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Land south of Old Crawley Road: Geo-environmental desk study

P25134_R1
February 2026



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Document Control

Title

Land south of Old Crawley Road: Geo-environmental desk study

Client

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RH17 5RE

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- Appendix C: Groundsure Report
- Appendix D: Ciria 552 Risk Matrix

1. Introduction

1.1. Instruction

Aqua Terra Consultants Ltd (Aqua Terra) was instructed by Fairfax Acquisitions Ltd (the Client) to provide a Phase 1 land contamination and preliminary risk assessment (Desk Study) for a parcel of land south of Crawley Road, Horsham (the Site). Instruction to proceed in accordance with proposal P25134_P1 was confirmed by email dated 13th January 2026.

1.2. Brief

The Client is preparing an outline planning application for a proposed residential led development at the Site. Aqua Terra has been instructed to provide a provide a land quality desk study to support the proposed development through the planning process.

1.3. Scope

This report presents records of desk study research, which are subsequently used to develop a conceptual site model and inform a preliminary environmental risk assessment.

The report identifies key potential land quality risks and uncertainties associated with the ground conditions that may require further investigation and/or risk management as part of the proposed re-development of the Site.

The risk assessment process has been undertaken in accordance with principal framework for the management of potentially contaminated land, the Land Contamination Risk Management (LCRM).

1.4. Limitations

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

2. Desk Study

2.1. Site location and description

A Site location plan is presented as drawing P25134_R1_D01 and the Site address is given as follows:

Parcel of land south of Old Crawley Road,
Horsham,
West Sussex
RH12 4RY

The Site is approximately 5 Ha in size and National Grid Reference at the approximate centre of Site is TQ 20130 32790. The Site is located on the north eastern outskirts of the town of Horsham, West Sussex. The Site comprises a field, bordered by Old Crawley Road to the north west and Crawley Road to the west. Residential housing borders the south of the Site, agricultural land lies to the north and an area of woodland lies to the east of the Site.

2.2. Proposed development

The proposed development is understood to be residential led (see Appendix B).

2.3. Previous work

Yellow Sub Geo Ltd previously completed a Phase 1 preliminary desk study for this Site in June 2023. The Site's current agricultural use and a small historical quarry which was infilled at the end of the 19th century, were identified as a potential sources of contamination. Due to the age and scale of the quarry, risk to human health and the wider environment was assessed as low. Although it was recommended that following granting of planning permission, a targeted site investigation is undertaken in the area of the historic quarry.

2.4. Geology

A review of British Geological Survey (BGS) 1:50,000 scale mapping indicates the geological sequence underlying the Site is as follows:

- Superficial deposits: None.
- Solid geology: Upper Tunbridge Wells Sand (sandstone and mudstone).

Nearby historical borehole logs within the BGS database confirm this succession and those closest are summarised in Table 2-1.

Table 2-1 Strata encountered in nearby historical borehole logs

Borehole ref.	Strata	Maximum depth (m bgl)
TQ23SW16 (16m north-west)	Clayey TOPSOIL	0.15
	MADE GROUND: Ashes, slag and tarmac	1.1
	Very stiff, light brown, silty, very stony CLAY	1.55
	Highly weathered, very weak, friable, silty SANDSTONE	3.55
TQ23SW15	TOPSOIL	0.2
	Stiff, brown silty, sandy, stony CLAY	0.65

Borehole ref.	Strata	Maximum depth (m bgl)
(82m north-west)	SILTSTONE fragments in a stiff, grey-brown, very sandy clay matrix	4.15
	Completely weathered, silty MUDSTONE	4.2
TQ13SE194	Fill	0.1
(136m south-west)	Pale grey, orange/brown mottled clayey, sandy SILT with sandstone pieces.	1.0
	Hard cemented dark red sand and SANDSTONE	1.3

2.5. Hydrogeology

The Upper Tunbridge Wells Sand is classified by the Environment Agency (EA) as a Secondary A aquifer. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

Groundwater vulnerability on Site is classed as high.

Groundwater beneath the Site belongs to the Arun and Western Streams Hastings Beds Water Framework Directive (WFD) water body. The WFD classifies the groundwater body beneath Site as having an overall, chemical and quantitative rating of good in 2019. There are no recorded groundwater abstraction licences within 2km of the Site.

2.6. Hydrology

2.6.1. Surface water

There are no surface water features on Site. The closest surface water feature is an unnamed inland river approximately 85m north of the Site, which is part of the Rother and Arun catchment. Several ponds are also present to the north of the Site, the closest lying 130m away.

The Site lies within the Boldings Brook water body catchment, which is classified under the WFD as having an overall and ecological rating of poor in 2022. Chemical rating was given as 'fail' in 2019 due to failing levels of polybrominated diphenyl ether (PBDE) and mercury and its compounds.

Several large lakes, which comprise former sand and gravel quarries, lie south of the Site. Snipe Bog Lake borders the south west of the Site, located 10m south at its closest point. Long Lake and East Lake border the south of the Wider Site, lying 26m south and 10m south at their closest points. North Lake, Yew Tree Pond, West Lake, Baden Pond and George's Pond also lie within 500m south of the Site and together form Sevenoaks Wildlife Reserve.

2.6.2. Flooding

EA mapping indicates that the Site lies within Flood Zone 1 and is therefore at low risk of flooding from rivers and the sea. The majority of the Site itself is also at very low risk of flooding from surface water (pluvial). Although the southern westmost corner of the Site, where the Site meets Crawley Road, is at low risk of flooding from surface water. This is depicted in Figure 2-1 below.

Figure 2-1 EA surface water flood risk (with climate change allowance)



2.7. Groundwater flooding

Mapping from Ambiantal Risk analytics, presented with the Groundsure report in Appendix B, indicates the risk of groundwater flooding across the Site is negligible. This risk assessment is based on a 1 in 100 year return period and a 5m digital terrain model.

2.8. Site history

A review of historical and contemporary Ordnance Survey (OS) mapping of the Site has been undertaken. The historical mapping is provided in Appendix C with salient observations summarised in Table 2-2.

Table 2-2 Site history

Date	Details	Development considerations
1874 – 1875 (1:2,500 & 1:10,560)	The Site comprises an agricultural field with a small quarry labelled in the south-east corner of the Site. The west of the Site is bordered by a road along which several farms and houses are located (Moorhead, Rowlands Farm, Newhouse Farm). 4No. wells are also labelled along this road between 5m and 120m from the Site. The east of the Site is bordered by woodland. The London, Brighton, and South Coast railway line lies 280m north of the Site. The remaining surrounding area is predominantly agricultural.	Potential for contamination associated with the quarry.
1896 – 1897 (1:2,500 & 1:10,560)	The quarry on Site is no longer shown and the south-east corner of the Site is now marked as a separate field to the remaining Site.	Potential for contamination

Date	Details	Development considerations
	Off Site, the woodland in the east of Site is now labelled The Birches and many of the houses/ farms surrounding the Site have expanded to include new buildings.	associated with infilled quarry.
	No significant changes noted on Site.	
1909 – 1912 (1:2,500 & 1:10,560)	Off Site, there is now a spring labelled adjacent to the north-western Site boundary and another 50m west of the Site on the opposite side of the road. Additional buildings have been added at Rowlands Farm (50m south-west) and Moorhead Cottages (25m west).	None.
1932 – 1938 (1:2,500 & 1:10,560)	The road north west of Site appears to have been widened and break in slope is now shown following the north western Site boundary. The spring at the north-western Site boundary is no longer shown. Off Site, St Michael's has been built 150m south-west of the Site.	None.
1956 – 1966 (1:10,000)	No significant changes on Site. Off Site, construction of two houses 20m south of the Site and of a new housing estate between 200 and 530m south-west of the Site.	None.
1971 – 1986 (1:1,250, 1:2,500 & 1:10,000)	The Site now comprises one field once again. Off Site, the housing south of the Site has been redeveloped and now comprises a row of houses along New Moorhead Drive. A large amount of residential housing has been built in the areas west and south of the Site, including a row of terraced houses along the south-east of the Site (The Larches).	None.
1987 – 1992 (1:2,500 & 1:10,000)	No significant changes on Site. Off Site, construction of the A264 and associated roundabout 130m north-west of the Site.	None.
1993 – 1994 (1:1,250)	No significant changes on Site. Off Site, allotment gardens are labelled south-east of the Site between the Birches and the housing estate. Addition of more housing 300m east of the Site with a new road off Crawley Road leading to it.	None.
2001 - 2003 (1:1,1250 & 1:10,000)	No significant changes on Site. Construction of additional housing along Earles Meadow 330m west of the Site.	None.
2010 – 2025 (1:10,000)	No significant changes on or off Site.	None.

2.8.1. Other online sources

Satellite imagery dating from 2001 available on Google Earth, confirms the Sites agricultural use.

2.9. Environmental database search

A Groundsure report was purchased as part of the desk study assessment. The full report is provided in Appendix C. A summary of pertinent database records is provided in with reference to entries on Site and within a buffer zone of 250m, unless considered to have relevance at greater distances.

Table 2-3 Environmental database records

Distance (m)/ orientation	Land use / permitted activity / authorisation	Development considerations
On Site to 81m (NW)	1No. On Site waste exemption relating to the storage of sludge (non-agricultural waste). 2No off Site waste exemptions. Relating to the use, disposal, treating and storage of waste on a farm.	None.
63 to 206m (N, NW, W, NE)	3No. Discharge consents for final/ treated sewage effluent, 2No.to a freshwater stream or river and 1No. to groundwater via an infiltration system. Only the discharge 114m north west of the Site remains active	None.

2.10. Geo-hazards

The Groundsure report includes information from the BGS regarding potential geohazards on or near the Site. These potential geo-hazards have been summarised in Table 2-4 below.

Table 2-4 Summary of geo-hazards

The following have been identified by the BGS on Site:		
Ground stability hazards	Collapsible Ground	Very Low
	Compressible Ground	No Hazard
	Ground Dissolution	Negligible
	Landslide Ground	Very Low
	Running Sand	Very Low
	Shrinking or Swelling Clay	Negligible
Radon	The property is in a lower probability radon area (less than 1 % of homes are estimated to be at or above the Action Level).	

2.11. Environmental designations

Online mapping (Defra) and the Groundsure insight report presented in Appendix C, indicates there are multiple environmental designations on and within close proximity of the Site and in the surrounding local area, a summary of these designations is provided in Table 2-5 below.

Table 2-5 Environmental designations

Designation	Location	Information
Area of Outstanding Natural Beauty (AONB)	On Site	High Weald AONB– Represents a sensitive receptor that will need to be considered in the design and construction of the proposed development.
Nitrate Vulnerable Zone (NVZ)	On Site	River Arun Nvz – Not considered to have potential implications on the proposed development.
Ancient Woodland	433m E	High Wood – not considered to have potential implications on the proposed development.
Area of Outstanding Natural Beauty (AONB)	On Site	High Weald AONB– Represents a sensitive receptor that will need to be considered in the design and construction of the proposed development.

2.12. Preliminary UXO risk assessment

Zetica produce online mapping relating to potential risks associated with discovering unexploded ordnance (UXO). Based on this mapping, the Site is indicated to be at a Low Risk from all forms of Unexploded Ordnance. Therefore, it is considered that the risk of encountering UXO is unlikely.

3. Conceptual site model and risk assessment

The following section draws together a preliminary conceptual site model. The relationship of identified sources, viable pathways and identified environmental receptors is considered and used as a technical basis to inform a qualitative assessment of risk to human health and the wider environment posed by the proposed ground conditions and the proposed redevelopment of the Site.

3.1. Sources

The key identified contaminant sources are summarised as follows and covered within the risk assessment table in Section 3.4 below.

3.1.1. On Site source potential

- **Infilled historic quarry:** The quarry has been infilled with unknown Made ground which represents a potential a source of contamination and ground gas.

3.1.2. Off Site source potential

- None.

3.2. Pathways

For the purposes of this risk assessment, it is assumed that the relevant pathways comprise:

- Direct contact with sub-surface materials (dermal soil/ leachate contact, soil ingestion and dust ingestion/ inhalation);
- Ingress into potable supply pipes;
- Leaching of contaminants to groundwater;
- Migration of dissolved phase contamination in groundwater;
- Preferential flow through fractured bedrock;
- Preferential flow through the drainage system; and,
- Migration of gas and/ or vapours through preferential pathways and/ or permeable sub-surface materials.

3.2.1. Construction-phase pathways

In addition to the above, during the redevelopment of the Site it will be necessary to cause a period of exposure of bare earth. This in turn will allow for increased infiltration during rainfall events, and therefore an increased potential for leaching and throughflow of potential sub-surface contaminants.

3.3. Receptors

The key identified potential environmental receptors are summarised as follows and covered within the risk assessment table in Section 3.4 below.

3.3.1. Human health

- Construction and maintenance workers (short term acute risk); and,
- Future Site residents.

3.3.2. Wider environment

- Secondary A Aquifer.

3.4. Qualitative risk assessment

A summary of the potential contaminant linkages associated with the Site is presented in Table 3-1 alongside an assessment of the risks posed by each linkage. The contaminant linkages have been assessed using the risk assessment methodology described in CIRIA C552 (2001). As such, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with any such contamination. The classification system used to define contaminant probability, consequence and risk is described in Appendix D.

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Table 3-1 Pollutant linkage assessment

Sources	Pathways	Receptors	Consequence	Probability	Risk	Discussion
Potential contaminants from current agricultural use Infilled historic quarry	Direct human contact exposure pathways (dermal, ingestion, inhalation)	Future Site residents	Medium	Low likelihood	Moderate/low	The Site is greenfield and as such potential risks to future Site users are likely to be low . However, a targeted Site investigation is required to understand ground conditions in the area of the historic quarry.
		Construction workers	Medium	Unlikely	Low	Risk to construction workers can be adequately managed by suitable PPE.
	Ingress into potable supply pipes	Future Site residents	Medium	Unlikely	Low	None required.
	Migration of gases and/ or vapours through permeable subsurface materials and/or preferential pathways	Future Site users (residential)	Medium	Unlikely	Low	Whilst there is potential for the infilled quarry could act as a potential source of ground gas and leachate, the scale of this feature is extremely small; noted to the disused by the start of the 20 th Century and on the boundary of the Site. Therefore, whilst a targeted investigation should be undertaken in this area to confirm the ground conditions, the probability of a significant pollutant linkage and therefore risk is considered to be low.
	Leaching and/or water mobile constituents passing through permeable sub-surface soils and/or shallow preferential pathways	Secondary A Aquifer	Medium	Unlikely	Low	

4. Conclusions and next steps

4.1. Conclusions

Historical mapping indicates the majority of the Site has remained undeveloped agricultural land since earliest OS mapping in the 1870s. Mapping shows a small historic quarry in the south east corner of Site, however this was infilled by the end of the nineteenth century. Whilst this is identified as a potential source of contamination, that should be investigated prior to construction of the proposed development, given the age and scale of the quarry, it is not considered to pose a significant constraint to the proposed development.

Based on the findings of the desk study and the proposed residential development, an assessment of land quality has been undertaken in accordance with current guidance and best practice. On this basis, the potential risk to **human health** is considered to be **MODERATE** to **LOW**, and the potential risk to the **wider environment** is assessed to be **LOW**.

application.

4.2. Next steps

The preliminary conceptual Site model and desk based preliminary risk assessment presented herein is considered sufficient to support the propose planning application. However, following granting of planning permission, it is recommended that a targeted Site investigation is undertaken in the area of the historic quarry to understand the extent of the feature, ground conditions within it and potential risk management required, if any.

Report Conditions

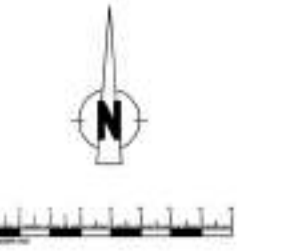
This report has been prepared by Aqua Terra Consultants Ltd. (Aqua Terra) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by Aqua Terra solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Aqua Terra at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology, and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

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Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Aqua Terra take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Aqua Terra may, by prior written agreement, agree to such release, if it is acknowledged that Aqua Terra accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Aqua Terra accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual, or otherwise, against Aqua Terra except as expressly agreed with Aqua Terra in writing. Aqua Terra reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.



F C P LAND 4 LTD

project:

Land off:

CRAWLEY ROAD,
FAYGATE

title:

ILLUSTRATIVE BASE MASTERPLAN

date:

Feb '25

scale:

1 : 500 @ A1

drawing number:

2126/PL.05

Rev.

J

Paul Hewett R.I.B.A.

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Land south of Old Crawley Road

Order Details

Date: 26/02/2026
Your ref: P25134
Our Ref: GS-M91-6VH-DAE-WVB

Site Details

Location: 520121 132796
Area: 5.01 ha
Authority: [Horsham District Council](#) ↗

Site plan**Quick Links**

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

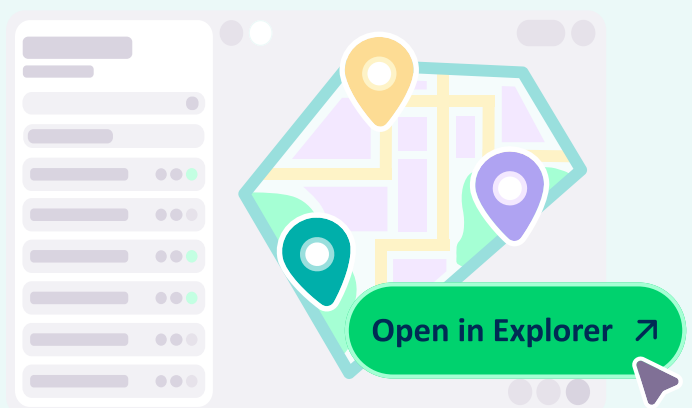
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Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	5	-
16 >	1.2 >	Historical tanks >	0	0	1	6	-
16 >	1.3 >	Historical energy features >	0	0	3	6	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	0	0	5	-
20 >	2.2 >	Historical tanks >	0	0	3	8	-
20 >	2.3 >	Historical energy features >	0	0	4	18	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	4	17	5	19	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
30	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
30	4.3	Current or recent petrol stations	0	0	0	0	-
30	4.4	Electricity cables	0	0	0	0	-
30	4.5	Gas pipelines	0	0	0	0	-



31	4.6	Sites determined as Contaminated Land	0	0	0	0	-
31	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.8	Regulated explosive sites	0	0	0	0	-
31	4.9	Hazardous substance storage/usage	0	0	0	0	-
31	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.13	Radioactive Substance Authorisations	0	0	0	0	-
32 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	1	3	1	-
33	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.16	Pollutant release to public sewer	0	0	0	0	-
34	4.17	List 1 Dangerous Substances	0	0	0	0	-
34	4.18	List 2 Dangerous Substances	0	0	0	0	-
34 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	0	1	-
34	4.20	Pollution inventory substances	0	0	0	0	-
35	4.21	Pollution inventory waste transfers	0	0	0	0	-
35	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
36	5.1	Superficial aquifer	None (within 500m)				
37 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
39 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	Groundwater abstractions	0	0	0	0	0
42	5.7	Surface water abstractions	0	0	0	0	0
42	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
43	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m

44 >	6.1 >	Water Network (OS MasterMap) >	0	0	14	-	-
46 >	6.2 >	Surface water features >	0	0	6	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	3
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
56 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	61
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0



59	10.12	Proposed Ramsar sites	0	0	0	0	0
59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
61 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
62 >	10.18 >	SSSI Units >	0	0	0	0	3
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65 >	11.2 >	Area of Outstanding Natural Beauty >	1	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	0	1	1	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	1	1	7	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-



74	14.3	Superficial geology (10k)	0	0	0	0	-
74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	3	1	5	6	-
76 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79	15.4	Superficial geology (50k)	0	0	0	0	-
79	15.5	Superficial permeability (50k)	None (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	2	0	3	5	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	16.1 >	BGS Boreholes >	0	1	10	-	-
Page	Section	Natural ground subsidence >					
84 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
86 >	17.2 >	Running sands >	Very low (within 50m)				
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	BritPits	0	0	0	0	-
94 >	18.2 >	Surface ground workings >	0	0	4	-	-
94	18.3	Underground workings	0	0	0	0	0
94	18.4	Underground mining extents	0	0	0	0	-



94	18.5	Historical Mineral Planning Areas	0	0	0	0	-
95 >	18.6 >	Non-coal mining >	1	0	0	1	0
95	18.7	JPB mining areas	None (within 0m)				
95	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	-
96	18.11	BGS mine plans	0	0	0	0	-
96	18.12	Coal mining	None (within 0m)				
96	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
97	18.15	Tin mining	None (within 0m)				
97	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
98	19.1	Natural cavities	0	0	0	0	-
99 >	19.2 >	Mining cavities >	0	0	0	0	4
99	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
101 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
103	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
104	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
105	22.1	Underground railways (London)	0	0	0	-	-
105	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105	22.4	Historical railway and tunnel features	0	0	0	-	-
105	22.5	Royal Mail tunnels	0	0	0	-	-



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



Recent aerial photograph



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Capture Date: 24/04/2021

Site Area: 5.01ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 26 February 2026

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 5.01ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 26 February 2026

Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 5.01ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 26 February 2026

Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 5.01ha



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info@groundsure.com

01273 257 755

Date: 26 February 2026

Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 5.01ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 26 February 2026

OS MasterMap site plan



Site Area: 5.01ha

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

5

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

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

ID	Location	Land use	Dates present	Group ID
7	312m NW	Cuttings	1932	2157396



ID	Location	Land use	Dates present	Group ID
8	330m W	Wind Pump	1966	2173290
9	353m SW	Unspecified Ground Workings	1966	2165520
12	431m NE	Cuttings	1932	2157123
14	487m W	Cuttings	1932	2157397

This data is sourced from Ordnance Survey® / Groundsure.

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

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

ID	Location	Land use	Dates present	Group ID
2	237m NE	Tanks	1977 - 1993	422456
5	309m SW	Unspecified Tank	1932 - 1937	413097
6	310m SW	Unspecified Tank	1911	391687
11	423m SW	Unspecified Tank	1897	391685
B	462m NE	Unspecified Tank	1987 - 1993	418331
B	489m NE	Unspecified Tank	1987	405862
B	492m NE	Unspecified Tank	1993	421421

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

9

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



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

ID	Location	Land use	Dates present	Group ID
1	50m SW	Electricity Substation	1978	271722
A	111m SW	Electricity Substation	1978 - 1986	297174
A	122m SW	Electricity Substation	1993	274117
3	269m SW	Electricity Substation	1975 - 1994	310048
4	282m S	Electricity Substation	1978 - 1993	280215
10	377m SW	Electricity Substation	1971 - 1994	289115
13	456m W	Electricity Substation	1982 - 1994	299405
C	474m S	Electricity Substation	1977	298434
C	476m S	Electricity Substation	1978 - 1993	302997

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

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2.1 Historical industrial land uses

Records within 500m

5

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

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

ID	Location	Land Use	Date	Group ID
3	312m NW	Cuttings	1932	2157396
4	330m W	Wind Pump	1966	2173290
5	353m SW	Unspecified Ground Workings	1966	2165520



ID	Location	Land Use	Date	Group ID
7	431m NE	Cuttings	1932	2157123
8	487m W	Cuttings	1932	2157397

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

11

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

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

ID	Location	Land Use	Date	Group ID
B	237m NE	Tanks	1987	422456
B	237m NE	Tanks	1977	422456
B	237m NE	Tanks	1993	422456
E	309m SW	Unspecified Tank	1932	413097
E	309m SW	Unspecified Tank	1937	413097
2	310m SW	Unspecified Tank	1911	391687
6	423m SW	Unspecified Tank	1897	391685
H	462m NE	Unspecified Tank	1987	418331
H	464m NE	Unspecified Tank	1993	418331
H	489m NE	Unspecified Tank	1987	405862
H	492m NE	Unspecified Tank	1993	421421

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 19](#) >

ID	Location	Land Use	Date	Group ID
1	50m SW	Electricity Substation	1978	271722
A	111m SW	Electricity Substation	1978	297174
A	111m SW	Electricity Substation	1986	297174
A	122m SW	Electricity Substation	1993	274117
C	269m SW	Electricity Substation	1982	310048
C	269m SW	Electricity Substation	1975	310048
C	270m SW	Electricity Substation	1994	310048
C	270m SW	Electricity Substation	1994	310048
D	282m S	Electricity Substation	1988	280215
D	283m S	Electricity Substation	1993	280215
D	283m S	Electricity Substation	1978	280215
F	377m SW	Electricity Substation	1983	289115
F	378m SW	Electricity Substation	1988	289115
F	378m SW	Electricity Substation	1971	289115
F	378m SW	Electricity Substation	1994	289115
G	456m W	Electricity Substation	1994	299405
G	456m W	Electricity Substation	1994	299405
G	456m W	Electricity Substation	1982	299405
I	474m S	Electricity Substation	1977	298434
I	476m S	Electricity Substation	1993	302997
I	477m S	Electricity Substation	1988	302997
I	477m S	Electricity Substation	1978	302997

This data is sourced from Ordnance Survey® / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**45**

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

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

ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	Newhouse Farm Old Crawley Road Horsham West Sussex Rh12 4ru	EPR/RE5542H L/A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
A	On site	-	WEX112140	Storing waste exemption	On a farm	Storage of sludge
A	On site	-	WEX011928	Storing waste exemption	On a farm	Storage of sludge
A	On site	-	WEX337951	Storing waste exemption	On a farm	Storage of sludge
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX193028	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	27m NW	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
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX193028	Disposing of waste exemption	On a farm	Burning waste in the open
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX028463	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	27m NW	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
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX028463	Disposing of waste exemption	On a farm	Burning waste in the open
B	27m NW	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
B	27m NW	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
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX326741	Disposing of waste exemption	On a farm	Burning waste in the open
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX326741	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice



ID	Location	Site	Reference	Category	Sub-Category	Description
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX326741	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX326741	Storing waste exemption	On a farm	Storage of waste in a secure place
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX326741	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX326741	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	27m NW	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX193028	Storing waste exemption	On a farm	Storage of waste in a secure place
B	27m NW	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
B	27m NW	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
C	81m NW	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
C	81m NW	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
C	81m NW	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
C	81m NW	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
C	81m NW	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
D	277m NE	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX464149	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
D	277m NE	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX464149	Storing waste exemption	On a farm	Storage of waste in a secure place
D	277m NE	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX464149	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
D	277m NE	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX464149	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	277m NE	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX464149	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	277m NE	Moorhead Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX464149	Disposing of waste exemption	On a farm	Burning waste in the open
E	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX237982	Using waste exemption	On a farm	Use of waste in construction
E	333m NE	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	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX081127	Using waste exemption	On a farm	Use of waste in construction
E	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX237982	Disposing of waste exemption	On a farm	Burning waste in the open
E	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX095321	Disposing of waste exemption	On a farm	Burning waste in the open
E	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX095321	Using waste exemption	On a farm	Use of waste in construction
E	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX364640	Using waste exemption	On a farm	Use of waste in construction
E	333m NE	Newhouse Farm, Old Crawley Road, Faygate, Horsham, Rh12 4ru	WEX364640	Disposing of waste exemption	On a farm	Burning waste in the open



ID	Location	Site	Reference	Category	Sub-Category	Description
F	396m NE	New House Farm Old Crawley Road Horsham West Sussex Rh12 4ru	EPR/MF0337RH/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
F	396m NE	New House Farm Old Crawley Road Horsham West Sussex Rh12 4ru	EPR/MF0337RH/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
F	399m NE	-	WEX430668	Using waste exemption	On a farm	Use of waste in construction
1	465m N	-	WEX259852	Storing waste exemption	On a farm	Storage of sludge
2	492m S	Scott Free Range Pigs, Downsview Farm Clayton Lane Storrington West Sussex Rh12 4hl	EPR/JE5441NY/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	Activity	Category
2	61m SW	Pumping Station	West Sussex, RH12	Water Pumping Stations	Industrial Features
4	114m SW	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	190m NE	Newhouse Farm Business Centre	West Sussex, RH12	Business Parks and Industrial Estates	Industrial Features
A	229m NE	Ideal Installations Ltd	Unit 14 Newhouse Business Centre, Old Crawley Road, Faygate, West Sussex, RH12 4RU	Building and Component Suppliers	Construction Services

This data is sourced from Ordnance Survey®.

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

Records within 250m **0**

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m **0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.6 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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



4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

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.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

5

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 29](#) >

ID	Location	Address	Details	
1	42m W	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



ID	Location	Address	Details	
3	114m NW	CHRISTIAN TRAINING CENTRE, 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: -
A	179m NE	NEW HOUSE FARM SDP, FAYGATE, HORSHAM	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02374 Permit Version: 1 Receiving Water: GW VIA AN INFILTRATION SYSTEM	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
A	179m NE	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: -
5	450m W	ROFFEY HOUSE, ROFFEY HOUSE, CRAWLEY ROAD, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02158 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 05/03/1973 Effective Date: 05/03/1973 Revocation Date: 31/03/1997

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.17 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.18 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m**1**

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 29](#) >

ID	Location	Details	
6	486m W	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.

4.20 Pollution inventory substances

Records within 500m**0**

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

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



4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

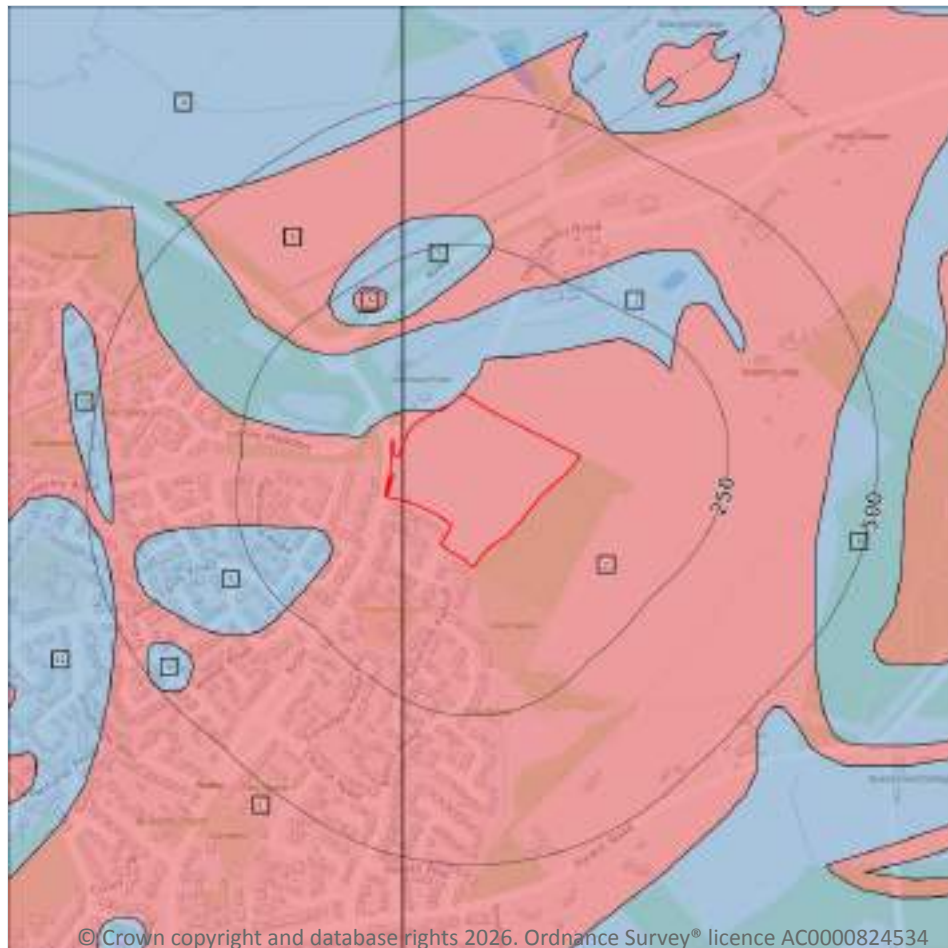
0

Aquifer status of groundwater held within superficial geology.

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

13

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 37](#) >

ID	Location	Designation	Description
1	On site	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

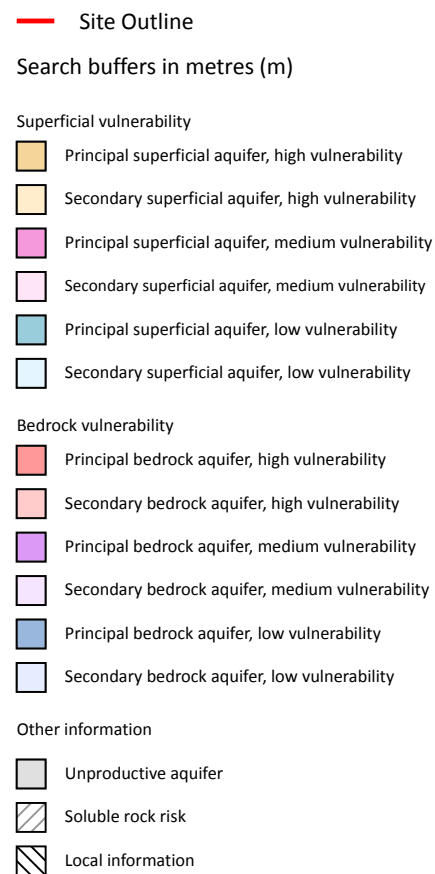


ID	Location	Designation	Description
3	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	30m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	118m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	140m 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
7	157m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
A	162m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
A	195m 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
8	416m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
9	424m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
10	459m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
11	478m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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

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

Features are displayed on the Groundwater vulnerability map on [page 39](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: 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
2	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
3	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
4	30m NW	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

5.6 Groundwater abstractions

Records within 2000m

0

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

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

5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

14

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 44](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	83m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	84m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	89m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	95m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	98m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	117m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	125m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	125m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	126m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	147m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	170m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	174m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	222m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	228m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

6

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

Features are displayed on the Hydrology map on [page 44 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 44 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	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 44 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1102m NW	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 44](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	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

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 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 51](#) >

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

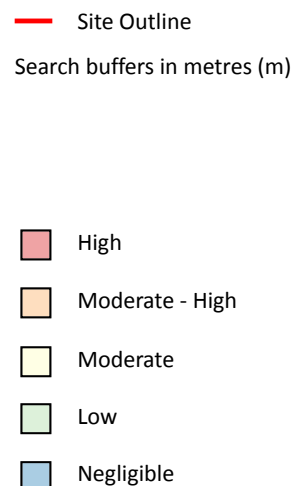
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

Features are displayed on the Groundwater flooding map on [page 53](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

3

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 54](#) >

ID	Location	Name	Data source
-	1727m SE	St. Leonard's Forest SSSI	Natural England



ID	Location	Name	Data source
-	1852m S	St. Leonard's Park Ponds SSSI	Natural England
-	1865m S	St. Leonard's Park Ponds SSSI	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

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

63

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 54 >](#)

ID	Location	Name	Woodland Type
1	433m E	High Wood	Ancient & Semi-Natural Woodland
2	481m E	High Wood	Ancient Replanted Woodland
3	660m SE	Spursorchard Wood	Ancient & Semi-Natural Woodland
4	688m SE	Severells Hill	Ancient & Semi-Natural Woodland
5	750m SE	Unknown	Ancient & Semi-Natural Woodland
6	751m SE	Unknown	Ancient & Semi-Natural Woodland
7	765m SE	Unknown	Ancient Replanted Woodland
A	777m NW	Unknown	Ancient Replanted Woodland
8	805m N	Unknown	Ancient & Semi-Natural Woodland
9	805m S	Unknown	Ancient & Semi-Natural Woodland
A	839m NW	Unknown	Ancient & Semi-Natural Woodland
10	841m E	Unknown	Ancient & Semi-Natural Woodland
11	851m SE	St Leonard's Forest	Ancient Replanted Woodland
12	886m NW	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
B	990m N	Unknown	Ancient & Semi-Natural Woodland
B	991m NW	Castle Copse	Ancient & Semi-Natural Woodland
13	996m NW	Unknown	Ancient & Semi-Natural Woodland
14	1010m S	Unknown	Ancient & Semi-Natural Woodland
15	1084m E	Stonelodge Hanger	Ancient & Semi-Natural Woodland
16	1218m N	Seagraves Copse	Ancient & Semi-Natural Woodland
17	1272m N	Tenacre Gill	Ancient & Semi-Natural Woodland
-	1293m N	Unknown	Ancient & Semi-Natural Woodland
-	1298m W	Dutshell Copse	Ancient & Semi-Natural Woodland
-	1307m S	Unknown	Ancient Replanted Woodland
-	1357m N	Greenbroom Copse	Ancient & Semi-Natural Woodland
-	1382m S	Unknown	Ancient Replanted Woodland
-	1387m S	Unknown	Ancient & Semi-Natural Woodland
-	1388m N	Bush Copse	Ancient & Semi-Natural Woodland
-	1392m N	Unknown	Ancient & Semi-Natural Woodland
26	1470m SE	Unknown	Ancient Replanted Woodland
-	1471m N	Unknown	Ancient & Semi-Natural Woodland
-	1489m SE	Unknown	Ancient Replanted Woodland
-	1506m N	Unknown	Ancient & Semi-Natural Woodland
-	1530m E	Faygate Forest & Rookfield Hill	Ancient Replanted Woodland
-	1561m N	Breakey Gill	Ancient & Semi-Natural Woodland
-	1564m NE	Budds Copse	Ancient & Semi-Natural Woodland
-	1569m E	Faygate Forest & Rookfield Hill	Ancient & Semi-Natural Woodland
-	1629m W	Unknown	Ancient & Semi-Natural Woodland
-	1630m NW	Hawksbourne Wood	Ancient Replanted Woodland
-	1680m NW	Hawksbourne Wood	Ancient & Semi-Natural Woodland
-	1737m E	Faygate Forest	Ancient Replanted Woodland
-	1739m E	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1743m NE	Unknown	Ancient & Semi-Natural Woodland
-	1744m E	Faygate Forest	Ancient & Semi-Natural Woodland
-	1751m S	Unknown	Ancient & Semi-Natural Woodland
-	1751m NW	Hurst Wood	Ancient Replanted Woodland
-	1756m NW	Hurst Wood	Ancient & Semi-Natural Woodland
44	1767m NW	Unknown	Ancient & Semi-Natural Woodland
-	1775m N	Northland Copse	Ancient & Semi-Natural Woodland
-	1793m NE	Unknown	Ancient Replanted Woodland
-	1794m NE	Holmbush Forest	Ancient Replanted Woodland
-	1798m S	Unknown	Ancient & Semi-Natural Woodland
-	1801m S	Unknown	Ancient & Semi-Natural Woodland
-	1807m S	Unknown	Ancient & Semi-Natural Woodland
-	1845m N	Unknown	Ancient & Semi-Natural Woodland
-	1855m S	Unknown	Ancient & Semi-Natural Woodland
-	1863m N	Northland Copse	Ancient & Semi-Natural Woodland
-	1925m S	Highland Copse, Highland Pond, The Lags	Ancient & Semi-Natural Woodland
-	1947m S	Unknown	Ancient & Semi-Natural Woodland
-	1952m NW	Furzefield Copse	Ancient & Semi-Natural Woodland
-	1955m SE	St Leonard's Forest	Ancient & Semi-Natural Woodland
-	1976m NW	Unknown	Ancient & Semi-Natural Woodland
-	1999m E	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**1**

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

Location	Name	Type	NVZ ID	Status
On site	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 61](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=11301&location=521306,127681%20(IRZ%20polygon%20centre)
2	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500000&notes=11301&location=521031,133662%20(IRZ%20polygon%20centre)



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

3

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 61](#) >

ID: -
 Location: 1727m SE
 SSSI name: St. Leonard's Forest
 Unit name: 4
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Mixed: Scrub, Woodland	Unfavourable - Declining	29/01/2024
Lowland mixed deciduous woodland	Unfavourable - Declining	16/04/2025
Population of Schedule 8 moss - Micromitrium tenerum, Millimetre Moss	-	-
Population of nationally scarce butterfly species - Apatura iris, Purple Emperor	Not Recorded	01/01/1900

ID: -
 Location: 1852m S
 SSSI name: St. Leonard's Park Ponds
 Unit name: Stew Pond
 Broad habitat: Standing Open Water And Canals
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Outstanding dragonfly assemblage	Unfavourable - Declining	20/10/2022
Ponds	Unfavourable - Declining	13/10/2022



ID: -
Location: 1865m S
SSSI name: St. Leonard's Park Ponds
Unit name: Dry Pond & Golden Folly Pond
Broad habitat: Standing Open Water And Canals
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
Nationally scarce plant - Cicendia filiformis, Yellow Century	Not Recorded	01/01/1900
Outstanding dragonfly assemblage	Not Recorded	01/01/1900
Ponds	Not Recorded	01/01/1900

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 64 >](#)

ID	Location	NAME	Data Source
1	On site	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

2

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 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	19m W	Moorhead Cottages	II	1027496	21/12/1994



ID	Location	Name	Grade	Reference Number	Listed date
3	128m SW	Fernbrook Cottage Oak Tree Cottage Old Timbers	II	1193339	28/11/1980

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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

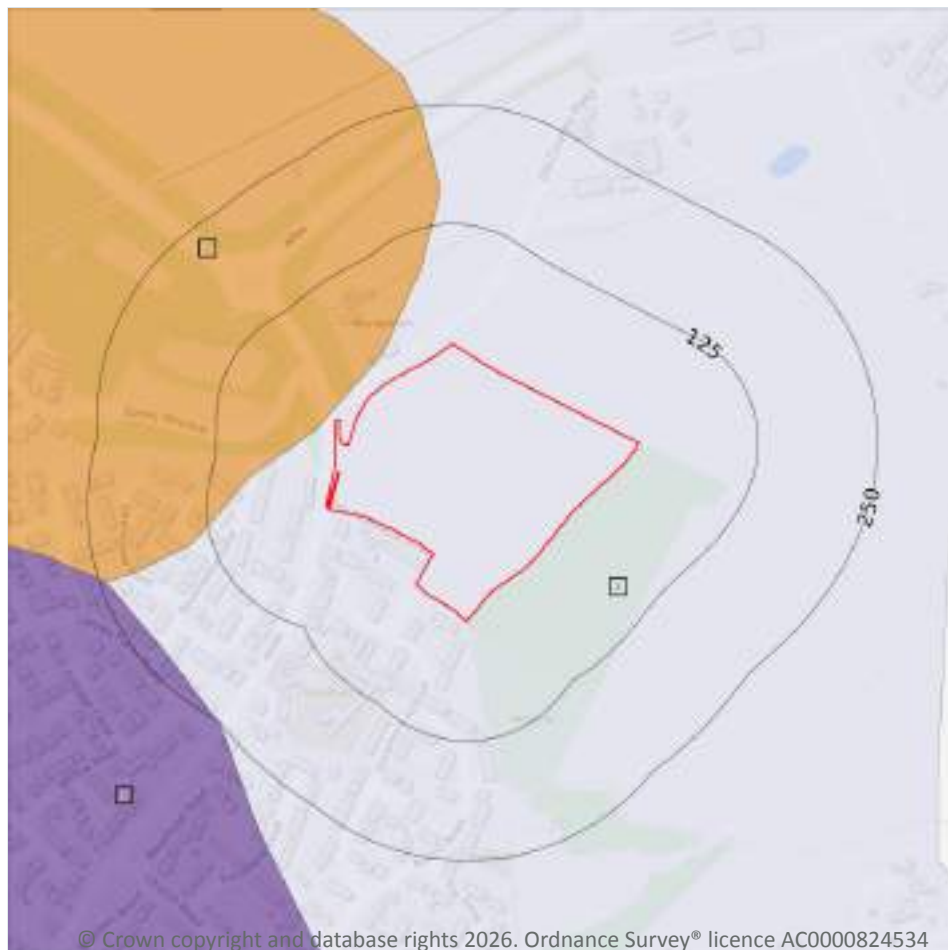
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

3

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 67](#) >

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

ID	Location	Classification	Description
2	9m NW	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	226m SW	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

9

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 70 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	12m W	No main habitat but additional habitats present	Additional: GQSIG (INV 50%)
3	174m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	183m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	220m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
6	222m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
7	222m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
8	225m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
9	226m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (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

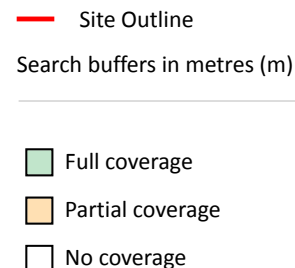
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable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



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 72](#) >

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

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

14.3 Superficial geology (10k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

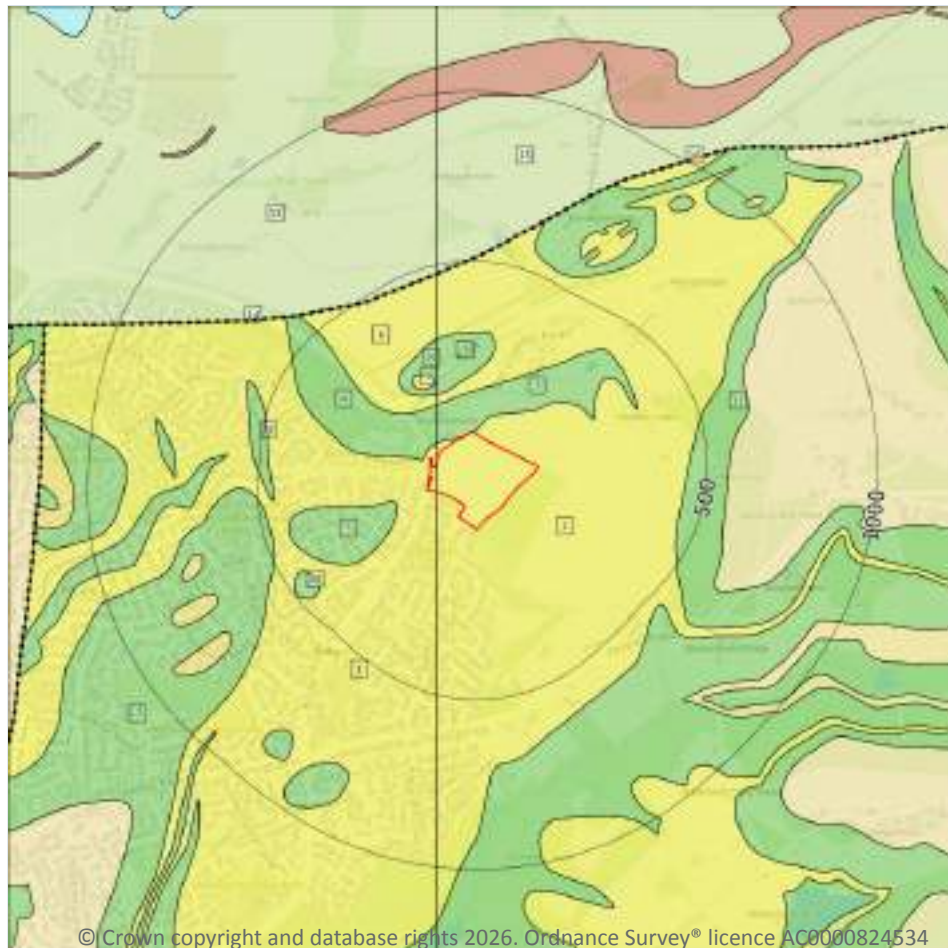
0

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

15

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 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-SDST	Upper Tunbridge Wells Sand-Sandstone	Valanginian
2	On site	UTW-SDST	Upper Tunbridge Wells Sand-Sandstone	Valanginian
3	On site	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
4	17m NW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian



ID	Location	LEX Code	Description	Rock age
5	100m SW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
6	120m NW	UTW-SDST	Upper Tunbridge Wells Sand-Sandstone	Valanginian
7	139m NW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
8	148m NW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
9	174m NW	CGS-SDST	Colgate Sandstone-Sandstone	Valanginian
10	416m SW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
11	436m E	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
12	452m W	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
13	468m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
15	474m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
17	476m W	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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 75 >](#)

ID	Location	Category	Description
14	468m N	FAULT	Fault, observed, displacement unknown
16	474m N	FAULT	Fault, observed, displacement unknown

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 77](#) >

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

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

10

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 80](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
2	On site	UTW-STMD	Upper Tunbridge Wells Sand-Sandstone and mudstone	Valanginian
3	118m SW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
4	157m NW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian



ID	Location	LEX Code	Description	Rock age
5	195m NW	UTW-STMD	Upper Tunbridge Wells Sand-Sandstone and mudstone	Valanginian
6	416m E	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
7	424m SW	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
8	459m NW	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
10	459m W	UTW-MDST	Upper Tunbridge Wells Sand-Mudstone	Valanginian
11	478m W	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

3

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
30m NW	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 80 >](#)

ID	Location	Category	Description
9	459m NW	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

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16.1 BGS Boreholes

Records within 250m

11

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 82](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	16m NW	520010 132890	FAYGATE BH1 WEST SUSSEX COUNTY COUNCIL	3.0	N	584747 ↗
2	82m NW	520030 132980	FAYGATE BH2 WEST SUSSEX COUNTY COUNCIL	4.0	N	584746 ↗
3	90m NW	519940 132930	A264/A24 HORSHAM NTH BY PASS 148	5.0	N	578661 ↗

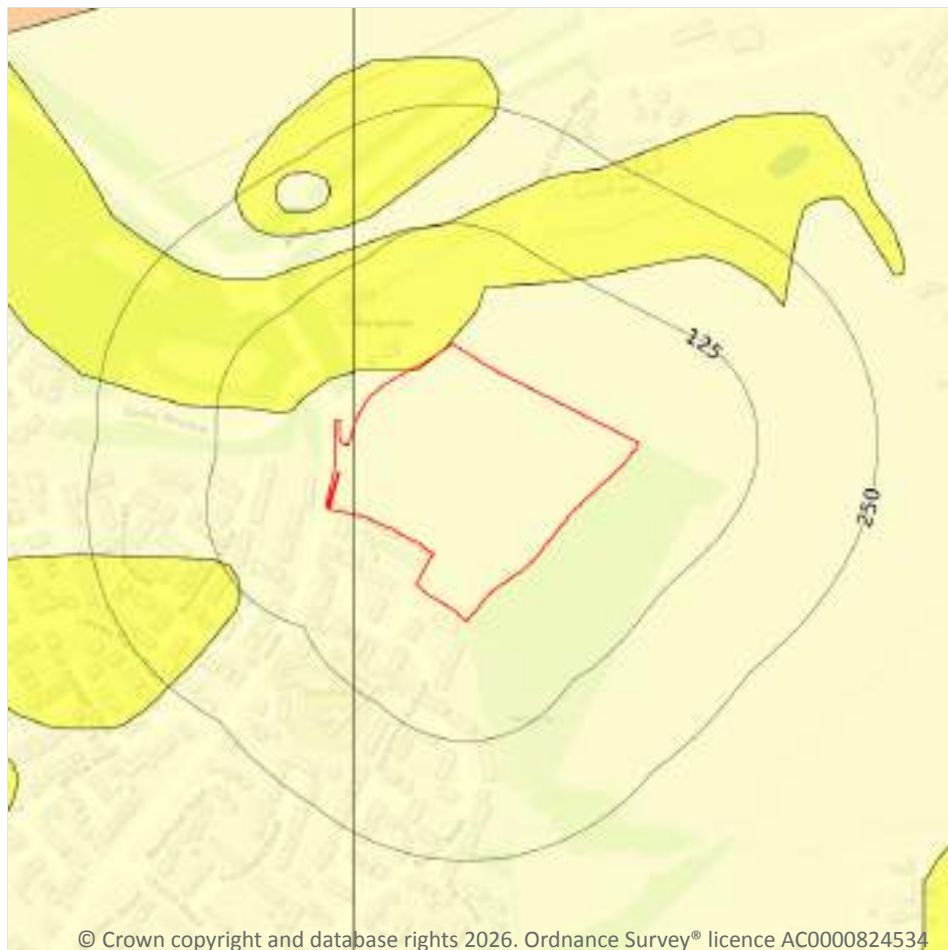


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	131m SW	519981 132577	KINGSMEAD NURSING HOME HORSHAM 4	1.3	N	15628479 ↗
A	136m SW	519963 132587	KINGSMEAD NURSING HOME HORSHAM 3	1.3	N	15628477 ↗
B	154m SW	519934 132596	KINGSMEAD NURSING HOME HORSHAM 2	0.9	N	15628475 ↗
A	156m SW	519965 132558	KINGSMEAD NURSING HOME HORSHAM 5	1.65	N	15628481 ↗
B	162m SW	519941 132573	KINGSMEAD NURSING HOME HORSHAM 6	2.25	N	15628483 ↗
B	179m SW	519919 132573	KINGSMEAD NURSING HOME HORSHAM 1	2.2	N	15628471 ↗
4	198m NW	519880 133020	A264/A24 HORSHAM NTH BY PASS 147	5.0	N	578660 ↗
5	198m NW	520000 133100	HORSHAM BYPASS 149	5.0	N	584776 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

3

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 84](#) >

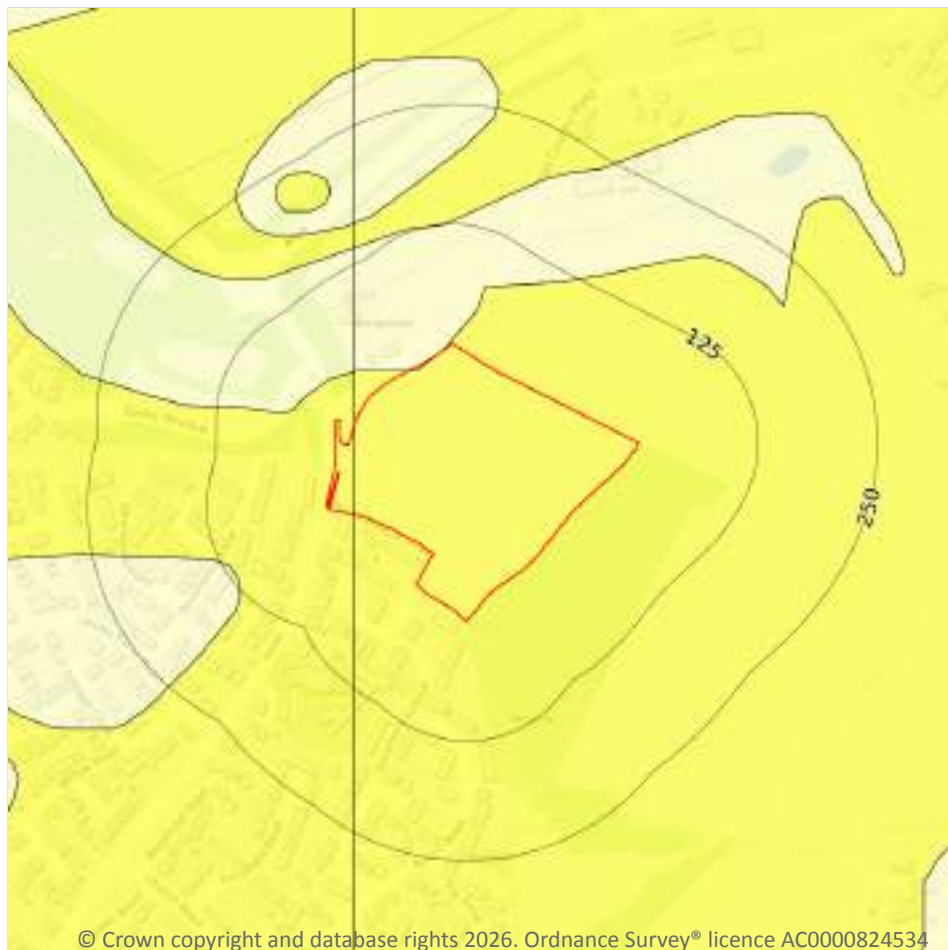
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
30m NW	Very low	Ground conditions predominantly low plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 86 >](#)

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

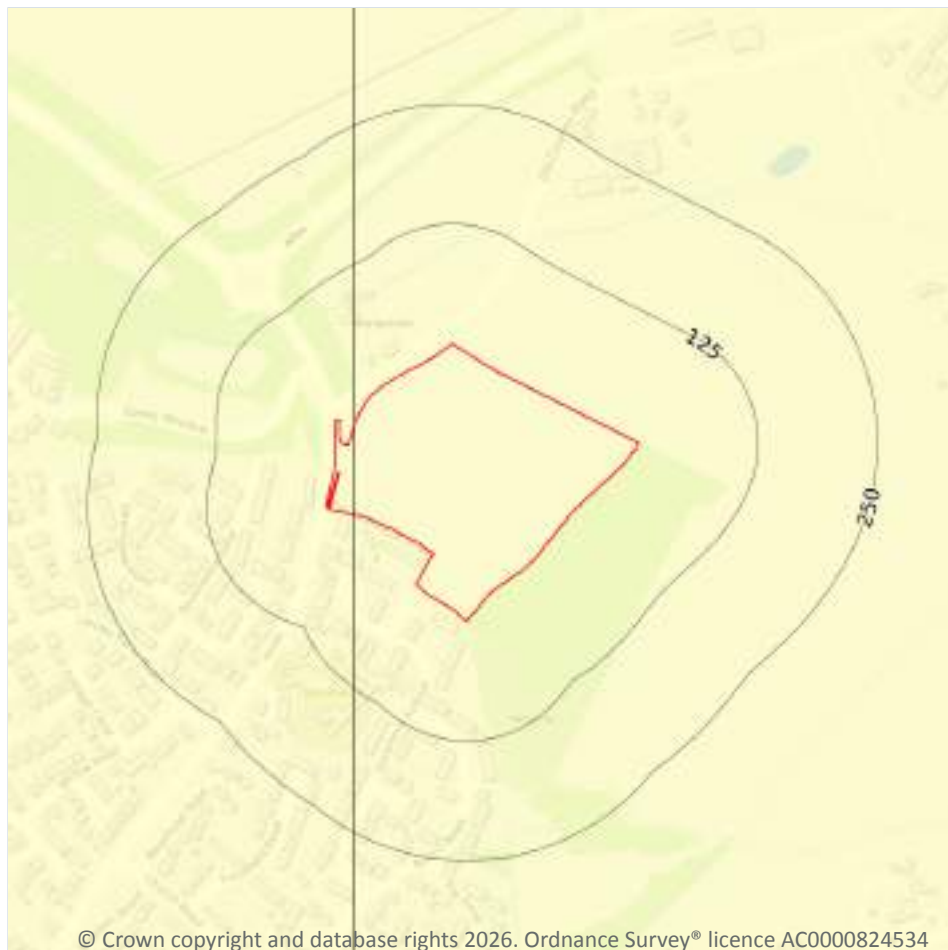


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
30m NW	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

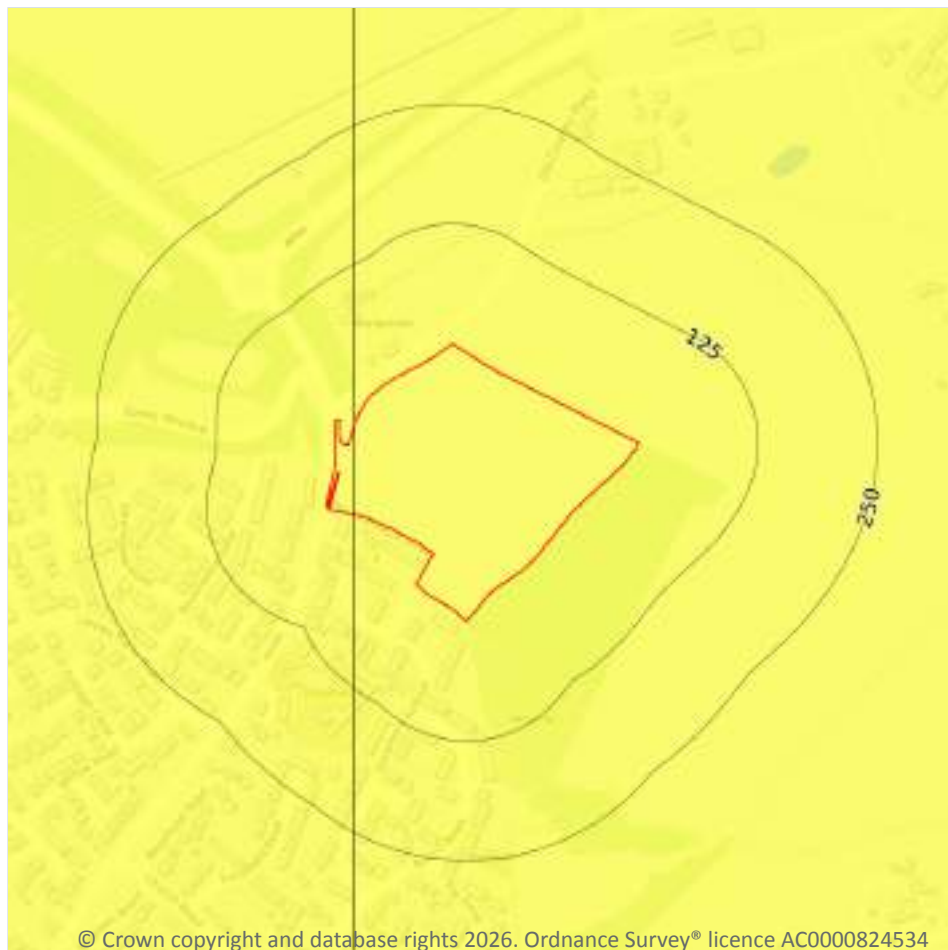
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

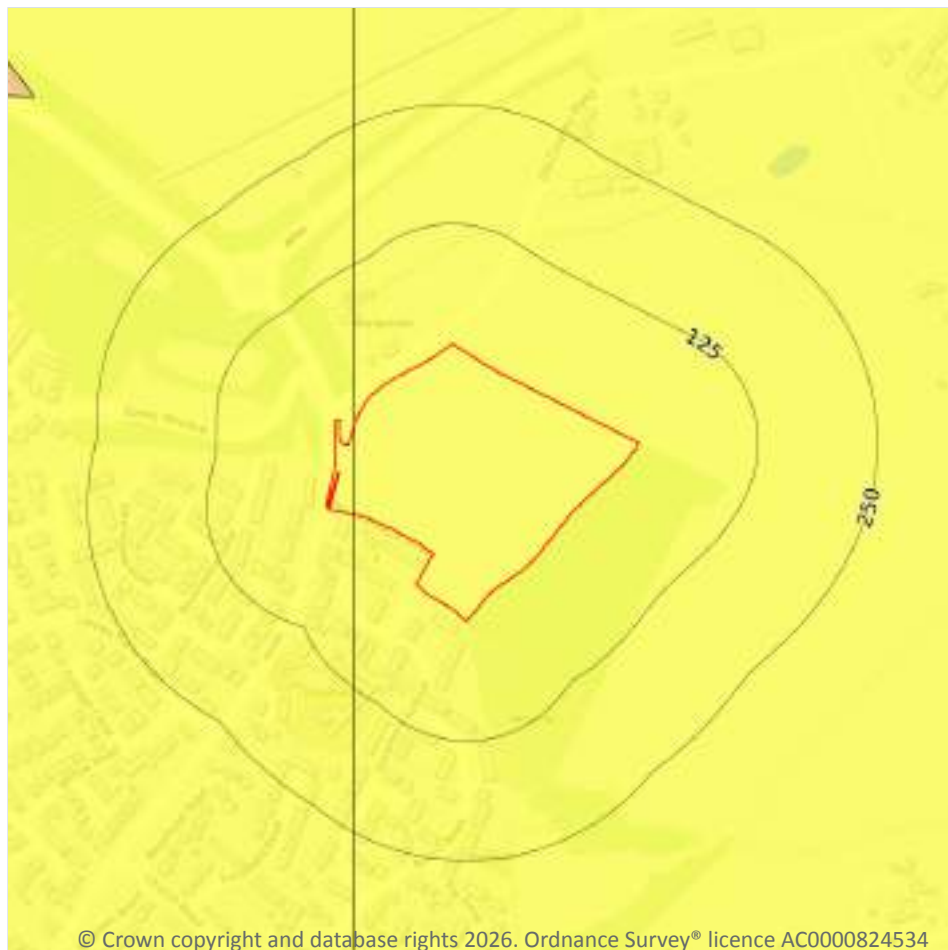
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 89](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

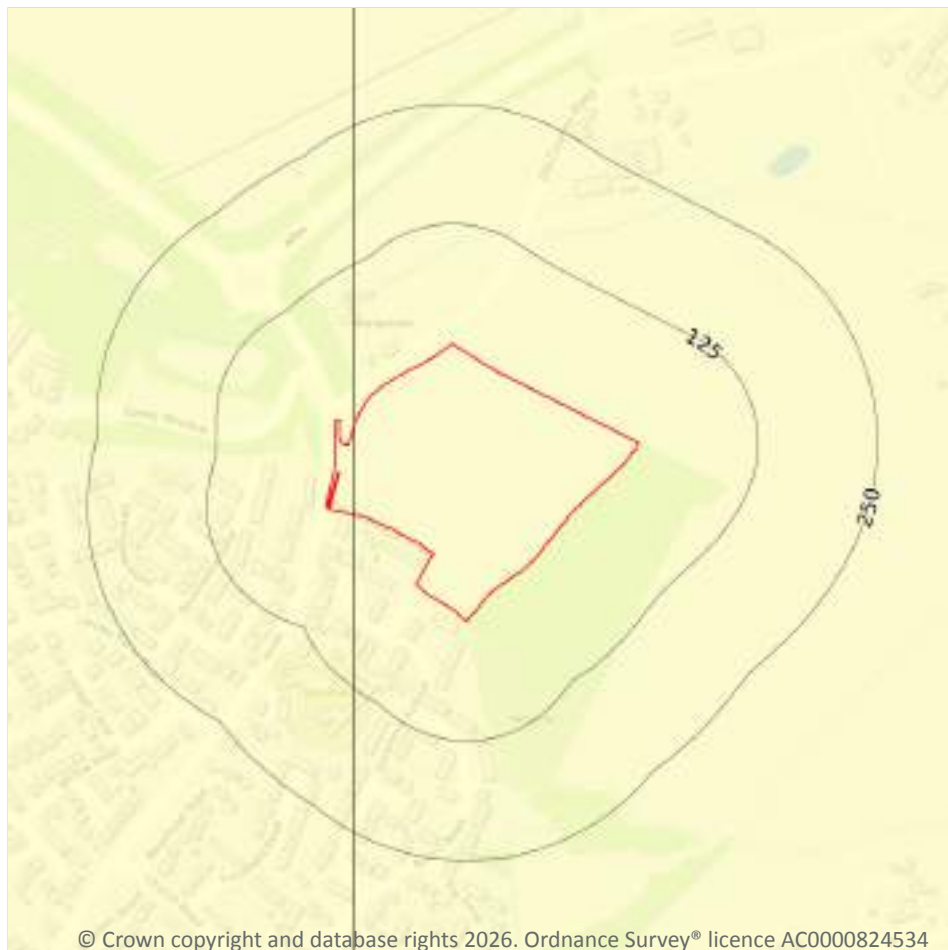
Features are displayed on the Natural ground subsidence - Landslides map on [page 90](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 91](#) >

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



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

4

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

Features are displayed on the Mining and ground workings map on [page 93 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
2	103m NE	Ponds	1874	1:10560
A	250m NE	Pond	1938	1:10560
A	250m NE	Pond	1909	1:10560
A	250m NE	Pond	1896	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining and ground workings map on [page 93](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Iron Ore	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
6	459m NW	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

4

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 Ground cavities and sinkholes map on [page 98](#) >

ID	Location	Mine Address	Mineral
-	832m SE	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone
-	859m S	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone
-	939m S	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone
-	998m SE	Horsham, West Sussex	Magnetite, Marcasite, Siderite, Ironstone

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.



19.4 Historical incidents

Records within 500m

0

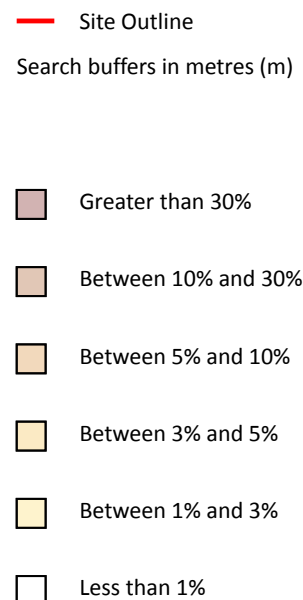
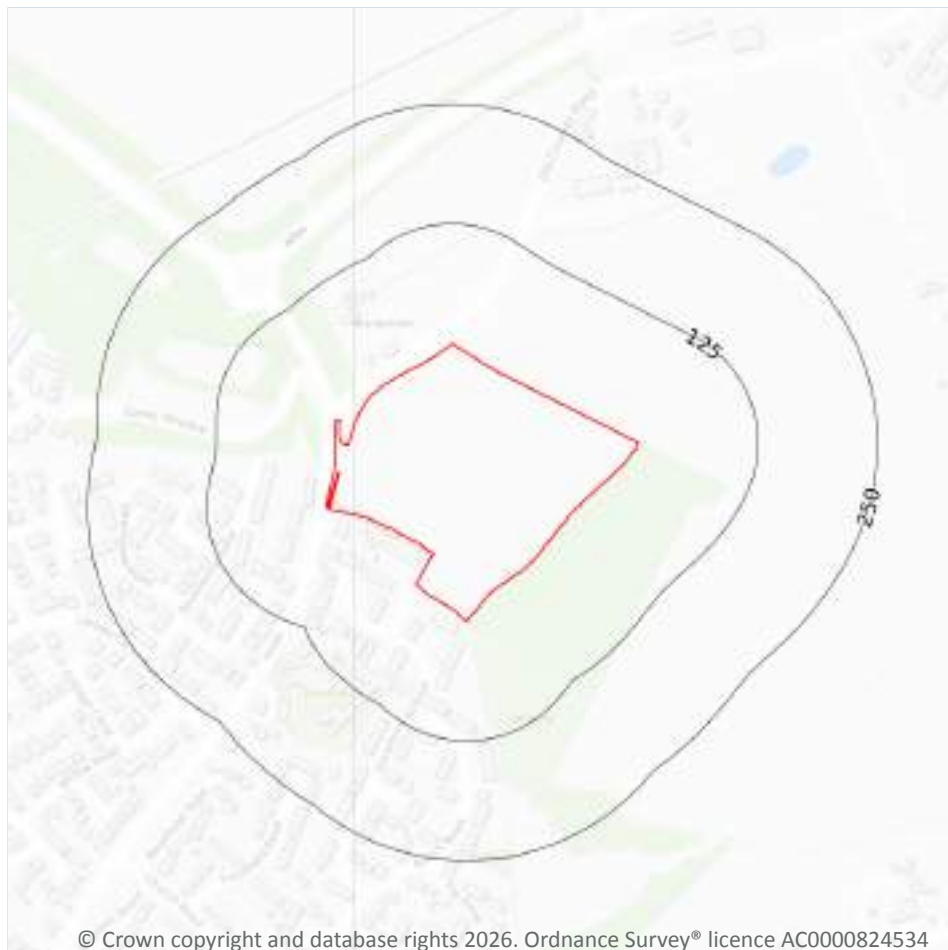
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising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

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

This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 101](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 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
30m NW	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.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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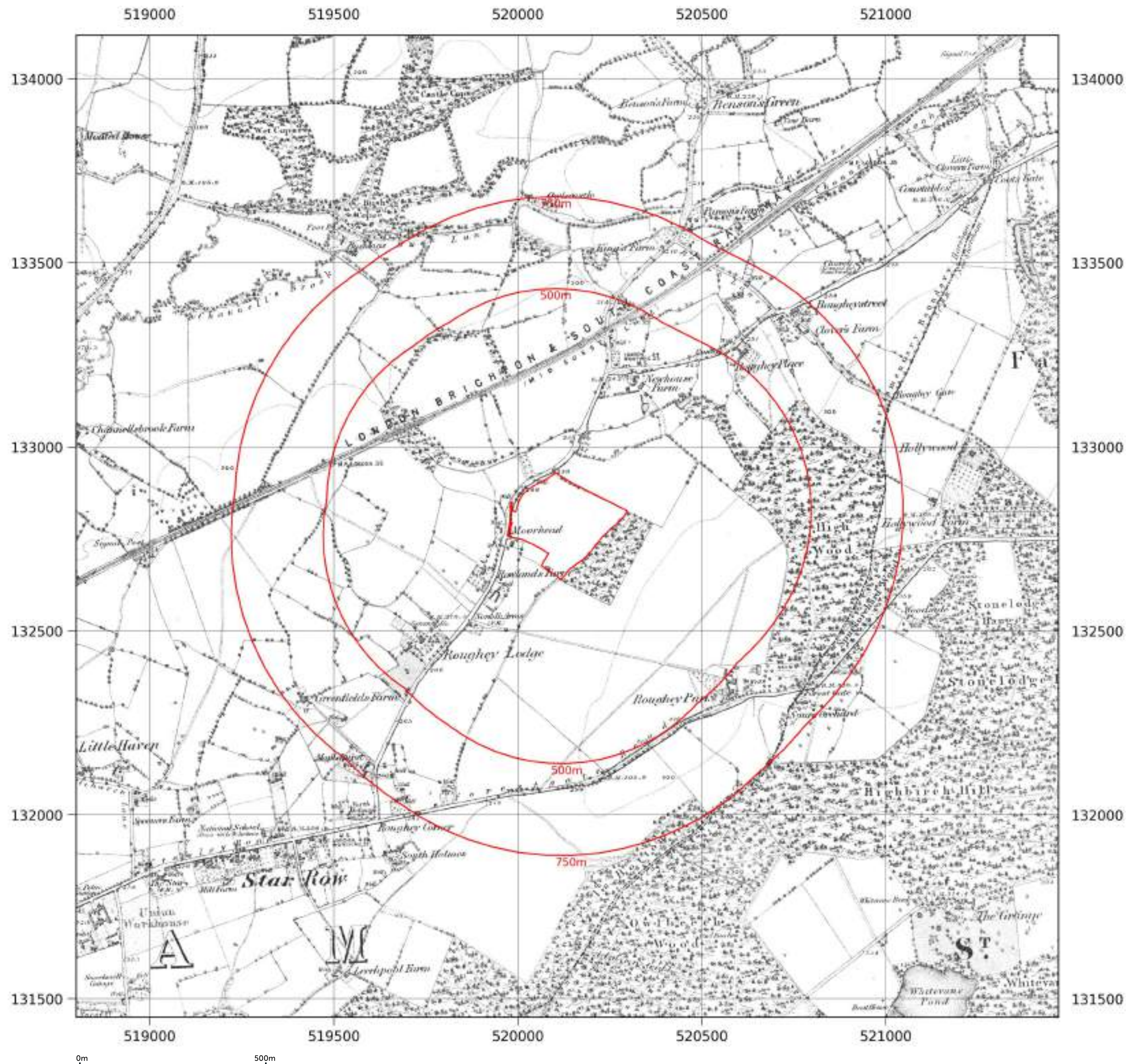
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Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1874
Scale:	1:10,560
Printed at:	1:10,560



Date: 1874
Surveyed: 1874
Revised: 1874

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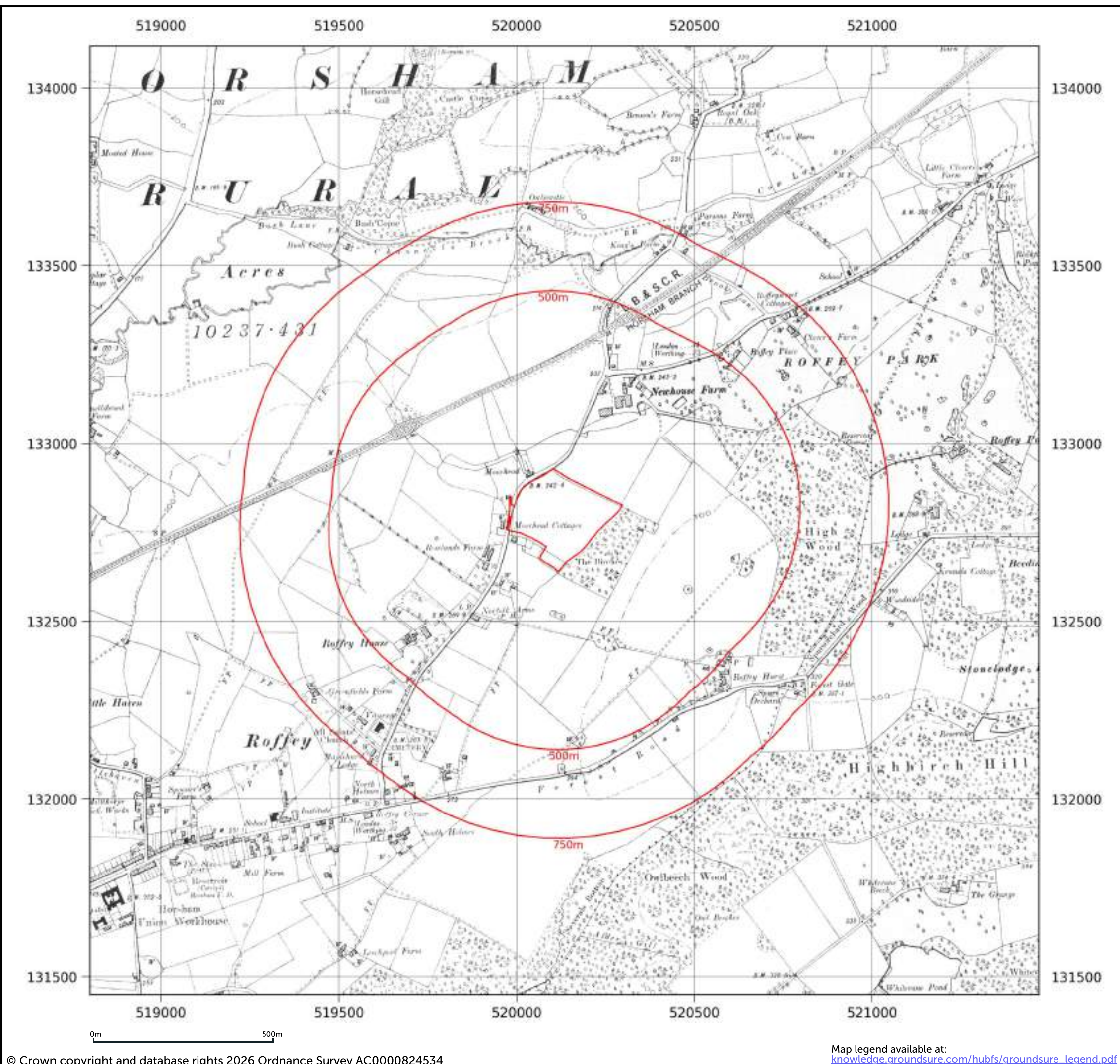
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Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

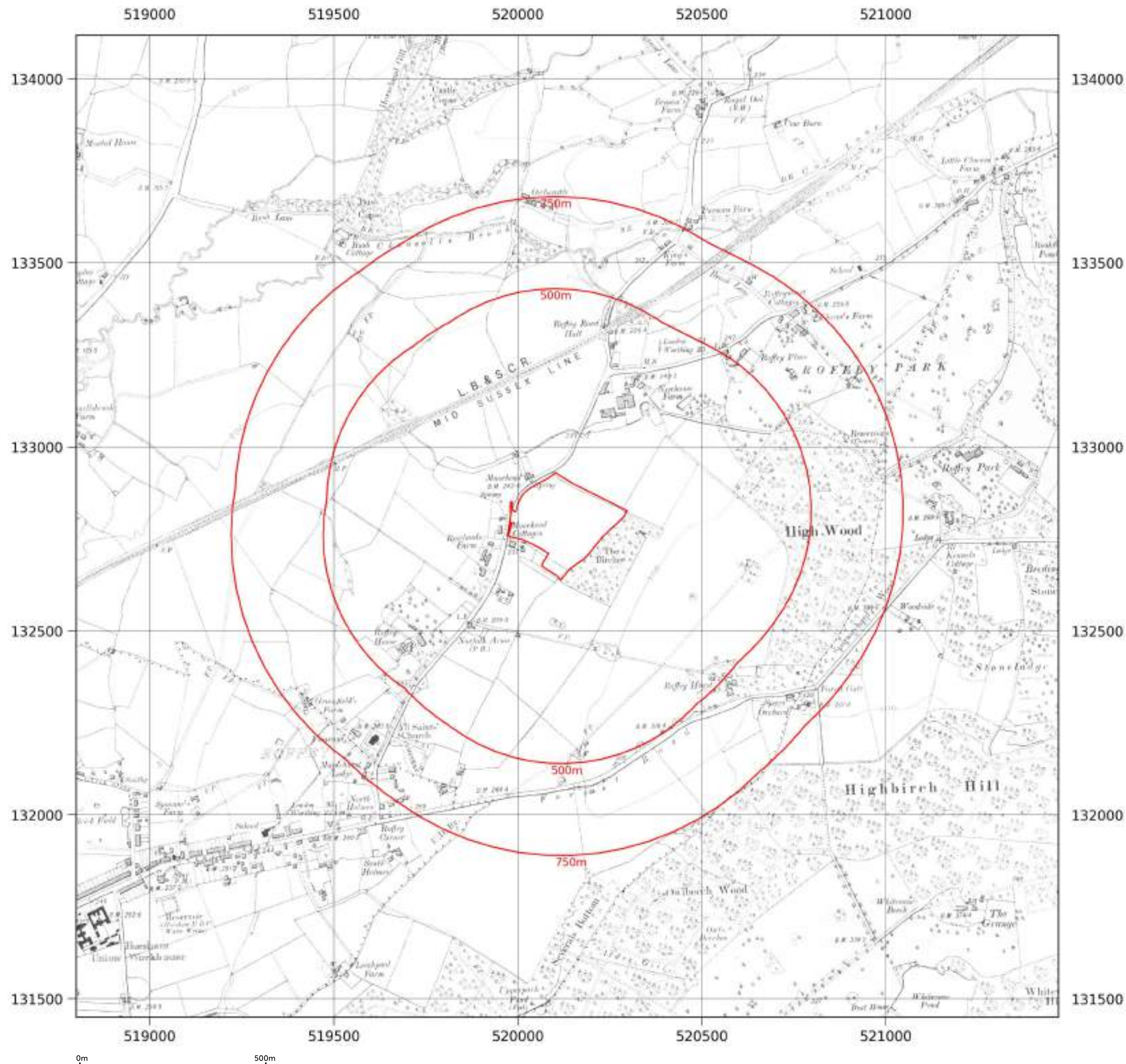
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Map date:	1896
Scale:	1:10,560
Printed at:	1:10,560



Date: 1896
Surveyed: 1875
Revised: 1896

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Site details:	Land south of Old Crawley Road
Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1909
Scale:	1:10,560
Printed at:	1:10,560



Date: 1909
Surveyed: 1874
Revised: 1909

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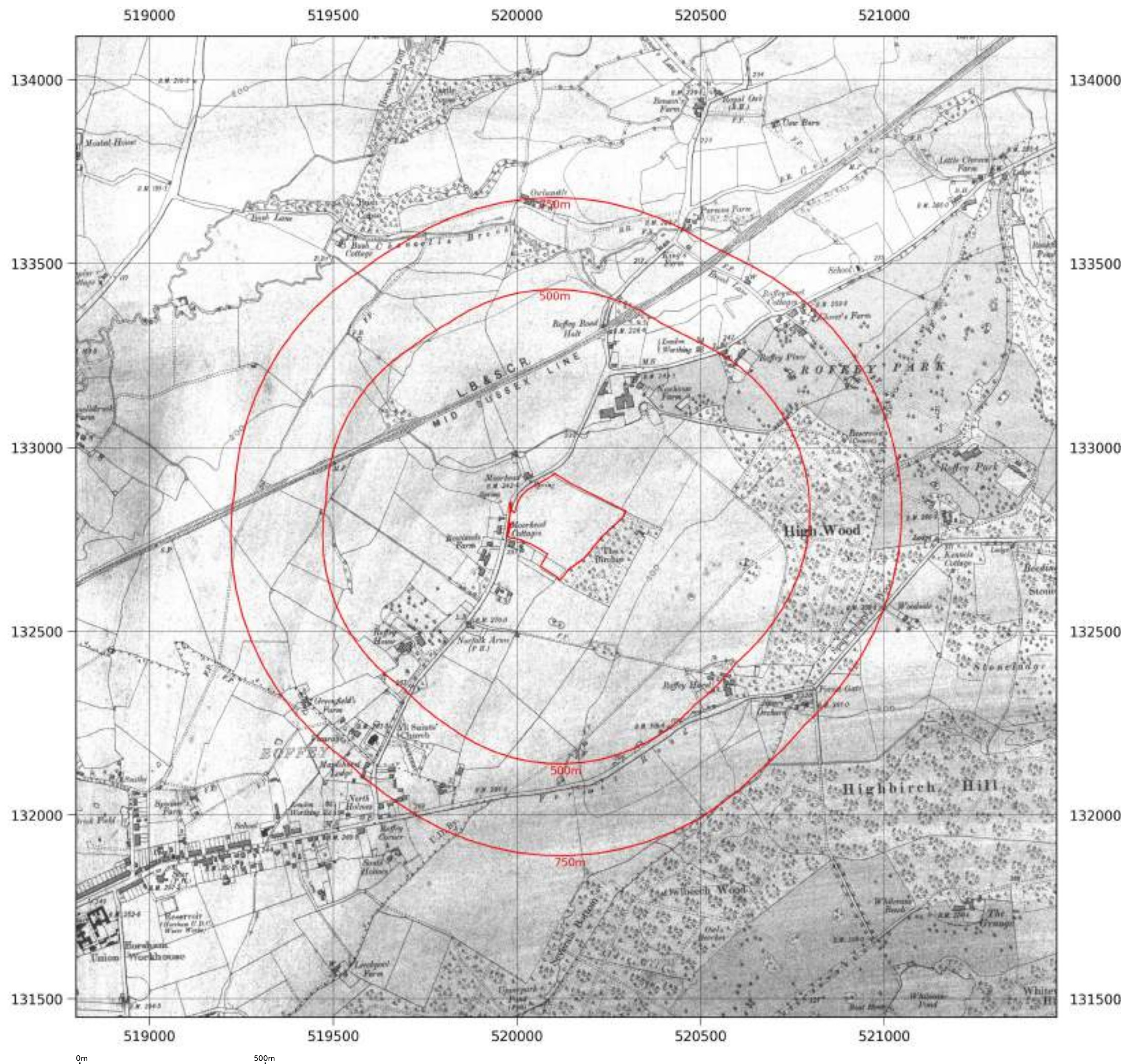
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Report ref: GS-Q4Z-QV7-HWH-JU9
Grid ref: 520121.84, 132796.11
Production date: 26 February 2026

Map name: County Series
Map date: 1909
Scale: 1:10,560
Printed at: 1:10,560



Date: 1909
 Surveyed: 1874
 Revised: 1909

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Map legend available at:
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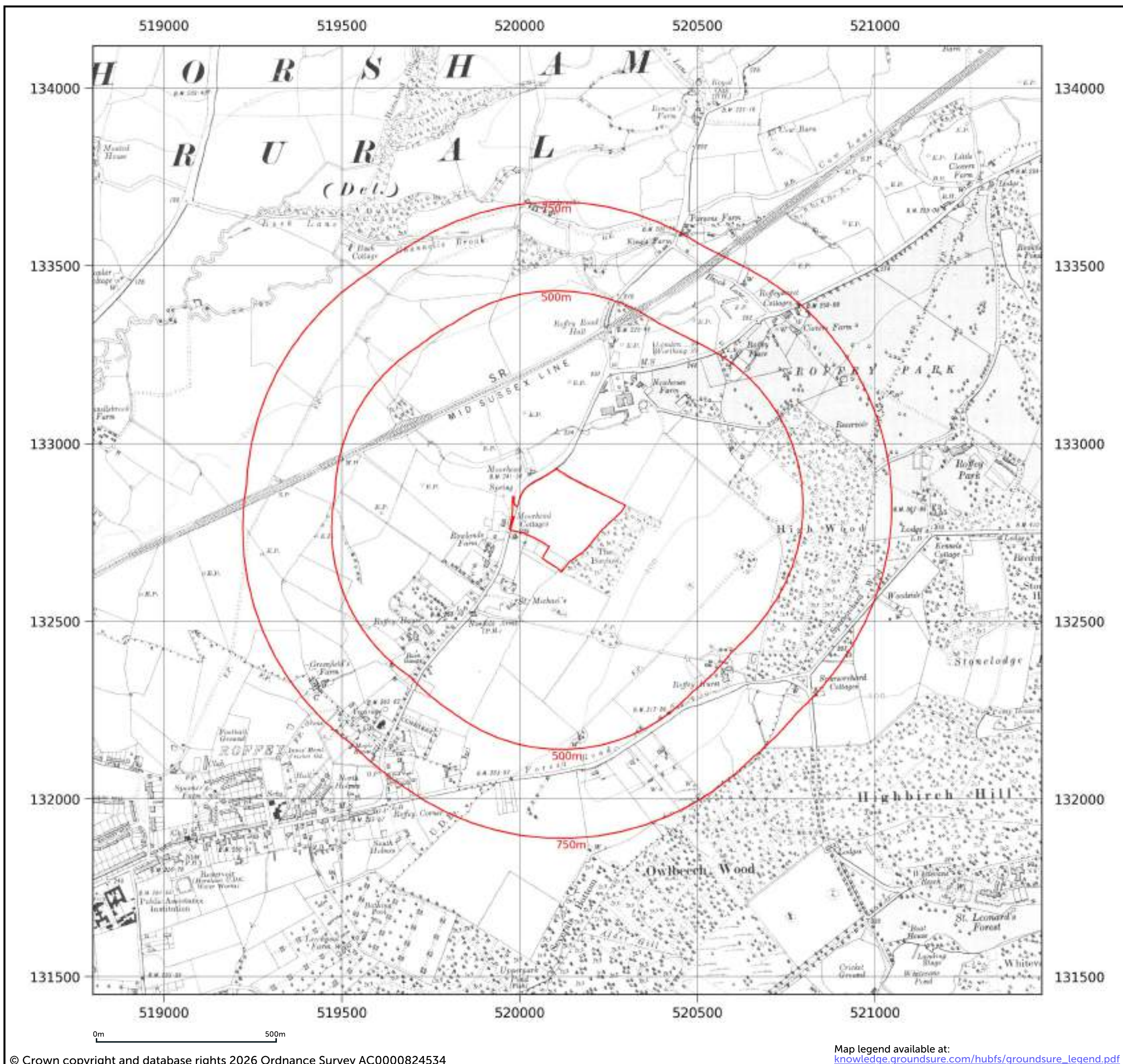
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Report ref: GS-Q4Z-QV7-HWH-JU9
Grid ref: 520121.84, 132796.11
Production date: 26 February 2026

Map name: County Series
Map date: 1932
Scale: 1:10,560
Printed at: 1:10,560



Date: 1932
 Surveyed: 1874
 Revised: 1932

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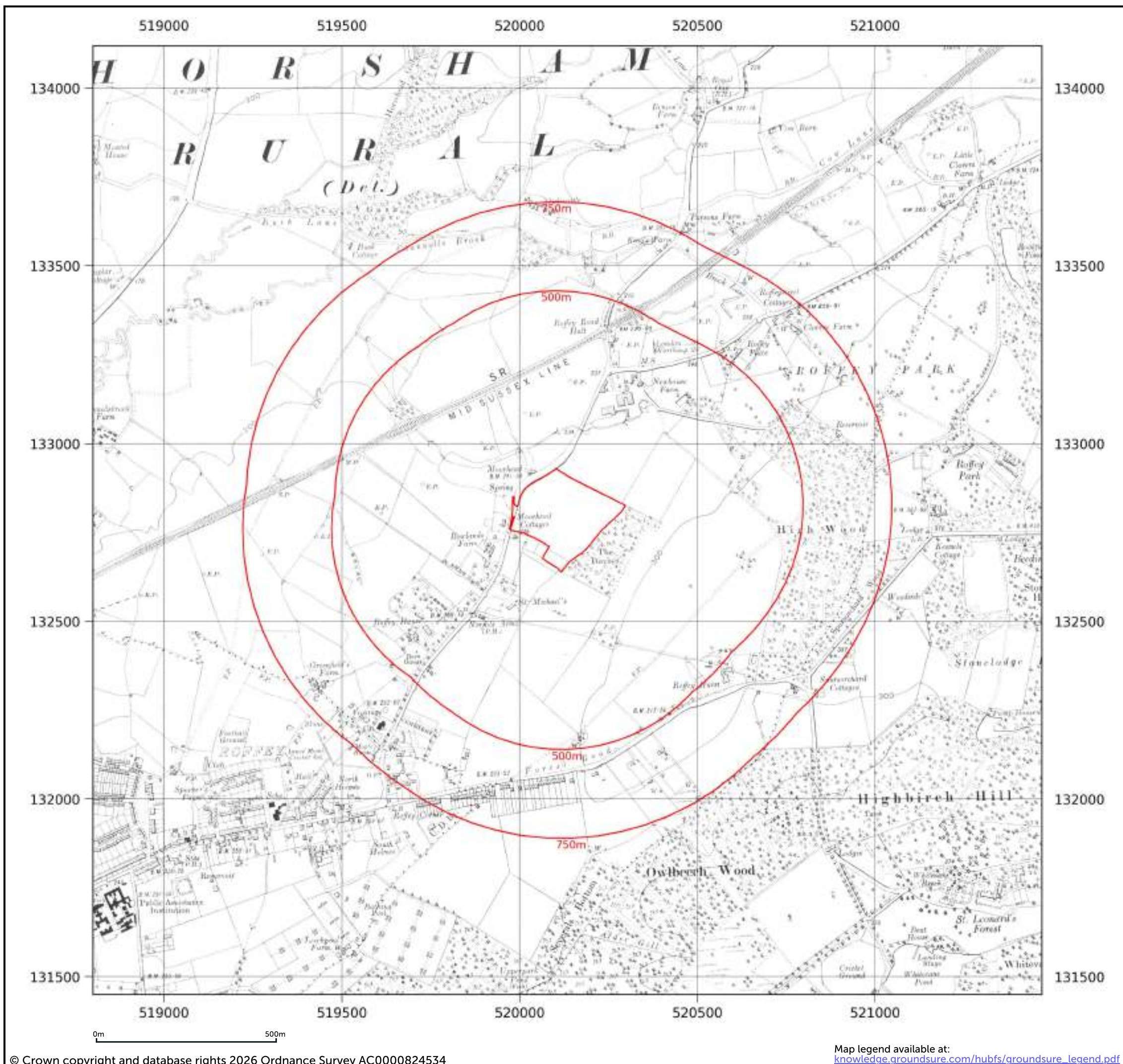
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 Production date: 26 February 2026

Map name: County Series
 Map date: 1938
 Scale: 1:10,560
 Printed at: 1:10,560



Date: 1938
 Surveyed: 1874
 Revised: 1938

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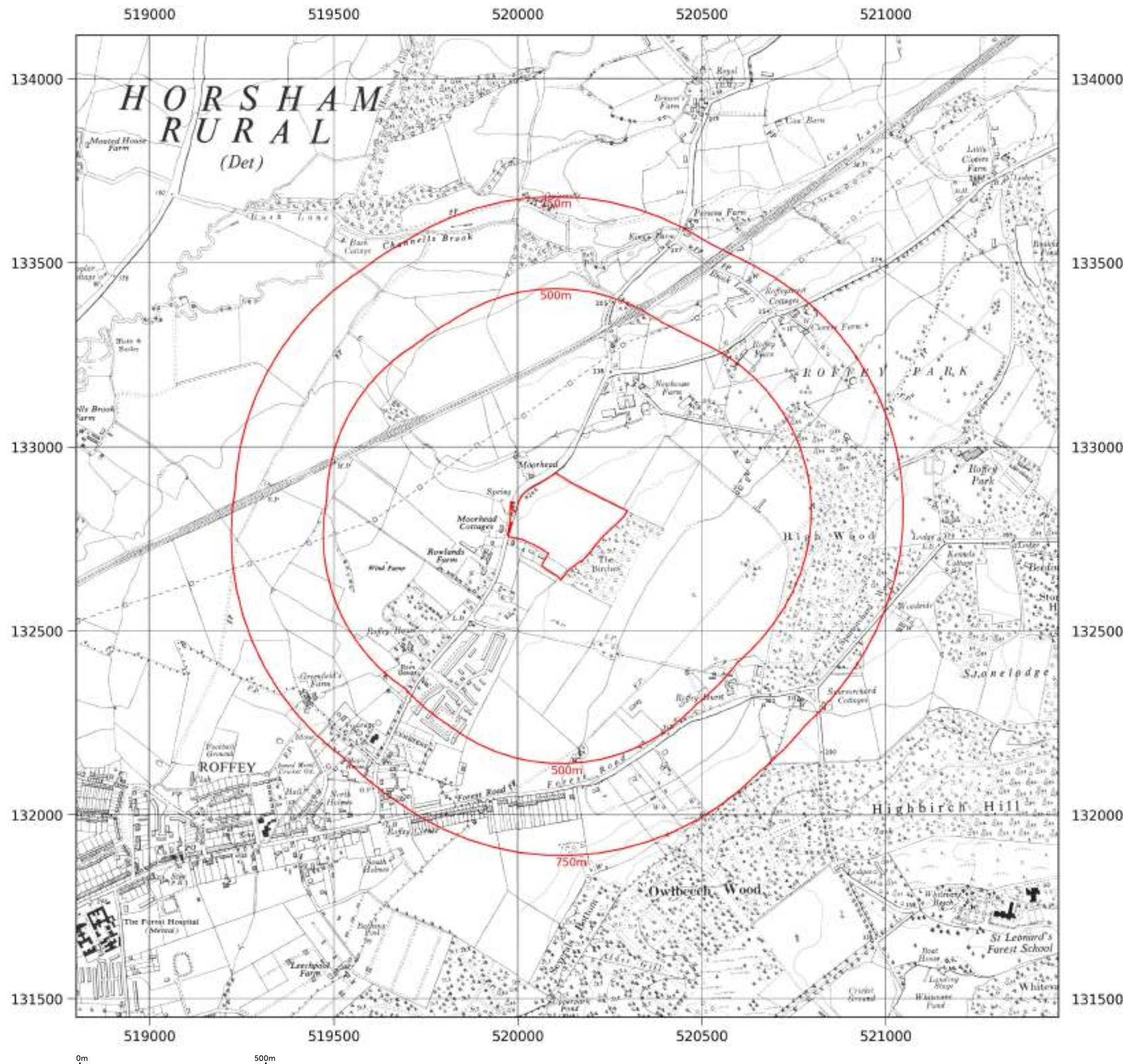
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 Production date: 26 February 2026

Map name: Provisional
 Map date: 1956-1961
 Scale: 1:10,560
 Printed at: 1:10,560



Date: 1961 Revised: 1961 Copyright: 1961	Date: 1956 Surveyed: 1956 Revised: 1956
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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

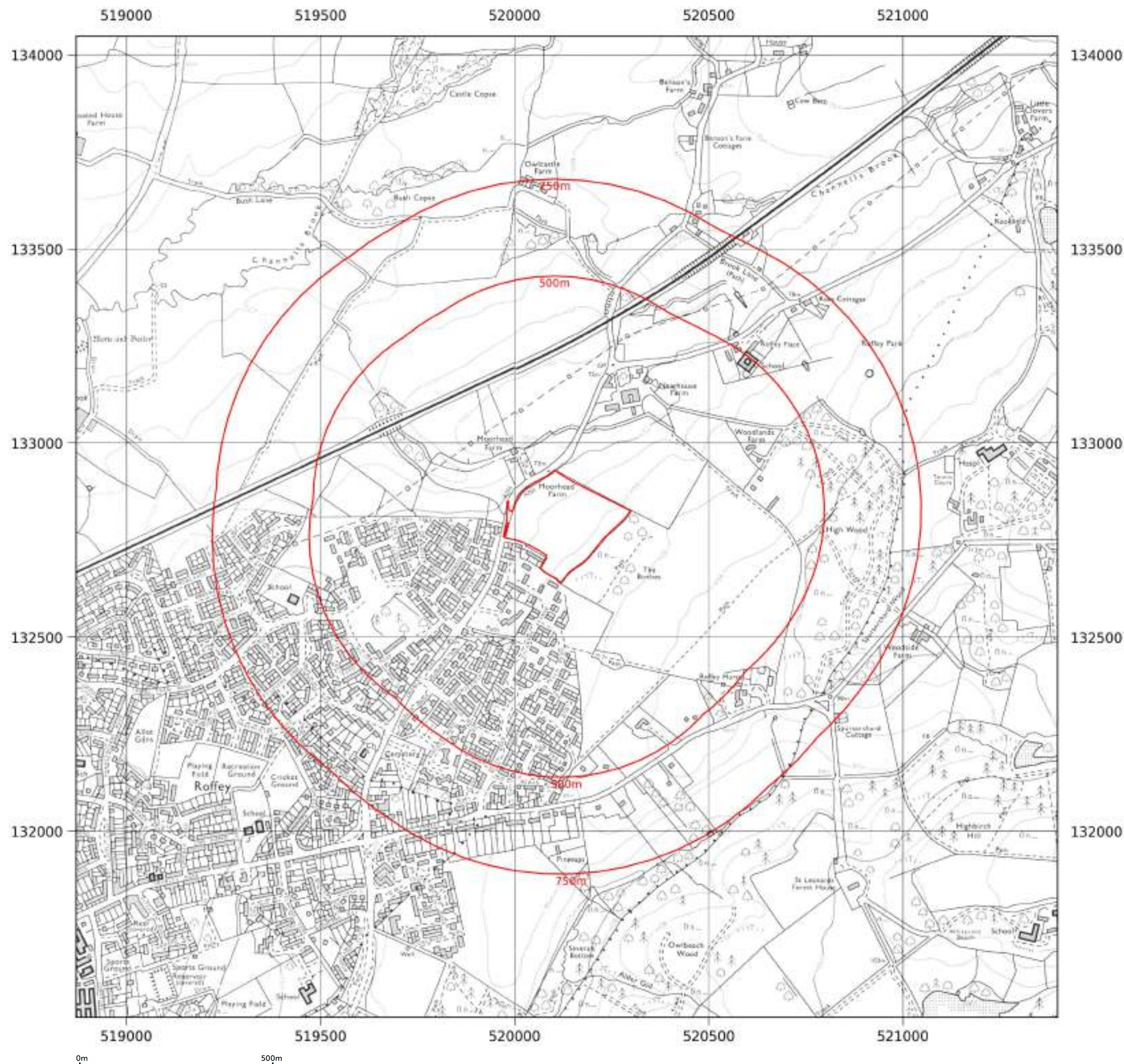
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Production date: 26 February 2026

Map name: National Grid
Map date: 1977-1979
Scale: 1:10,000
Printed at: 1:10,000



Date: 1979 Surveyed: 1979 Revised: 1979	Date: 1977 Surveyed: 1975 Revised: 1977
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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

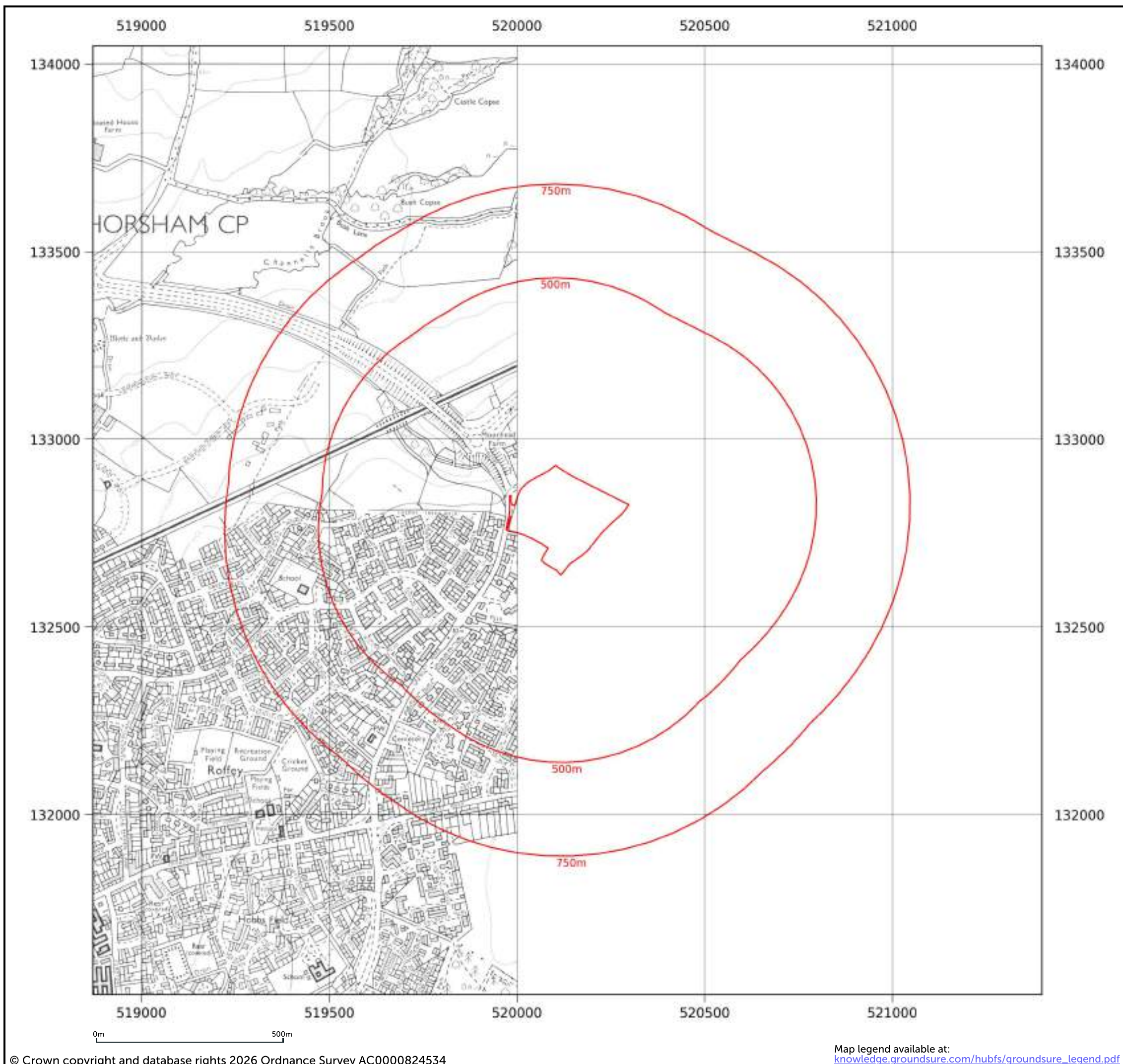
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Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	National Grid
Map date:	1992
Scale:	1:10,000
Printed at:	1:10,000



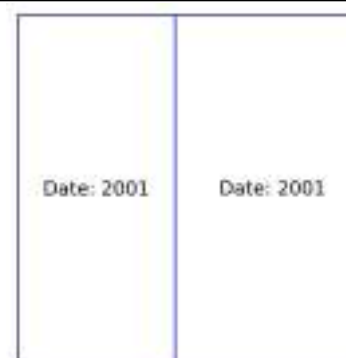
Date: 1992
Surveyed: 1991
Revised: 1992

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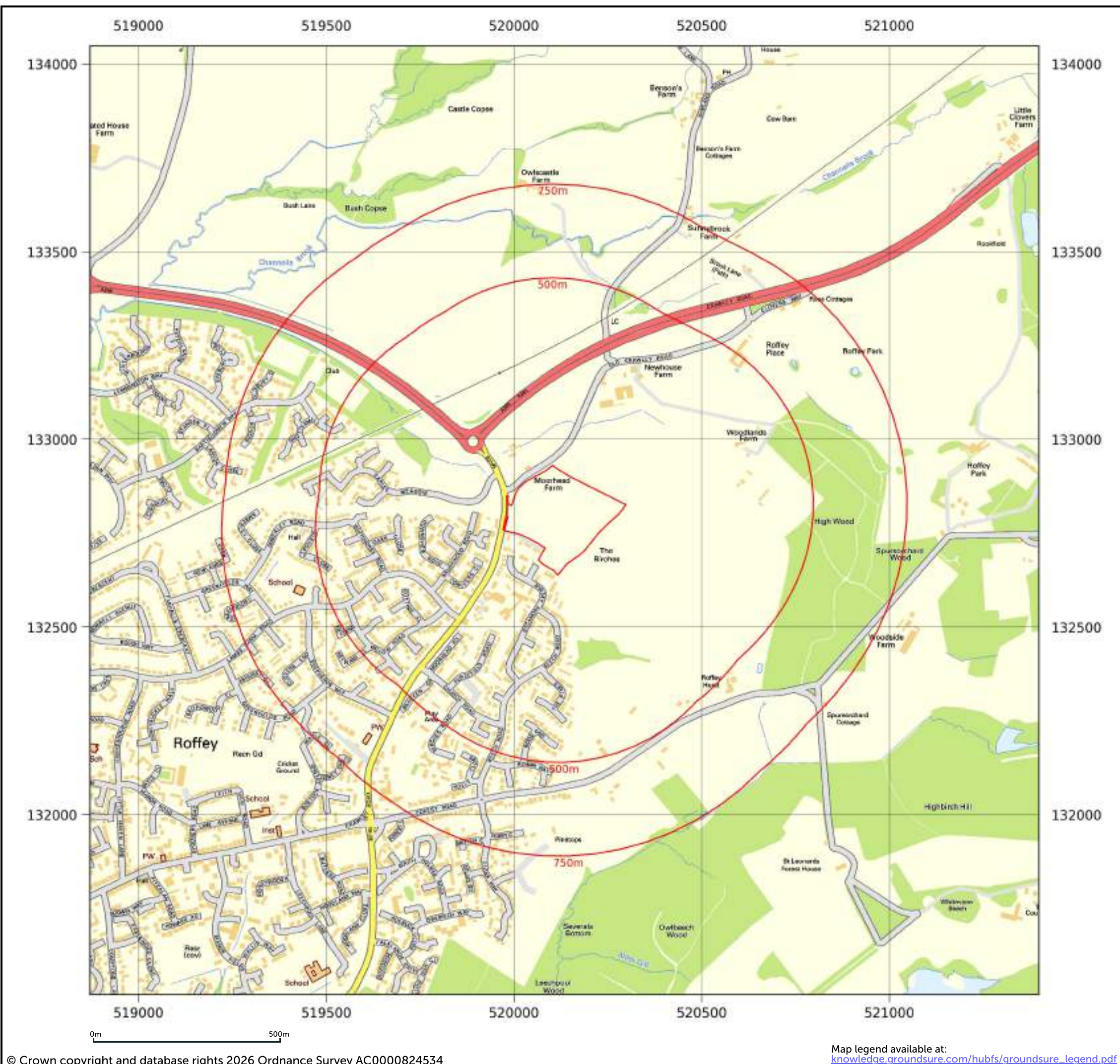


Site details: Land south of Old Crawley Road
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 Report ref: GS-Q4Z-QV7-HWH-JU9
 Grid ref: 520121.84, 132796.11
 Production date: 26 February 2026

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



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Site details: Land south of Old Crawley Road
 Client ref: P25134
 Report ref: GS-Q4Z-QV7-HWH-JU9
 Grid ref: 520121.84, 132796.11
 Production date: 26 February 2026

Map name: National Grid
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 Printed at: 1:10,000

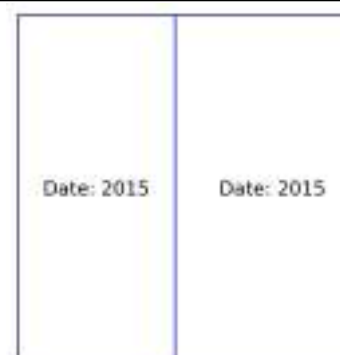


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Site details: Land south of Old Crawley Road
 Client ref: P25134
 Report ref: GS-Q4Z-QV7-HWH-JU9
 Grid ref: 520121.84, 132796.11
 Production date: 26 February 2026

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



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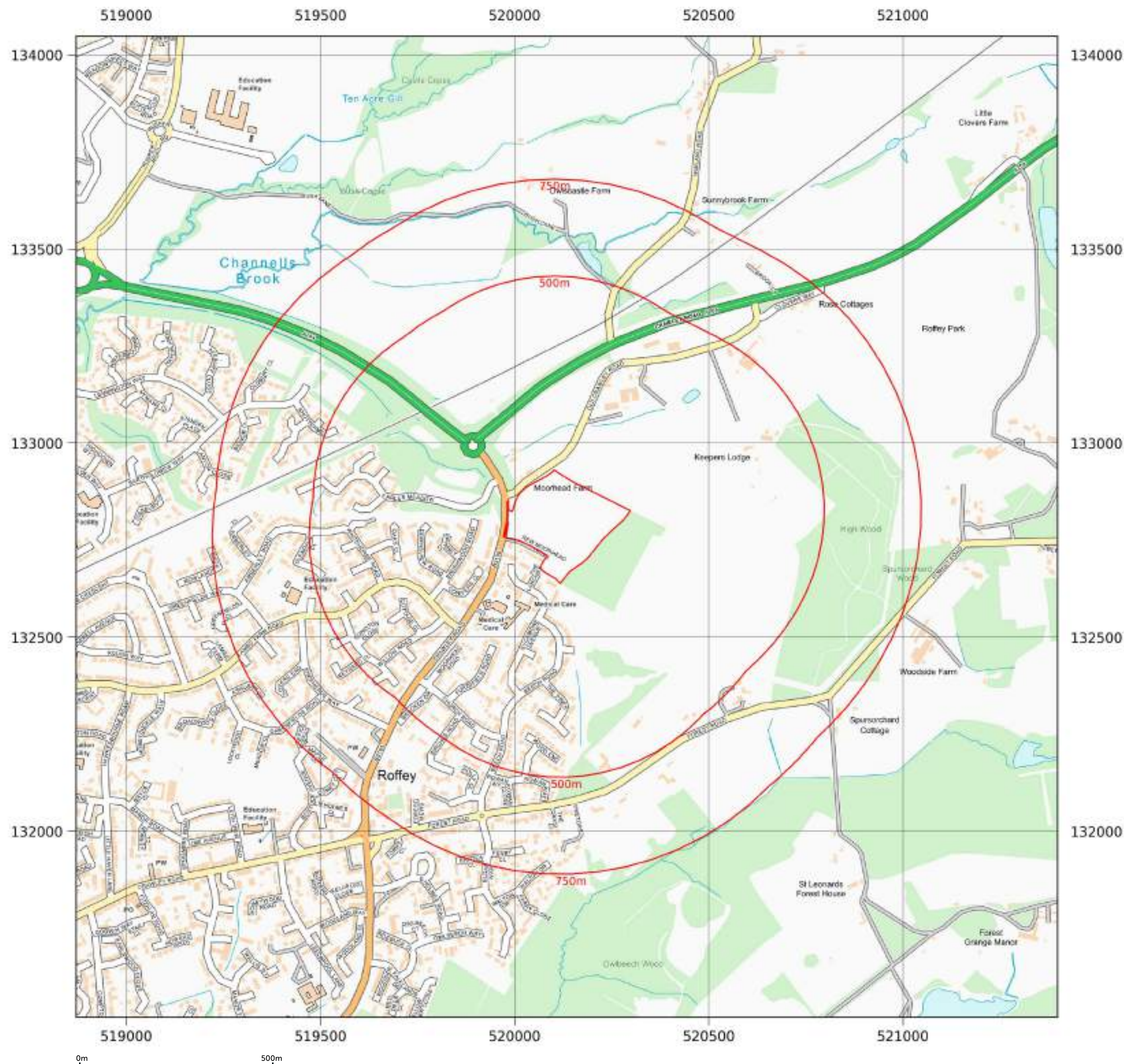
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Client ref: P25134
Report ref: GS-Q4Z-QV7-HWH-JU9
Grid ref: 520121.84, 132796.11
Production date: 26 February 2026

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



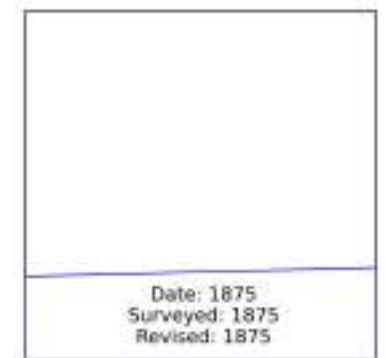
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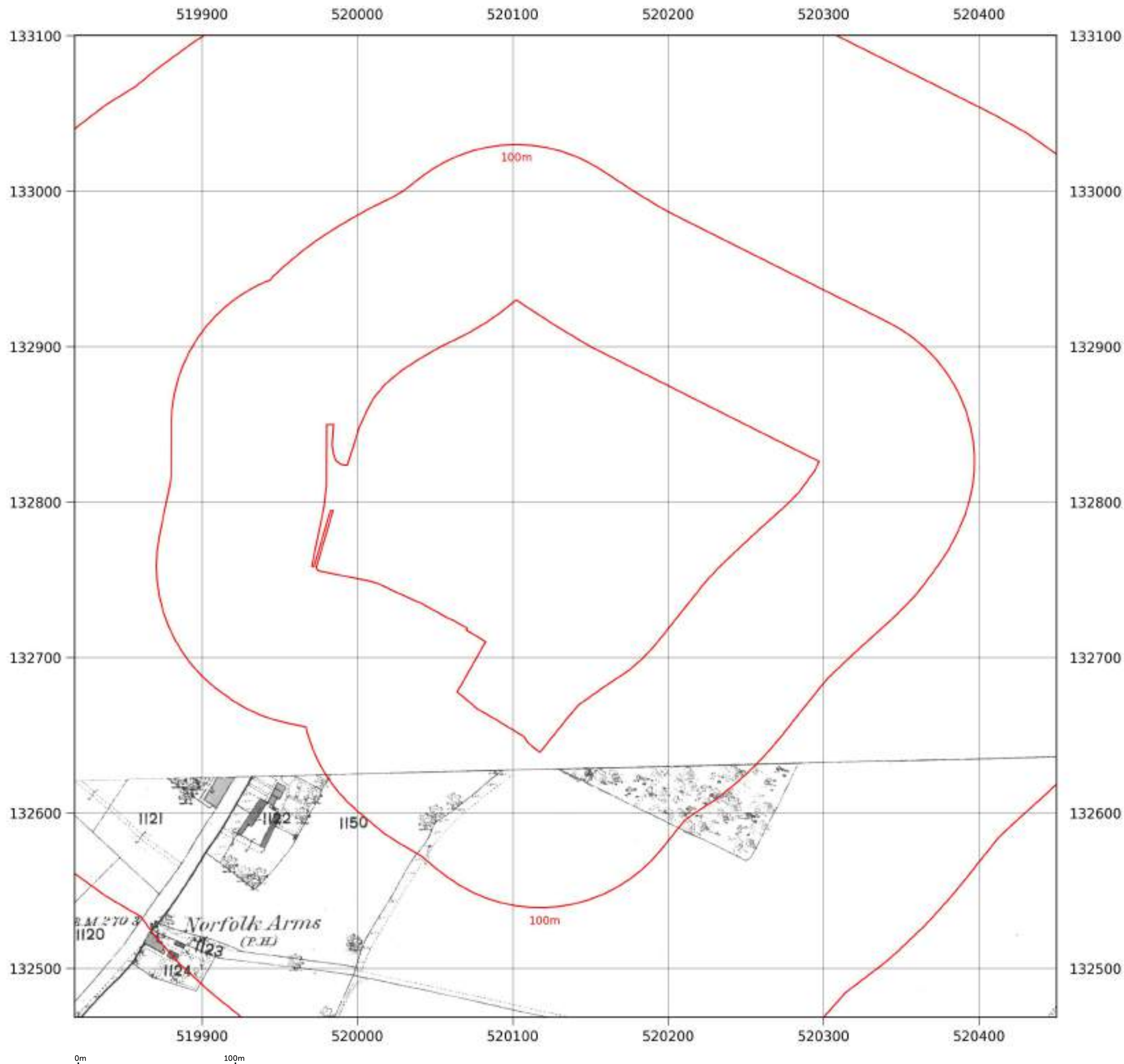
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Site details:	Land south of Old Crawley Road
Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1875
Scale:	1:2,500
Printed at:	1:2,500



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Map legend available at:
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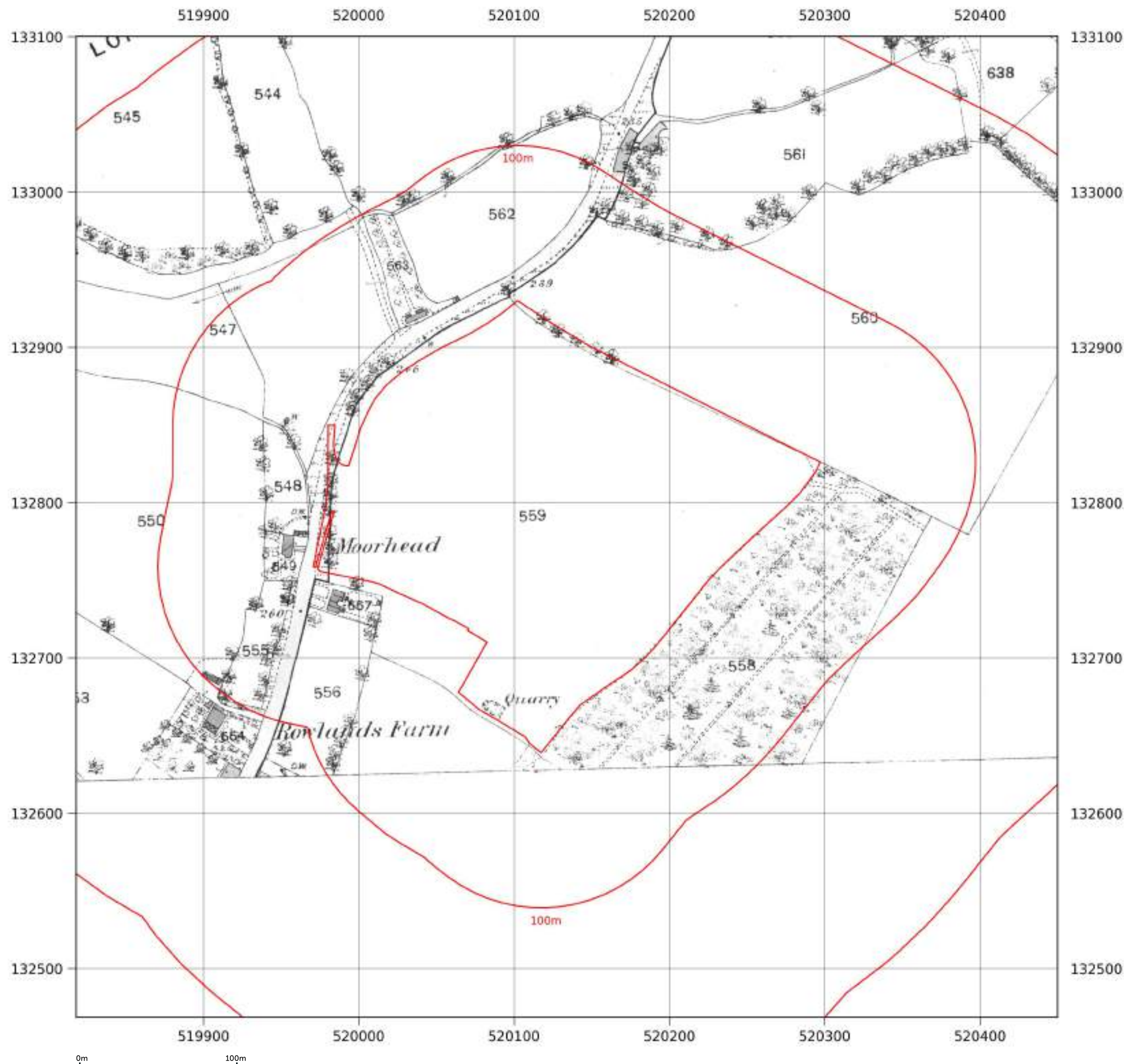
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Client ref:	P25134
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Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1875
Scale:	1:2,500
Printed at:	1:2,500



Date: 1875
Surveyed: 1875
Revised: 1875

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Site details:	Land south of Old Crawley Road
Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

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Map date:	1897
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Printed at:	1:2,500

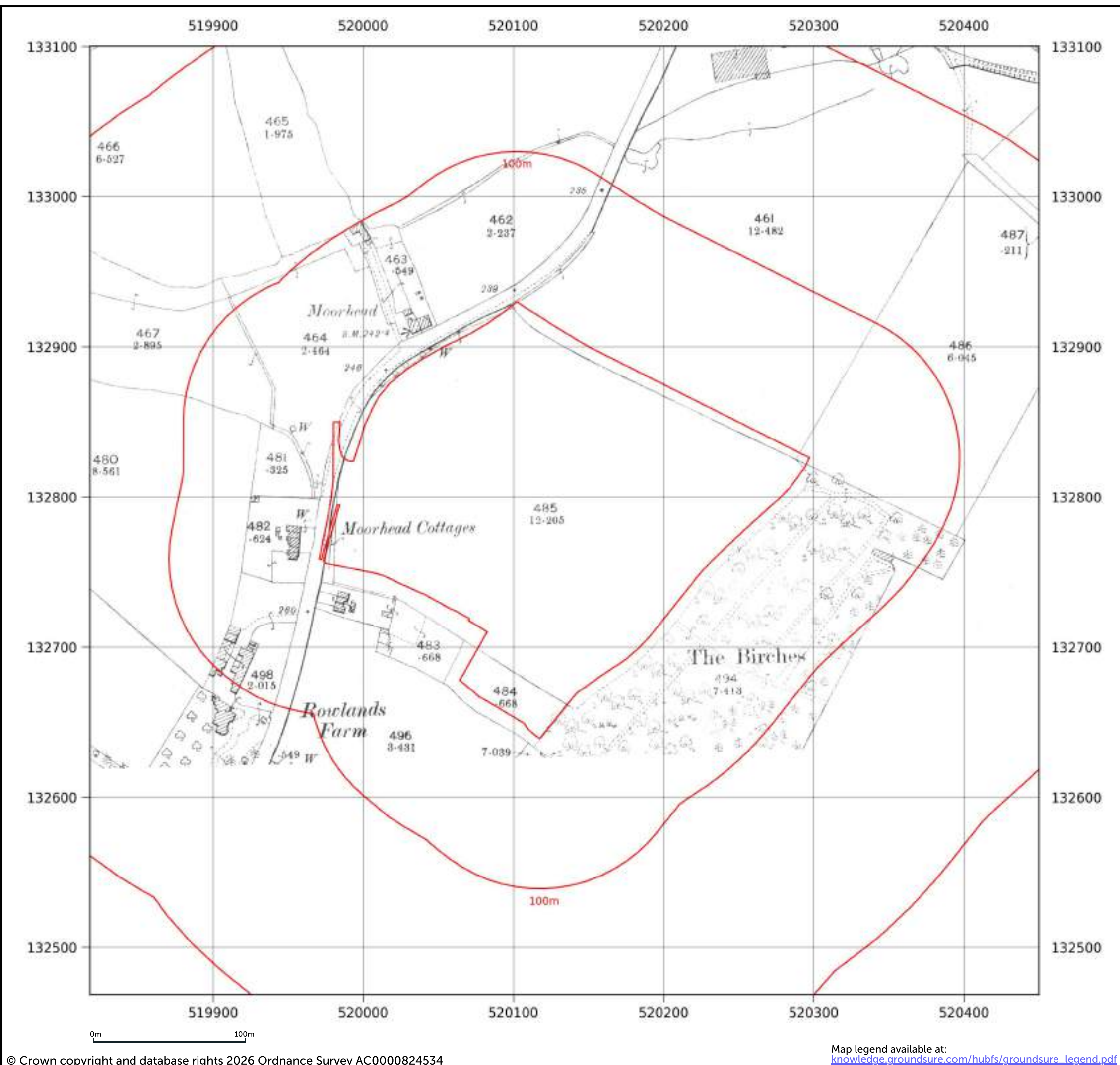


Date: 1897
Surveyed: 1897
Revised: 1897

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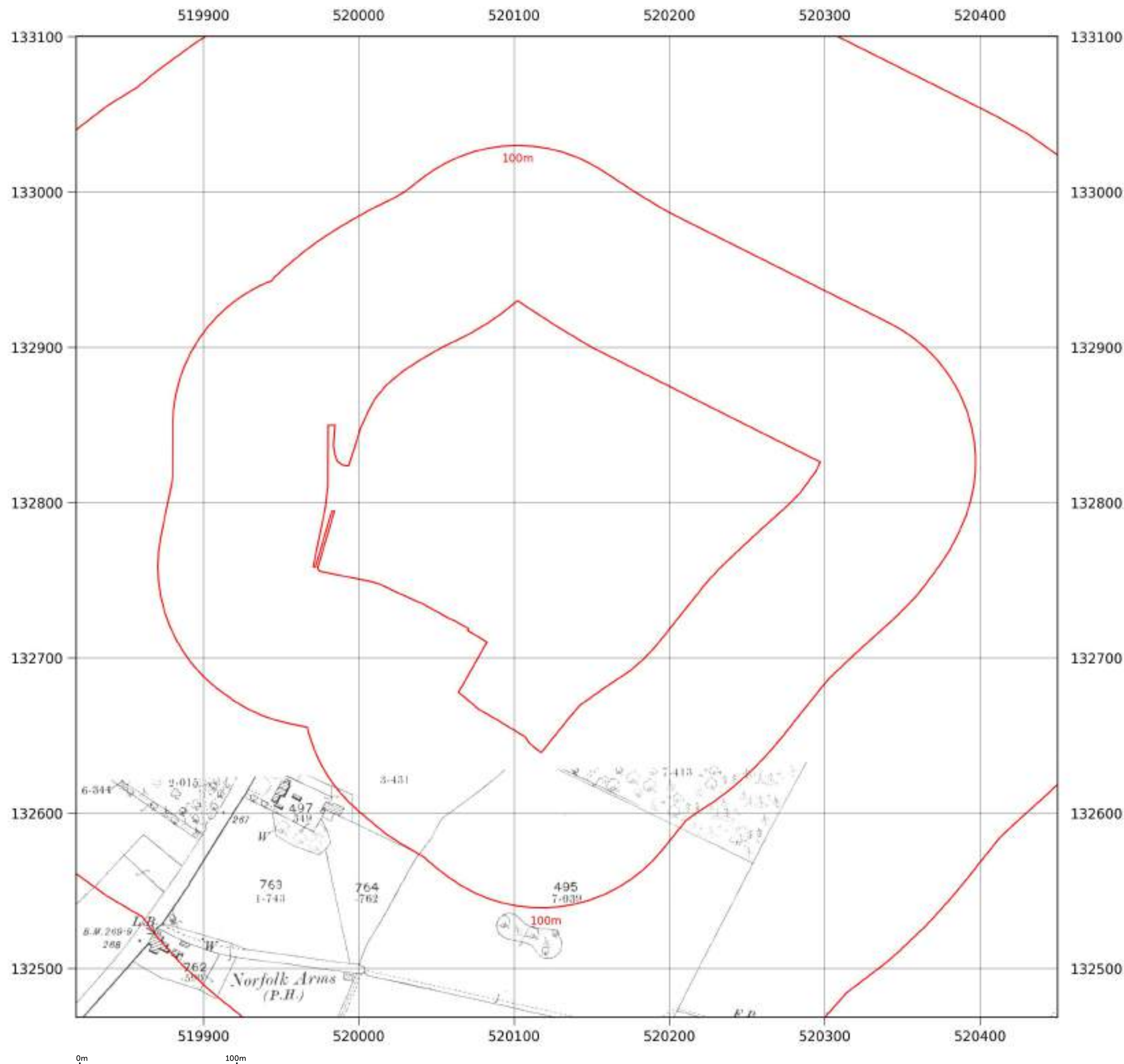
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Production date: 26 February 2026

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Map date: 1897
Scale: 1:2,500
Printed at: 1:2,500



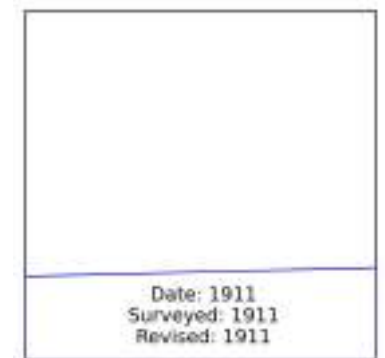
Date: 1897
 Surveyed: 1897
 Revised: 1897

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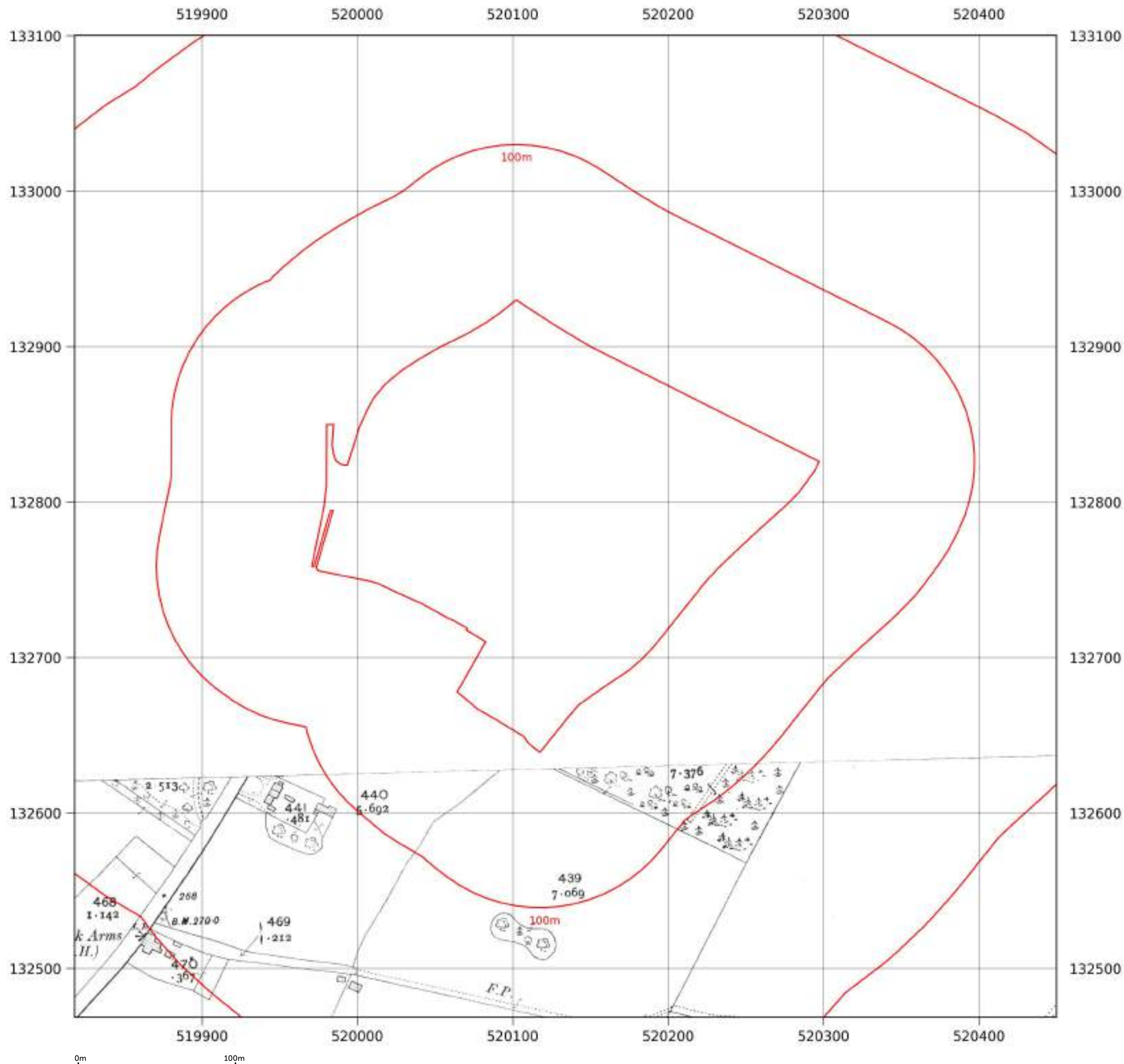


Site details:	Land south of Old Crawley Road
Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1911
Scale:	1:2,500
Printed at:	1:2,500



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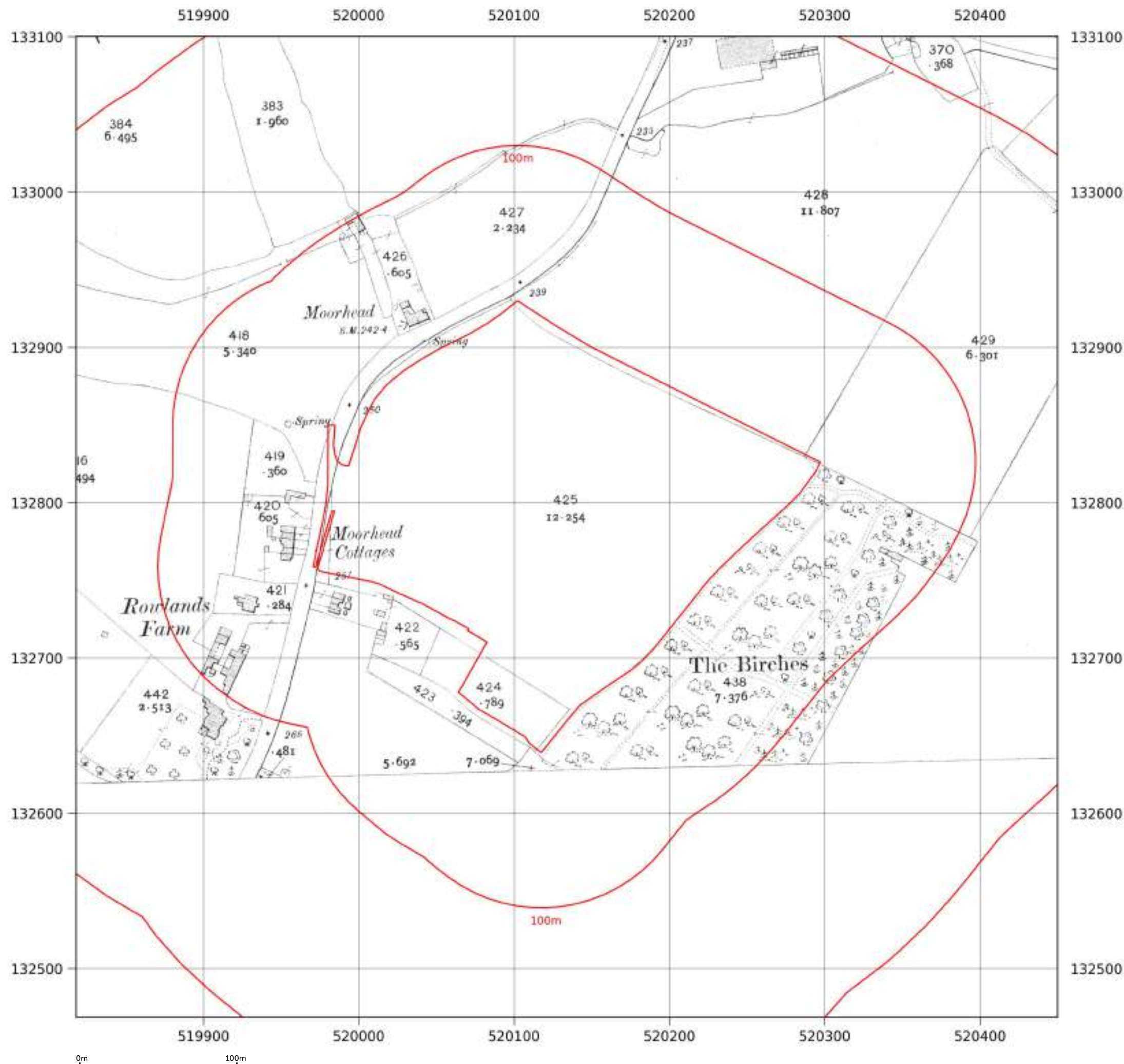
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Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

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



Date: 1912
Surveyed: 1912
Revised: 1912

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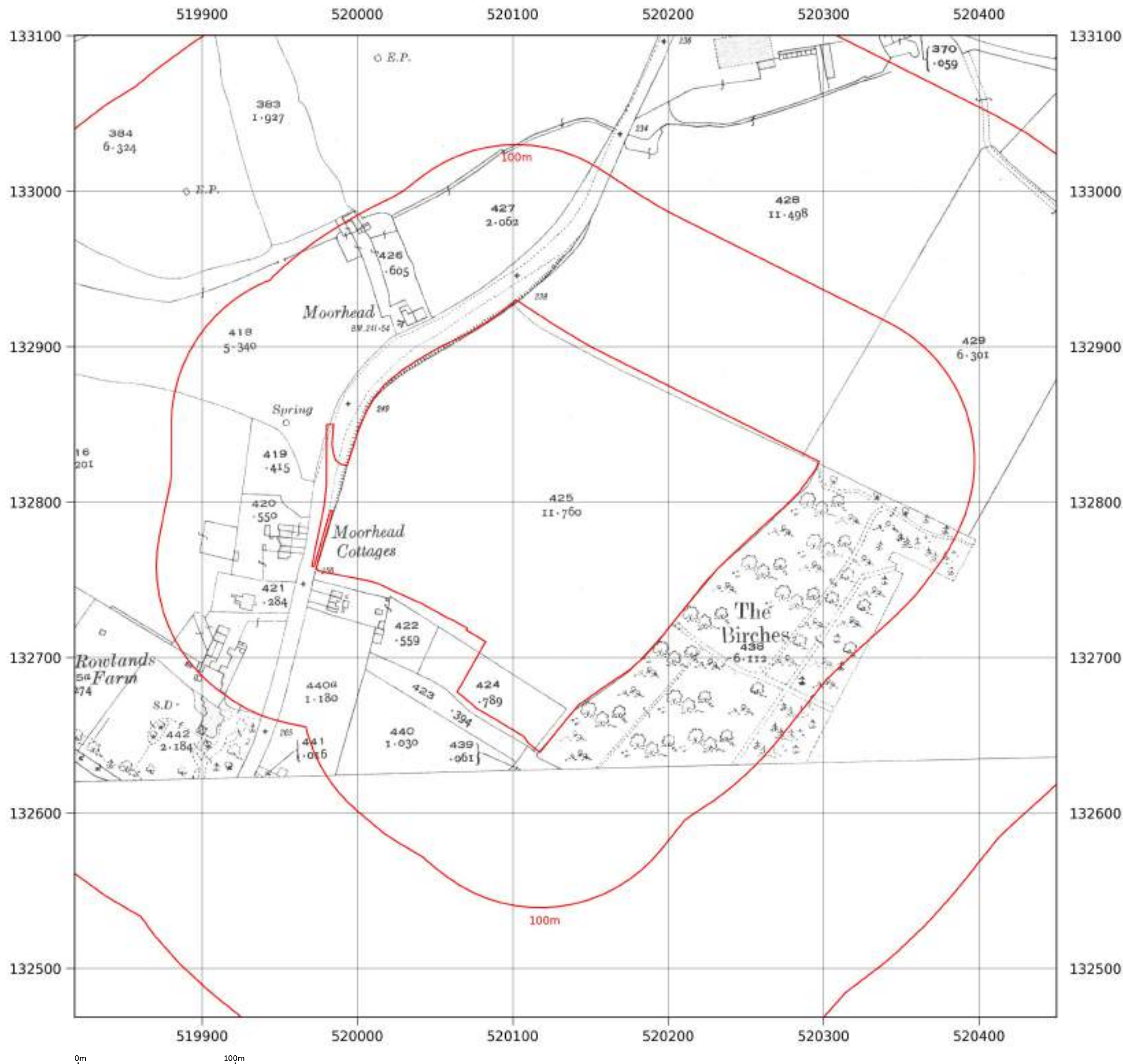
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Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1932
Scale:	1:2,500
Printed at:	1:2,500



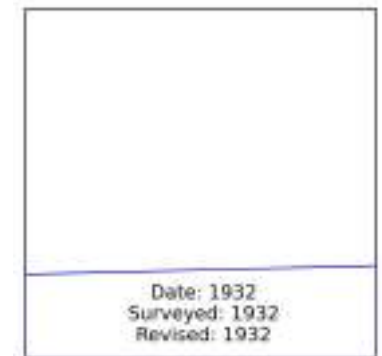
Date: 1932
Surveyed: 1932
Revised: 1932

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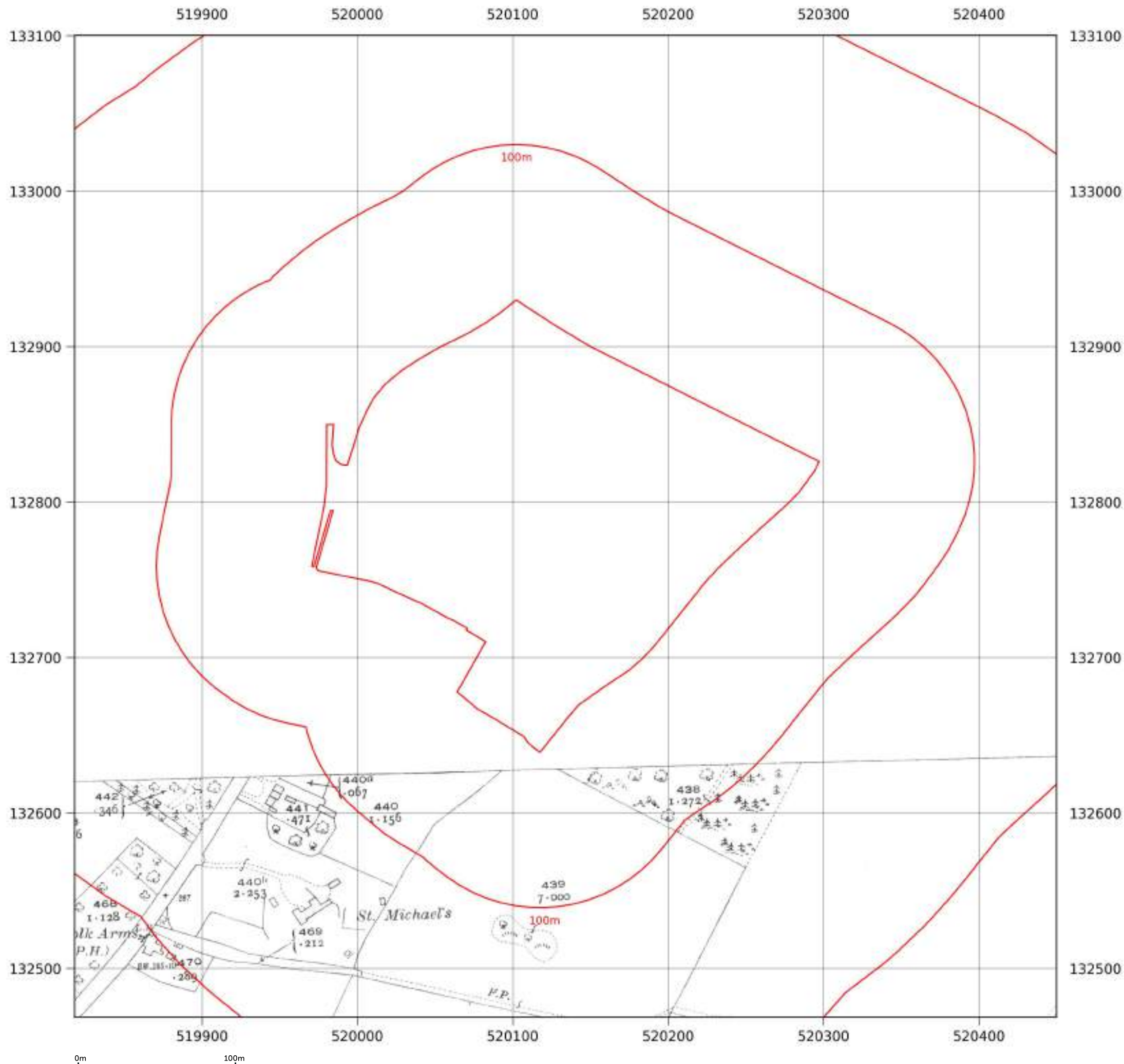


Site details:	Land south of Old Crawley Road
Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1932
Scale:	1:2,500
Printed at:	1:2,500



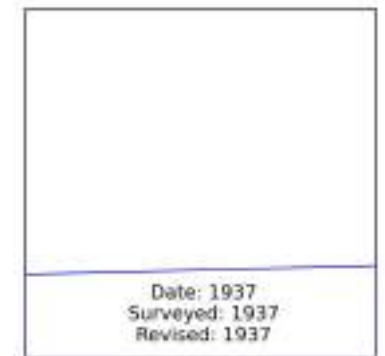
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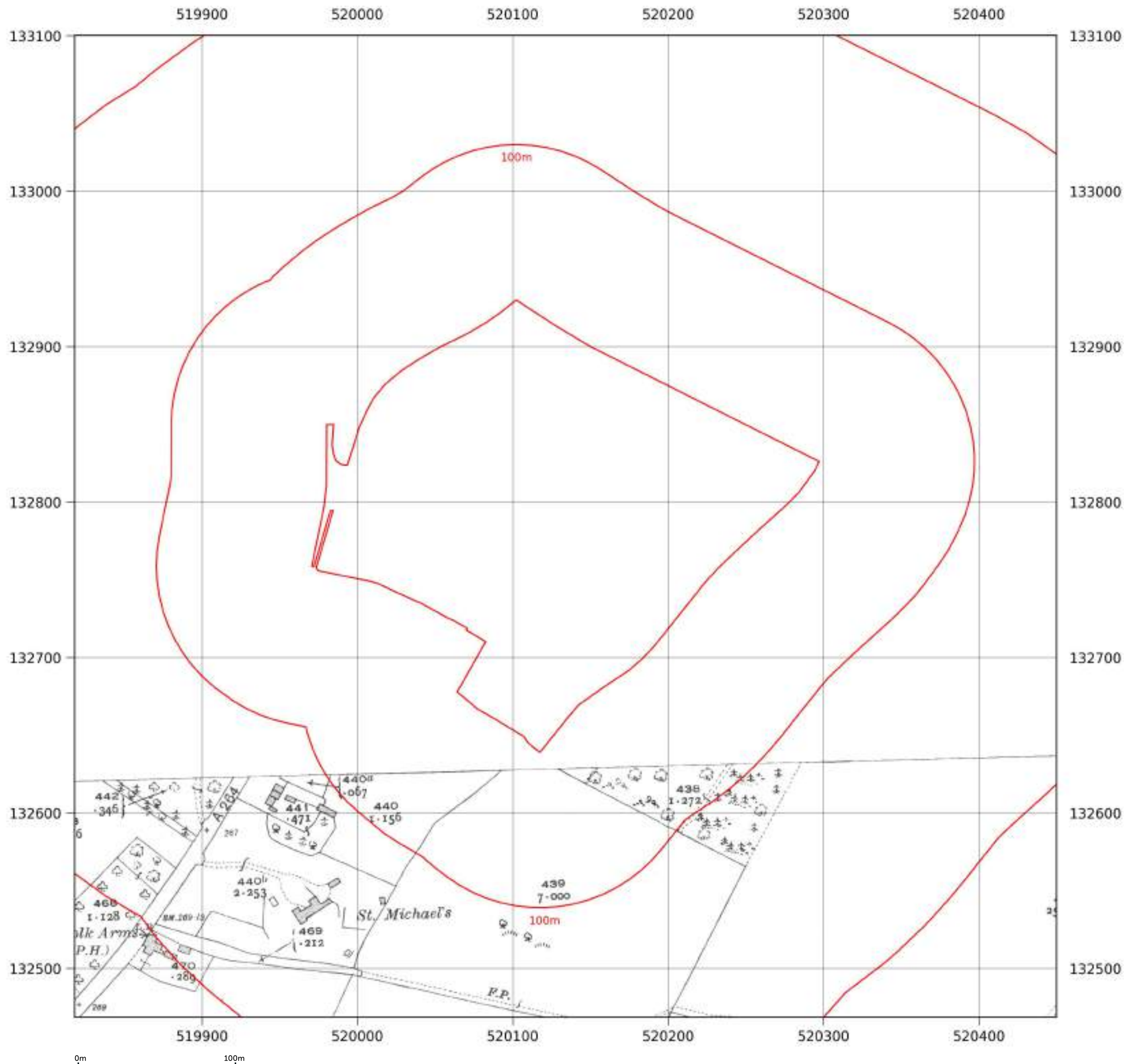
Map legend available at:
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Site details:	Land south of Old Crawley Road
Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500



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Map legend available at:
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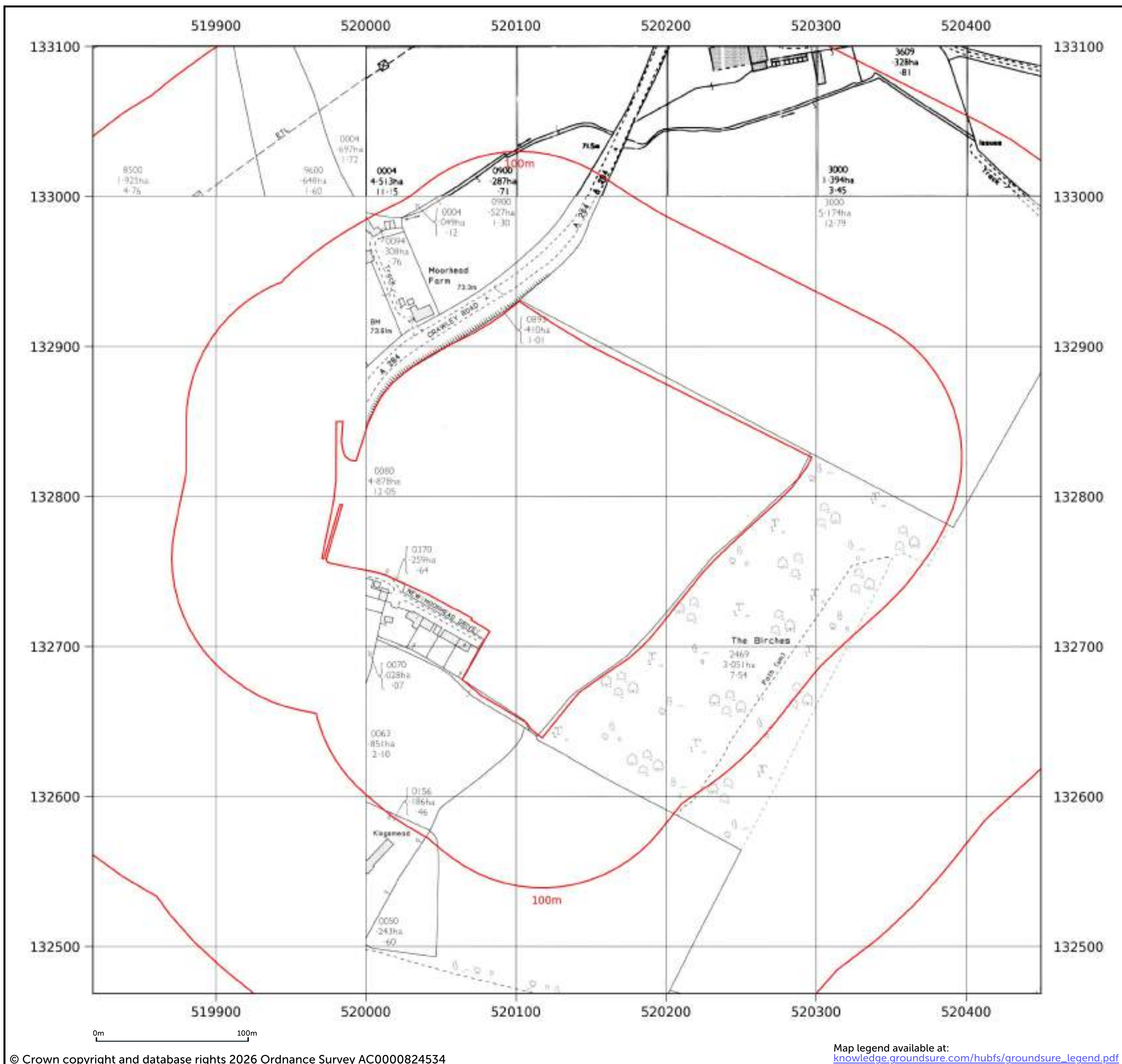
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Client ref: P25134
Report ref: GS-Q4Z-QV7-HWH-JU9
Grid ref: 520121.84, 132796.11
Production date: 26 February 2026

Map name: National Grid
Map date: 1976-1977
Scale: 1:2,500
Printed at: 1:2,500



Date: 1976 Surveyed: 1975 Revised: 1975 Copyright: 1976 Levelled: 1972	Date: 1977 Date: 1977 Surveyed: 1975 Revised: 1975 Copyright: 1977 Levelled: 1972
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Site details: Land south of Old Crawley Road
Client ref: P25134
Report ref: GS-Q4Z-QV7-HWH-JU9
Grid ref: 520121.84, 132796.11
Production date: 26 February 2026

Map name: National Grid
Map date: 1976-1978
Scale: 1:2,500
Printed at: 1:2,500



Date: 1976	Date: 1977
	Surveyed: 1975
	Revised: 1975
	Copyright: 1977
	Levelled: 1972
	Date: 1978
	Surveyed: 1978
	Revised: 1978
	Copyright: 1978

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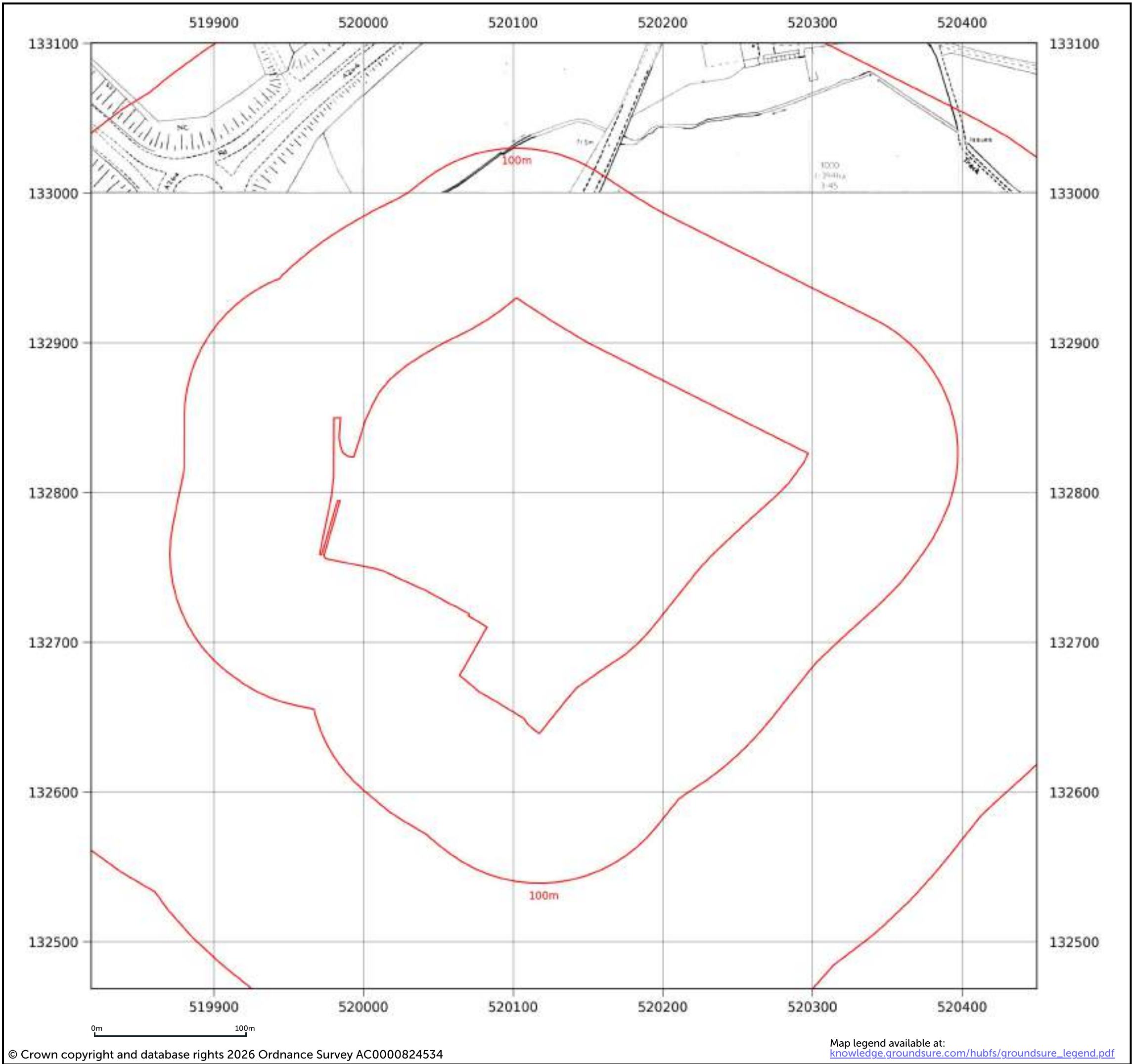
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Client ref:	P25134
Report ref:	GS-Q4Z-QV7-HWH-JU9
Grid ref:	520121.84, 132796.11
Production date:	26 February 2026

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



Date: 1987 Surveyed: 1987 Revised: 1987 Copyright: 1987	Date: 1987 Surveyed: 1972 Revised: 1987 Copyright: 1987 Levelled: 1972
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Risk classification methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

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

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive. buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works.
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve.	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

Probability (likelihood)		Consequence (severity)			
		<i>Severe</i>	<i>Medium</i>	<i>Mild</i>	<i>Minor</i>
	<i>High likelihood</i>	Very high risk	High risk	Moderate risk	Low risk
	<i>Likely</i>	High risk	Moderate risk	Moderate/low risk	Low risk
	<i>Low likelihood</i>	Moderate risk	Moderate/low risk	Low risk	Very low risk
	<i>Unlikely</i>	Moderate/low risk	Low risk	Very low risk	Very low risk

