



DESK STUDY REPORT

for the land at

LAND OFF RUSPER ROAD,

NORTH HORSHAM,

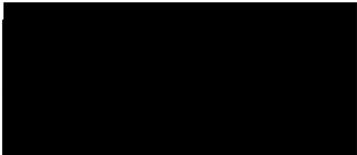
WEST SUSSEX, RH12 4QR

on behalf of

LEGAL & GENERAL STRATEGIC LAND

NORTH HORSHAM LIMITED



Report:	DESK STUDY REPORT
Site:	LAND OFF RUSPER ROAD, NORTH HORSHAM, WEST SUSSEX, RH12 4QR
Client:	LEGAL & GENERAL STRATEGIC LAND NORTH HORSHAM LIMITED
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CONTENTS

1.0	INTRODUCTION	6
1.1	General	6
1.2	Form of Development	6
1.3	Objectives	6
1.4	Standards	6
1.5	Conditions	7
1.6	Previous Desk Study Reports	7
2.0	DESK STUDY	9
2.1	Site Features	9
2.2	Geology	11
2.3	Hydrogeology	12
2.4	Hydrology	13
2.5	Radon	14
2.6	Unexploded Ordnance	14
2.7	Environmental Data	14
2.8	Soil Chemistry	16
2.9	Sensitive Land Uses	17
2.10	Geotechnical Data	18
2.11	Landfill and Waste Management Facilities	19
2.12	Historic Mapping	22
2.13	Asbestos	24
2.14	Previous Ground Investigations	25
2.15	Potential Contamination	25
2.16	Ground Gas Summary	25
3.0	PRELIMINARY ASSESSMENT	26
3.1	Geotechnical Risk Assessment	26
3.1.1	Potential Geotechnical Issues	26
3.2	Preliminary Environmental Conceptual Site Model & Risk Assessment	27
3.2.1	Methodology	27
3.2.2	Summary of Plausible Sources	28
3.2.3	Summary of Plausible Pathways	29
3.2.4	Summary of Plausible Receptors	29
3.3	Preliminary Risk Assessment Summary	33
3.4	Preliminary Geotechnical Assessment Summary	33
4.0	CONCLUSIONS AND RECOMMENDATIONS	34
4.1	Conclusions	34
4.2	Recommendations	34

FIGURES

FIGURE 1	Site Location Plan
FIGURE 2	Site Plan with Grid Overlay
FIGURE 3	Site Conceptual Model
FIGURE 4	Proposed Development Plan

APPENDICES

APPENDIX A	Desk Study Information
APPENDIX B	Site Walkover Report
APPENDIX C	Preliminary Unexploded Ordnance Risk Assessment

1.0 INTRODUCTION

1.1 General

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Legal and General Strategic Land North Horsham Limited to undertake a Phase I desk study into the geotechnical and geo-environmental factors pertaining to the planned redevelopment of the land off Rusper Road, Horsham, West Sussex, RH12 4QR herein referred to as the Site. The site location is presented in Figure 1. The site plan and site plan with grid overlay are contained as Figure 2A and 2B respectively.

1.2 Form of Development

The site (Phase 2) is proposed to be developed with a recreation sports area including pavilion, MUGAs and pitches within the south-western portion, employment land along the south-eastern portion, with the north, north-eastern and north-western portions being developed for residential use including houses and apartments with private and communal gardens, soft landscaping and public open space. In addition, a new access road is to be formed leading from the A264 along the southern boundary and looping around northwards within the development.

1.3 Objectives

The investigation was to comprise a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historic maps and an examination of other available sources of geo-environmental information.

A preliminary Risk Assessment (PRA) was to be undertaken as part of the desk study in accordance with LCRM. The objective of the risk assessment was to evaluate plausible pollutant linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environment Act 1990, and risks posed to Controlled Waters under the Water Resources Act.

1.4 Standards

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

- National Planning Policy Framework – March 2012;
- British Standards Institute - Code of Practice for Site Investigations (BS5930:2015+A1:2020).
- British Standards Institute - Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gasses for New Buildings (BS 8485:2015+A1:2019).
- British Standards Institute - Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs) (BS8576:2013).
- British Standards Institute - Investigation of Potentially Contaminated Sites - Code of Practice (BS10175:2011).
- British Standards Institute - Soils for Civil Engineering Purposes (BS1377:1990).
- British Standards Institute - Specification for Topsoil and Requirements for Use (BS3882:2015).
- Building Research Establishment - The Performance of Building Materials in Contaminated Land (BRE255) (1994).

- Construction Industry Research and Information Association - Assessing risks posed by hazardous ground gases to buildings (C665) (2007).
- Department for Communities and Local Government - National Planning Policy Framework (2012).
- Department for Environment Food and Rural Affairs and CL:AIRE - Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination (SP1010) (2014).
- Environment Agency – Land Contamination Risk Management (LCRM) (2021).
- Department of Environment - Industry Profiles (1995 - 1996).
- Environment Agency - Guidance for waste destined for disposal in landfills (2006).
- Environment Agency - Guidance on Requirements for Land Contamination Reports (2005).
- National House Building Council, Environment Agency & Chartered Institute of Environmental Health - Guidance for the Safe Development of Housing on Land Affected by Contamination (R&D Publication 66) (2008).
- National House Building Council - Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present (10627-R01[04]) (2007).
- National House Building Council - Standards, Chapter 4.1 Land Quality - Managing Ground Conditions (2018).

1.5 Conditions

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

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

The absence of asbestos noted during the site walkover or within any soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as, or assumed to imply, any guarantee that a site is free of hazardous or potentially contaminative materials.

1.6 Previous Desk Study Reports

GESL are unaware of any previous Desk Study Reports completed for the Phase II site. The client did provide copies of the reports relating to the adjacent Phase I site. The reports provided were as follows:

- Hydrock Consultants Ltd – Ground investigation report, Land North of Horsham, West Sussex (ref: C-11746-C), dated 21/08/2019.
- Endeavour Drilling Ltd – factual ground investigation report, Phase 1 Land North of Horsham West Sussex (ref: END20-007) dated March 2020.

- Stantec UK Ltd – Ground Condition Assessment, Remediation Strategy & Verification Plan, Phase 1, Land North of Horsham, West Sussex (ref: 25216/3510/R010/Rev03) Dated April 2021
- Stantec UK Ltd – Ground investigation report, Phase 1, Land North of Horsham, West Sussex (ref: 25216/3503/R003/Rev1) dated October 2021.
- Hydrock Consultants Ltd – Ground Gas Monitoring Assessment, Strategic Land North of Horsham, (ref: 11746-HYD-XX-XX-RP-G-1001) dated 23rd July 2021.

For further details, please refer the report listed.

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the information obtained as part of the desk study is presented in Appendix A.

2.1 Site Features

Table 2.1 below broadly summarises the pertinent site features based upon site walkovers (conducted 26.04.2022). Appendix B contains the site walkover report with photographs.

Site Information	Description
National Grid Reference (centre)	519788, 133958
Site area	c.96 Hectares
Shape of site	Irregular
Topography	Site levels generally increase gradually northwards.
Signs of landslides	None
Signs of subsidence	No evidence of structural distress
Current site use	Agricultural, residential and commercial.
Structures on site	Several buildings and structures were present on-site at the time of the site walkover. A single storey wooden and metal clad agricultural barn was present in the south of the site (Grid Ref Z2,19). The structure was in a state of disrepair with missing doors and windows. Within the south-east of the site, a large two storey converted barn, single storey garages, single storey bungalow and a two-storey house were present. The buildings were accessed via a single lane gravel track with large front and rear private gardens (Grid Ref R,22). In the east of the site, the shell of a former agricultural barn was present. The structure consisted of concrete uprights, with damaged potentially containing asbestos cement corrugated roofing. The structure and surrounding area were overgrown (Grid Ref P,29). In the east of the site a large double storey semi-detached house was present, with a large rear garden (Grid Ref O,30). A double storey metal clad unit was present in the east of the site and in use by Mickel Motor Sport (Grid Ref O,28). An area of hardstanding surrounded the unit with a welfare and transport lorry, numerous towable electric signs, and stored materials. The yard also contained a bonfire area and an overgrown stockpile of soil. A wooden shed was present within an area of woodland within the centre of the site (Grid Ref L,16). The shed looked to contain wooden furniture.

	A newly built brick construction electrical substation was present in the west of the site (Grid Ref P,8).
Any tanks	No tanks were observed during the site walkover. However, several drums of 'Hyper Flow Plus' were observed alongside general waste outside of the Mickel Motorsport Unit.
Evidence of surface staining	None.
Retaining walls	None.
Trees	Numerous trees were present on-site lining fields and contained within copse and areas of larger woodland. Trees all looked to be native and sections of woodland in extremely good condition.
Surface of site	The site was largely covered by agricultural fields which had been recently drilled or contained more mature crops. Several fields contained grass which had recently been cut. Several bridal ways dissected the site, mainly running east-west. A finished tarmacadam roadway and roundabout were present in the west of the site. The northern most and eastern most fields were utilised for livestock grazing with sheep and horses. Several access points into fields had been made up along entrance points with hardcore to prevent the build-up of boggy conditions under the load of agricultural plant. In the southwest of the site the topsoil had been stripped from a large section of a field, the clay subsoil was exposed and was observed to be cracking at surface under the dry conditions. Numerous large stockpiles of subsoil were present in this area.
Evidence of services	Several overhead powerlines were observed in the south of the site running east-west and north-south. Street lighting, storm drainage and culvert, telecoms and electrics were noted within the finished section of roadway, footpath and cycle lane in the west of the site. A high voltage main was also observed running north-south (above ground) in the east of the site. Numerous troughs were present across the site to water livestock. Blue alkathene pipe could be seen feeding the troughs. Many of the paddocks containing livestock also had electric fencing.
Evidence of filled ground or stockpiled materials	Filled ground was evident in the west of the site, adjacent to the section of finished roadway. Subsoil and recycled aggregate had been utilised to build site levels up to provide a level finish. Numerous large stockpiles were present in the southwest of the site. the stockpiles were visually assessed as containing natural subsoil.

	A small stockpile of construction waste comprising concrete, brick and soil was present in the northeast of the site, tipped on the edge of a field. A stockpile, overgrown with vegetation was present behind the Mickel Motor Sport unit.
Any fly tipped materials	A small area of litter and a dumped tyre were present in the southeast of the site, on the verge leading down from Wimland Road.
Evidence of ACMs	Potentially asbestos containing cement roofing was present on an old agricultural barn within the east of the site.
Vegetation die back	None.
Evidence of a high-water table	Several surface water features were present on-site. several large and small ponds were present. Numerous small brooks flowed through the areas of woodland and copse. Several drainage ditches were also present, adjacent to hedgerows on the perimeter of numerous fields.
Boundaries	The site is bound by the A264 to the south and southeast. A double track railway line, raised on a c.1m high embankment dissects the southernmost portion of site. To the east, the site is bound by Wimland Road in the south, and agricultural land in the north. The northern site boundary consists of mature woodland in the east, with agricultural land in the west. The western site boundary comprises the new residential development and the newly constructed Bohunt School in the south, with residential and agricultural land in the north.
Neighbouring area	Agricultural, commercial and residential land uses.
Contaminative surrounding uses	Agricultural land use has the potential to give rise to contamination from various sources, from the application of pesticides to the disposal of wastes. The railway line dissecting the southernmost portion of the site has the potential to give rise to numerous sources of contamination associated with historical railway land, potential former sidings and structures.

2.2 Geology

British Geological Survey geological mapping indicated the geology of the site to comprise the bedrock of the Weald Clay Formation (Mudstone) in the main body of the site with a band of the Weald Clay Formation (Clay-Ironstone) intersecting the north-eastern and north-western portion of the site. Within the southernmost portion of the site, the bedrock comprises predominately the Upper Tunbridge Wells Sand Formation (Sandstone-Mudstone).

The Weald Clay Formation comprises dark grey thinly bedded mudstones (shales) and mudstones with subordinate siltstones, fine- to medium-grained sandstones, including calcareous sandstone, shelly limestones and clay ironstones.

The Upper Tunbridge Wells Sand Formation comprises predominantly fine to medium grained sandstone, siltstone and silty sand rhythms with finely-bedded mudstones and thin limestones. In the western High Weald (between Haywards Heath and Tunbridge Wells) the formation can be divided into three, the informally named Lower and Upper Tunbridge Wells Sand and the intervening Grinstead Clay Member. The succession commences with rhythmically bedded sandstones, siltstones and mudstones of the lower part of the Lower Tunbridge Wells Sand which pass up into the massive sandstones of the Ardingly Sandstone Member. These are overlain by the finely-bedded mudstones, mudstones and silty mudstones with subordinate clay ironstones and shelly limestones of the Grinstead Clay Member. This clay member is itself locally divided into upper and lower parts by the cross-bedded fine sandstone of the Cuckfield Stone Bed. Above the Grinstead Clay Member, the Upper Tunbridge Wells Sand comprises a generally more argillaceous rhythmic succession, including mudstones, siltstones and silty sandstones. Outside the western High Weald the Grinstead Clay Member is not recognisable and the succession is mapped as undivided Tunbridge Wells Sand Formation. There are a number of minor non-sequences or disconformities throughout the succession and a possible significant gap at the top of the formation that removes much of the Upper Tunbridge Wells Sand.

Superficial deposits were recorded in the central and southwestern portion of the site. Alluvium is indicated to be present running along the southwestern site boundary and extending as a linear feature <100m wide towards the centre of site. Arun Terrace Deposits were shown in the central and southwestern sections of the site.

Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope.

Arun Terrace Deposits generally comprise sand, sandy gravel, and gravel, locally clayey. Gravel component is predominantly subangular flint with subordinate debris of chert, polished quartz grains, and larger fragments of pebbly ferruginous sandstone derived from Lower Cretaceous sequences to the north.

2.3 Hydrogeology

With reference to information provided by the Environment Agency, the superficial deposits on-site are classified as a Secondary 'A' Aquifers. The Weald Clay Formation is classified as unproductive strata. The Upper Tunbridge Wells Formation and Horsham Stone Member are both classified as Secondary 'A' Aquifers.

Secondary 'A' Aquifers are classified as 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.

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

In addition, the site is indicated to be outside of any source protection zones with regard to the protection of groundwater for potable supply.

No groundwater or surface water abstraction were identified within a 1km radius of Site.

2.4 Hydrology

The Water Network OS Mastermap indicates numerous surface features on-site. All were noted as narrower than 5m inland rivers not influenced by normal tidal action and contain water year-round in normal circumstances.

Ten Acre Gill was shown to flow north to south, with tributaries intersecting the northern and north-eastern site boundaries, before flowing through the centre of site, then tracking the south-western site boundary and flowing off-site.

Channells Brook flows east to west through the site, first crossing the site boundary in the southeast. The brook exits the site across the south-western perimeter.

Two lake water bodies were noted via the Water Network (OS MasterMap). The larger of the two water bodies was shown c.250m southeast of Owlscastle Farm in the southeast of the site. The smaller of the two water bodies was shown in the west of the site, c.75m east of the new section of road and roundabout.

One water body catchment was identified on-site. Table 2.1 provides a summary.

Distance (m) & Direction	Type	Water Body Catchment	Operational Catchment	Management Catchment
On-site	River	Boldings Brook	Arun Upper	Arun and Western Streams

Table 2.1 Summary of surface water body catchments covering site.

The site was shown to have a medium to high risk of flooding from river and the sea in the central section of site. A medium risk equates to less than 1 in 30 but greater than or equal to a 1 in 200 chance, a high risk equates to greater than or equal to a 1 in 30 chance.

The areas of site identified as being at risk from surface water flooding, ranging from a 1 in 1000-year return period and a 1 in 30 year return period and 0.3m-1.0m maximum modelled depth, followed the identified surface water features on-site.

The risk from groundwater flooding is shown as low over areas containing superficial deposits and negligible across the remainder of the site. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting weeks or months and as a result can cause significant damage to property. The risk assessment was based upon a 1 in 100-year return period and a 5m DTM (digital terrain model).

The site is classified as a Nitrate Vulnerable Zone (NVZ), Table 2.2 below provides a summary.

Distance (m) & Direction	Name	Type	NVZ ID	Status
On-site	River Arun	Surface Water	523	Existing

Table 2.2 Summary of NVZs within 500m of site.

A total of 1No. licenced discharge to controlled water was identified on-site and 8No. licenced discharges to controlled waters were identified within a 500m radius of site. Table 2.3 provides a summary.

Distance (m) & Direction	Effluent Type	Discharges	Receiving Water	Permit Number
On-site	Sewage	Final/Treated	Into Land	PO5866
94m SE	Sewage	Final/Treated	Freshwater Stream or River	P11050
155m NE	Sewage	Final/Treated	Ditch to Channels Brook	EPRDB3995AW
195m S	Sewage	Final/Treated	Freshwater River	S02751
196m SW	Sewage	Final/Treated	Freshwater River	S01516
201m SE	Sewage	Final/Treated	-	P02374
201m SE	Sewage	Final/Treated	GW via Infiltration System	P02374
276m SW	Miscellaneous	Surface Water	Freshwater River	S01750
348m W	Sewage	Final/Treated	Freshwater River	N02803

Table 2.3 Summary of licenced discharges to controlled waters within 500m of site.

2.5 Radon

Based on data supplied by the British Geological Survey (BGS), the estimated probability of the site being above the action level for radon is less than 1% and therefore radon protection measures are not considered necessary.

2.6 Unexploded Ordnance

A Preliminary Unexploded Ordnance Threat Assessment was completed for the site as part of this Desk Study Report. No unexploded ordnance risk was identified at the site. The site was deemed to have no further requirement to research to clarify the unexploded ordnance risk to future ground works.

For further details the Preliminary Unexploded Ordnance Threat Assessment is included as Appendix C.

2.7 Environmental Data

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

A total of 7No. current potentially contaminative industrial sites were identified within a 250m radius of Site. Table 2.4 provides a summary.

Distance (m) & Direction	Company	Address	Activity	Category
133m W	G C A M Hire Ltd	RH12 4QR	Marine Equipment Including Boats and Ships	Industrial Products
145m NW	Masts	RH12	Telecommunications	Infrastructure and Facilities
147m SE	Newspress	RH12 4RU	Distribution and Haulage	Transport, Storage and Delivery
165m SE	M C A Consulting Engineers Ltd	RH12 4RU	Civil Engineers	Engineering Services
167m SE	Ideal Installations Ltd	RH12 4RU	Building and Component Suppliers	Construction Services
189m SE	Newhouse Farm Business Centre	RH12	Business Parks and Industrial Estates	Industrial Features
221m SW	Pumping Station	RH12	Water Pumping Stations	Industrial Features

Table 2.4 Summary of current potentially contaminative industrial site within a 250m radius of site.

No open, closed or under development petrol stations were identified within a 500m radius of site.

No licensed pollutant releases regulated under the Environmental Permitting Regulations 2016 for the release of substances to the environment were recorded within a 500m radius of site.

Three pollution incidents were identified on-site, a further pollution incident was identified within a 500m radius of site. It should be noted that since 2006 this data has only included category 1 (major) and 2 (significant) pollutant incidents. Table 2.5 provides a summary of substantiated pollution incidents.

Distance (m) & Direction	Incident Date	Pollutant	Pollutant Description	Impact Category
On-site	24/04/2002	Inert Materials and Wastes	Other Inert Material or Waste	Water Impact: 4 (No Impact) Land Impact: 3 (Minor) Air Impact: 4 (No Impact)
On-site	25/04/2002	Other Pollutant	Other	Water Impact: 4 (No Impact) Land Impact: 3 (Minor) Air Impact: 4 (No Impact)
On-site	25/04/2002	Inert Materials and Waste	Other Inert Material or Waste	Water Impact: 4 (No Impact) Land Impact: 3 (Minor) Air Impact: 4 (No Impact)
429m SW	27/07/2003	Sewage Materials	Crude Sewage	Water Impact: 3 (Minor) Land Impact: 3 (Minor) Air Impact: 4 (No Impact)

Table 2.5 Summary of pollution incidents within a 500m radius of site.

A total of 2No. potentially contaminative historical land use features were identified on-site from historical Ordnance Survey mapping.

Table 2.6 provides a summary of historical features within a 250m radius of site. A further 22No. potentially contaminative historical land use features were noted between 250m and 500m from site.

Distance (m) & Direction	Land Use	Date Present (Based on Historical OS Mapping)
On-Site	Unspecified Pit	1896
On-Site	Unspecified Pit	1874
35m E	Cuttings	1932
56m SW	Cuttings	1932
141m E	Cuttings	1977
142m E	Cuttings	1956
142m E	Cuttings	1938
142m E	Cuttings	1909
143m E	Cuttings	1932
146m SE	Cuttings	1874
171m SE	Cuttings	1932
205m SW	Unspecified Pit	1938
205m SW	Unspecified Pit	1909
205m SW	Unspecified Pit	1896
210m SW	Unspecified Pit	1874
248m SW	Unspecified Pit	1874

Table 2.6 Summary of historical potentially contaminative land use features within a 250m radius of site.

2.8 Soil Chemistry

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

Contaminant	Estimated Concentration (mg/kg)
Arsenic	15-25
Cadmium	1.8
Chromium	60-90
Lead	100-200
Nickel	15-45

Table 2.7 Estimated Soil Concentrations on site.

The natural background concentrations were below respective published Soil Guideline Values, Generic Assessment Criteria and Category 4 Screening Levels for the protection of human health under a residential with plant update land use, i.e., the most conservative end use proposed.

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

2.9 Sensitive Land Uses

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

A total of 9No. areas of designated Ancient Woodland are present on-site with a further 10No. within a 250m radius of Site. Table 2.8 provides a summary.

Distance (m) & Direction	Name	Woodland Type
On-Site	Unknown	Ancient & Semi-Natural Woodland
On-Site	Unknown	Ancient & Semi-Natural Woodland
On-Site	Unknown	Ancient & Semi-Natural Woodland
On-Site	Seagraves Copse	Ancient & Semi-Natural Woodland
On-Site	Tenacre Gill	Ancient & Semi-Natural Woodland
On-Site	Unknown	Ancient & Semi-Natural Woodland
On-Site	Unknown	Ancient Replanted Woodland
On-Site	Unknown	Ancient & Semi-Natural Woodland
On-Site	Castle Copse	Ancient & Semi-Natural Woodland
8 W	Unknown	Ancient & Semi-Natural Woodland
41 NE	Bush Copse	Ancient & Semi-Natural Woodland
41 N	Hawksbourne Wood	Ancient Replanted Woodland
100 N	Hawksbourne Wood	Ancient & Semi-Natural Woodland
129 NE	Unknown	Ancient & Semi-Natural Woodland
165 NW	Hurst Wood	Ancient & Semi-Natural Woodland
223 NE	Breakey Gill	Ancient & Semi-Natural Woodland
245 E	Unknown	Ancient Replanted Woodland

Table 2.8 Ancient Woodland within 250m of site.

The site is located within two SSSI Impact Risk Zones. Two types of development were identified as requiring

consultation. A summary is provided within Table 2.9.

Distance (m) & Direction	Type of Development Requiring Consultation	Example
On-site	Infrastructure & Air Pollution	Airports, helipads and other aviation proposals, livestock & poultry units with floorspace >500m ² , slurry lagoons & digestate stores >750m ² , manure stores >3500t.
On-site	Infrastructure, Air Pollution & Minerals, Oil and Gas	Airports, helipads and other aviation proposals. Planning application for quarries, including new proposal, review of minerals permissions (romp), extensions, variations to conditions etc. Oil and gas exploration/excavation. Livestock & poultry units with floorspace >500m ² , slurry lagoon & digestate stores >750m ² , manure stores >3500t.

Table 2.9 Summary of SSSI Impact Zones identified on site.

One Nitrate Vulnerable Zone (NVZ) was identified on-site. Table 2.10 provides a summary.

Distance (m) & Direction	Name	Type
On-site	River Arun (u/s Pallingham) NVZ)	Surface Water

Table 2.10 Summary of NVZs identified within 500m of site.

One Area of Outstanding Natural Beauty (AONB) was identified within 500m of site. A summary is provided in Table 2.11.

Distance (m) & Direction	Name	Data Source
80 SE	High Weald	Natural England

Table 2.11 Summary of AONBs within 500m of site.

Two scheduled ancient monuments were identified within 500m of site. Table 2.12 provides a summary.

Distance (m) & Direction	Name	Reference Number
On-site	The 'Castle' moated site, 500m ESE of Hawkesbourne Farm	1008050
197 SW	Motte and bailey caste north of Chennells Brook Farm	1014389

Table 2.12 Summary of Schedule Ancient Monuments within 500m of site.

2.10 Geotechnical Data

According to the Coal Authority, the sites were located in an area that is not affected by coal mining activities.

National databases for a number of different geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.13.

Hazard	Designation
Non-coal mining	High
Collapsible ground	Very Low
Compressible ground	Moderate
Ground dissolution	Negligible
Landslide	Low
Running sand	Low
Shrinking and Swelling Clay	Low

Table 2.13 Summary of BGS Geological Hazards

A total of 3No. potential historical non-coal mining areas were identified within a 500m radius of the site, two of which were located on-site. Table 2.14 provides a summary.

Distance (m) & Direction	Details	Likelihood
On-Site	Name: not available Commodity: Iron Ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.
On-Site	Name: not available Commodity: Iron Ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.
102 N	Name: not available Commodity: Iron Ore	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered.

Table 2.14 Summary of active and closed surface and underground mineral workings within a 500m radius of site.

One mining cavity was identified within a 500m radius of the site. Table 2.15 below provides a summary.

Distance (m) & Direction	Mine Address	Mineral	Data Source	Publisher
134 NE	Horsham	Magnetite, Marcasite, Siderite, Ironstone	The Iron Industry of the Weald	Leicester University Press

Table 2.15 Summary of Mining Cavities within a 500m radius of site.

2.11 Landfill and Waste Management Facilities

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

No active, recent or historical landfills were identified through EA/NRW records within a 500m radius of site.

A number of waste exemptions were also noted within a 250m radius of site. The exemptions relate to activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Table 2.16 provides a summary.

Distance (m) & Direction	Site Address	Reference	Sub-Category	Description
On-site	-	WEX146501	On a farm	Storage of sludge
5W	-	WEX285773	Not on a farm	Use of waste in construction
5 W	-	WEX285773	Not on a farm	Screening and blending of waste
27 N	New House Farm	WEX268106	On a farm	Storage of sludge
27 N	-	WEX146502	Not a farm	Storage of sludge
44 E	Wimlands Farm	WEX268107	On a farm	Storage of sludge
44 E	-	WEX146505	On a farm	Storage of sludge
44 E	Wimland Farm Wimland Lane Sussex	EPR/XE5745VT/AO01	Non-agricultural waste only	Storage of sludge
44 E	Farm Wimland Lane Sussex	EPR/FE5886QA/AO01	Non-agricultural waste only	Storage of sludge
125 SE	Newhouse Farm, Old Crawley Road	WEX237982	On a farm	Use of waste in construction
125 SE	Newhouse Farm, Old Crawley Road	WEX237982	On a farm	Burning waste in the open
125 SE	Newhouse Farm, Old Crawley Road	WEX095321	On a farm	Burning waste in the open
125 SE	Newhouse Farm, Old Crawley Road	WEX095321	On a farm	Use of waste in construction
125 SE	Newhouse Farm, Old Crawley Road	WEX081127	On a farm	Use of waste in construction
125 SE	Newhouse Farm, Old Crawley Road	WEX081127	On a farm	Spreading waste on agricultural land to confer benefit
130 S	Moorhead Farm, Old Crawley Road	EPR/VE5188BT/AO01	Agricultural waste only	Deposit of waste from dredging of inland waters
130 S	Moorhead Farm, Old Crawley Road	EPR/VE5188BT/AO01	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a plant health notice.

130 S	Moorhead Farm, Old Crawley Road	EPR/VE5188BT/AO01	Agricultural waste only	Burning waste in the open
130 S	Moorhead Farm, Old Crawley Road	EPR/VE5188BT/AO01	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
130 S	Moorhead Farm, Old Crawley Road	EPR/VE5188BT/AO01	Agricultural waste only	Spreading waste on agricultural land to confer benefit
143 E	New House Farm Old, Crawley Road	EPR/MF0337RH/AO01	Agricultural waste only	Burning waste in the open
143 E	New House Farm Old, Crawley Road	EPR/MF0337RH/AO01	Agricultural waste only	Use of waste in construction
164 W	Moathouse Farm, Rusper Road	EPR/PF0532WC/AO01	On a farm	Spreading on waste on agricultural land to confer benefit
182 SE	Moorhead Farm, Old Crawley Road	WEX193028	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising.
182 SE	Moorhead Farm, Old Crawley Road	WEX193028	On a farm	Deposit of waste from dredging of inland waters
182 SE	Moorhead Farm, Old Crawley Road	WEX193028	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health Notice
182 SE	Moorhead Farm, Old Crawley Road	WEX193028	On a farm	Burning waste in the open
182 SE	Moorhead Farm, Old Crawley Road	WEX193028	On a farm	Storage of waste in a secure place
182 SE	Moorhead Farm, Old Crawley Road	WEX028463	On a farm	Deposit of waste from dredging of inland waters
182 SE	Moorhead Farm, Old Crawley Road	WEX028463	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health Notice
182 SE	Moorhead Farm, Old Crawley Road	WEX028463	On a farm	Burning waste in the open
182 SE	Moorhead Farm, Old Crawley Road	WEX028463	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting, or pulverising
182 SE	Moorhead Farm, Old Crawley Road	WEX028463	On a farm	Spreading waste on agricultural land to confer benefit
203 W	Bestways Farm Hurst Hill	EPR/ME5983Y	Non-agricultural waste only	Storage of sludge

236 W	-	WEX285770	Not on a farm	Use of waste in construction
236 W	-	WEX285770	Not on a farm	Screening and blending of waste
242 W	Bestways Farm, Hurst Hill	EPR/UE5883YF/AO01	Non-agricultural waste only	Storage of sludge
249 SE	-	WEX112140	Not on a farm	Storage of sludge
249 SE	-	WEX011928	Not on a farm	Storage of sludge
249 SE	Newhouse Farm, Old Crawley Road	EPR/RE5542HL/AO01	Non-agricultural waste only	Storage of sludge

Table 2.16 Summary of waste exemptions within a 250m radius of site.

2.12 Historic Mapping

Historic maps were consulted from the Groundsure INSIGHTS mapping obtained for this report.

Historic maps dating back to 1876 were obtained as part of the desk study. A summary of the apparent key features observed on the map extracts both on the site and within the local area is presented within Table 2.17.

Date	On Site	Off Site
1876	The site comprised largely open hedgerow lined fields with numerous stands of woodland in a rural setting. Castle Copse was situated in the central and northern section of site, with Wet Copse to the west and Bush Copse to the south. Numerous footpaths with occasional footbridges were shown dissecting the copse. Channell's Brook was shown flowing NE-SW, intersecting the southwestern site boundary. Bush Lane ran across the centre of the site E-W. Located off Bush Lane, Bush Cottage was present in the west and Owlscastle in the central portion of site. A Bakehouse was shown dissecting the northern site boundary.	Large areas of woodland dominated the land to the north of the site with Bakehouse Copse, Bush Copse, Greenbroom Copse, Hurst Wood and Hawksbourne Wood. Open hedgerow lined fields were present both east and west of site. Bensons Lane tracked the eastern site boundary, with King's Farm and Parson's Farm located in the south and Benson's Farm located in the centre. Rusper Road was shown to the west of the site with Hawksbourne Farm in the north, a Moated House in the centre and Channellsbrook Farm in the south. London Brighton & South Coast Railway (Mid Sussex Line) ran between the southern cropped field and the southernmost parcel of land. Further south Newhouse Farm, Moorhead and Rowlands Farm were shown.

Date	On Site	Off Site
		The Castle Moat was shown in the northern section of Castle Copse.
1896-1897	Wet Copse was no longer shown, with several open fields shown in its place. Several hedgerows in the south of the site were no longer shown, creating larger fields. The Bakehouse was no longer shown.	The Castle Moat was listed as '(Remains of)'.
1909	No significant change.	New House Farm was shown to expand with the extension of existing farm buildings.
1914	Owlscastle was shown to expand with two rectangular and one square building shown.	No significant change.
1932	No significant change.	Residential development commenced along Rusper Road c.1.1km southeast of site.
1938	No significant change.	No significant change.
1961	No significant change.	Residential development commenced c.850m south of site south of Rolands Farm.
1968	No significant change.	No significant change.
1976-1979	Owlscastle was now listed as Owlscastle Farm. Bush Cottage was no longer shown. Benson's Farm Cottages were shown in the east of the site, a semi-detached house with detached garages. c.125m south of Benson's Farm Cottages a rectangular agricultural barn was shown.	A school was shown at the south of Brook Lane, c.250m southeast of site. The Moated House c.200m west of the site was shown as Moated House Farm, with the additional of five agricultural units. Channells Brook Farm was shown to expand with four agricultural buildings. Horsham expanded, large scale residential development, predominantly south of the railway line, c.500m southwest of the site. the new estates comprise terraced, semi-detached and detached housing and a school.
1987	No significant change.	A264 was shown partially constructed along the southern site boundary.
1992	No significant change.	The residential expansion of Horsham continues to the south of the site, with green space infilled with housing. The A264 and associated roundabouts were shown in the present-day location, following the south western site boundary.
2001	No significant change.	Horsham expansion continued northwards, meeting the A264.

Date	On Site	Off Site
2010	No significant change.	A School was shown c.600m south west of site.
2022	A large rectangular unit was shown c.75m west of Benson's Farm Cottages.	No significant change.

Table 2.17 Summary of Historic Map Extracts for site.

Historic mapping has shown the site has remained largely unaltered from the earliest available mapping. The site comprises part of a field network, with irregular shaped fields bordered with hedgerows and non-coniferous trees. Several stands of woodland remained present on-site from the first available mapping, namely Bush Copse and Castle Copse. Wet Copse, present in the west of the site in the earliest available mapping was cleared by 1896, replaced with an open field. Channell's Brook was shown flowing across the site from east to west, intersecting the southwestern site boundary. Bush Lane ran across the centre of the site East-West. Located off Bush Lane, Bush Cottage was present in the west until 1979 and Owlscastle in the central portion of site. The southern extend of a bakehouse was present in the north of the site until 1896. In 1976 Benson's Farm Cottages were shown, with the southern cottage within the site boundary. C.125m south of the Cottages an agricultural barn was shown in 1976 mapping. Mapping from 2022 shows a large rectangular unit c.75m west of Benson's Farm Cottages.

The surrounding land comprised primarily of woodland to the north of the site with numerous small farms and open fields to the east, south and west. London Brighton & South Coast Railway (Mid Sussex Line) ran between the wider southern field and the southern most parcel of land. By 1992 the A264 was shown in its current location, running along the southern site boundary. Significant residential expansion of Horsham commenced in 1976 continuing up till 1991 where the newly constructed estates met the A264. The remains of a castle moat were shown in the north of Castle Copse.

2.13 Asbestos

The presence of buildings on-site, prior to the year 2000, indicates asbestos containing materials (ACM) could have been or may still be present within the buildings fabric and could have been transferred to surrounding soils following subsequent phases of redevelopment. In line with current best practice, asbestos and ACM should assumed to be present until proven otherwise.

During the site walkover, the remains of the barn c.125m south of Benson's Farm Cottages was observed to be clad in deteriorated corrugated possible cement bound asbestos sheets.

Consideration for the potential for asbestos to be present within the shallow soils, or entrained within or below concrete on the site should be given when designing any site investigations, therefore asbestos ID should be included within the suite of testing of contaminants on site. The absence of asbestos in soil samples analysed is not a guarantee of the absence of asbestos elsewhere on a site.

2.14 Previous Ground Investigations

BGS Onshore Boreholes Index highlights one borehole present on-site.

Borehole I.D: TQ13SE122

Located over grid reference 519830,133130. The stratigraphic log is dated 08/12/1980. The borehole was extended to 12m bgl. The ground conditions encountered comprised 0.73m of CLAY with weathered, weak to very weak thinly bedded Mudstone and Siltstone beneath.

2.15 Potential Contamination

Several on-site sources of potential contamination have been identified. Primarily in relation to the sites agricultural use, with the potential use of fertilisers and pesticides.

A second source of contamination is from the presence of an asbestos clad barn in the east of the site, south of Benson's Cottages. The presence of buildings on-site, prior to the year 2000, indicates asbestos containing materials (ACM) could have been or be present within the buildings fabric and may have been transferred to surrounding soils following subsequent phases of redevelopment.

The historical and current off-site activities are unlikely to have resulted in significant contamination of the subject site. The presence of a railway line in close proximity of the site has the potential to be a source of contamination albeit of low risk.

2.16 Ground Gas Summary

The desk study identified two relatively small unspecified historical pits. The material subsequently used to infill the pits is unknown. Such sites may form artificial sources of ground gas, including elevated concentrations of carbon dioxide and methane. The production of ground gases within landfill deposits depends upon the ground conditions and volatility of the material used as fill. Putrescible materials used as backfill have the potential to present a source of ground gases.

Migration of ground gas onto site from off-site sources is considered unlikely due to the expected low permeability of the underlying geological unit.

3.0 PRELIMINARY ASSESSMENT

Based on the findings of the desk study, the following sections summarise the anticipated geotechnical and environmental factors likely to impact the site.

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

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

Hazards identified as being potentially present on site could have implications for foundation design and construction. A summary of commonly occurring geotechnical hazards is given in the following table:

Geotechnical Hazard	Probability	Engineering Implications
Lateral changes in ground conditions	Likely	Variable ground conditions posed by the differing bedrock and superficial geologies across the site may affect foundation design, construction and zoning.
Shrinkable soils	Negligible - medium	The Upper Tunbridge Wells Sand Formation is predominantly non-plastic. The Weald Clay Formation has predominately medium plasticity.
Significant depths of Made Ground	Unlikely	The site has remained largely undeveloped, therefore significant depths of Made Ground is not anticipated. However, sections of the site have been historically developed, localised areas of deeper Made Ground is possible.
Aggressive chemical ground conditions (sulphates)	Likely	The possible presence of pyrite and gypsum within the underlying Weald Clay Formation may cause aggressive ground conditions impacting foundation design and construction.
Shallow Groundwater	Unlikely - Likely	The presence of shallow groundwater is considered to be unlikely within the Weald Clay Formation, though pockets of perched run-off may be present within more permeable parts. Shallow ground water is considered likely within the superficial deposits on-site and also within the Upper Tunbridge Wells Sand Formation.
Potential for shallow soakaways to be unviable	Low – Likely	The anticipated cohesive nature of the Weald Clay Formation and shallow parts of the Upper Tunbridge Wells Sand is likely to result in a low probability of soakaways working effectively.
Potential for dissolution features	Negligible	Soluble or prone to dissolution rocks are not thought to be present beneath the site
Potential for slope stability issues	Very Low - Low	Slope stability problems are not likely to occur in the majority of site. Slope instability problems may be present or anticipated in the northeast, north west and southern extremes of the site, or where large cuttings and deep excavations are proposed.

Table 3.1 Possible Geotechnical Hazards Site.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment ('PRA') and Conceptual Site Model ('CSM') have been prepared in accordance with CLR11 based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been qualitatively assessed following a source-pathway-receptor ('Pollutant Linkage') approach in accordance with current UK protocols.

A risk of harm may only exist where a plausible pollutant linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to pose harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks are derived and their definitions are presented in Tables 3.2 and 3.3.

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

Table 3.2 Risk Ratings Matrix

Risk Rating	Definitions
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not already undertaken) is required and remediation works may be necessary in the short term and are likely over the longer term.

Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
Moderate to low risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is unlikely that any such harm would be severe, or if any harm were to occur it is probable that the harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	It is unlikely that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

Table 3.3 Risk Rating Definitions

3.2.2 Summary of Plausible Sources

Possible sources of contamination identified from the desk study are summarised in Table 3.4.

Source	Description	Contaminants
Made Ground, shallow soils	The general quality of Made Ground and shallow soils could be impacted by the presence of contamination.	Possible elevated concentrations of metals, metalloids, TPH and PAH compounds, and ACMs. Herbicides, pesticides and fertilisers.
Infilled Unspecified Pits	The material used as fill historic pits may contain contaminants.	Possible elevated methane, carbon dioxide, depleted oxygen. Metals, metalloids, TPH and PAH compounds and ACMs
Historic Railway Line	A railway line runs along the southern site boundary and between the main body of the wider site and the small southernmost parcel. Various contaminants are associated with the infilling of the cutting, materials used for embankments and railway operations.	Possible elevated heavy metals, phenols, sulphates and PAHs, ash, fuel oils, ethylene glycol, lubricating oils and greases.
Naturally Occurring Ground Conditions	Naturally occurring compounds in the Weald Clay Formation which could damage buried concrete.	Possible elevated sulphate, pyrite and gypsum concentrations.
Ground Gases/Vapours	Deeper areas of Made Ground may be present in some locations at the site. A risk is only considered to be present if highly organic or volatile contaminants within Made Ground of fill materials are present.	Possible presence of ground gases such as methane and carbon dioxide together with depleted oxygen, trace gases and elevated volatile organic compounds.

Table 3.4 Possible Sources of Contamination on Site.

3.2.3 Summary of Plausible Pathways

The plausible pathways are summarised in Table 3.5. These pathways are based on the proposed end use, including houses and gardens.

Pathway	Description
Direct Contact	Ingestion of soil particles, ingestion and bioaccumulation in vegetables/fruit and inhalation of soil derived dust (including tracked back dust), dermal contact.
Inhalation	Inhalation of soil dust and ground gases both inside and outside of buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g., services trenches, or with groundwater.
Root Uptake	Uptake of soil and waterborne contaminants by plants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.

Table 3.5 Possible Contamination Pathways for Site.

3.2.4 Summary of Plausible Receptors

Potential receptors associated with the sites and its development are summarised in Table 3.6.

Receptor	Description	Comments
Site Workers	Persons involved in construction and future maintenance of the proposed development.	Ground Workers could become exposed during site clearance, construction and maintenance.
End Users	Residents/occupants of the proposed development.	The proposed development is likely to include areas of gardens and managed communal soft landscaping.
Soft Landscaping	Possible areas of planting including lawns, shrubs, trees, etc.	Planting is anticipated in gardens, communal soft landscaping, sports facilities and public open space.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and depths of Made Ground may be present beneath the site.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses surrounding site comprise residential and commercial uses.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The superficial and Upper Tunbridge Wells Sand Formation on-site are classified as Secondary 'A' Aquifers. The site is not situated within an SPZ.
Surface Water	Controlled Waters within lakes, rivers, and ponds, etc., or coastal waters.	Surface water was identified on-site in the form of small ponds, drainage ditches and streams.

Table 3.6 Possible Receptors of Contamination for Site.

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

Whilst the above sources and receptors have been identified, Table 3.7 summarises the identified plausible pollution linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification
Made Ground and Shallow Soils (Including Deposits Associated with Neighbouring Railway Line)	End users	Direct Contact, Inhalation	Likely	Mild	Moderate to Low Future users are likely to come into contact with soils via direct contact within gardens and soft landscaping or tracked back into the building. Soils must be of suitable chemical and physical quality for the proposed end use.
	Soft Landscaping	Root Uptake	Likely	Mild	Moderate to Low Soft landscaping is likely to be included within the proposed development. Any imported soils must be of suitable chemical and physical quality for the proposed end use.
	Adjacent land users	Direct Contact, Inhalation	Unlikely	Minor	Very Low Adjacent site users are unlikely to come into contact with and affected soils on site. Additionally, natural soils are not anticipated to represent a risk of harm to human health.
	Water supply pipes	Chemical Attack	Likely	Mild	Moderate to Low Water supply pipes are likely to be placed in natural soils however, locally deeper areas of Made Ground may be present.
	Buildings and infrastructure	Chemical Attack	Likely	Minor	Low Foundations and utilities will be placed within natural soils. however, locally deeper areas of Made Ground may be present.
	Groundwater	Vertical & Lateral Migration	Likely	Minor	Low The Superficial deposits and Upper Tunbridge Wells Sand

Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification
					Formation beneath the site are classified as Secondary A aquifers. However, the Weald Clay Formation which is beneath the majority of the site is classified as unproductive strata.
Naturally Occurring Chemical Ground Conditions That Could Affect End Users or Construction Materials	End users	Direct Contact	Unlikely	Minor	Very Low Future users are unlikely to come into contact with natural soils beneath the site. No naturally occurring chemical conditions are likely to present harm to end users
	Water supply pipes	Chemical Attack	Unlikely	Minor	Very Low Water supply pipes are likely to be placed in natural soils and are unlikely to be affected by any natural ground conditions that could affect water pipe materials.
	Buildings and infra- structure	Chemical Attack	Likely	Mild	Moderate to Low The Weald Clay Formation may contain elevated concentrations of sulphate, pyrite and gypsum. The concrete design may need to be sulphate resisting.
Ground Gases/Vapours	End Users	Inhalation	Unlikely	Medium	Low Significant volumes of putrescible material or high concentrations of VOCs from hydrocarbon contamination would be necessary in any Made Ground for significant ground gas production, and this is not anticipated.
	Adjacent land users	Inhalation	Unlikely	Minor	Very Low Adjacent site users are unlikely to be adversely affected by ground gases originating on the site.

Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification
	Soft Landscaping	Root Uptake	Unlikely	Minor	Very Low Soft landscaping is not expected to be adversely affected by any ground gases.
	Buildings and infrastructure	Gas Accumulation and Potential Explosion of Flammable Gases	Unlikely	Minor	Very Low Extensive putrescible material would be necessary in any Made Ground for significant ground gas production, and this is not anticipated. Ground gases are unlikely to affect integrity of building materials.

Table 3.7 Plausible Pollutant Linkages & Qualitative Risk Assessment for Site.

3.3 Preliminary Risk Assessment Summary

The PRA and CSM developed from the information gathered as part of the desk study process have identified plausible potential pollutant linkages that exist in relation to the proposed redevelopment of the site.

The potential pollutant linkages established within this desk study are not considered to prevent development on the subject site but could require investigation and assessment to support further characterisation, calibration of the CSM and where/if necessary, determine a remedial strategy to reduce, remove or otherwise control any risk within the site to key receptors.

It is considered that the overall risk from potential contamination on site is 'low' albeit with specific potential pollutant linkages being assigned a moderate risk rating and that further assessment would be necessary to satisfy planning conditions or to provide clarification of the risk assessment.

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

3.4 Preliminary Geotechnical Assessment Summary

The site is anticipated to be underlain by superficial deposits comprising Alluvium and Arun Terrace Deposits overlying The Weald Clay Formation and Upper Tunbridge Wells Sand Formation (southernmost portion only).

It is likely that conventional trench fill foundations could be suitable for the proposed development assuming foundations terminate within the natural geology. Whilst the more granular deposits of the Upper Tunbridge Wells Sand Formation might be non-shrinkable to low volume change potential, the Weald Clay Formation is generally of a medium to high volume change potential, requiring deepening of foundations near trees and bushes in accordance with NHBC guidance. Where deep soft Alluvial soils are identified locally, an alternative foundation scheme may be required, such as piles or rafts

In respect to site drainage, conventional soakaways are unlikely to work effectively within the Weald Clay and shallow parts of the Upper Tunbridge Well Formation.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study as shown the site has remained largely unaltered from the earliest available mapping, predominately comprising of open fields, stands of woodland and surface water features. Wet Copse, present in the west of the site in the earliest available mapping was cleared by 1896, replaced with an open field. Channell's Brook was shown flowing across the site from east to west, intersecting the southwestern site boundary. Bush Lane ran across the centre of the site East-West. Located off Bush Lane, Bush Cottage was present in the west until 1979 and Owlscastle in the central portion of site. The southern extend of a bakehouse was present in the north of the site until 1896. In 1976 Benson's Farm Cottages were shown, with the southern cottage within the site boundary. c.125m south of the Cottages an agricultural barn was shown in 1976 mapping. This barn was observed during the site walkover to be clad in deteriorated corrugated asbestos cement sheets. The most recent mapping from 2022 shows a large rectangular unit c.75m west of Benson's Farm Cottages.

The surrounding land comprised primarily of woodland to the north of the site with numerous small farms and open fields to the east, south and west. London Brighton & South Coast Railway (Mid Sussex Line) trending east west between the wider main site and the small southern most parcel of land. By 1992 the A264 was shown in its current location, running along the southern site boundary. Significant residential expansion of Horsham commenced in 1976 continuing up till 1991 where the newly constructed estates met the A264. The remains of a castle moat were shown in the north of Castle copse.

The site is proposed to be developed with houses, private gardens, sports pitches, business park (retail and employment), community centre, various green open spaces, access roads and associated infrastructure. As such, sensitive uses such as in private gardens with gardening activities (including dust being tracked back into buildings) and growing vegetables are considered likely to form part of the end use scenario for this site.

It is concluded that the overall risk of harm to end users is generally low (as defined in Section 3) but that further assessment is likely to be required in order to better characterise contamination on site as result of current and historical land uses and the associated risk to human health and the environment.

It is possible that conventional foundations would be suitable for the proposed development, although any design should account for the potential presence of shrinkable soils and several trees in proximity to proposed foundations.

In respect to drainage, conventional soakaways are unlikely to work effectively within the Weald Clay but may be realised within the Upper Tunbridge Wells Sand Formation in the south of the site.

4.2 Recommendations

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

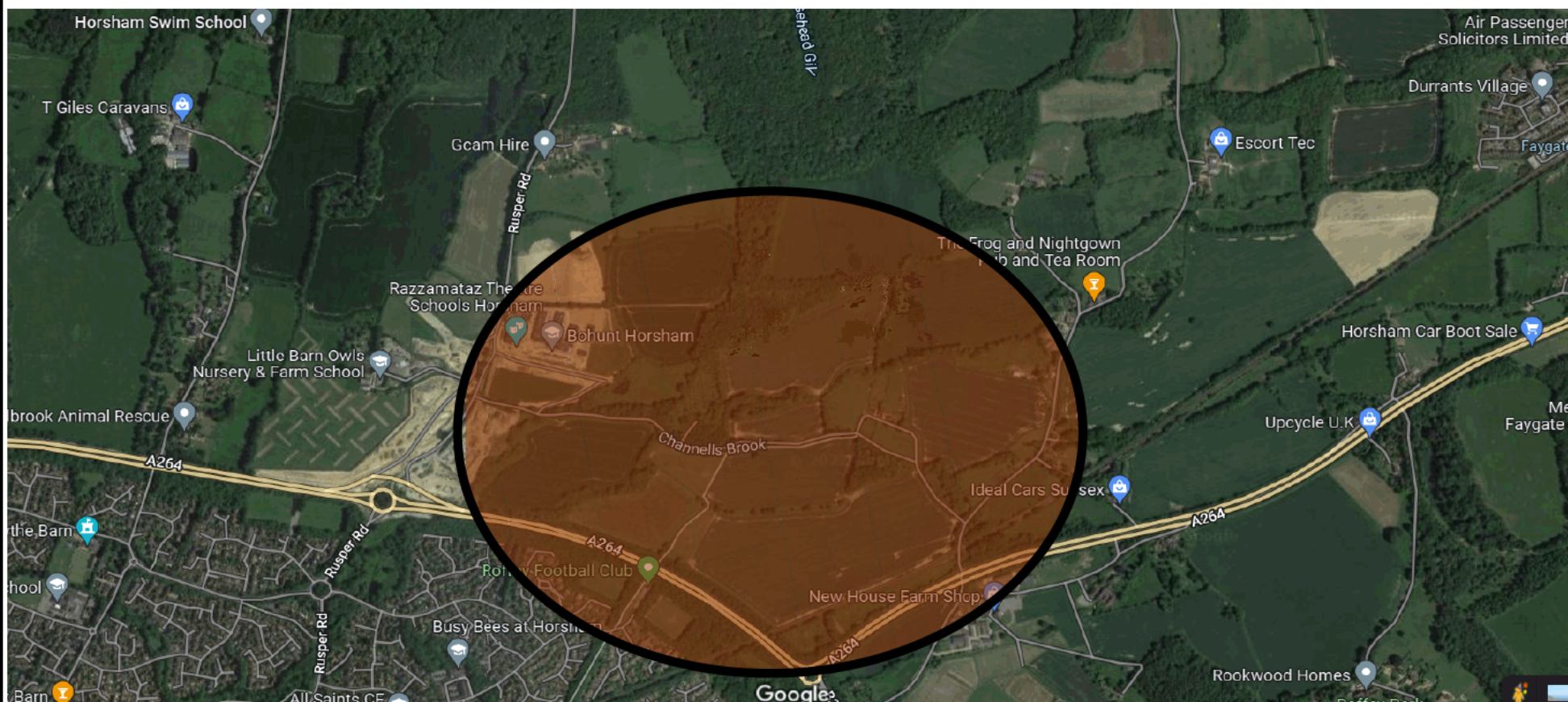
- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Soil and groundwater (if encountered) sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.

- Ground gas monitoring and assessment should be undertaken to characterise the sites ground gas regime.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation design and the like.
- Laboratory analysis, on shallow soil samples and groundwater samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, pesticide scans, TPH, and PAH.
- Waste Acceptance Criteria testing may be required if surplus spoil is to be disposed of from the development.

It may be necessary to undertake remediation/risk mitigation measures on this site to break pollutant linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed.

FIGURE 1

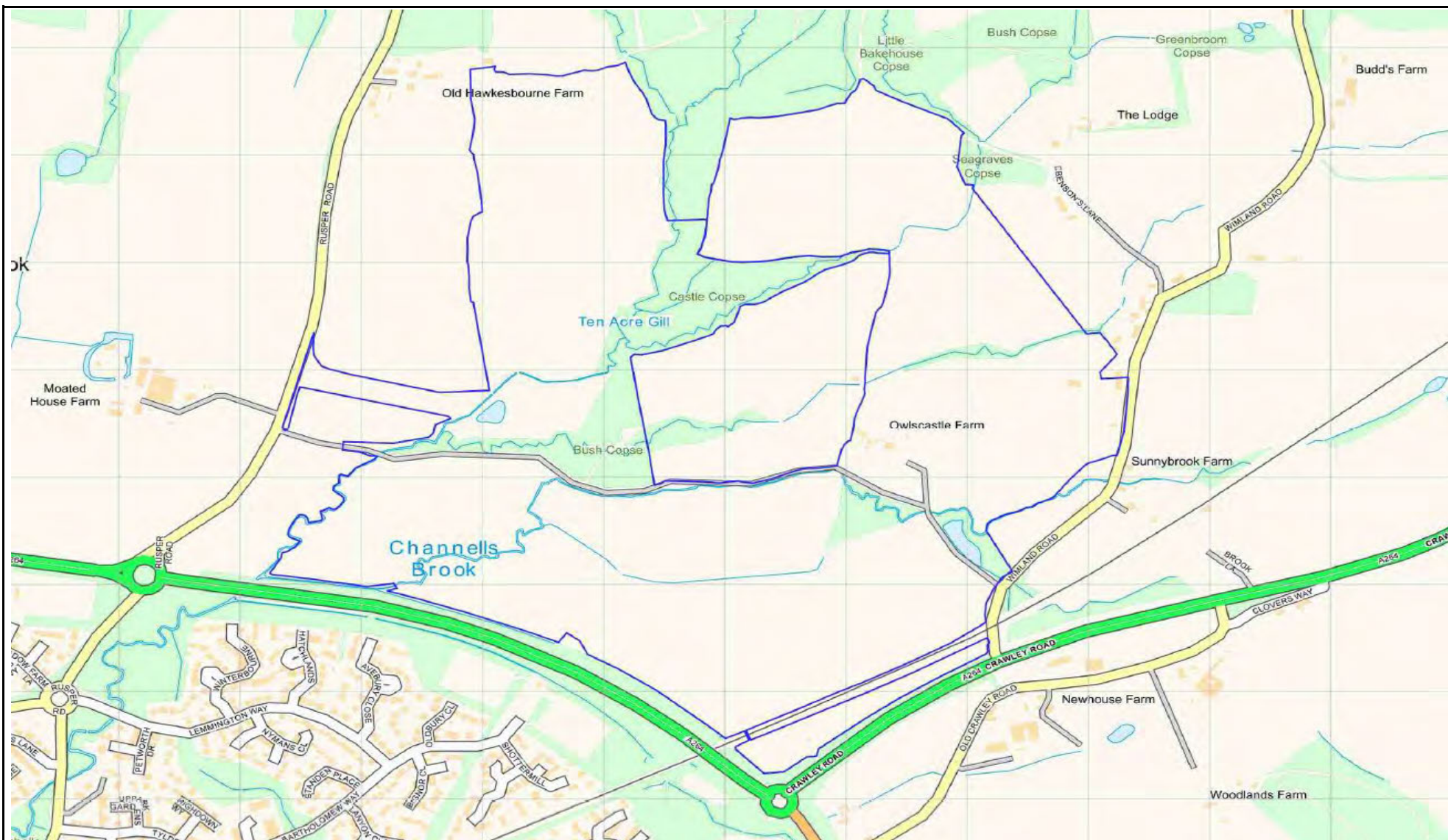
Site Location Plan



Project:	North Horsham			Title	Site Office Location Plan	
Client:	Legal & General Strategic Land Limited			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental	
Ref No:	GE20724	Revision:	v1			
Drawn:	AP	Date:	25/04/2022			
Figure:	5	Scale:	nts			

FIGURE 2

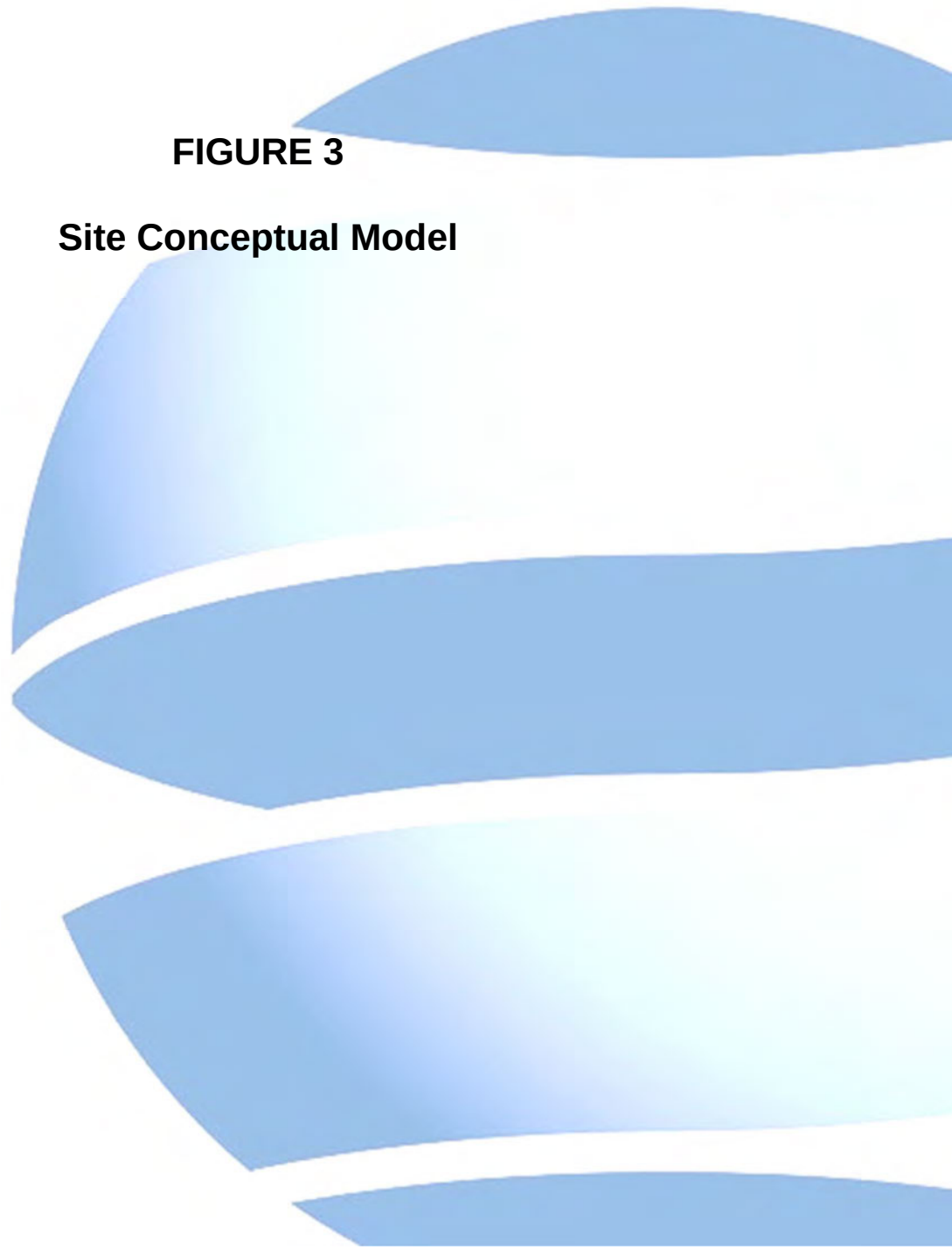
Site Plan



Project:	North Horsham			Title	Site Plan		
Client:	Legal & General Strategic Land Limited			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net		 Geo-Environmental	
Ref No:	GE20724	Revision:	0				
Drawn:	TG	Date:	22.06.22				
Figure:	1	Scale:	NTS				

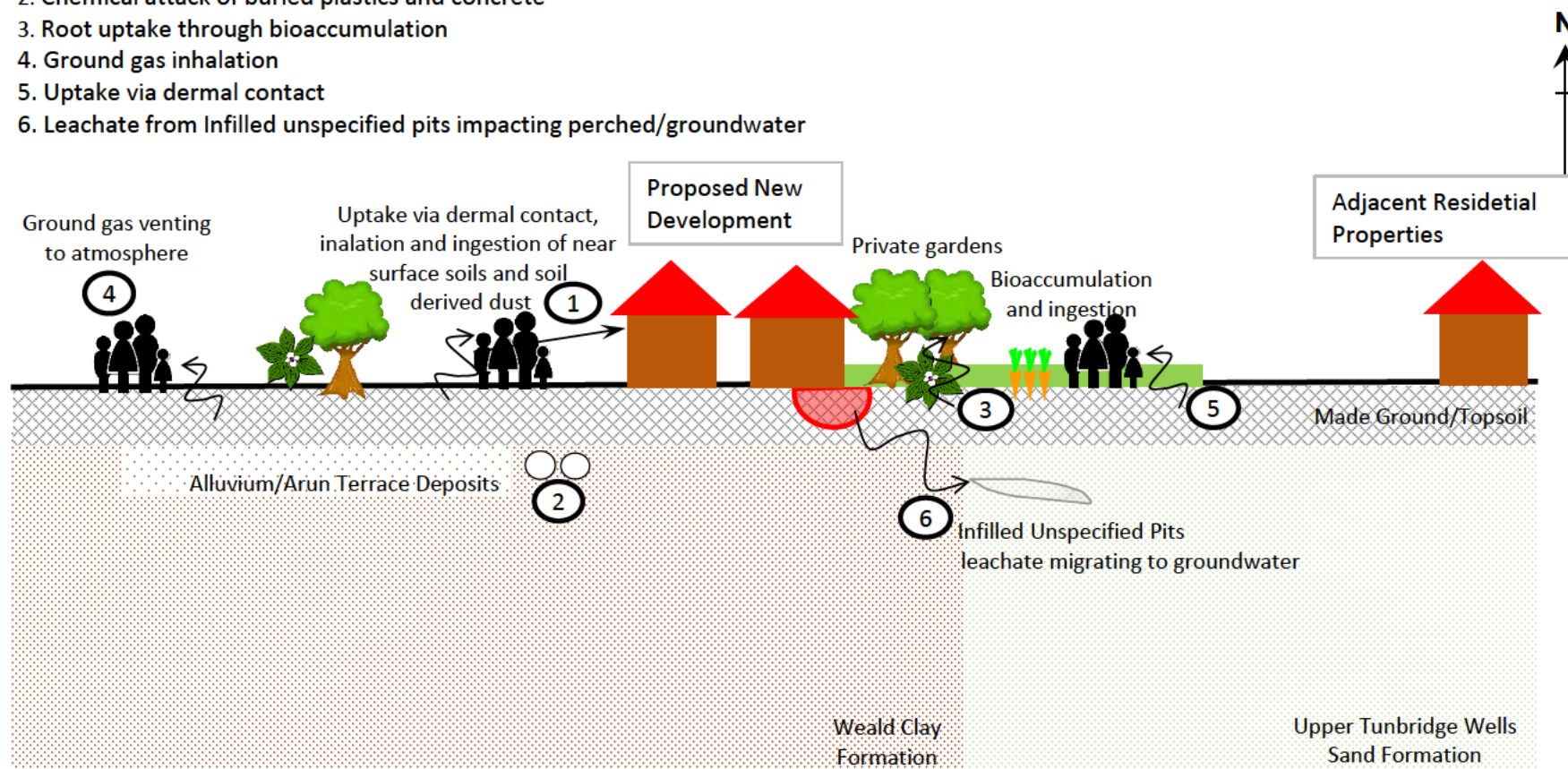


FIGURE 3
Site Conceptual Model



Possible Pollutant Linkages:

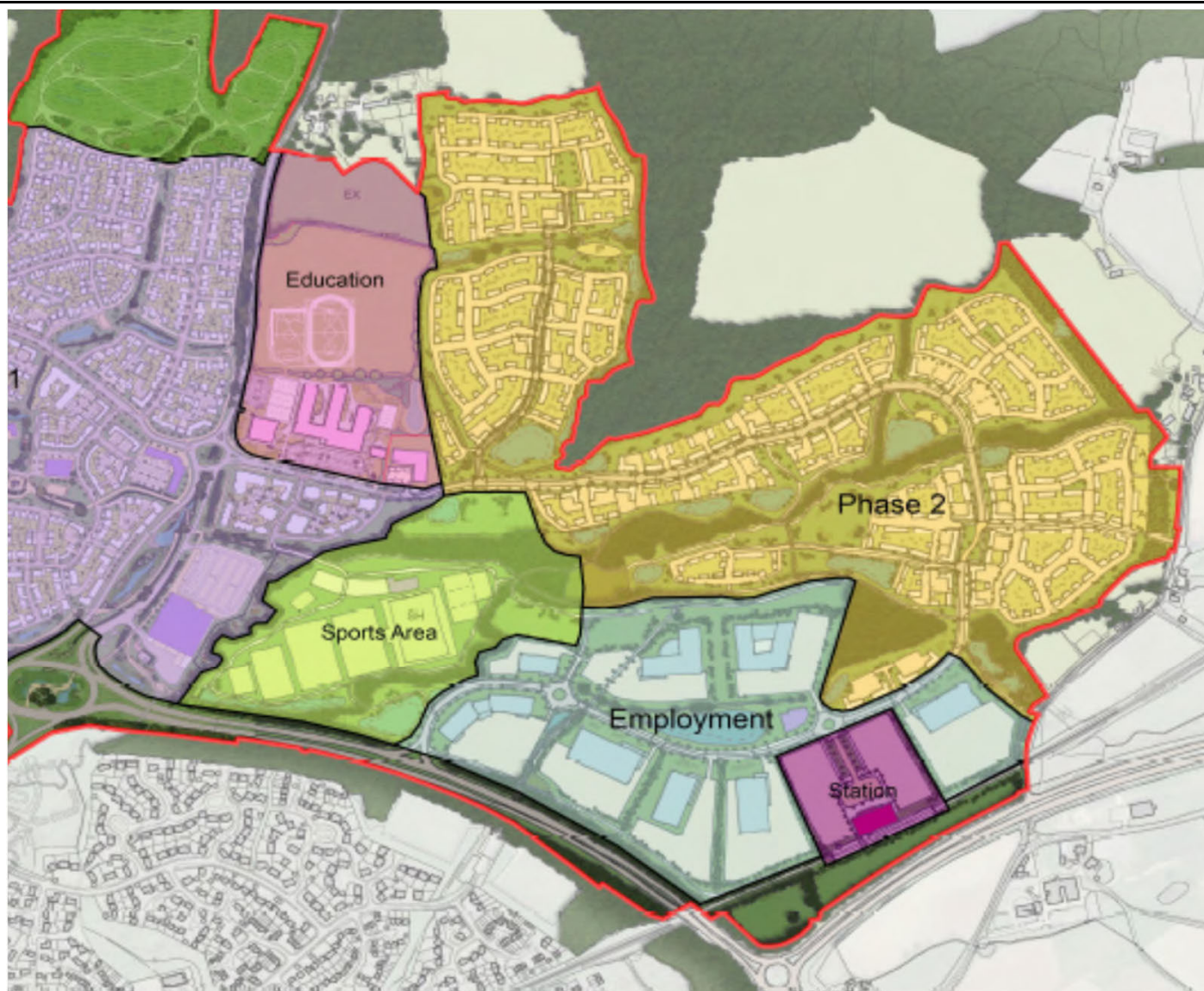
1. Inhalation of soil dusts indoor and outdoor, and inhalation of gases/vapours within buildings
2. Chemical attack of buried plastics and concrete
3. Root uptake through bioaccumulation
4. Ground gas inhalation
5. Uptake via dermal contact
6. Leachate from Infilled unspecified pits impacting perched/groundwater



Project:	North Horsham Phase II			Title	Conceptual Site Model	
Client:	L&G Strategic Land North Horsham Ltd			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net  Geo-Environmental		
Ref No:	GE20724	Revision:	1.0			
Drawn:	TG	Date:	10.05.2022			
Figure:	3	Scale:	Not To Scale			

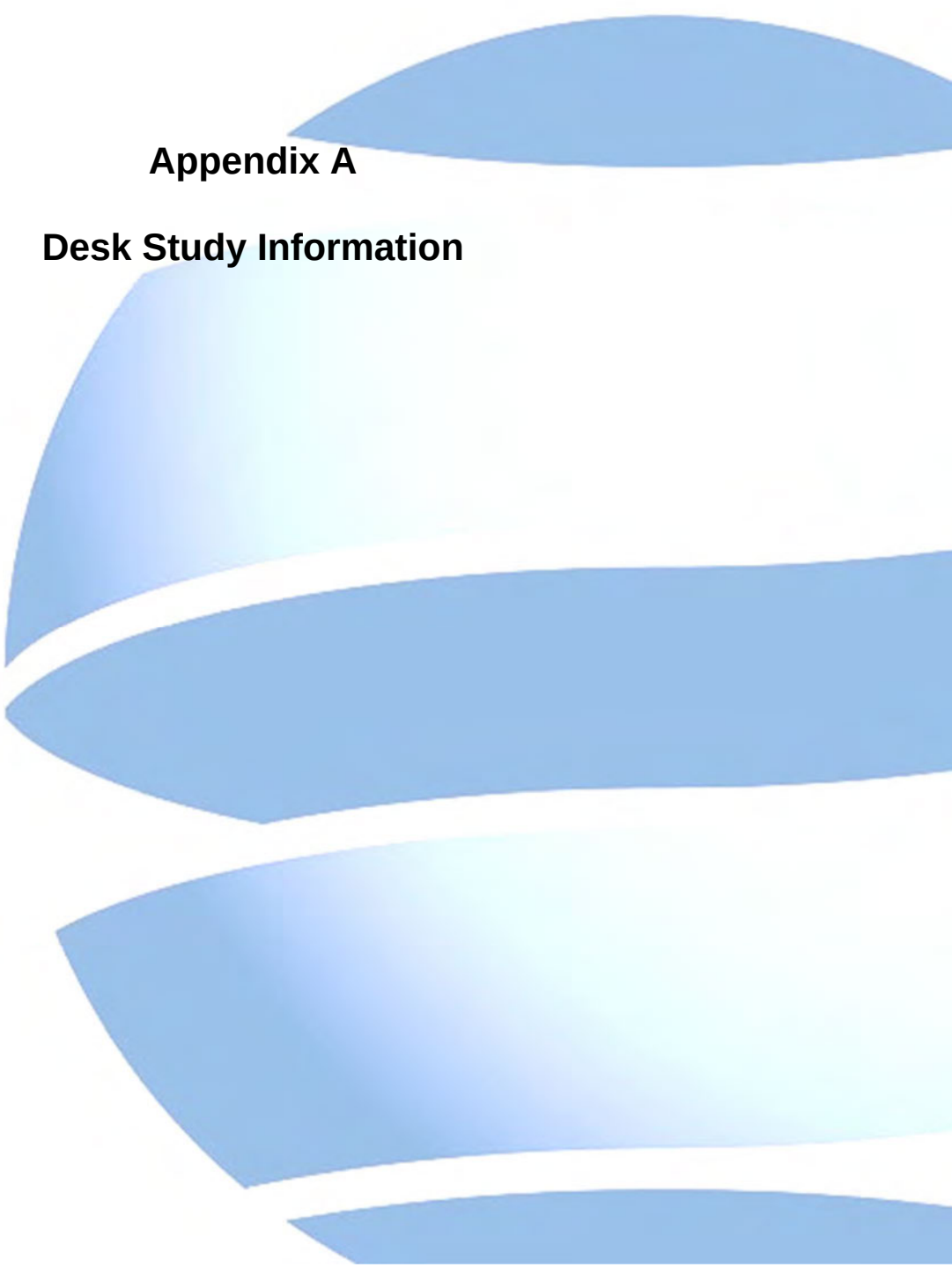
FIGURE 4

Proposed Development Plan



Project:	North Horsham (Phase 2)			Title	Proposed Development Plan		
Client:	Legal & General Strategic Land North Horsham Ltd			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental		
Ref No:	GE20724	Revision:	v1				
Drawn:	AP	Date:	25/05/2022				
Figure:	4	Scale:	nts				





Appendix A

Desk Study Information

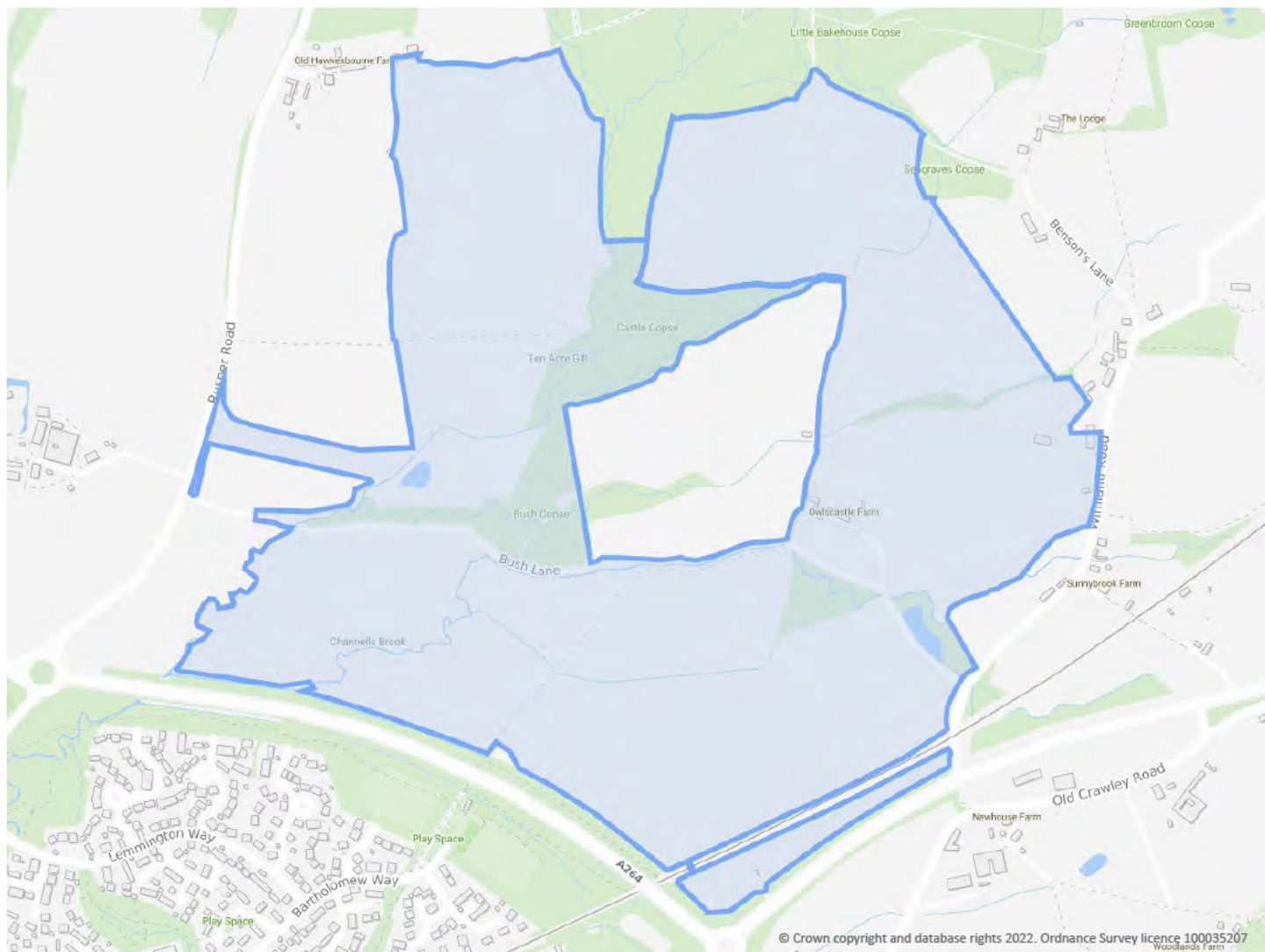
519743 , 133428

Order Details

Date: 25/04/2022
Your ref: GE20724_North_Horsham
Our Ref: GS-8695683
Client: Tom Grace

Site Details

Location: 519788 133958
Area: 96.29 ha
Authority: [Horsham District Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

N/A: >10ha

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	1	1	11	20	-
15	1.2	Historical tanks	0	0	1	3	-
15	1.3	Historical energy features	0	0	0	6	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	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
17	2.1	Historical industrial land uses	2	1	13	22	-
19	2.2	Historical tanks	0	0	3	4	-
20	2.3	Historical energy features	0	0	0	22	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23	3.7	Waste exemptions	2	9	32	9	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
28	4.1	Recent industrial land uses	0	0	7	-	-
29	4.2	Current or recent petrol stations	0	0	0	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31	4.13	<u>Licensed Discharges to controlled waters</u>	1	0	6	2	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.15	Pollutant release to public sewer	0	0	0	0	-
33	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
34	4.18	<u>Pollution Incidents (EA/NRW)</u>	3	0	0	1	-
34	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
36	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
38	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
41	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46	5.6	<u>Groundwater abstractions</u>	0	0	0	0	1
47	5.7	<u>Surface water abstractions</u>	0	0	0	0	3
48	5.8	Potable abstractions	0	0	0	0	0
48	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	<u>Water Network (OS MasterMap)</u>	33	24	63	-	-

59	<u>6.2</u>	<u>Surface water features</u>	1	14	28	-	-
59	<u>6.3</u>	<u>WFD Surface water body catchments</u>	1	-	-	-	-
60	<u>6.4</u>	<u>WFD Surface water bodies</u>	0	1	0	-	-
60	<u>6.5</u>	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
61	<u>7.1</u>	<u>Risk of flooding from rivers and the sea</u>	High (within 50m)				
62	7.2	Historical Flood Events	0	0	0	-	-
62	7.3	Flood Defences	0	0	0	-	-
62	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
62	7.5	Flood Storage Areas	0	0	0	-	-
63	<u>7.6</u>	<u>Flood Zone 2</u>	Identified (within 50m)				
64	<u>7.7</u>	<u>Flood Zone 3</u>	Identified (within 50m)				
Page	Section	Surface water flooding					
65	<u>8.1</u>	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
67	<u>9.1</u>	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
68	<u>10.1</u>	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	1
69	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
69	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
69	10.4	Special Protection Areas (SPA)	0	0	0	0	0
69	10.5	National Nature Reserves (NNR)	0	0	0	0	0
70	<u>10.6</u>	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
70	<u>10.7</u>	<u>Designated Ancient Woodland</u>	9	3	7	3	70
74	10.8	Biosphere Reserves	0	0	0	0	0
74	10.9	Forest Parks	0	0	0	0	0
74	10.10	Marine Conservation Zones	0	0	0	0	0
74	10.11	Green Belt	0	0	0	0	0
74	10.12	Proposed Ramsar sites	0	0	0	0	0



75	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
75	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
75	10.15	Nitrate Sensitive Areas	0	0	0	0	0
75	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	0	0	1
77	10.17	<u>SSSI Impact Risk Zones</u>	2	-	-	-	-
78	10.18	<u>SSSI Units</u>	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
79	11.1	World Heritage Sites	0	0	0	-	-
80	11.2	<u>Area of Outstanding Natural Beauty</u>	0	0	1	-	-
80	11.3	National Parks	0	0	0	-	-
80	11.4	<u>Listed Buildings</u>	0	2	3	-	-
81	11.5	Conservation Areas	0	0	0	-	-
81	11.6	<u>Scheduled Ancient Monuments</u>	1	0	1	-	-
82	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
83	12.1	<u>Agricultural Land Classification</u>	Grade 4 (within 250m)				
84	12.2	Open Access Land	0	0	0	-	-
84	12.3	<u>Tree Felling Licences</u>	2	1	0	-	-
85	12.4	<u>Environmental Stewardship Schemes</u>	0	0	2	-	-
85	12.5	<u>Countryside Stewardship Schemes</u>	1	1	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
86	13.1	<u>Priority Habitat Inventory</u>	18	12	46	-	-
89	13.2	Habitat Networks	0	0	0	-	-
89	13.3	Open Mosaic Habitat	0	0	0	-	-
90	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
91	14.1	<u>10k Availability</u>	Identified (within 500m)				
92	14.2	Artificial and made ground (10k)	0	0	0	0	-
93	14.3	<u>Superficial geology (10k)</u>	4	1	1	0	-

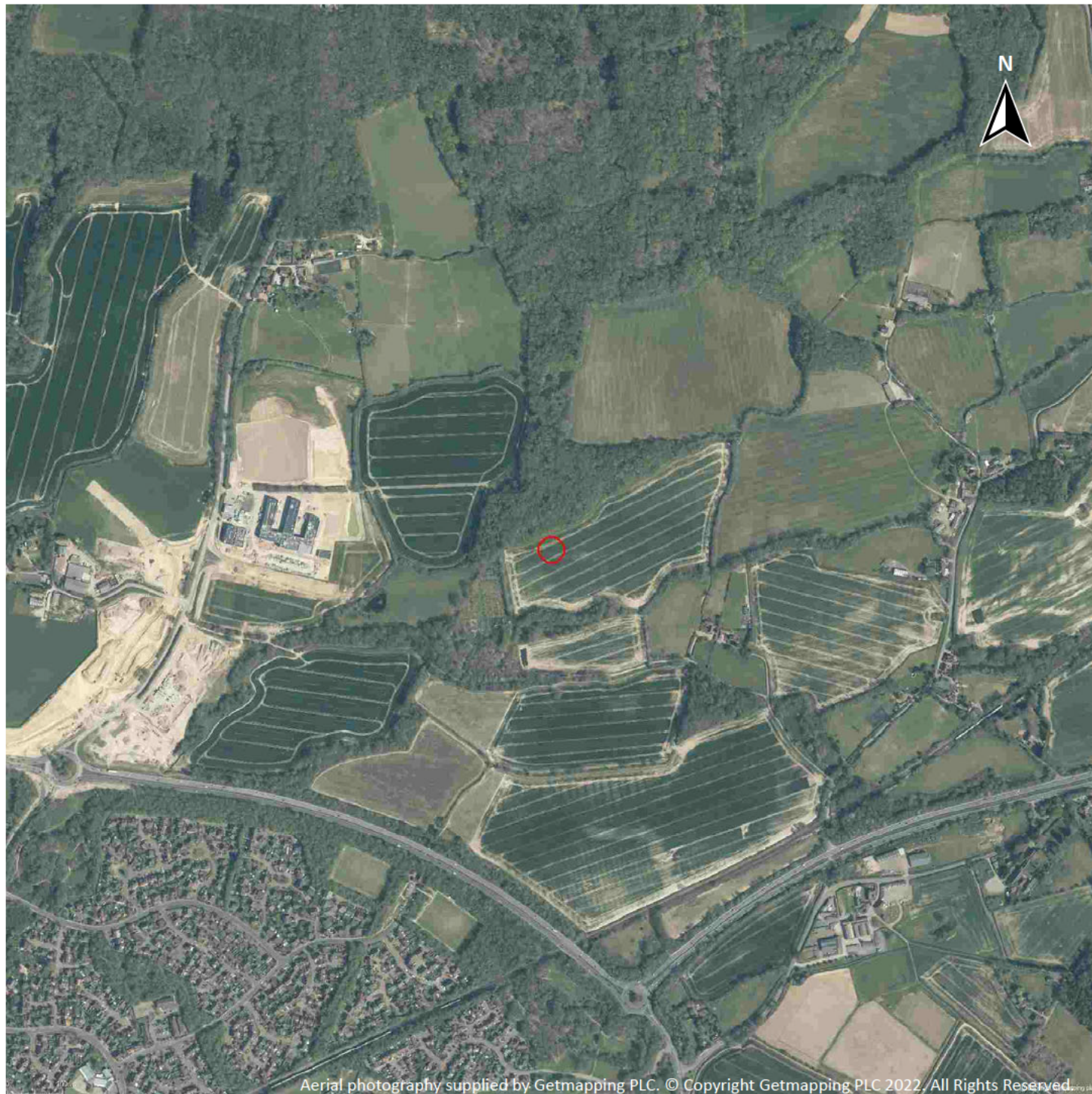
94	14.4	Landslip (10k)	0	0	0	0	-
95	14.5	<u>Bedrock geology (10k)</u>	14	2	8	10	-
97	14.6	<u>Bedrock faults and other linear features (10k)</u>	2	0	0	2	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
98	15.1	<u>50k Availability</u>	Identified (within 500m)				
99	15.2	Artificial and made ground (50k)	0	0	0	0	-
99	15.3	Artificial ground permeability (50k)	0	0	-	-	-
100	15.4	<u>Superficial geology (50k)</u>	3	0	2	0	-
101	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
101	15.6	Landslip (50k)	0	0	0	0	-
101	15.7	Landslip permeability (50k)	None (within 50m)				
102	15.8	<u>Bedrock geology (50k)</u>	8	2	4	11	-
104	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
104	15.10	<u>Bedrock faults and other linear features (50k)</u>	1	0	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
106	16.1	<u>BGS Boreholes</u>	1	11	7	-	-
Page	Section	Natural ground subsidence					
108	17.1	<u>Shrink swell clays</u>	Low (within 50m)				
110	17.2	<u>Running sands</u>	Low (within 50m)				
112	17.3	<u>Compressible deposits</u>	Moderate (within 50m)				
114	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
115	17.5	<u>Landslides</u>	Low (within 50m)				
117	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
119	18.1	Natural cavities	0	0	0	0	-
120	18.2	<u>BritPits</u>	0	1	1	6	-
121	18.3	<u>Surface ground workings</u>	2	1	20	-	-
122	18.4	Underground workings	0	0	0	0	0
122	18.5	Historical Mineral Planning Areas	0	0	0	0	-



<u>123</u>	<u>18.6</u>	<u>Non-coal mining</u>	2	0	1	0	2
<u>123</u>	<u>18.7</u>	<u>Mining cavities</u>	0	0	1	0	2
124	18.8	JPB mining areas	None (within 0m)				
124	18.9	Coal mining	None (within 0m)				
124	18.10	Brine areas	None (within 0m)				
125	18.11	Gypsum areas	None (within 0m)				
125	18.12	Tin mining	None (within 0m)				
125	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>126</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>127</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	37	13	-	-	-
130	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
130	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
131	21.1	Underground railways (London)	0	0	0	-	-
131	21.2	Underground railways (Non-London)	0	0	0	-	-
132	21.3	Railway tunnels	0	0	0	-	-
132	21.4	Historical railway and tunnel features	0	0	0	-	-
132	21.5	Royal Mail tunnels	0	0	0	-	-
132	21.6	Historical railways	0	0	0	-	-
<u>132</u>	<u>21.7</u>	<u>Railways</u>	3	3	7	-	-
133	21.8	Crossrail 1	0	0	0	0	-
133	21.9	Crossrail 2	0	0	0	0	-
134	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 96.29ha



Recent site history - 2018 aerial photograph



Capture Date: 23/07/2018

Site Area: 96.29ha



Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 96.29ha



Recent site history - 2005 aerial photograph



Capture Date: 28/08/2005

Site Area: 96.29ha



Recent site history - 1999 aerial photograph



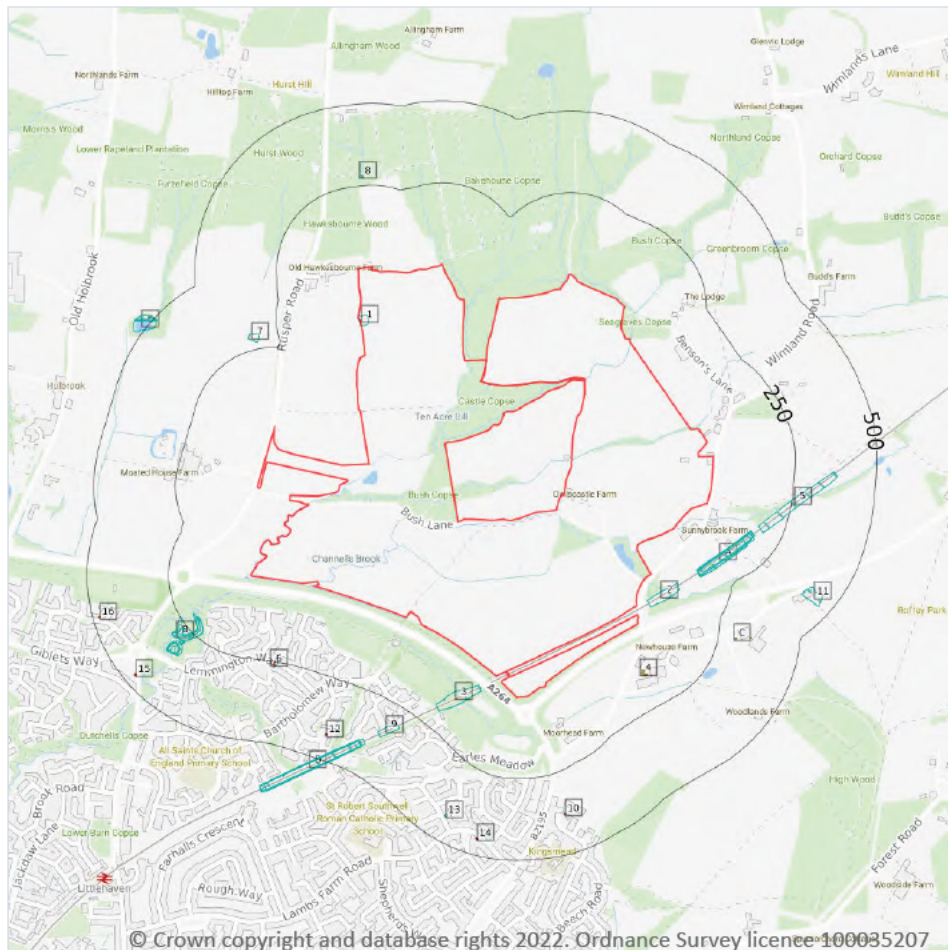
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 96.29ha



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

33

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 13**

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Pit	1874 - 1896	2255714



ID	Location	Land use	Dates present	Group ID
2	35m E	Cuttings	1932	2129291
3	56m SW	Cuttings	1932	2129293
A	141m E	Cuttings	1977	2278035
A	142m E	Cuttings	1938 - 1956	2220266
A	142m E	Cuttings	1909	2286861
A	143m E	Cuttings	1932	2269643
A	146m SE	Cuttings	1874	2260246
5	171m SE	Cuttings	1932	2129292
B	205m SW	Unspecified Pit	1896 - 1909	2200075
B	205m SW	Unspecified Pit	1938	2289105
B	210m SW	Unspecified Pit	1874	2266232
B	248m SW	Unspecified Pit	1874	2171633
7	270m N	Unspecified Pit	1896	2124427
8	274m N	Lime Kiln	1875	2166746
B	286m SW	Unspecified Pit	1874	2252880
B	290m SW	Unspecified Pit	1938	2178580
B	290m SW	Unspecified Pit	1909	2236540
B	297m SW	Unspecified Heap	1896	2222157
9	300m SW	Cuttings	1932	2129294
B	307m SW	Unspecified Heap	1909	2189285
B	307m SW	Unspecified Heap	1938	2284633
B	308m SW	Unspecified Pit	1874	2124428
D	394m SW	Cuttings	1874	2278306
11	400m SE	Smithy	1874	2167178
D	401m S	Cuttings	1938 - 1961	2273788
D	402m SW	Cuttings	1966	2293812
D	404m SW	Cuttings	1932	2286398
D	415m S	Cuttings	1909	2220091



ID	Location	Land use	Dates present	Group ID
13	420m SW	Wind Pump	1966	2166023
E	480m NW	Unspecified Ground Workings	1909	2228753
E	490m NW	Unspecified Ground Workings	1896 - 1909	2241278
E	492m NW	Unspecified Pit	1875	2124429

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

4

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
4	130m SE	Tanks	1975 - 1993	406003
C	300m E	Unspecified Tank	1987 - 1993	384234
C	346m E	Unspecified Tank	1987	402494
C	348m E	Unspecified Tank	1993	385710

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

6

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

Features are displayed on the Past land use map on **page 13**



ID	Location	Land use	Dates present	Group ID
6	255m S	Electricity Substation	1994 - 1996	286342
10	374m S	Electricity Substation	1978	241665
12	419m S	Electricity Substation	1992 - 1994	285248
14	446m S	Electricity Substation	1975 - 1994	292683
15	462m SW	Electricity Substation	1980 - 1996	287812
16	477m W	Electricity Substation	1996	270320

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

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

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

This data is sourced from Ordnance Survey / Groundsure.

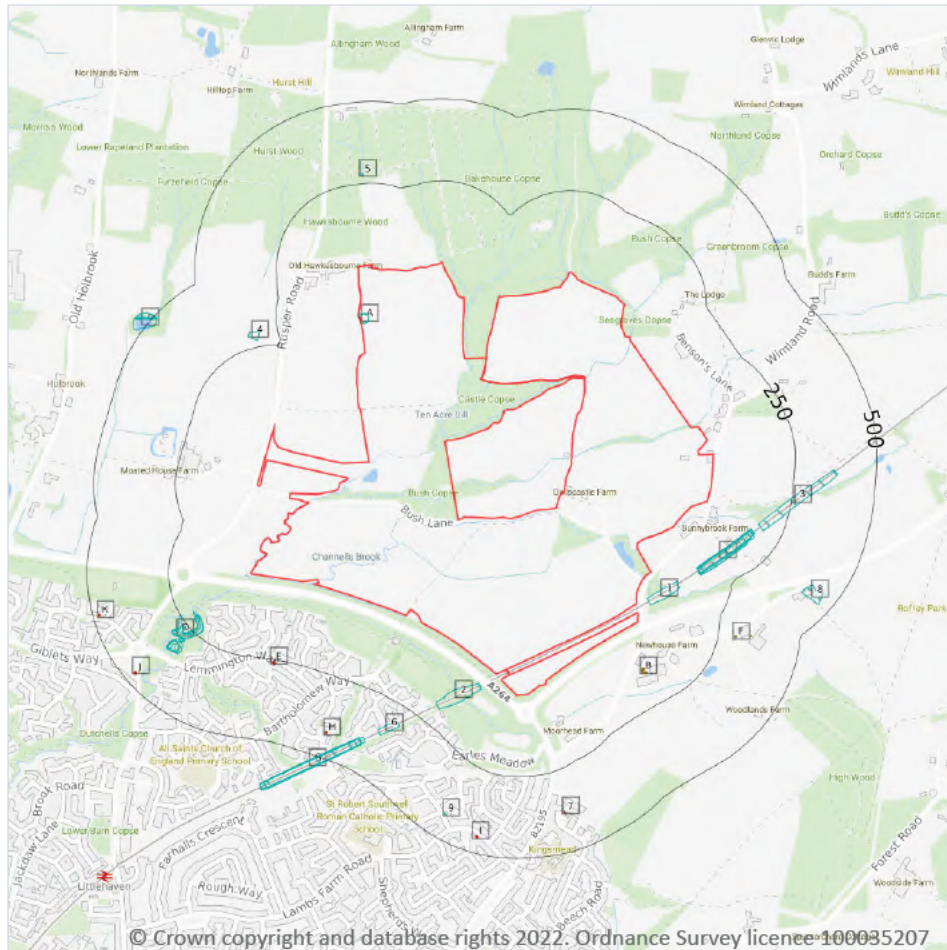
1.6 Historical military land

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

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

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

38

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 17](#)

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Pit	1896	2255714
A	On site	Unspecified Pit	1874	2255714
1	35m E	Cuttings	1932	2129291



ID	Location	Land Use	Date	Group ID
2	56m SW	Cuttings	1932	2129293
C	141m E	Cuttings	1977	2278035
C	142m E	Cuttings	1956	2220266
C	142m E	Cuttings	1938	2220266
C	142m E	Cuttings	1909	2286861
C	143m E	Cuttings	1932	2269643
C	146m SE	Cuttings	1874	2260246
3	171m SE	Cuttings	1932	2129292
D	205m SW	Unspecified Pit	1938	2289105
D	205m SW	Unspecified Pit	1909	2200075
D	205m SW	Unspecified Pit	1896	2200075
D	210m SW	Unspecified Pit	1874	2266232
D	248m SW	Unspecified Pit	1874	2171633
4	270m N	Unspecified Pit	1896	2124427
5	274m N	Lime Kiln	1875	2166746
D	286m SW	Unspecified Pit	1874	2252880
D	290m SW	Unspecified Pit	1938	2178580
D	290m SW	Unspecified Pit	1909	2236540
D	297m SW	Unspecified Heap	1896	2222157
6	300m SW	Cuttings	1932	2129294
D	307m SW	Unspecified Heap	1938	2284633
D	307m SW	Unspecified Heap	1909	2189285
D	308m SW	Unspecified Pit	1874	2124428
G	394m SW	Cuttings	1874	2278306
8	400m SE	Smithy	1874	2167178
G	401m S	Cuttings	1961	2273788
G	402m SW	Cuttings	1966	2293812
G	404m SW	Cuttings	1932	2286398



ID	Location	Land Use	Date	Group ID
G	415m S	Cuttings	1938	2273788
G	415m S	Cuttings	1909	2220091
9	420m SW	Wind Pump	1966	2166023
L	480m NW	Unspecified Ground Workings	1909	2228753
L	490m NW	Unspecified Ground Workings	1909	2241278
L	490m NW	Unspecified Ground Workings	1896	2241278
L	492m NW	Unspecified Pit	1875	2124429

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 17**

ID	Location	Land Use	Date	Group ID
B	130m SE	Tanks	1987	406003
B	131m SE	Tanks	1993	406003
B	131m SE	Tanks	1975	406003
F	300m E	Unspecified Tank	1987	384234
F	302m E	Unspecified Tank	1993	384234
F	346m E	Unspecified Tank	1987	402494
F	348m E	Unspecified Tank	1993	385710

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

22

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 17](#)

ID	Location	Land Use	Date	Group ID
E	255m S	Electricity Substation	1996	286342
E	255m S	Electricity Substation	1995	286342
E	255m S	Electricity Substation	1994	286342
7	374m S	Electricity Substation	1978	241665
H	419m S	Electricity Substation	1994	285248
H	419m S	Electricity Substation	1994	285248
H	419m S	Electricity Substation	1992	285248
I	446m S	Electricity Substation	1982	292683
I	446m S	Electricity Substation	1975	292683
I	447m S	Electricity Substation	1994	292683
I	447m S	Electricity Substation	1994	292683
J	462m SW	Electricity Substation	1992	287812
J	463m SW	Electricity Substation	1996	287812
J	463m SW	Electricity Substation	1996	287812
J	463m SW	Electricity Substation	1994	287812
J	463m SW	Electricity Substation	1993	287812
J	463m SW	Electricity Substation	1994	287812
J	463m SW	Electricity Substation	1994	287812
J	464m SW	Electricity Substation	1987	287812
J	464m SW	Electricity Substation	1980	287812
K	477m W	Electricity Substation	1996	270320
K	477m W	Electricity Substation	1996	270320

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

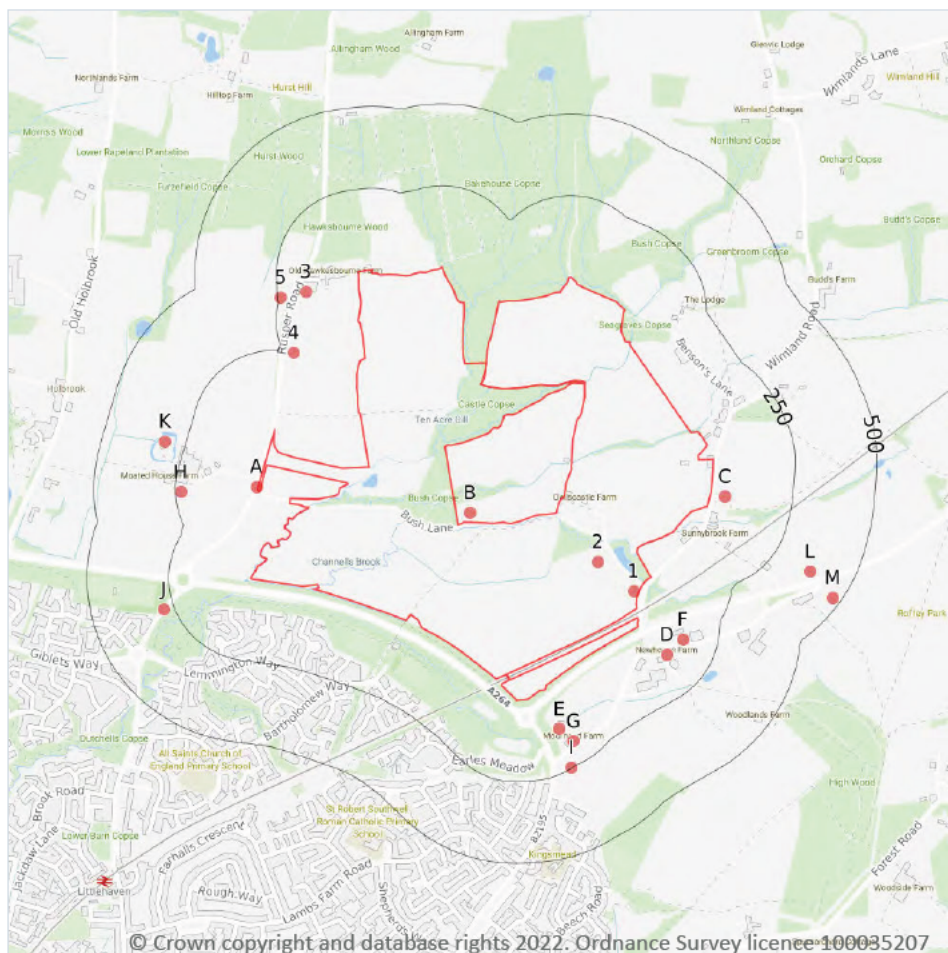
0

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
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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
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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
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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
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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	52
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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 22](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	On site	-	WEX259852	Storing waste exemption	On a farm	Storage of sludge



ID	Location	Site	Reference	Category	Sub-Category	Description
2	On site	-	WEX146501	Storing waste exemption	On a Farm	Storage of sludge
A	5m W	-	WEX285773	Using waste exemption	Not on a farm	Use of waste in construction
A	5m W	-	WEX285773	Treating waste exemption	Not on a farm	Screening and blending of waste
B	27m N	New House Farm	WEX268106	Storing waste exemption	On a farm	Storage of sludge
B	27m N	-	WEX146502	Storing waste exemption	On a Farm	Storage of sludge
C	44m E	Wimlands Farm	WEX268107	Storing waste exemption	On a farm	Storage of sludge
C	44m E	-	WEX146505	Storing waste exemption	On a Farm	Storage of sludge
C	44m E	-	WEX077199	Storing waste exemption	On a farm	Storage of sludge
C	44m E	Wimland Farm Wimland Lane Sussex	EPR/XE5745VT/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
C	44m E	Wimlands Farm Wimlands Lane Faygate Sussex	EPR/FE5886QA/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
D	125m SE	NEWHOUSE FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX237982	Using waste exemption	On a farm	Use of waste in construction
D	125m SE	NEWHOUSE FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX237982	Disposing of waste exemption	On a farm	Burning waste in the open
D	125m SE	NEWHOUSE FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX095321	Disposing of waste exemption	On a farm	Burning waste in the open
D	125m SE	NEWHOUSE FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX095321	Using waste exemption	On a farm	Use of waste in construction
D	125m SE	NEWHOUSE FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX081127	Using waste exemption	On a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
D	125m SE	NEWHOUSE FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX081127	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
E	130m S	Moorhead Farm Old Crawley Road HORSHAM West Sussex RH12 4RU	EPR/VE5188BT /A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
E	130m S	Moorhead Farm Old Crawley Road HORSHAM West Sussex RH12 4RU	EPR/VE5188BT /A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
E	130m S	Moorhead Farm Old Crawley Road HORSHAM West Sussex RH12 4RU	EPR/VE5188BT /A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
E	130m S	Moorhead Farm Old Crawley Road HORSHAM West Sussex RH12 4RU	EPR/VE5188BT /A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	130m S	Moorhead Farm Old Crawley Road HORSHAM West Sussex RH12 4RU	EPR/VE5188BT /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
F	143m E	New House Farm Old Crawley Road Horsham West Sussex RH12 4RU	EPR/MF0337R H/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
F	143m E	New House Farm Old Crawley Road Horsham West Sussex RH12 4RU	EPR/MF0337R H/A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
3	164m W	Moathouse Farm Rusper Road Horsham West Sussex RH12 4QR	EPR/PF0532W C/A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX193028	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX193028	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX193028	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX193028	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
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX193028	Disposing of waste exemption	On a Farm	Burning waste in the open
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX193028	Storing waste exemption	On a Farm	Storage of waste in a secure place
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX028463	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX028463	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX028463	Disposing of waste exemption	On a farm	Burning waste in the open
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX028463	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	182m SE	MOORHEAD FARM, OLD CRAWLEY ROAD, FAYGATE, HORSHAM, RH12 4RU	WEX028463	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
4	203m W	Bestways Farm Hurst Hill HORSHAM West Sussex RH12 4QS	EPR/ME5983Y U/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
H	236m W	-	WEX285770	Using waste exemption	Not on a farm	Use of waste in construction
H	236m W	-	WEX285770	Treating waste exemption	Not on a farm	Screening and blending of waste
5	242m W	Bestways Farm Hurst Hill HORSHAM West Sussex RH12 4QS	EPR/UE5883YF /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of sludge
I	249m SE	-	WEX112140	Storing waste exemption	On a farm	Storage of sludge
I	249m SE	-	WEX011928	Storing waste exemption	On a farm	Storage of sludge

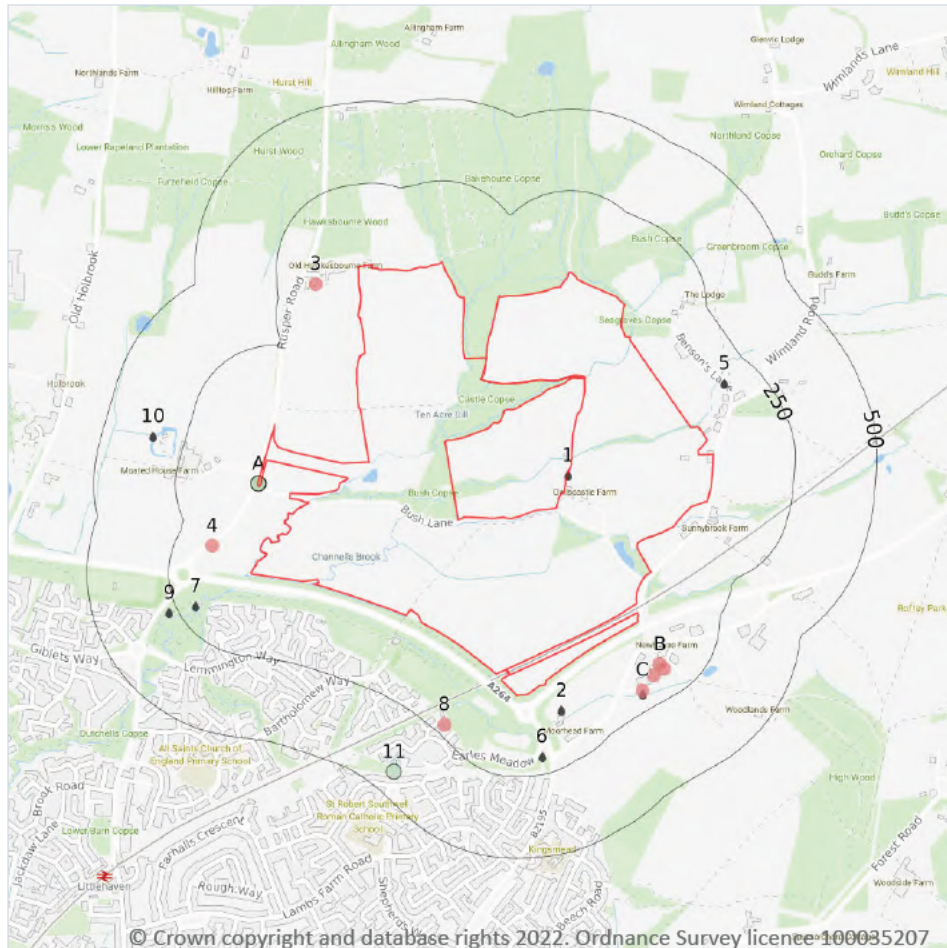


ID	Location	Site	Reference	Category	Sub-Category	Description
I	249m SE	Newhouse Farm Old Crawley Road HORSHAM West Sussex RH12 4RU	EPR/RE5542HL /A001	Storing waste exemption	Non- Agricultura l Waste Only	Storage of sludge
J	284m W	S278 Highway work	WEX265932	Treating waste exemption	Not on a farm	Screening and blending of waste
J	284m W	S278 Highway work	WEX265932	Using waste exemption	Not on a farm	Use of waste in construction
K	313m W	MOATHOUSE FARM, RUSPER ROAD, HORSHAM, RH12 4QR	WEX234442	Using waste exemption	On a farm	Use of waste in construction
K	313m W	MOATHOUSE FARM, RUSPER ROAD, HORSHAM, RH12 4QR	WEX089797	Using waste exemption	On a farm	Use of waste in construction
L	372m SE	-	WEX146503	Storing waste exemption	On a Farm	Storage of sludge
L	372m SE	New House Farm Old Crawley Road Horsham Surrey	EPR/XE5845VF /A001	Storing waste exemption	Non- Agricultura l Waste Only	Storage of sludge
L	372m SE	Newhouse Farm Old Crawley Road Horsham Surrey	EPR/GE5581Q L/A001	Storing waste exemption	Non- Agricultura l Waste Only	Storage of sludge
M	475m SE	-	WEX077196	Storing waste exemption	On a farm	Storage of sludge
M	475m SE	New House Farm Old Crawley Road Horsham Surrey	EPR/XE5445VL /A001	Storing waste exemption	Non- Agricultura l Waste Only	Storage of sludge

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

7

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
3	133m W	G C A M Hire Ltd	The Granary Hawkesbourne Farm, Rusper Road, Horsham, West Sussex, RH12 4QR	Marine Equipment Including Boats and Ships	Industrial Products
4	145m NW	Masts	West Sussex, RH12	Telecommunications Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
B	147m SE	Newspress	Unit 6-7 Newhouse Farm Business Centre, Old Crawley Road, Faygate, Horsham, West Sussex, RH12 4RU	Distribution and Haulage	Transport, Storage and Delivery
B	165m SE	M C A Consulting Engineers Ltd	Unit 8 Newhouse Farm Business Centre, Old Crawley Road, Faygate, Horsham, West Sussex, RH12 4RU	Civil Engineers	Engineering Services
B	167m SE	Ideal Installations Ltd	Unit 2 Newhouse Farm Business Centre, Old Crawley Road, Faygate, Horsham, West Sussex, RH12 4RU	Building and Component Suppliers	Construction Services
C	189m SE	Newhouse Farm Business Centre	West Sussex, RH12	Business Parks and Industrial Estates	Industrial Features
8	221m SW	Pumping Station	West Sussex, RH12	Water Pumping Stations	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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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**9**

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

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

ID	Location	Address	Details	
1	On site	OWL CASTLE BARN, OWL CASTLE FARM, WIMLAND ROAD, HORSHAM, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P05866 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/08/1995 Effective Date: 16/08/1995 Revocation Date: 31/03/1997



ID	Location	Address	Details	
2	94m SE	CHRISTIAN TRAINING CENTRE, ROFFEY PLACE OLD CRAWLEY ROAD, FAYGATE, HORSHAM, WEST SUSSEX, RH12 4RU	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P11050 Permit Version: 1 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/09/1993 Effective Date: 14/09/1993 Revocation Date: -
5	155m NE	THE FROG & NIGHTGOWN, WIMLAND ROAD, FAYGATE, HORSHAM, WEST SUSSEX, RH12 4SS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRDB3995AW Permit Version: 1 Receiving Water: DITCH TO CHANNELS BROOK	Status: NEW ISSUED UNDER EPR 2010 Issue date: 14/03/2016 Effective Date: 14/03/2016 Revocation Date: -
6	195m S	MOORHEAD COTTAGES, ROFFEY, MOORHEAD COTTAGES ROFFEY, HORSHAM, SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02751 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/12/1963 Effective Date: 20/12/1963 Revocation Date: 19/06/1995
7	196m SW	GREENFIELDS FARM, ROFFEY, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01516 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 19/09/1966 Effective Date: 19/09/1966 Revocation Date: 31/03/1997
C	201m SE	NEW HOUSE FARM SDP, FAYGATE, HORSHAM	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02374 Permit Version: 1 Receiving Water: -	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/11/1994 Effective Date: 03/07/1989 Revocation Date: 20/12/2012
C	201m SE	NEW HOUSE FARM SDP, FAYGATE, HORSHAM	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02374 Permit Version: 2 Receiving Water: GW VIA AN INFILTRATION SYSTEM	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2012 Effective Date: 21/12/2012 Revocation Date: -
9	276m SW	HORSHAM/RUSPER ROAD, CHENNELS BROOK, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01750 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 06/09/1968 Effective Date: 06/09/1968 Revocation Date: 01/07/1991



ID	Location	Address	Details	
10	348m W	MOATED HOUSE FARM, HORSHAM, SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N02803 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 19/10/1982 Effective Date: 19/10/1982 Revocation Date: 31/03/1997

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

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

4.15 Pollutant release to public sewer

Records within 500m	0
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Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0
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Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m	0
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Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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

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

ID	Location	Details	
A	On site	Incident Date: 25/04/2002 Incident Identification: 74631 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 25/04/2002 Incident Identification: 74631 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	On site	Incident Date: 25/04/2002 Incident Identification: 74631 Pollutant: Inert Materials and Wastes:Other Pollutant Pollutant Description: Other Inert Material or Waste:Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
11	429m SW	Incident Date: 27/07/2003 Incident Identification: 177022 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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
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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

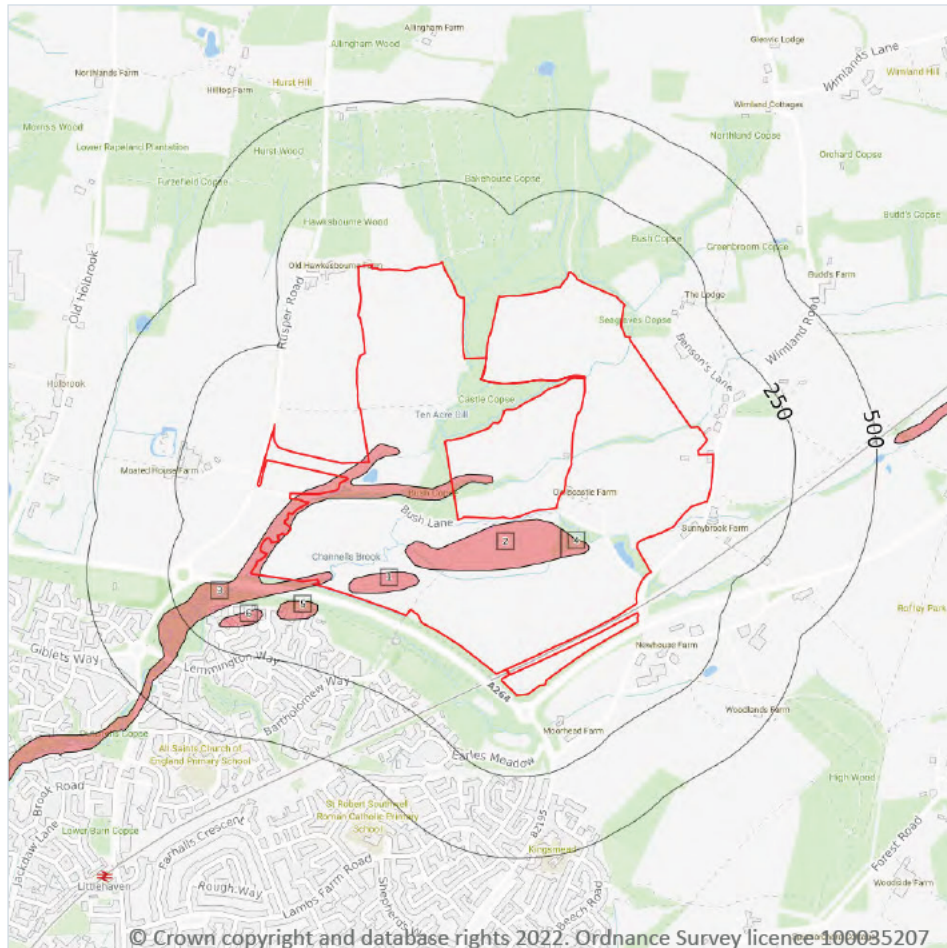
Records within 500m	0
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The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. 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

6

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on page 36

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

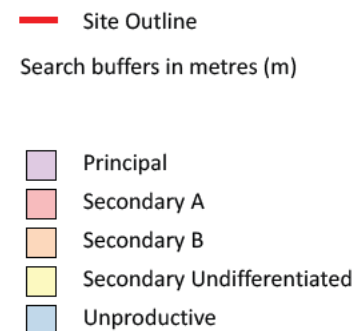
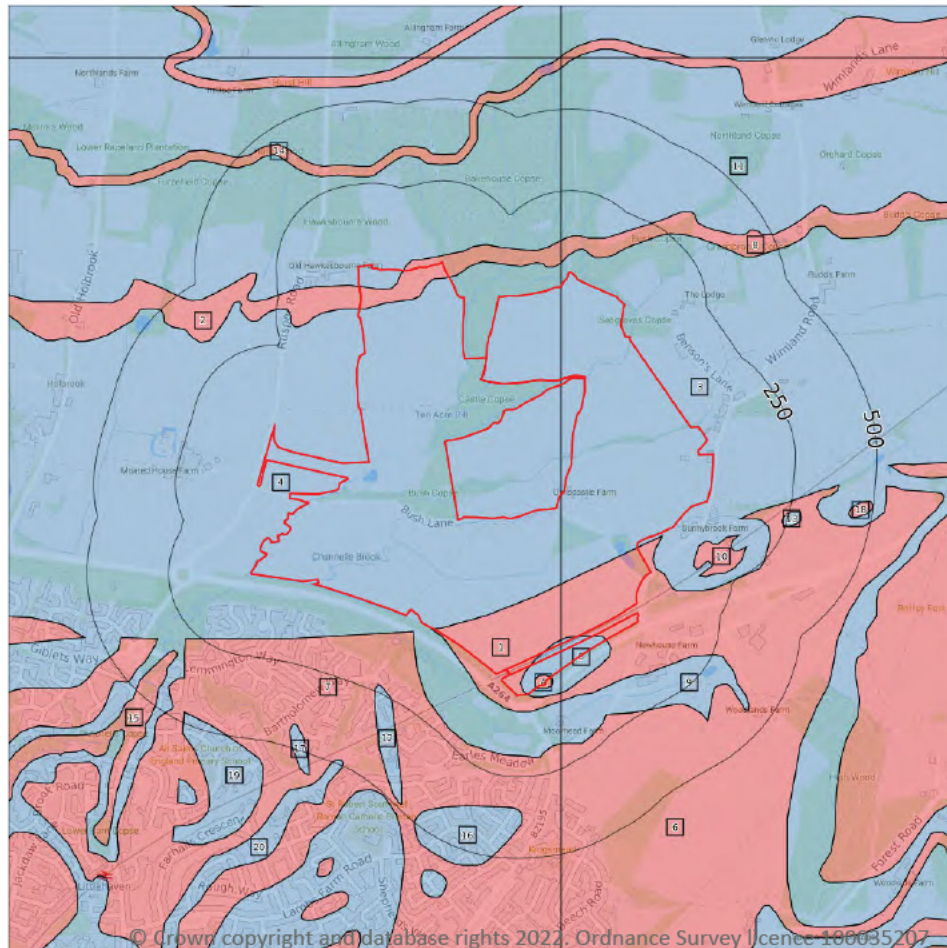


ID	Location	Designation	Description
3	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	On site	Secondary 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
5	55m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	106m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

22

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 38

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

ID	Location	Designation	Description
3	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	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
A	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
A	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
7	37m 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
8	39m 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
9	71m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
10	98m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
11	102m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
12	226m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
13	236m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
14	270m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
15	332m 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
16	344m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

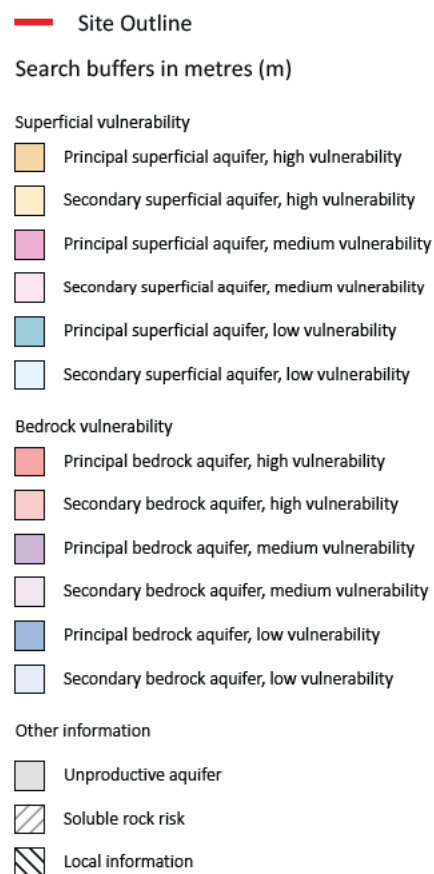
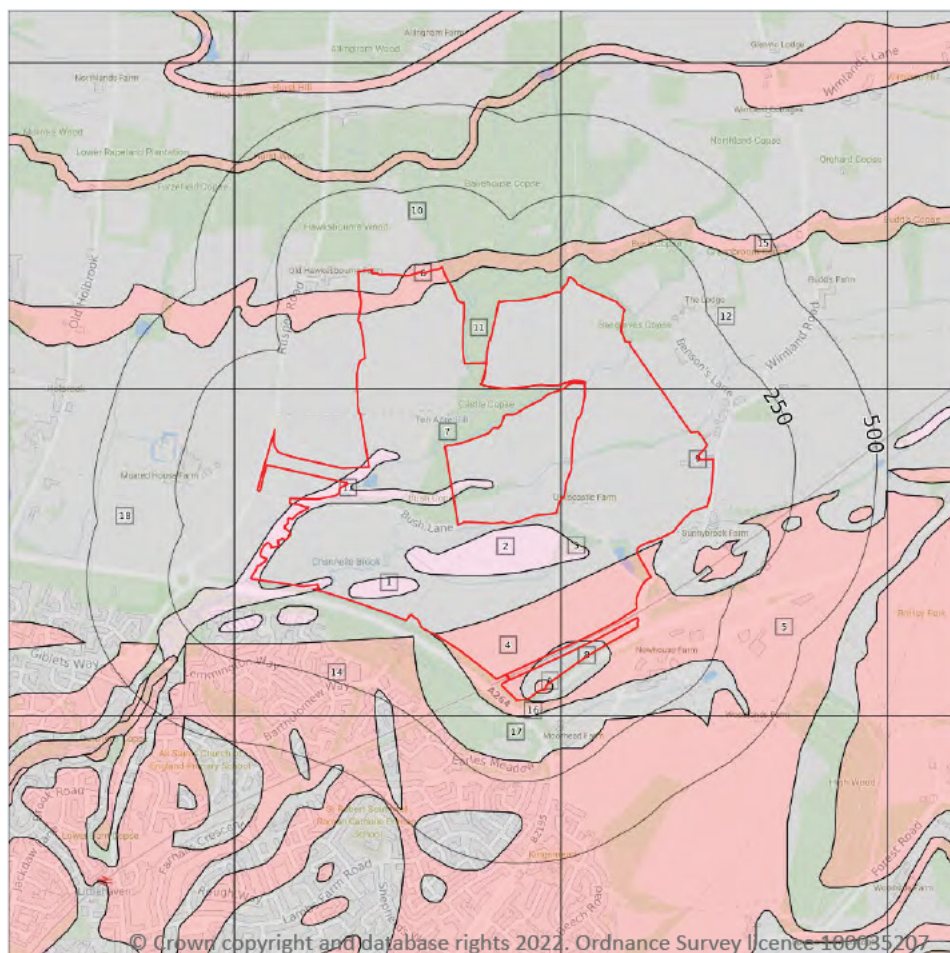


ID	Location	Designation	Description
17	427m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
18	428m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
19	470m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
20	485m S	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



5.3 Groundwater vulnerability

Records within 50m

20

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 41**



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: Intermediate 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: Intermediate 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: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
4	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
5	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
6	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
7	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
8	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
9	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
10	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
11	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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
12	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
13	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate 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
A	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
A	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
14	37m SW	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
15	38m NW	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
16	47m S	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
17	48m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
18	48m W	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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

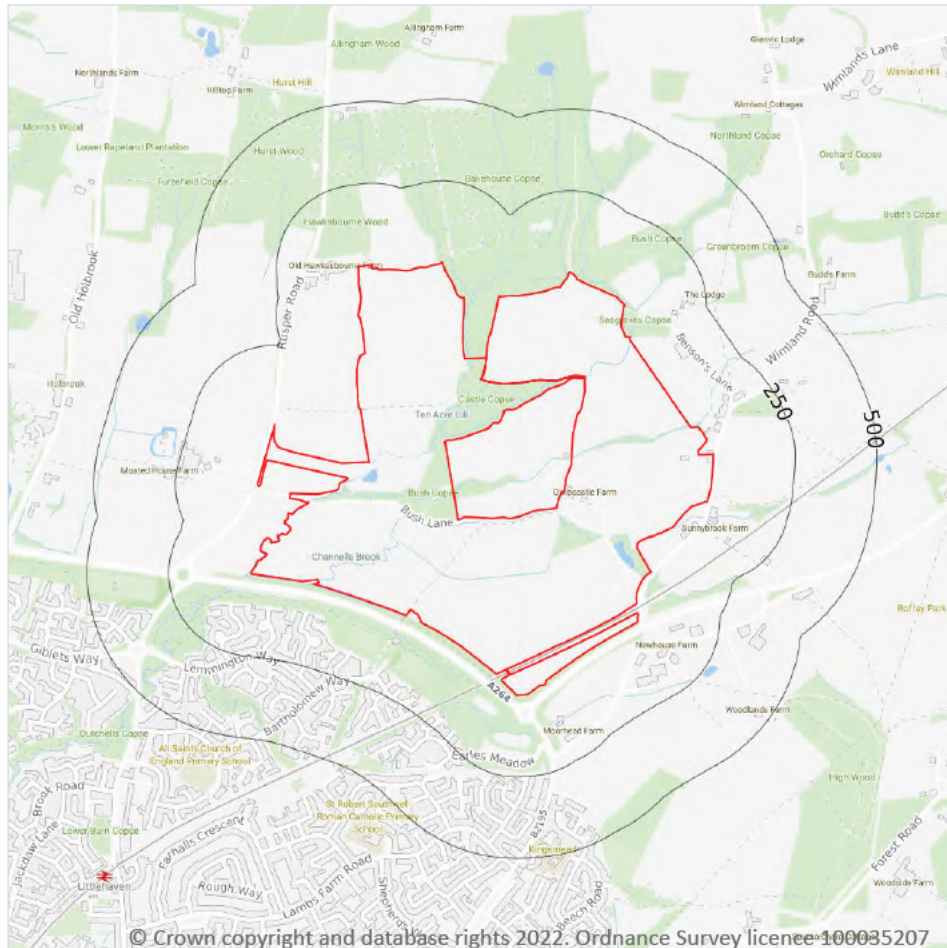
0

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
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 46**



ID	Location	Details	
-	1853m W	Status: Historical Licence No: 25/088 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: WARNHAM BRICKWORKS Data Type: Point Name: Ambion Brick Co Ltd Easting: 517310 Northing: 134280	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 13/10/1997 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 46**

ID	Location	Details	
-	1840m W	Status: Historical Licence No: 25/088 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Surface Waters Point: WARNHAM BRICKWORKS Data Type: Point Name: Wienerberger Limited Easting: 517300 Northing: 134200	Annual Volume (m ³): 18000 Max Daily Volume (m ³): 400 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 103 Version Start Date: 31/03/2014 Version End Date: -
-	1840m W	Status: Historical Licence No: 25/088 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Surface Waters Point: POND AT WARNHAM BRICKWORKS Data Type: Point Name: Wienerberger Limited Easting: 517300 Northing: 134200	Annual Volume (m ³): 18000 Max Daily Volume (m ³): 400 Original Application No: - Original Start Date: 25/05/1994 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -



ID	Location	Details	
-	1857m W	Status: Active Licence No: 25/088 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Surface Waters Point: POND AT WARNHAM BRICKWORKS Data Type: Point Name: Wienerberger Limited Easting: 517312 Northing: 134301	Annual Volume (m ³): 60,000 Max Daily Volume (m ³): 400 Original Application No: NPS/WR/026556 Original Start Date: 25/05/1994 Expiry Date: - Issue No: 104 Version Start Date: 16/04/2019 Version End Date: -

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

5.8 Potable abstractions

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

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

5.9 Source Protection Zones

Records within 500m	0
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

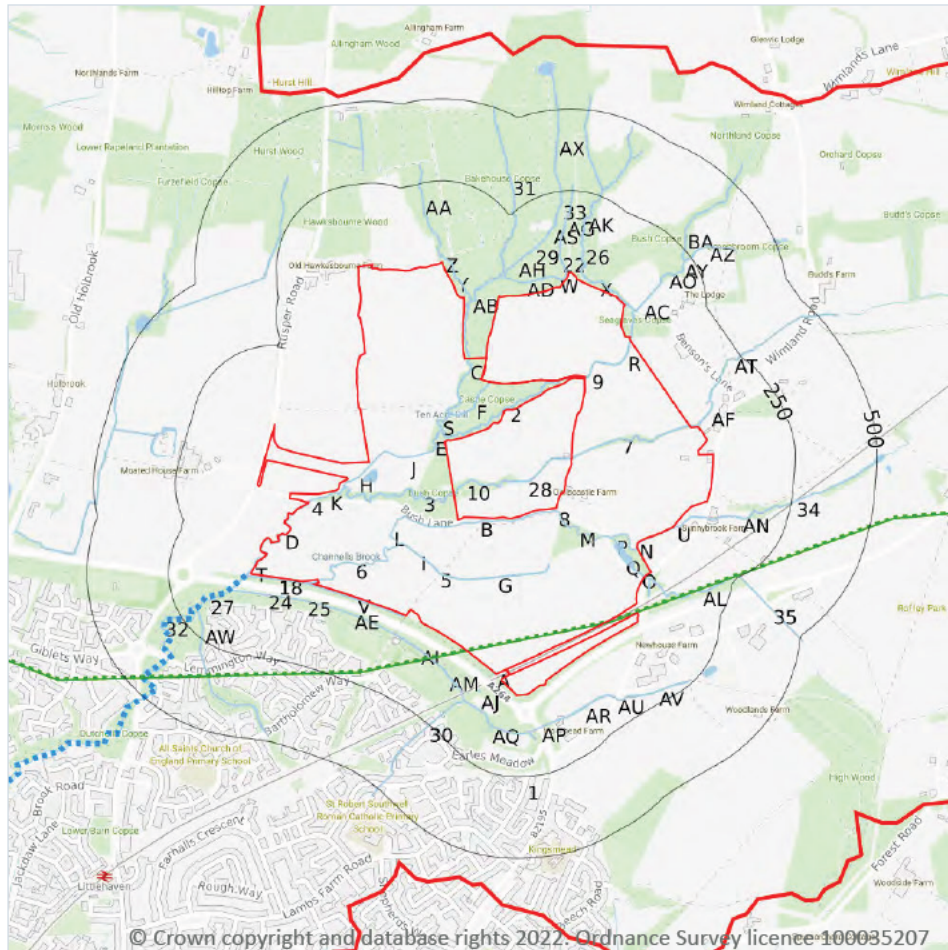
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

120

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
2	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
3	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
5	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
7	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Channells Brook
9	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
D	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
E	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
F	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
G	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
H	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
H	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
H	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
I	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
K	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
L	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
L	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Channells Brook
M	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
N	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
O	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
P	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
P	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Channells Brook
Q	On site	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
T	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
O	2m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
V	3m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
U	3m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Channells Brook
18	4m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
W	4m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
U	5m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
X	5m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
T	6m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
T	13m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
Y	13m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
Z	13m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
O	13m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
O	13m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Z	16m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
AB	17m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
AB	19m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill
AB	22m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Horsehead Gill
T	24m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Channells Brook
AC	31m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
AB	35m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Horsehead Gill
AB	36m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Horsehead Gill
AD	37m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AD	39m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
22	51m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AE	52m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AF	54m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
24	55m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
25	56m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AG	56m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AD	58m N	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
AH	58m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AH	58m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Horsehead Gill



ID	Location	Type of water feature	Ground level	Permanence	Name
O	60m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AF	61m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AI	66m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AJ	72m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
T	72m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
AF	73m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
26	80m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
27	80m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
AK	83m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AC	85m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AF	85m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AL	86m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AA	86m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Ten Acre Gill



ID	Location	Type of water feature	Ground level	Permanence	Name
AM	87m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	88m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AN	88m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
AF	89m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AO	89m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
28	92m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AF	95m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	101m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	101m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	103m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AM	103m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	103m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AP	108m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
AQ	109m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AR	113m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AP	115m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	121m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AM	123m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AS	124m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
29	128m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AN	136m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
AF	150m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AT	156m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
30	158m SW	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
31	162m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Horsehead Gill
AU	163m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
AU	176m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AU	177m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AV	180m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
32	193m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
AW	193m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
33	208m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AX	211m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
34	218m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Channells Brook
AY	218m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
AY	220m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AY	228m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AZ	229m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
AY	240m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
BA	245m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
35	248m SE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	43
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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
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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
10	On site	River	Boldings Brook	GB107041012910	Arun Upper	Arun and Western Streams

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 49](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
20	16m SW	River	Boldings Brook	GB107041012910	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site

1

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

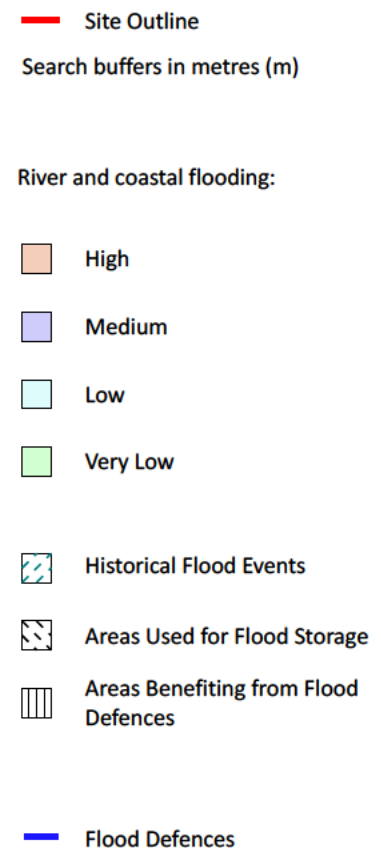
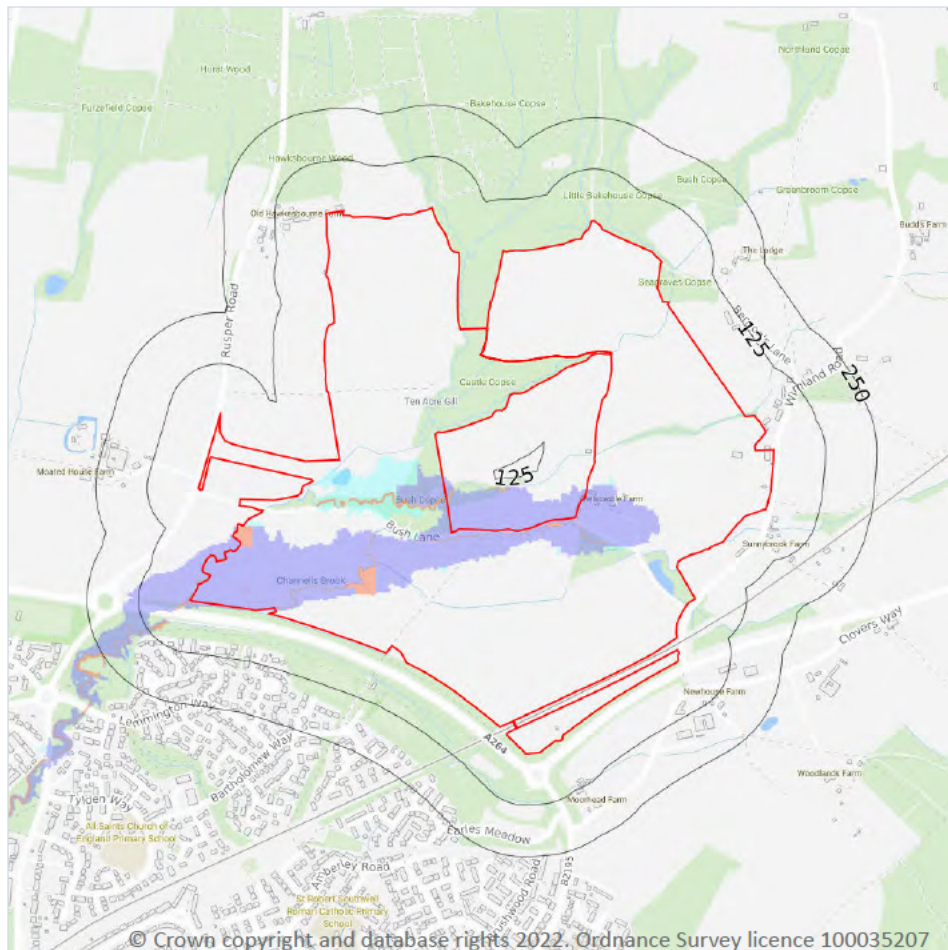
Features are displayed on the Hydrology map on [page 49](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Arun & Western Streams Hastings Beds	GB40702G500600	Good	Good	Good	2019

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



7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m

45

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).

Features are displayed on the River and coastal flooding map on [page 61](#)

Distance	Flood risk category
On site	High
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	0
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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
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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
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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.

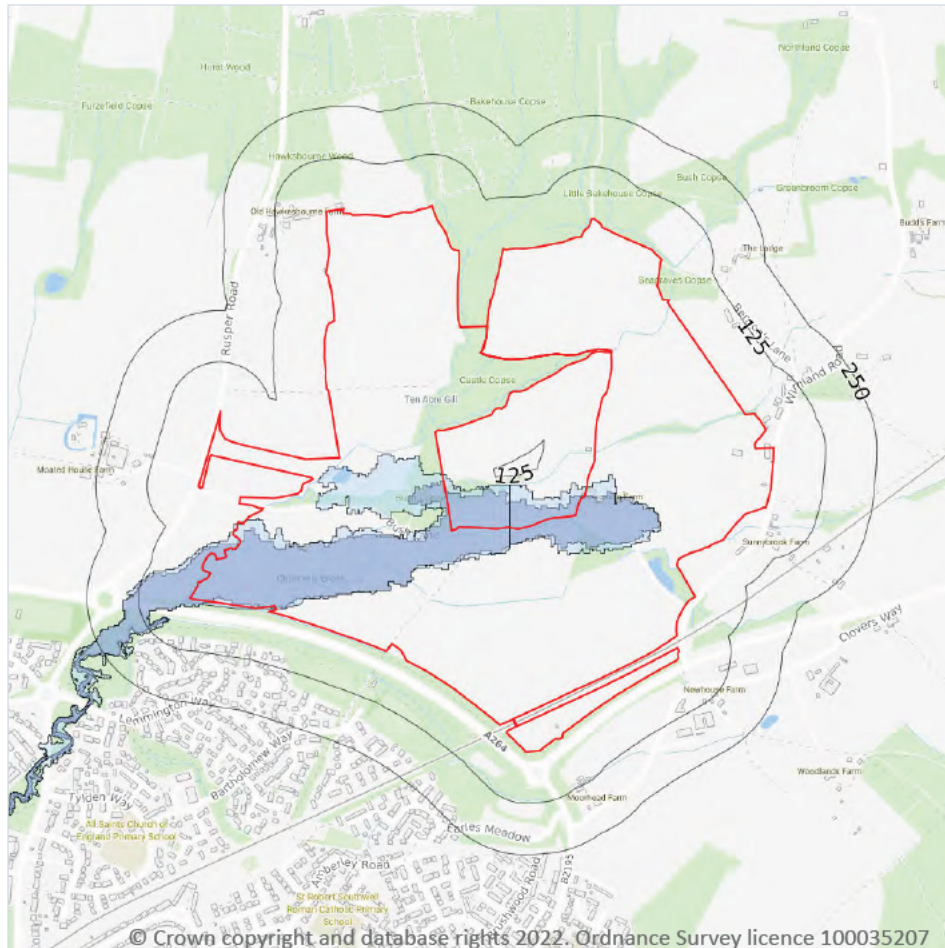
7.5 Flood Storage Areas

Records within 250m	0
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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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on [page 61](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

1

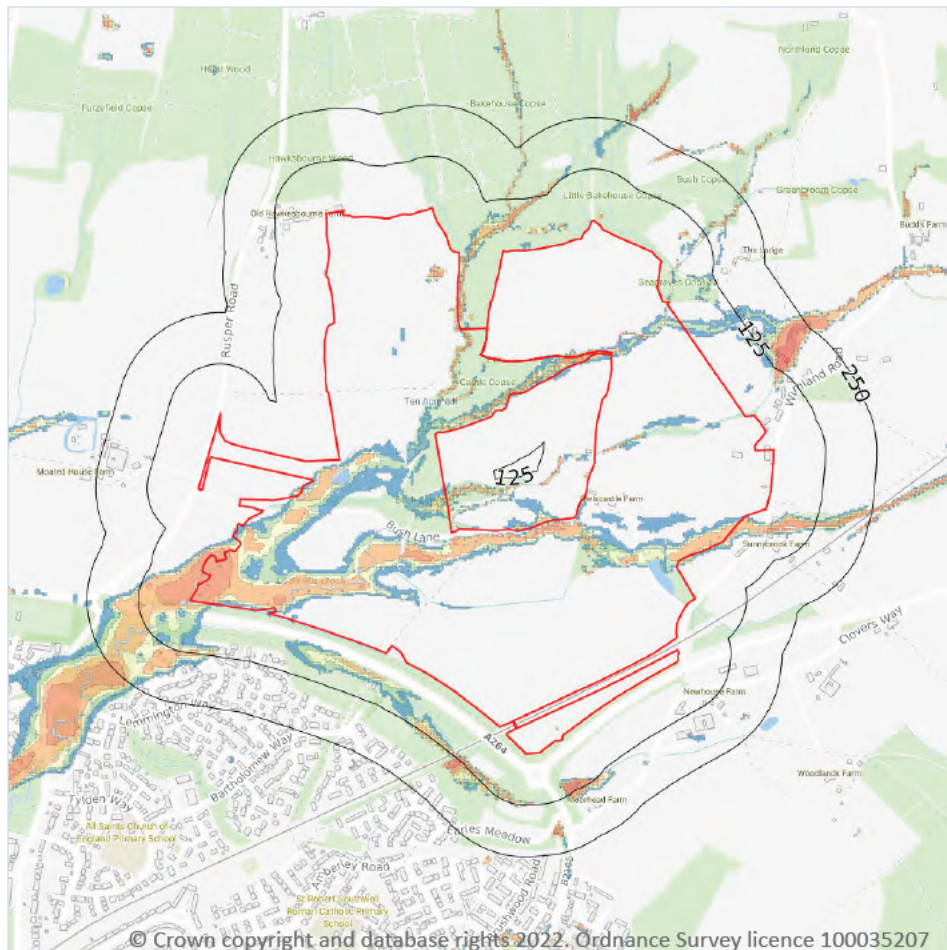
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 61**

Location	Type
On site	Zone 3 - (Fluvial Models)

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

8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 65](#)

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.

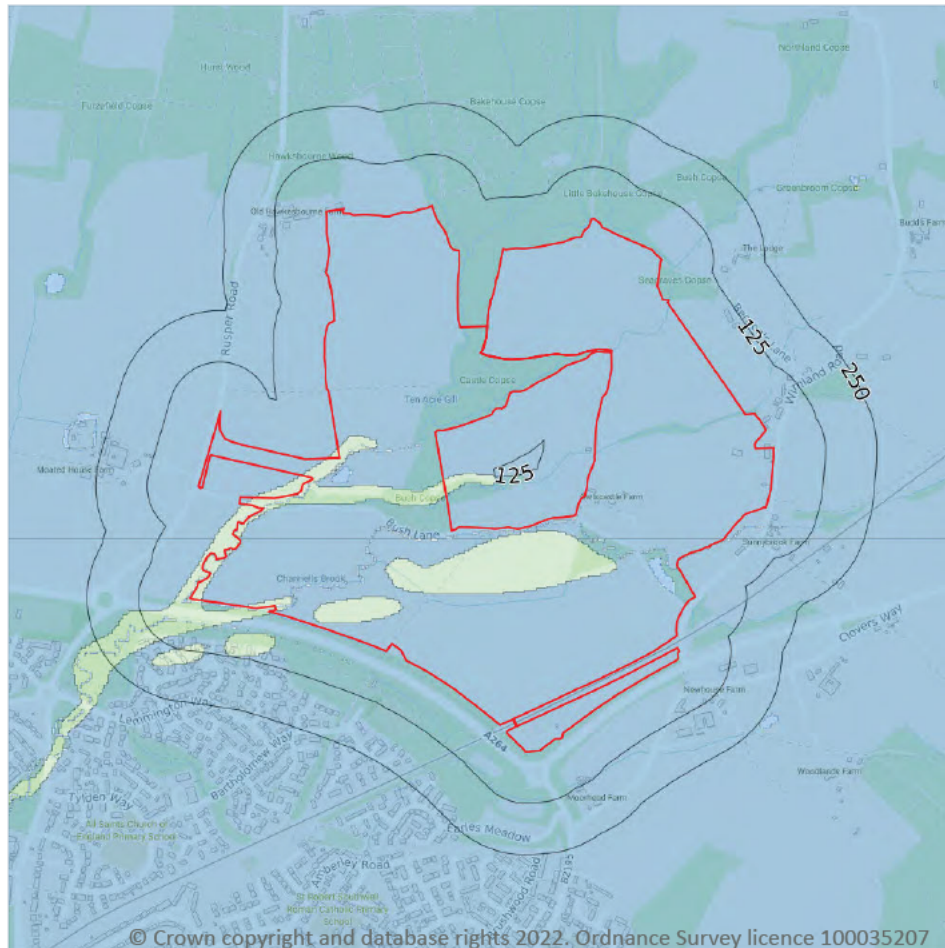
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

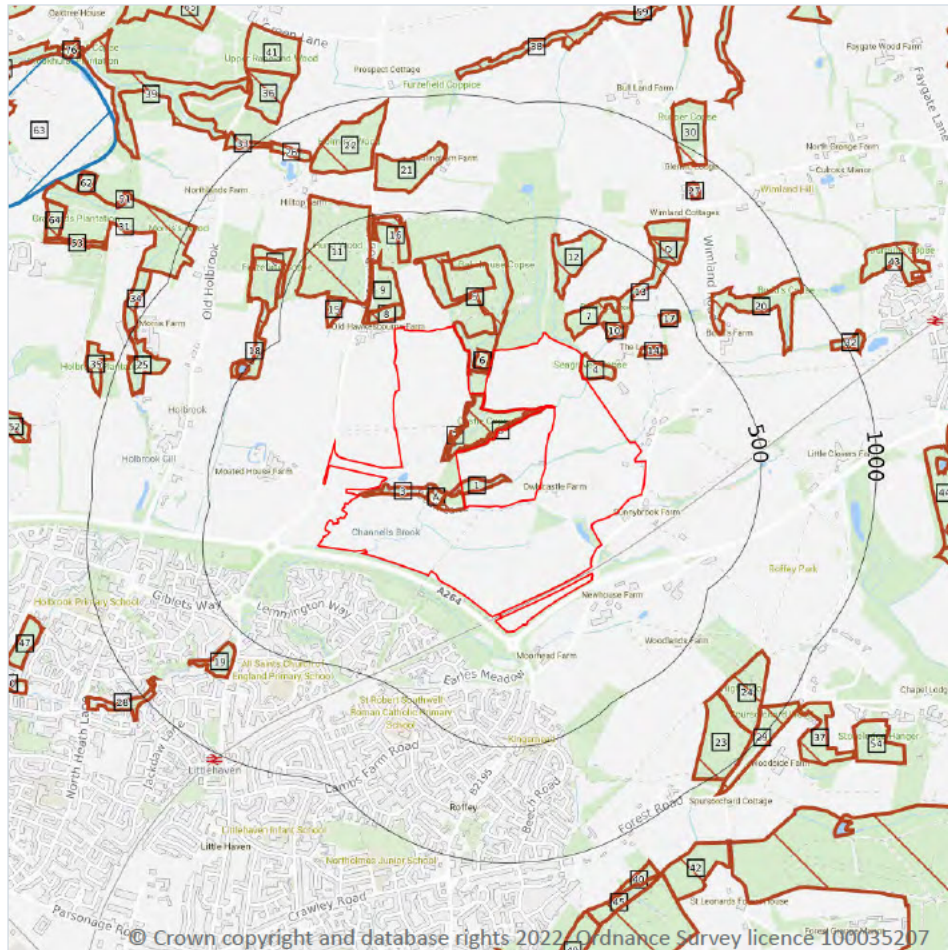
Low

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 67**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on page 68

ID	Location	Name	Data source
63	1451m NW	Warnham	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

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

1

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.

Features are displayed on the Environmental designations map on [page 68](#)

ID	Location	Name	Data source
-	1616m W	Warnham	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

92

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 68](#)

ID	Location	Name	Woodland Type
1	On site	Unknown	Ancient & Semi-Natural Woodland
2	On site	Unknown	Ancient & Semi-Natural Woodland
3	On site	Unknown	Ancient & Semi-Natural Woodland
4	On site	Seagraves Copse	Ancient & Semi-Natural Woodland
5	On site	Tenacre Gill	Ancient & Semi-Natural Woodland
A	On site	Unknown	Ancient & Semi-Natural Woodland
A	On site	Unknown	Ancient Replanted Woodland
B	On site	Unknown	Ancient & Semi-Natural Woodland
B	On site	Castle Copse	Ancient & Semi-Natural Woodland
6	8m W	Unknown	Ancient & Semi-Natural Woodland
7	41m NE	Bush Copse	Ancient & Semi-Natural Woodland
8	41m N	Hawksbourne Wood	Ancient Replanted Woodland



ID	Location	Name	Woodland Type
9	100m N	Hawksbourne Wood	Ancient & Semi-Natural Woodland
10	129m NE	Unknown	Ancient & Semi-Natural Woodland
11	165m NW	Hurst Wood	Ancient & Semi-Natural Woodland
12	167m NE	Breakey Gill	Ancient & Semi-Natural Woodland
13	223m NE	Unknown	Ancient & Semi-Natural Woodland
14	245m E	Greenbroom Copse	Ancient & Semi-Natural Woodland
15	245m W	Hurst Wood	Ancient Replanted Woodland
16	283m N	Unknown	Ancient & Semi-Natural Woodland
17	364m E	Unknown	Ancient & Semi-Natural Woodland
18	438m NW	Unknown	Ancient & Semi-Natural Woodland
C	508m W	Unknown	Ancient & Semi-Natural Woodland
D	520m NE	Northland Copse	Ancient & Semi-Natural Woodland
C	522m W	Furzefield Copse	Ancient & Semi-Natural Woodland
19	568m SW	Dutshell Copse	Ancient & Semi-Natural Woodland
D	579m NE	Northland Copse	Ancient & Semi-Natural Woodland
20	583m E	Budds Copse	Ancient & Semi-Natural Woodland
21	584m N	Allingham Wood	Ancient & Semi-Natural Woodland
22	702m N	Holming Wood	Ancient & Semi-Natural Woodland
23	722m SE	High Wood	Ancient & Semi-Natural Woodland
24	729m SE	High Wood	Ancient Replanted Woodland
25	797m NW	Unknown	Ancient & Semi-Natural Woodland
26	815m NW	Unknown	Ancient & Semi-Natural Woodland
27	823m NE	Unknown	Ancient & Semi-Natural Woodland
28	910m SW	Unknown	Ancient & Semi-Natural Woodland
29	914m SE	Spursorchard Wood	Ancient & Semi-Natural Woodland
30	919m NE	Rusper Copse	Ancient & Semi-Natural Woodland
31	922m W	Unknown	Ancient & Semi-Natural Woodland
32	936m NE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
33	949m NW	Unknown	Ancient & Semi-Natural Woodland
34	992m NW	Unknown	Ancient & Semi-Natural Woodland
35	1026m W	Unknown	Ancient & Semi-Natural Woodland
36	1026m NW	Upper Rapeland Wood	Ancient Replanted Woodland
37	1061m SE	Unknown	Ancient & Semi-Natural Woodland
38	1071m N	Sloughbrook Gill	Ancient & Semi-Natural Woodland
39	1110m NW	Unknown	Ancient & Semi-Natural Woodland
40	1154m SE	Severells Hill	Ancient & Semi-Natural Woodland
41	1164m N	Unknown	Ancient & Semi-Natural Woodland
42	1197m SE	Unknown	Ancient & Semi-Natural Woodland
43	1200m NE	Unknown	Ancient & Semi-Natural Woodland
44	1210m E	Faygate Forest & Rookfield Hill	Ancient & Semi-Natural Woodland
45	1216m SE	Unknown	Ancient & Semi-Natural Woodland
46	1231m SE	Unknown	Ancient Replanted Woodland
47	1242m W	North Heath Copse	Ancient & Semi-Natural Woodland
48	1247m NE	Unknown	Ancient & Semi-Natural Woodland
49	1251m S	Unknown	Ancient & Semi-Natural Woodland
50	1276m SE	St Leonard's Forest	Ancient Replanted Woodland
51	1276m NW	Unknown	Ancient & Semi-Natural Woodland
52	1285m W	Unknown	Ancient & Semi-Natural Woodland
53	1296m W	Unknown	Ancient & Semi-Natural Woodland
54	1298m SE	Stonelodge Hanger	Ancient & Semi-Natural Woodland
55	1305m E	Faygate Forest & Rookfield Hill	Ancient Replanted Woodland
56	1308m E	Unknown	Ancient Replanted Woodland
57	1312m E	Holmbush Forest	Ancient Replanted Woodland
58	1377m S	Unknown	Ancient & Semi-Natural Woodland
59	1386m N	Unknown	Ancient & Semi-Natural Woodland
60	1394m SW	Unknown	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1440m N	Unknown	Ancient & Semi-Natural Woodland
62	1440m NW	Unknown	Ancient & Semi-Natural Woodland
64	1486m NW	Unknown	Ancient Replanted Woodland
65	1541m NW	Unknown	Ancient Replanted Woodland
-	1629m E	Faygate Forest	Ancient & Semi-Natural Woodland
-	1634m E	Faygate Forest	Ancient Replanted Woodland
69	1680m NW	Unknown	Ancient & Semi-Natural Woodland
-	1695m W	Unknown	Ancient & Semi-Natural Woodland
-	1733m S	Unknown	Ancient Replanted Woodland
-	1744m W	Unknown	Ancient & Semi-Natural Woodland
-	1752m S	Unknown	Ancient Replanted Woodland
-	1782m NE	Unknown	Ancient & Semi-Natural Woodland
-	1786m NW	Unknown	Ancient & Semi-Natural Woodland
76	1790m NW	Unknown	Ancient & Semi-Natural Woodland
-	1849m S	Unknown	Ancient & Semi-Natural Woodland
78	1849m NW	Unknown	Ancient & Semi-Natural Woodland
-	1861m SE	Unknown	Ancient & Semi-Natural Woodland
-	1862m N	Unknown	Ancient & Semi-Natural Woodland
81	1880m NW	Unknown	Ancient & Semi-Natural Woodland
-	1886m N	Unknown	Ancient & Semi-Natural Woodland
-	1918m NE	Fullers Shaw, Eleven Acres, Five Acres, Marl Pit	Ancient & Semi-Natural Woodland
-	1926m SE	Unknown	Ancient Replanted Woodland
-	1955m SE	Unknown	Ancient Replanted Woodland
86	1985m NE	Unknown	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

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

Location	Name	Type	NVZ ID	Status
On site	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing

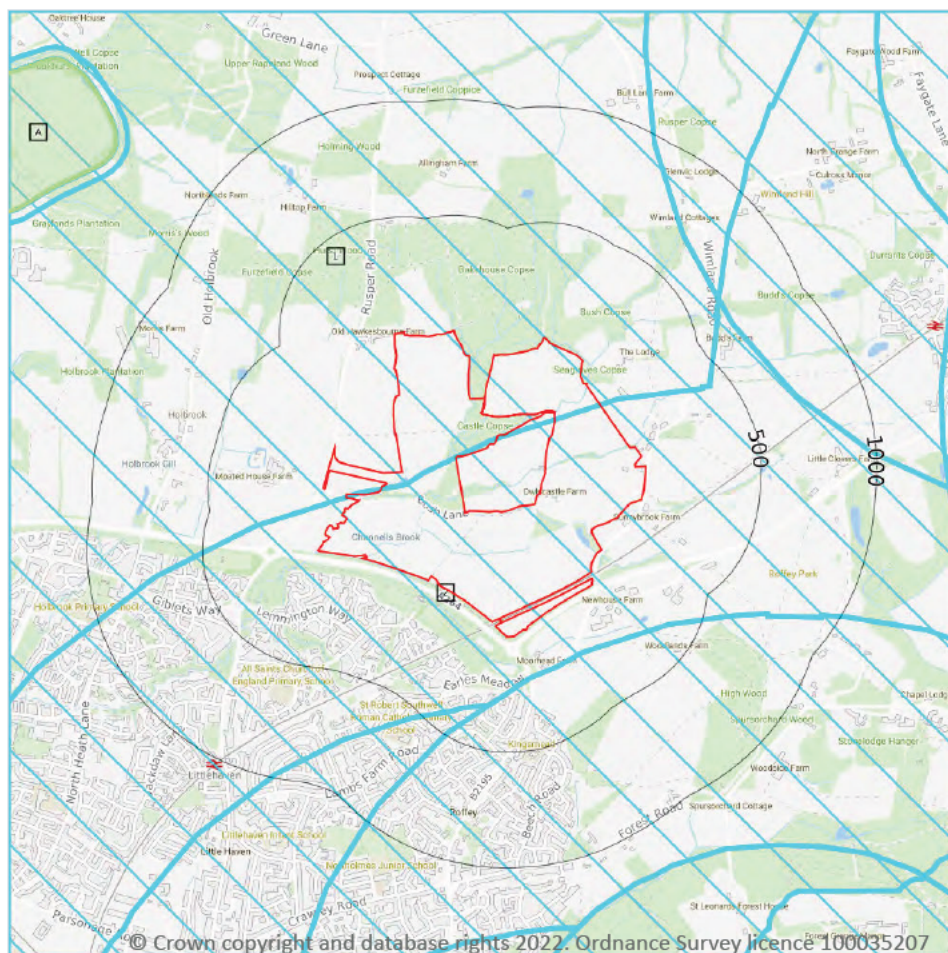


Location	Name	Type	NVZ ID	Status
1617m NW	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

2

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 77**

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 > 750m², manure stores > 3500t.

ID	Location	Type of developments requiring consultation
2	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 750m ² , manure stores > 3500t.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	1
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

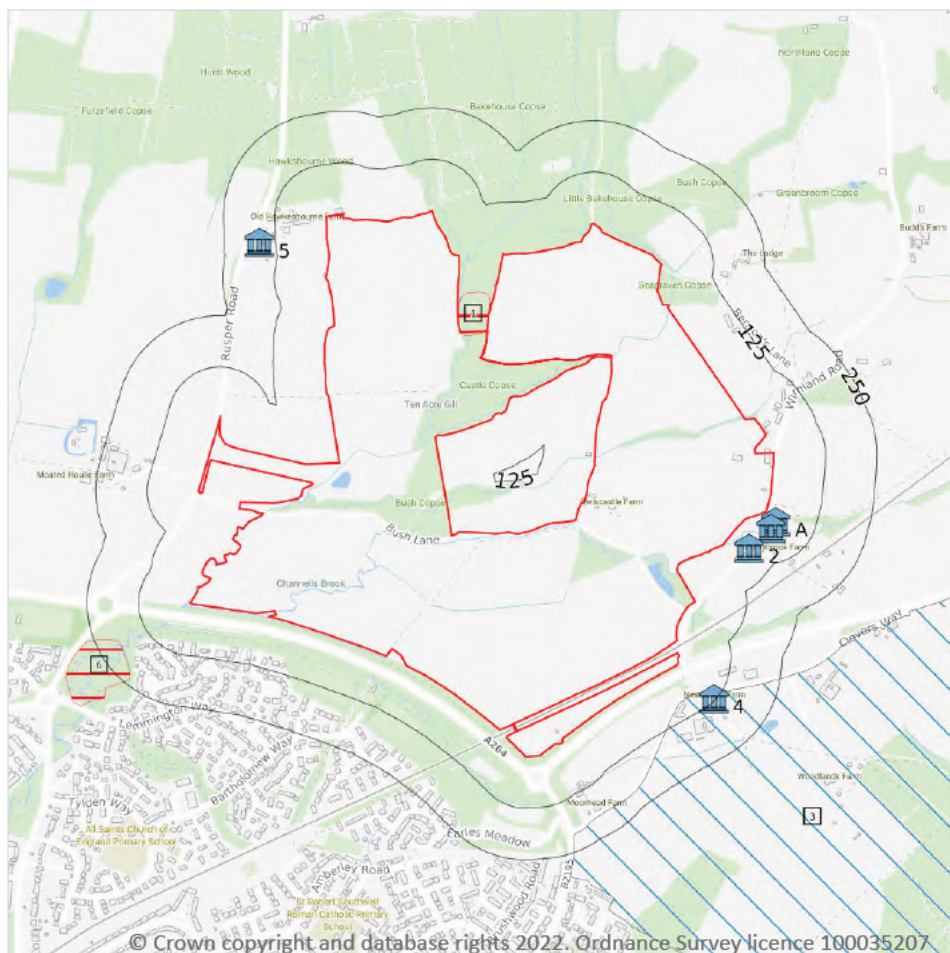
Features are displayed on the SSSI Impact Zones and Units map on [page 77](#)

ID: A
 Location: 1451m NW
 SSSI name: Warnham
 Unit name: Whole Site
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
EA - Wealden	Favourable	03/11/2011

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

11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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



11.2 Area of Outstanding Natural Beauty

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 79](#)

ID	Location	NAME	Data Source
3	80m SE	High Weald	Natural England

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

5

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

Features are displayed on the Visual and cultural designations map on [page 79](#)

ID	Location	Name	Grade	Reference Number	Listed date
A	33m SE	Brook House, Colgate, Horsham, West Sussex, RH12	II	1027040	28/11/1980



ID	Location	Name	Grade	Reference Number	Listed date
A	41m S	Barn To The South West of Brook House, Colgate, Horsham, West Sussex, RH12	II	1286021	28/11/1980
2	55m SE	King's Farmhouse, Rusper, Horsham, West Sussex, RH12	II	1193716	28/11/1980
4	121m SE	Newhouse Farmhouse, Colgate, Horsham, West Sussex, RH12	II	1027061	28/11/1980
5	164m W	Hawksbourne Farmhouse, Rusper, Horsham, West Sussex, RH12	II	1027071	28/11/1980

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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

2

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.

Features are displayed on the Visual and cultural designations map on [page 79](#)

ID	Location	Ancient monument name	Reference number
1	On site	The 'Castle' moated site, 500m ESE of Hawkesbourne Farm	1008050
6	197m SW	Motte and bailey castle north of Chennells Brook Farm	1014389

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



11.7 Registered Parks and Gardens

Records within 250m

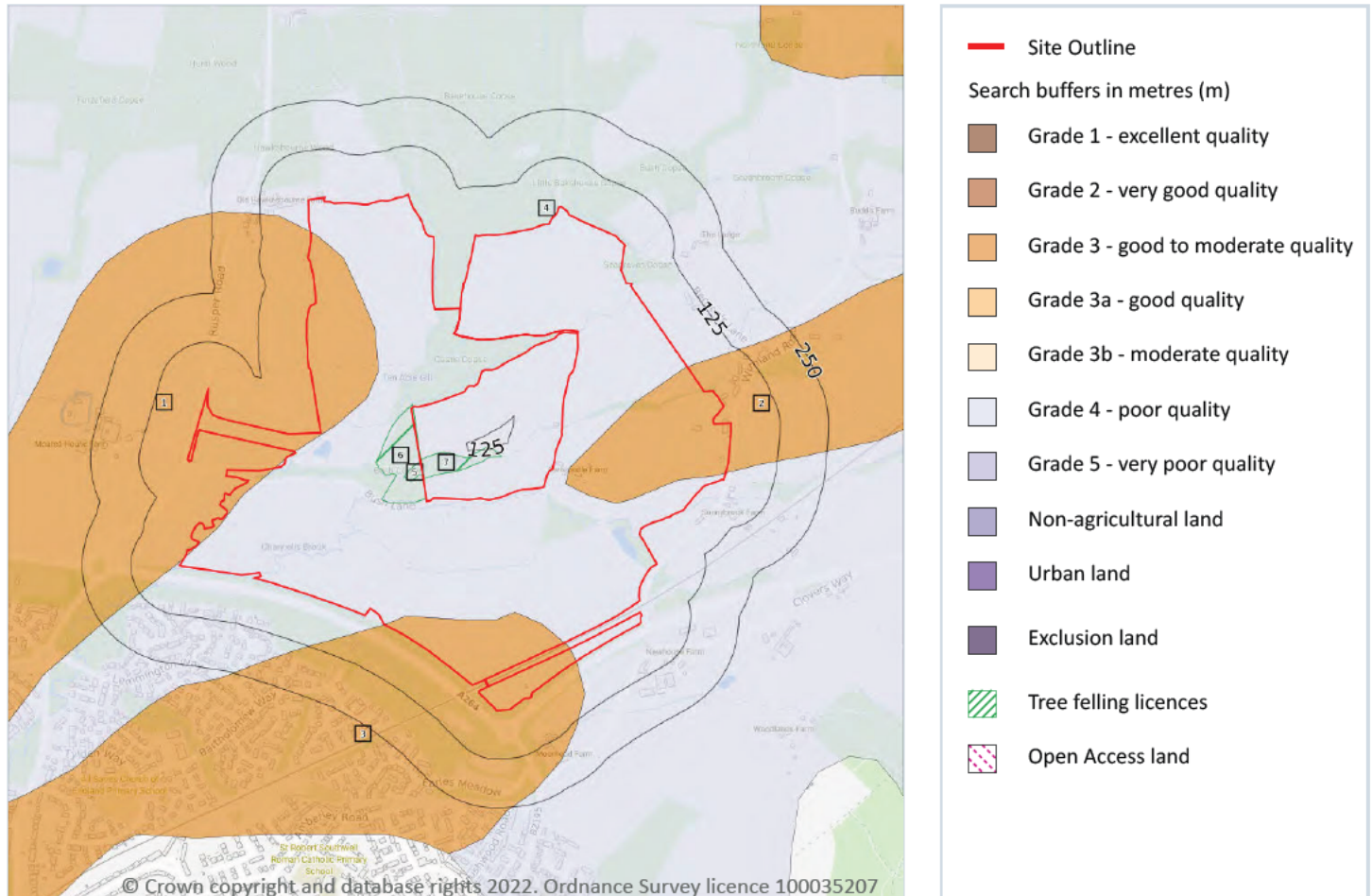
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

4

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

Features are displayed on the Agricultural designations map on page 83

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

ID	Location	Classification	Description
2	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
3	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.
4	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m 0

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

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

12.3 Tree Felling Licences

Records within 250m 3

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.

Features are displayed on the Agricultural designations map on [page 83](#)

ID	Location	Description	Reference	Application date
5	On site	Selective Fell/Thin (Conditional)	019/29/02-03	11/09/2002
6	On site	Selective Fell/Thin (Conditional)	019/64/96-97	01/01/1970
7	1m E	Selective Fell/Thin (Conditional)	019/28/02-03	11/09/2002

This data is sourced from the Forestry Commission.



12.4 Environmental Stewardship Schemes

Records within 250m

2

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.

Location	Reference	Scheme	Start Date	End date
90m SW	AG00471933	Higher Level Stewardship	01/09/2013	31/08/2023
90m SW	AG00471933	Higher Level Stewardship	01/09/2013	31/08/2023

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

3

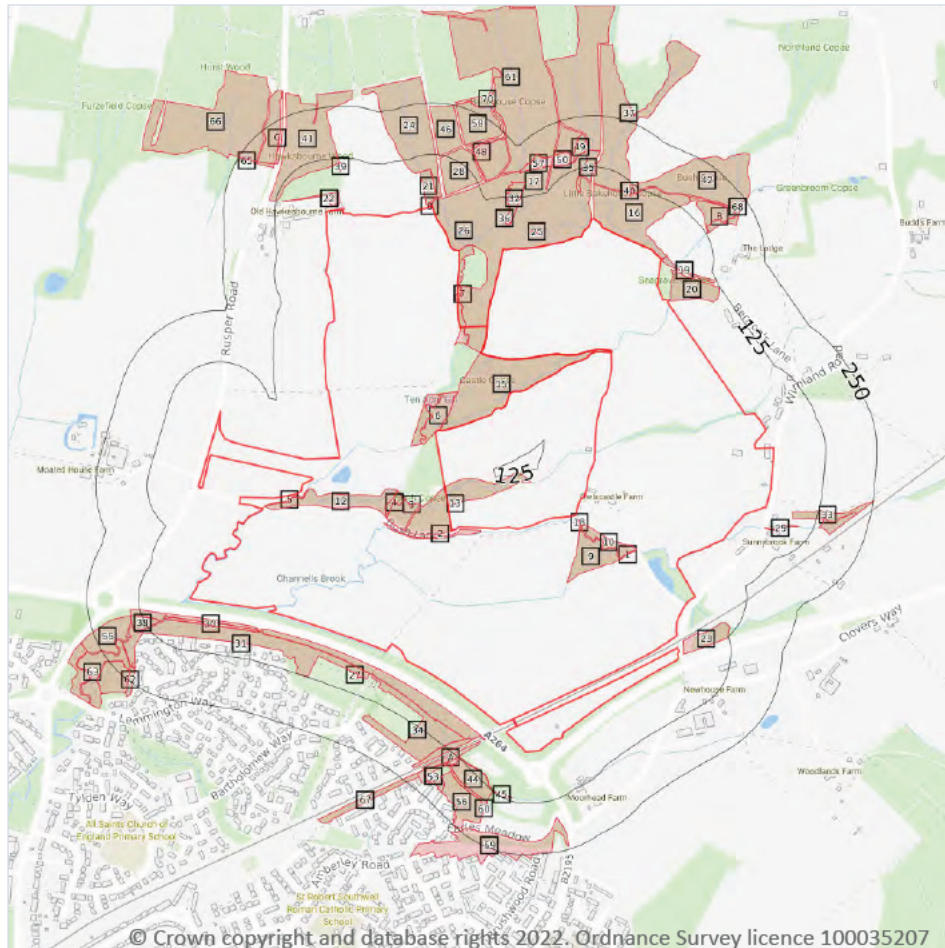
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	810137	Countryside Stewardship (Higher Tier)	01/01/2020	31/12/2024
13m NE	626467	Countryside Stewardship (Middle Tier)	01/01/2019	31/12/2023
121m NE	523177	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

76

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

Features are displayed on the Habitat designations map on page 86

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	1m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	2m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
21	7m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
22	11m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
23	11m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
24	17m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
25	30m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
26	36m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
27	40m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
28	42m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
29	47m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
30	49m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
31	50m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
32	58m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	62m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
33	64m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
34	66m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
35	70m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	71m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
36	72m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
37	81m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
38	91m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (FEP + HLS)
39	92m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
40	97m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
41	101m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
42	102m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
43	108m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
44	110m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
45	116m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
46	122m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	129m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	129m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
47	137m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
48	141m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
49	143m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
50	144m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
51	144m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
52	146m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
53	147m SW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
54	148m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
55	151m W	Good quality semi-improved grassland	Main habitat: GQSIG (FEP + HLS)
56	161m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)



ID	Location	Main Habitat	Other habitats
57	162m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	165m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
58	168m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
59	168m S	No main habitat but additional habitats present	Additional: GQSIG (INV 50%)
60	169m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
C	170m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
61	179m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
62	195m SW	Good quality semi-improved grassland	Main habitat: GQSIG (FEP + HLS)
63	197m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (FEP + HLS)
64	205m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (FEP + HLS)
65	208m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
66	210m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
67	215m SW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
68	220m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
69	224m SW	Good quality semi-improved grassland	Main habitat: GQSIG (FEP + HLS)
70	242m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m

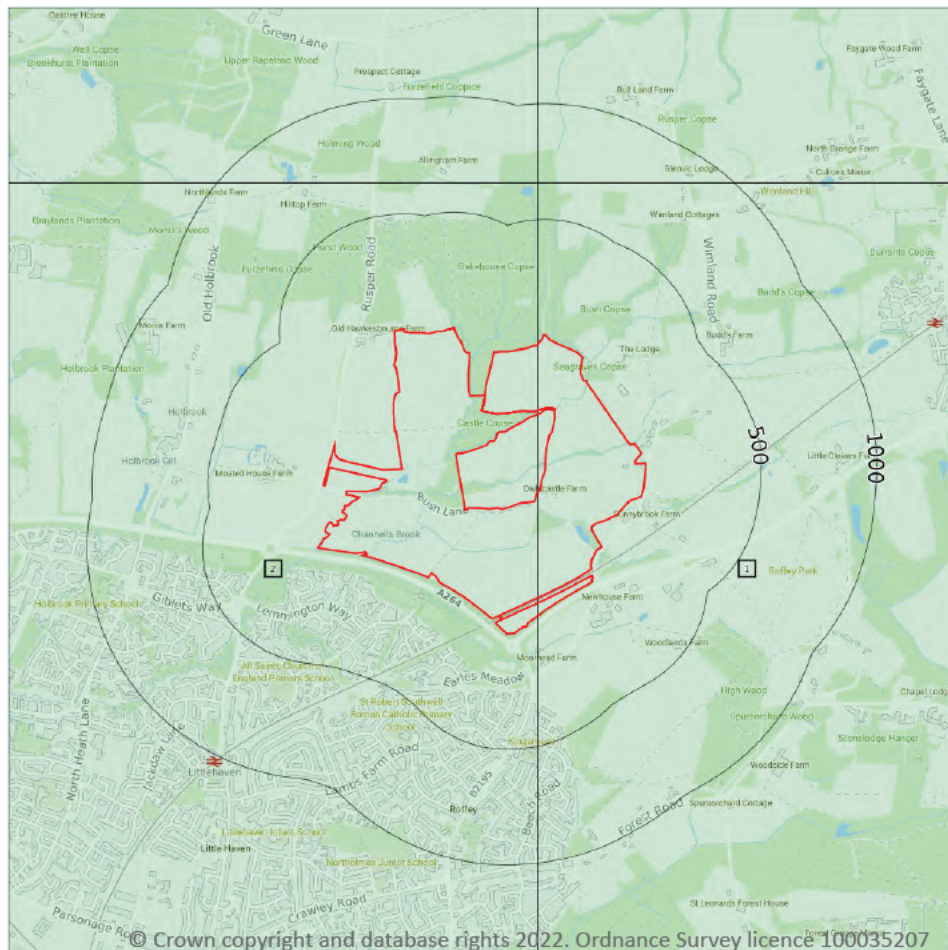
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable 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

2

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 91

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ23SW
2	On site	Full	Full	Full	No coverage	TQ13SE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

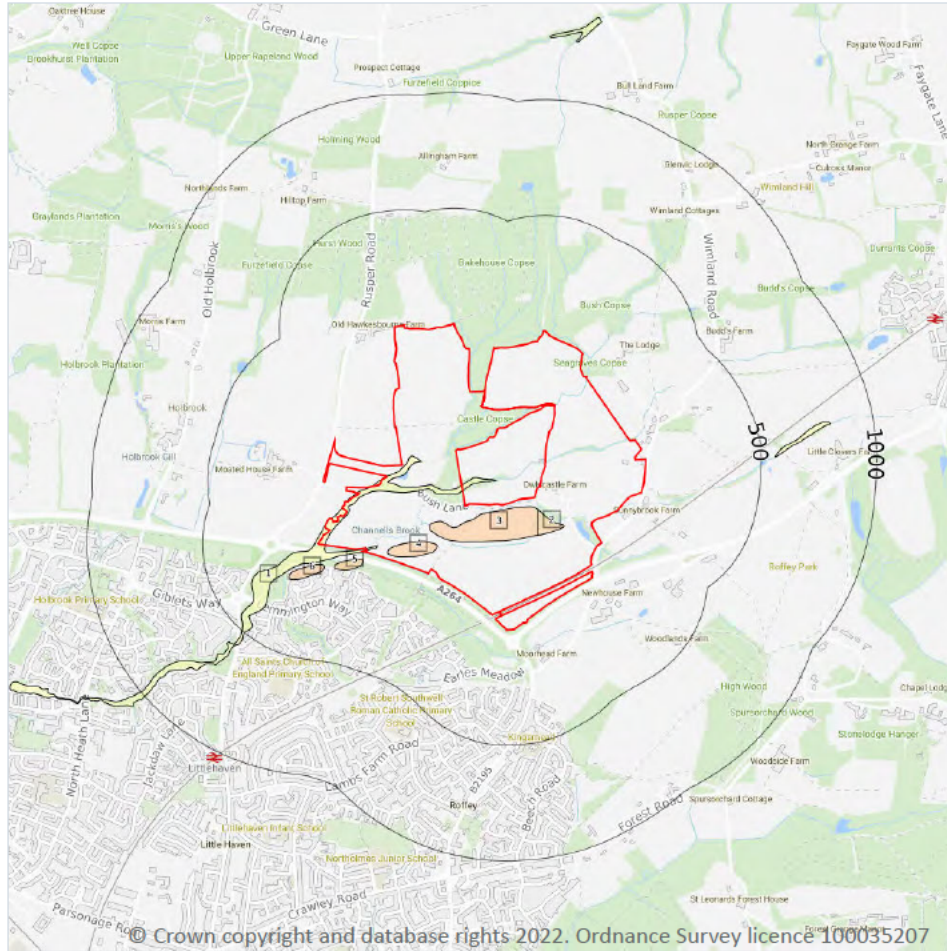
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)

Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

6

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on page 93

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	On site	AR4-XSV	Arun Terrace Deposits, 4 Member - Sand And Gravel	Sand And Gravel
3	On site	AR4-XSV	Arun Terrace Deposits, 4 Member - Sand And Gravel	Sand And Gravel
4	On site	AR4-XSV	Arun Terrace Deposits, 4 Member - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	33m S	AR4-XSV	Arun Terrace Deposits, 4 Member - Sand And Gravel	Sand And Gravel
6	85m S	AR4-XSV	Arun Terrace Deposits, 4 Member - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

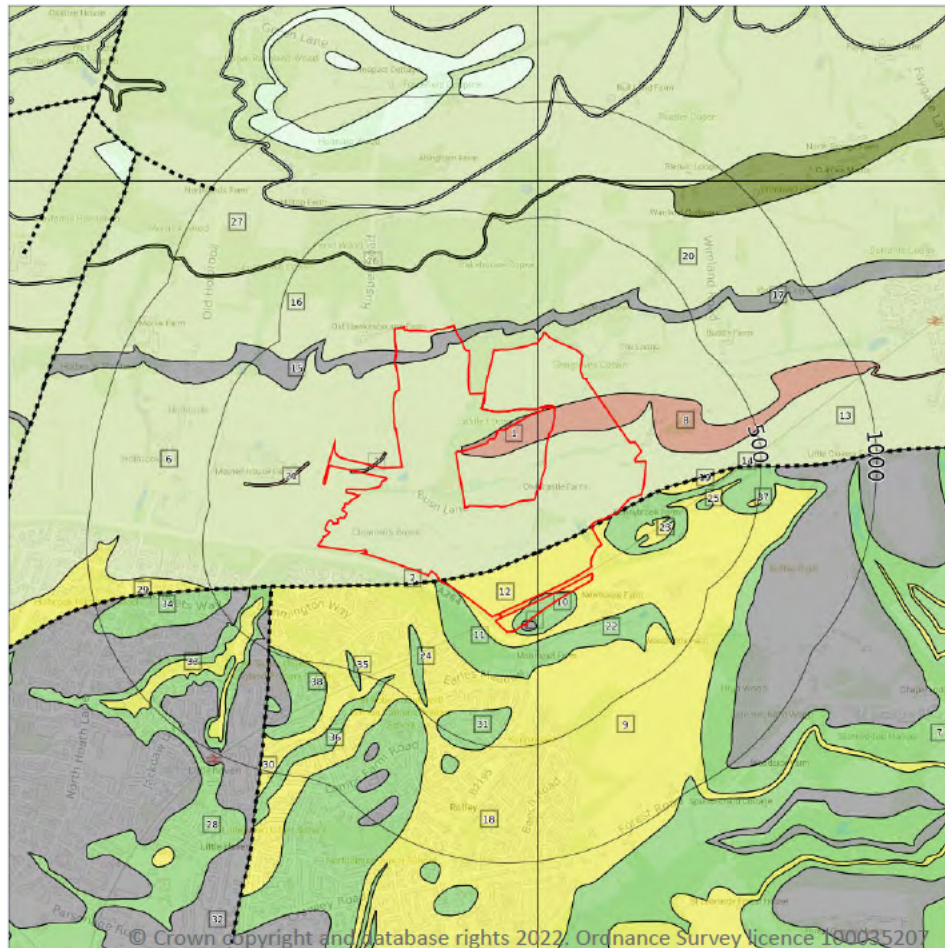
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

34

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 95

ID	Location	LEX Code	Description	Rock age
1	On site	WC-FESTC	Weald Clay Formation - Clay-ironstone	Barremian Age - Hauterivian Age
3	On site	WC-FESTC	Weald Clay Formation - Clay-ironstone	Barremian Age - Hauterivian Age
4	On site	CGS-SDST	Colgate Sandstone - Sandstone	Valanginian Age
5	On site	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age

ID	Location	LEX Code	Description	Rock age
6	On site	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
7	On site	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
8	On site	WC-FESTC	Weald Clay Formation - Clay-ironstone	Barremian Age - Hauterivian Age
9	On site	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
10	On site	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
11	On site	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
12	On site	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
13	On site	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
15	On site	HST-CALSST	Horsham Stone Member - Calcareous Sandstone	Hauterivian Age
16	On site	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
17	19m NW	HST-CALSST	Horsham Stone Member - Calcareous Sandstone	Hauterivian Age
18	21m SW	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
19	63m E	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
20	70m N	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
21	80m W	WC-FESTC	Weald Clay Formation - Clay-ironstone	Barremian Age - Hauterivian Age
22	88m SE	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
23	116m SE	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
24	227m S	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
25	240m E	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
26	241m N	WC-LMST	Weald Clay Formation - Limestone	Barremian Age - Hauterivian Age
27	251m N	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
28	270m SW	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
31	325m S	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
32	325m SW	RPS-SDST	Roffey Park Sandstone - Sandstone	Valanginian Age
33	328m SW	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
34	421m SW	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
35	425m S	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
36	451m SW	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age



ID	Location	LEX Code	Description	Rock age
37	456m E	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
38	482m SW	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

4

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.

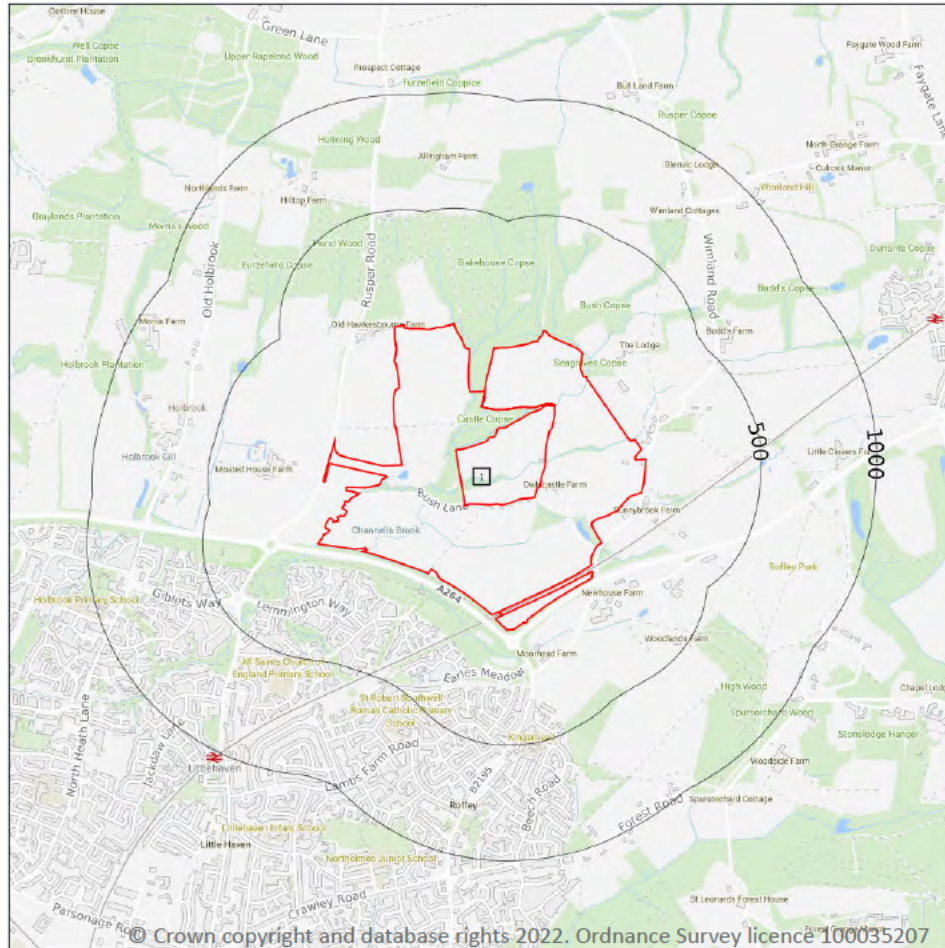
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 95](#)

ID	Location	Category	Description
2	On site	FAULT	Normal fault, observed; crossmark on downthrow side
14	On site	FAULT	Normal fault, observed; crossmark on downthrow side
29	270m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
30	270m SW	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 98

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW302_horsham_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
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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)

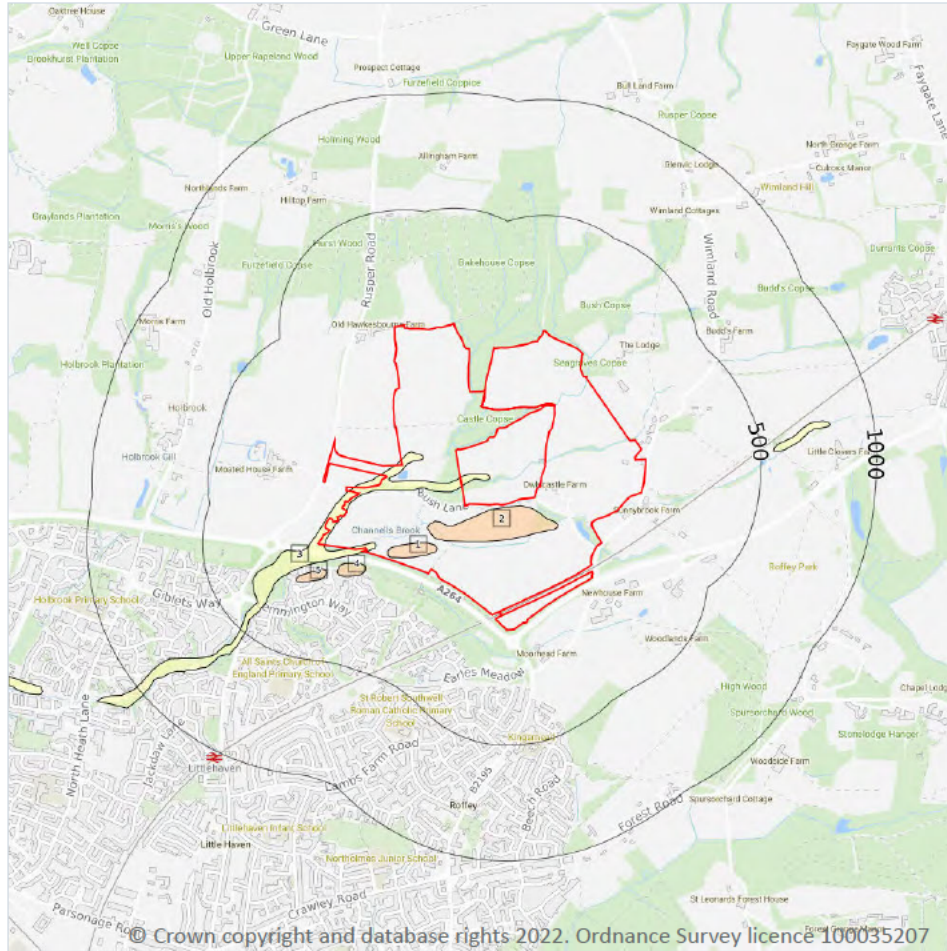
Records within 50m	0
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A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

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

5

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 100

ID	Location	LEX Code	Description	Rock description
1	On site	AR4-XSV	ARUN TERRACE DEPOSITS, 4 MEMBER	SAND AND GRAVEL
2	On site	AR4-XSV	ARUN TERRACE DEPOSITS, 4 MEMBER	SAND AND GRAVEL
3	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	55m S	AR4-XSV	ARUN TERRACE DEPOSITS, 4 MEMBER	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	106m S	AR4-XSV	ARUN TERRACE DEPOSITS, 4 MEMBER	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	4
--------------------	---

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
On site	Intergranular	Very High	High
On site	Intergranular	Very High	High
On site	Intergranular	High	Very Low

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.

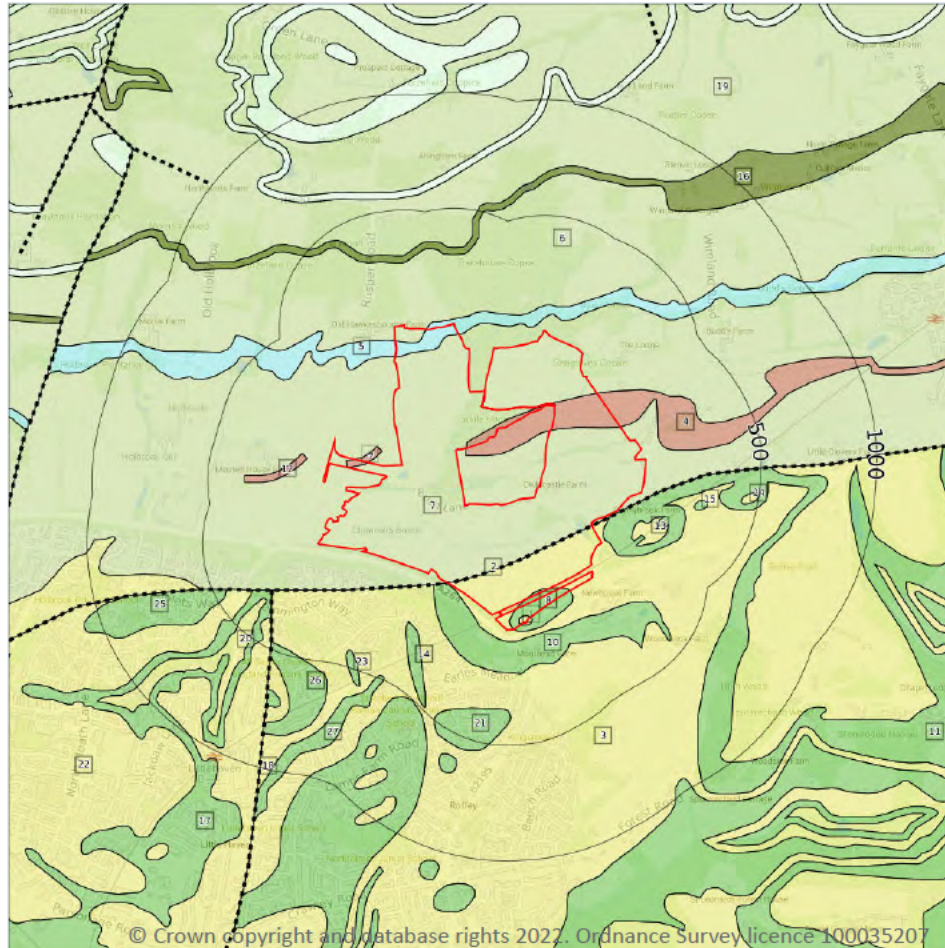
15.7 Landslip permeability (50k)

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

25

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 102](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-STMD	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND MUDSTONE	VALANGINIAN
3	On site	UTW-STMD	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND MUDSTONE	VALANGINIAN
4	On site	WC-FESTC	WEALD CLAY FORMATION - CLAY-IRONSTONE	HAUTERIVIAN



ID	Location	LEX Code	Description	Rock age
5	On site	HST-SDST	HORSHAM STONE MEMBER - SANDSTONE	HAUTERIVIAN
6	On site	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
7	On site	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
8	On site	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
9	On site	WC-FESTC	WEALD CLAY FORMATION - CLAY-IRONSTONE	HAUTERIVIAN
10	3m SW	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
11	8m SE	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
12	93m W	WC-FESTC	WEALD CLAY FORMATION - CLAY-IRONSTONE	HAUTERIVIAN
13	98m SE	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
14	226m S	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
15	236m E	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
16	270m N	WC-LMST	WEALD CLAY FORMATION - LIMESTONE	HAUTERIVIAN
17	283m SW	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
19	301m N	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
20	332m SW	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
21	344m S	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
22	349m SW	UTW-STMD	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND MUDSTONE	VALANGINIAN
23	427m S	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
24	428m E	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
25	444m SW	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
26	470m SW	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
27	485m S	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

15

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
On site	Mixed	High	Low
On site	Mixed	High	Low
On site	Fracture	Low	Very Low
On site	Fracture	Low	Low
On site	Fracture	Low	Low
On site	Fracture	Low	Low
On site	Mixed	High	Moderate
On site	Mixed	High	Low
On site	Fracture	Low	Very Low
On site	Fracture	Low	Very Low
3m S	Fracture	Low	Very Low
8m SE	Fracture	Low	Very Low
37m SW	Mixed	High	Low
39m NE	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

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 102**

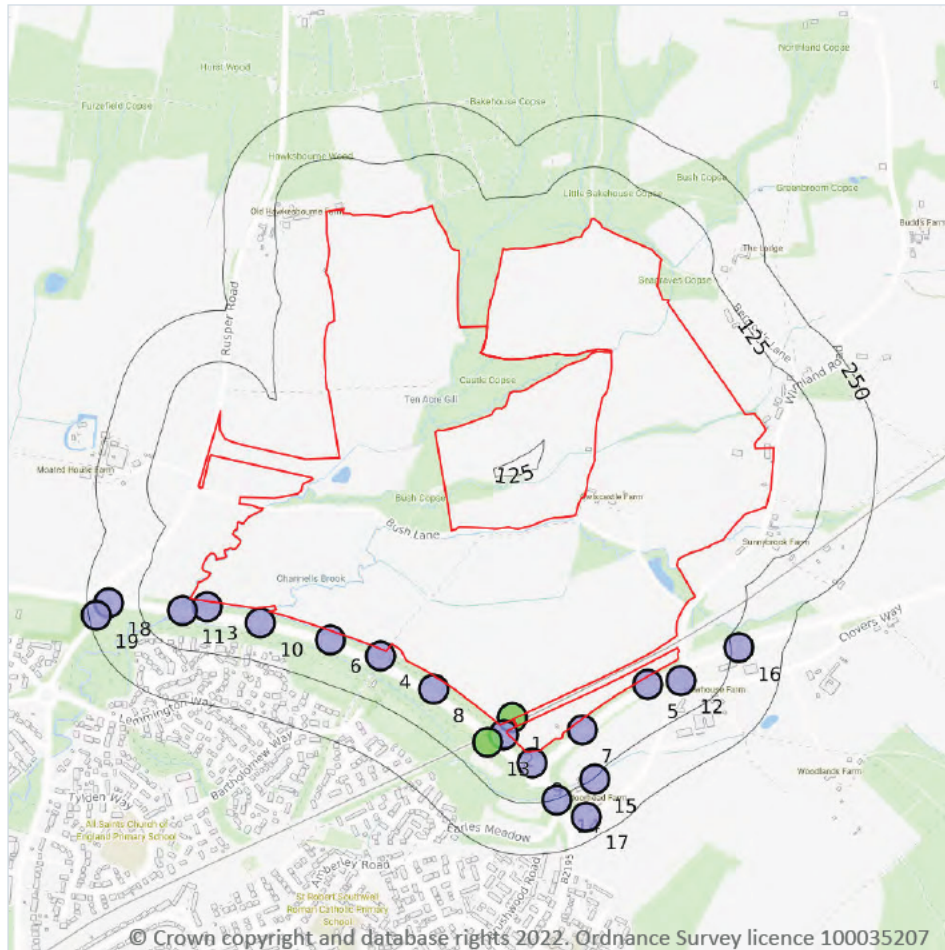


ID	Location	Category	Description
2	On site	FAULT	Fault, inferred, displacement unknown
18	283m SW	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

19

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.

Features are displayed on the Boreholes map on [page 106](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	519830 133130	A264/A24 HORSHAM NTH BY PASS 144	12.0	N	578657
2	8m W	519810 133090	A264/A24 HORSHAM NTH BY PASS 146	6.0	N	578659
3	13m S	519090 133400	A264/A24 HORSHAM NTH BY PASS 138	7.0	N	578656

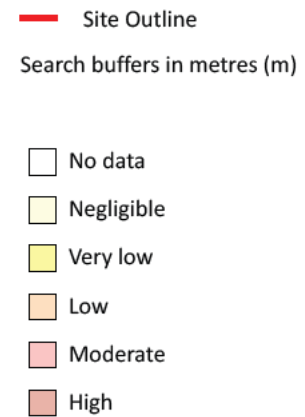
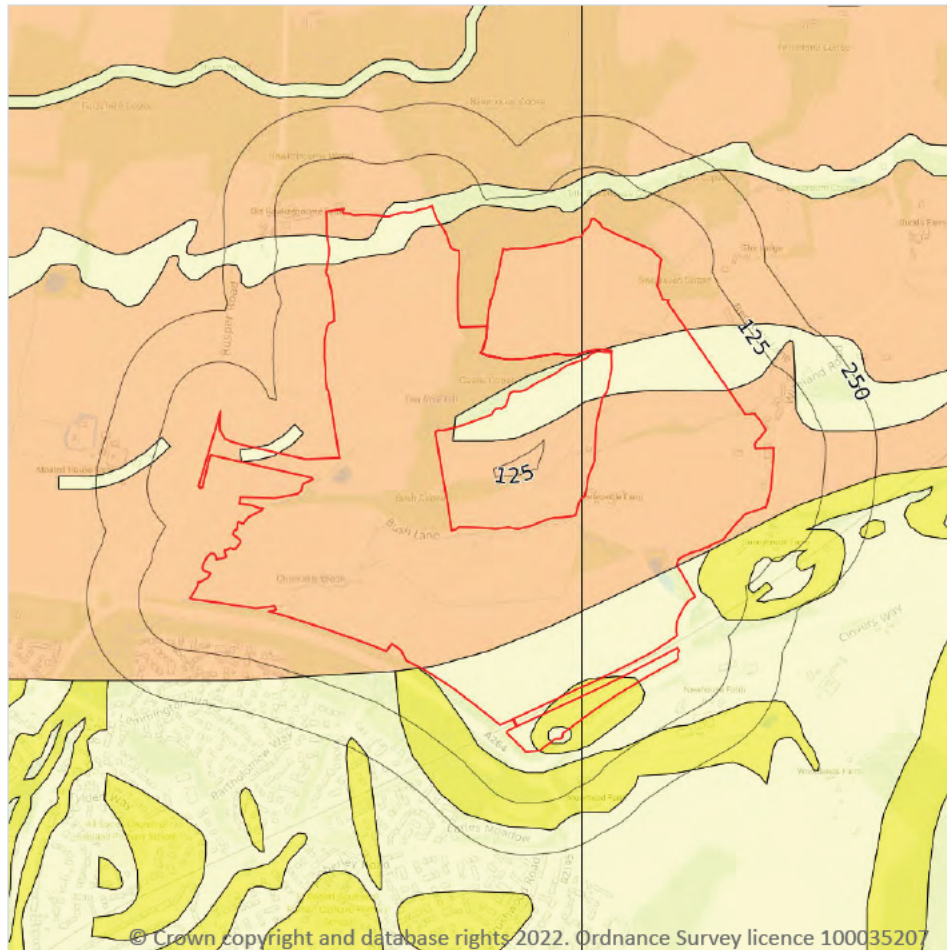


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	17m S	519510 133280	A264/A24 HORSHAM NORTHERN BY PASS 141	5.0	N	578675
5	18m SE	520160 133210	A264/A24 HORSHAM NORTHERN BY-PASS BH150	5.0	N	584748
6	20m S	519390 133320	A264/A24 HORSHAM NORTHERN BY PASS 140	5.0	N	578674
7	21m SE	520000 133100	HORSHAM BYPASS 149	5.0	N	584776
8	27m SW	519640 133200	A264/A24 HORSHAM NORTHERN BY PASS 142	5.0	N	578676
9	29m S	519880 133020	A264/A24 HORSHAM NTH BY PASS 147	5.0	N	578660
10	36m SW	519220 133360	A264/A24 HORSHAM NORTHERN BY PASS 139	5.0	N	578673
11	36m SW	519030 133390	A264/A24 HORSHAM NORTHERN BY PASS 137	6.7	N	578672
12	48m SE	520240 133220	FAYGATE BH4 WEST SUSSEX COUNTY COUNCIL	4.0	N	584745
13	53m SW	519770 133070	A264/A24 HORSHAM NTH BY PASS 145	12.0	N	578658
14	128m S	519940 132930	A264/A24 HORSHAM NTH BY PASS 148	5.0	N	578661
15	128m SE	520030 132980	FAYGATE BH2 WEST SUSSEX COUNTY COUNCIL	4.0	N	584746
16	144m E	520380 133300	A264/A24 HORSHAM NORTHERN BY-PASS BH151	5.0	N	584749
17	196m SE	520010 132890	FAYGATE BH1 WEST SUSSEX COUNTY COUNCIL	3.0	N	584747
18	199m W	518850 133410	A264/A24 HORSHAM NORTHERN BY PASS 107	5.0	N	578648
19	233m W	518820 133380	A264/A24 HORSHAM NTH BY PASS 136	5.0	N	578655

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

7

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 108](#)

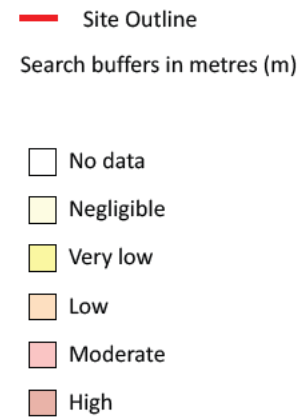
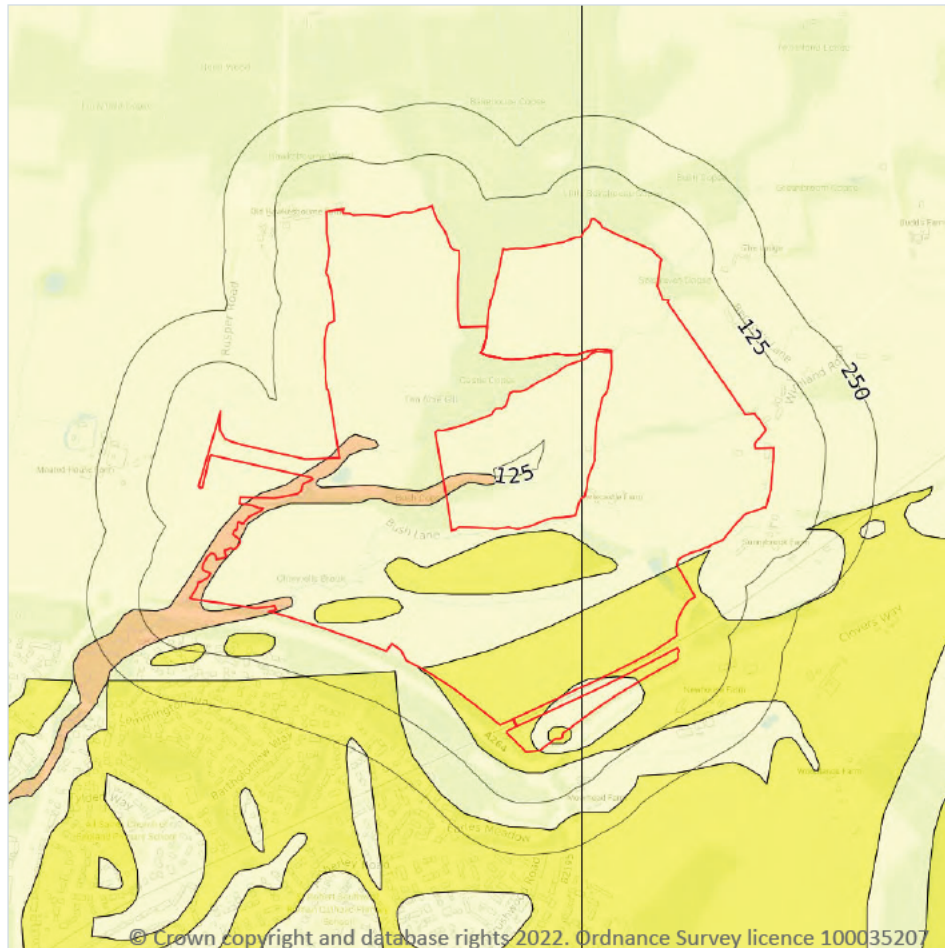
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
On site	Low	Ground conditions predominantly medium plasticity.

Location	Hazard rating	Details
3m SW	Very low	Ground conditions predominantly low plasticity.
8m SE	Very low	Ground conditions predominantly low plasticity.
37m SW	Negligible	Ground conditions predominantly non-plastic.
39m NW	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

4

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 110](#)

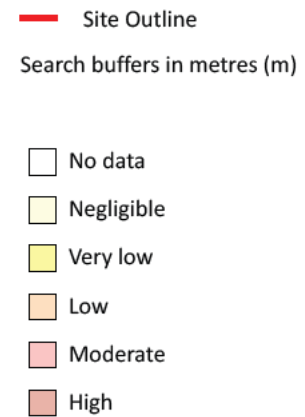
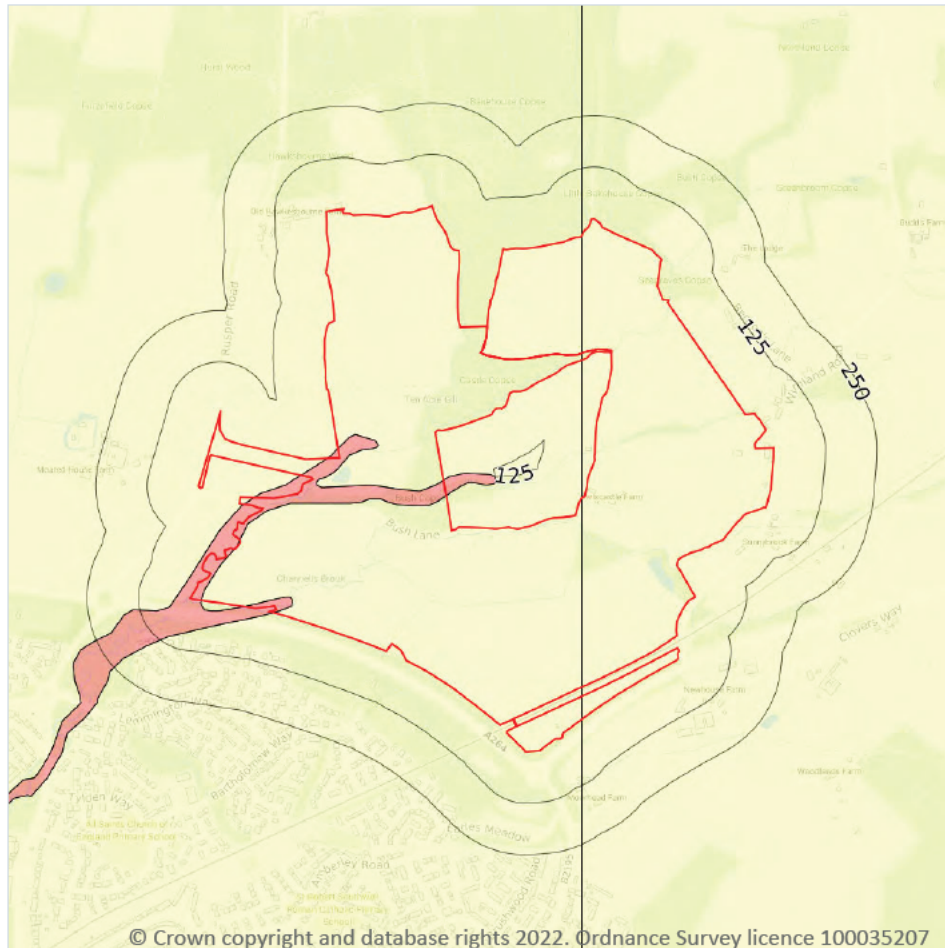
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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.
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
37m SW	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



17.3 Compressible deposits

Records within 50m

2

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 112**

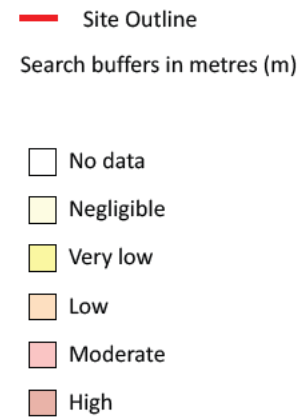
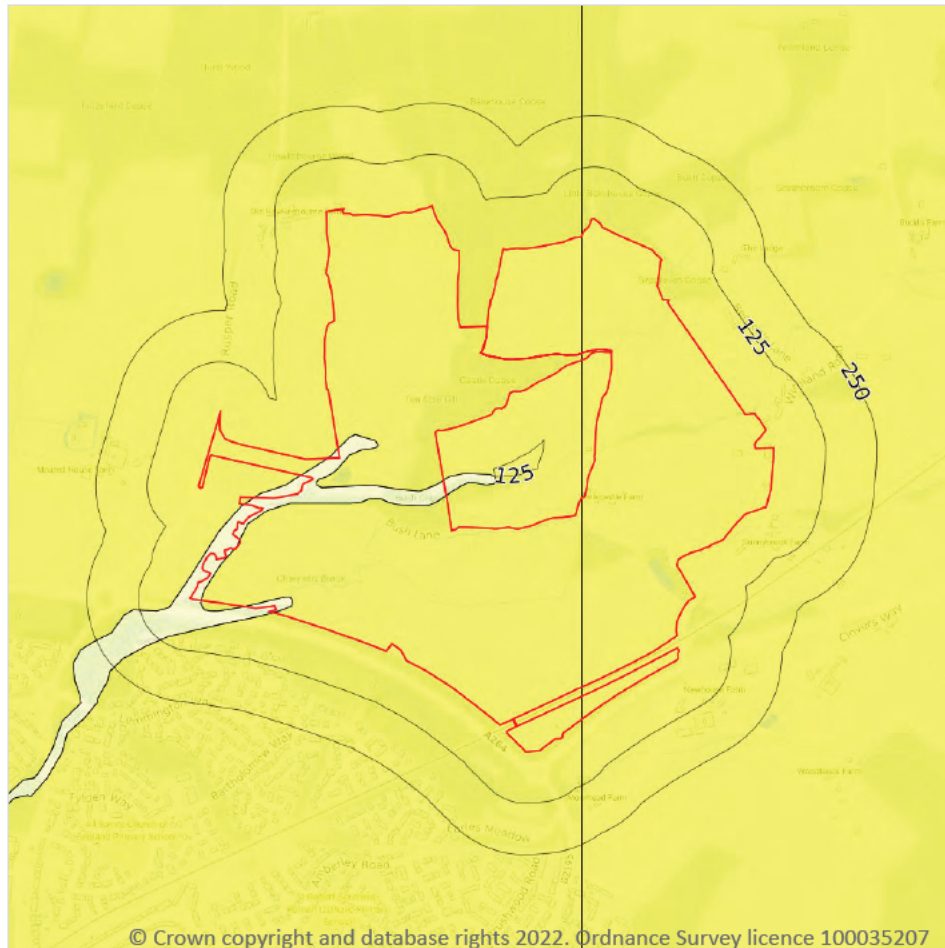
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



17.4 Collapsible deposits

Records within 50m

2

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.

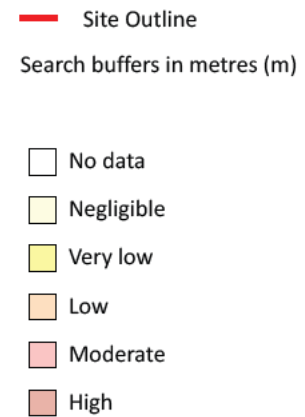
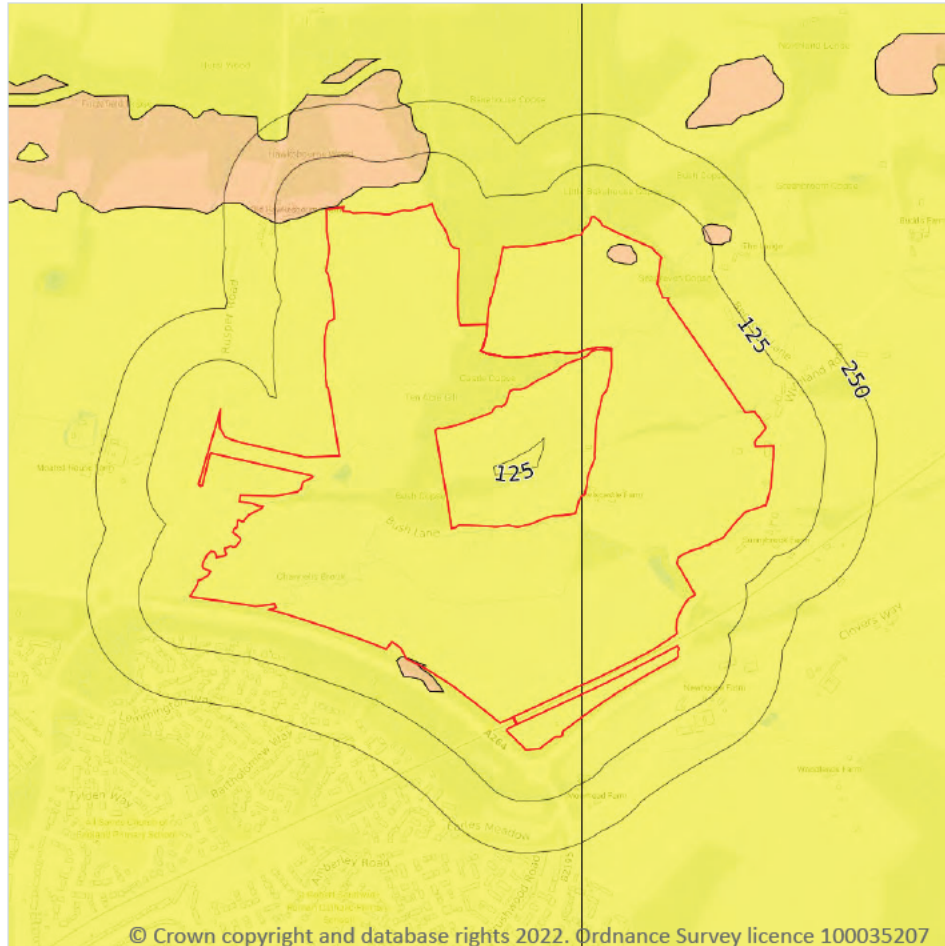
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 114](#)

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
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



17.5 Landslides

Records within 50m

3

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 115**

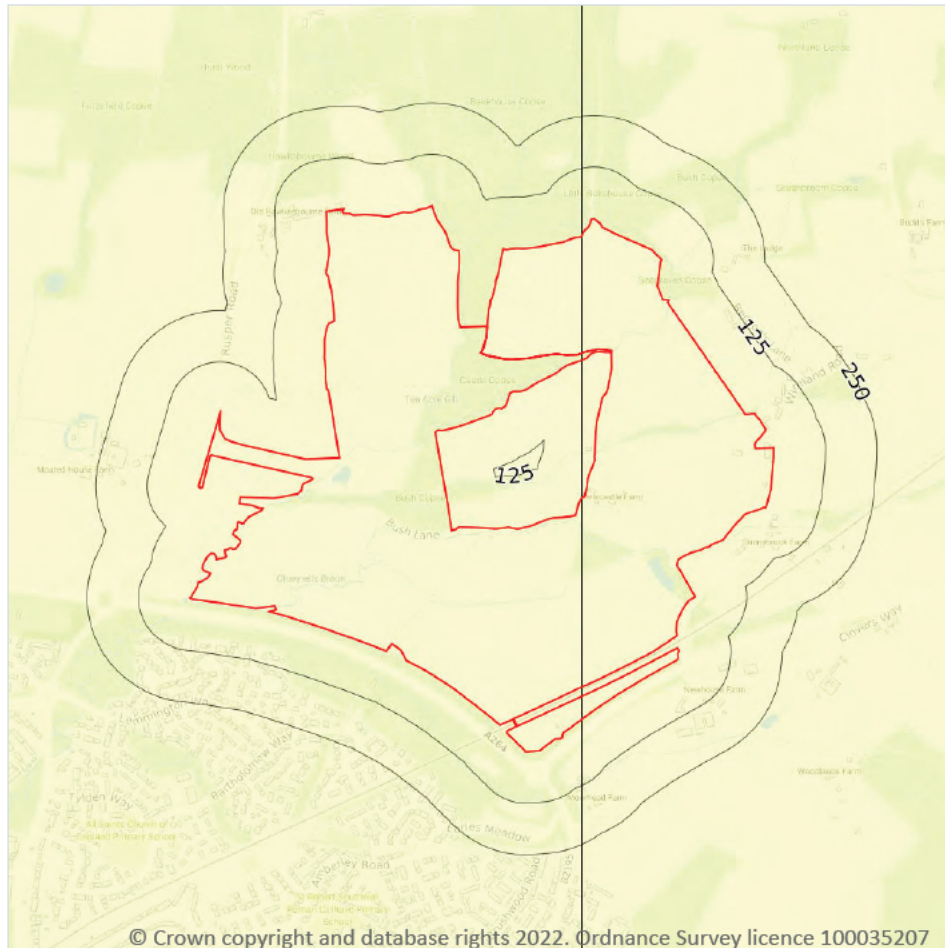
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Location	Hazard rating	Details
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.
3m N	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

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.

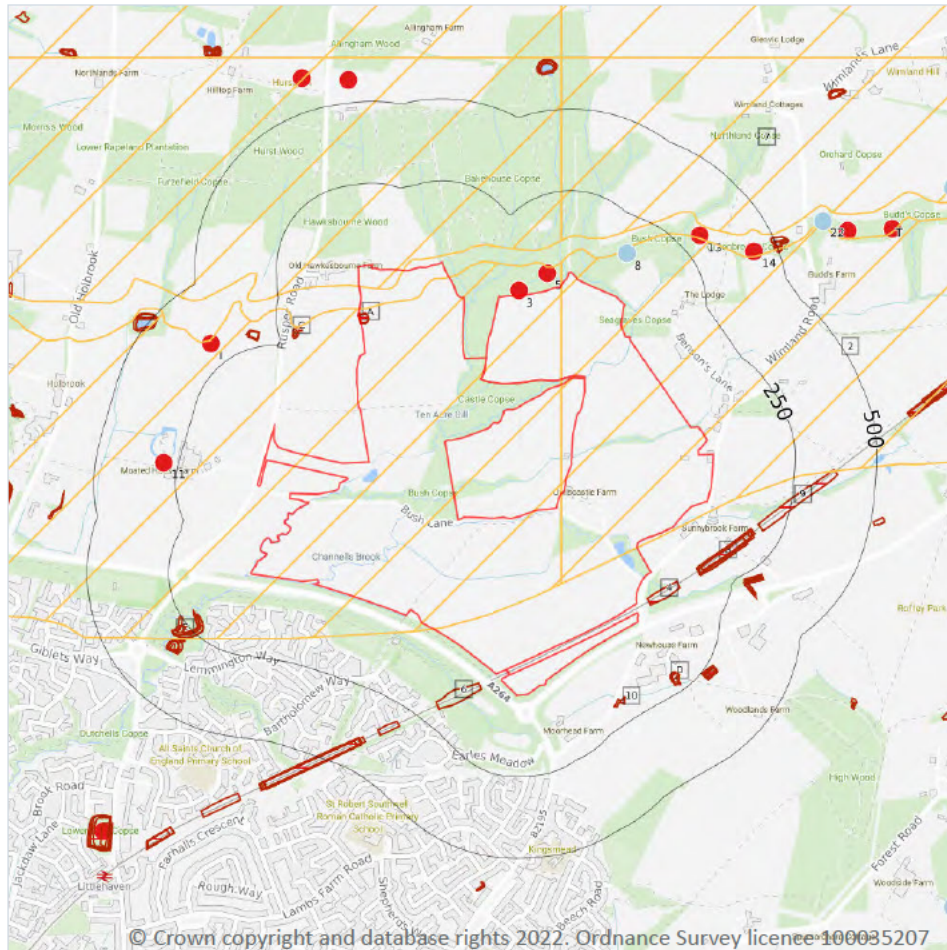
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 117](#)

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, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- 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 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.

18.2 BritPits

Records within 500m

8

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, ground workings and natural cavities map on **page 119**

ID	Location	Details	Description
3	16m N	Name: Horsehead Gill Pits Address: Faygate, HORSHAM, West Sussex Commodity: Sandstone 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
5	51m N	Name: Horsehead Gill Pits Address: Faygate, HORSHAM, West Sussex Commodity: Sandstone 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
11	294m W	Name: Moated House Farm Pit Address: HORSHAM, West Sussex Commodity: Ironstone 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
13	313m NE	Name: Greenbroom Copse Pits Address: Faygate, HORSHAM, West Sussex Commodity: Sandstone 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
I	319m NW	Name: Furze field Copse Pits Address: HORSHAM, West Sussex Commodity: Sandstone 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



ID	Location	Details	Description
I	324m NW	Name: Furzeffield Copse Pits Address: HORSHAM, West Sussex Commodity: Sandstone 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
I	355m NW	Name: Furzeffield Copse Pits Address: HORSHAM, West Sussex Commodity: Sandstone 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
14	429m NE	Name: Greenbroom Copse Pits Address: Faygate, HORSHAM, West Sussex Commodity: Sandstone 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.

18.3 Surface ground workings

Records within 250m	23
----------------------------	-----------

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, ground workings and natural cavities map on **page 119**

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Pit	1874	1:10560
A	On site	Unspecified Pit	1896	1:10560
4	35m E	Cuttings	1932	1:10560
6	56m SW	Cuttings	1932	1:10560
B	141m E	Cuttings	1977	1:10000
B	142m E	Cuttings	1956	1:10560
B	142m E	Cuttings	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	142m E	Cuttings	1909	1:10560
B	143m E	Cuttings	1932	1:10560
B	146m SE	Cuttings	1874	1:10560
9	171m SE	Cuttings	1932	1:10560
10	175m SE	Ponds	1874	1:10560
C	177m W	Pond	1874	1:10560
D	189m SE	Pond	1956	1:10560
C	190m W	Pond	1932	1:10560
D	195m SE	Pond	1938	1:10560
D	195m SE	Pond	1909	1:10560
D	195m SE	Pond	1896	1:10560
E	205m SW	Unspecified Pit	1938	1:10560
E	205m SW	Unspecified Pit	1909	1:10560
E	205m SW	Unspecified Pit	1896	1:10560
E	210m SW	Unspecified Pit	1874	1:10560
E	248m SW	Unspecified Pit	1874	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 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**5**

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, ground workings and natural cavities map on **page 119**

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
2	On site	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
7	102m N	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
20	627m N	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
21	658m N	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m**3**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 119**



ID	Location	Mine Address	Mineral	Data source	Publisher
8	134m NE	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone	'The Iron Industry of the Weald'	Leicester University Press
22	659m NE	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone	'The Iron Industry of the Weald'	Leicester University Press
T	846m E	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone	'The Iron Industry of the Weald'	Leicester University Press

This data is sourced from Stantec UK Ltd.

18.8 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.

18.9 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.

18.10 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.

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

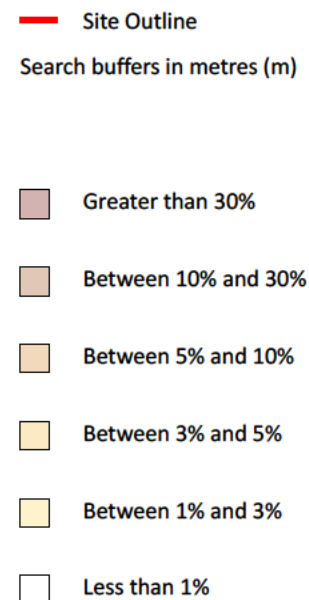
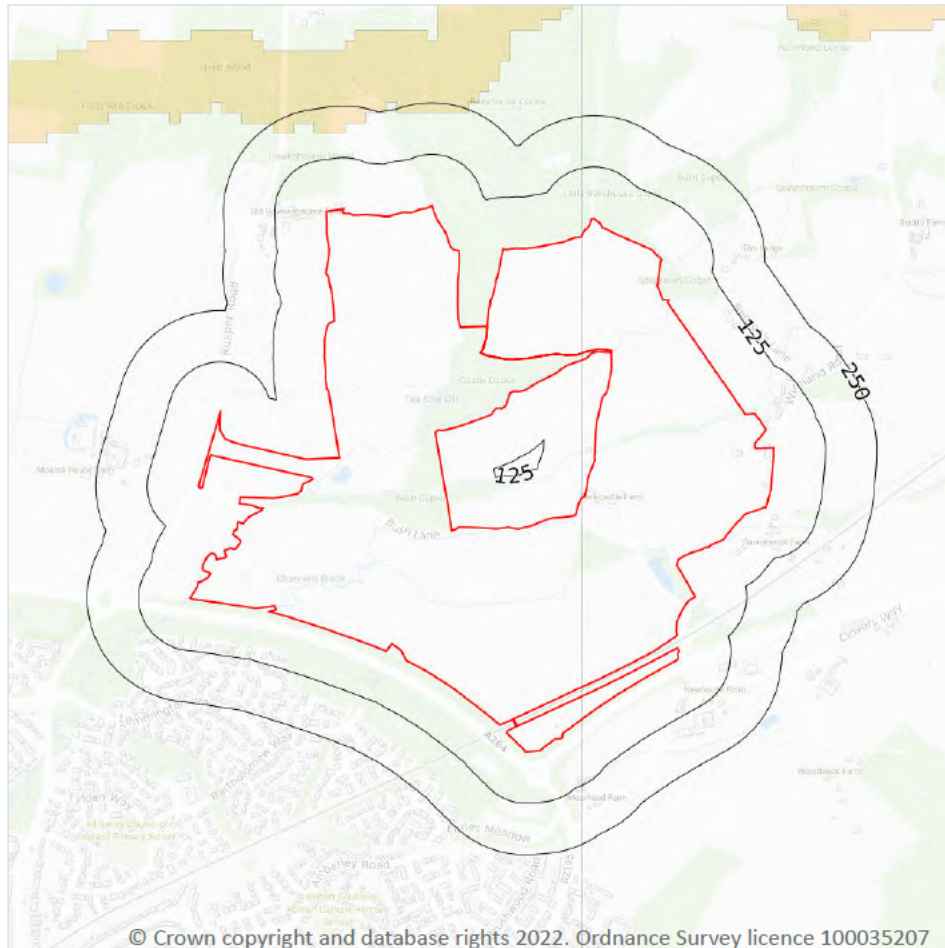
18.13 Clay mining

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 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on [page 126](#)

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

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

50

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	1 mg/kg	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	1 mg/kg	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	1 mg/kg	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	1 mg/kg	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	1 mg/kg	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 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 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
2m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
3m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
8m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
13m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
18m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
34m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
37m SW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
39m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
47m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
47m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
48m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
48m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
49m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects



21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 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.

21.5 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.

21.6 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.

21.7 Railways

Records within 250m

13

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on **page 131**

Location	Name	Type
On site	Arun Valley Line	rail
On site	Arun Valley Line	rail
On site	Not given	Multi Track
5m SE	Not given	Multi Track
11m SE	Not given	Multi Track
21m E	Not given	Multi Track
54m SW	Not given	Multi Track
75m SW	Not given	Multi Track
103m E	Not given	Multi Track
132m E	Not given	Multi Track
169m SE	Not given	Multi Track
174m SE	Not given	Multi Track
222m SW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 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.

21.9 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.



21.10 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>.

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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: County Series

Map date: 1874-1876

Scale: 1:10,560

Printed at: 1:10,560



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

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

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

Surveyed 1874
 Revised 1874
 Edition N/A
 Copyright N/A
 Levelled N/A

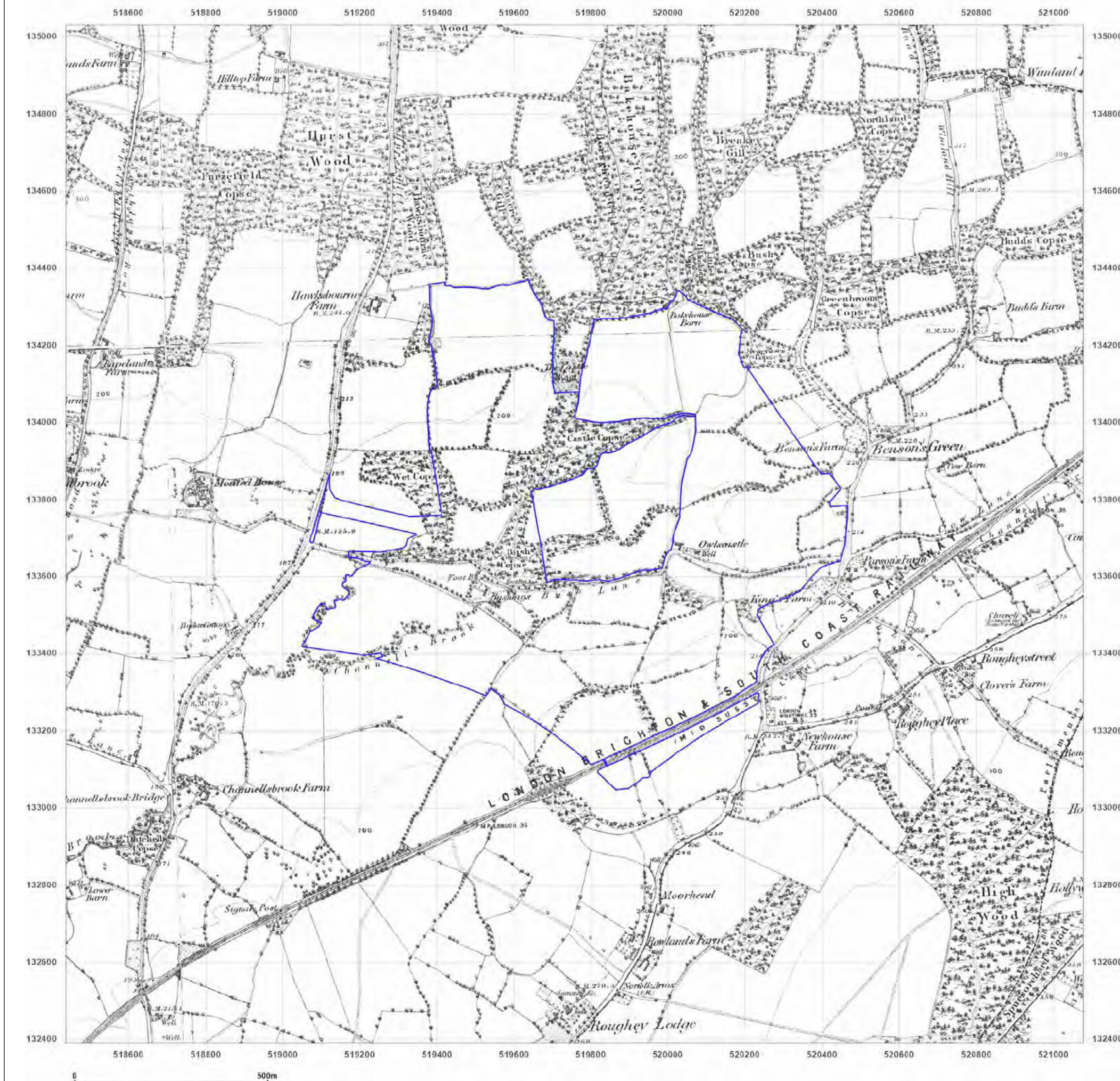


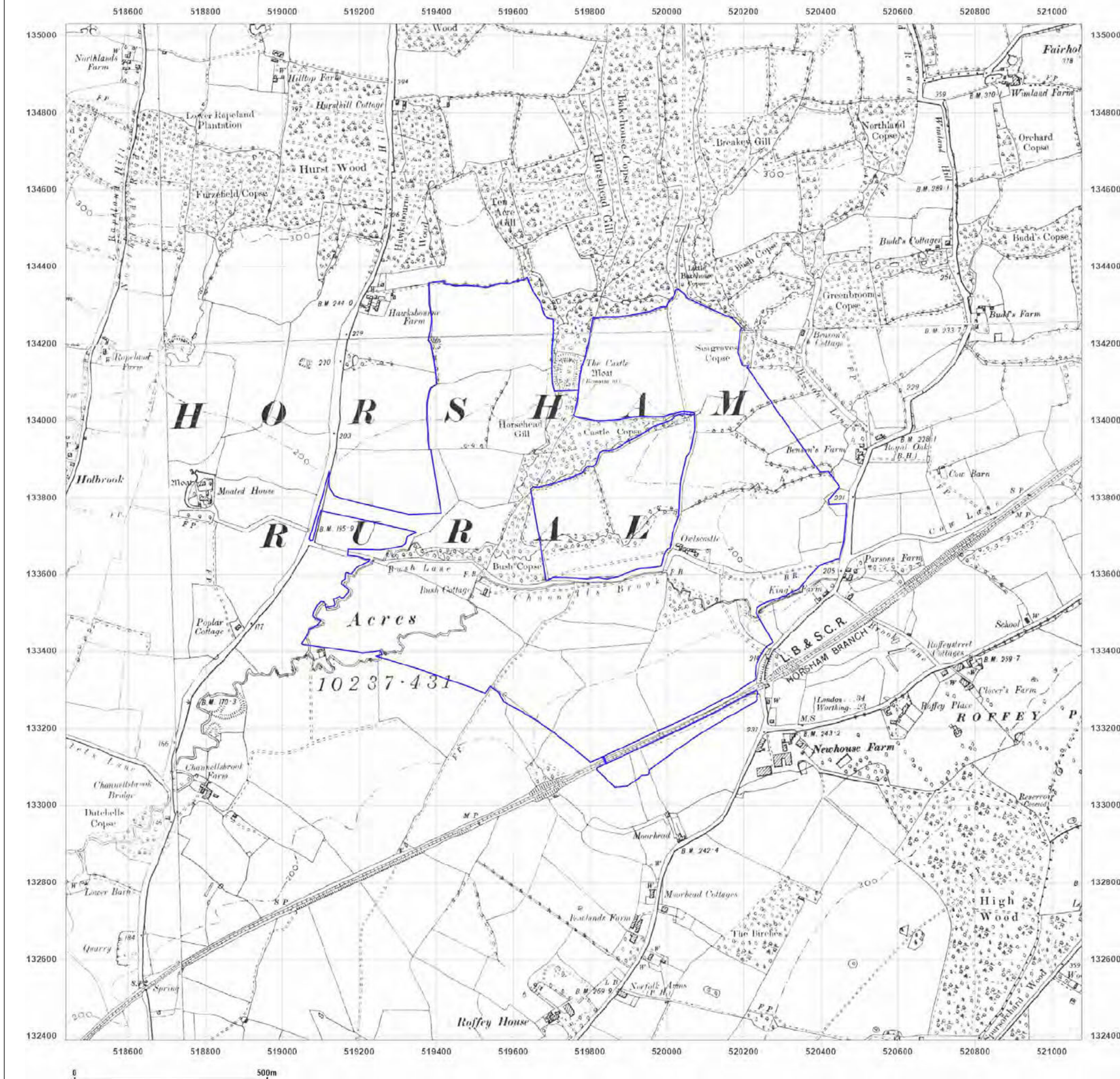
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 E: info@groundsure.com
 W: www.groundsure.com

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Production date: 26 April 2022

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





Site Details:

519743, 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: County Series

Map date: 1895-1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
 Revised 1896
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1875
Revised 1896
Edition N/A
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Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: County Series

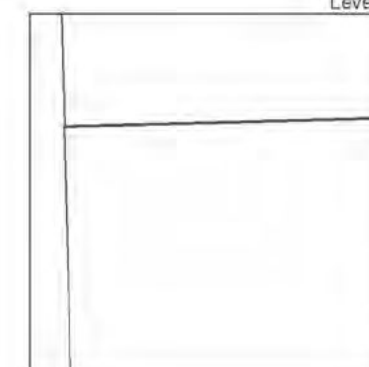
Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1874
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

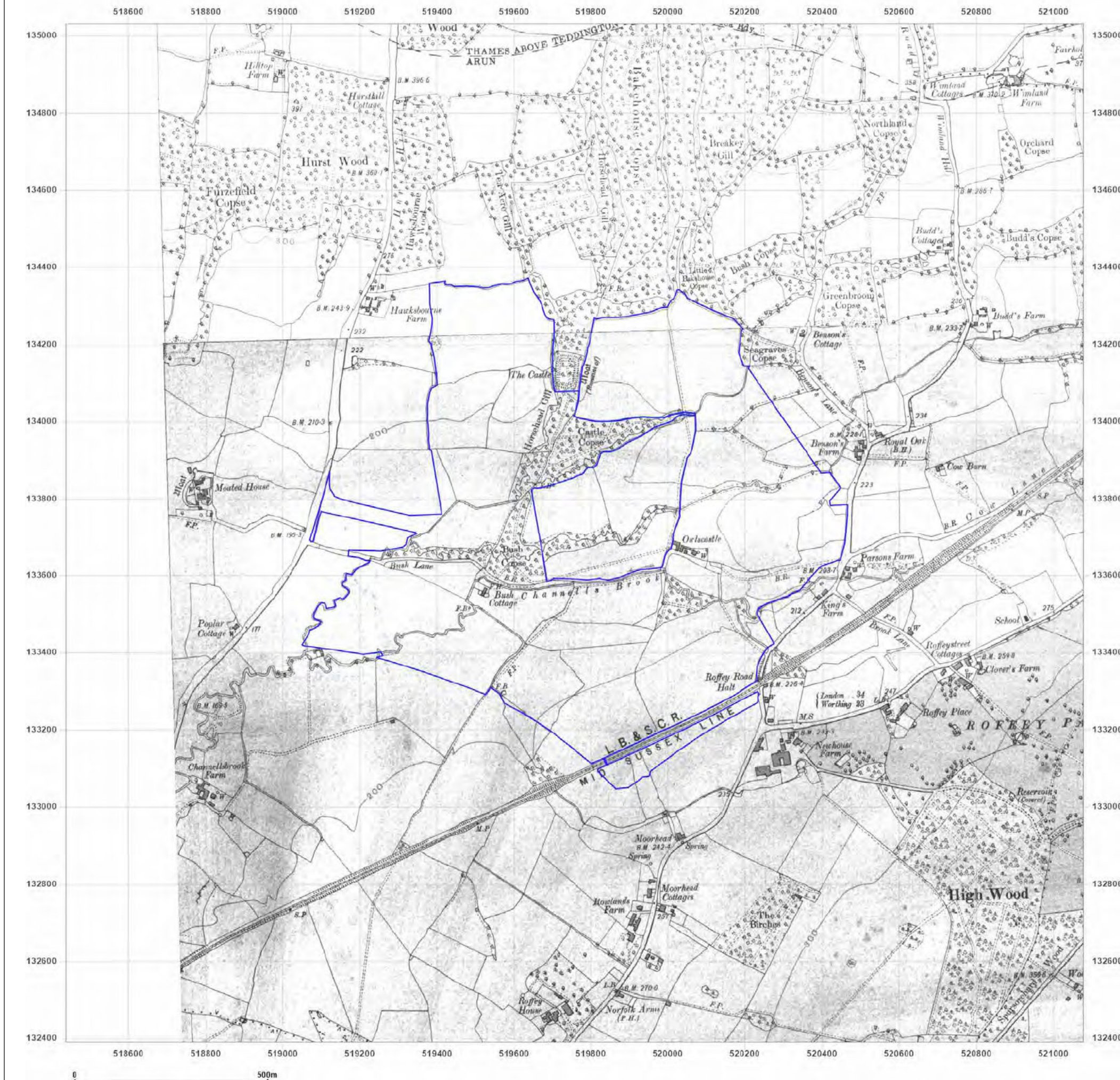


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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: County Series

Map date: 1909-1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1914
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

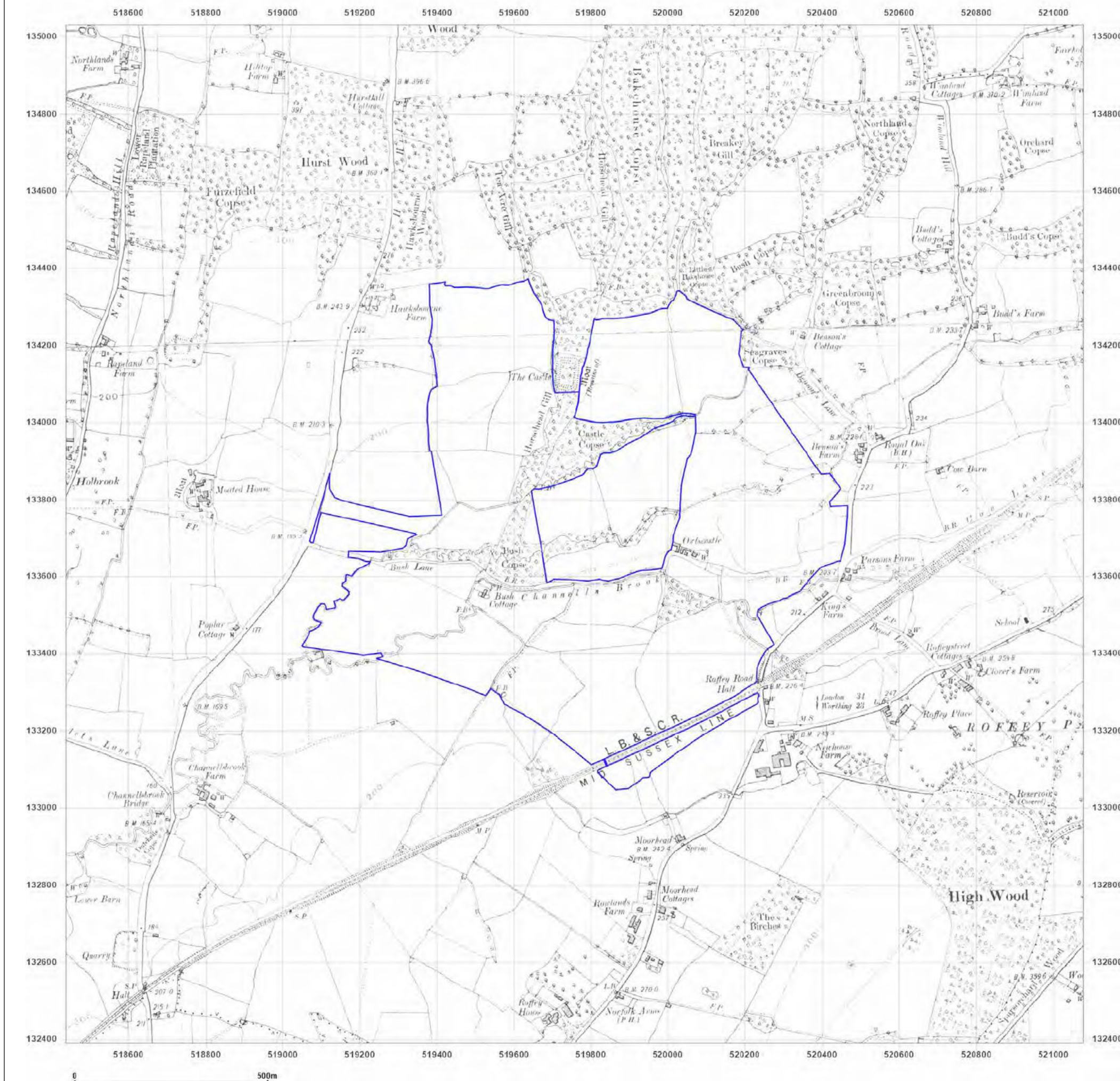


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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A

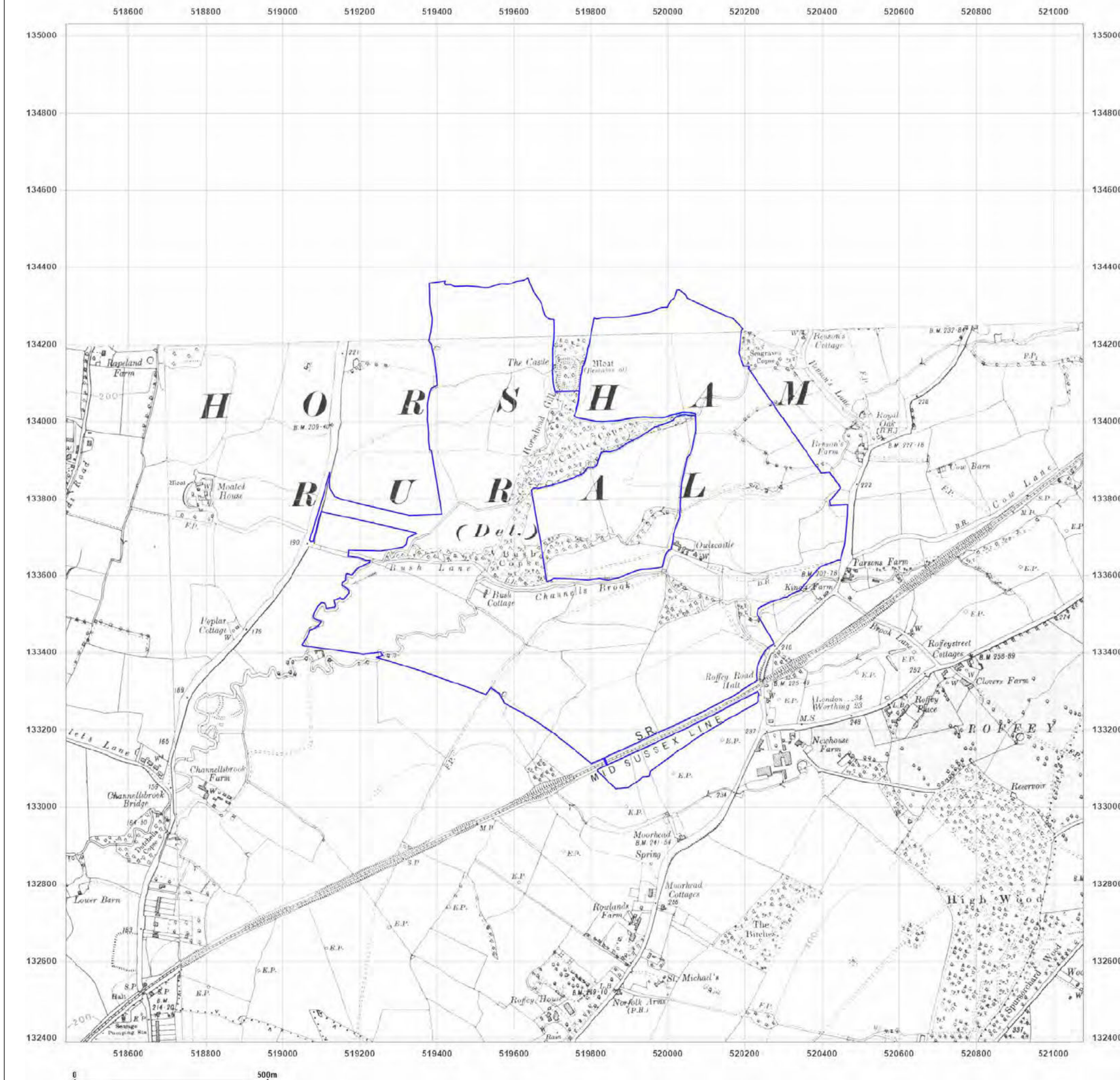


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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1938
 Edition 1938
 Copyright N/A
 Levelled N/A

Surveyed 1874
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

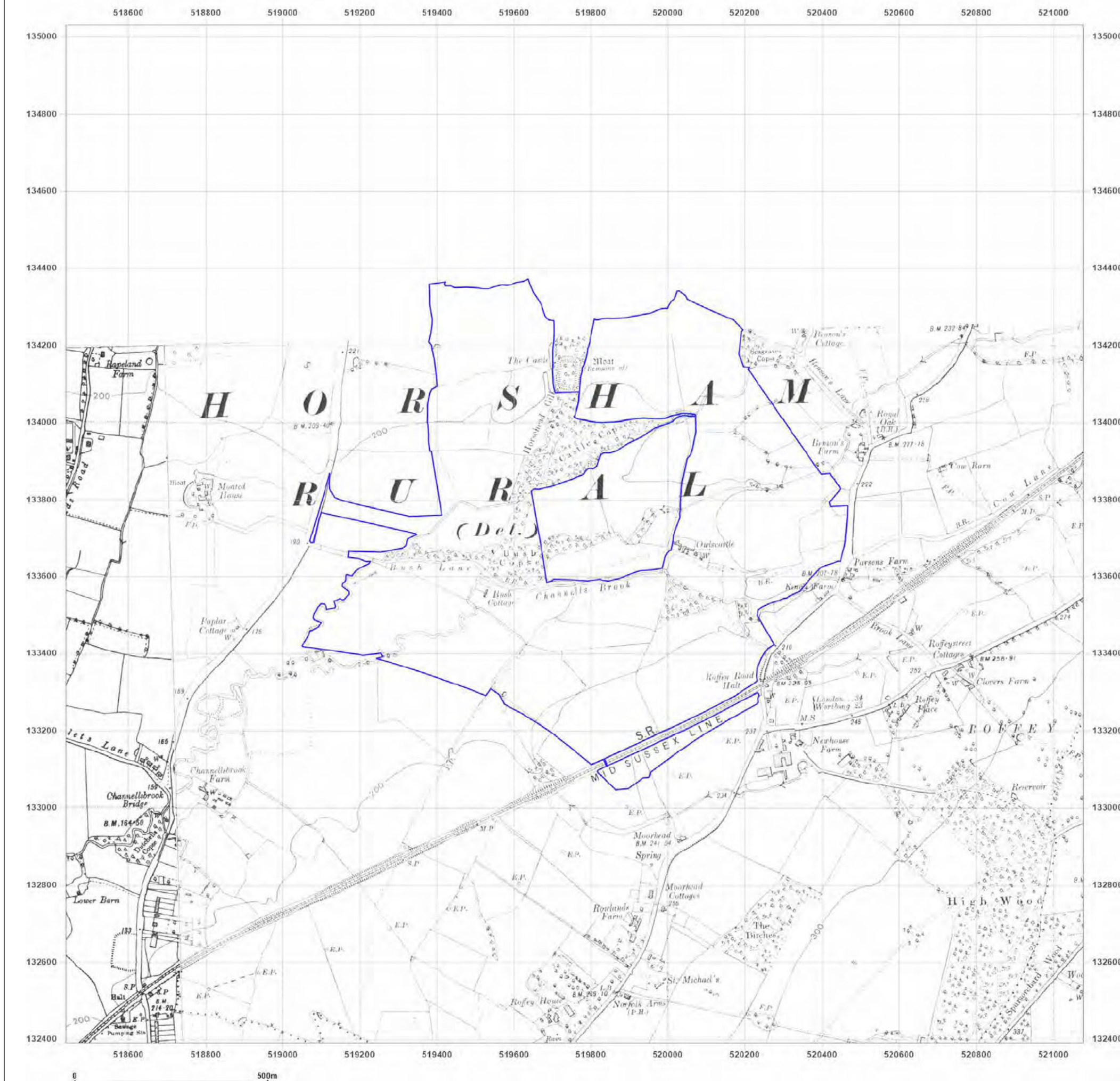


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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: Provisional

Map date: 1956-1961

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955
 Revised 1961
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright 1961
 Levelled N/A

Surveyed N/A
 Revised 1961
 Edition N/A
 Copyright 1961
 Levelled N/A

Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled N/A

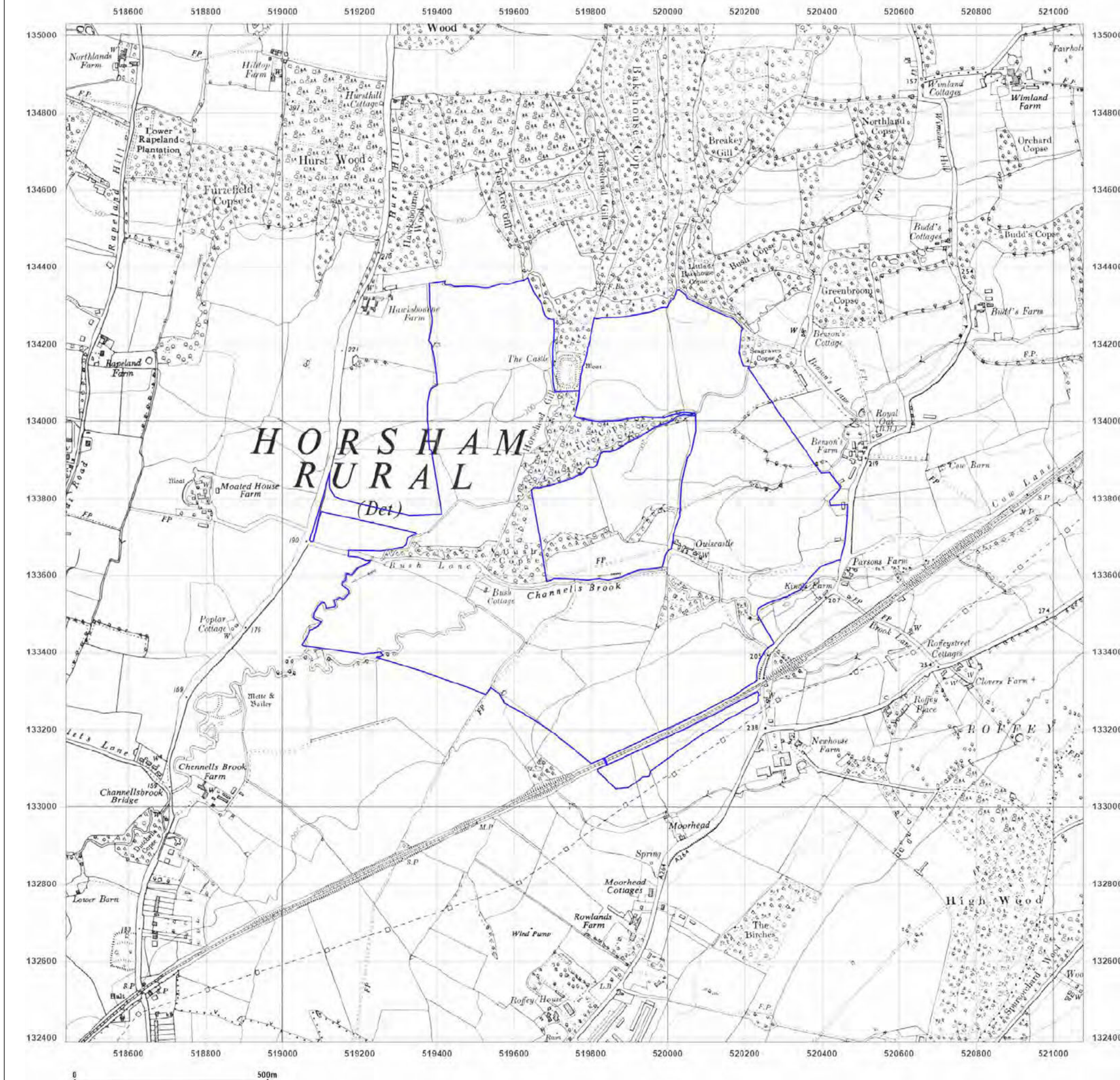


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Production date: 26 April 2022

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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: National Grid

Map date: 1977-1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1979
 Revised 1979
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1975
 Revised 1977
 Edition N/A
 Copyright N/A
 Levelled N/A

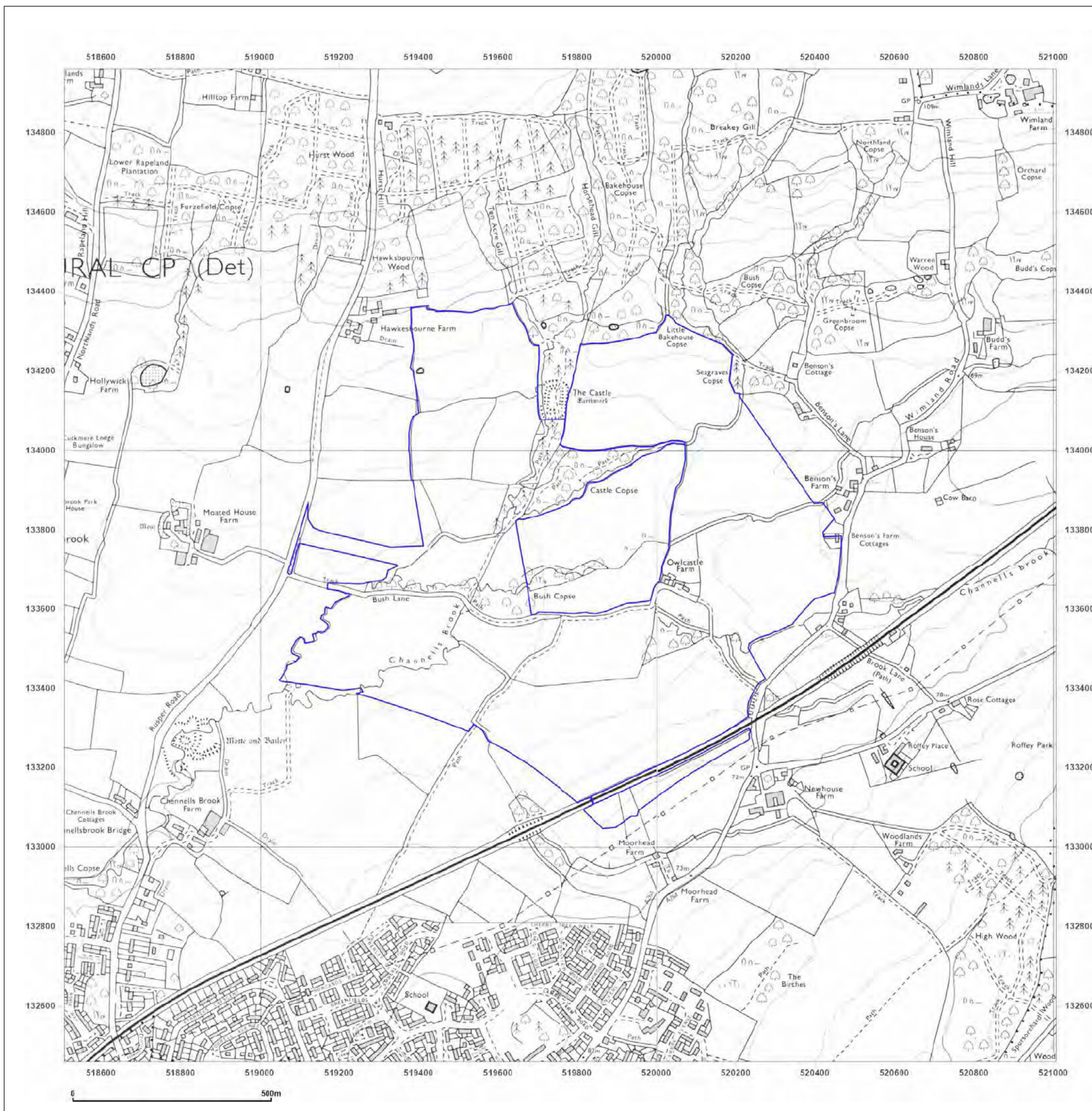


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Production date: 26 April 2022

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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1991
 Revised 1992
 Edition N/A
 Copyright N/A
 Levelled N/A

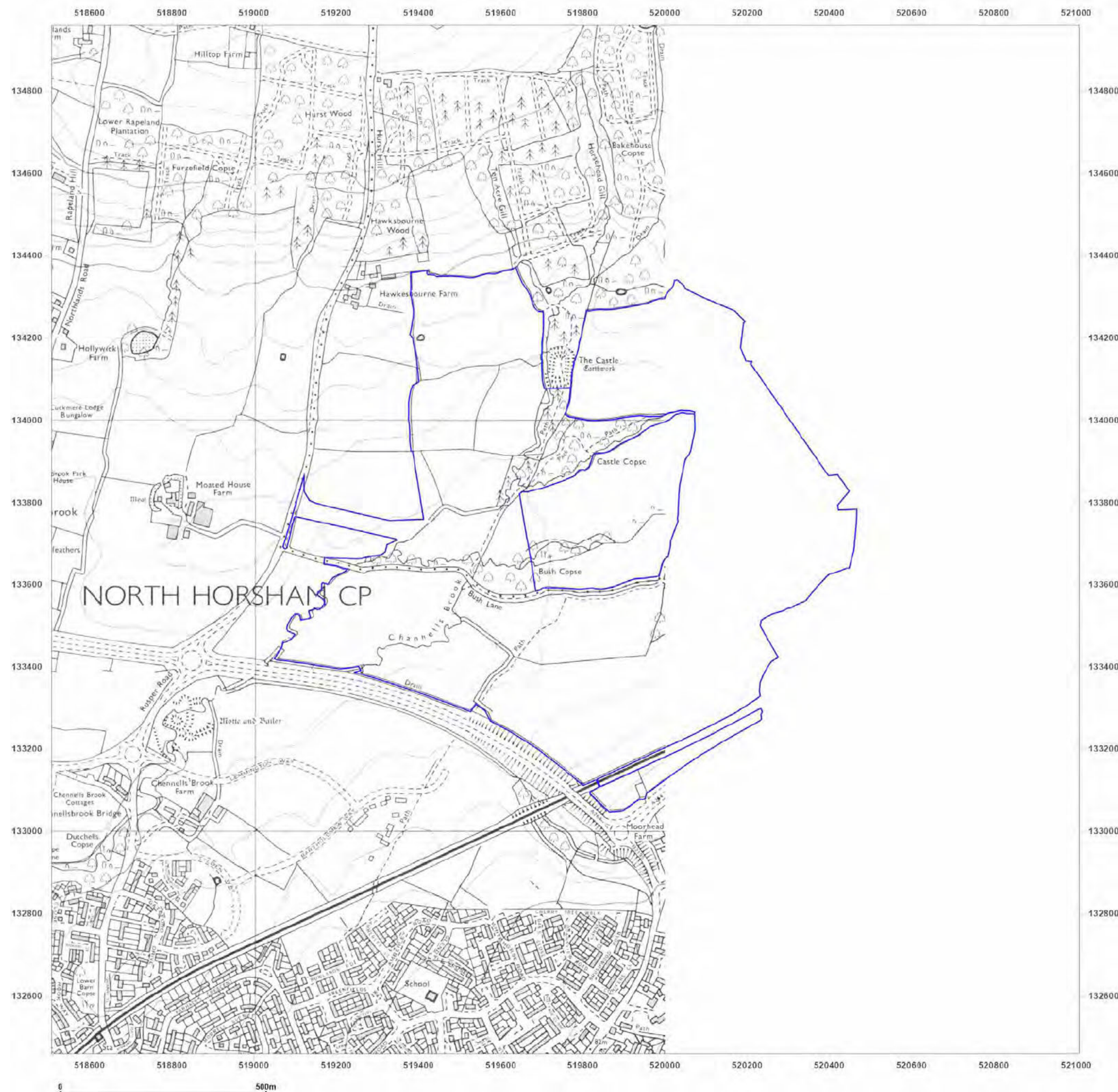


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Site Details:

519743 , 133428

Client Ref: GE20724_North_Horsham
Report Ref: GS-8695681
Grid Ref: 519757, 133710

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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