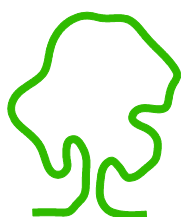


ELLIS RODDA

CLOCK HOUSE FARM, STONEHOUSE LANE,
COWFOLD, WEST SUSSEX RH13 8DL

Preliminary Contamination Risk Assessment

March 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	878/NJA/EllisRodda/ClockHouseFarm/PCRA
Date	March 2026
Client	Ellis Rodda
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning
Revisions	-

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1. CAUTION

- 1.1. This investigation relies largely on a superficial examination of the site plus a review of information from Horsham District Council Planning Department (and Environmental Management), plus the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1. The site comprises eight agricultural and equine/stable buildings (B1 – B8) located west of the Dairy Cottage and Little Patches on Stonehouse Lane, approximately 1.8 km west of Cowfold. The site area is approximately 0.81 ha. The Ordnance Survey (OS) map reference for the site is TQ 1970 2222. The site elevation is approximately + 26 m OD.
- 2.2. It is proposed to develop the site by converting the existing brick stables into five residential dwellings (each with private gardens), relocating the northeastern agricultural barn to Littleworth Lane, removing the remaining agricultural barns, and constructing a commercial unit and new Sussex barn to the west of the site.
- 2.3. See Appendix A for existing and proposed site plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1. According to the British Geological Survey (available online), the site lies on a bedrock of Cretaceous Weald Clay – Mudstone.
- 3.2. The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie on Unproductive Strata. The site does not lie within a groundwater Source Protection Zone. The site is not deemed to be hydrogeologically sensitive.

- 3.3. According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea). The site does not lie within 500 m of a watercourse classified as a main river by the EA.

4. SITE DEVELOPMENT HISTORY

- 4.1. The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area
1875 (1:10,560) 1877 (1:2,500)	The site forms the northern half of an undeveloped field west of Fuller's Lane. There is a patch of woodland along the western border of the site and an access track which cuts across the southern corner of the site.	The surrounding land primarily consist of agricultural fields with some woodland areas including Broofield Shaw ~120 m W and Danefold Copse ~120 m SW. Nearby development includes residential development fronting onto Fuller's Lane including Little Patches (a Grade II Listed Building) immediately east of the site, and Stonehouse Farm ~100 m NE, and Northstone Farm ~ 250 m N. There are three ponds close to the eastern boundary of the site, including one at the boundary, and at least eight further ponds within 250 m of the site.
1896 (1:10,560) 1897 (1:2,500)	No significant changes to the site.	Northstone Farm has been renamed Northstone Cottage.
1911 (1:2,500) 1912 (1:10,560)	No significant changes to the site.	Fuller's Lane has been renamed to Stonehouse Lane.
1956 (1:10,560)	Development has occurred on site with the construction of the existing stables (B1), and four other buildings / barns (location of B7 and B8).	Stonehouse Farm has been renamed to Clock House Farm.

1972 – 1976 (1:2,500)	The development within the western end of the site appears to have been extended or replaced with three barns (B4 and B5 shown as one structure, plus B6, and a barn at the location of B7 – but not thought to be B7). The garage on the eastern boundary is also shown to be present.	The three ponds adjacent to the eastern boundary of the site are no longer shown to be present, and there appears to be some alteration to the residential developments between the site and Stonehouse Lane.
1978 – 1981 (1:10,000)	No significant changes to the site.	No significant changes to the surrounding area.
1993 – 1994 and 2003 (1:2,500)	A building to the southwest of the stables has been removed, and the cattle shed (B3) erected, the building at B7 has been replaced with the existing barn (B7) and the storage barn (B2) has been developed to the north of the stables.	No significant changes to the surrounding area. NB The pond which is present adjacent to the northwest corner of the site today is not shown to be present by 2003.

- 4.2. The post war development history may also be traced from the planning history of the site. The significant applications relating to the site are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
WG/12/90	High voltage overhead line	Thu 20 Sep 1990 ?
CF/12/90	Overhead lines	Sun 30 Sep 1990 ?
CF/47/90	Overhead line	Tue 19 Feb 1991 ?
CF/9/91	Amendment to planning application CF/12/90 to route overhead line	Wed 08 May 1991 ?
CF/12/95	2-storey rear extension	Fri 26 May 1995 ?
CF/13/96	Erection of shed	Wed 26 Jun 1996 ?
CF/15/97	2-storey extension	Tue 13 May 1997 ?
DC/09/2009	Replace existing barn with a new steel framed barn (Agricultural Prior Notification)	Wed 09 Dec 2009 ?

Key: ✓ planning permission granted ✗ planning permission refused r registered

- 4.3. More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs centred on the site are provided in Appendix C. These show the site to be developed generally as existing with no discernible change of use. The northwestern most building (B6) appears to have undergone redevelopment in 2012. The structure which now stands in its place is a modern barn clad in profiled steel. A western area of site was cleared of vegetation and trees in 2012 and resurfaced.

5. THE EXISTING SITE

- 5.1. The site was visited on 17 February 2026. Photographs of the site are provided in Appendix D.
- 5.2. The site comprises eight agricultural and equine / stable buildings (B1-B8), and a single garage / car port located behind Dairy Cottage and Little Patches (a Grade II Listed Building) on Stonehouse Lane. See Appendix A for building positions on site plans.
- 5.3. The site is accessed via a concrete access road and padlocked five bar steel fence gate. The site surface is almost entirely concrete with an area of made ground, bare ground and grass in the northeastern area of the site, grass at the northwestern and southwestern site boundaries, and a patch of raised imported surfacing near the western boundary. It is presumed the raised imported surfacing has been used historically for storage. At time of the site visit a discarded trailer and unidentified storage unit were present. A muck heap storage area was identified north of this, on sloped concrete with retaining wall. No muck was stored here during the site visit. Adjacent to the northwestern site boundary runs a drainage ditch, approximately 4 m in depth.
- 5.4. B1 is a former stable block and lies near the entrance to the site. It comprises a brick structure with timber supporting beams, concrete floor, clay tiled roof and internal ceiling cladding consisting of fibre / plaster board (may contain asbestos). Most of the building is generally empty and disused. Several unsealed paint tins were identified in the tack room to the southeast of the building, and 5No. empty containers of glyphosate, a leaking 25 l drum of hydraulic oil, and an overhead (probably water) tank were identified in the northwestern area of the building. This structure is to be converted into five residential units with surrounding areas of existing concrete to be broken out and replaced with garden space/open landscaping.
- 5.5. B2 is an open fronted barn at the northeast of site. It comprises a steel frame with concrete block lower walls. The upper walls are clad with wood panel for the eastern and western faces and cement panels for the northern face. There is a concrete floor and corrugated cement clad roof (may contain asbestos). The building was empty and generally disused. This barn is to be relocated to Littleworth Lane as part of a separate planning application.

- 5.6. B3 is a former cattle shed located to the south of site. The structure consists of a steel frame with concrete block lower walls and wood panelling for the upper sections. It has a concrete floor, corrugated cement clad roof (may contain asbestos). The building was empty and generally disused and is to be removed as part of the redevelopment.
- 5.7. B4 is a steel barn to the south of B5. It is a Dutch style barn with concrete floor and concrete buffer walls, open on two sides, with arched roof and clad in metal sheets. This barn is to be removed as part of the development.
- 5.8. B5 is an open fronted barn that stands adjacent to B4 and B6. B5 comprises a concrete frame with concrete floor, lower concrete block walls with timber kick boards. The upper walls are of timber. The roof and end panels are corrugated cement clad (may contain asbestos, together with the roof downpipe). The building was empty and generally disused and is to be removed as part of the development.
- 5.9. B6 is an enclosed modern barn that stands northwest of B5. The barn is clad in profiled steel with a large vehicular access in the southern facade but was not accessible at the time of our site visit. This building to be removed as part of the development.
- 5.10. B7 is a barn to the west of site. It consists of a steel frame with timber lower walls, profiled steel panel upper walls, concrete floor and corrugated cement roofing (may contain asbestos). The building was empty and generally disused and is to be removed as part of the development.
- 5.11. B8 is a pole barn to the southwest of site. This building comprises a timber frame with metal panel walls and roof and a dirt floor. The building is in a significant state of disrepair and was empty and generally disused. It is to be removed as part of the development.
- 5.12. The final structure on site is a prefabricated garage to the northeast of site. It is of concrete structure with a metal roof and concrete floor. The building is to be demolished and is currently disused with a small amount of residential waste stored.

6. RECORD DATA SEARCH RESULTS

- 6.1. An environmental records search (Enviro-Insight Report) has been prepared for the site. The GroundSure EnviroInsight Report is provided in Appendix C and any items of potential contamination significance highlighted below.

6.1.1. *Past Land Use*

There is one record of potentially contaminative land use recorded from standard 1:10,000 and 1:10,560 scale historic mapping within 500 m of the site. This being an unspecified pit 407 m northwest, recorded present 1956.

There are no records of tanks, historical energy features, historical petrol stations, or historical garages from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site. And no recorded military land within 500 m of the site.

6.1.2. *Waste and Landfill*

There are no records of active or recent landfill, historic landfill, historic waste sites or licensed waste sites within 500 m of the site.

There are records of 11 activities involving the storage, treatment, use or disposal of waste within 500 m which are exempt from needing a permit. This includes waste usage in construction at Clockhouse Farm House, adjacent to the site entrance (recorded 8 m south), 92 m east and 447 m west and exemptions for use, storage, disposal and treatment 477 m southwest.

6.1.3. *Current Industrial Land Use*

There are no records of recent industrial land uses or tanks within 250 m of the site.

There are no records of any current or recent petrol stations, high voltage electricity cables, or high pressure gas pipelines within 500 m of the site.

The site has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990, and there are no such sites within 500 m of the site.

There are two records of licenced discharges to controlled waters within 500 m of the site. These include treated sewage effluent 66 m northeast and unspecified discharge 72 m northeast.

There are no records of any pollution incident within 500 m of the site.

6.1.4. *Hydrogeology, Hydrology and Flood Risk*

The site does not lie on a superficial aquifer. There are no superficial deposits at the site.

The site lies within an area of Unproductive Strata (Weald Clay Formation - mudstone). The Weald Clay is a drift deposit with low fracture permeability that has negligible significance for water supply or river base flow.

There are three groundwater abstraction licences within 2000 m of the site. The nearest water abstraction licence is located 1448 m south of the site.

The site does not lie within a groundwater Source Protection Zone (inner and outer catchment).

The site does not lie within 20 m of a main river (as identified by the EA). There is a drainage ditch which extends along the western boundary of the site and extends north, where it joins a further watercourse which flows east and forms part of the Cowfold stream (part of the Adur upper catchment).

The site lies within Flood Zone 1 (low risk of flooding). The site is of negligible risk for surface water and groundwater flooding.

6.1.5. *Environmental and Habitat Designations*

There are 14 records of designated environmentally sensitive sites within 2000 m of the site. These are all for ancient and semi natural woodland, the closest 112 m southwest of the site.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone. No action is required in this case.

The site lies within the Adur East (Sakeham) Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. The proposed development, from agricultural to residential use, is not considered likely to increase the risk of nitrate pollution.

There are six records of Priority Habitat within 250 m of the site. These are all deciduous woodland. The closest instance being 112 m southwest.

6.1.6. *Visual and Cultural Designations*

Little Patches is a listed building located adjacent to the northeast corner of the site, between the single garage and Stonehouse Lane.

6.1.7. *Natural Hazards Findings and Mining*

There is low, very low or negligible risk rating for natural hazards (shrink-swell, landslide, soluble rocks, compressible ground, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data.

There is one record of surface ground workings within 250 m of the site. This being a pond 239 m southwest.

There are two records of potential iron ore mining within 1000 m of the site. One of these is on site and the other lies 213 m east. It is not believed that the site has been subject to mining.

There are no records of BritPits within 500 m.

The site is not within a radon-affected area. No radon protective measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1. Land use history at the site has comprised:

- Agricultural field (<1875 – 1956)
- Stabling and agricultural barns (1956 – Present)

7.2. Potential contamination risks associated with past land use are associated with the housing of animals and feed as well as the treatment and disposal of waste and storage of potentially contaminating fluids (fuels, oils and pesticides), farm equipment and vehicles. No record of fuel tank/s on site have been identified, however, fuel and maintenance fluids may have been stored on site in the past. Five empty containers of glyphosate (a broad-spectrum herbicide) and a leaking 25 litre drum of hydraulic oil were noted within the stable building during the site visit. Potential soil contamination could include the presence of petrol hydrocarbons, polycyclic aromatic hydrocarbons (PAHs) and heavy metals, as well as herbicides.

7.3. Barns 1, 2, 3, 5, and 7 show signs of potential asbestos containing materials in the roof cladding, interior wall surfacing and soffit boards. These should be surveyed to confirm / disprove presence before demolition works occur.

7.4. The site being almost entirely under impermeable surfacing and underlying largely impermeable Weald Clay (mudstone) reduces the risk of significant contamination infiltrating the underlying soil.

7.5. No potential source/s of ground gas have been identified at or within the vicinity of the site.

7.6. There is a very low possibility of a contamination risk caused by historic mine activity onsite.

8. RISK ASSESSMENT

8.1. The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are; a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. See Appendix E for the site Conceptual Model.

8.2. Source

8.2.1. From a review of available information, it is considered that there is some potential for asbestos, petrol hydrocarbons, PAHs and heavy metals contamination at the site (*source*).

8.3. Receptor

8.3.1. It is proposed to redevelop the site for mixed use including commercial, agricultural and residential with gardens and soft landscaping. In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services (including underground water mains) and the wider environment (considered not hydrogeologically sensitive).

8.4. Source - Receptor Pathway

8.4.1. Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, and contaminated soils, where present during the development of the site. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.

8.5. In the absence of remediation, future site users / maintenance workers (e.g. gardeners) may come into direct contact with contaminated soils in garden areas, and/or may consume produce grown within the garden. Exposure to contamination in this case may be via dermal contact, inhalation and/or ingestion.

8.6. Underground structures and service mains may be damaged by contamination and future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with potential to degrade the pipes (such as hydrocarbon contamination) is present along the line of the water mains (see current UKWIR guidelines). Those involved in the laying of underground water supply pipes should satisfy themselves that either the route of the water main is free from contamination or appropriate pipework is used.

8.7. Potential contaminant linkages between source, pathway and receptor for the site are summarised in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Minor contamination risk	Minor contamination risk	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	?
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	?
		Contact with contaminated soil or ground water	Building & services	?
		Leeching of site contaminants into groundwater	Wider environment	✖

Key: ✓ Significant risk ✖ No significant risk ? Uncertain risk

- 8.8. An asbestos survey will be required to determine the presence/absence of the material on site. This should be carried out by an appropriately qualified professional. Where potential asbestos containing materials are to be removed, these items should be wetted to minimise the risk of dust, carefully dismantled in whole parts, bagged and disposed of as asbestos containing waste.
- 8.9. There is some potential for contamination which may be significant in relation to the proposed redevelopment of the site for a more sensitive land use. As most of the site lies on hard cover it is unlikely that the underlying soil has been infiltrated. Further quantitative data may be required from onsite soil, unless satisfactory remediation strategies are implemented within the proposed garden spaces and open landscaping as part of the site's redevelopment.

9. CONCLUSIONS

- 9.1. The site lies on a bedrock of Cretaceous Weald Clay – Mudstone, an unproductive strata. The site does not lie within a groundwater Source Protection Zone and is not deemed to be hydrogeologically sensitive.
- 9.2. The site is not considered to be at significant risk of ground gas at this time. The site does not lie within 250 m of waste disposal landfill and does not lie within an area affected by radon.

- 9.3. The land use history identifies that there is a potential contamination risk of increased inorganic compounds in the soil due to the historical use of the site for agricultural and pastoral purposes including the storage of machinery, maintenance fluids, fuels, pesticides, herbicides, animal feed and waste. The risk of historic activities adjacent to the site adversely affecting the site is considered to be fairly low.
- 9.4. There is an additional potential contamination risk of contamination to the underlying soil as a result of the current use and unsecure storage of paint, glyphosate and hydraulic oil on site.
- 9.5. There is a possibility that the roof cladding and roof drainage goods on a number of the barns/buildings on site may include asbestos containing materials.
- 9.6. The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

- 9.7. In this case, no contamination has been identified, although there remains some uncertain potential for contamination related to historic land use, building materials and unsecure storage of potential contaminants. The probability of impact is medium for residential use with garden/open landscaping. The overall risk rating for the site is 2, low to moderate. See recommendations in section 10 below

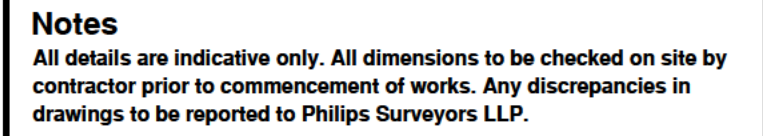
10. RECOMMENDATIONS

- 10.1. Confirmation of soil conditions (where soils are to be retained) and/or remediation of the soils within the proposed private gardens and soft landscaping area should be undertaken in relation to the proposed redevelopment of the site for a more sensitive land use, in order that soils within the gardens and soft landscaping areas are confirmed fit for use post development.

- 10.2. As existing, the proposed gardens and majority of the soft landscaping areas lie under concrete hardstanding which is to be removed as part of the site's redevelopment. It is recommended that the condition of the underlying soils is assessed following the removal of the concrete and once any underlying made ground is removed down to the underlying clay.
- 10.3. Subject to ground levels at this time, it may be deemed appropriate to test the underlying soils within the proposed garden areas to confirm the soils are suitable for retention and residential use with plant uptake, or to lay imported topsoil from an uncontaminated / clean source over a permeable geotextile membrane. Given the existing soil conditions, and the size and location of the proposed garden areas and soft landscaping within the site layout, it is considered likely that the latter may be the preferred option.
- 10.4. Where it is intended to remove the concrete and any underlying fill, and replace the soil within the gardens with clean topsoil from an uncontaminated source, this scheme will need to be agreed with / approved by the Council. Evidence of the remediation works would then need to be submitted to confirm that appropriate actions have been undertaken in order that the site can be confirmed fit for residential use.
- 10.5. Where soils are to be retained in areas where future site users may come into direct contact and or grow food within these areas, soil testing should be completed. Analysis should include as a minimum, for asbestos presence / likely absence (and, if present, type and quantification), total petroleum hydrocarbons (TPHs), polycyclic aromatic hydrocarbons (PAHs), toxic metals and metalloids. Further contaminants may be added, subject to observations of ground conditions made on site.
- 10.6. Existing hardcover and made ground may be retained/reused beneath buildings and proposed areas of hard standing.
- 10.7. All asbestos containing materials (ACMs) including roofing, cladding and rain goods should be removed from the site as part of the site's redevelopment. It is recommended a pre-demolition survey is completed in accordance with HSG264 prior to the commencement of works and, where asbestos containing materials are confirmed to be present, a remedial mitigation scheme to control risk to future site users should be prepared and implemented as appropriate.
- 10.8. All site workers should implement appropriate industrial hygiene measures (gloves, boots, coveralls, masks, no eating within excavation areas etc) whilst working on site to reduce the risk of exposure during the development phase.
- 10.9. Should any unexpected contamination be identified during the development phase the Council is to be notified, and any necessary remediation work carried out as required.



APPENDIX A **Site Plans**



PHILIPS SURVEYORS
BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

CLIENT: Ellis Rodda, Property & Development
Manager.
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex.
RH13 8DB.

DRAWING TITLE:

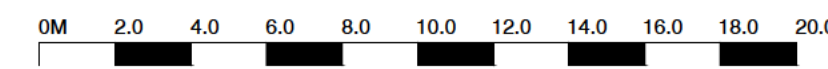
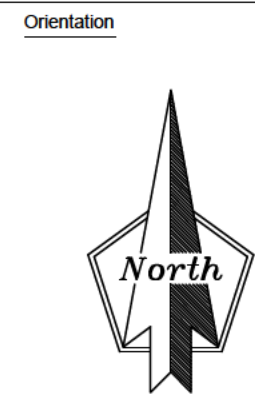
Roof Plan with Elevation/Section
Identifications shown

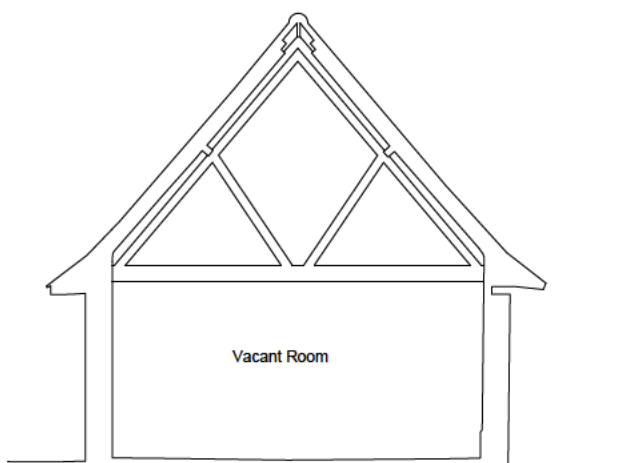
© Philips Surveyors LLP.

LAYER INFORMATION

Q	Beam	EMPTY	Overhead beams, joists, girders, etc. elements out
R	Reinforcing	Empty	Reinforcing, building, ducting
S	Structure	Empty	Structure, framing, walls
T	Formwork and form	Empty	Formwork, formwork
U	Gully	Empty	Drainage and waste water, gullies
V	Handrail	Empty	Callings or handrails and stairs
W	Handrail	Empty	Drainage and waste water
X	Handrail	Empty	Handrails, balconies and stairs
Y	Plant	Empty	Significant ventilation and plant installation
Z	Plant	Empty	Significant ventilation or electric services
AA	Plant	Empty	Rigorous, wiring, pipe and valley lines
AB	Plant	Empty	Purified ventilation
AC	Plant	Empty	Significant ventilation
AD	Plant	Empty	Significant ventilation
AE	Plant	Empty	Significant ventilation
AF	Plant	Empty	Significant ventilation
AG	Plant	Empty	Significant ventilation
AH	Plant	Empty	Significant ventilation
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DL	Plant	Empty	Significant ventilation
DM	Plant	Empty	Significant ventilation
DN	Plant	Empty	Significant ventilation
DO	Plant	Empty	Significant ventilation
DP	Plant	Empty	Significant ventilation
DQ	Plant	Empty	Significant ventilation
DR	Plant	Empty	Significant ventilation
DS	Plant	Empty	Significant ventilation
DT	Plant	Empty	Significant ventilation
DU	Plant	Empty	Significant ventilation
DV	Plant	Empty	Significant ventilation
DW	Plant	Empty	Significant ventilation
DX	Plant	Empty	Significant ventilation
DY	Plant	Empty	Significant ventilation
DZ	Plant	Empty	Significant ventilation
EA	Plant	Empty	Significant ventilation
EB	Plant	Empty	Significant ventilation
EC	Plant	Empty	Significant ventilation
ED	Plant	Empty	Significant ventilation
EE	Plant	Empty	Significant ventilation
EF	Plant	Empty	Significant ventilation
EG	Plant	Empty	Significant ventilation
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EJ	Plant	Empty	Significant ventilation
EK	Plant	Empty	Significant ventilation
EL	Plant	Empty	Significant ventilation
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EO	Plant	Empty	Significant ventilation
EP	Plant	Empty	Significant ventilation
EQ	Plant	Empty	Significant ventilation
ER	Plant	Empty	Significant ventilation
ES	Plant	Empty	Significant ventilation
ET	Plant	Empty	Significant ventilation
EU			

Metal
Spotlevel
Windows
Doors
Radiator
Sanitary





LAYER INFORMATION

Q	Beam	EMPTY	Overhead beams, joists, girders, etc. elements out
R	Reinforcing	Empty	Reinforcing, building, ducting
S	Structure	Empty	Structure, framing, walls
T	Formwork and formwork	Empty	Formwork, formwork
U	Gully	Empty	Drainage and waste water, gullies
V	Handrail	Empty	Callings or handrails and stairs
W	Handrail	Empty	Drainage and waste water
X	Handrail	Empty	Handrails, balconies and stairs
Y	Plant	Empty	Significant ventilation and plant installation
Z	Plant	Empty	Significant ventilation or electric services
AA	Plant	Empty	Rigorous, wiring, pipe and valley lines
AB	Plant	Empty	Purified ventilation
AC	Plant	Empty	Significant ventilation
AD	Plant	Empty	Significant ventilation
AE	Plant	Empty	Significant ventilation
AF	Plant	Empty	Significant ventilation
AG	Plant	Empty	Significant ventilation
AH	Plant	Empty	Significant ventilation
AI	Plant	Empty	Significant ventilation
AJ	Plant	Empty	Significant ventilation
AK	Plant	Empty	Significant ventilation
AL	Plant	Empty	Significant ventilation
AM	Plant	Empty	Significant ventilation
AN	Plant	Empty	Significant ventilation
AO	Plant	Empty	Significant ventilation
AP	Plant	Empty	Significant ventilation
AQ	Plant	Empty	Significant ventilation
AR	Plant	Empty	Significant ventilation
AS	Plant	Empty	Significant ventilation
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AU	Plant	Empty	Significant ventilation
AV	Plant	Empty	Significant ventilation
AW	Plant	Empty	Significant ventilation
AX	Plant	Empty	Significant ventilation
AY	Plant	Empty	Significant ventilation
AZ	Plant	Empty	Significant ventilation
BA	Plant	Empty	Significant ventilation
BB	Plant	Empty	Significant ventilation
BC	Plant	Empty	Significant ventilation
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BI	Plant	Empty	Significant ventilation
BJ	Plant	Empty	Significant ventilation
BK	Plant	Empty	Significant ventilation
BL	Plant	Empty	Significant ventilation
BM	Plant	Empty	Significant ventilation
BN	Plant	Empty	Significant ventilation
BO	Plant	Empty	Significant ventilation
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BV	Plant	Empty	Significant ventilation
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CL	Plant	Empty	Significant ventilation
CM	Plant	Empty	Significant ventilation
CN	Plant	Empty	Significant ventilation
CO	Plant	Empty	Significant ventilation
CP	Plant	Empty	Significant ventilation
CQ	Plant	Empty	Significant ventilation
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EP	Plant	Empty	Significant ventilation
EQ	Plant	Empty	Significant ventilation
ER	Plant	Empty	Significant ventilation
ES	Plant	Empty	Significant ventilation
ET	Plant	Empty	Significant ventilation
EU			

Building Lines	_____
Rooflines	_____ 100.40
Wall Lines	_____
Wall Hatching	=====
Furniture	_____
Kitchen Fixtures	_____
Plant	_____
Gully	_____
Fence	_____
Steps	_____

Metal
Spotless
Window
Doors
Radiators
Sanitary

Detailed description: This technical drawing shows a cross-section of a mechanical component. It includes a horizontal dimension line at the top labeled 'Dh: 1.90'. Below it, there's a vertical section with a curved surface labeled 'Rad' (Radius). At the bottom left, there's a small rectangular feature with internal details.

Soft
Bea
Sky
Ceil
Plin
Sta

Diagram of a stop sign with a 'Dnly' label and a small square symbol.

—

1.0

4.0

7.0 8

AWN:
GRM
ECKE
PGA
TE:
April 25
Phil

2684
NG N
K-C
yors

SCALE: 100 @ EV:

[illegible]

Rev.	Amendments	Date	Drw
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CLIENT: Ellis Rodda, Property & Development
Manager.
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex
RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

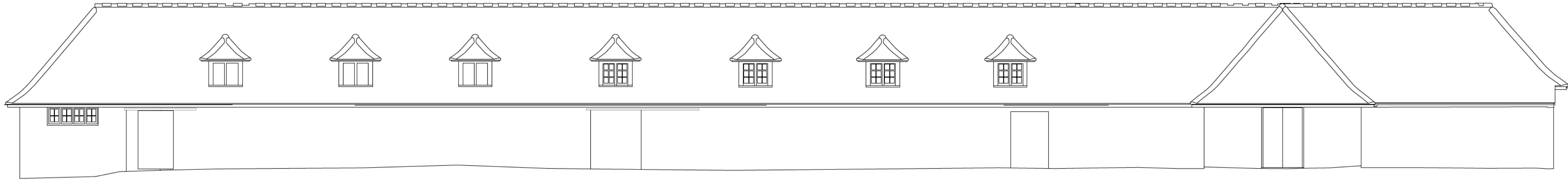
DRAWING TITLE:

Ground Floor & Section B1
Building B1

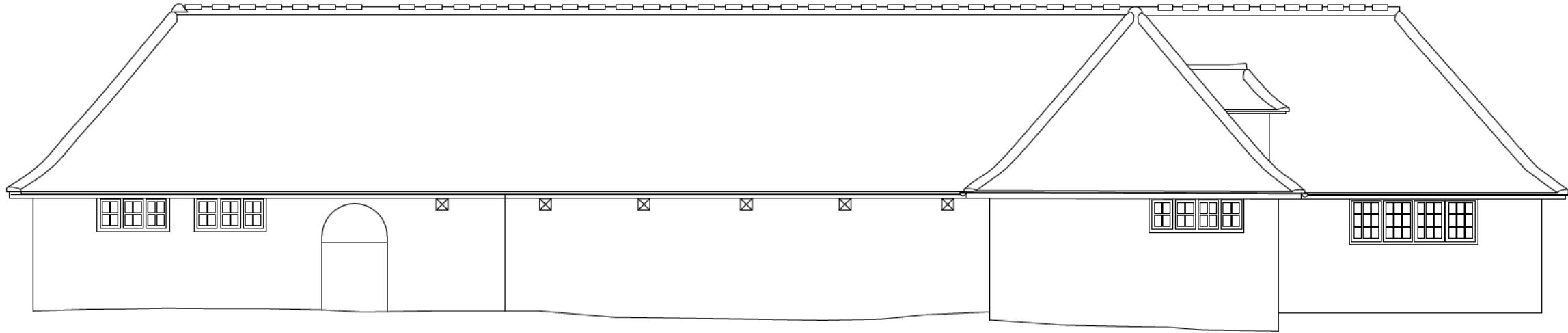
DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-01A	REV:
DATE: April 25		

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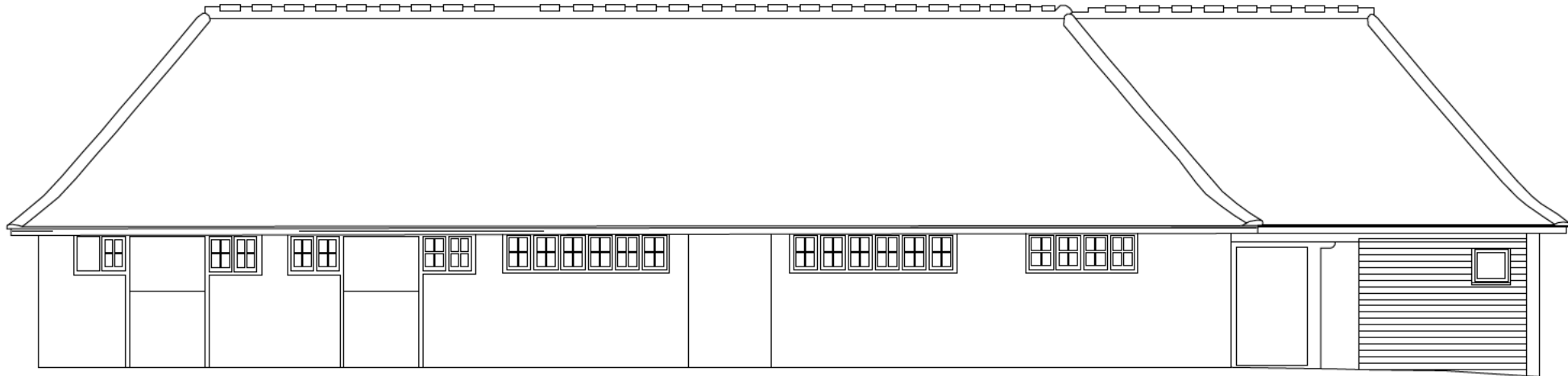
Notes
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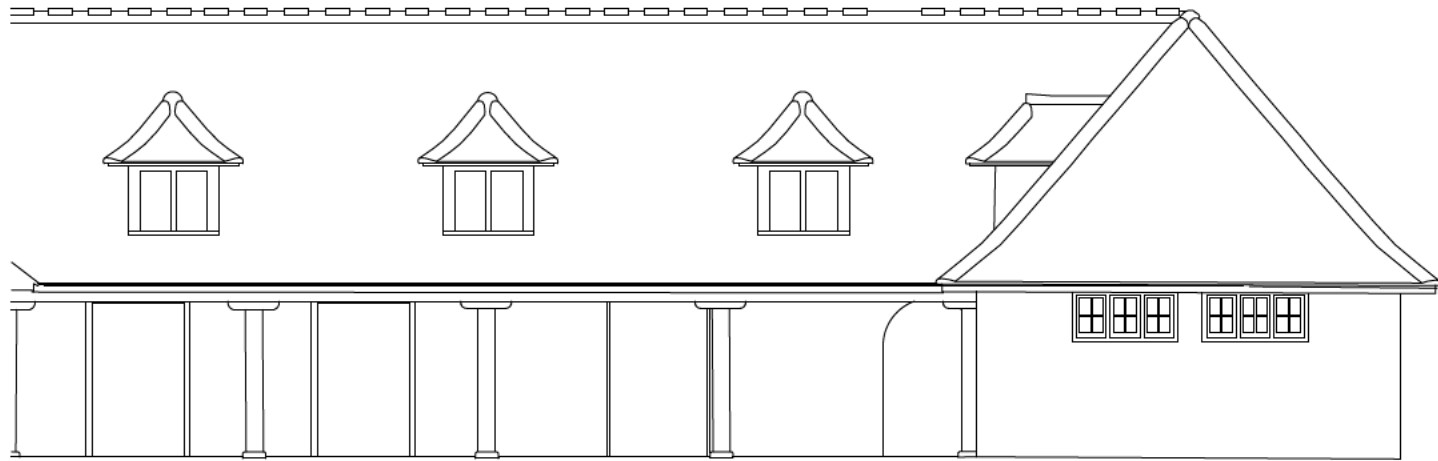
Building 1, Elevation 1



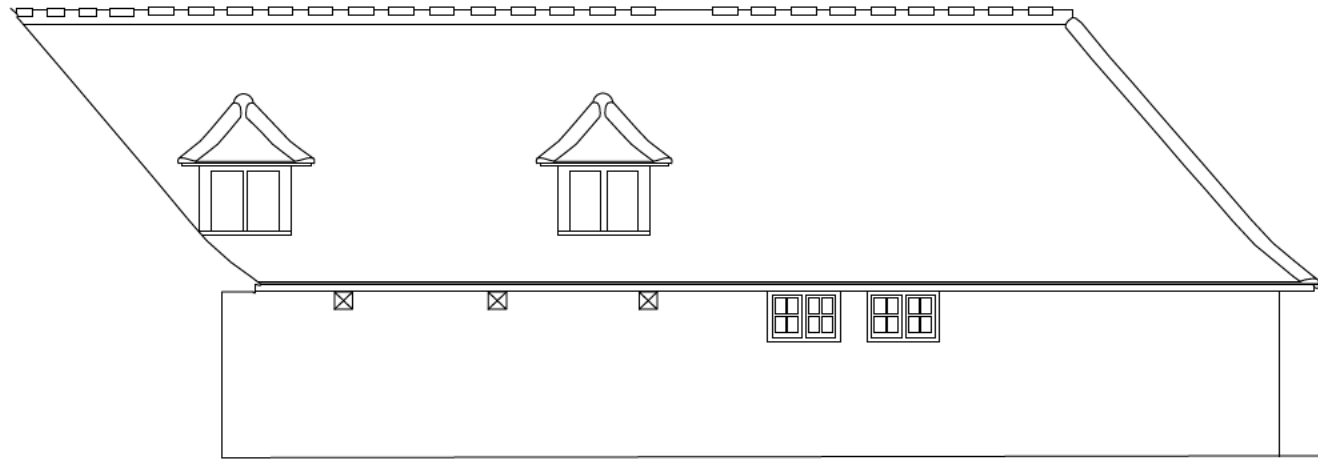
Building 1, Elevation 2



Building 1, Elevation 3



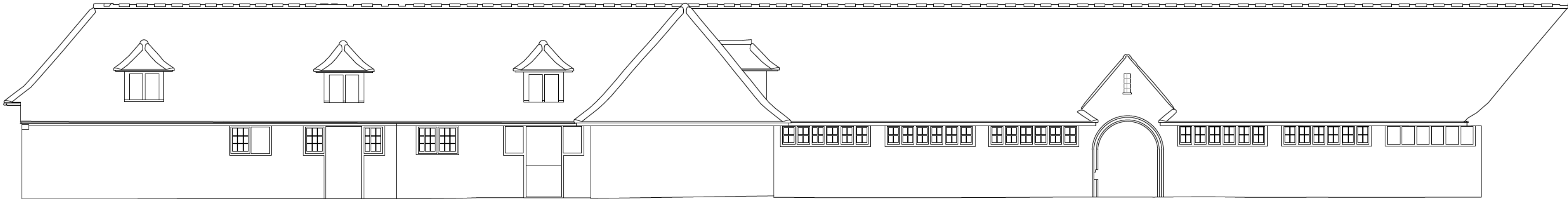
Building 1, Elevation 4



Building 1, Elevation 5



Building 1, Elevation 8



Building 1, Elevation 6



Building 1, Elevation 7

NOTES
SURVEY IS BASED ON OS GRID SYSTEM
ORIGINATING FROM STATION 1
@ E 519740.360, N 122188.656, RL 25.598

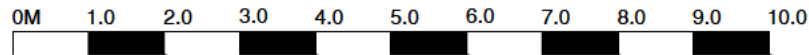
Every effort has been made to survey the area as indicated. Where detail is inaccessible or obscured from view it has been deemed unable to survey.

LAYER INFORMATION

B	Beam	EB	Electricity
BO	Building Outline	EO	External Building Outline
DO	Door	FO	Fence and boundary lines
FO	Fence	FO	Fence
GU	Gully	GU	Gully
HA	Handrail	HA	Handrail
KA	Kitchen	KA	Kitchen
MA	Mural	MA	Mural
PA	Plant	PA	Plant
RA	Radiators	RA	Radiators
SA	Sanitary	SA	Sanitary
SC	Sign	SC	Sign
SL	Sign Level	SL	Sign Level
TL	Top Level	TL	Top Level
UL	Unlabeled	UL	Unlabeled

ACRONYMS

FLL	Finished Floor Level	TW	Top of Wall	EL	Level	ST	Street
GL	Ground Level	CL	Center Line	GL	Ground Level	ST	Street
SL	Slope Length	PL	Plot Level	SL	Slope Length	ST	Street
BL	Base Level	AL	As Level	SL	Slope Length	ST	Street
UL	Unlabeled	SL	Slope Length	SL	Slope Length	ST	Street



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CLIENT:
Ellis Rodda, Property & Development Manager
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex.
RH13 8DB.

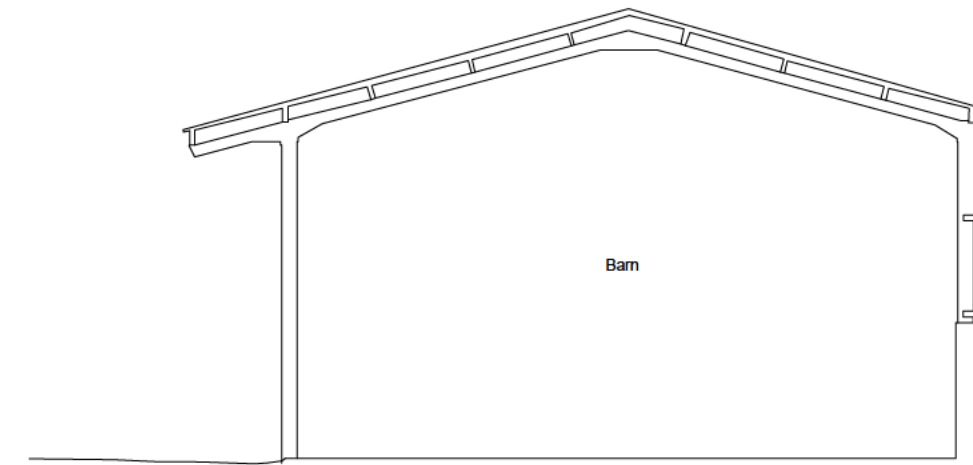
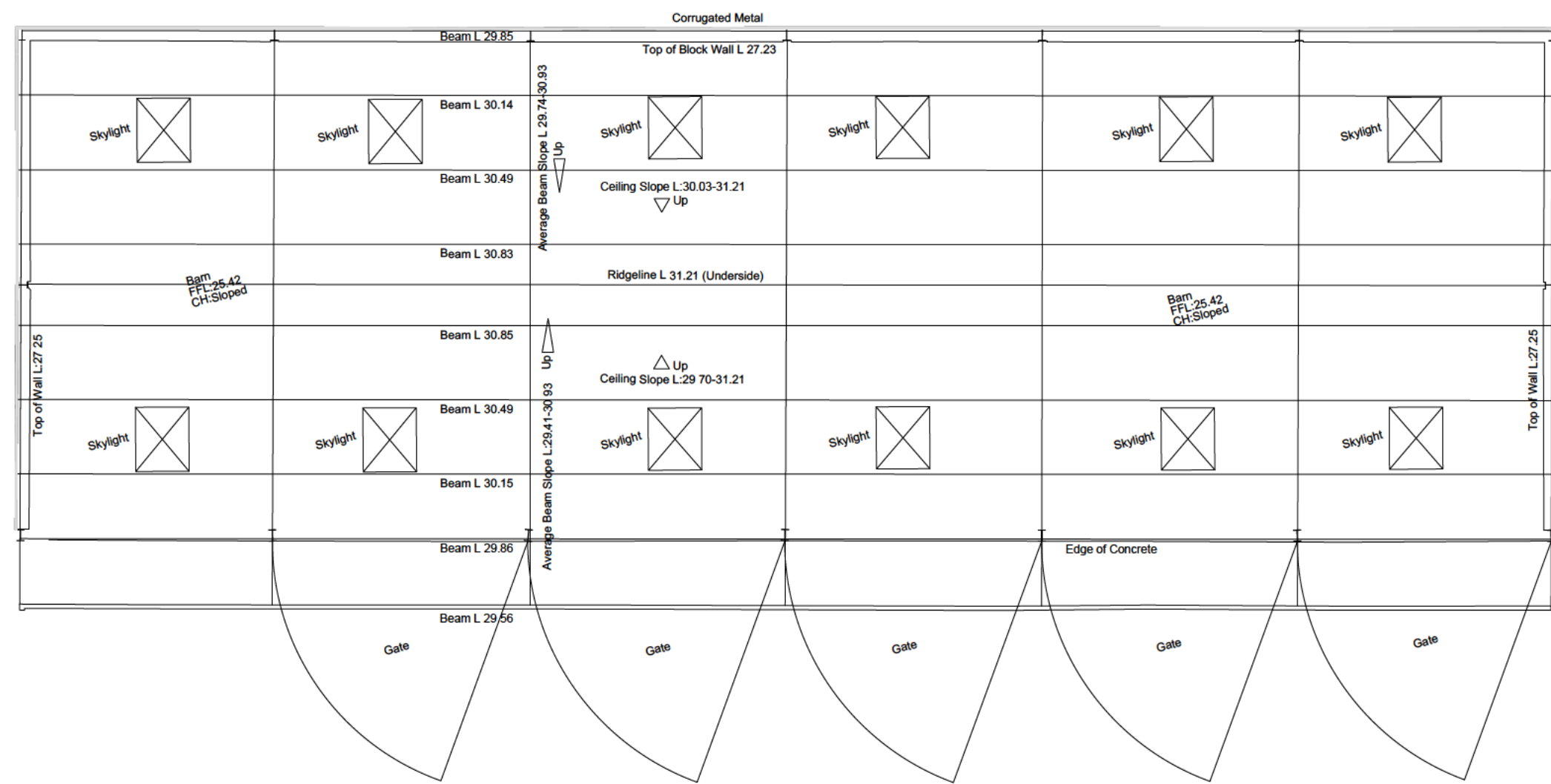
PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:
Elevations, Building 1

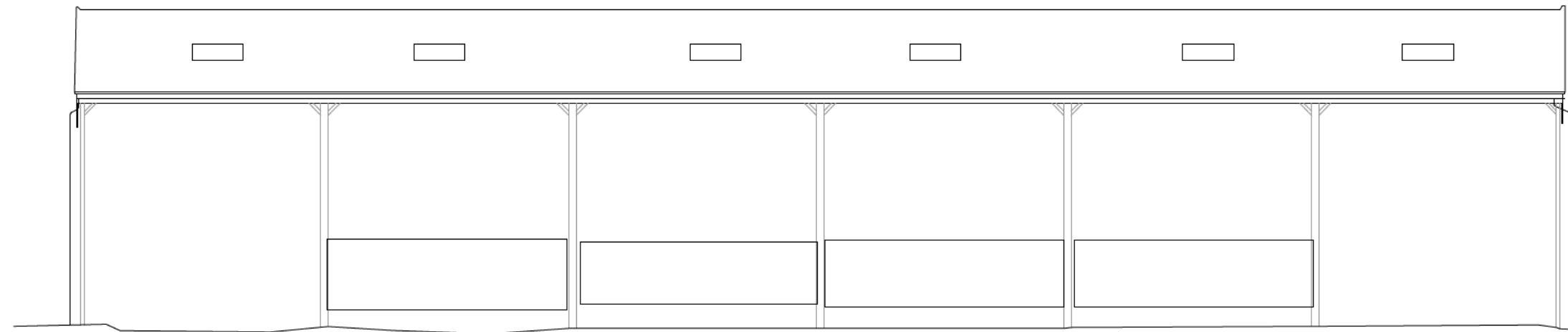
DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-01B	REV:
DATE: April 25		

Notes

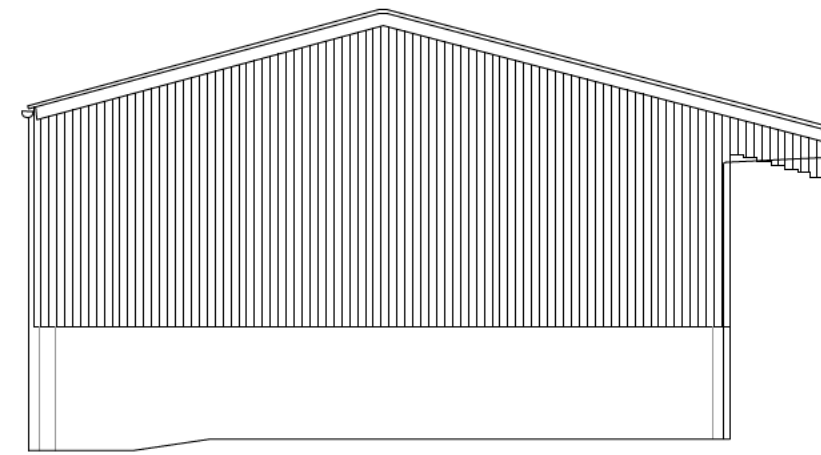
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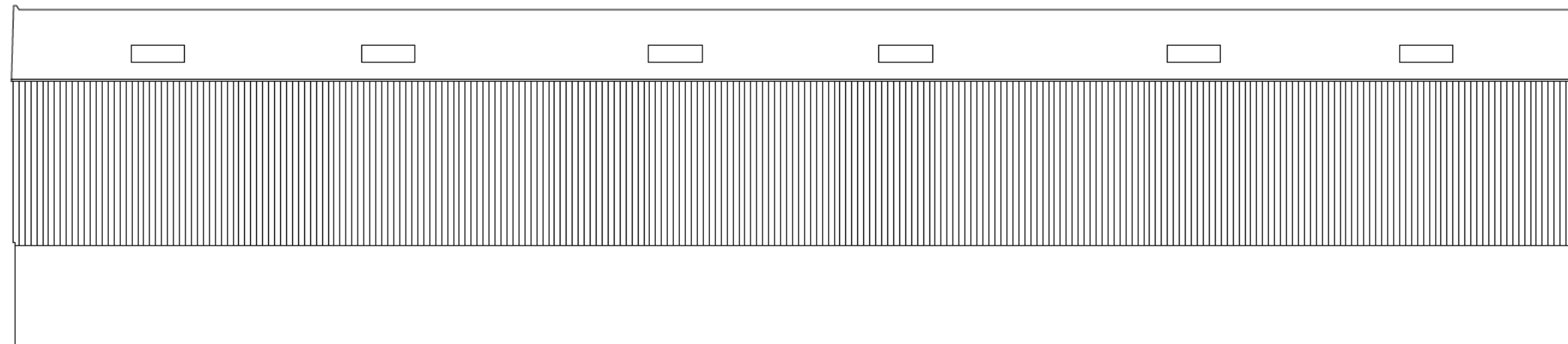
Section B2



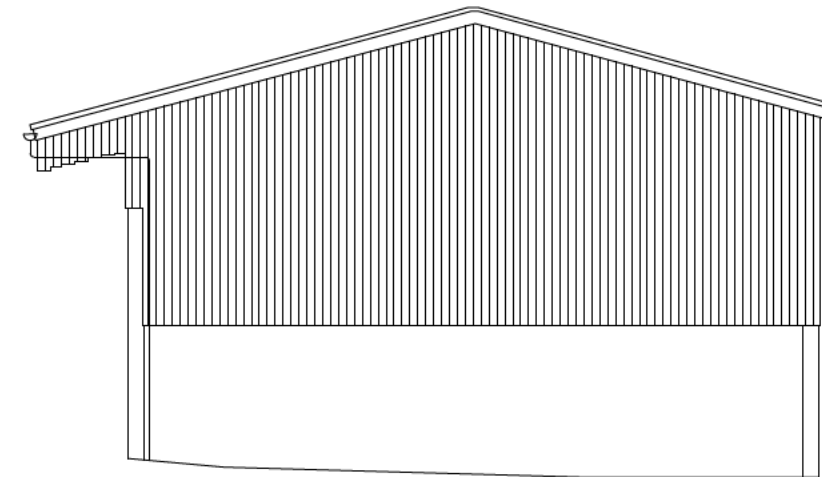
Building 2, Elevation 1



Building 2, Elevation 2



Building 2, Elevation 3



Building 2, Elevation 4

Rev.	Amendments	Date	Drw
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Manager.
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex.
RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:

Ground Floor, Elevations & Section B
Building B2

DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-02	REV:
DATE: April 25		

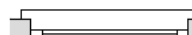
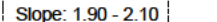
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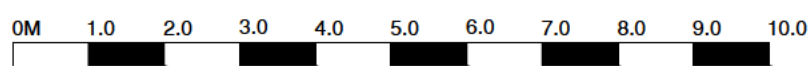
NOTES
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[illegible]

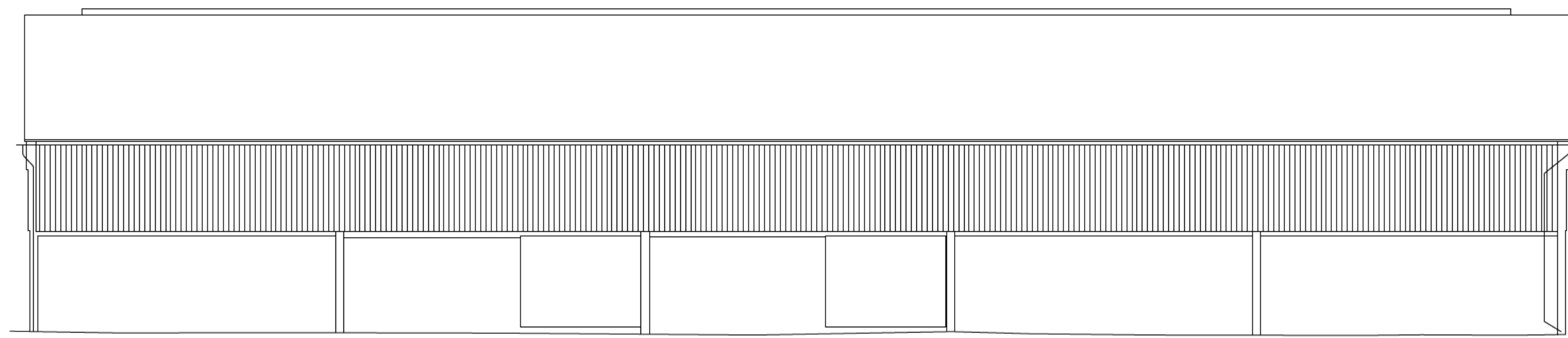
Line types and Symbols

Building Lines	Metal	Soft
	Spotlevel	Beams
	Windows	 Skylight
Wall Lines		
Wall Hatching	Doors	Ceiling Slope
		
Kitchen Fixtures	Radiator	Plinths / Platforms
		
Plant	Sanitary	Stairs
		
Gully		
		
Fence		
		
Steps		
		

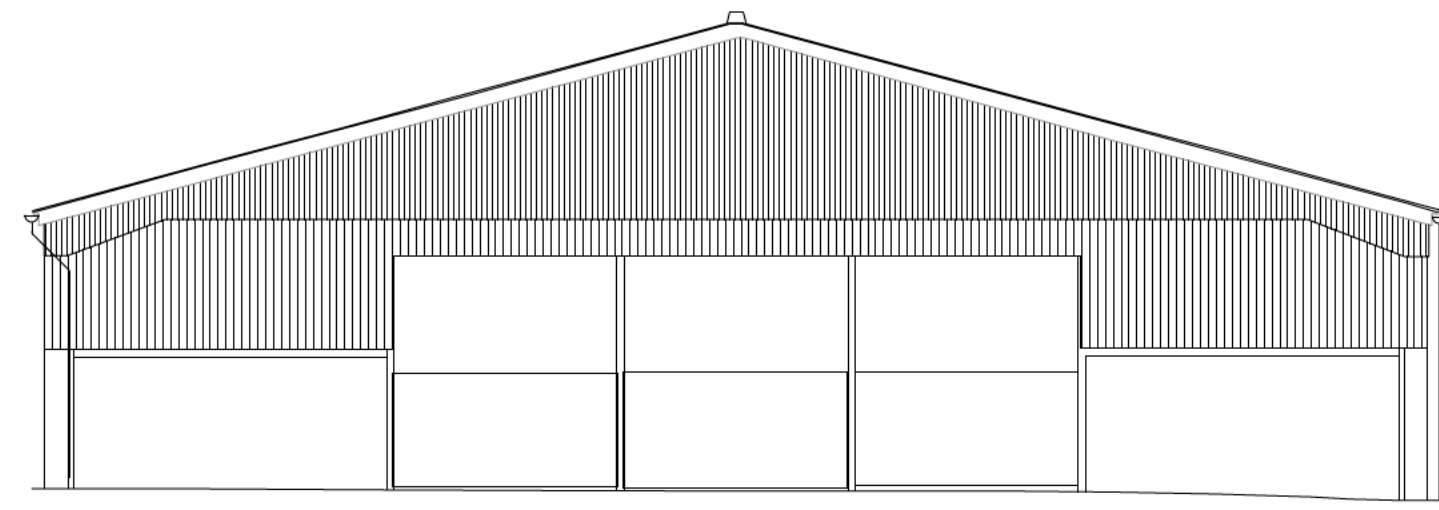


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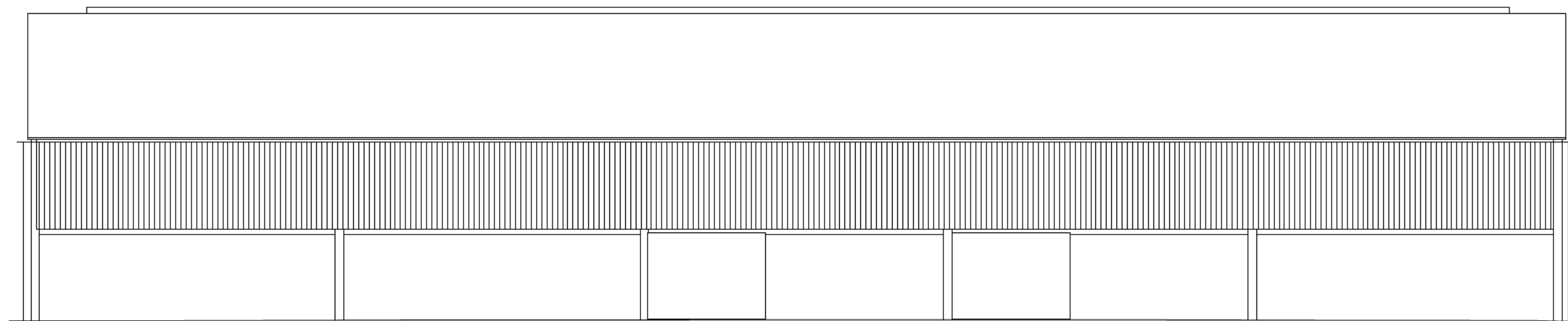
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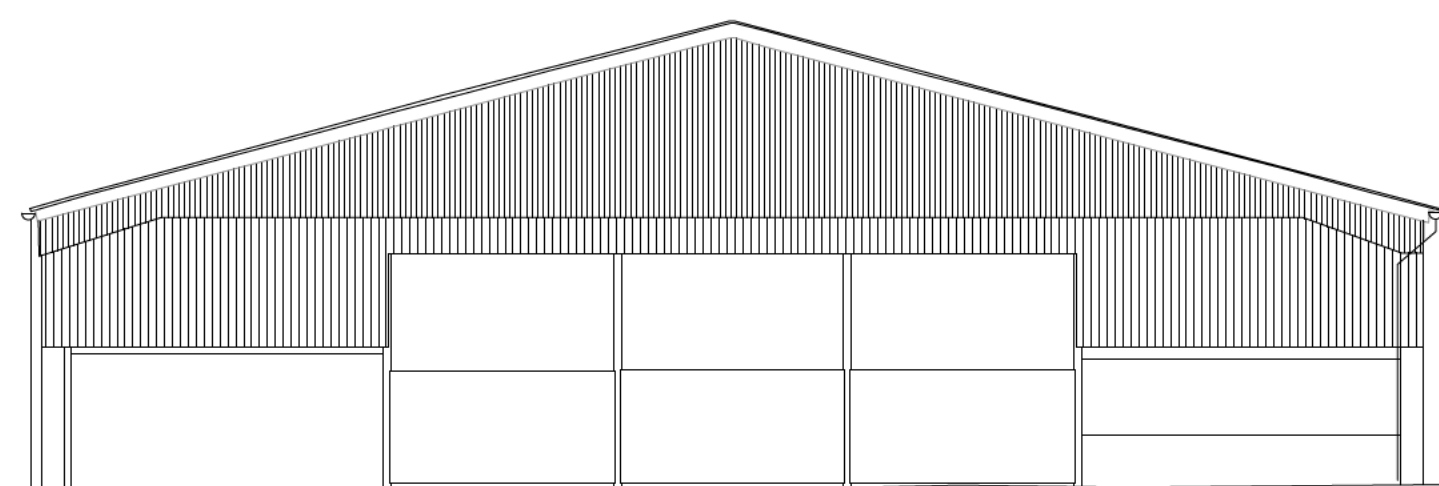
Building 3, Elevation 1



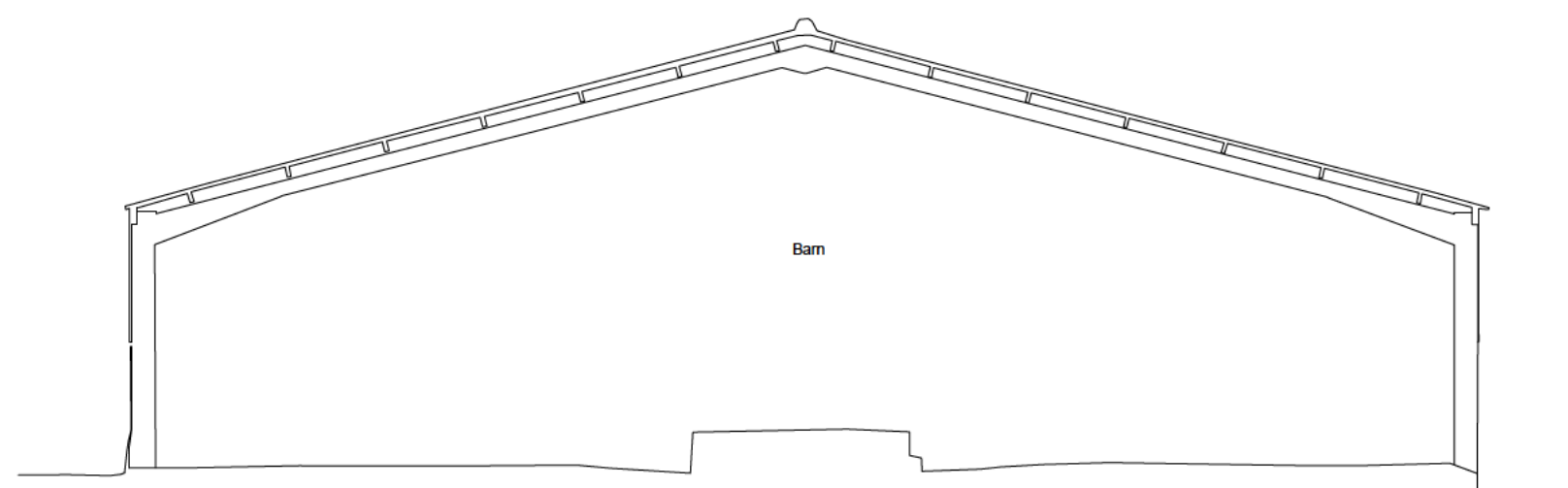
Building 3, Elevation 2



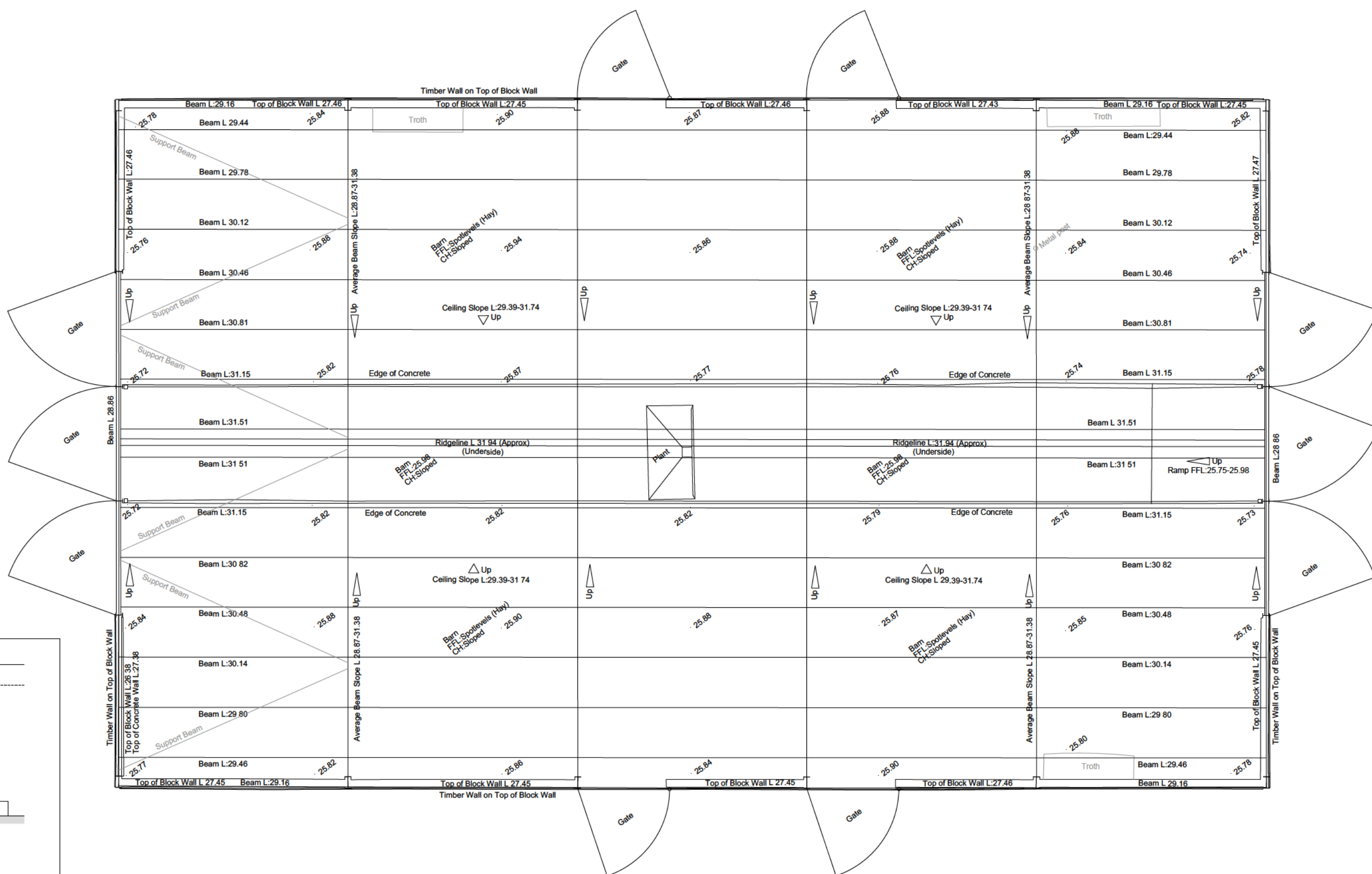
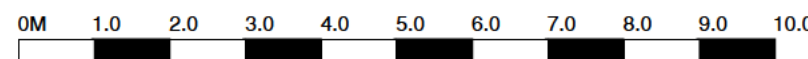
Building 3, Elevation 3



Building 3, Elevation 4



Section B3



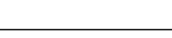
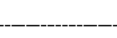
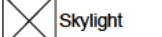
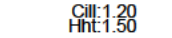
NOTES
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LINE INFORMATION

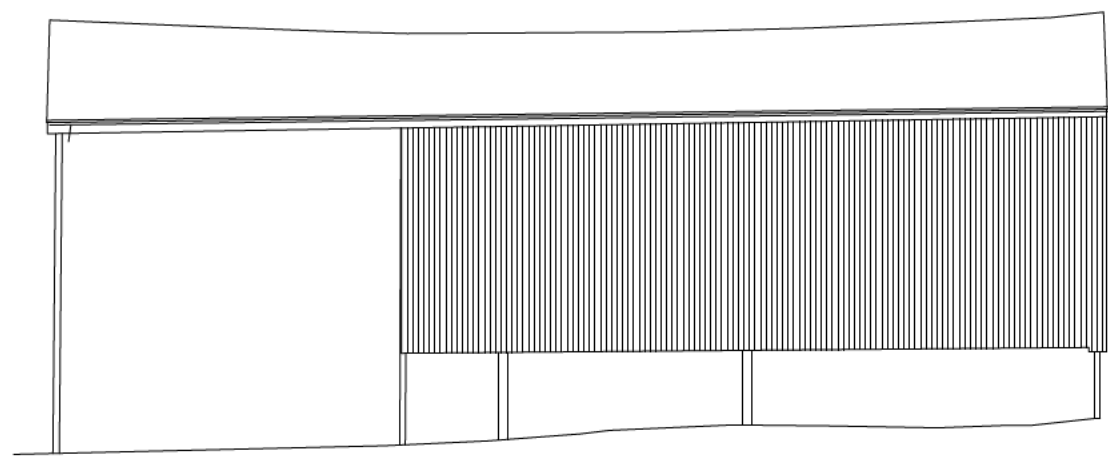
0 Beam	1 EMPTY	2 Overhead beams, girds, or elements not
1 External Building Outline	3 External Building Outline	
2 Doors and entry	4 Doors and entry	
3 Perimeter	5 Perimeter boundary lines	
4 Gully	6 Drainage and water waste gullies	
5 Gully	7 Gully or floor drains	
6 Handrail	8 Handrails	
7 Hatches	9 Hatches, bulkheads and fittings	
8 Plant	10 Plant	
9 Roofline	11 Roofline, ventilation and plant installation	
10 Roofline	12 Roofline, eaves, gutters and valley lines	
11 Services	13 Services	
12 Services	14 Services, utility elevations	
13 Stairs	15 Stairs	
14 Stairs	16 Stairs, changes in floor levels	
15 Tied	17 Tied	
16 Tied	18 Tied, plant line	
17 Tied	19 Tied, plant line	
18 Tied	20 Tied, plant line	
19 Tied	21 Tied, plant line	
20 Tied	22 Tied, plant line	
21 Tied	23 Tied, plant line	
22 Tied	24 Tied, plant line	
23 Tied	25 Tied, plant line	
24 Tied	26 Tied, plant line	
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Line types and Symbols

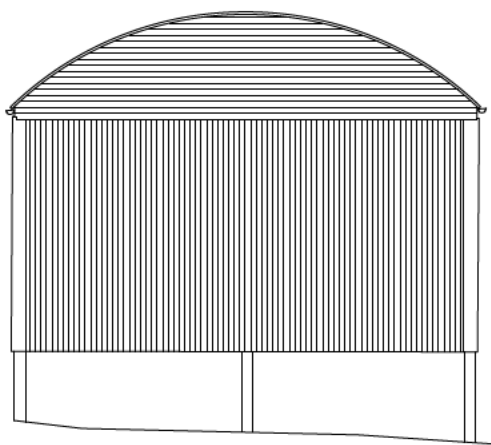
Building Lines	Metal		Softi	
Rooflines	Spotweld		Beams	
Wall Lines				
Wall Hatching	Windows		Skylights	 Skylight
Furniture	Doors		Ceiling Slope	 Slope: 1.50 : 2.10
Kitchen Fixtures			Plinths / Platforms	 Plinth: 0.50
Plant	Radiator		Stairs	
Gully	Sanitary			
Fence				
Steps				

DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-03	REV:
DATE: April 25		

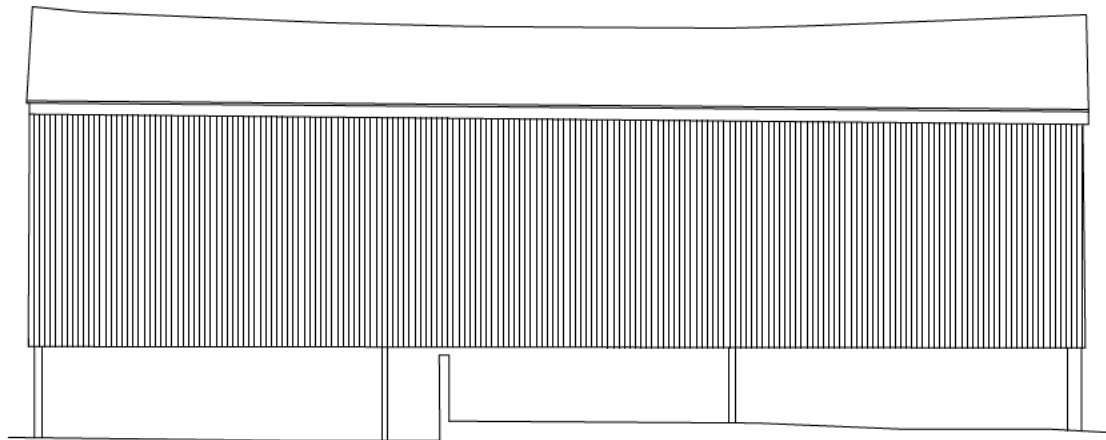
Notes
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Surveyors LLP.



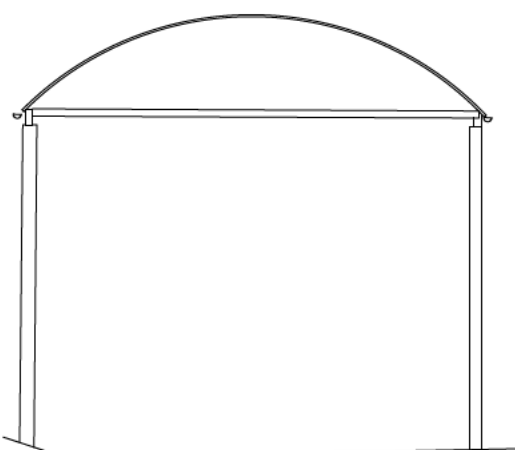
Building 4, Elevation 1



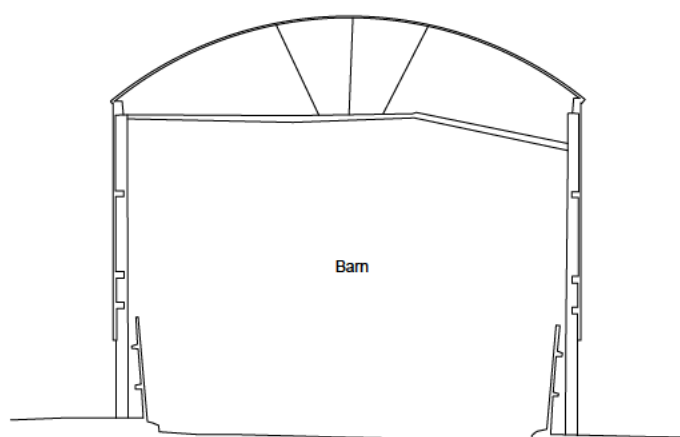
Building 4, Elevation 2



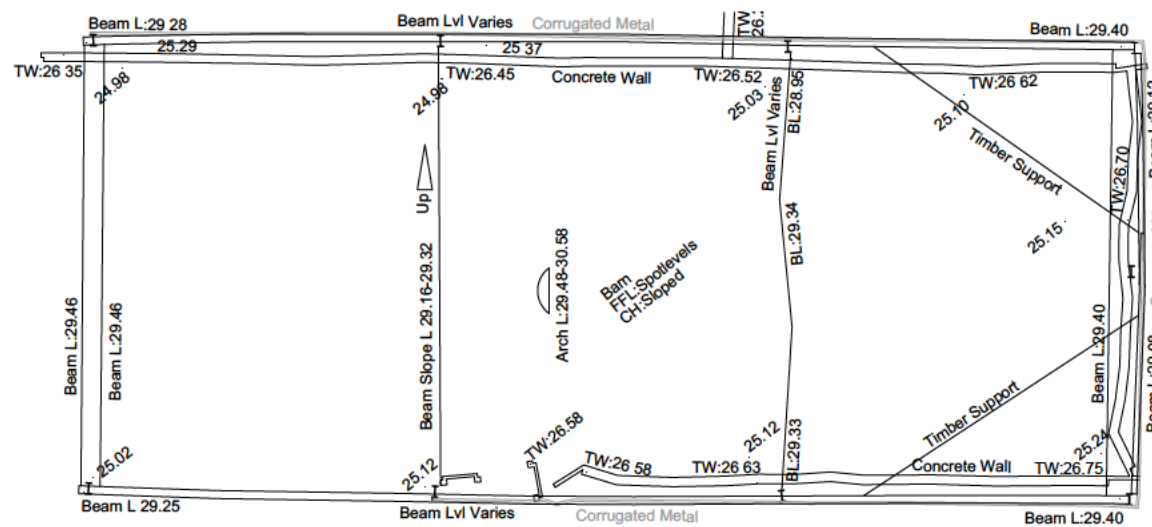
Building 4, Elevation 3



Building 4, Elevation 4



Section B4



Rev. Amendments Date Drw.



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CLIENT:
Ellis Rodda, Property & Development Manager
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex.
RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:
Ground Floor, Elevation & Section B4
Building 4

DRAWN: GRM JOB NO: 2684/25 SCALE: 1:100 @A1
CHECKED: PGA DRAWING NO: EX-04 REV:
DATE: April 25

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NOTES

SURVEY IS BASED ON OS GRID SYSTEM
ORIGINATING FROM STATION 1
@ E 519740.360, N 122188.656, RL 25.598

Every effort has been made to survey the area as indicated. Where detail is inaccessible or obscured from view it has been deemed unable to survey.

LAYER INFORMATION

B	Beam	Overhead beams, joists, roof elements etc.
Building	Building	External Building Outline
Door	Door	Doors and sills
Furniture	Furniture	Furniture
Gully	Gully	Drainage and waste water gullies
Hatch	Hatch	Callings or floor hatches
Kitchen	Kitchen	Kitchen appliances and fixtures
Metal	Metal	Metal structures
Plant	Plant	Significant ventilation and plant installation
Radiators	Radiators	Fixed planters or electric radiators
Sanitary	Sanitary	Purified sanitary fixtures
Sanitary	Sanitary	Significant utility supplies
Sign Post	Sign Post	Significant signage
Soil	Soil	Roof and ground elevations
Step Levels	Step Levels	Stairs, steps or changes in floor levels
Wall	Wall	Wall and roof in plan view
Wall	Wall	Wall sections line
Window	Window	Window
Window	Window	Window

ACRONYMS

PFL - Finished Floor Level	TW - Top of Wall	RL - Road Level	ST - Telecom Post
CL - Ceiling Level	CL - Cover Level	CL - Cover Level	CL - Cover Level
CH - Ceiling Height	CH - Ceiling Height	CH - Ceiling Height	CH - Ceiling Height
SL - Slope Length	SL - Slope Length	SL - Slope Length	SL - Slope Length
BL - Beam Level	BL - Beam Level	BL - Beam Level	BL - Beam Level
UL - Unable To Identify	UL - Unable To Identify	UL - Unable To Identify	UL - Unable To Identify
CH - Cover Height	CH - Cover Height	CH - Cover Height	CH - Cover Height

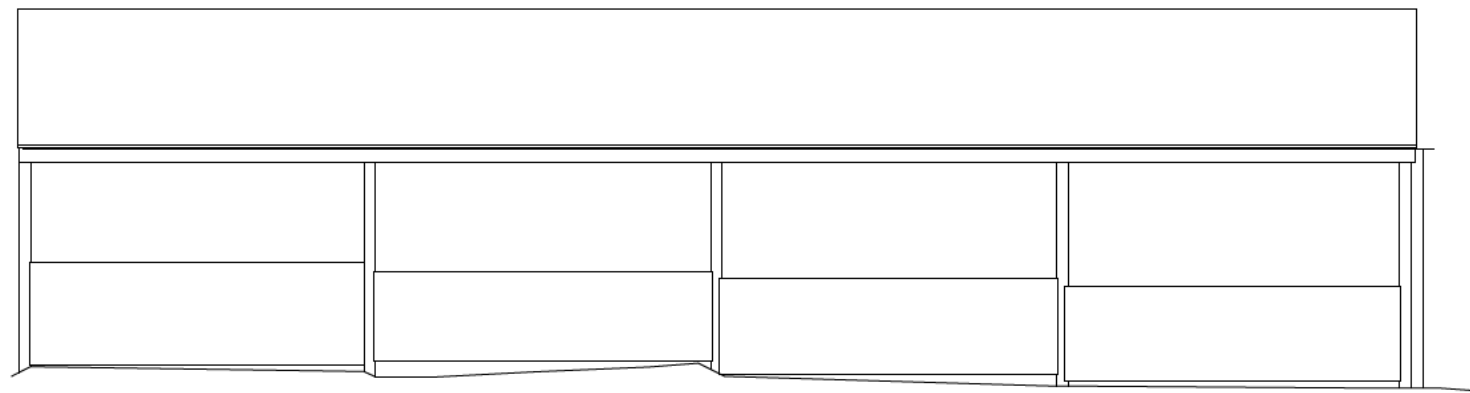
Line types and Symbols

Building Lines	100.40	Metal	Spotlevel
Rooflines	100.40	Windows	100.40
Wall Lines	100.40	Doors	100.40
Wall Hatching	100.40	Radiator	100.40
Furniture	100.40	Gully	100.40
Kitchen Fixtures	100.40	Sanitary	100.40
Plant	100.40		
Gully	100.40		
Fence	100.40		
Steps	100.40		

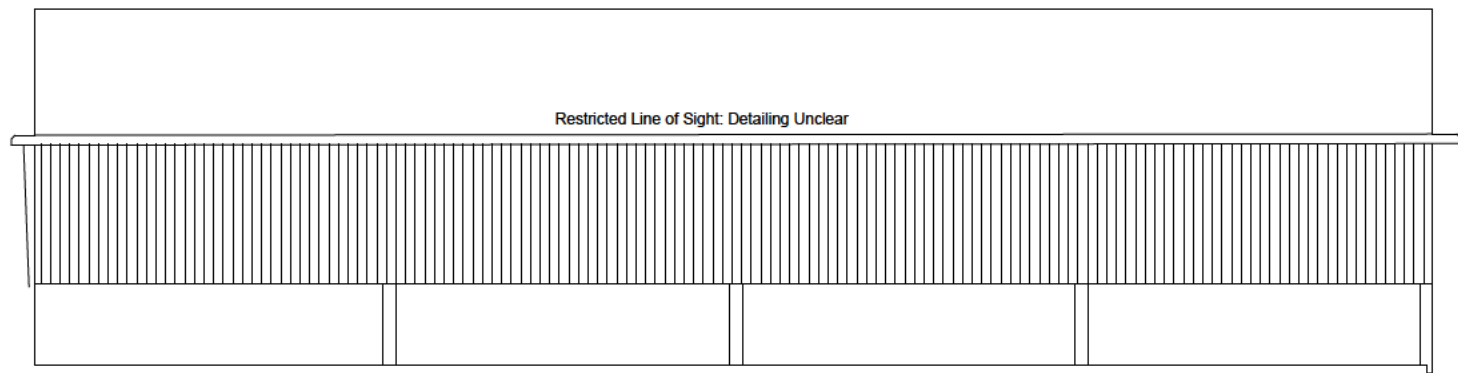
Orientation

Scale

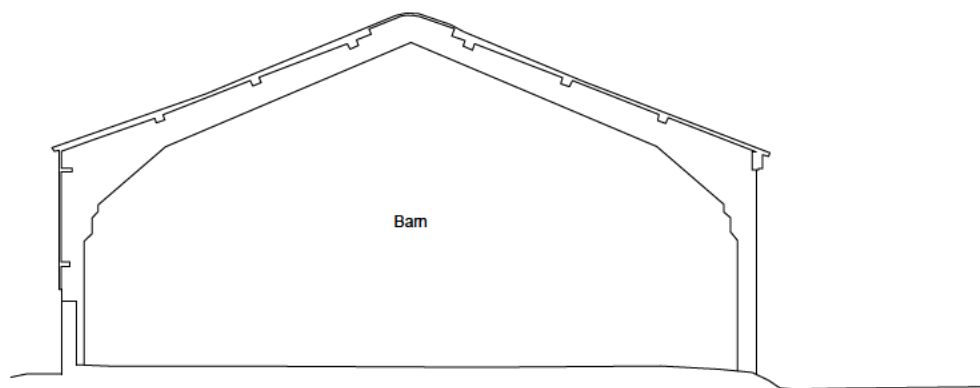
Notes
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Surveyors LLP.



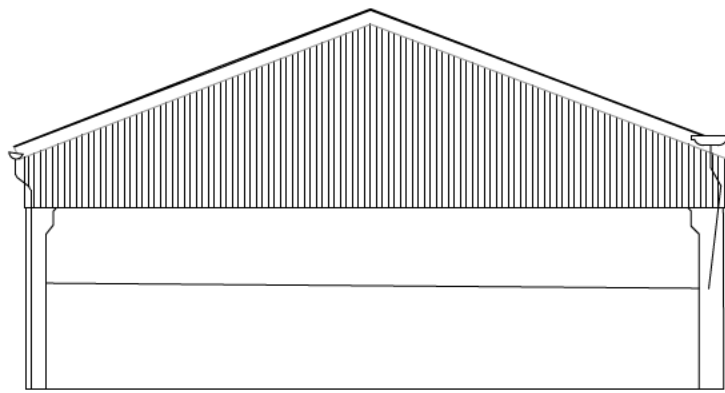
Building 5, Elevation 1



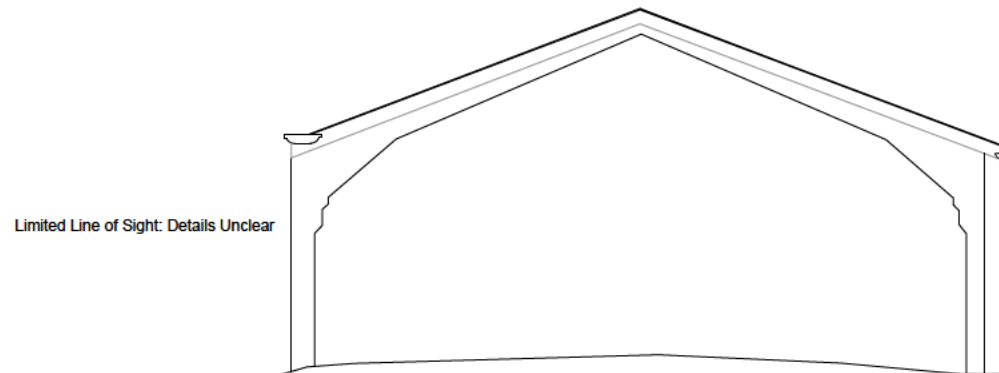
Building 5, Elevation 3



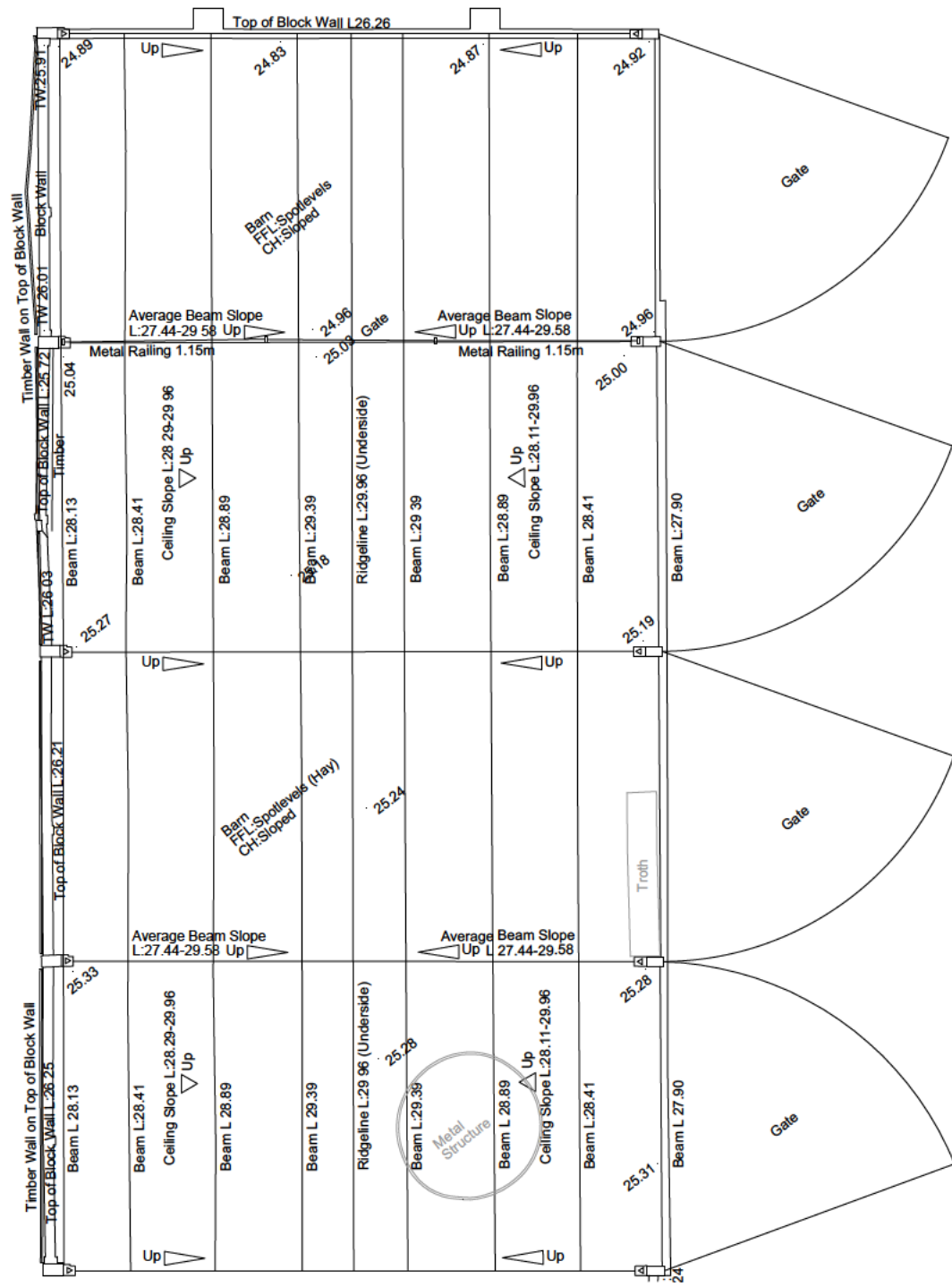
Section B5



Building 5, Elevation 2



Building 5, Elevation 4



Rev. Amendments Date Drw.



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CLIENT:
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Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex.
RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:
Ground Floor, Elevation & Section B5
Building 5

DRAWN: GRM JOB NO: 2684/25 SCALE: 1:100 @A1

CHECKED: PGA DRAWING NO: EX-05 REV:

DATE: April 25

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NOTES
SURVEY IS BASED ON OS GRID SYSTEM
ORIGINATING FROM STATION 1
@ E 519740.360, N 122188.656, RL 25.598

Every effort has been made to survey the area as indicated. Where detail is inaccessible or obscured from view it has been deemed unable to survey.

LAYER INFORMATION

B	Beam	Overhead beams, joists, roof elements etc.
Bldg	Building	External Building Outline
Door	Door	Doors and sills
Fence	Fence	Fences and boundary lines
Furniture	Furniture	Furniture
Gully	Gully	Drainage and waste water gullies
Hatch	Hatch	Ceiling or floor hatches
Kitchen	Kitchen	Kitchen appliances and fixtures
Metal	Metal	Metal structures
Plant	Plant	Significant ventilation and plant installation
Radiators	Radiators	Fixed planters or electric radiators
Roofline	Roofline	Roof profile, eaves, hips and valley lines
Sanitary	Sanitary	Sanitary fixtures
Sign Post	Sign Post	Significant signs
Skylight	Skylight	Skylights
Stairs	Stairs	Stairs, stairs or changes in floor levels
Step	Step	Steps
Text	Text	Text
Wall Hatching	Wall Hatching	Wall hatching
Wall Section	Wall Section	Wall section
Window	Window	Windows
Window	Window	Window

ACRONYMS

F.F.L. - Finished Floor Level	T.W. - Top of Wall	L. - Level	BT - Telecom Post
G.L. - Ceiling Level	C.L. - Ceiling Level	Q.L. - Overhead Cable	Cable
OS - Ordnance Survey	M.S. - Main Street	H.S. - High Street	H.S. - High Street
SL - Slope Length	PL - Plinth Level	R.F. - Ridge Level	R.F. - Ridge Level
BL - Beam Level	AL - Arch Level	LP - Lamp Post	LP - Lamp Post
UTM - Unable To Identify	Ext. - Extension	alt. - Above	alt. - Above
Ch - Church	Serv. - Services	M.S. - Main Street	M.S. - Main Street

Line types and Symbols

Building Lines	---	100.40
Rooflines	---	100.40
Wall Lines	---	100.40
Wall Hatching	---	100.40
Furniture	---	100.40
Kitchen Fixtures	---	100.40
Plant	---	100.40
Gully	---	100.40
Fence	---	100.40
Steps	---	100.40

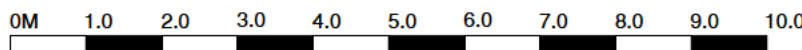
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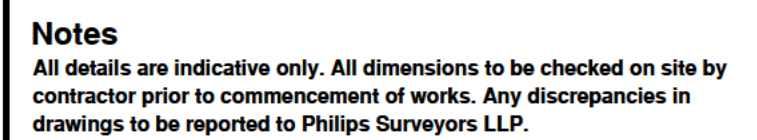
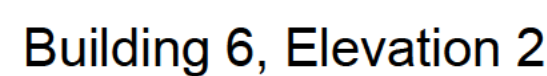
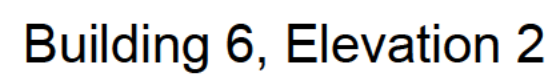
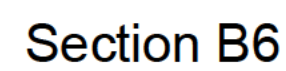
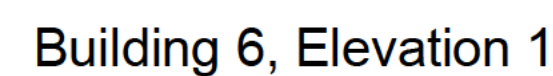
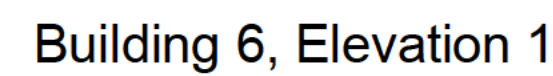
Spotlevel	---	100.40
Windows	---	100.40
Doors	---	100.40
Radiator	---	100.40
Sanitary	---	100.40

Soffit

Beams	---	100.40
Skylights	---	100.40
Ceiling Slope	---	100.40
Plinths / Platforms	---	100.40
Stairs	---	100.40

Orientation





Rev.	Amendments	Date	Drw.



PHILIPS SURVEYORS
BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

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Manager.
Camelia Botnar Foundation,
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RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:

Ground Floor, Elevation & Section B6
Building 6

DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-06	REV:
DATE: April 25		

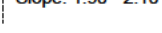
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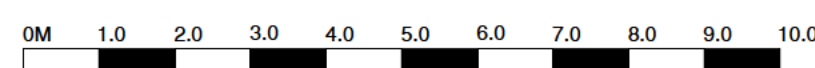
NOTES
SURVEY IS BASED ON OS GRID SYSTEM
ORIGINATING FROM STATION 1
@ E 519740.360, N 122188.656, RL 25.598

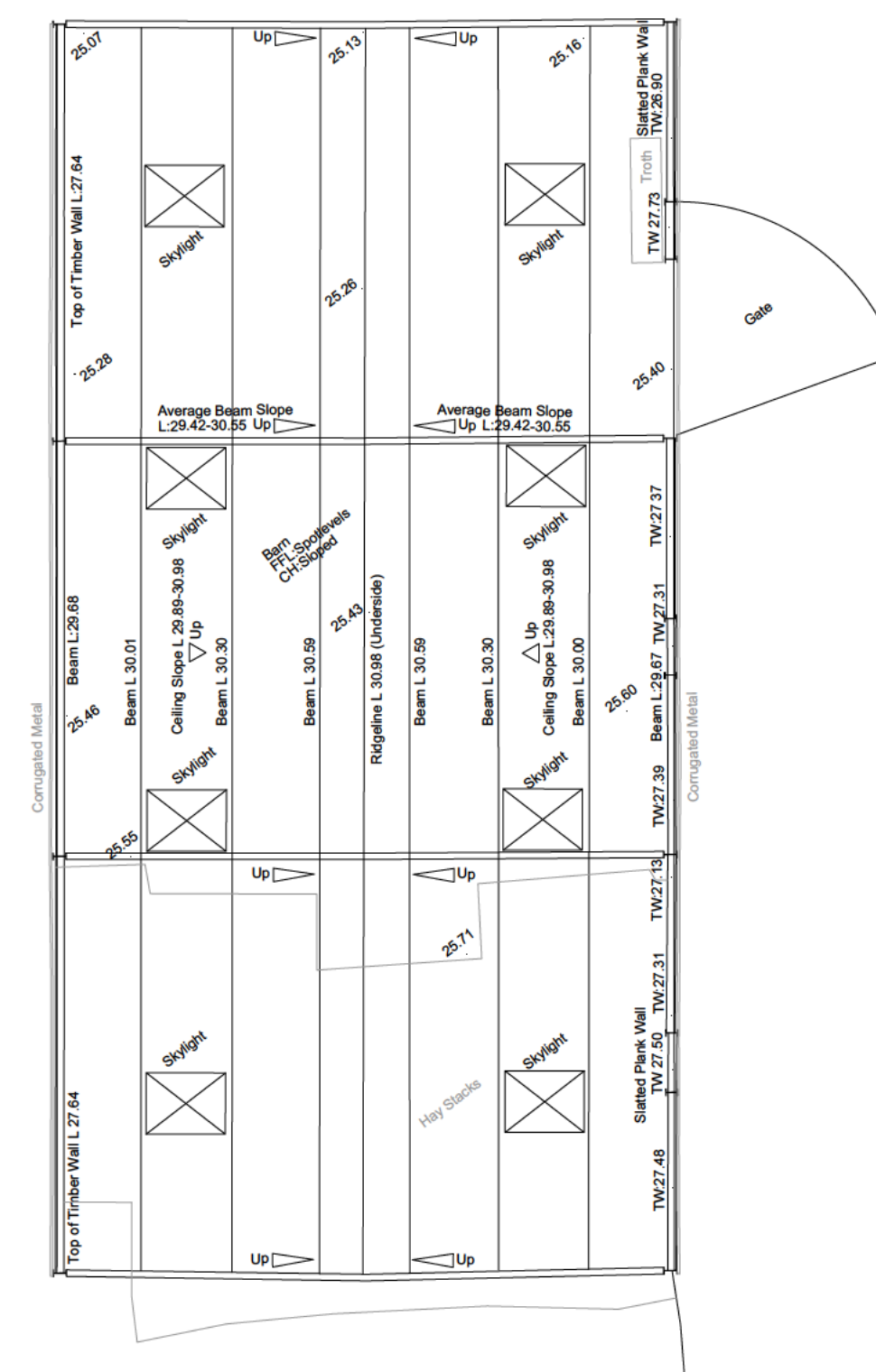
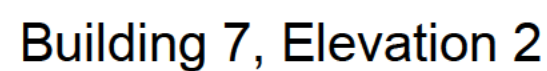
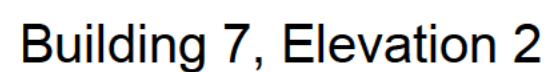
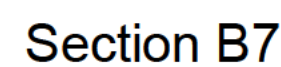
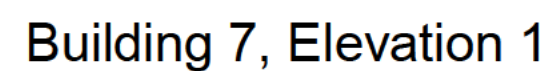
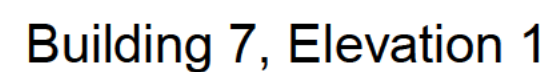
Every effort has been made to survey the area as indicated. Where detail is inaccessible or obscured from view it has been deemed unable to survey.

[illegible]

Line types and Symbols

Building Lines	Metal	Soffit	
Rooflines	Spotlevel	Beams	
Wall Lines	Windows	Skylights	 Skylight
Wall Hatching	Doors	Ceiling Slope	 Slope: 1.50 - 2.10
Furniture	Radiators	Plinths / Platforms	 Plinth: 0.50
Kitchen Fixtures	Sanitary	Stairs	 Dn Up
Plant			
Gully			
Fence			
Steps			





Rev.	Amendments	Date	Drw
------	------------	------	-----

PHILIPS SURVEYORS LLP, THE OLD COACH HOUSE, 78 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2AA
TEL 01798 873222 FAX 01798 873444
EMAIL INFO@PHILIPSSURVEYORS.CO.UK
WWW.PHILIPSSCHARTEREDSURVEYORS.CO.UK

CLIENT: Ellis Rodda, Property & Development
Manager.
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex
RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:

Ground Floor, Elevation & Section B7
Building 7

DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-07	REV:
DATE: April 25		

© Philips Surveyors LLP.

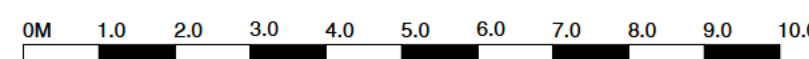
NOTES
SURVEY IS BASED ON OS GRID SYSTEM
ORIGINATING FROM STATION 1
@ E 519740.360, N 122188.656, RL 25.598

Every effort has been made to survey the area as indicated. Where detail is inaccessible or obscured from view it has been deemed unable to survey.

[illegible]

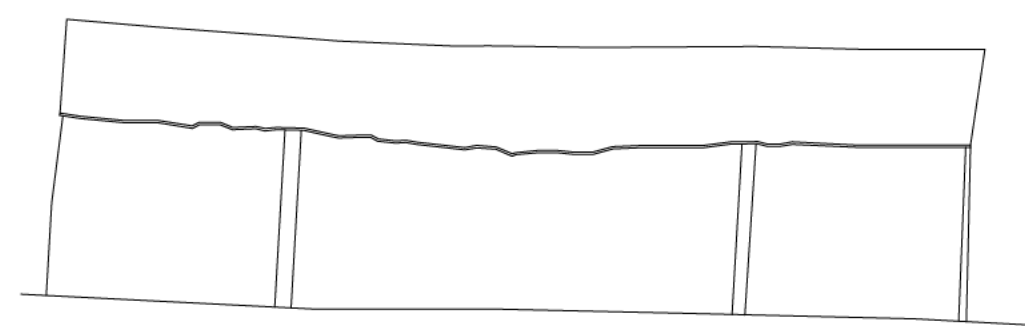
Line types and Symbols

Building Lines	Metal	Soffit
Rooflines	Spotlevel	Beams
Wall Lines	Windows	Skylights
Wall Hatching	Doors	Ceiling Slope
Furniture	Radiator	Pin ks / Platforms
Kitchen Fixtures	Sanitary	Stairs
Plant		
Gully		
Fence		
Steps		

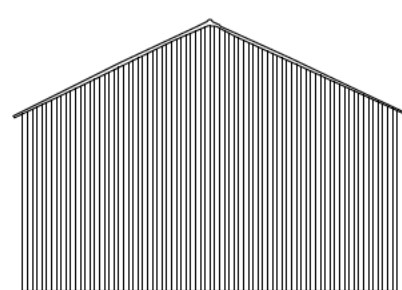


Notes

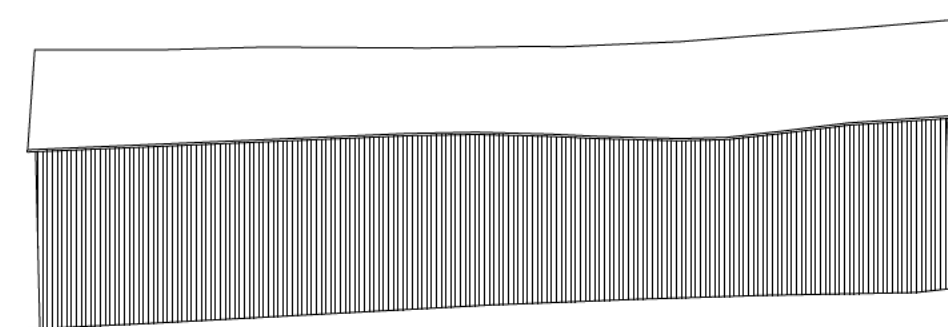
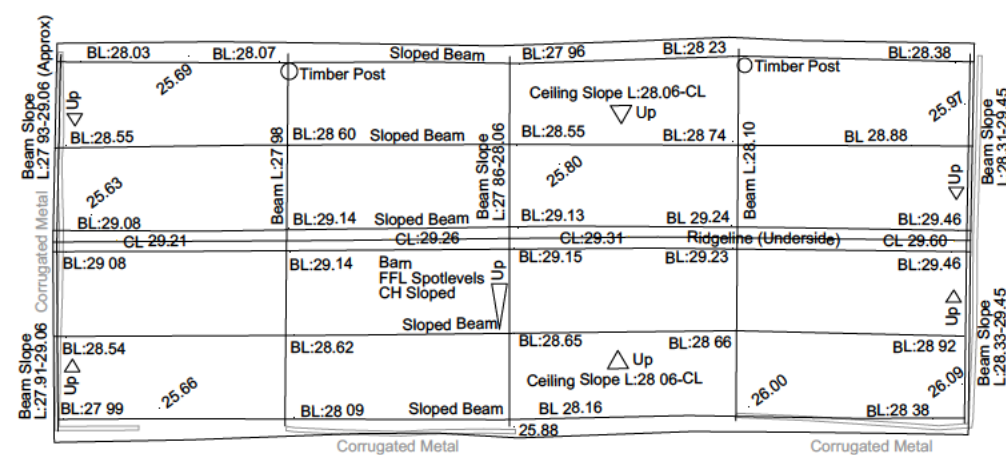
All details are indicative only. All dimensions to be checked on site by contractor prior to commencement of works. Any discrepancies in drawings to be reported to Philips Surveyors LLP.



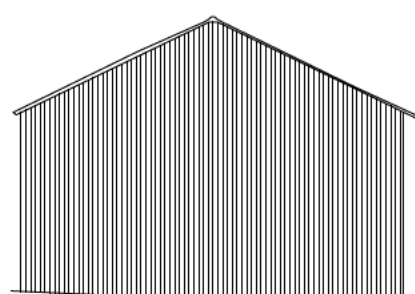
Building 8, Elevation 1



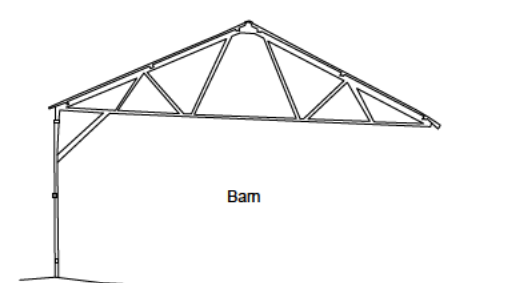
Building 8, Elevation 2



Building 8, Elevation 3



Building 8, Elevation 4



Section B8

Rev.	Amendments	Date	Drawn



PHILIPS SURVEYORS
BUILDING SURVEYORS, DESIGNERS & CONSULTANTS

PHILIPS SURVEYORS LLP, THE OLD COACH HOUSE, 78 LOWER STREET, PULBOROUGH, WEST SUSSEX, RH20 2AA
TEL 01798 873222 FAX 01798 873444
EMAIL INFO@PHILIPS-SURVEYORS.CO.UK
WWW.PHILIPSSCHARTEREDSURVEYORS.CO.UK

CLIENT: Ellis Rodda, Property & Development
Manager.
Camelia Botnar Foundation,
Maplehurst Road, Cowfold, West Sussex
RH13 8DB.

PROJECT:
Clock House Farm, Stonehouse Lane,
Cowfold, RH13 8DL

DRAWING TITLE:

Ground Floor, Elevation & Section B8
Building 8

DRAWN: GRM	JOB NO: 2684/25	SCALE: 1:100 @A1
CHECKED: PGA	DRAWING NO: EX-08	REV:
DATE: April 25		

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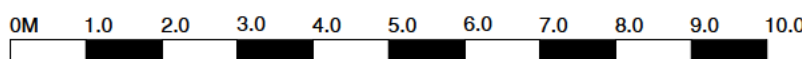
NOTES
SURVEY IS BASED ON OS GRID SYSTEM
ORIGINATING FROM STATION 1
@ E 519740.360, N 122188.656, RL 25.598

Every effort has been made to survey the area as indicated. Where detail is inaccessible or obscured from view it has been deemed unable to survey.

[illegible]

Line types and Symbols

Building Lines	Metal	Soffit
Rooflines	Spotlevel	Beams
Wall Lines	Windows	Skylights
Wall Hatching	Doors	Ceiling Slope
Furniture	Radiator	Pin hs / Platforms
Kitchen Fixtures	Sanitary	Stairs
Plant		
Gully		
Fence		
Steps		



APPENDIX B **Historic Maps**

Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: County Series

Map date: 1875-1876

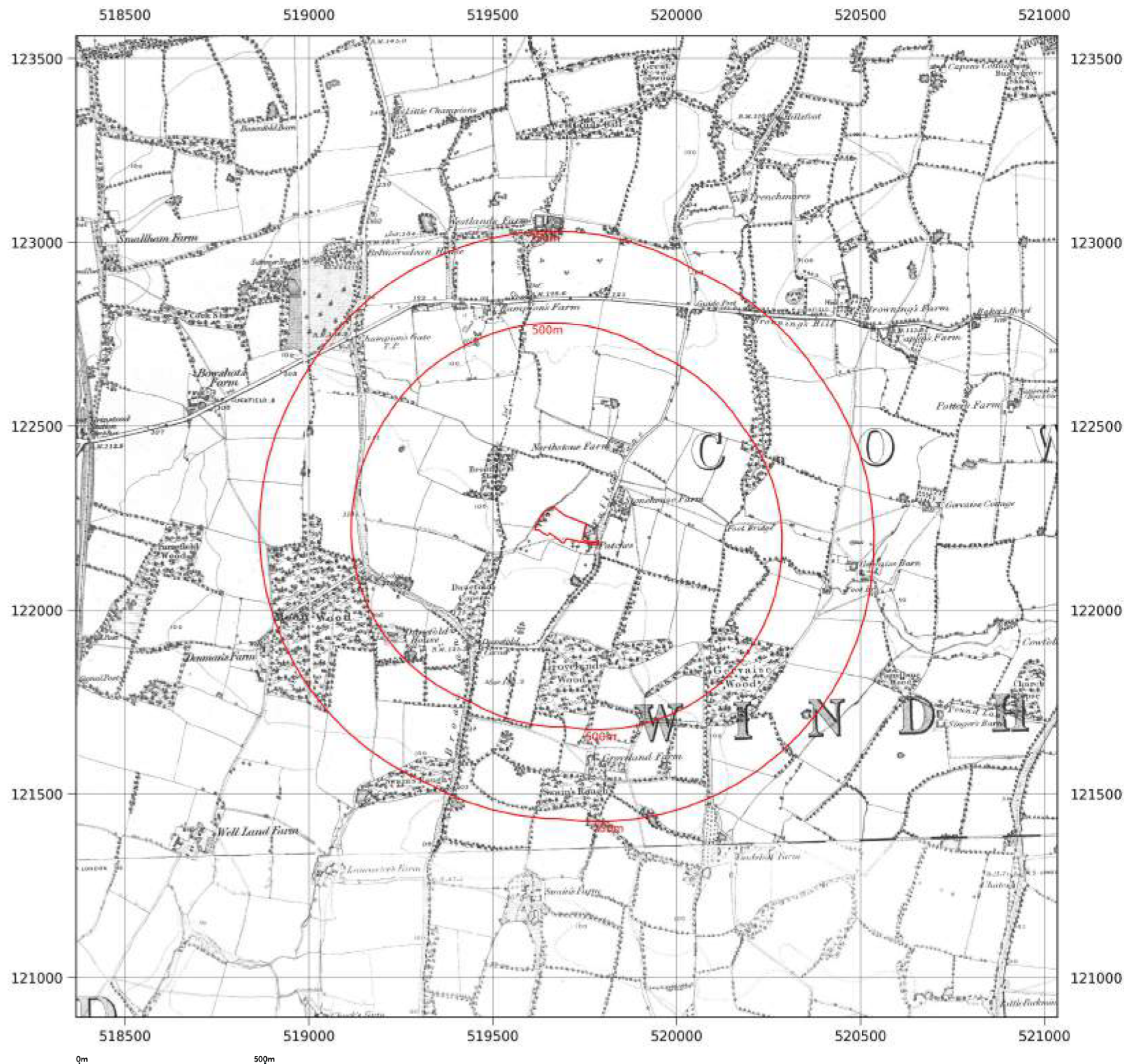
Scale: 1:10,560

Printed at: 1:10,560



Date: 1876	Date: 1875
Surveyed: 1876	Surveyed: 1875
Revised: 1876	Revised: 1875
Date: 1875	Date: 1875
Surveyed: 1875	Surveyed: 1875
Revised: 1875	Revised: 1875

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



Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: County Series

Map date: 1896

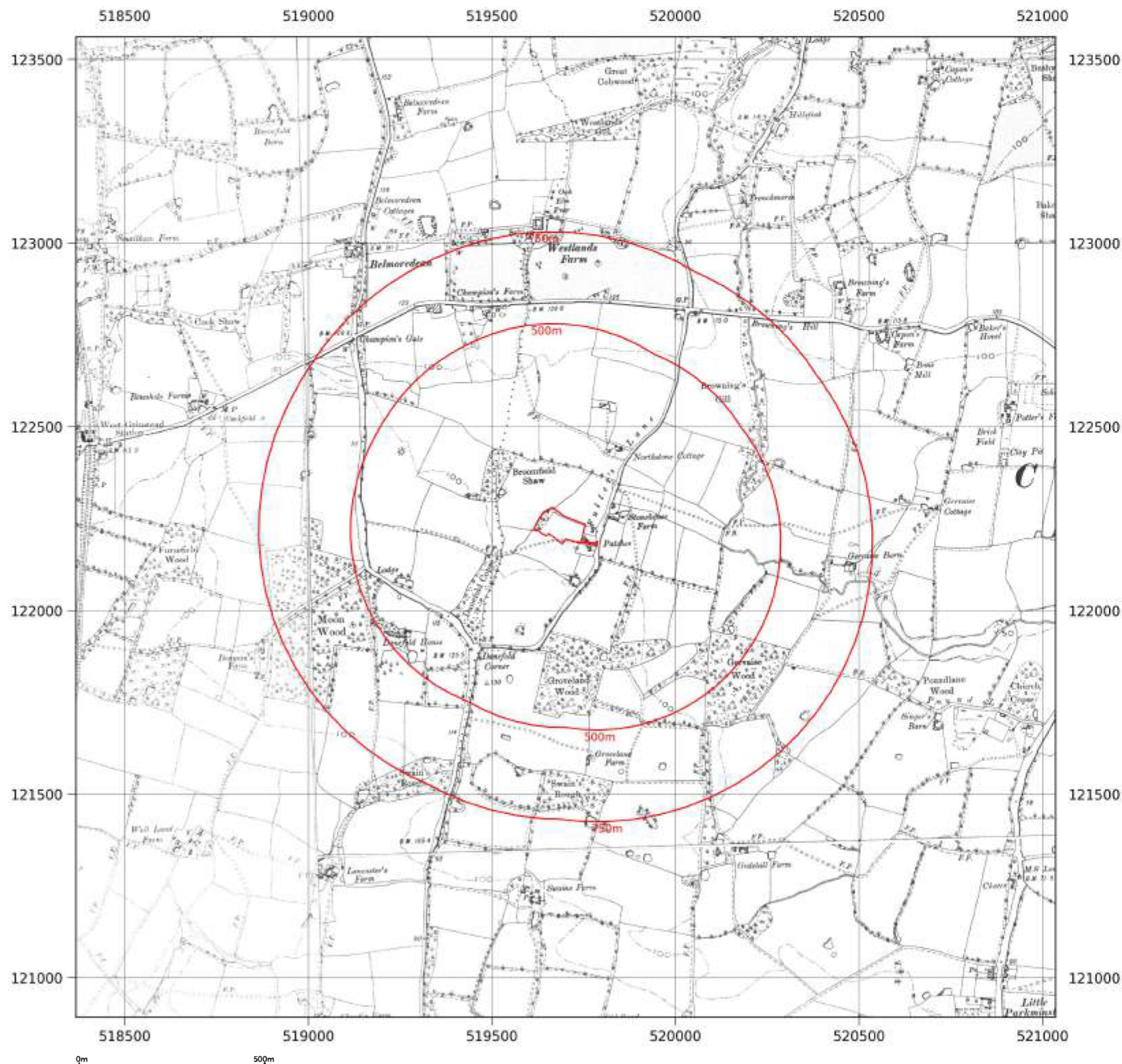
Scale: 1:10,560

Printed at: 1:10,560



Date: 1896 Surveyed: 1876 Revised: 1896	Date: 1896 Surveyed: 1875 Revised: 1896
Date: 1896 Surveyed: 1875 Revised: 1896	Date: 1896 Surveyed: 1875 Revised: 1896

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: County Series

Map date: 1909-1914

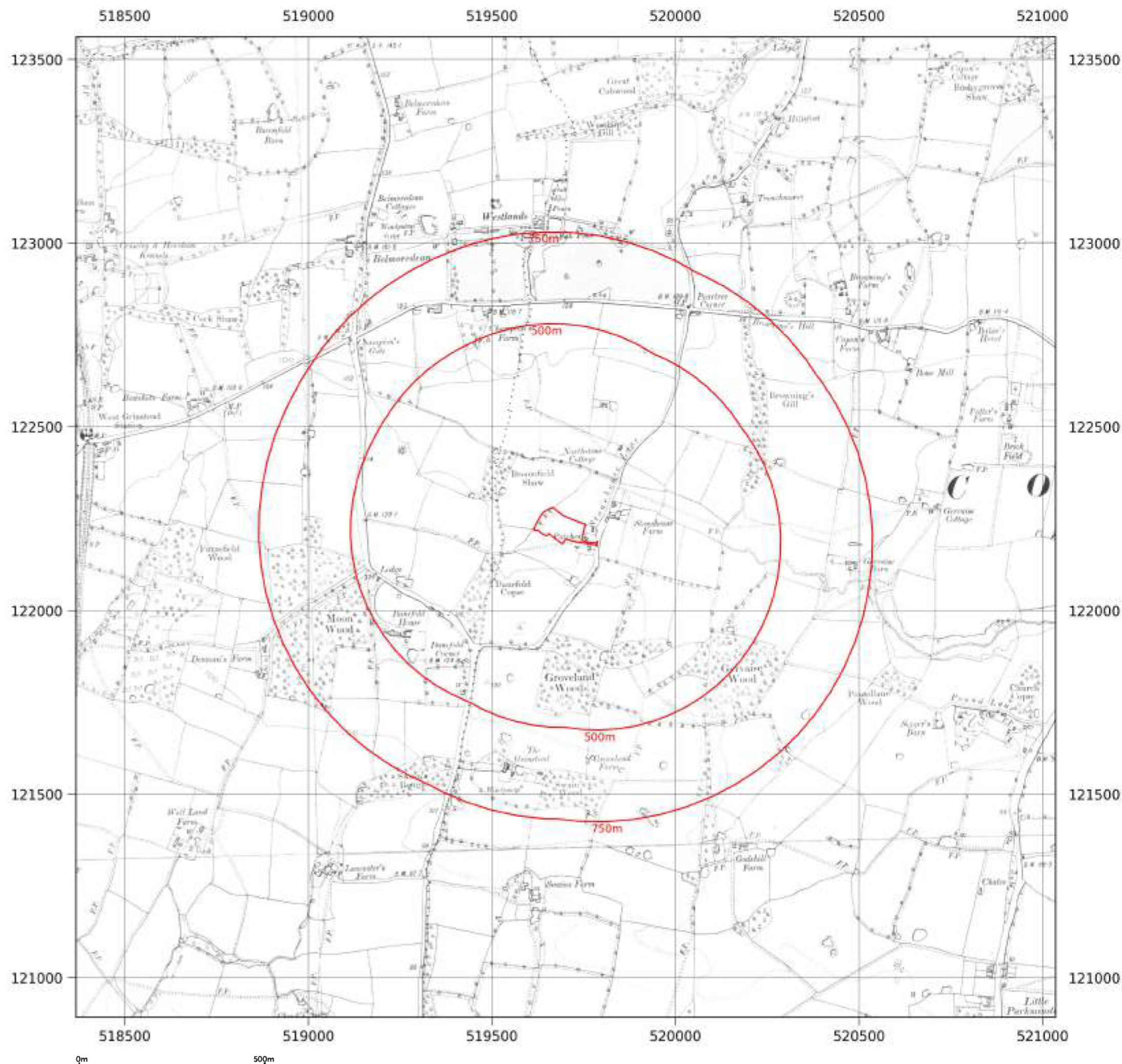
Scale: 1:10,560

Printed at: 1:10,560



Date: 1914 Surveyed: 1875 Revised: 1914	Date: 1912 Surveyed: 1874 Revised: 1912
Date: 1909 Surveyed: 1875 Revised: 1909	Date: 1909 Surveyed: 1875 Revised: 1909

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: Provisional

Map date: 1956

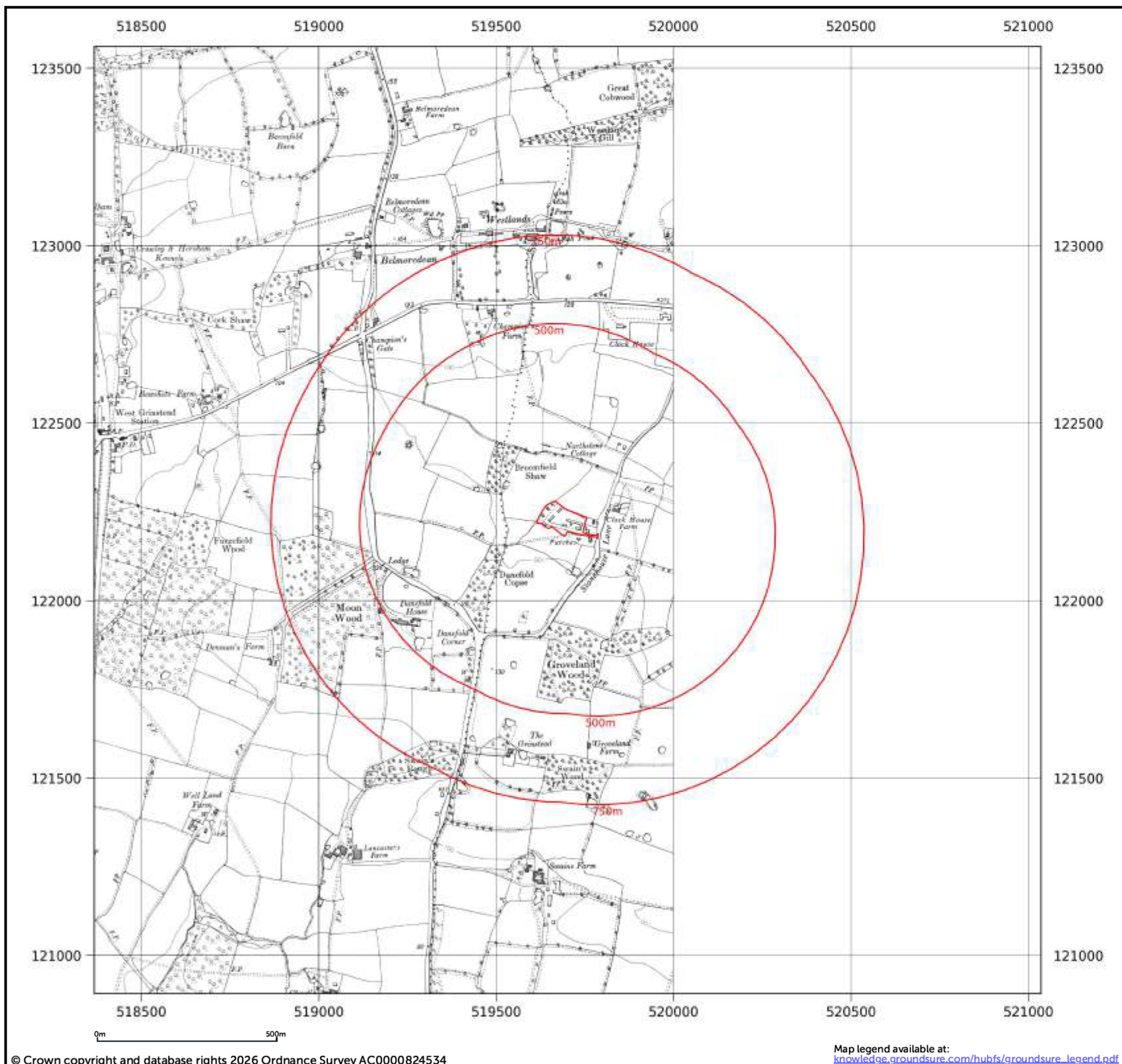
Scale: 1:10,560

Printed at: 1:10,560



Date: 1956
Surveyed: 1956
Revised: 1956

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: Provisional

Map date: 1956

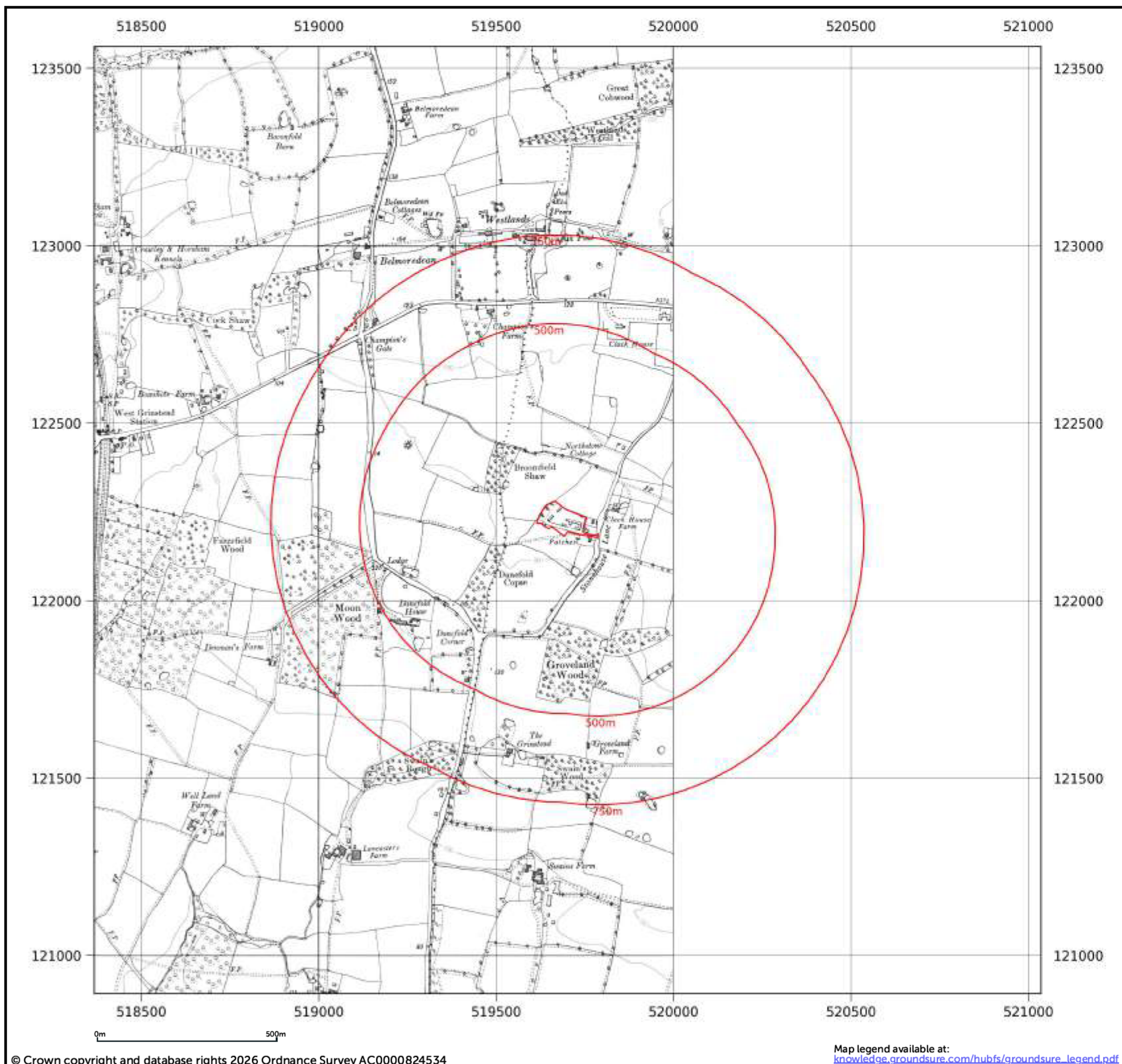
Scale: 1:10,560

Printed at: 1:10,560



Date: 1956
Surveyed: 1956
Revised: 1956

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: Provisional

Map date: 1962

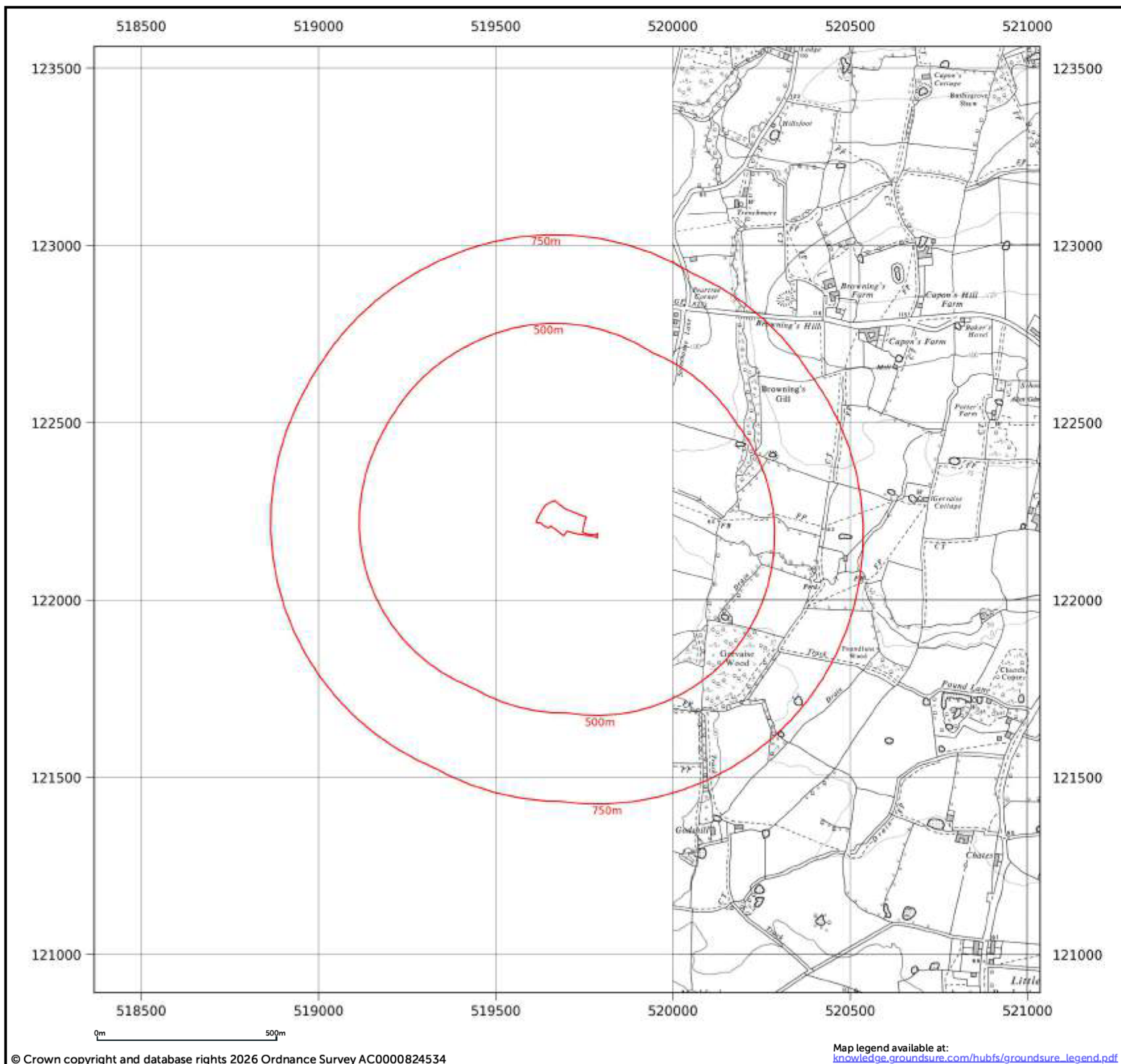
Scale: 1:10,560

Printed at: 1:10,560



Date: 1962
Surveyed: 1962
Revised: 1962

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 1978-1981

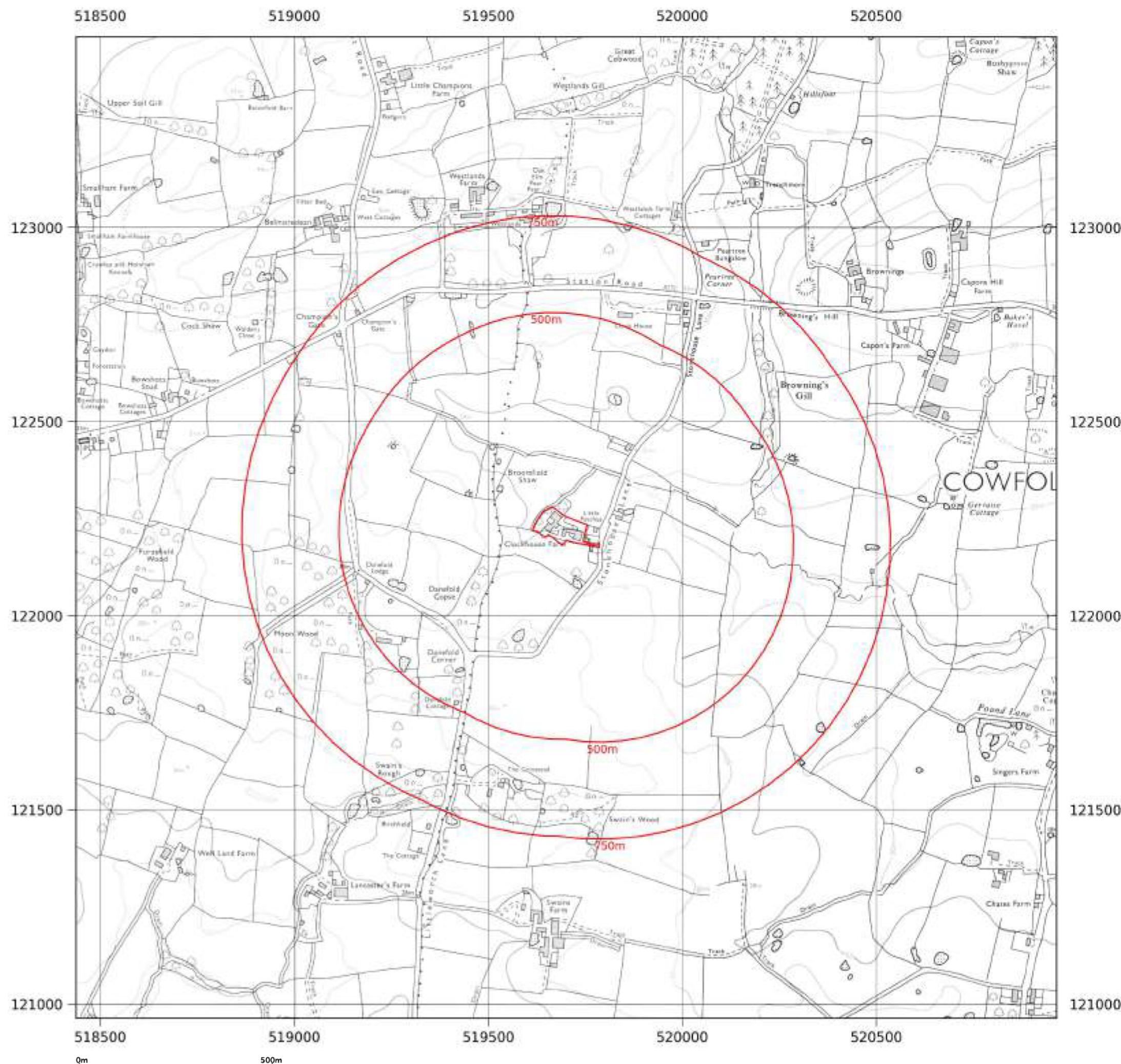
Scale: 1:10,000

Printed at: 1:10,000



Date: 1981	Date: 1978
Surveyed: 1977	Surveyed: 1976
Revised: 1981	Revised: 1978

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 2001

Scale: 1:10,000

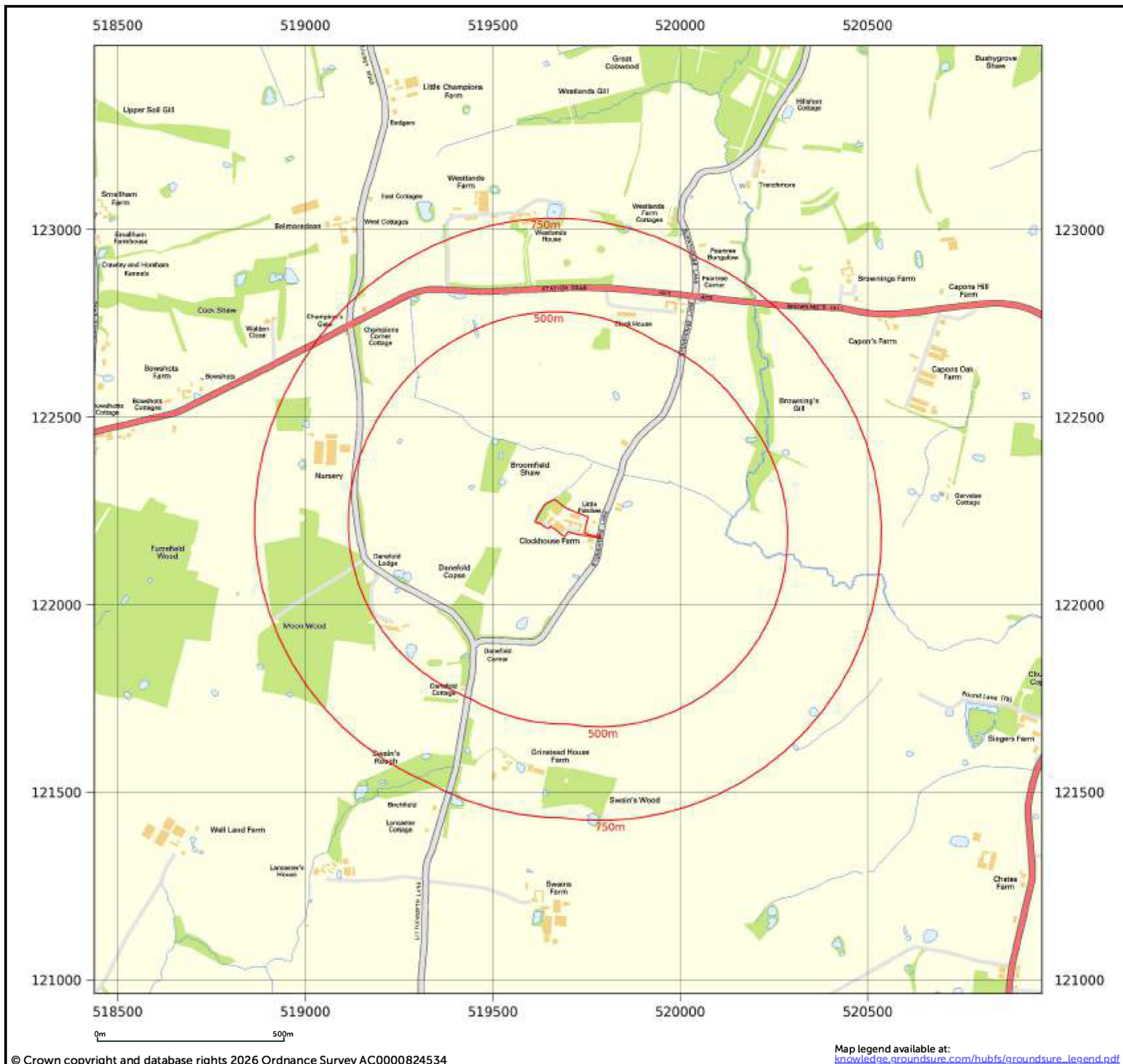
Printed at: 1:10,000



Date: 2001

Date: 2001

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 2010

Scale: 1:10,000

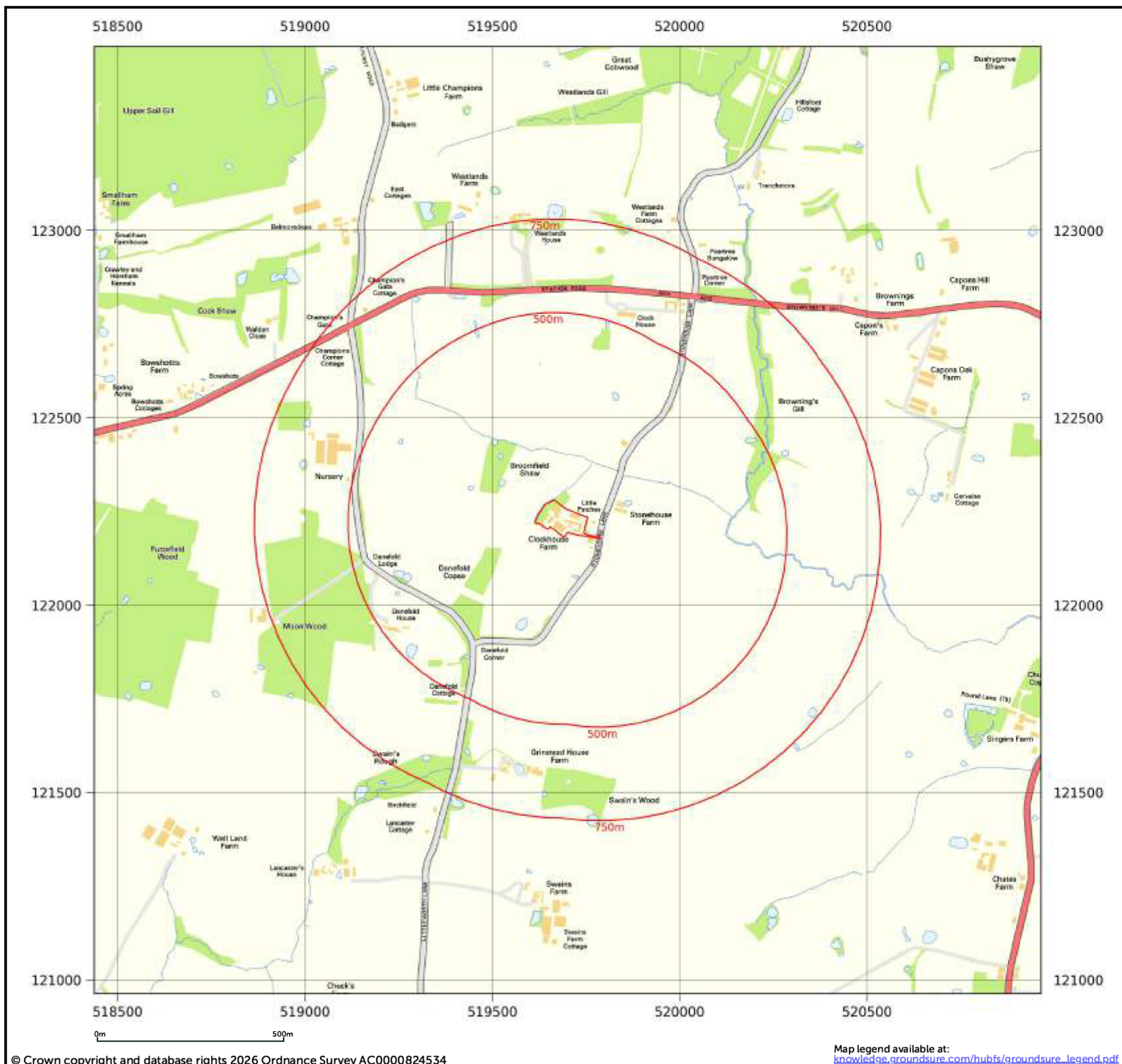
Printed at: 1:10,000



Date: 2010

Date: 2010

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

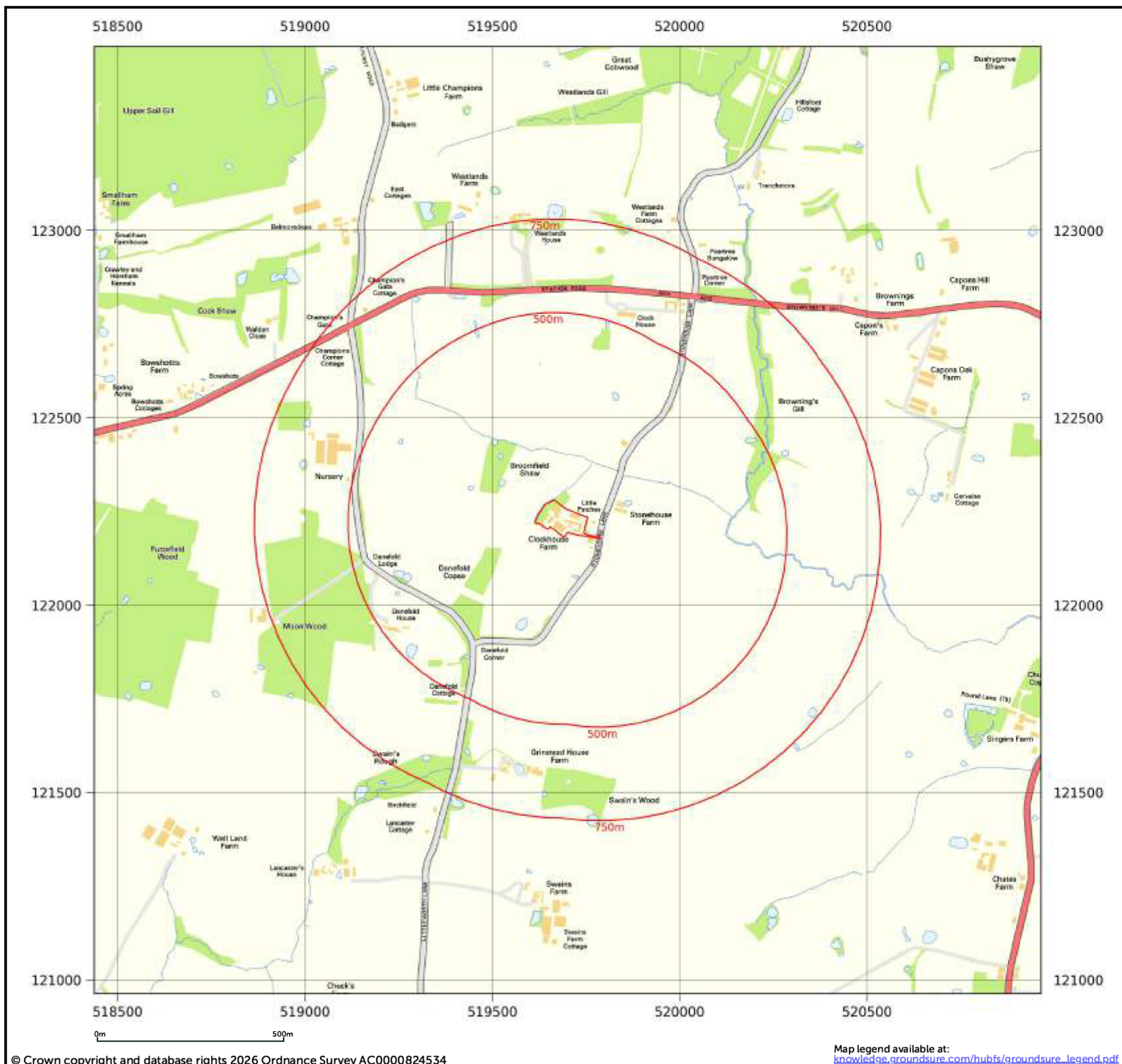
Printed at: 1:10,000



Date: 2015

Date: 2015

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info@groundsure.com
01273 257 755



Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 2025

Scale: 1:10,000

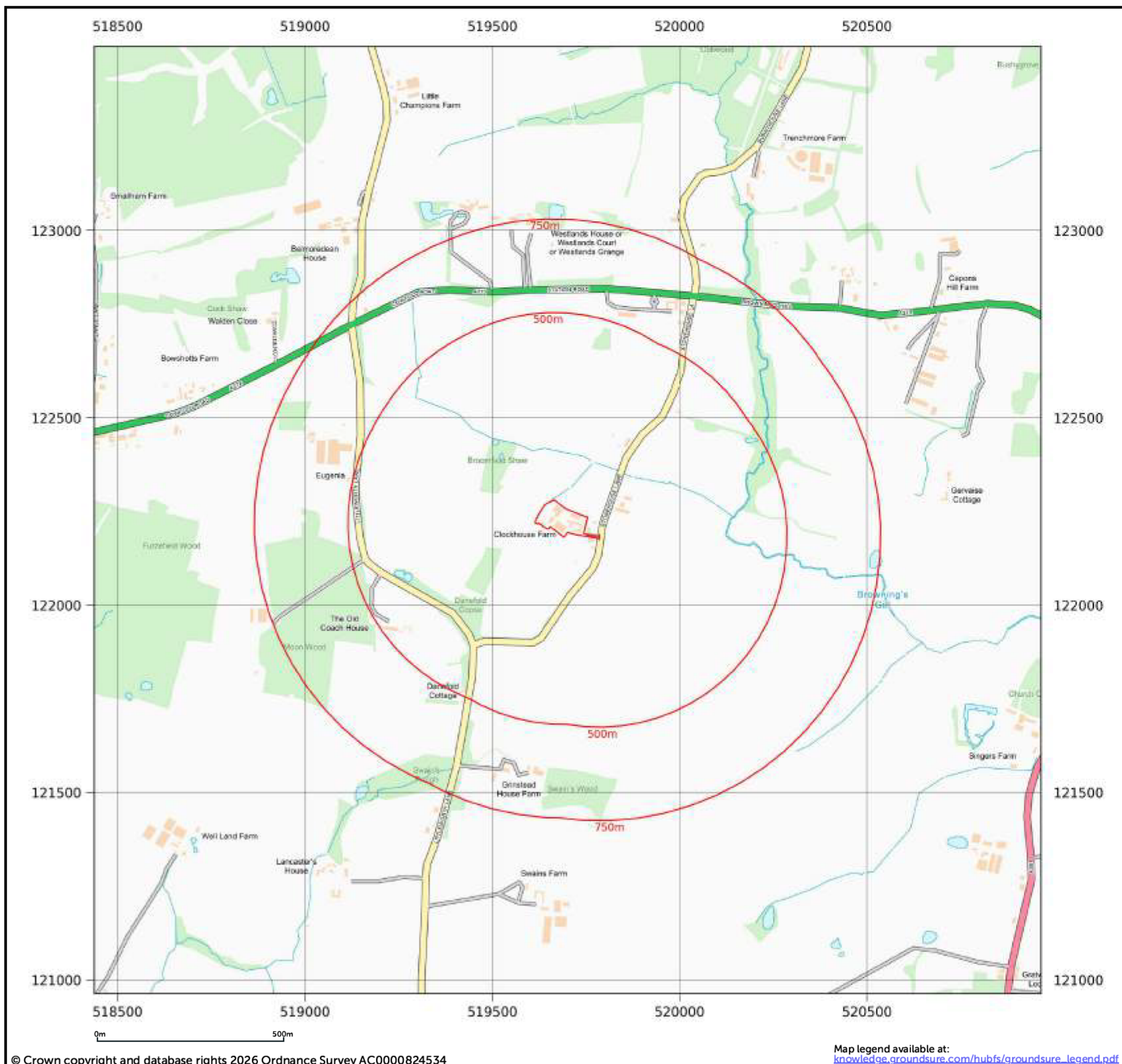
Printed at: 1:10,000

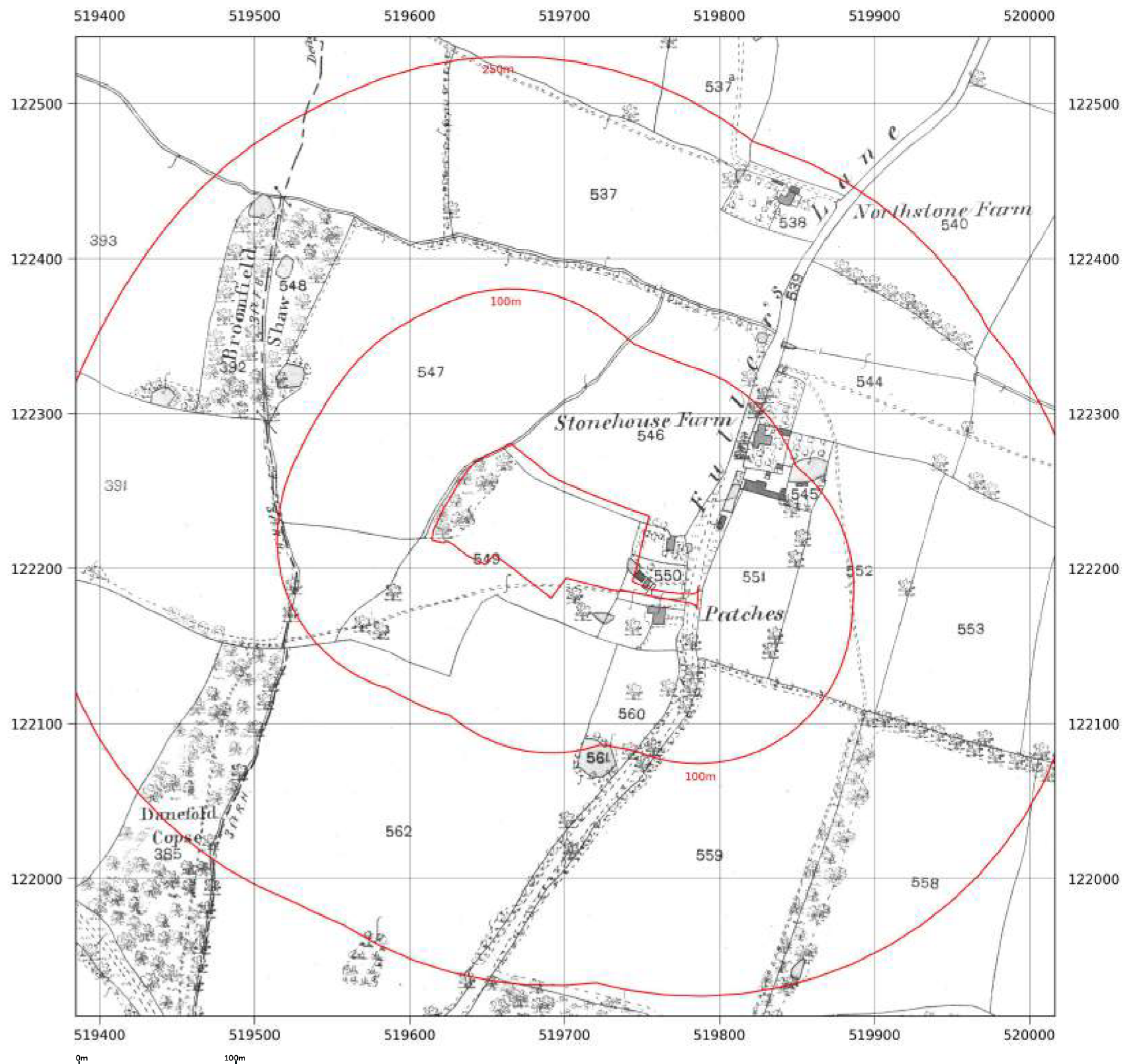


Date: 2025

Date: 2025

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Site details:	CLOCKHOUSE FARMHOUSE, STONEHOUSE LANE, COWFOLD, WEST SUSSEX, RH13 8DL
Client ref:	878
Report ref:	HMD-47-LU6-7QU-ETG- CPW
Grid ref:	519687.13, 122226.64
Production date:	2 February 2026

Map name:	County Series
Map date:	1877
Scale:	1:2,500
Printed at:	1:2,500



Date: 1877
Surveyed: 1877
Revised: 1877

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



Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: County Series

Map date: 1897

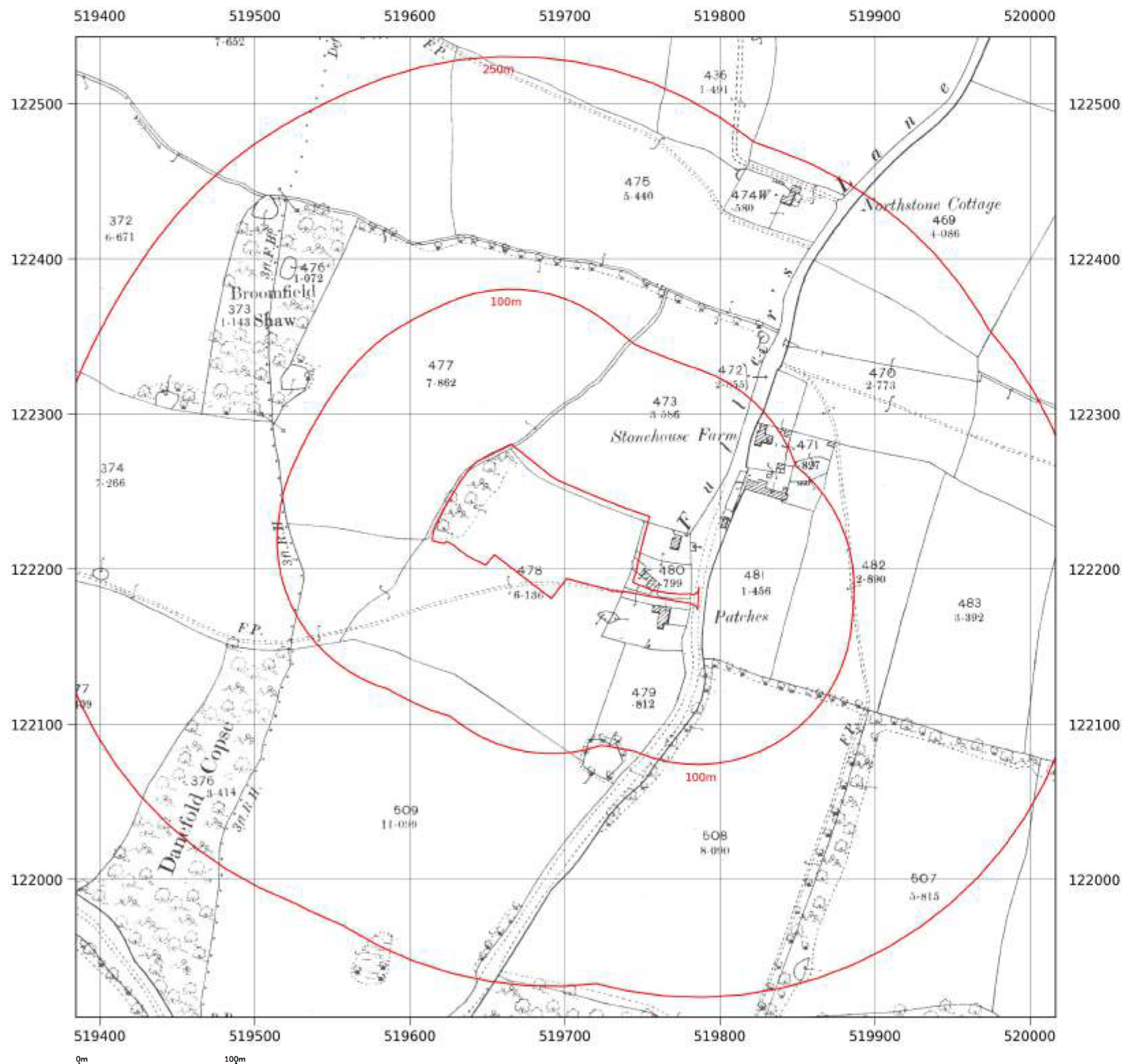
Scale: 1:2,500

Printed at: 1:2,500



Date: 1897
Surveyed: 1897
Revised: 1897

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: County Series

Map date: 1911

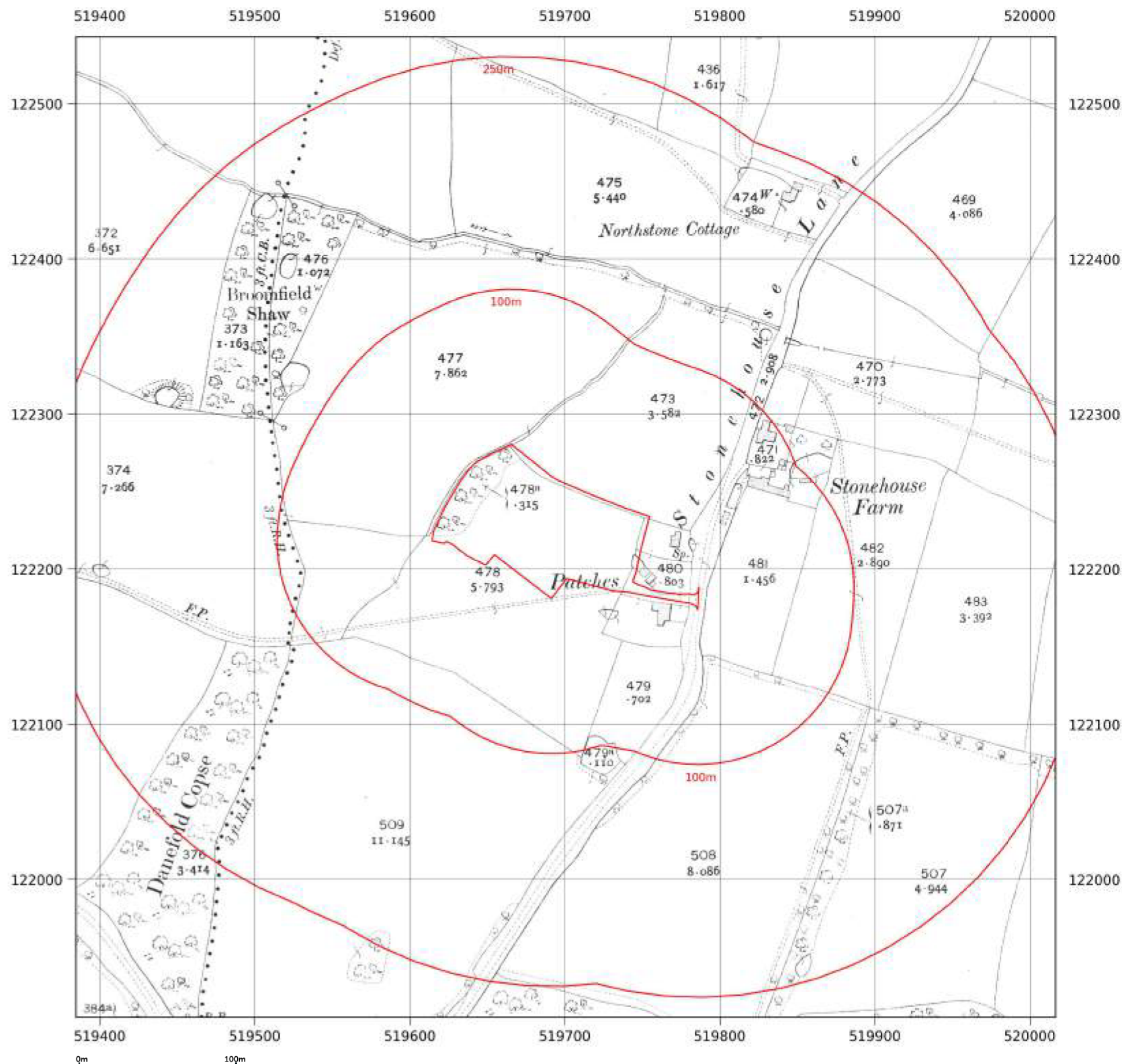
Scale: 1:2,500

Printed at: 1:2,500



Date: 1911
Surveyed: 1911
Revised: 1911

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

Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 1972-1976

Scale: 1:2,500

Printed at: 1:2,500



Date: 1976
Surveyed: 1975
Revised: 1975
Copyright: 1976
Levelled: 1966

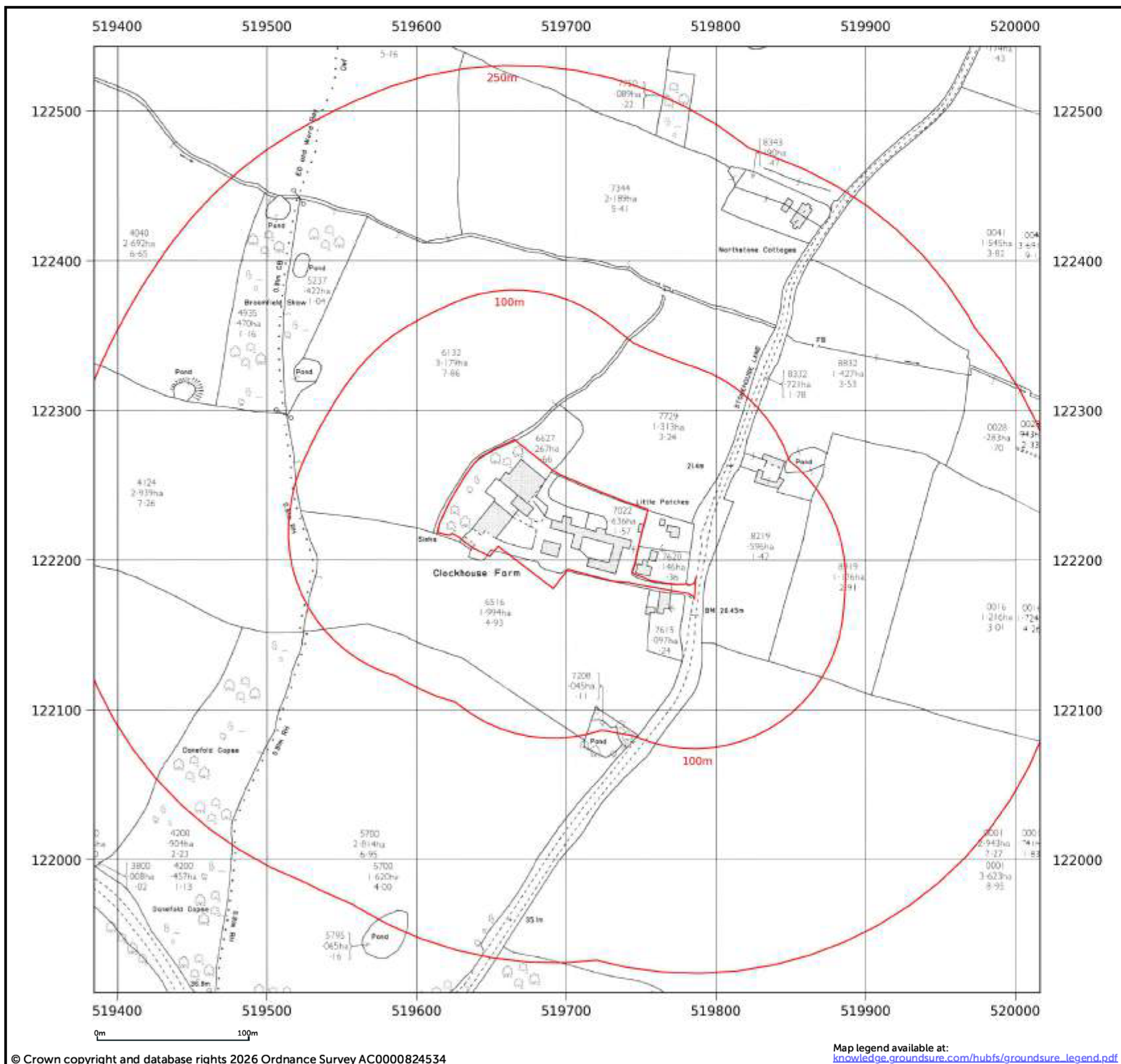
Date: 1972

Date: 1976
Surveyed: 1975
Revised: 1975
Copyright: 1976
Levelled: 1966

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Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

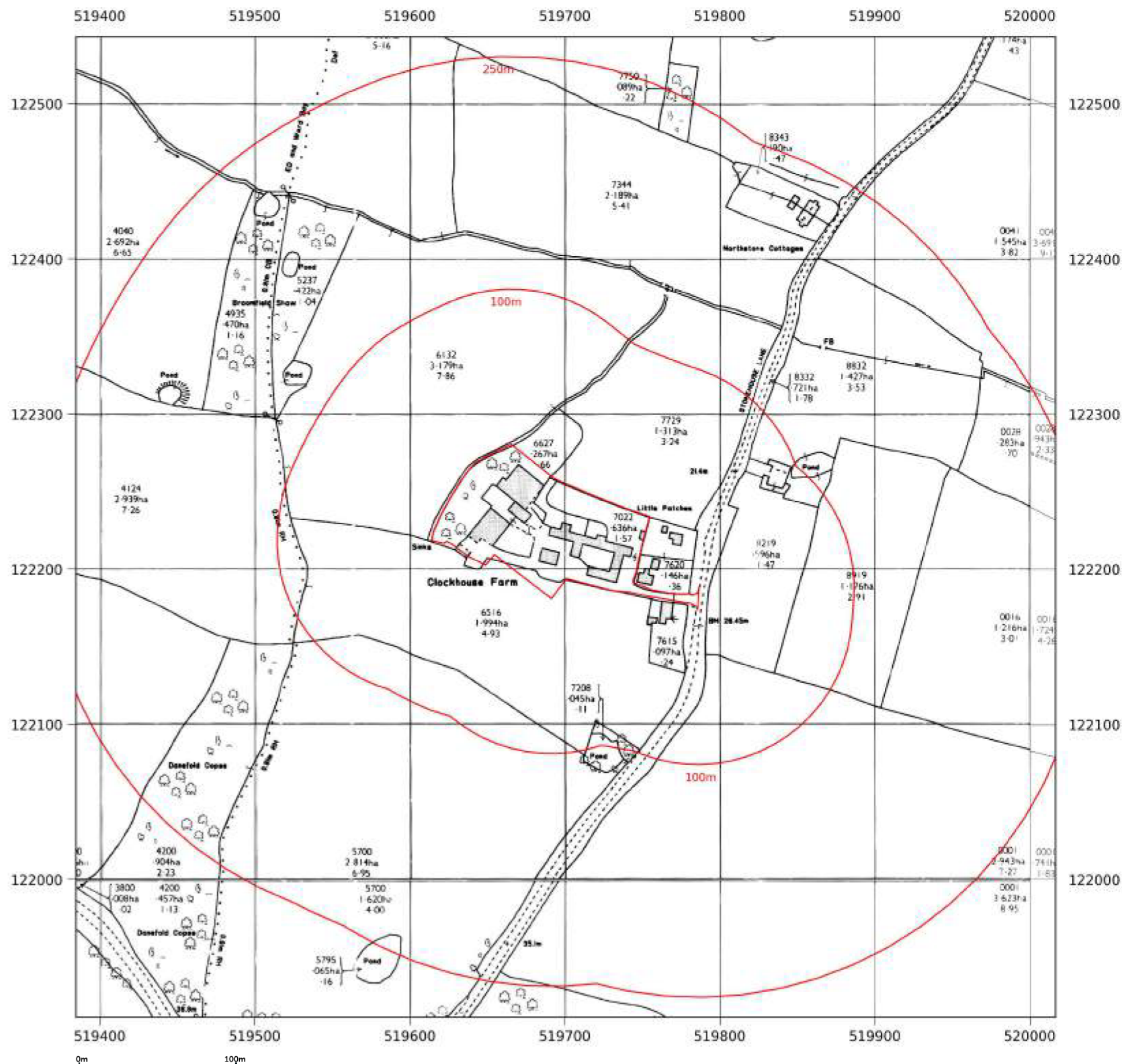
Map date: 1972-1976

Scale: 1:2,500

Printed at: 1:2,500



Contact us with any questions at:
info@groundsure.com
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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: National Grid

Map date: 1993-1994

Scale: 1:2,500

Printed at: 1:2,500



Date: 1994 Surveyed: 1994 Copyright: 1994

Date: 1993 Surveyed: 1993 Copyright: 1993

Date: 1994 Surveyed: 1994 Copyright: 1994

Date: 1993 Surveyed: 1993 Copyright: 1993

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info@groundsure.com
01273 257 755



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

Site details: CLOCKHOUSE FARMHOUSE,
STONEHOUSE LANE,
COWFOLD, WEST SUSSEX,
RH13 8DL

Client ref: 878

Report ref: HMD-47-LU6-7QU-ETG-
CPW

Grid ref: 519687.13, 122226.64

Production date: 2 February 2026

Map name: LandLine

Map date: 2003

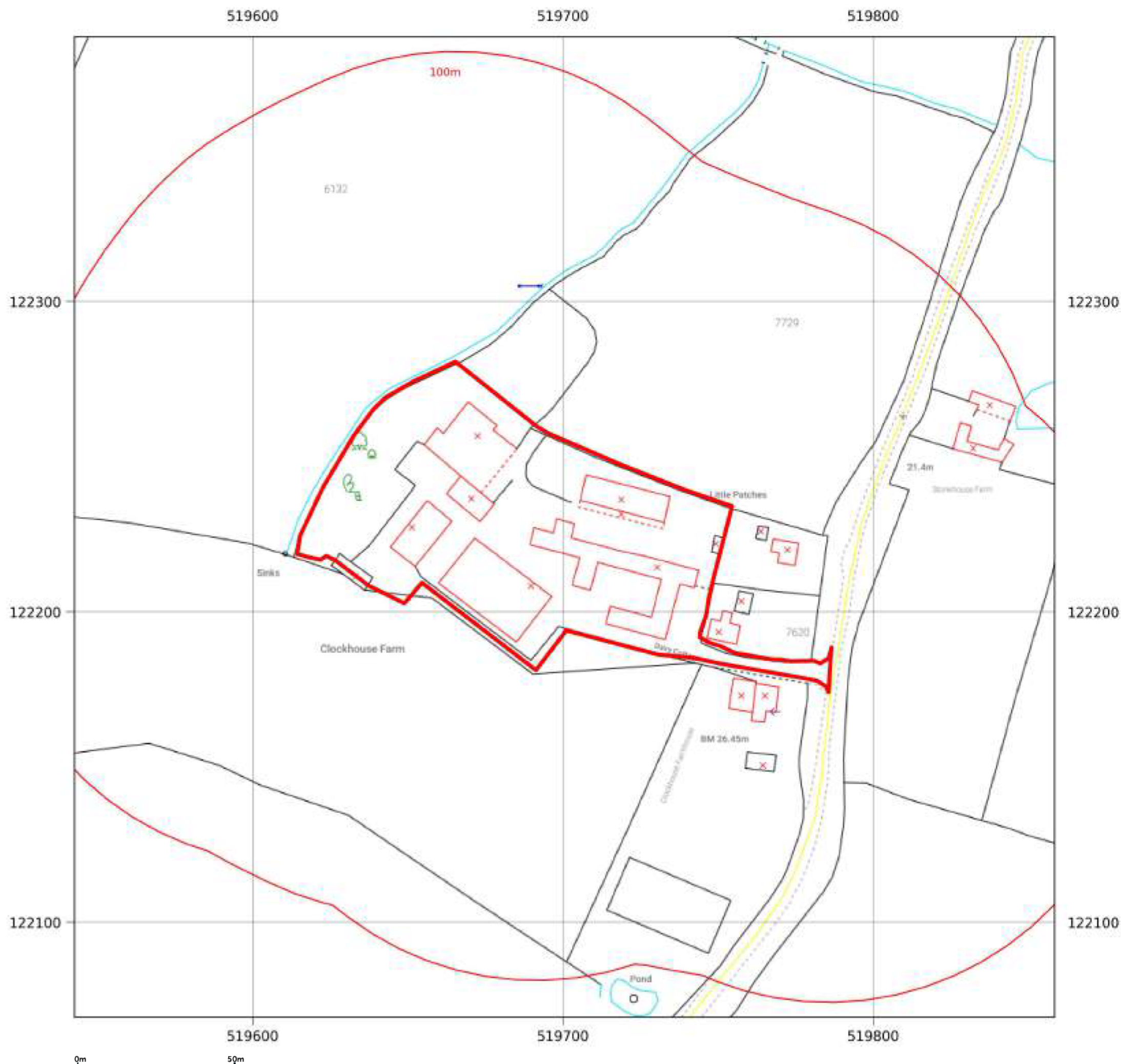
Scale: 1:1,250

Printed at: 1:1,250



Date: 2003

Contact us with any questions at:
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APPENDIX C

GroundSure EnviroInsight Report

CLOCKHOUSE FARMHOUSE, STONEHOUSE LANE, COWFOLD, WEST SUSSEX, RH13 8DL

Order Details

Date: 02/02/2026
Your ref: 878
Our Ref: HMD-47-8NM-OSA-1LJ-YBG

Site Details

Location: 519687 122226
Area: 0.83 ha
Authority: [Horsham District Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

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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	1	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	0	1	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
21 >	3.7 >	Waste exemptions >	0	1	1	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
23	4.1	Recent industrial land uses	0	0	0	-	-
23	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
24	4.3	Current or recent petrol stations	0	0	0	0	-
24	4.4	Electricity cables	0	0	0	0	-
24	4.5	Gas pipelines	0	0	0	0	-



24	4.6	Sites determined as Contaminated Land	0	0	0	0	-
24	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.8	Regulated explosive sites	0	0	0	0	-
25	4.9	Hazardous substance storage/usage	0	0	0	0	-
25	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
25	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.13	Radioactive Substance Authorisations	0	0	0	0	-
26 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	2	0	-
26	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.16	Pollutant release to public sewer	0	0	0	0	-
27	4.17	List 1 Dangerous Substances	0	0	0	0	-
27	4.18	List 2 Dangerous Substances	0	0	0	0	-
27	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
27	4.20	Pollution inventory substances	0	0	0	0	-
28	4.21	Pollution inventory waste transfers	0	0	0	0	-
28	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
29 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
30 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
32 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
33	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
33	5.5	Groundwater vulnerability- local information	None (within 0m)				
34 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
35	5.7	Surface water abstractions	0	0	0	0	0
36	5.8	Potable abstractions	0	0	0	0	0
36	5.9	Source Protection Zones	0	0	0	0	-
36	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



37 >	6.1 >	Water Network (OS MasterMap) >	0	2	18	-	-
39 >	6.2 >	Surface water features >	1	0	8	-	-
39 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
40	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
41	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
41	7.2	Historical Flood Events	0	0	0	-	-
41	7.3	Flood Defences	0	0	0	-	-
42	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
42	7.5	Flood Storage Areas	0	0	0	-	-
43	7.6	Flood Zone 2	None (within 50m)				
43	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
44 >	8.1 >	Surface water flooding >	1 in 1000 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
46 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
47	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
48	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
49 >	10.7 >	Designated Ancient Woodland >	0	0	2	2	10
50	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
50	10.10	Marine Conservation Zones	0	0	0	0	0
50	10.11	Green Belt	0	0	0	0	0

50	10.12	Proposed Ramsar sites	0	0	0	0	0
51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
51	10.15	Nitrate Sensitive Areas	0	0	0	0	0
51 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
53 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56 >	11.4 >	Listed Buildings >	0	1	0	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
59	12.2	Open Access Land	0	0	0	-	-
59	12.3	Tree Felling Licences	0	0	0	-	-
59 >	12.4 >	Environmental Stewardship Schemes >	0	1	0	-	-
60 >	12.5 >	Countryside Stewardship Schemes >	0	1	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	13.1 >	Priority Habitat Inventory >	0	0	6	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	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
63 >	14.1 >	10k Availability >	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-

65 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-
66	14.4	Landslip (10k)	0	0	0	0	-
67 >	14.5 >	Bedrock geology (10k) >	1	0	2	5	-
68	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
72	15.5	Superficial permeability (50k)	None (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73 >	15.8 >	Bedrock geology (50k) >	1	0	2	5	-
74 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
74	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
75	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Low (within 50m)				
77 >	17.2 >	Running sands >	Negligible (within 50m)				
78 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
79 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
80 >	17.5 >	Landslides >	Very low (within 50m)				
81 >	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
83	18.1	BritPits	0	0	0	0	-
84 >	18.2 >	Surface ground workings >	0	0	1	-	-
84	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-



84	18.5	Historical Mineral Planning Areas	0	0	0	0	-
85 >	18.6 >	Non-coal mining >	1	0	1	0	0
85	18.7	JPB mining areas	None (within 0m)				
85	18.8	The Coal Authority non-coal mining	0	0	0	0	-
86	18.9	Researched mining	0	0	0	0	-
86	18.10	Mining record office plans	0	0	0	0	-
86	18.11	BGS mine plans	0	0	0	0	-
86	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
87	18.14	Gypsum areas	None (within 0m)				
87	18.15	Tin mining	None (within 0m)				
87	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
88	19.1	Natural cavities	0	0	0	0	-
88	19.2	Mining cavities	0	0	0	0	0
88	19.3	Reported recent incidents	0	0	0	0	-
88	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
90 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
92	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
92	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
93	22.1	Underground railways (London)	0	0	0	-	-
93	22.2	Underground railways (Non-London)	0	0	0	-	-
93	22.3	Railway tunnels	0	0	0	-	-
93	22.4	Historical railway and tunnel features	0	0	0	-	-
93	22.5	Royal Mail tunnels	0	0	0	-	-



94	22.6	Historical railways	0	0	0	-	-
94	22.7	Railways	0	0	0	-	-
94	22.8	Crossrail 2	0	0	0	0	-
94	22.9	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.83ha



Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.83ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.83ha



Recent site history - 2005 aerial photograph



Capture Date: 17/04/2005

Site Area: 0.83ha



Recent site history - 1999 aerial photograph

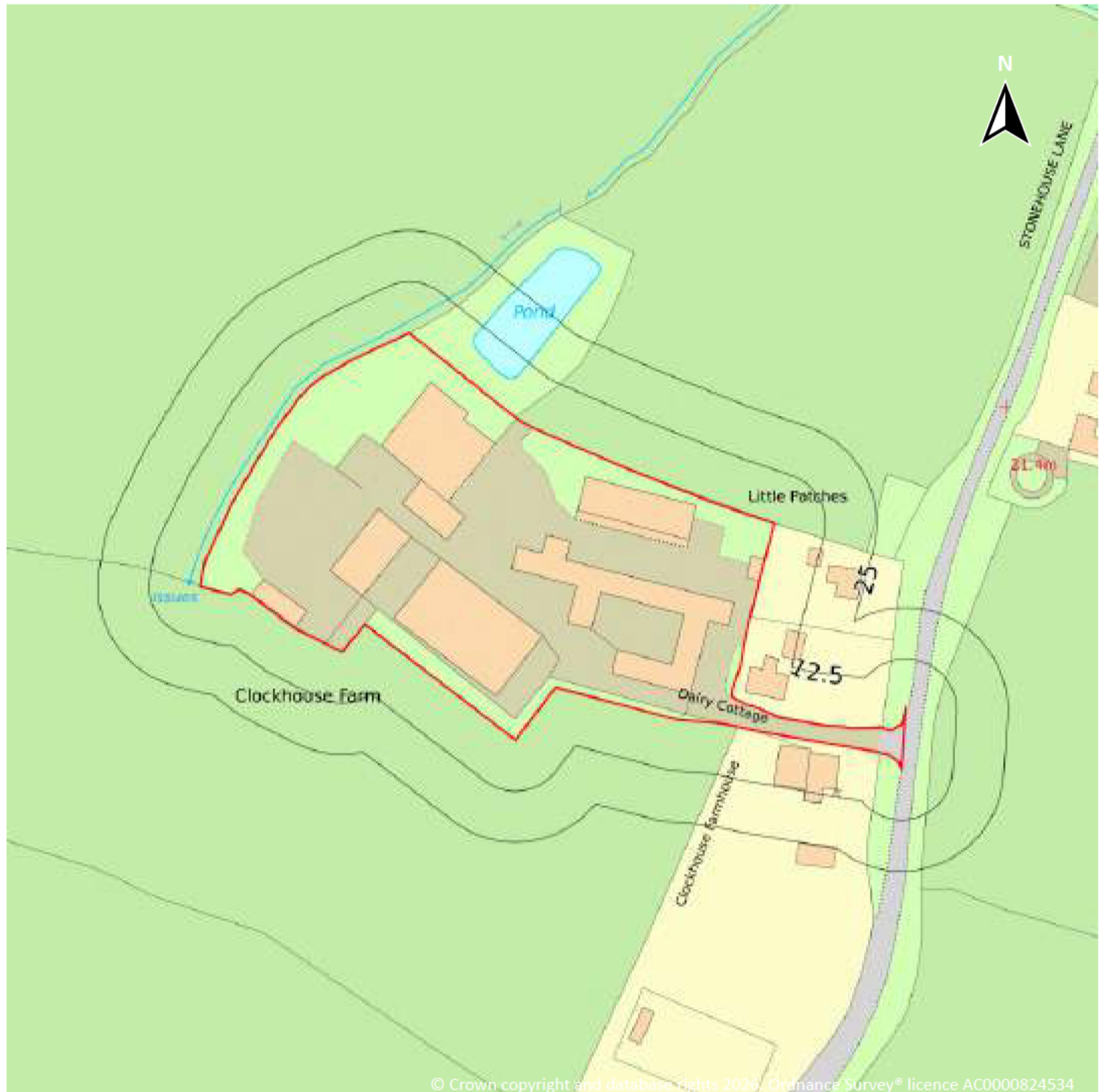


Capture Date: 04/09/1999

Site Area: 0.83ha



OS MasterMap site plan



Site Area: 0.83ha



1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m

1

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
1	407m NW	Unspecified Pit	1956	2179132

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

0

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'.

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**

2.1 Historical industrial land uses

Records within 500m

1

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

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
1	407m NW	Unspecified Pit	1956	2179132

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

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

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'.

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

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

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'.

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**11**

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 20](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	8m S	Clockhouse Farmhouse, Stonehouse Lane, Cowfold, Horsham, Rh13 8dl	WEX409877	Using waste exemption	On a farm	Use of waste in construction
2	92m E	Stonehouse Lane, Cowfold, Horsham, Rh13 8dl	WEX411901	Using waste exemption	Not on a farm	Use of waste in construction
3	447m W	-	WEX416519	Using waste exemption	On a farm	Use of waste in construction
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Disposing of waste exemption	Agricultura l waste only	Burning waste in the open
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Using waste exemption	Agricultura l waste only	Spreading waste on agricultural land to confer benefit
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Storing waste exemption	Agricultura l waste only	Storage of waste in secure containers
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Treating waste exemption	Agricultura l waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Using waste exemption	Agricultura l waste only	Use of waste in construction
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Using waste exemption	Agricultura l waste only	Burning of waste as a fuel in a small appliance
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Using waste exemption	Agricultura l waste only	Use of waste for a specified purpose
A	477m SW	Danefold House Littleworth Lane Horsham West Sussex Rh13 8na	EPR/WE5588C R/A001	Storing waste exemption	Non- agricultura l waste only	Storage of sludge

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey®.

4.2 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

2

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 23](#) >

ID	Location	Address	Details	
A	66m NE	CLOCKHOUSE FARM, CLOCKHOUSE FARM, STONEHOUSE LANE, COWFOLD, SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N02751 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 20/02/1978 Effective Date: 20/02/1978 Revocation Date: 31/03/1997
A	72m NE	CLOCKHOUSE FARM, CLOCKHOUSE FARM, COWFOLD WEST SUSSEX	Effluent Type: UNSPECIFIED Permit Number: S02107 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 31/07/1972 Effective Date: 31/07/1972 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

0

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

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

4.20 Pollution inventory substances

Records within 500m

0

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

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



4.21 Pollution inventory waste transfers

Records within 500m
0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m
0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

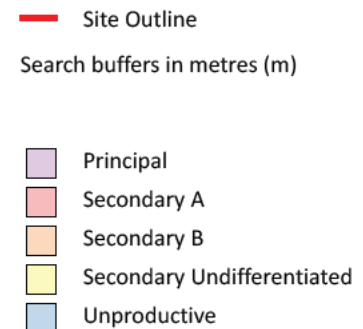
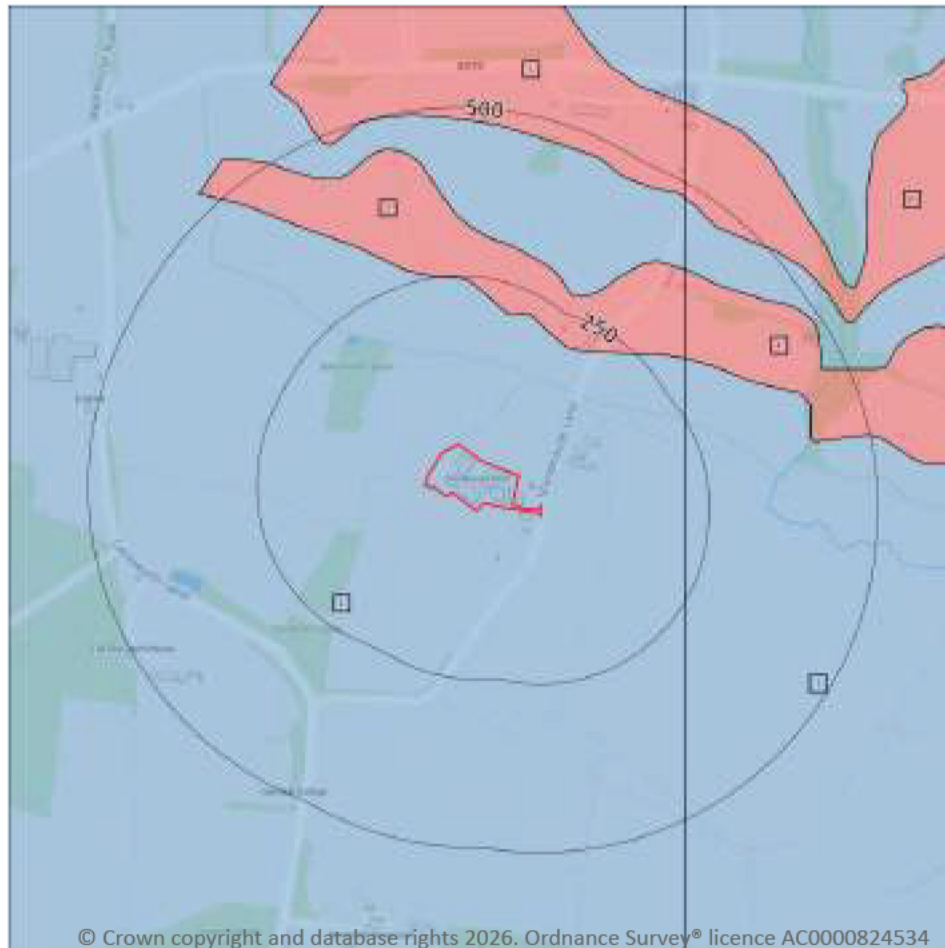
Features are displayed on the Hydrogeology map on [page 29 >](#)

ID	Location	Designation	Description
1	341m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 30](#) >

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	203m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

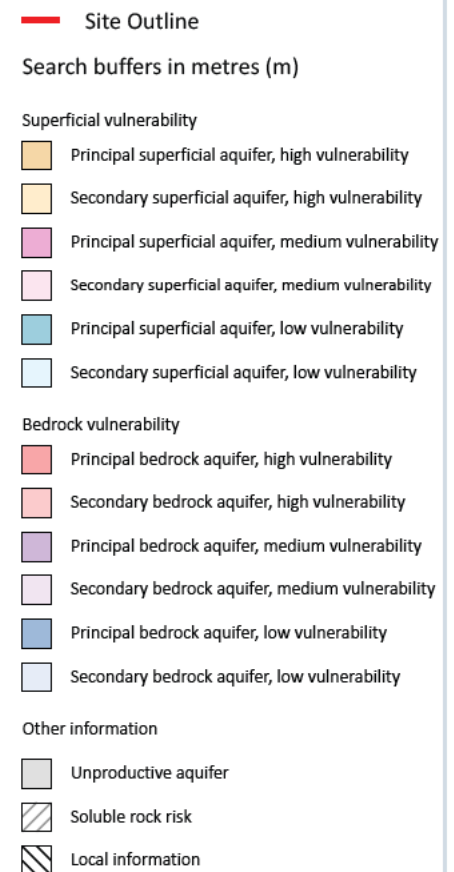
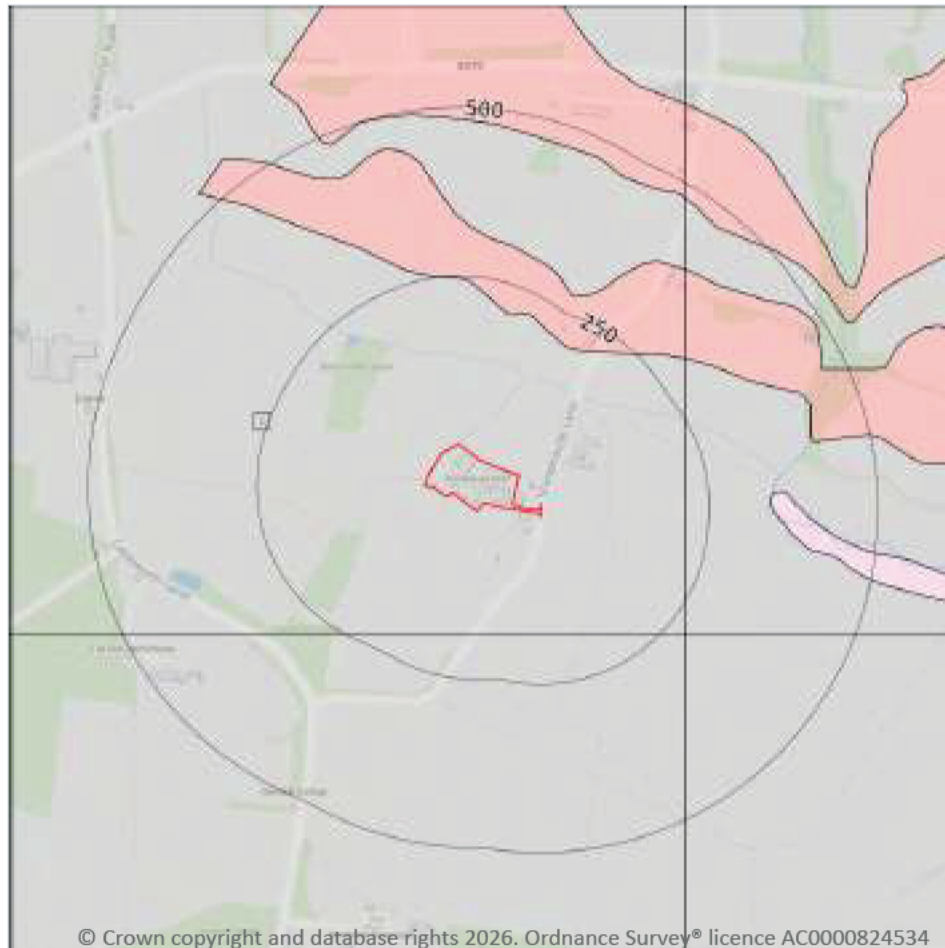


ID	Location	Designation	Description
3	213m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	301m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	466m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	471m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 32](#) >

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 34](#) >

ID	Location	Details	
-	1448m S	Status: Historical Licence No: 10/41/322103 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: ST HUGH'S CHARTERHOUSE WELL NO 1 Data Type: Point Name: The Procurator Easting: 520210 Northing: 120790	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 29/03/1966 Version End Date: -
-	1719m S	Status: Historical Licence No: 10/41/322103 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: ST HUGH'S CHARTERHOUSE WELL NO 2 Data Type: Point Name: The Procurator Easting: 520430 Northing: 120580	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 29/03/1966 Version End Date: -
-	1784m SE	Status: Historical Licence No: 10/41/322103 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: ST HUGH'S CHARTERHOUSE WELL NO 3 Data Type: Point Name: The Procurator Easting: 520680 Northing: 120630	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 29/03/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
-----------------------------	----------

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

20

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 37](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	2m 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	47m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	54m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	105m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	116m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	119m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	126m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	137m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	140m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	142m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	143m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	143m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	143m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	143m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	149m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	149m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	159m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	162m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	217m NW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	221m NW	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

9

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 37 >](#)

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 37 >](#)



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Cowfold Stream	GB107041012260	Adur Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified	1
--------------------	---

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	338m E	River	Cowfold Stream	GB107041012260 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	0
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

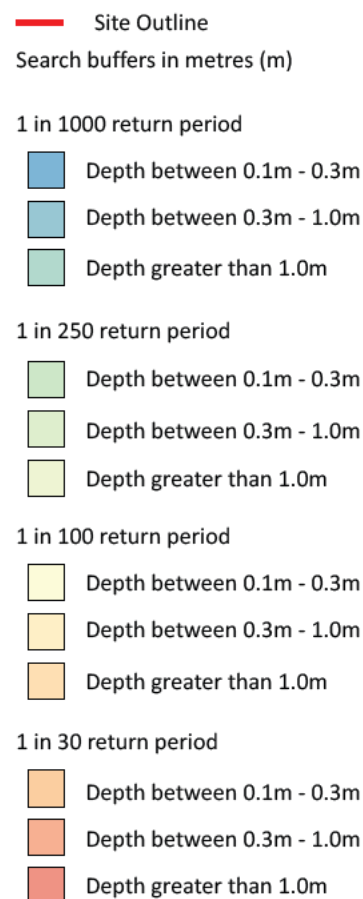
Records within 50m	0
--------------------	---

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 1000 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 44](#) >

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.

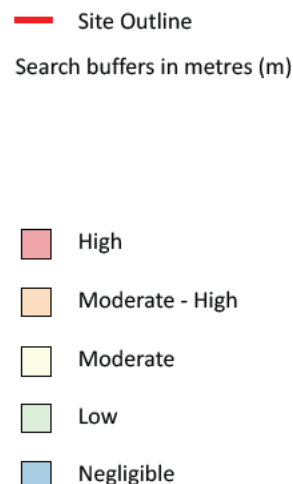
The table below shows the maximum flood depths for a range of return periods for the site.

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

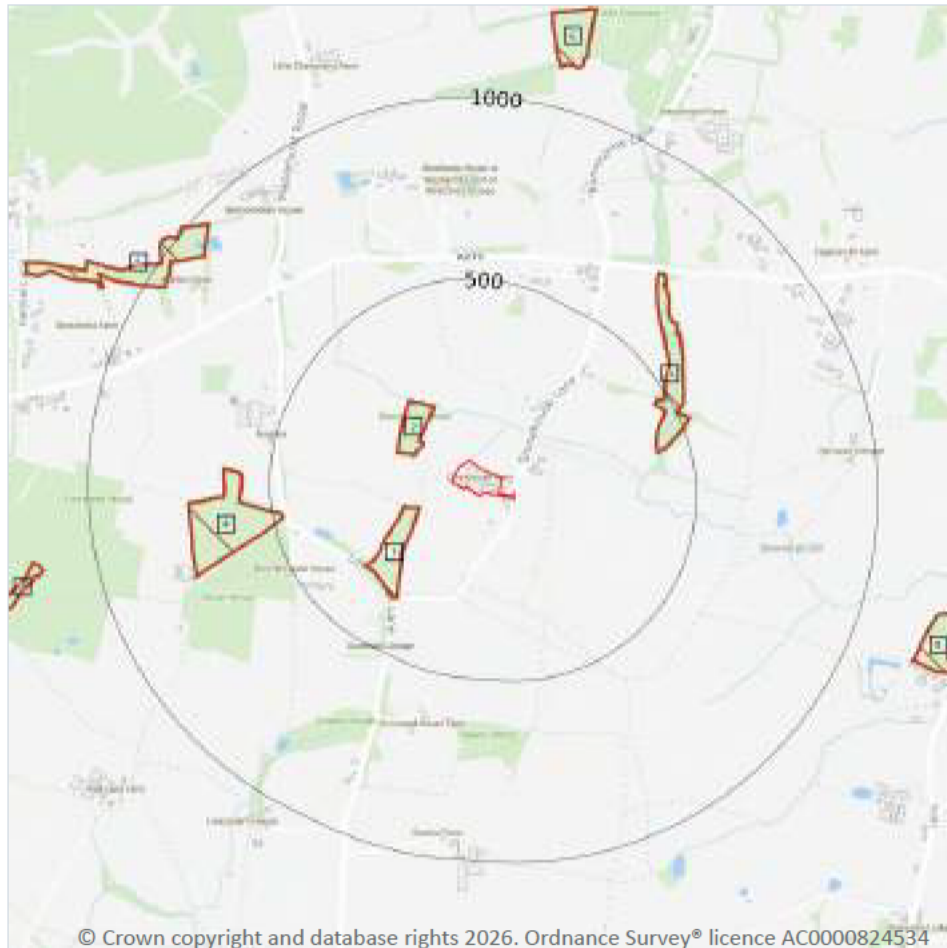
Negligible

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 46](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

14

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 47 >](#)

ID	Location	Name	Woodland Type
1	112m SW	Unknown	Ancient & Semi-Natural Woodland
2	118m NW	Unknown	Ancient & Semi-Natural Woodland
3	411m E	Unknown	Ancient & Semi-Natural Woodland
4	474m W	Unknown	Ancient & Semi-Natural Woodland
5	911m NW	Unknown	Ancient & Semi-Natural Woodland
6	1112m N	Unknown	Ancient & Semi-Natural Woodland
7	1150m W	Unknown	Ancient & Semi-Natural Woodland
8	1184m E	Unknown	Ancient & Semi-Natural Woodland
-	1308m W	Unknown	Ancient & Semi-Natural Woodland
-	1340m N	Unknown	Ancient & Semi-Natural Woodland
-	1526m N	Unknown	Ancient & Semi-Natural Woodland
-	1787m N	Unknown	Ancient & Semi-Natural Woodland
-	1939m N	Unknown	Ancient & Semi-Natural Woodland
-	1946m N	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.

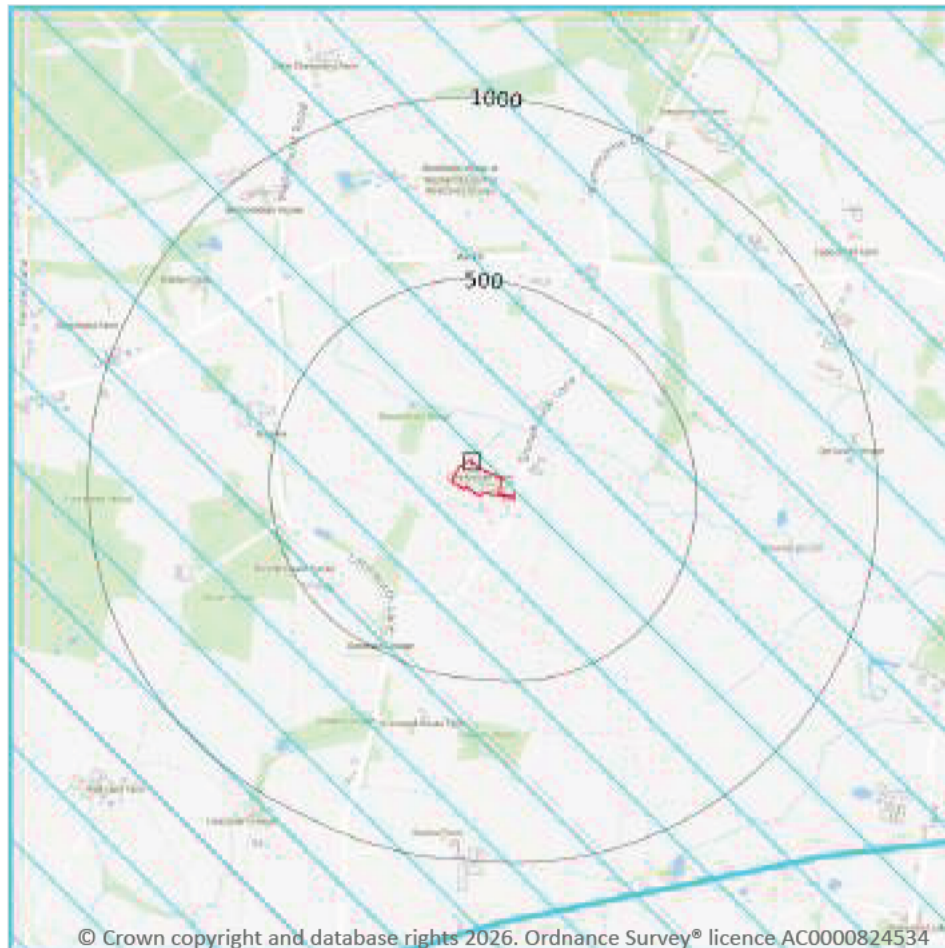
Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing



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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000000000&notes=11301&location=518736,122815%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 55 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	20m E	Little Patches	II	1027052	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

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12.1 Agricultural Land Classification

Records within 250m

4

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

Features are displayed on the Agricultural designations map on [page 58](#) >

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	29m S	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	204m NE	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
4	206m NE	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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



Location	Reference	Scheme	Start Date	End date
30m S	AG00441625	Entry Level Stewardship	01/10/2013	30/09/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End Date
30m S	1645910	Countryside Stewardship (Middle Tier)	01/01/2024	31/12/2028

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

6

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 61](#) >

ID	Location	Main Habitat	Other habitats
1	112m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	118m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	118m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	144m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	169m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	238m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0
---------------------	---

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0
---------------------	---

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

This data is sourced from Natural England.

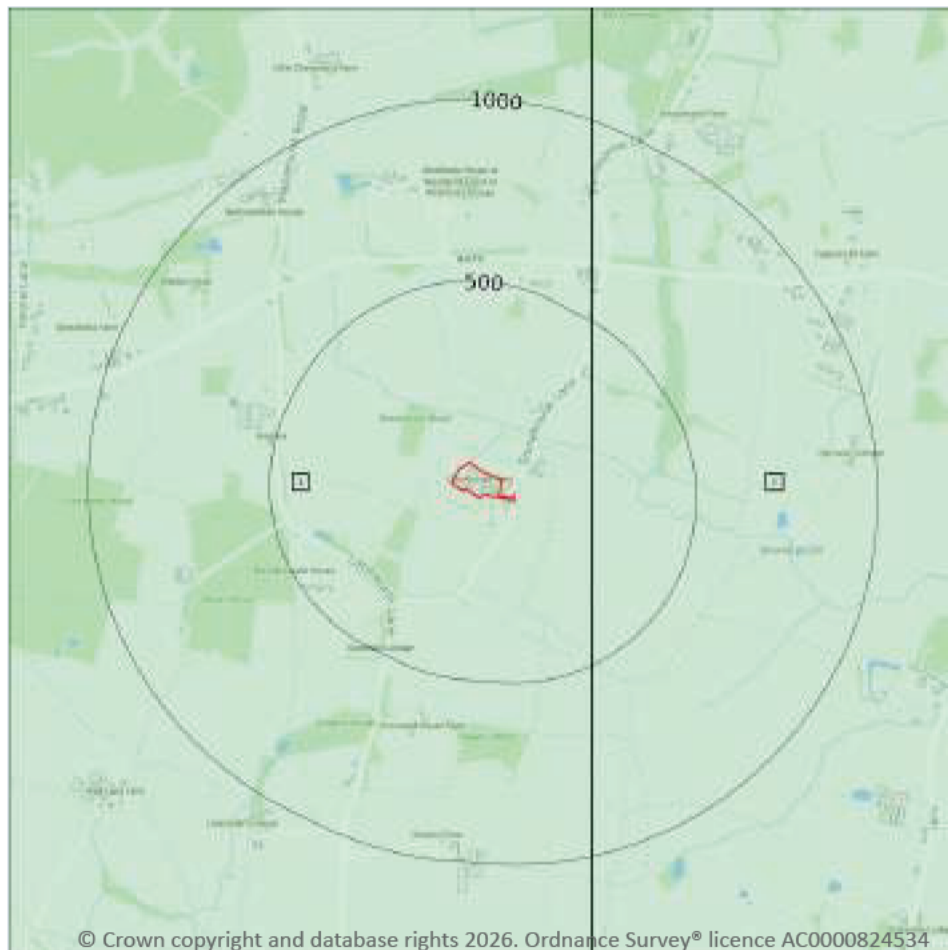
13.4 Limestone Pavement Orders

Records within 250m	0
---------------------	---

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

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 63](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ12SE
2	213m E	No coverage	Full	Full	No coverage	TQ22SW

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m

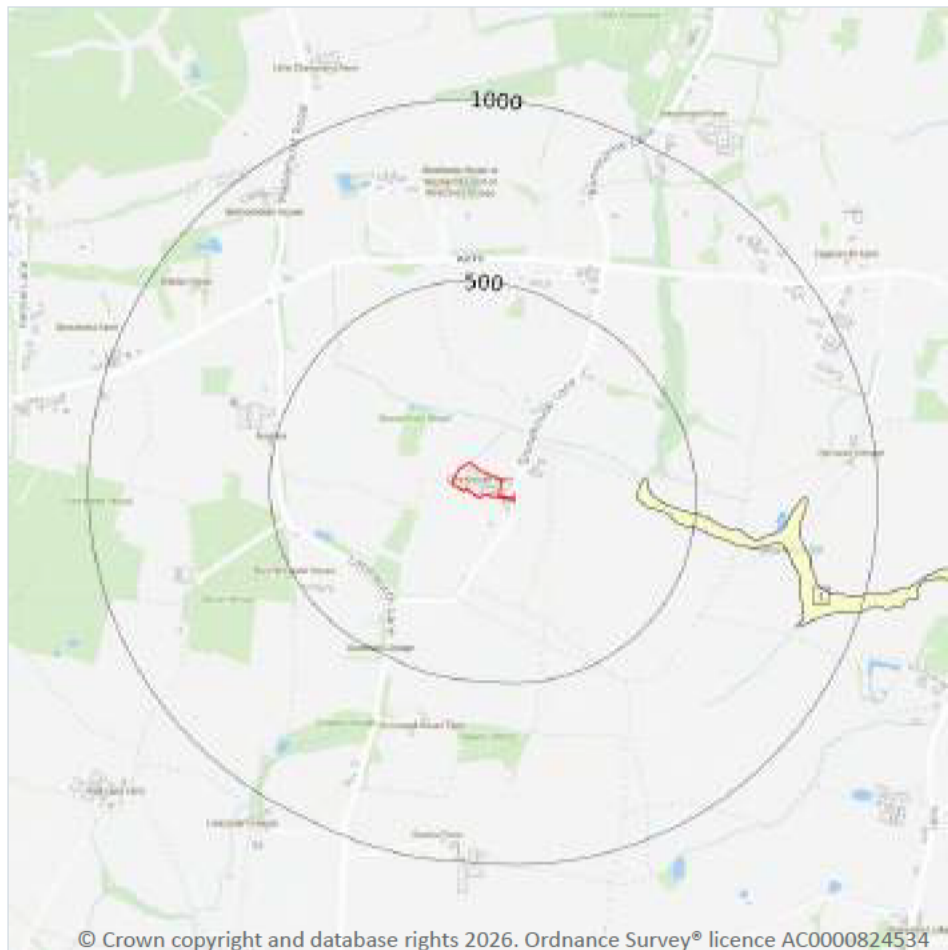
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 65](#) >

ID	Location	LEX Code	Description	Rock description
1	337m E	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

8

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 67](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
2	211m N	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian
3	213m E	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
4	286m NE	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian



ID	Location	LEX Code	Description	Rock age
5	301m NE	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian
6	398m NE	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
7	458m NE	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian
8	467m NE	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

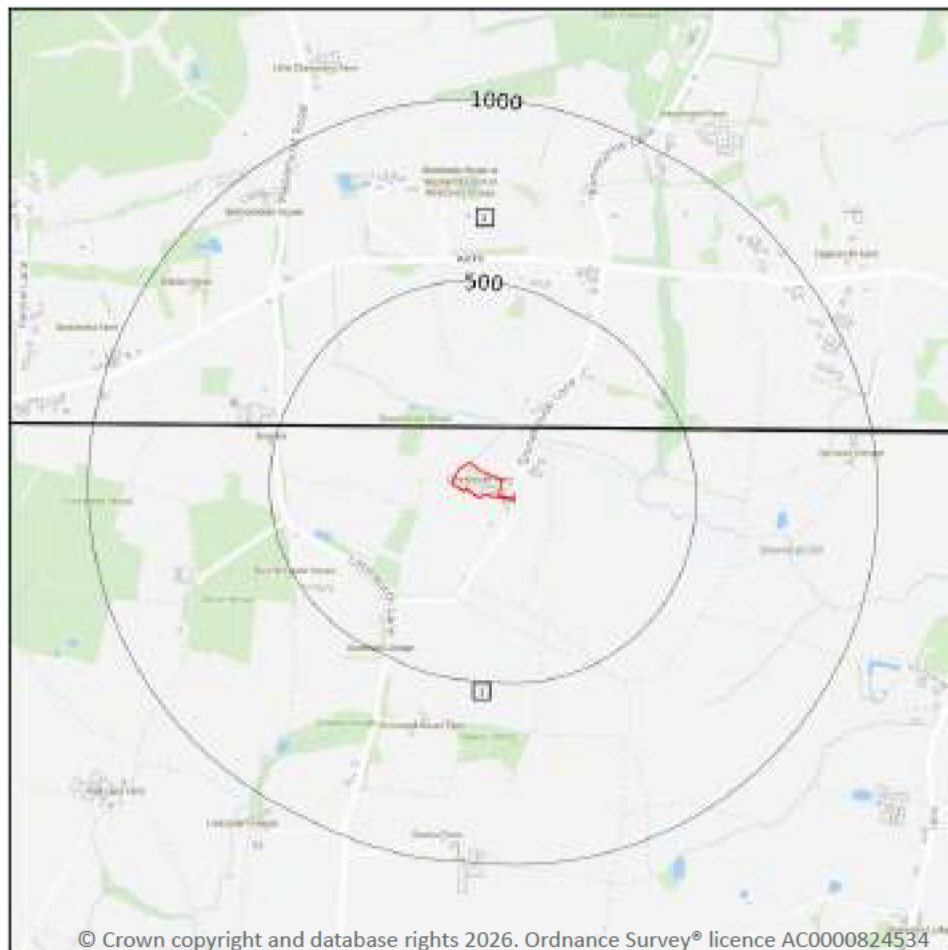
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

2

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 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW318_333_brighton_and_worthing_v4
2	98m N	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

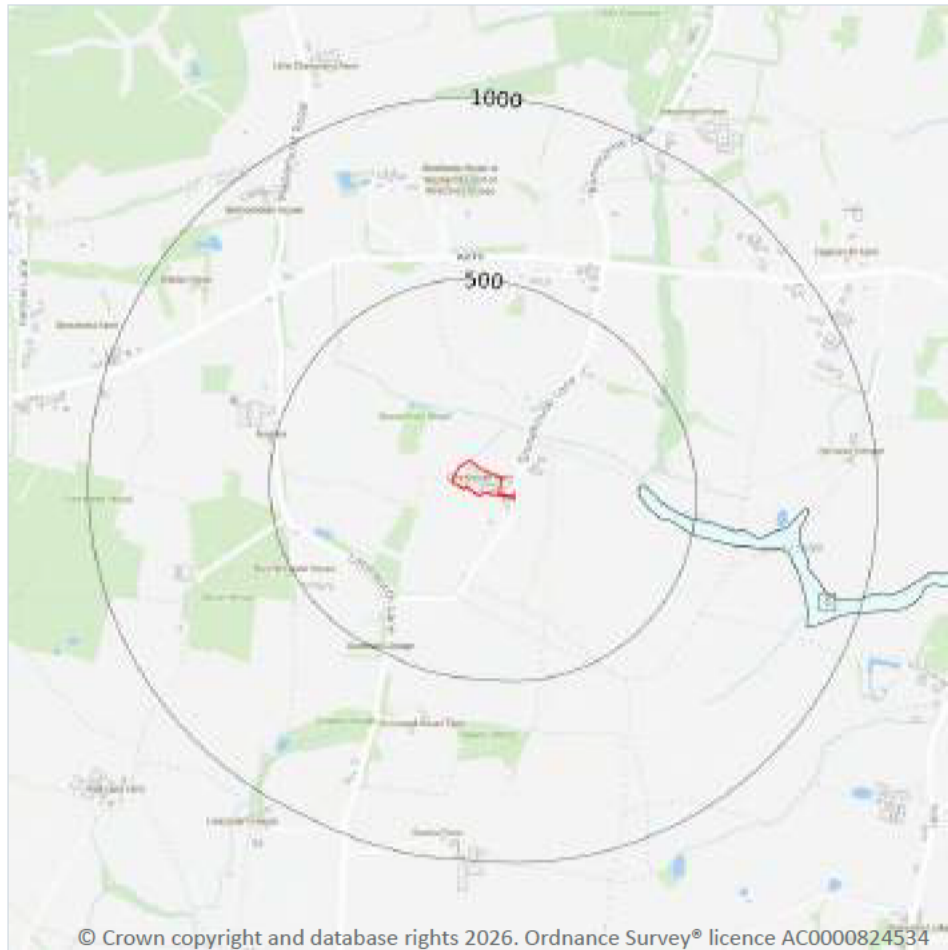
0

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



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 71](#) >

ID	Location	LEX Code	Description	Rock description
1	341m E	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

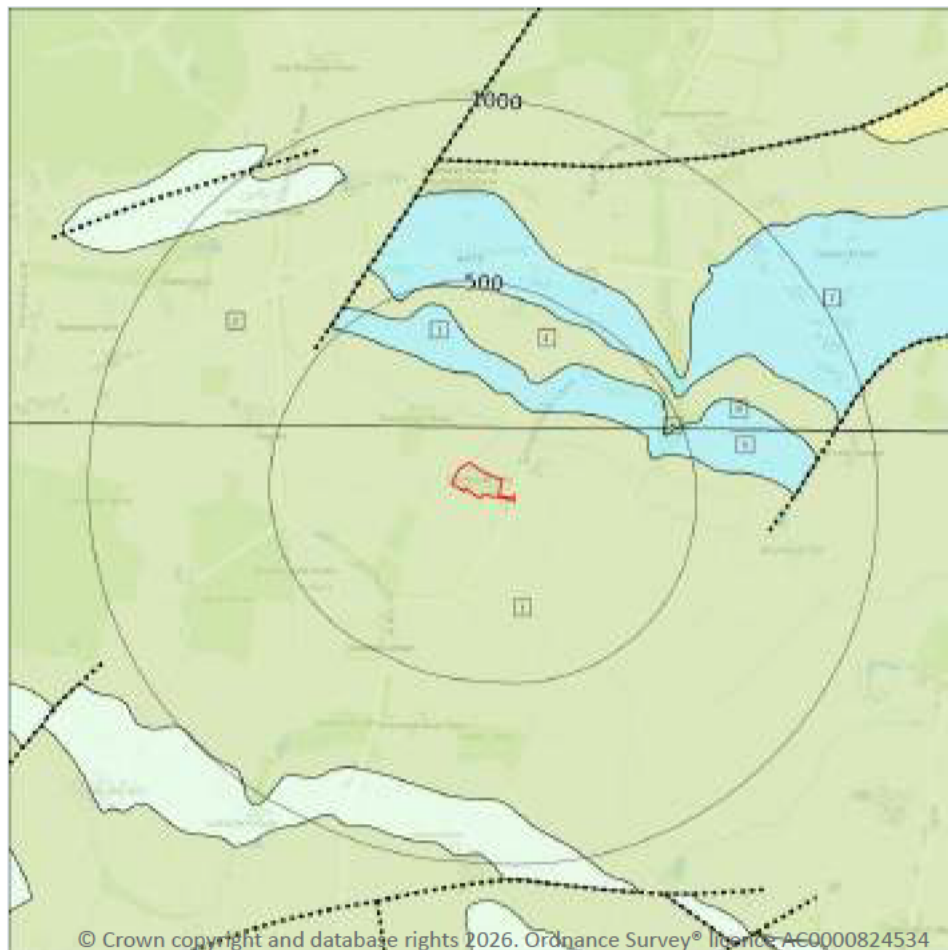
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

8

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 73](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
2	98m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
3	203m N	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian
4	277m NE	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian



ID	Location	LEX Code	Description	Rock age
5	377m NE	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian
6	447m NE	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
7	466m NE	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian
8	479m NE	HST-SDST	Horsham Stone Member-Sandstone	Hauterivian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m **1**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m

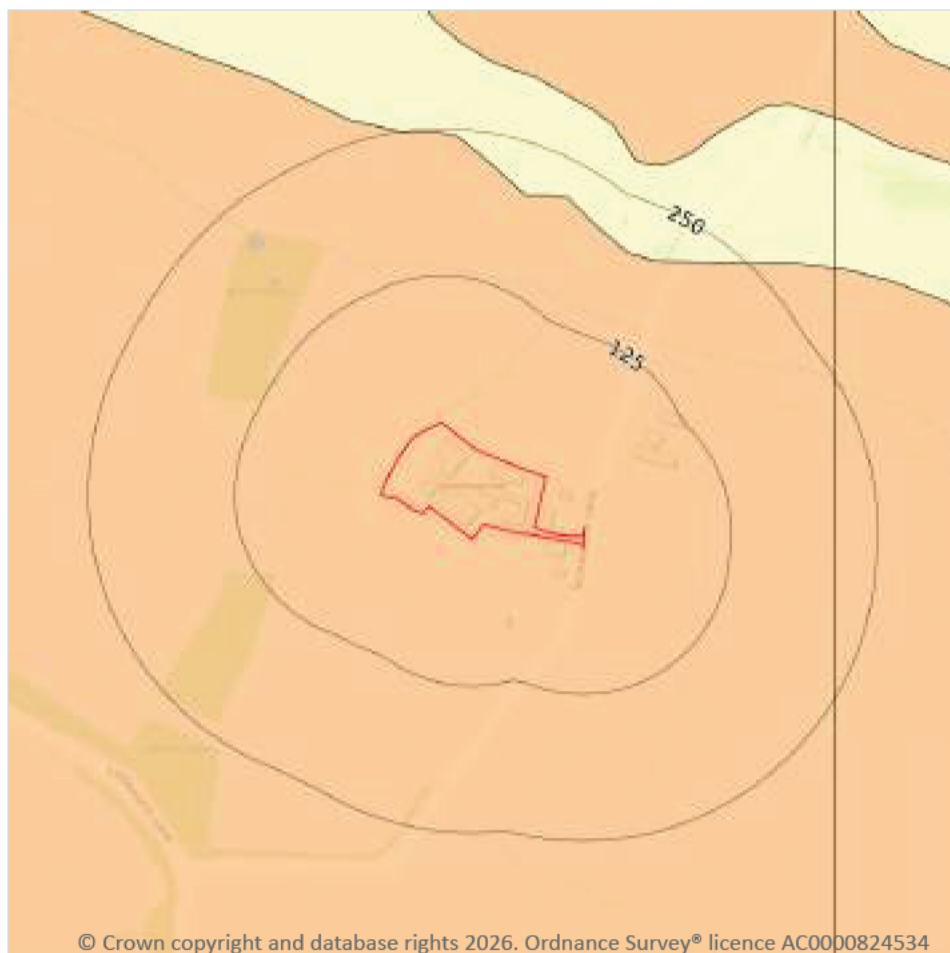
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

1

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

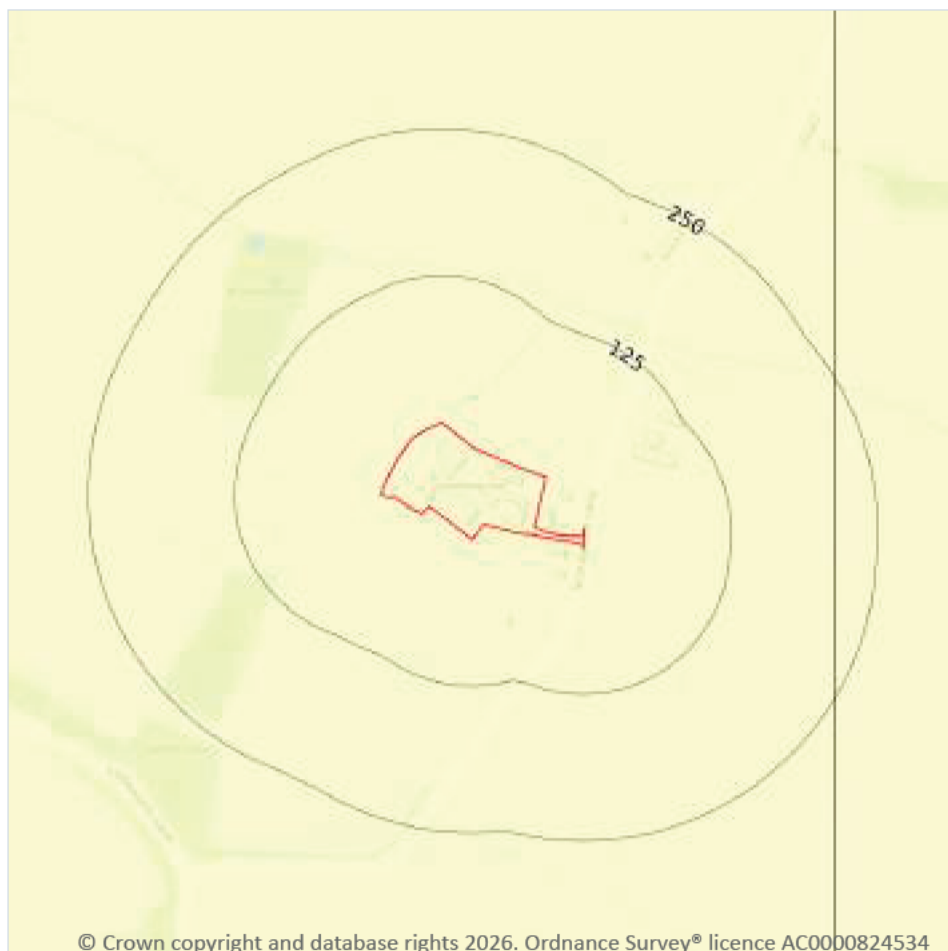
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

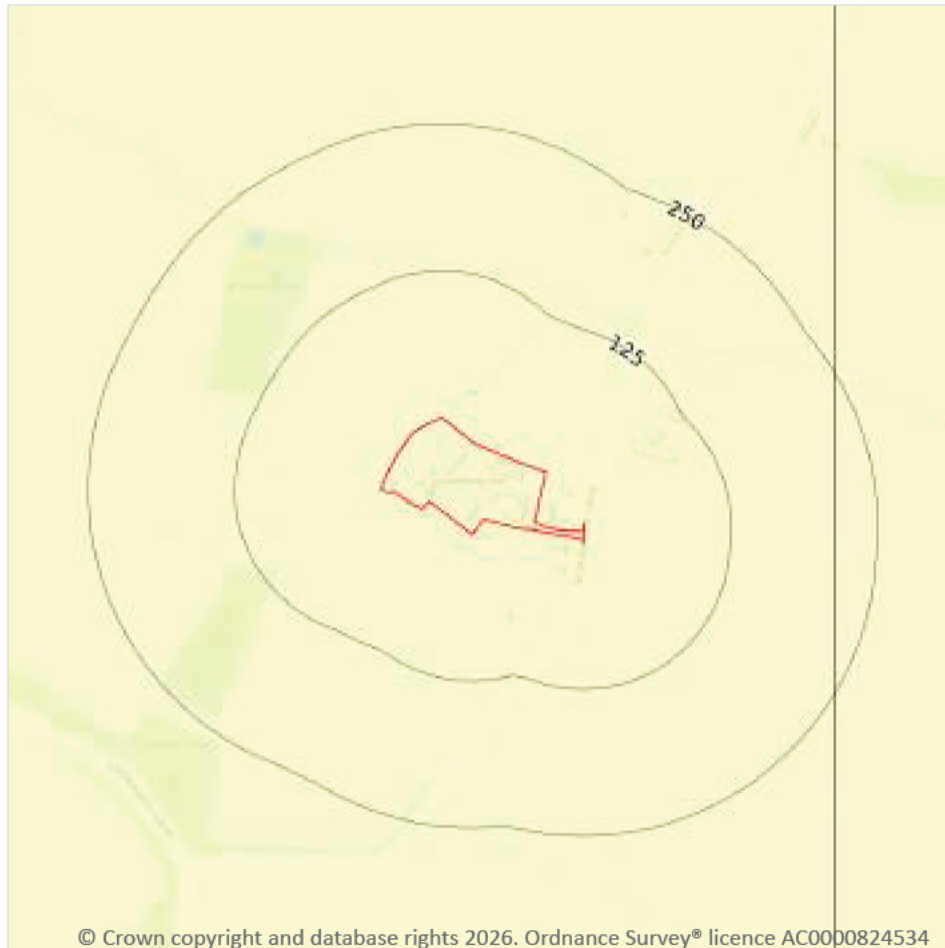
Features are displayed on the Natural ground subsidence - Running sands map on [page 77](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

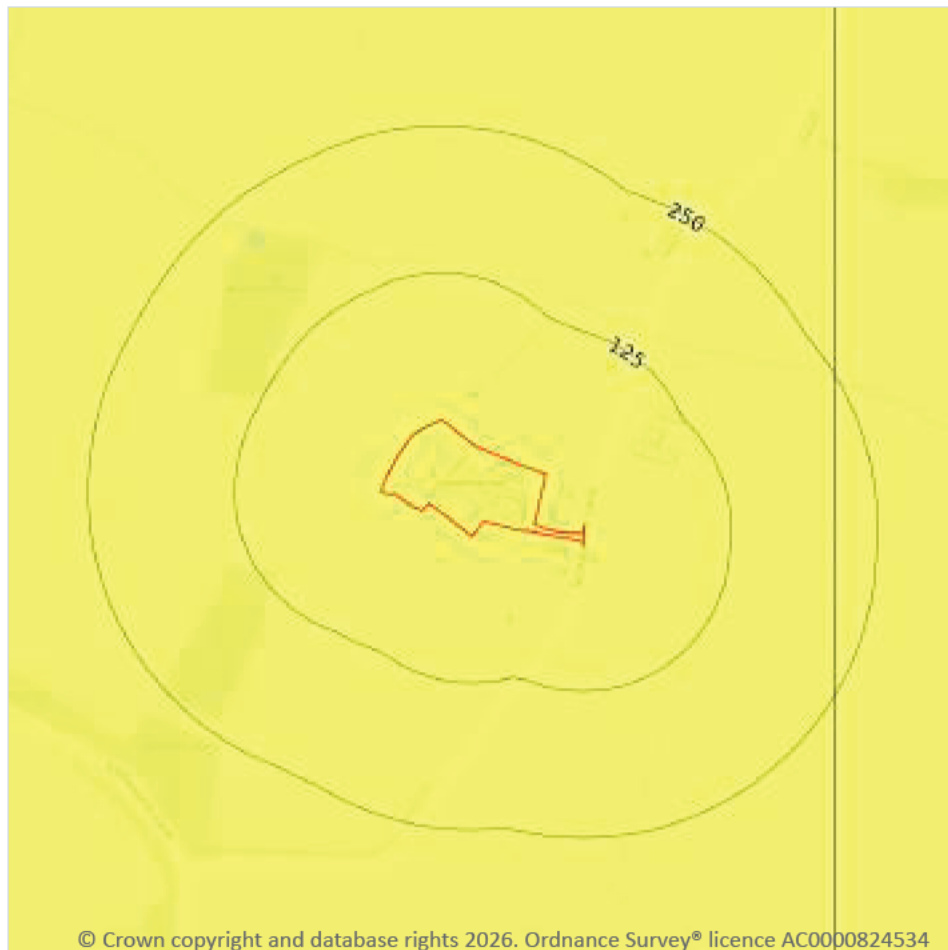
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 78 >](#)

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.

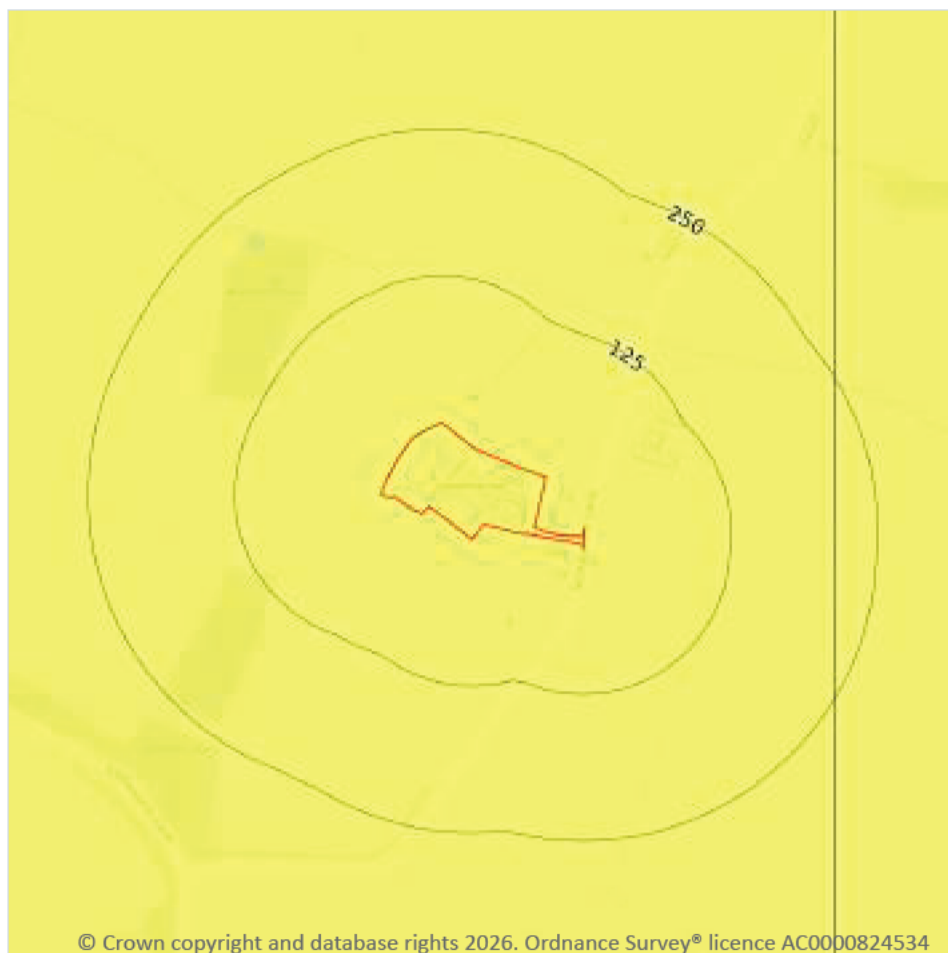
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 79](#) >

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

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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.

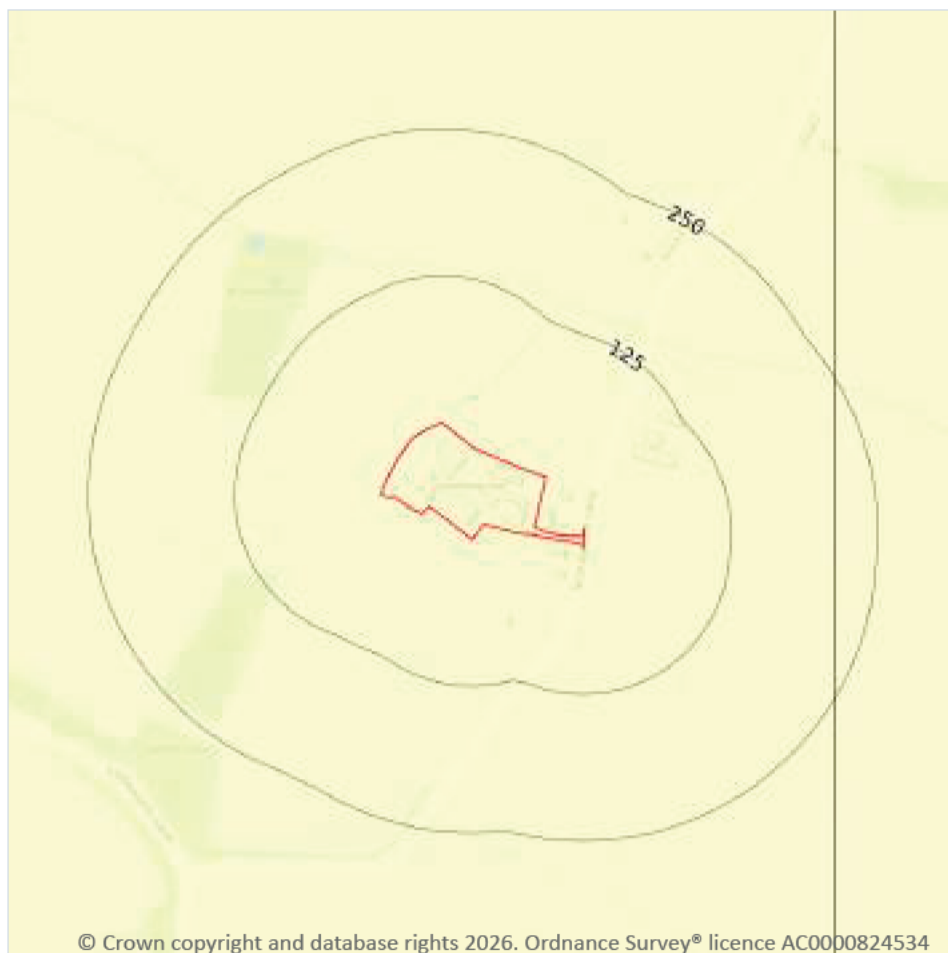
Features are displayed on the Natural ground subsidence - Landslides map on [page 80](#) >

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 81](#) >

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**1**

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 83](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
3	239m SW	Pond	1981	1:10000

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 83](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	213m E	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

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

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

This data is sourced from Groundsure.

18.10 Mining record office plans

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

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

This data is sourced from Groundsure.

18.11 BGS mine plans

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

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

This data is sourced from Groundsure.

18.12 Coal mining

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

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

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

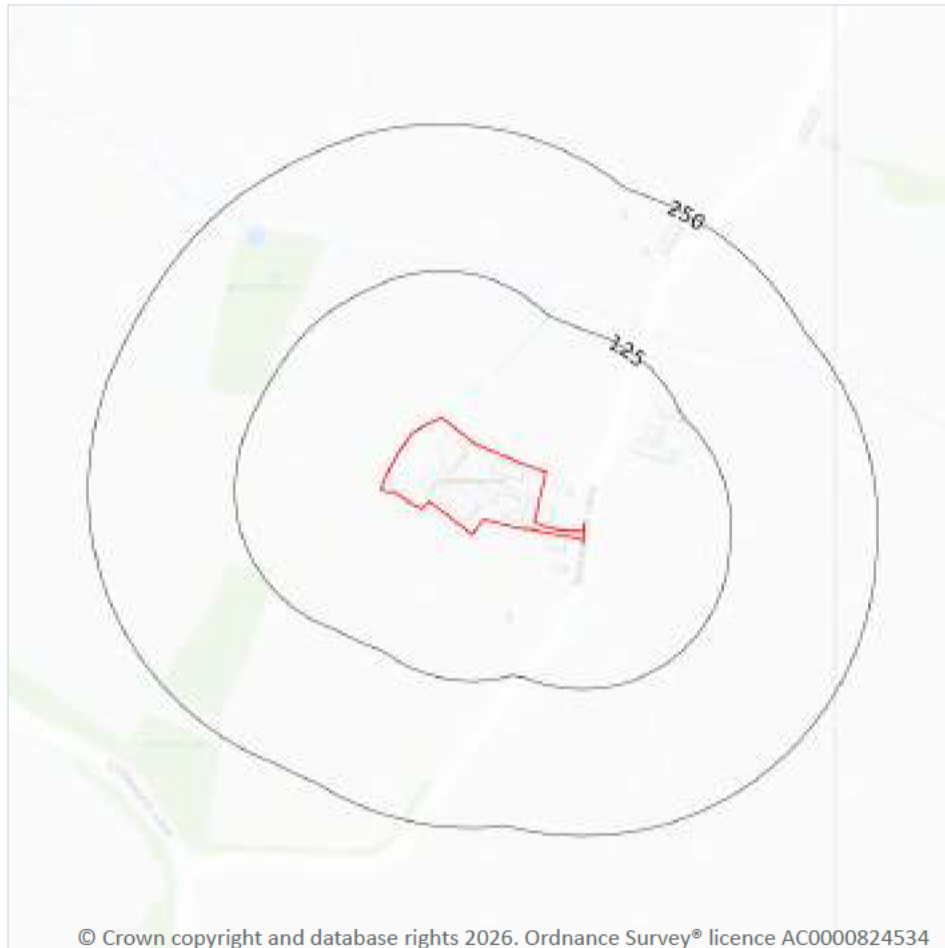
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)

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

20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 90](#) >

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

1

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 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

Terms and conditions

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



APPENDIX D

Photographs

B1 exterior



B1 interior



B1 unsealed paint tins



B1 stored overhead tanks



B1 spilled hydraulic oil



B1 stored glyhosate



B1 exterior silo



B2



B3 interior



B4 exterior



B5 exterior



B5 interior



B6



B7



B8



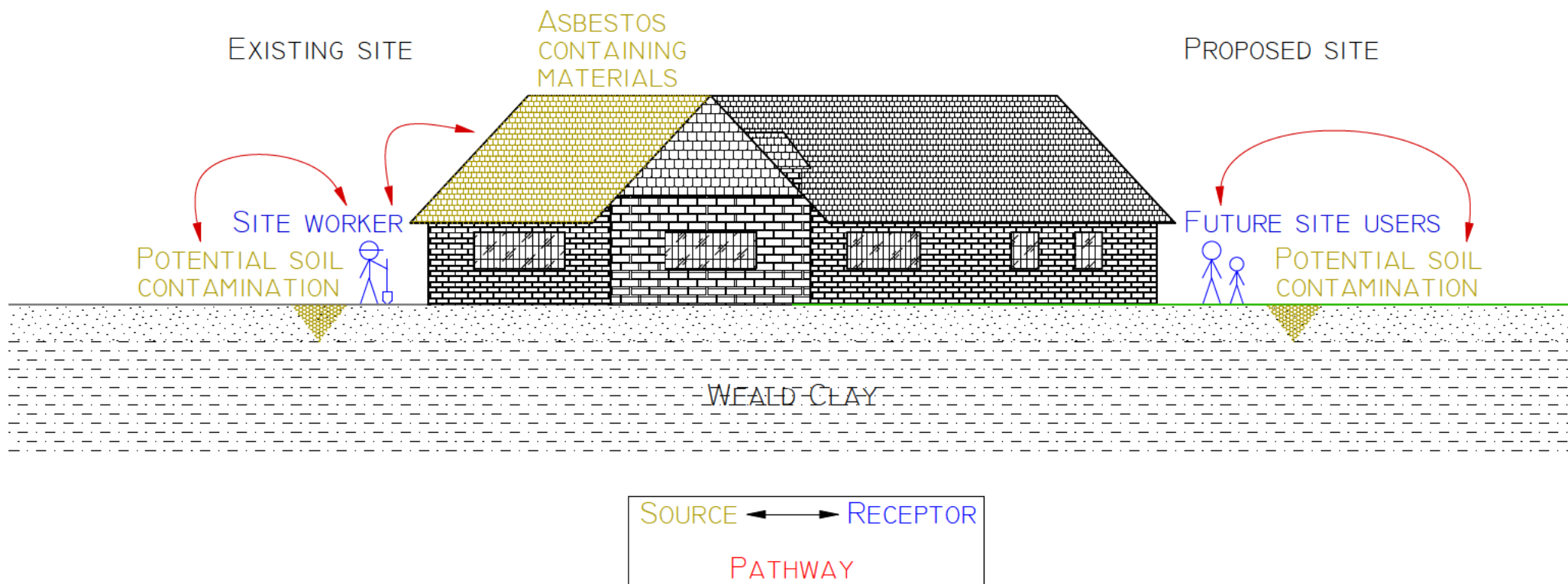
Garage block



Imported surfacing



APPENDIX E **Conceptual Model**



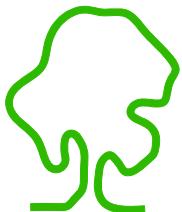
ELLIS RODDA

NOT TO SCALE

CLOCK HOUSE FARM, STONEHOUSE LANE,
COWFOLD, WEST SUSSEX RH13 8DL

CONCEPTUAL MODEL

MARCH 2026



eas ltd

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