YEX4162
Grainingfold, RH14 9AT
May 22

Appendix A- Proposed Redevelopment Plans

Horsham District Council

Mr Ben Kirk
Manorwood
The Old Surgery
Rumbolds Hill
Midhurst
GU29 9BY

Our ref: DC/20/1477
Your ref:
Email: planning@horsham.gov.uk
Direct Line: 01403 215238
If Calling Please ask for: Nicola Pettifer
Date: 10th December 2020

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q

Prior Notification for Change of Use of Agricultural Building to a single dwellinghouse.

Grainingfold, Horsham Road, Five Oaks, RH14 9AT

Further to the above prior notification which was received on 6 August 2020, I am writing to confirm that **prior approval is required and granted**. The proposal can now proceed subject to the following conditions:

1 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

(a) A preliminary risk assessment which has identified:
- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

(b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

(c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is appropriately addressed in accordance with Paragraph Q.2(1)(c) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) in addition to paragraphs 178 and 179 of the National Planning Policy Framework (2019).

2 **Pre-commencement Condition**: Prior to the commencement of the development hereby permitted a noise impact assessment which quantifies and assesses the impact of road traffic noise on the residential amenity of future occupiers of the dwellings shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include details of a scheme to protect future residents from any adverse noise impacts. The scheme shall be carried out in accordance with the agreed details prior to the occupation of the dwelling and shall be retained as such thereafter.

Reason: To safeguard the amenities of future residents of the development hereby permitted, in accordance with the National Planning Policy Framework (2019).

3 **Pre-Commencement Condition:** No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority.
The Reptile Mitigation Strategy shall include the following:

a) Purpose and conservation objectives for the proposed works.
b) Review of site potential and constraints.
c) Detailed design(s) and/or working method(s) to achieve stated objectives.
d) Extent and location/area of proposed works on appropriate scale maps and plans.
e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
g) Persons responsible for implementing the works.
h) Details of initial aftercare and long-term maintenance of the Receptor area(s).
i) Details for monitoring and remedial measures.
j) Details for disposal of any wastes arising from works.

The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

5 **Pre-Occupation Condition:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (The Ecology Co-op, November 2020) shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) and in order to safeguard the biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

6 **Pre-commencement (Slab Level) Condition**: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with the National Planning Policy Framework (2019).

7 **Pre-Occupation Condition:** A lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

8 **Pre-occupation Condition**: Prior to the first occupation of any part of the development hereby permitted, a plan showing the layout of the proposed development and the provision of car parking spaces (including garages where applicable) for vehicles shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with the National Planning Policy Framework (2019).

9 **Regulatory Condition:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (The Ecology Co-op, November 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015).

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Schedule of plans/documents.
The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Location plan		200218_000 REV 2	06.08.2020
Block plan		200218_001 REV 2	06.08.2020
Floor plan	Roof	200218_101 REV 2	06.08.2020
Floor plan		200218_201 REV 2	06.08.2020
Elevation plan	Existing	200218_100 REV 2	06.08.2020
Elevation plan		200218_200 REV 2	06.08.2020
Supporting Statement	Planning	NONE	06.08.2020
Supporting Docs	Survey Report	NONE	06.08.2020
Supporting Statement	Preliminary Ecological Appraisal	1.1	02.11.2020

Yours faithfully



Barbara Childs
Director of Place

NOTIFICATION

Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

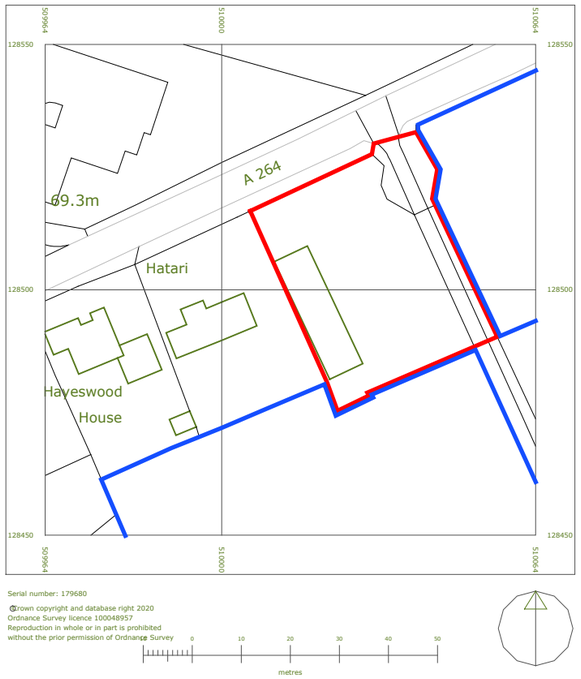
The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries

Additional information

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email daniel.raymond@horsham.gov.uk or phone 01403 733144.



Location Plan

1:1250

Boundary line

Adjacent land under ownership of applicant

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Site:

Location Plan

Scale @ A3

1:1250

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

000

Revision

00

Status

For Comment

1m @ 1:

50
100
200
500
1250

N

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works

Ordnance Survey ®
Ukmapcentre.com



Block Plan
1:500

Key:

Existing building

Proposed dwellings

Address
Graningfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing
Site:

Block Plan

Scale @ A3
1:500

Date
23.10.2020

Issue Date
23.10.2020

Drawn By	Checked By
VM	BK

Job No.
200218

Drawing No.
001

Revision
00

Status
For Comment

1m @ 1:
50
100
200
500
1250

N

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works



Site Plan

1:200

Key:

Existing building

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Site:

Site Plan

Scale @ A3

1:200

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

002

Revision

00

Status

For Comment

1m @ 1:

50
100
200
500
1250

N

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

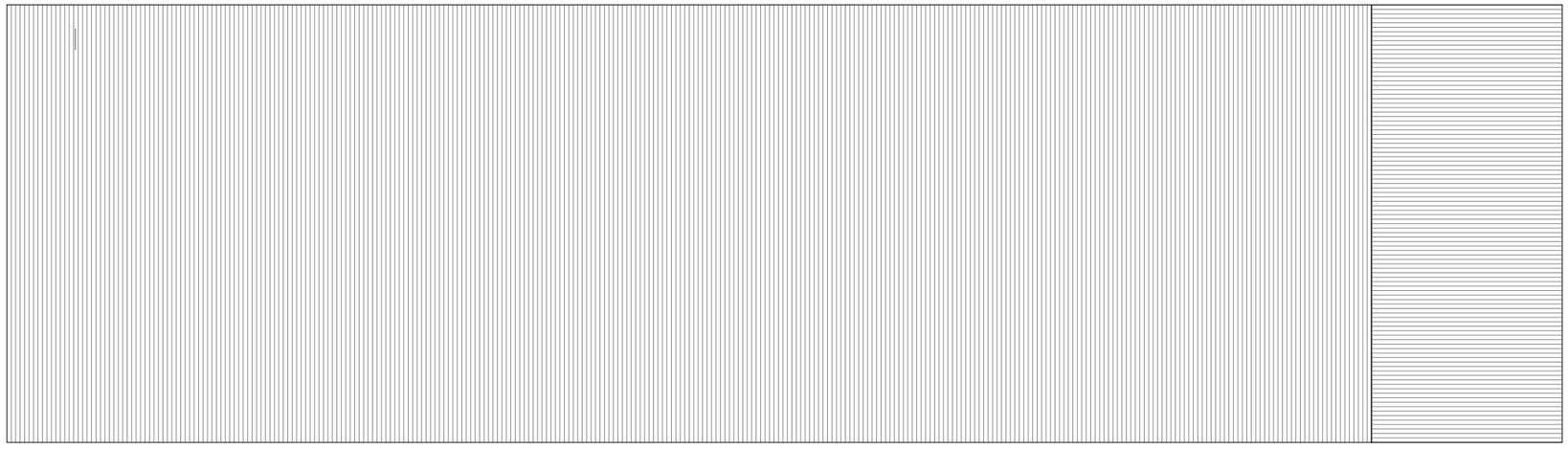
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works



Existing ground plan



Existing roof plan

Existing

1:100

NOTES:

Existing building to be removed:

- GIA: 197.42m²
- Height: 5.40m

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Existing: Roof and ground floor plan

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

100

Revision

00

Status

For Comment

1m @ 1:
50
100
200
500
1250

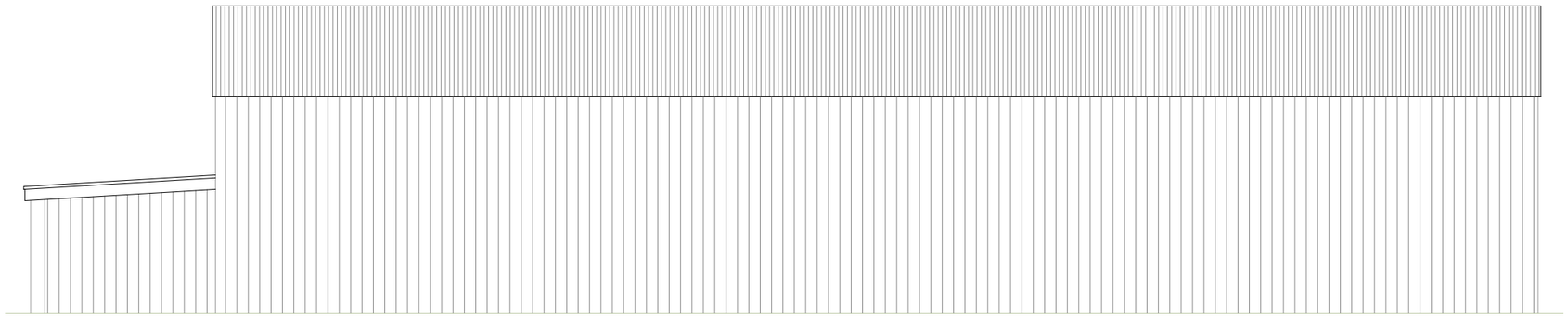
tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

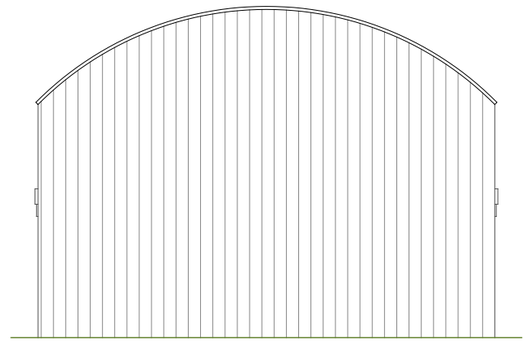
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

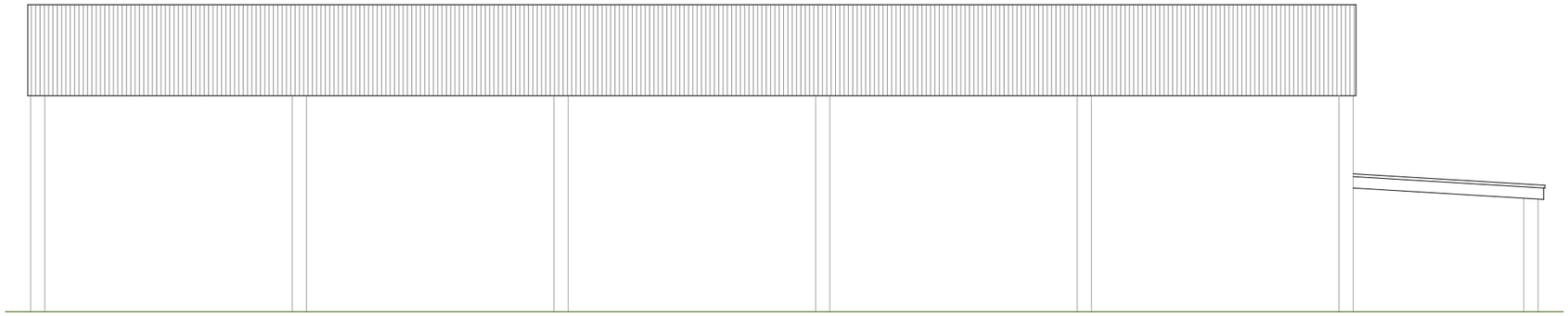
All dimensions must be checked on site prior to commencement of works



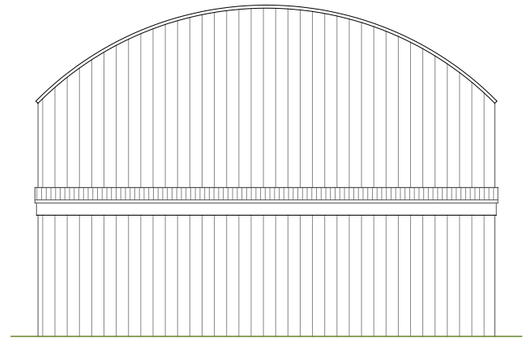
Existing west elevation



Existing south elevation



Existing east elevation



Existing north elevation

Existing

1:100

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Existing: elevations

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

101

Revision

00

Status

For Comment

1m @ 1:

50
100
200
500
1250

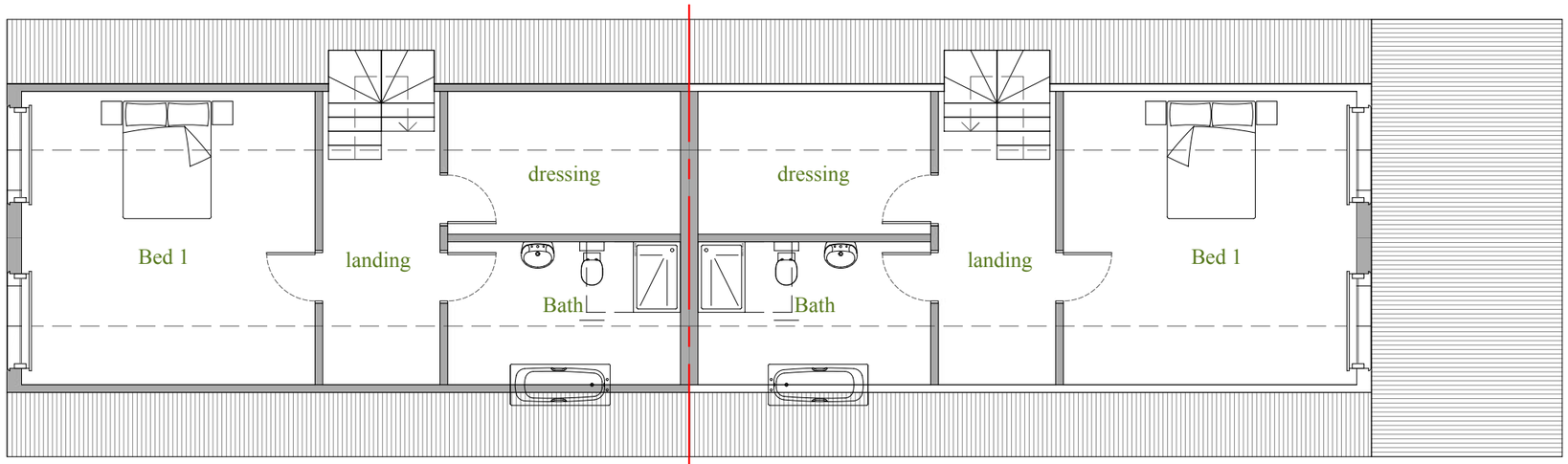
tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

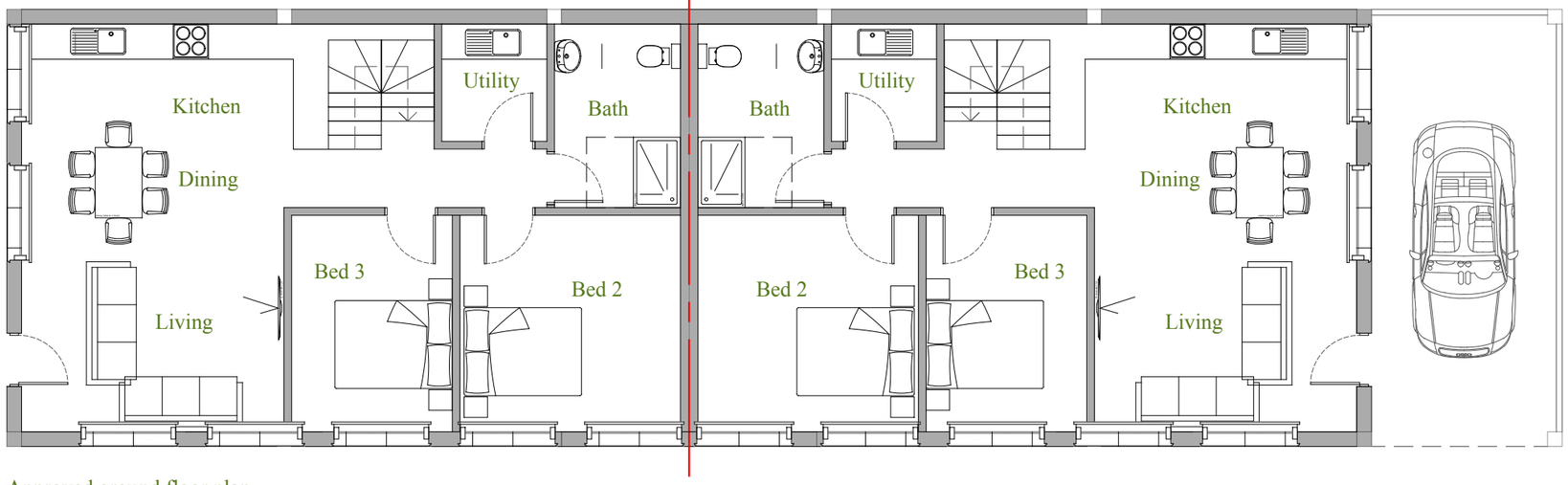
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works



Approved first floor plan



Approved ground floor plan

Approved

1:100

NOTES:

Approved dwellings:

- GIA: 274.38m²
- Height: 5.40m

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Approved: plans

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

200

Revision

00

Status

For Comment

1m @ 1:
50
100
200
500
1250

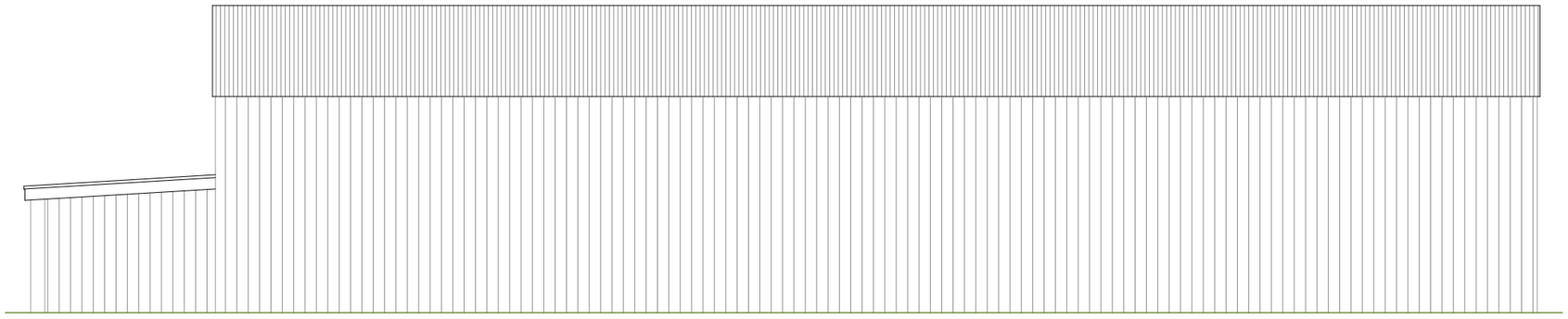
tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

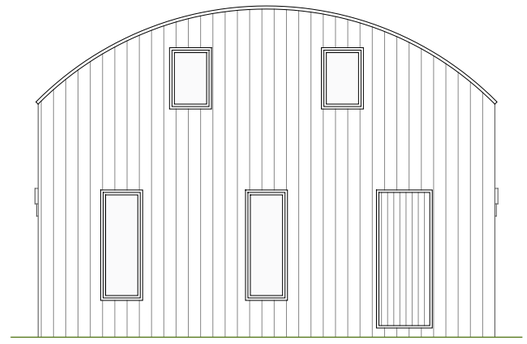
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

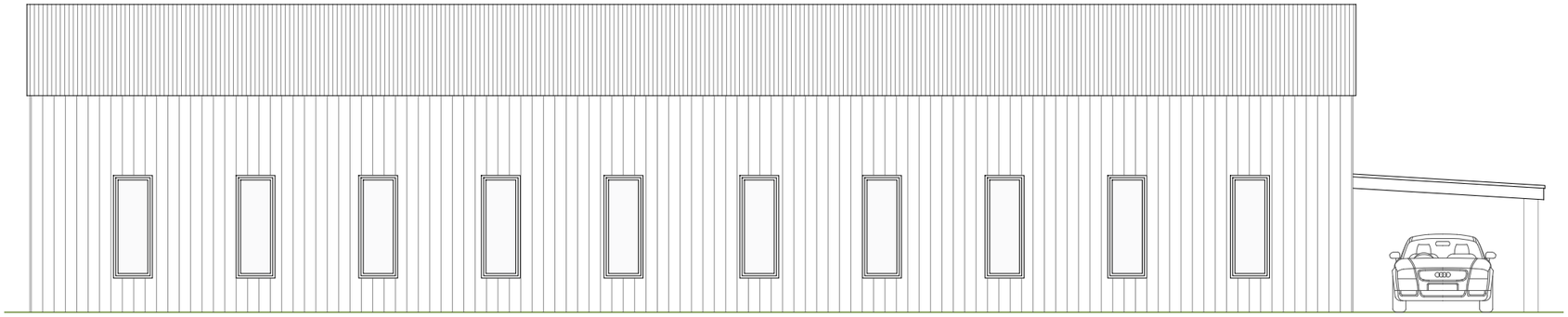
All dimensions must be checked on site prior to commencement of works



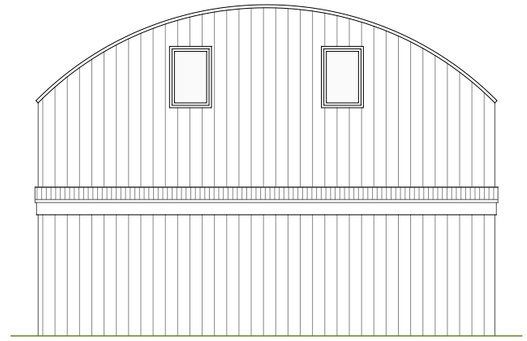
Approved west elevation



Approved south elevation



Approved east elevation



Approved north elevation

Approved

1:100

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Approved: elevations

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

201

Revision

00

Status

For Comment

1m @ 1:

50
100
200
500
1250

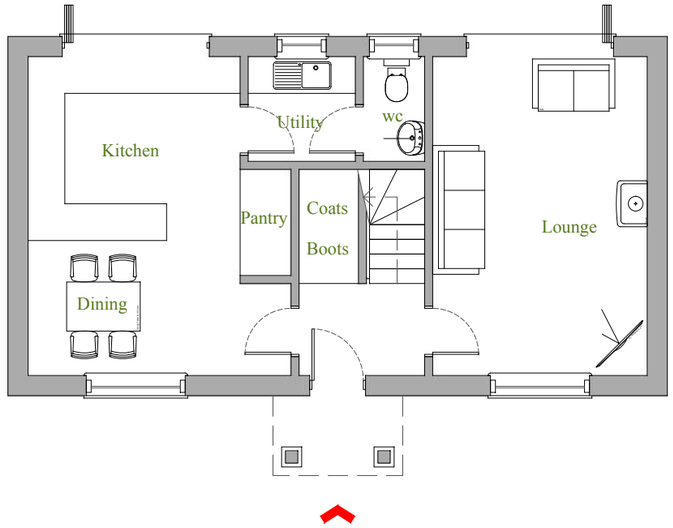
tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

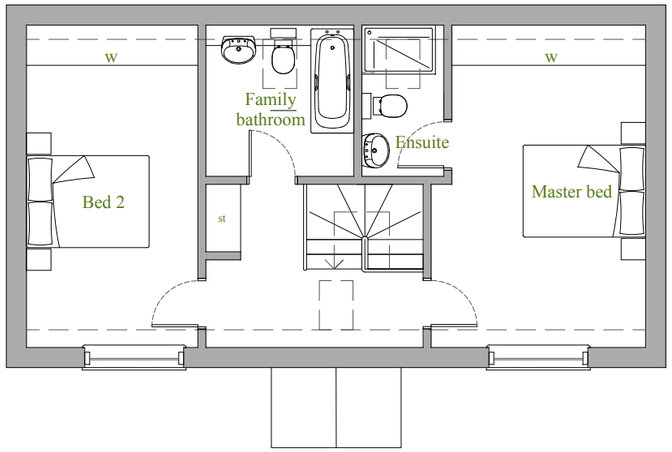
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works



Plot 1 - Ground floor plan



Plot 1 - First floor plan

Proposed

1:100

NOTES:

Proposed:
Plot 1:
- GIA: 98.97m²
- Height: 7.48m

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Proposed: Plot 1 plans

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

300

Revision

00

Status

For Comment

1m @ 1:
50
100
200
500
1250

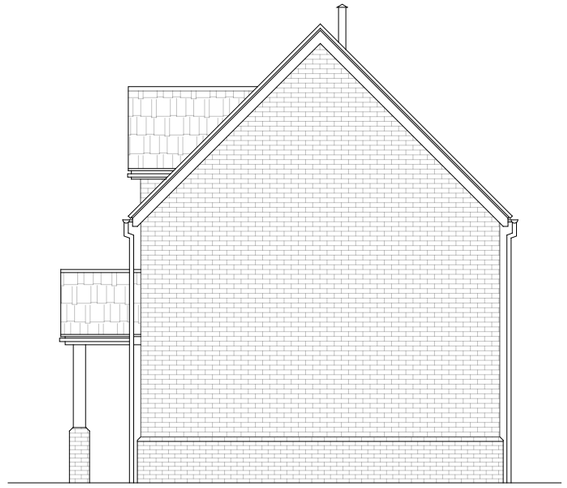
tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works



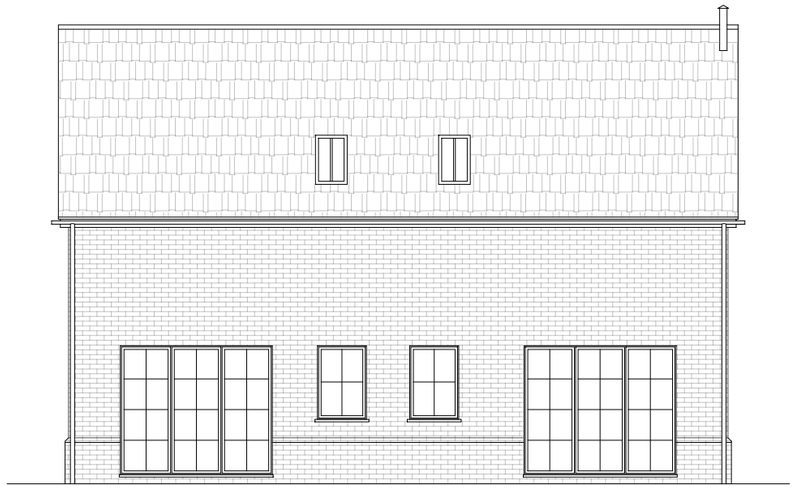
Proposed west elevation



Proposed north elevation



Proposed east elevation



Proposed south elevation

Material schedule



Roof: Clay tiles



Walls: Brick



Windows: Oak framing



RW goods: Ppc black aluminium

Proposed: Plot 1 elevations

1:100

1m @ 1:

50
100
200
500
1250

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Proposed: Plot 1 elevations

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

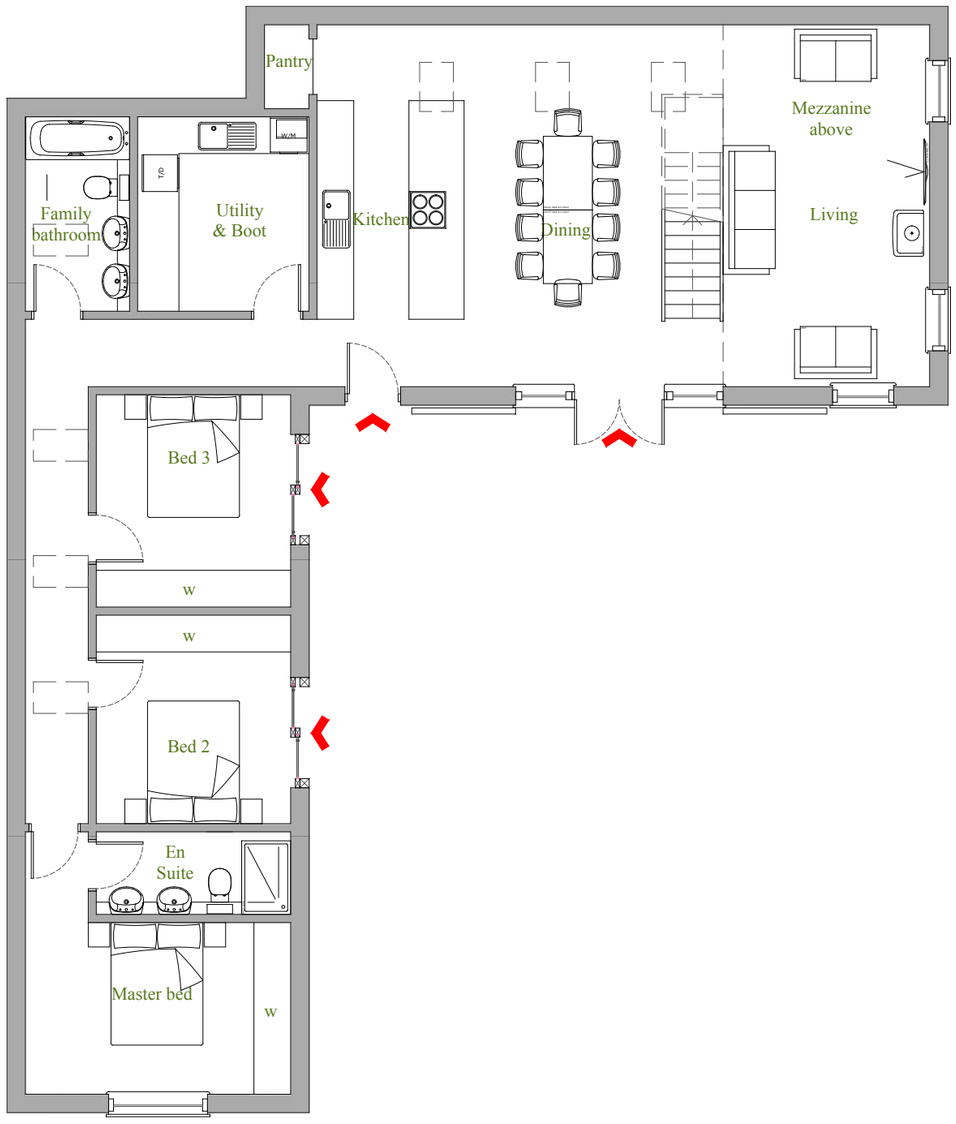
301

Revision

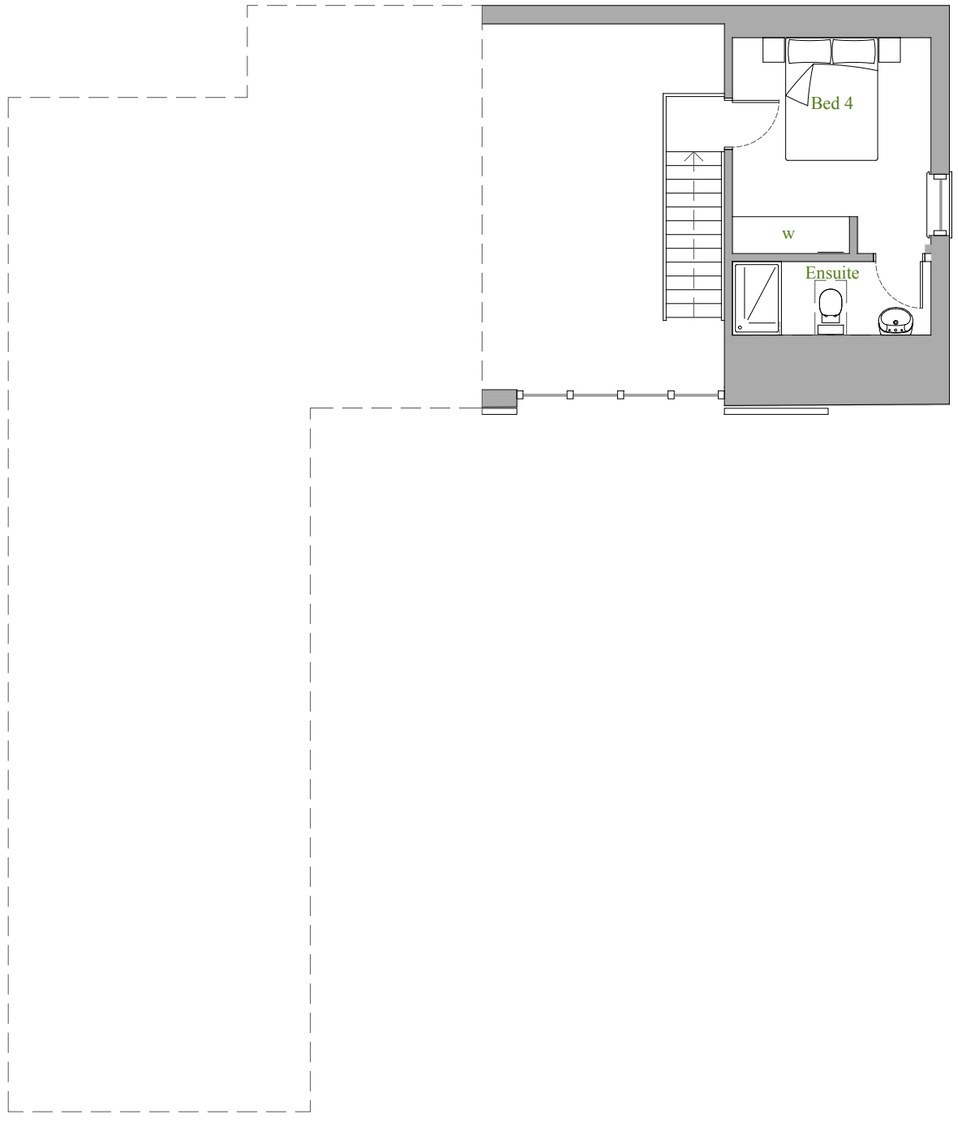
00

Status

For Comment



Plot 2 - Ground floor plan



Plot 2 - Mezzanine level

Proposed

1:100

NOTES:

Plot 2:
- GIA: 144.86m²
- Height: 7123m

Address

Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing

Proposed: Plot 2 plans

Scale @ A3

1:100

Date

23.10.2020

Issue Date

23.10.2020

Drawn By	Checked By
VM	BK

Job No.

200218

Drawing No.

302

Revision

00

Status

For Comment

1m @ 1:
50
100
200
500
1250

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works



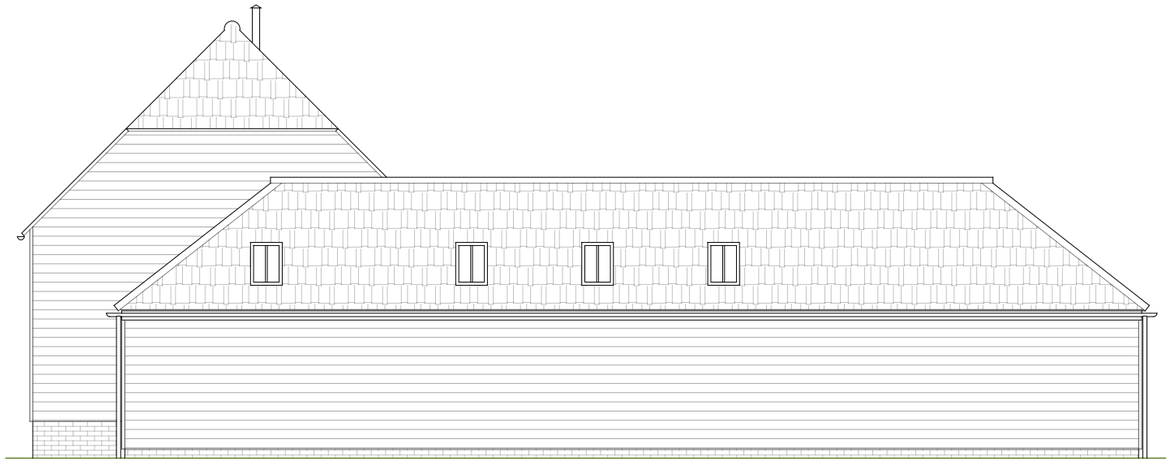
South elevation



East elevation



North elevation



West elevation

Material schedule



Roof: Clay tiles



Plinth: Brick



Upper walls:
Black weatherboard



Windows: Oak framing



RW goods: Ppc black aluminium

Plot 2 - Elevations

1:100

1m @ 1:

50	
100	
200	
500	
1250	

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

MANORWOOD
building on tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 9HU

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works

Address
Grainingfold Farm
Horsham Road, Five Oaks,
RH14 9AT

Drawing
Proposed: Plot 2 elevations

Scale @ A3
1:100

Date
23.10.2020

Issue Date
23.10.2020

Drawn By	Checked By
VM	BK

Job No.
200218

Drawing No.
303

Revision
00

Status
For Comment

YEX4162
Grainingfold, RH14 9AT
May 22

Appendix B- Geo-Insight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Order Details

Date: 10/05/2022

Your ref: YEX4162

Our Ref: GS-8735082

Client: Cathleen Cox

Site Details

Location: 510021 128495

Area: 0.05 ha

Authority: Horsham District Council



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

Summary of findings p. 2

OS MasterMap site plan p.13

Aerial image p. 8

groundsure.com/insightuserguide

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	Historical industrial land uses	0	0	2	0	-
15	1.2	Historical tanks	0	0	0	1	-
15	1.3	Historical energy features	0	0	0	0	-
15	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	1	2	0	-
16	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
17	2.1	Historical industrial land uses	0	0	3	0	-
18	2.2	Historical tanks	0	0	0	2	-
18	2.3	Historical energy features	0	0	0	0	-
18	2.4	Historical petrol stations	0	0	0	0	-
18	2.5	Historical garages	0	1	2	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	0	0	1	-
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	4	-	-
24	4.2	Current or recent petrol stations	0	0	1	0	-
24	4.3	Electricity cables	0	0	0	0	-
24	4.4	Gas pipelines	0	0	0	0	-
24	4.5	Sites determined as Contaminated Land	0	0	0	0	-

25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.7	Regulated explosive sites	0	0	0	0	-
25	4.8	Hazardous substance storage/usage	0	0	0	0	-
25	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	3	0	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
26	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
27	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.15	Pollutant release to public sewer	0	0	0	0	-
27	4.16	List 1 Dangerous Substances	0	0	0	0	-
27	4.17	List 2 Dangerous Substances	0	0	0	0	-
27	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	0	1	-
28	4.19	Pollution inventory substances	0	0	0	0	-
28	4.20	Pollution inventory waste transfers	0	0	0	0	-
28	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
29	5.1	Superficial aquifer	None (within 500m)				
30	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
31	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
32	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
32	5.5	Groundwater vulnerability- local information	None (within 0m)				
33	5.6	Groundwater abstractions	0	0	0	0	0
33	5.7	Surface water abstractions	0	0	0	0	0
33	5.8	Potable abstractions	0	0	0	0	0
33	5.9	Source Protection Zones	0	0	0	0	-
34	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
35	**6.1**	**Water Network (OS MasterMap)**	0	0	3	-	-

36	**6.2**	**Surface water features**	0	0	2	-	-
36	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
37	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
37	6.5	WFD Groundwater bodies	0	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
38	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
38	7.2	Historical Flood Events	0	0	0	-	-
38	7.3	Flood Defences	0	0	0	-	-
39	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
39	7.5	Flood Storage Areas	0	0	0	-	-
40	7.6	Flood Zone 2	None (within 50m)				
40	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
41	8.1	Surface water flooding	Negligible (within 50m)

Page	Section	Groundwater flooding	
42	**9.1**	**Groundwater flooding**	Negligible (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
43	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
44	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
44	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
44	10.4	Special Protection Areas (SPA)	0	0	0	0	0
44	10.5	National Nature Reserves (NNR)	0	0	0	0	0
45	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
45	**10.7**	**Designated Ancient Woodland**	0	0	0	1	50
47	10.8	Biosphere Reserves	0	0	0	0	0
47	10.9	Forest Parks	0	0	0	0	0
47	10.10	Marine Conservation Zones	0	0	0	0	0
48	10.11	Green Belt	0	0	0	0	0
48	10.12	Proposed Ramsar sites	0	0	0	0	0

48	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
48	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
48	10.15	Nitrate Sensitive Areas	0	0	0	0	0
49	**10.16**	**Nitrate Vulnerable Zones**	0	1	0	0	0
50	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
51	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
52	11.1	World Heritage Sites	0	0	0	-	-
53	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
53	11.3	National Parks	0	0	0	-	-
53	**11.4**	**Listed Buildings**	0	0	2	-	-
54	11.5	Conservation Areas	0	0	0	-	-
54	11.6	Scheduled Ancient Monuments	0	0	0	-	-
54	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
55	**12.1**	**Agricultural Land Classification**	Grade 3 (within 250m)				
56	12.2	Open Access Land	0	0	0	-	-
56	12.3	Tree Felling Licences	0	0	0	-	-
56	12.4	Environmental Stewardship Schemes	0	0	0	-	-
56	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
57	**13.1**	**Priority Habitat Inventory**	0	0	3	-	-
58	13.2	Habitat Networks	0	0	0	-	-
58	13.3	Open Mosaic Habitat	0	0	0	-	-
58	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
59	**14.1**	**10k Availability**	Identified (within 500m)				
60	14.2	Artificial and made ground (10k)	0	0	0	0	-
61	14.3	Superficial geology (10k)	0	0	0	0	-

61	14.4	Landslip (10k)	0	0	0	0	-
62	**14.5**	**Bedrock geology (10k)**	1	1	0	0	-
63	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
64	**15.1**	**50k Availability**	Identified (within 500m)				
65	15.2	Artificial and made ground (50k)	0	0	0	0	-
65	15.3	Artificial ground permeability (50k)	0	0	-	-	-
66	15.4	Superficial geology (50k)	0	0	0	0	-
66	15.5	Superficial permeability (50k)	None (within 50m)				
66	15.6	Landslip (50k)	0	0	0	0	-
66	15.7	Landslip permeability (50k)	None (within 50m)				
67	**15.8**	**Bedrock geology (50k)**	1	0	1	0	-
68	**15.9**	**Bedrock permeability (50k)**	Identified (within 50m)				
68	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
69	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
70	**17.1**	**Shrink swell clays**	Low (within 50m)				
71	**17.2**	**Running sands**	Negligible (within 50m)				
73	**17.3**	**Compressible deposits**	Negligible (within 50m)				
74	**17.4**	**Collapsible deposits**	Very low (within 50m)				
75	**17.5**	**Landslides**	Very low (within 50m)				
77	**17.6**	**Ground dissolution of soluble rocks**	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
79	18.1	Natural cavities	0	0	0	0	-
80	18.2	BritPits	0	0	0	0	-
80	18.3	Surface ground workings	0	0	0	-	-
80	18.4	Underground workings	0	0	0	0	0
80	18.5	Historical Mineral Planning Areas	0	0	0	0	-

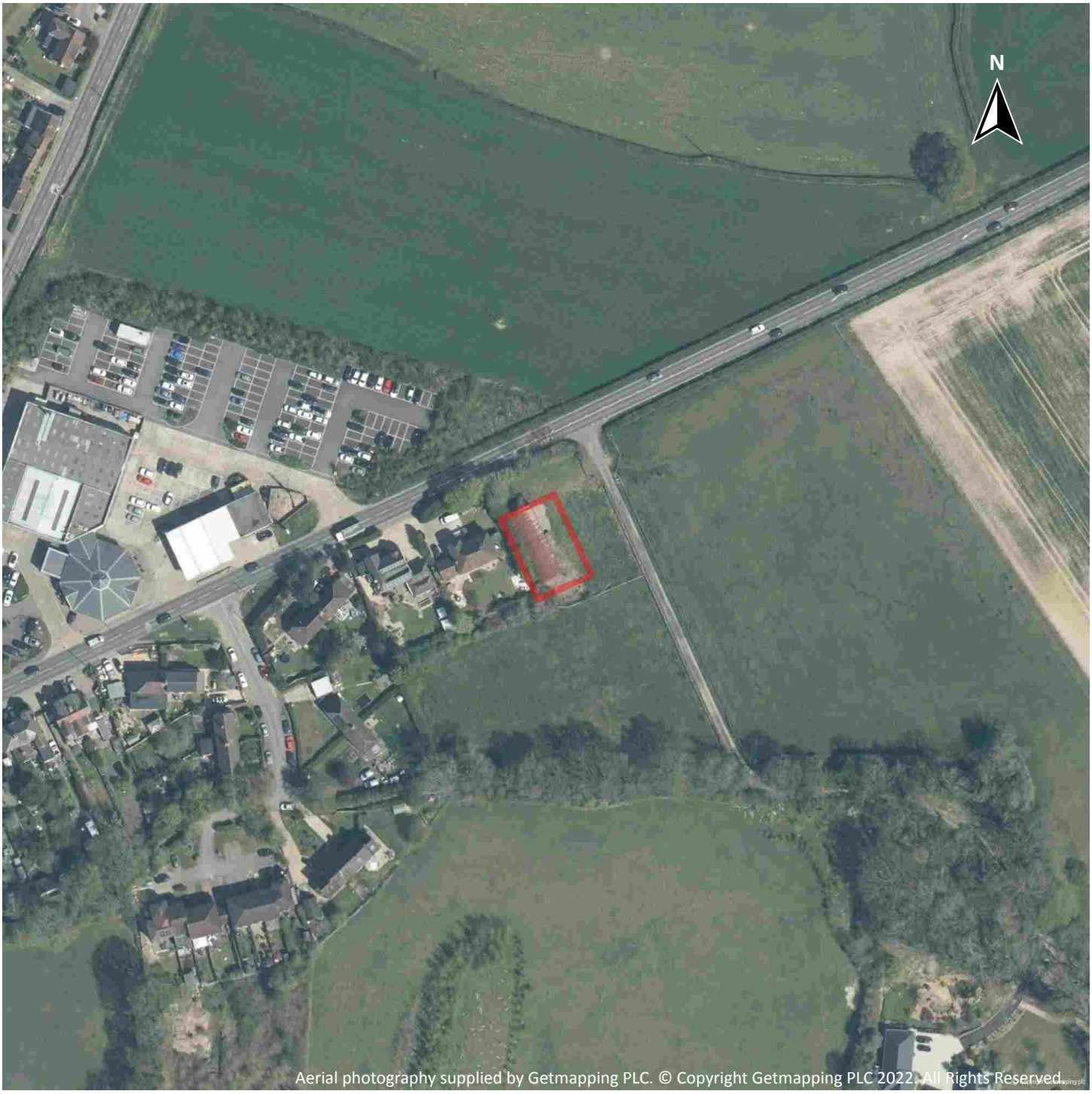
80	**18.6**	**Non-coal mining**	1	1	0	0	0
81	18.7	Mining cavities	0	0	0	0	0
81	18.8	JPB mining areas	None (within 0m)				
81	18.9	Coal mining	None (within 0m)				
81	18.10	Brine areas	None (within 0m)				
82	18.11	Gypsum areas	None (within 0m)				
82	18.12	Tin mining	None (within 0m)				
82	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
83	**19.1**	**Radon**	Less than 1% (within 0m)				

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
84	**20.1**	**BGS Estimated Background Soil Chemistry**	2	4	-	-	-
84	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
85	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
86	21.1	Underground railways (London)	0	0	0	-	-
86	21.2	Underground railways (Non-London)	0	0	0	-	-
86	21.3	Railway tunnels	0	0	0	-	-
86	21.4	Historical railway and tunnel features	0	0	0	-	-
86	21.5	Royal Mail tunnels	0	0	0	-	-
87	21.6	Historical railways	0	0	0	-	-
87	21.7	Railways	0	0	0	-	-
87	21.8	Crossrail 1	0	0	0	0	-
87	21.9	Crossrail 2	0	0	0	0	-
87	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.05ha

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.05ha

Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.05ha

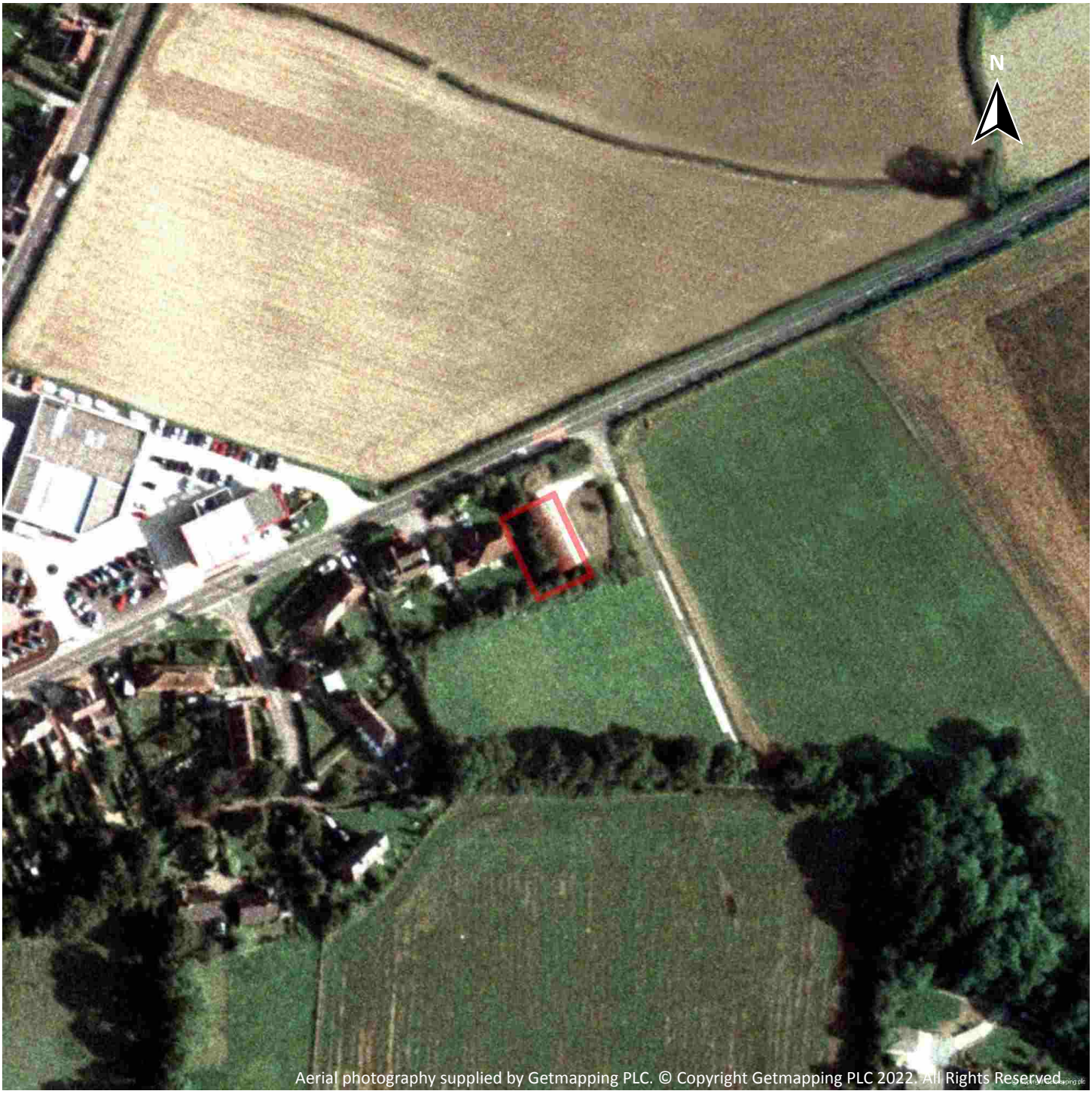
Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.05ha

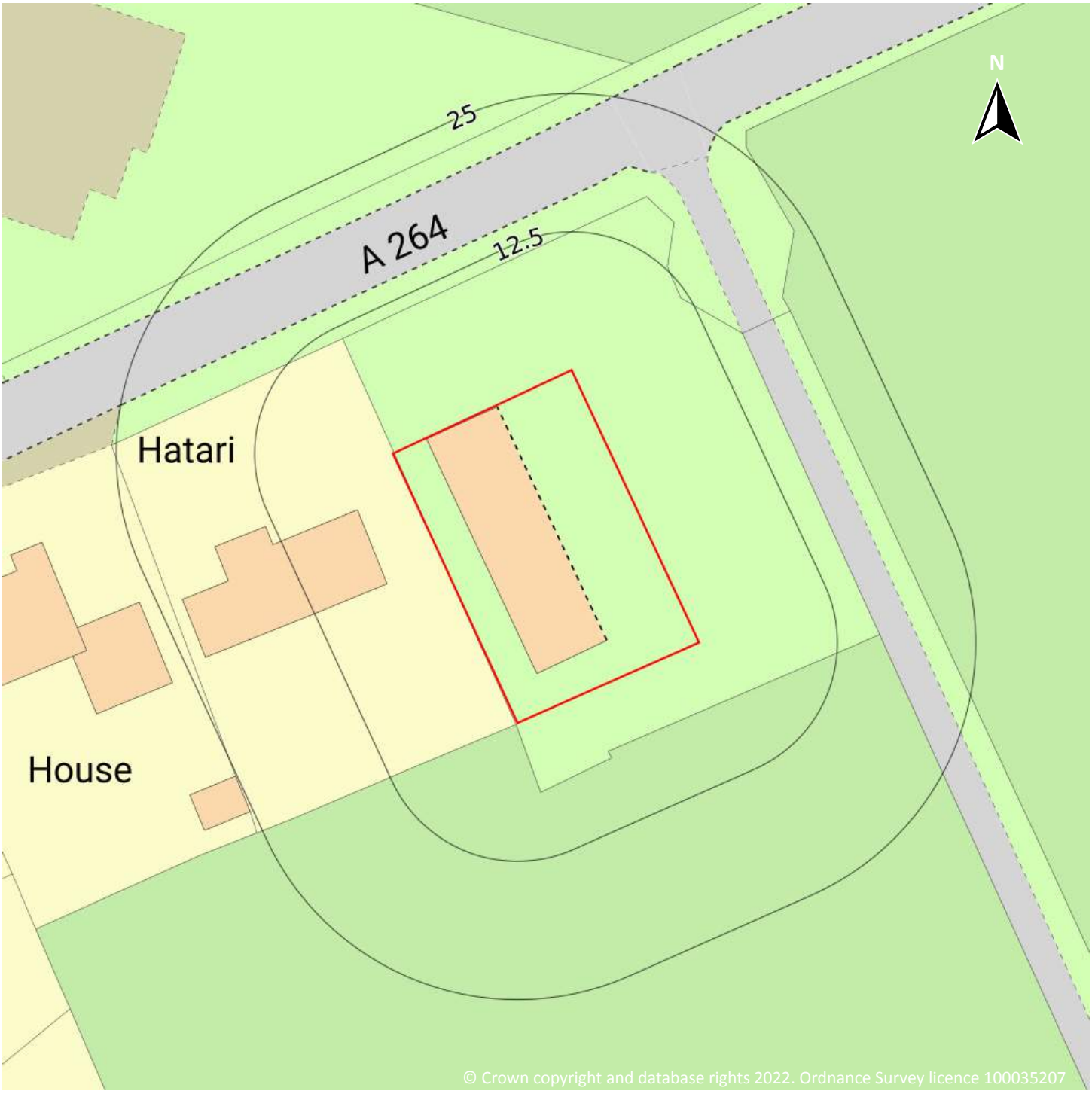
Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

Site Area: 0.05ha

OS MasterMap site plan



Site Area: 0.05ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical garages

1.1 Historical industrial land uses

Records within 500m	2

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 14**

ID	Location	Land use	Dates present	Group ID
1	148m SW	Smithy	1913 - 1956	2229042

ID	Location	Land use	Dates present	Group ID
2	204m W	Smithy	1913	2167104

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	1

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
3	290m NW	Unspecified Tank	1971 - 1993	411151

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 un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	3

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	39m W	Garage	1996	77508
A	61m W	Garage	1971	75571
A	114m W	Garage	1993	79488

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



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical garages

2.1 Historical industrial land uses

Records within 500m	3

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

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
B	148m SW	Smithy	1956	2229042
B	150m SW	Smithy	1913	2229042
1	204m W	Smithy	1913	2167104

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	2

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

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
C	290m NW	Unspecified Tank	1971	411151
C	291m NW	Unspecified Tank	1993	411151

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	3

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

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
A	39m W	Garage	1996	77508
A	61m W	Garage	1971	75571
A	114m W	Garage	1993	79488

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

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	1

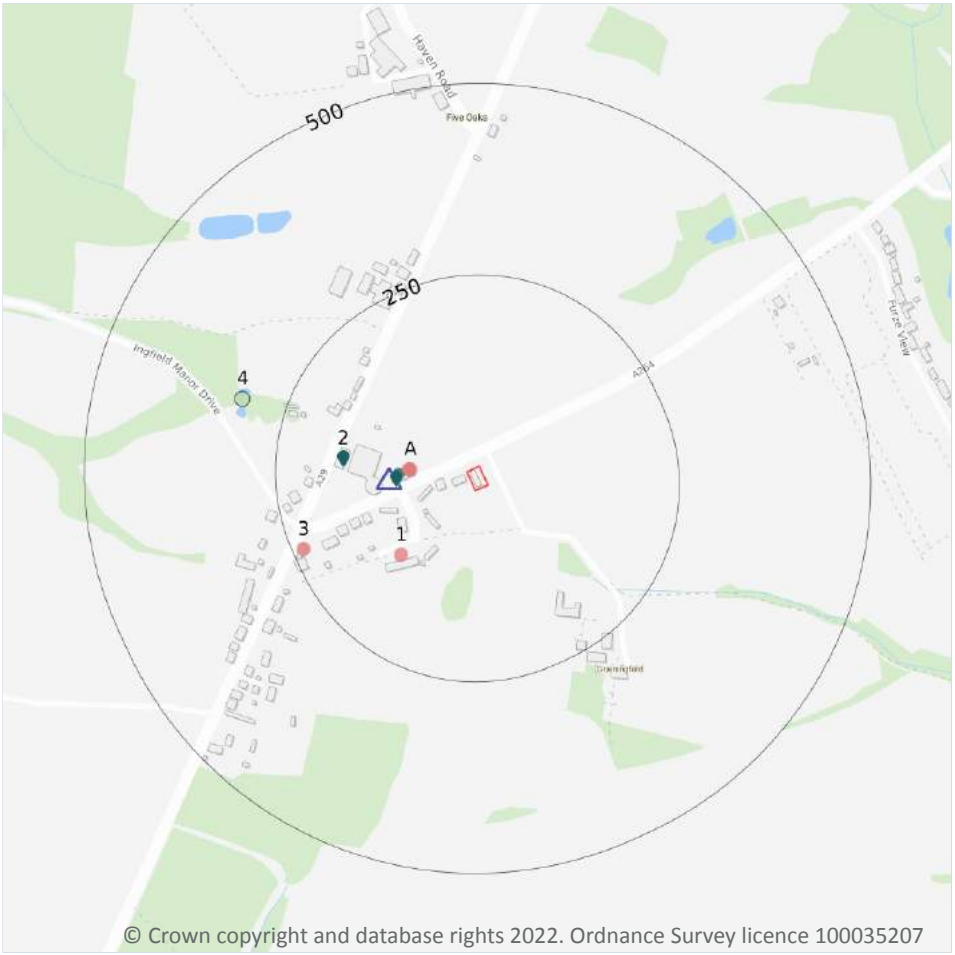
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 20**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	457m SW	Land at Five Oaks Five Oaks West Sussex	EPR/VE5548KJ /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 23**

ID	Location	Company	Address	Activity	Category
A	74m W	BP Service Station	Five Oaks Service Station, Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL	Petrol and Fuel Stations	Road and Rail
A	76m W	B P Car Wash	Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL	Vehicle Cleaning Services	Personal, Consumer and Other Services
1	128m SW	Electricity Sub Station	West Sussex, RH14	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
3	236m SW	Just S U V	Maxwell Court, Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL	Secondhand Vehicles	Motoring

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 23**

ID	Location	Company	Address	LPG	Status
A	103m W	BP	Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	3

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.

Features are displayed on the Current industrial land use map on **page 23**

ID	Location	Address	Details	
A	90m W	Poplar Garage, Five Oaks, Billingshurst, West Sussex, RH14 9AP	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
A	93m W	Harwoods Garages Ltd, Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
2	162m W	Harwoods Bodyshop, Horsham Road, Five Oaks, Billingshurst, West Sussex, RH14 9AL	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 23**

ID	Location	Details	
4	307m W	Incident Date: 18/07/2001 Incident Identification: 17195 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Composted Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m	**0**

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

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

4.21 Pollution inventory radioactive waste

Records within 500m	**0**

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

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

5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

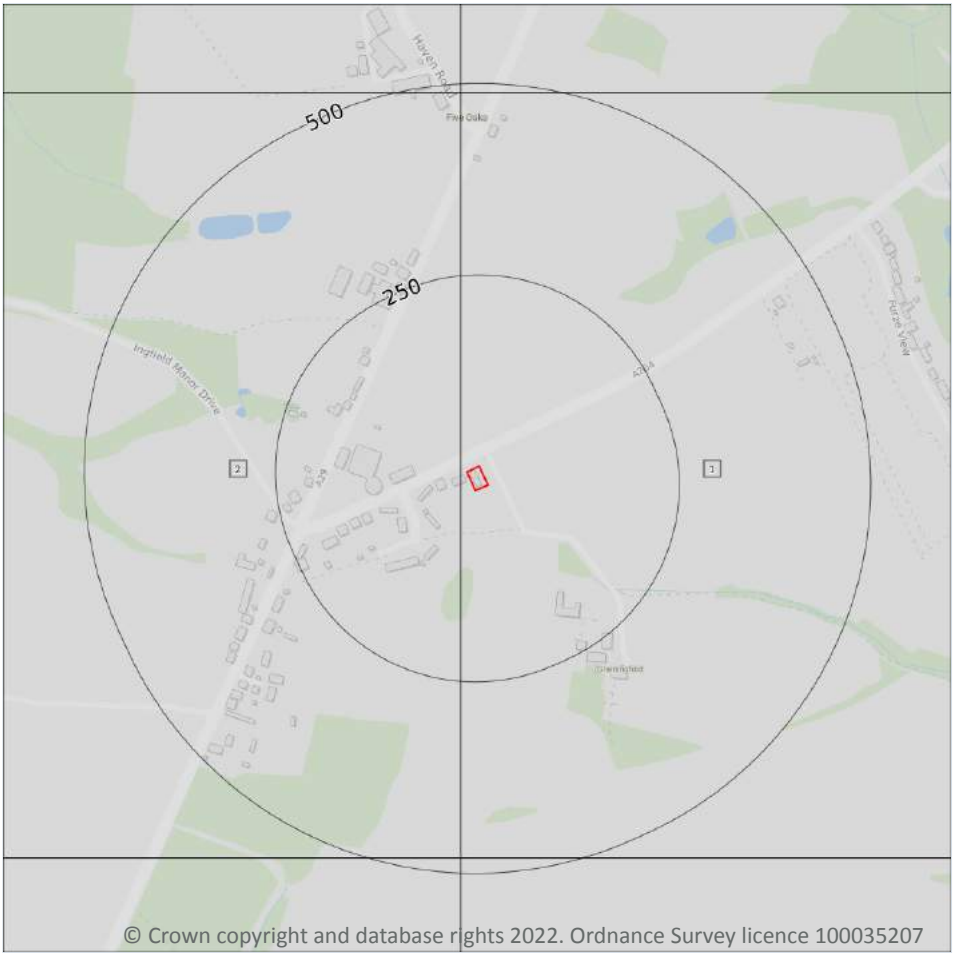
Aquifer status of groundwater held within bedrock geology.

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	8m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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 31**

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**
2	7m W	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m	0

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

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

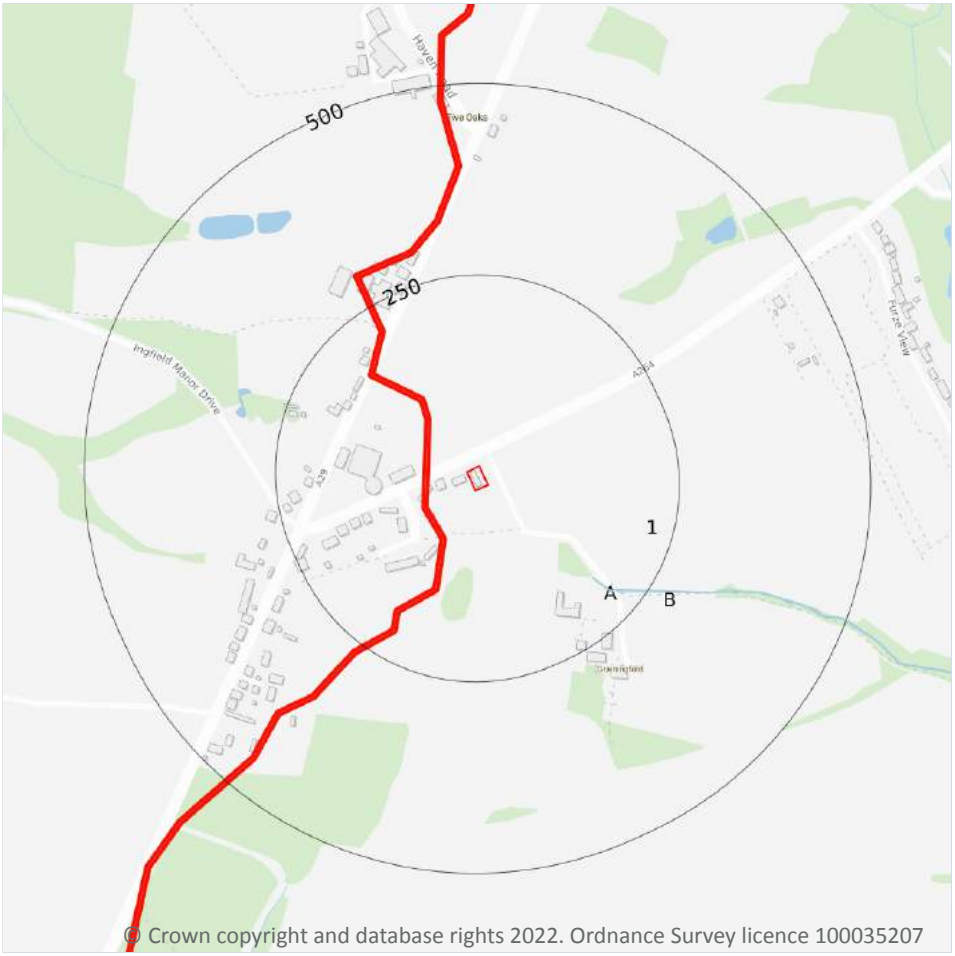
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	**3**

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 35**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	182m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	213m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	214m SE	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	**2**

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 35**

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 35**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Adur West**	**GB107041012290**	**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 35**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	793m E	River	Adur West	GB107041012290	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

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

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

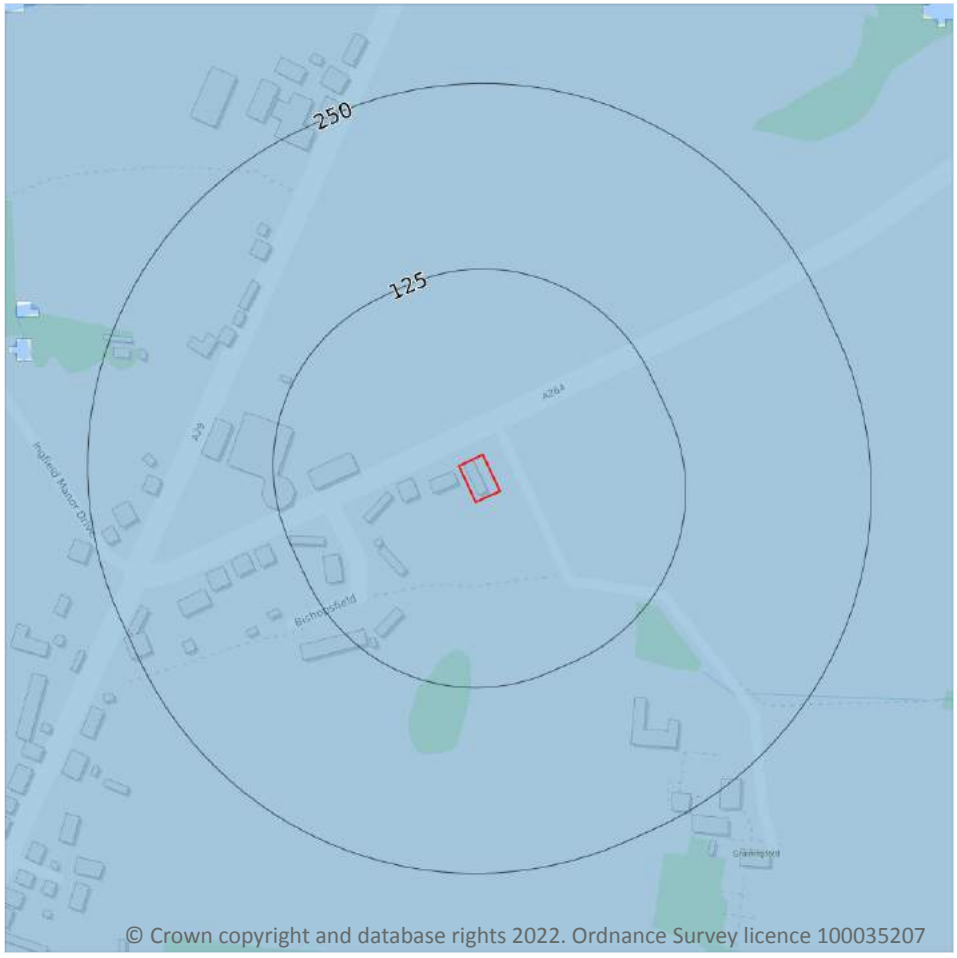
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

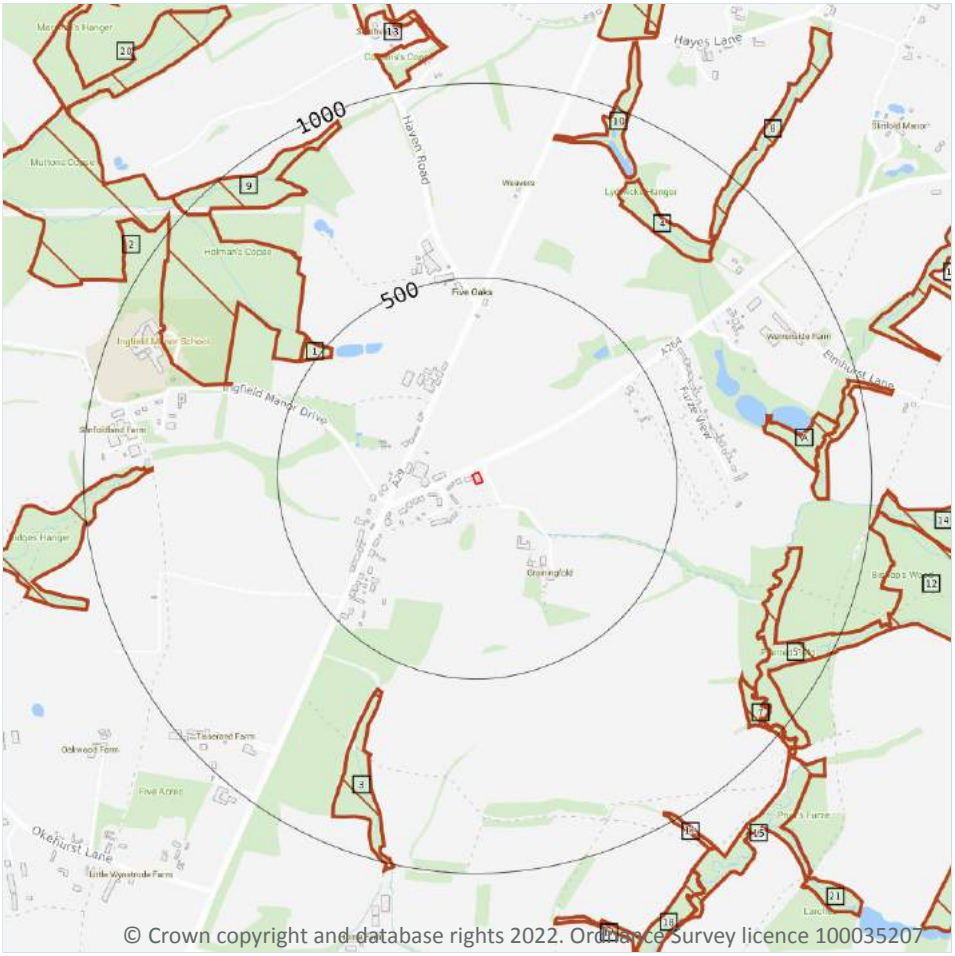
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 42**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	51

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 43**

ID	Location	Name	Woodland Type
1	473m NW	Unknown	Ancient & Semi-Natural Woodland
2	531m NW	Unknown	Ancient & Semi-Natural Woodland
3	585m SW	Unknown	Ancient & Semi-Natural Woodland
A	737m E	Unknown	Ancient & Semi-Natural Woodland
4	765m NE	Unknown	Ancient & Semi-Natural Woodland
5	786m E	Unknown	Ancient & Semi-Natural Woodland
6	822m W	Unknown	Ancient & Semi-Natural Woodland
7	835m SE	Unknown	Ancient & Semi-Natural Woodland
8	841m NE	Unknown	Ancient & Semi-Natural Woodland
9	843m NW	Unknown	Ancient & Semi-Natural Woodland
A	847m E	Unknown	Ancient & Semi-Natural Woodland
10	848m NE	Unknown	Ancient & Semi-Natural Woodland
11	971m SE	Unknown	Ancient & Semi-Natural Woodland
12	1004m E	Unknown	Ancient & Semi-Natural Woodland
13	1011m N	Unknown	Ancient & Semi-Natural Woodland
14	1019m E	Unknown	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
15	1048m SE	Unknown	Ancient & Semi-Natural Woodland
16	1072m E	Unknown	Ancient & Semi-Natural Woodland
17	1133m S	Unknown	Ancient & Semi-Natural Woodland
18	1135m SE	Unknown	Ancient & Semi-Natural Woodland
B	1160m N	Unknown	Ancient & Semi-Natural Woodland
B	1211m N	Unknown	Ancient & Semi-Natural Woodland
-	1272m S	Unknown	Ancient & Semi-Natural Woodland
20	1307m NW	Unknown	Ancient & Semi-Natural Woodland
21	1320m SE	Unknown	Ancient & Semi-Natural Woodland
-	1418m W	Unknown	Ancient Replanted Woodland
-	1420m E	Unknown	Ancient & Semi-Natural Woodland
-	1436m NE	Unknown	Ancient Replanted Woodland
-	1482m W	Unknown	Ancient Replanted Woodland
-	1503m E	Unknown	Ancient & Semi-Natural Woodland
-	1510m N	Unknown	Ancient & Semi-Natural Woodland
-	1525m SW	Unknown	Ancient & Semi-Natural Woodland
29	1552m SE	Unknown	Ancient & Semi-Natural Woodland
-	1628m NE	Unknown	Ancient & Semi-Natural Woodland
-	1641m NE	Chafers Copse	Ancient & Semi-Natural Woodland
-	1647m E	Unknown	Ancient & Semi-Natural Woodland
-	1658m NE	Unknown	Ancient & Semi-Natural Woodland
-	1676m S	Unknown	Ancient & Semi-Natural Woodland
-	1742m NE	Unknown	Ancient & Semi-Natural Woodland
-	1760m SE	Unknown	Ancient & Semi-Natural Woodland
-	1763m N	Unknown	Ancient & Semi-Natural Woodland
-	1765m N	Unknown	Ancient & Semi-Natural Woodland
-	1838m NW	Unknown	Ancient & Semi-Natural Woodland
-	1868m NW	Unknown	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
-	1896m N	Unknown	Ancient & Semi-Natural Woodland
-	1925m NE	Unknown	Ancient & Semi-Natural Woodland
-	1932m N	Unknown	Ancient Replanted Woodland
-	1947m SW	Unknown	Ancient & Semi-Natural Woodland
-	1966m NW	Unknown	Ancient Replanted Woodland
-	1978m W	Unknown	Ancient & Semi-Natural Woodland
-	1978m S	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

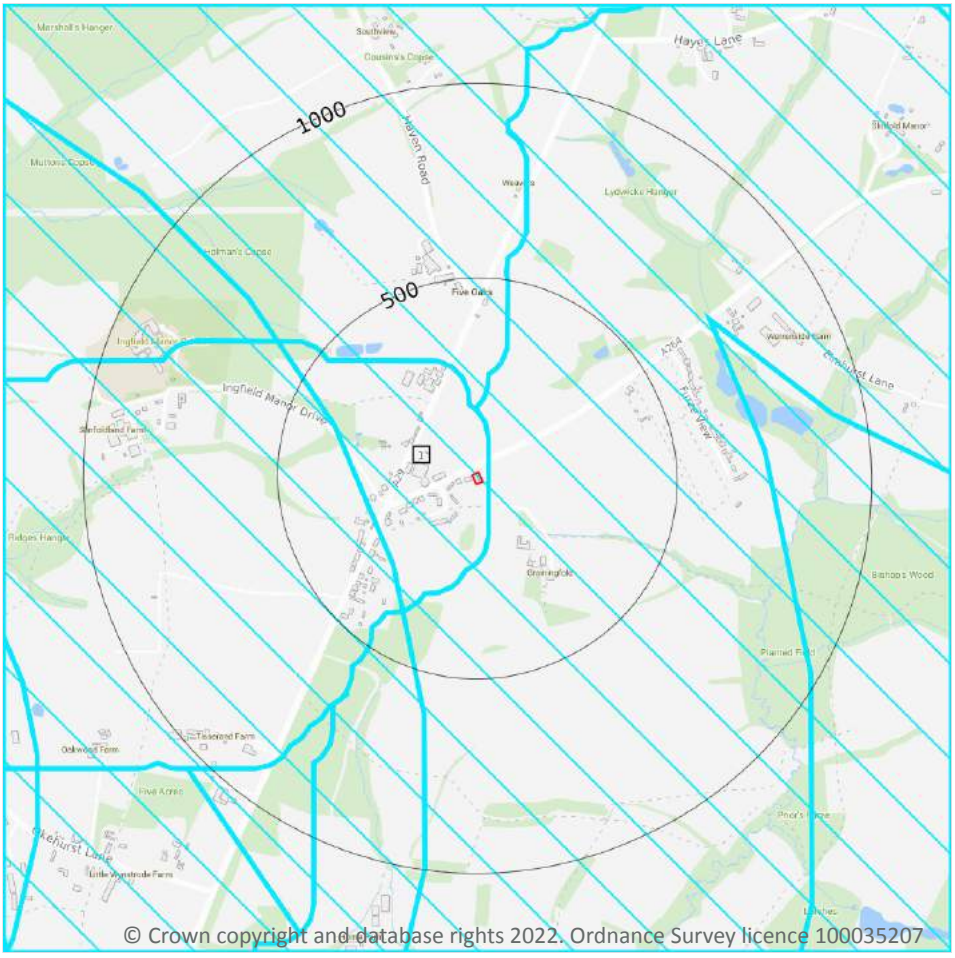
Records within 2000m	**1**

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
8m NW	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	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 50**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Discharges - Any discharge of water or liquid waste of more than 5m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.**

This data is sourced from Natural England.

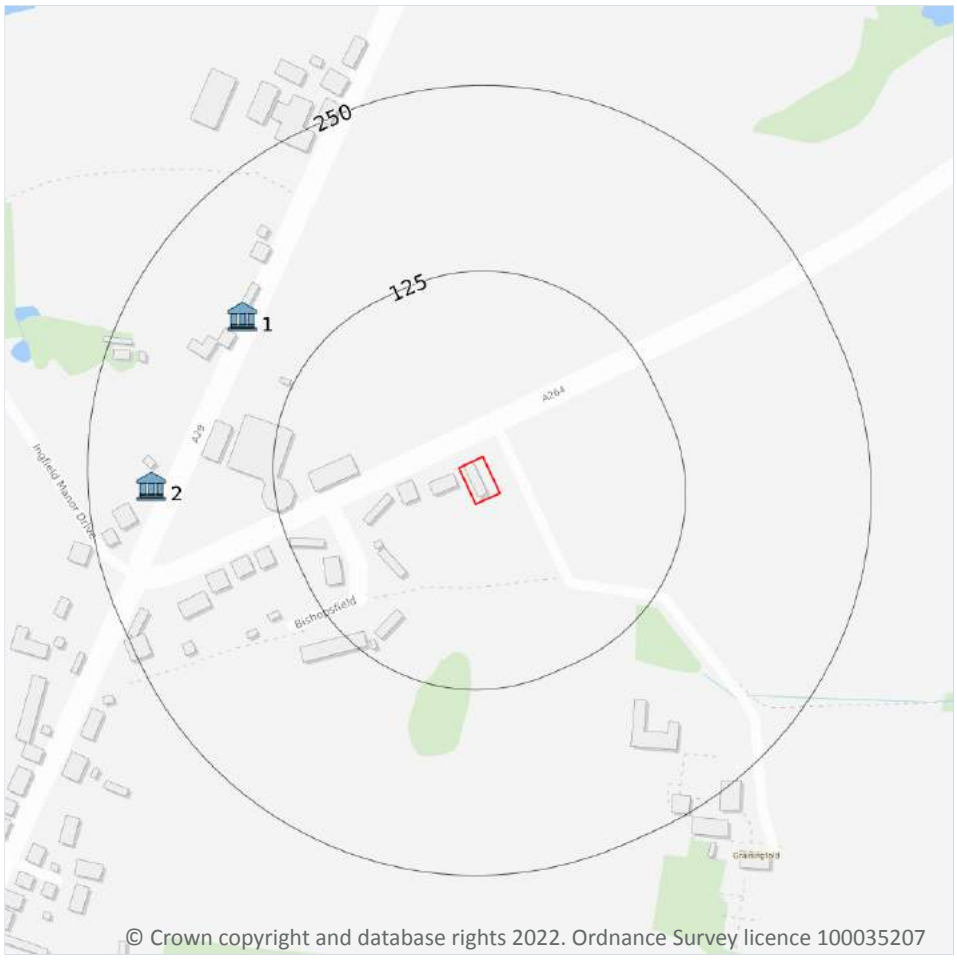
10.18 SSSI Units

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



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

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	2

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

Features are displayed on the Visual and cultural designations map on **page 52**

ID	Location	Name	Grade	Reference Number	Listed date
1	178m NW	The Smithy Cottage, Billingshurst, Horsham, West Sussex, RH14	II	1286398	28/11/1980
2	207m W	Cherry Tree Cottage, Billingshurst, Horsham, West Sussex, RH14	II	1027113	28/11/1980

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

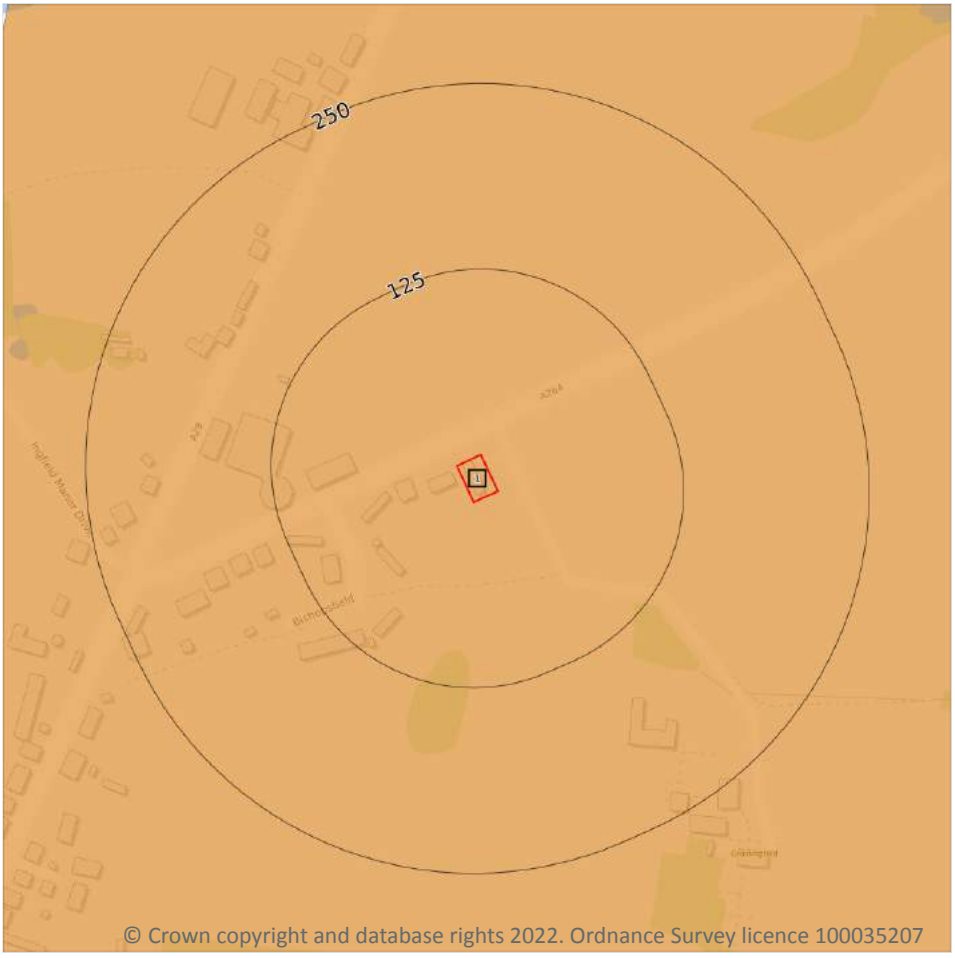
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 55**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

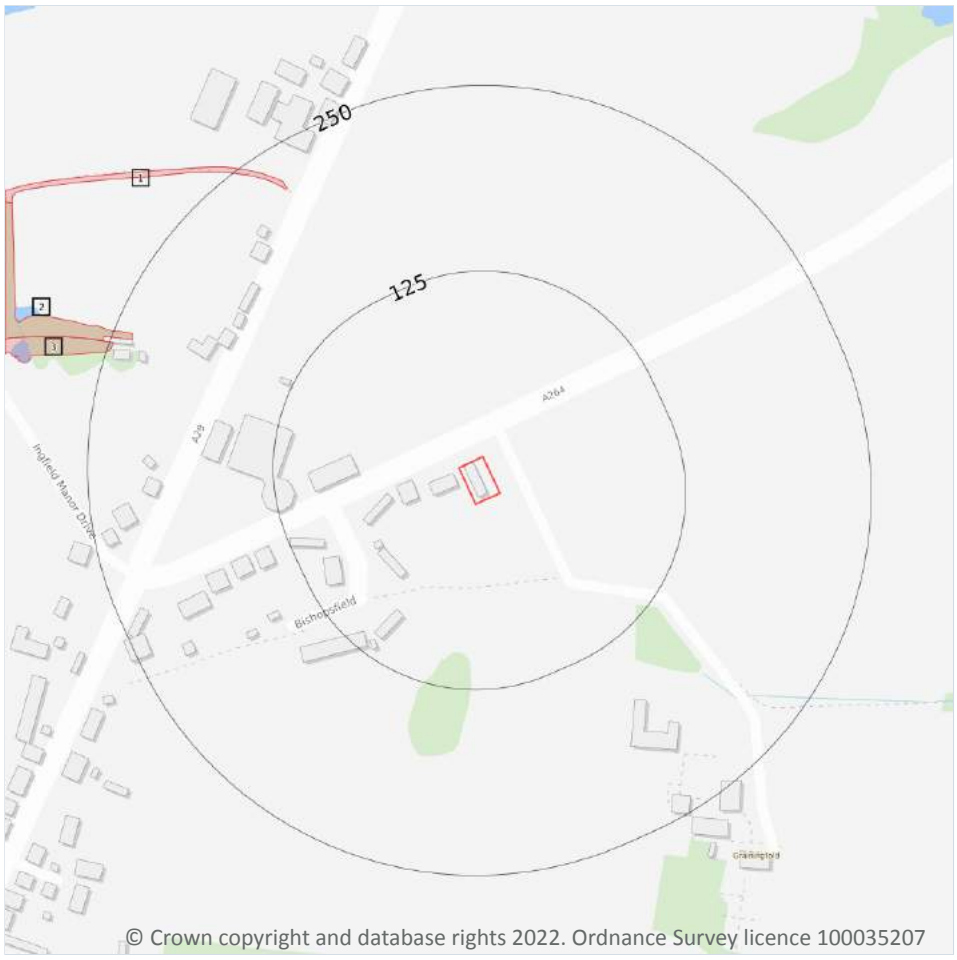
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	3

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 57**

ID	Location	Main Habitat	Other habitats
1	221m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	236m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	247m W	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.

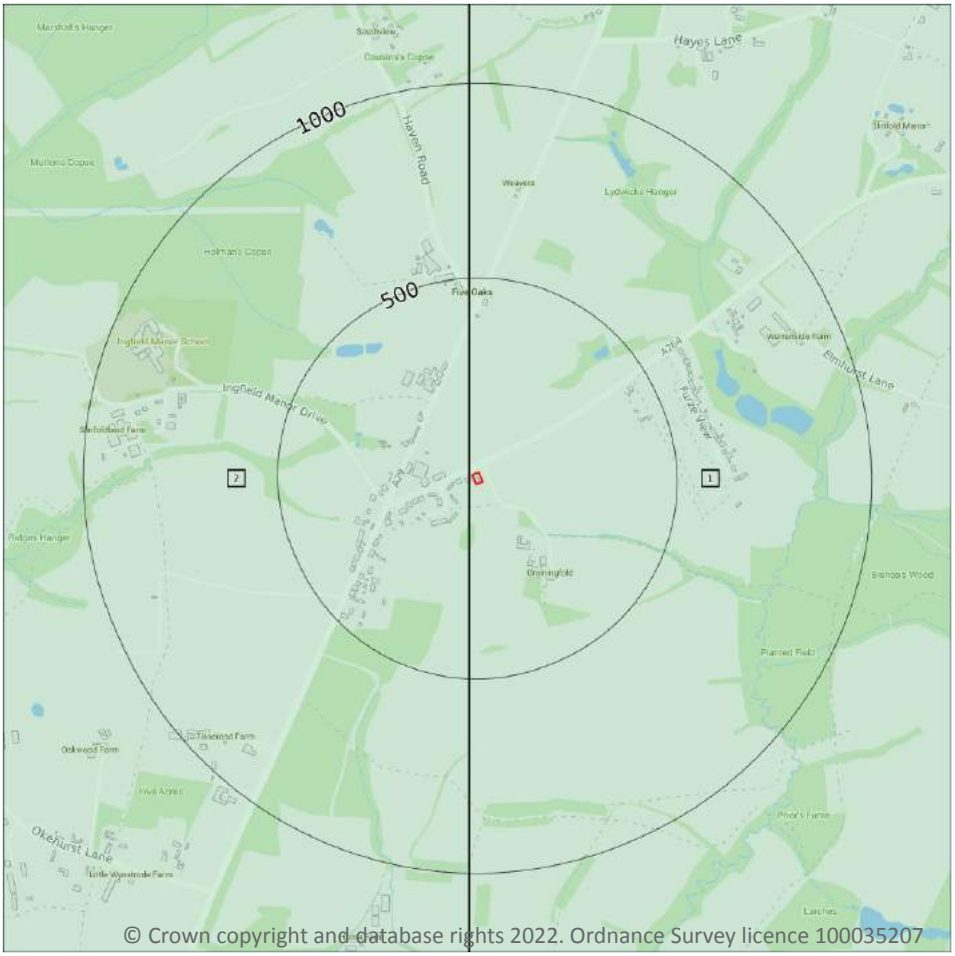
13.4 Limestone Pavement Orders

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 59**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**TQ12NW**
2	8m W	No coverage	Full	Full	No coverage	TQ02NE

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

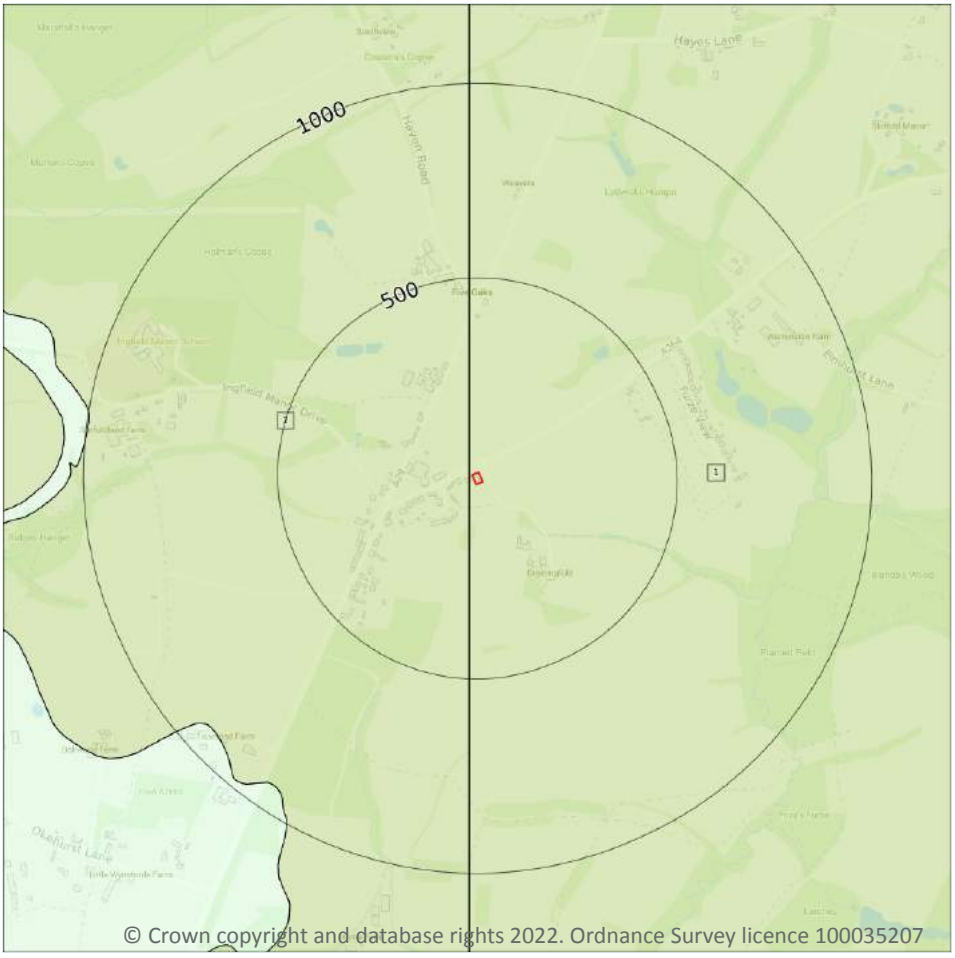
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	2

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 62**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**Weald Clay Formation - Mudstone**	**Barremian Age - Hauterivian Age**
2	8m W	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age

This data is sourced from the British Geological Survey.

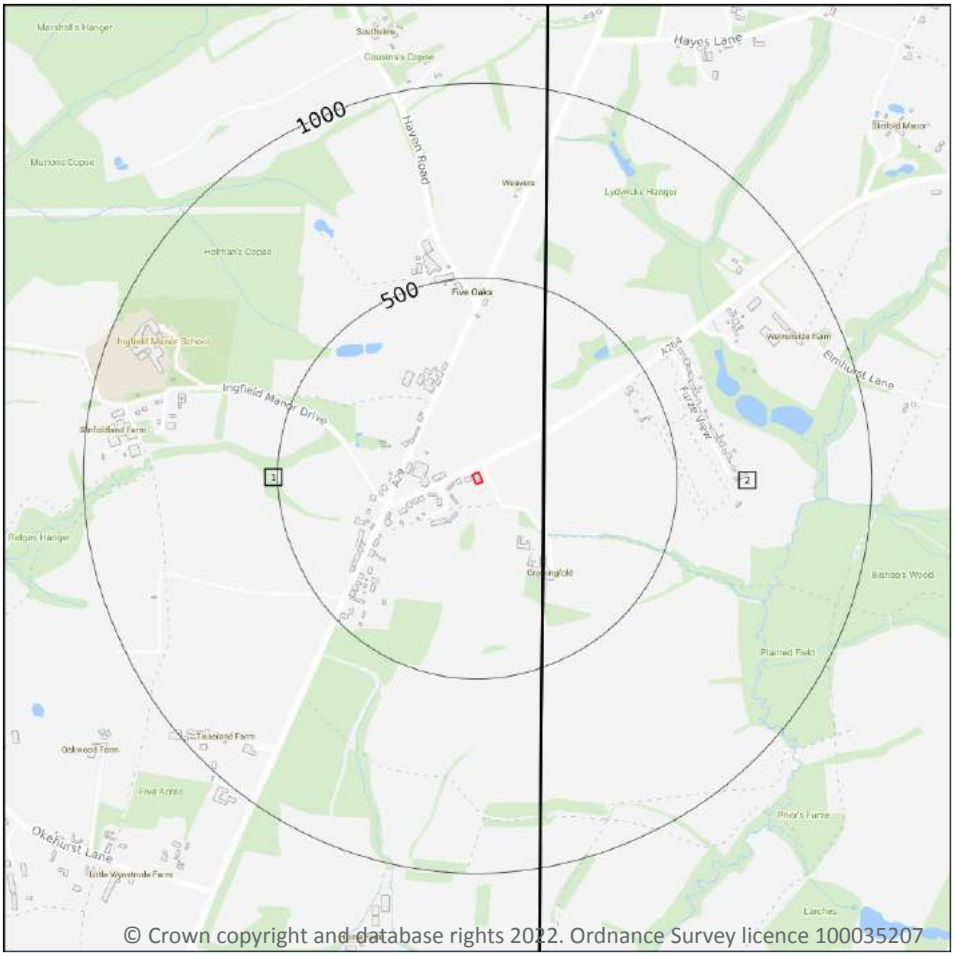
14.6 Bedrock faults and other linear features (10k)

Records within 500m	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 64**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**EW301_haslemere_v4**
2	157m E	Full	Full	Full	Full	EW302_horsham_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

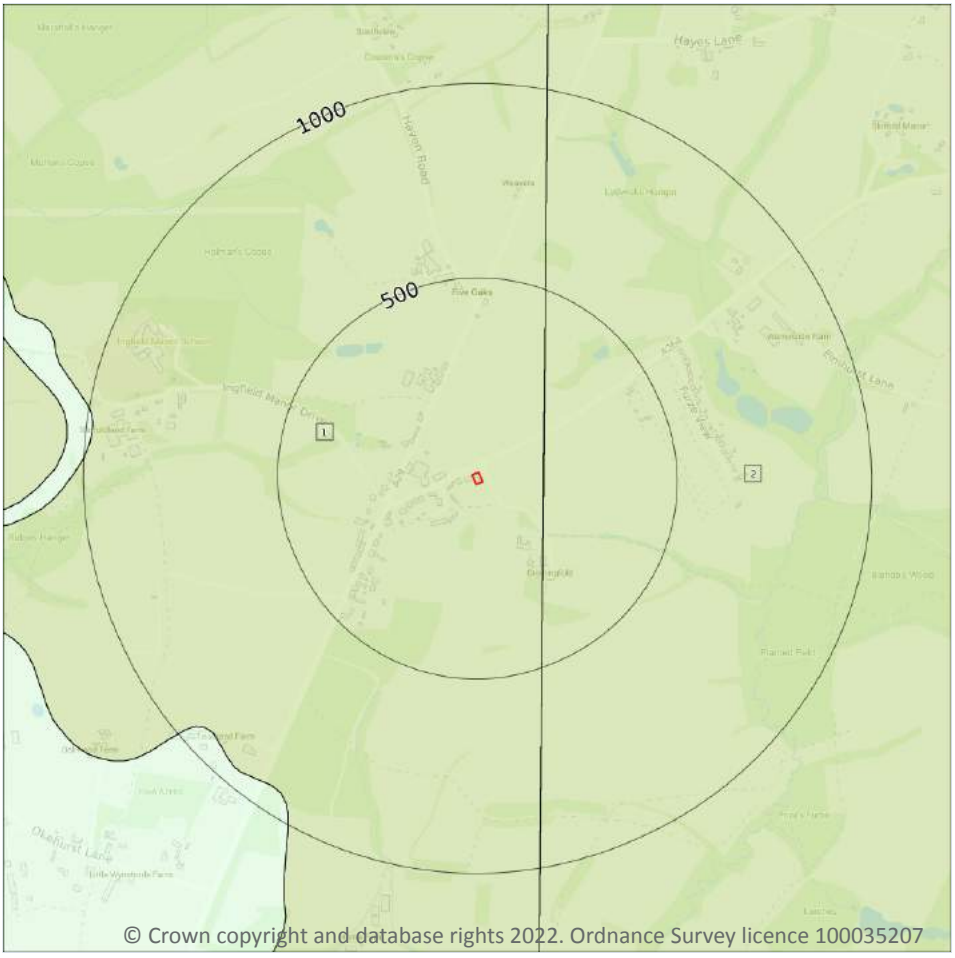
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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 67**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**WEALD CLAY FORMATION - MUDSTONE**	**HAUTERIVIAN**
2	157m E	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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**
8m W	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

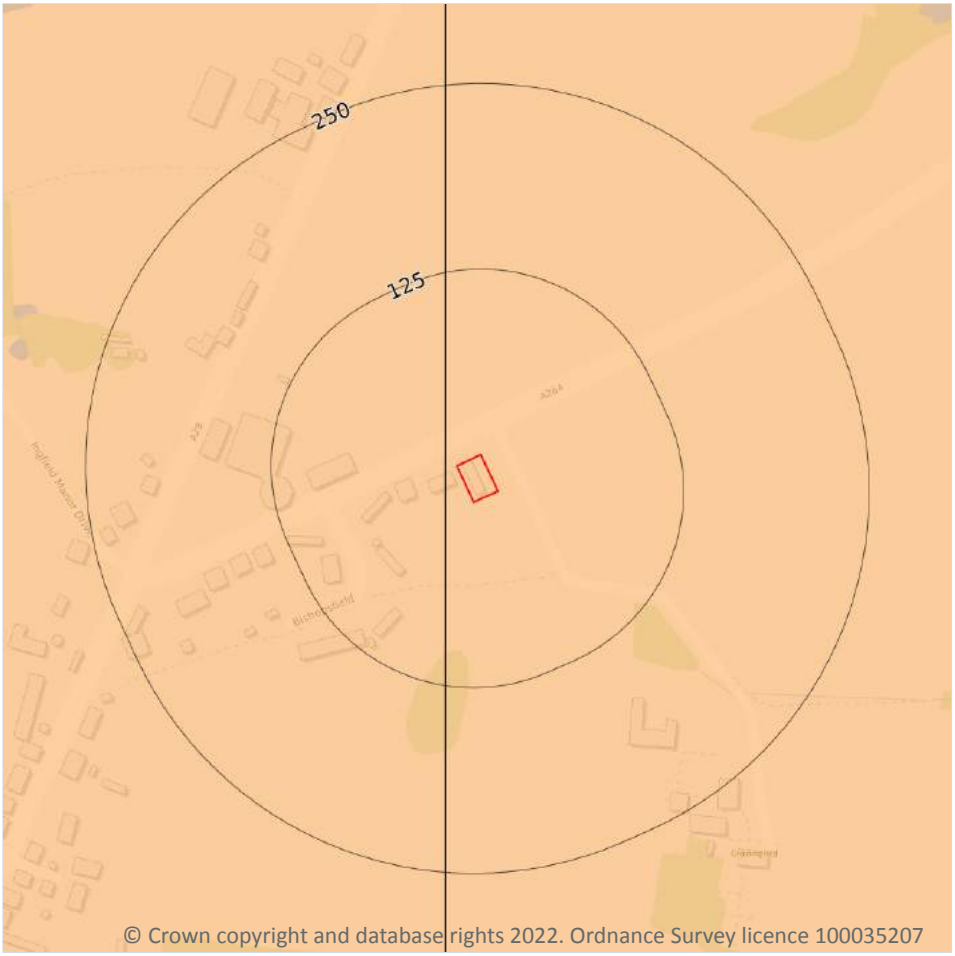
16.1 BGS Boreholes

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

17.1 Shrink swell clays

Records within 50m	2

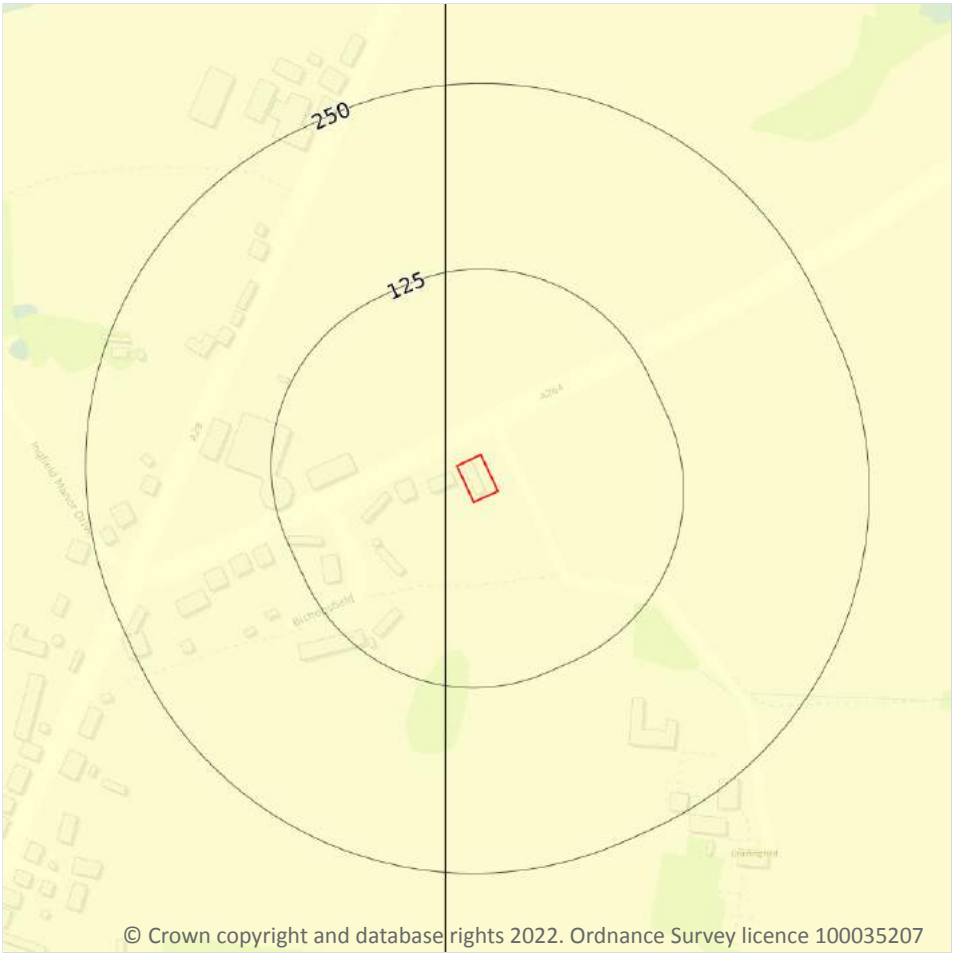
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 70**

Location	Hazard rating	Details
On site	**Low**	**Ground conditions predominantly medium plasticity.**
8m W	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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

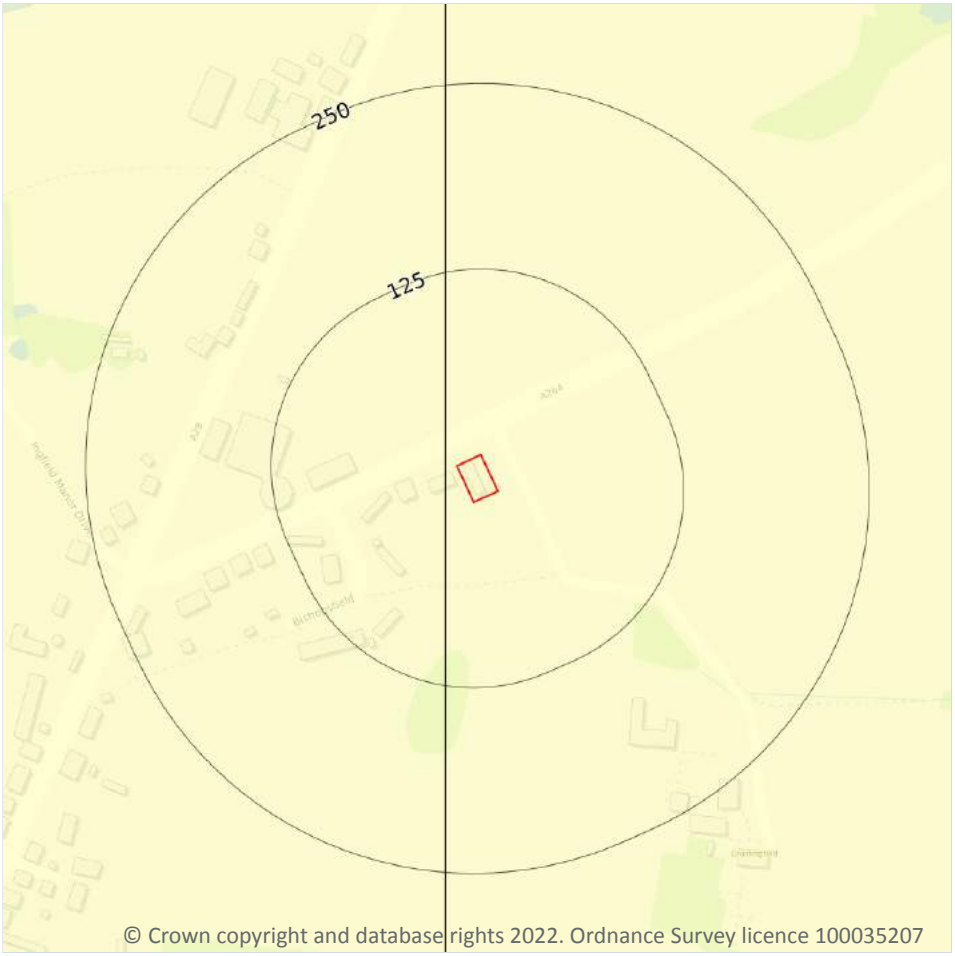
Features are displayed on the Natural ground subsidence - Running sands map on **page 71**

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

Location	Hazard rating	Details
8m W	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



© Crown copyright and database rights 2022. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

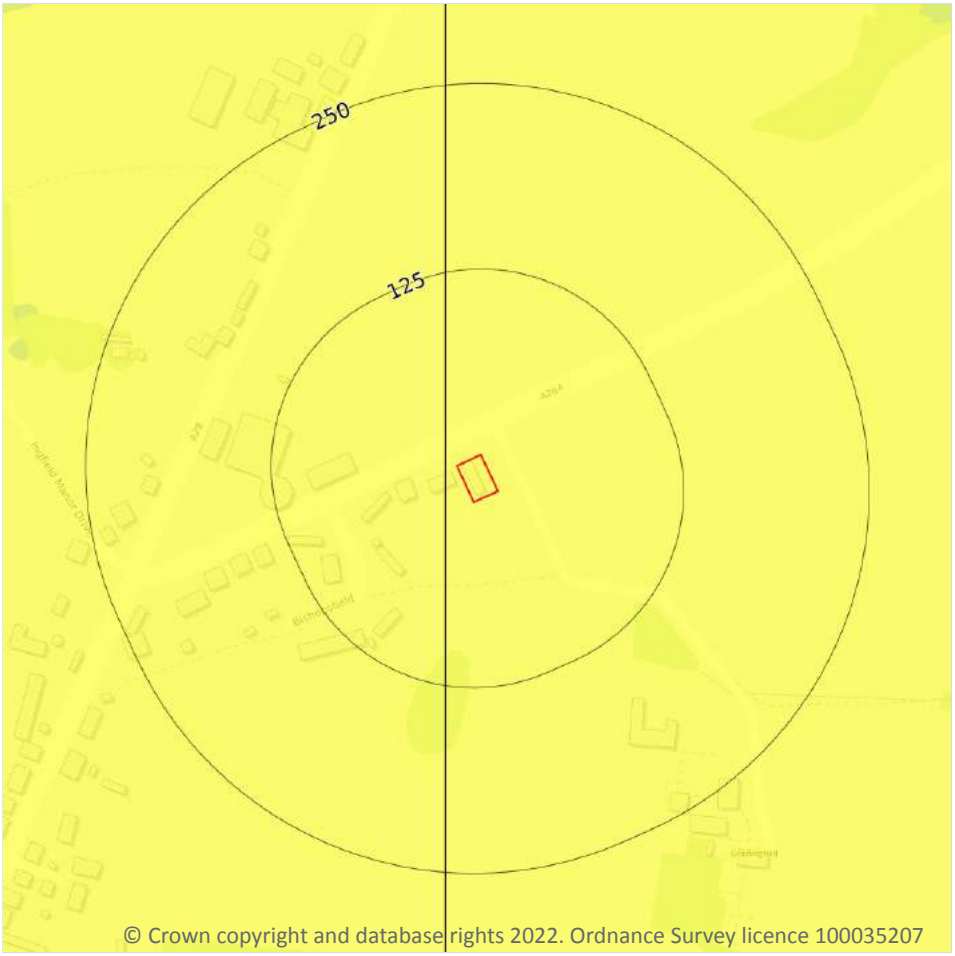
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 73**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
8m W	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	2

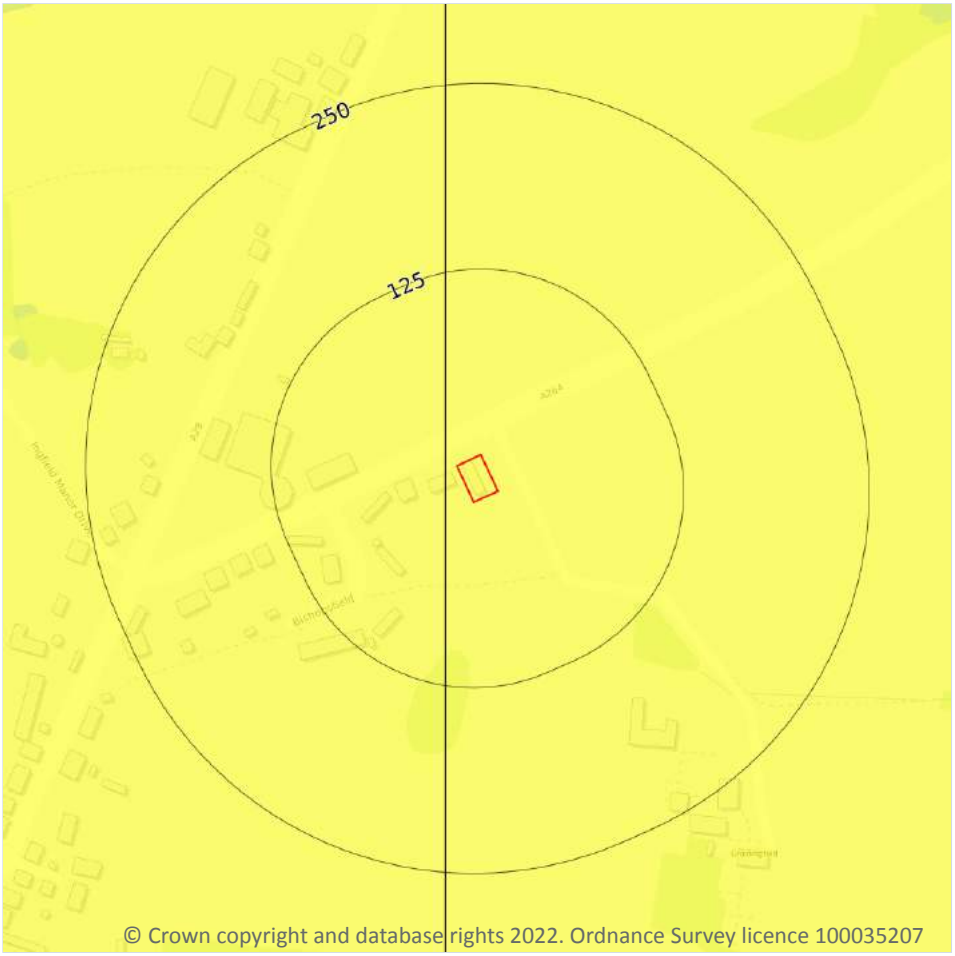
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 74**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
8m W	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	2

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.

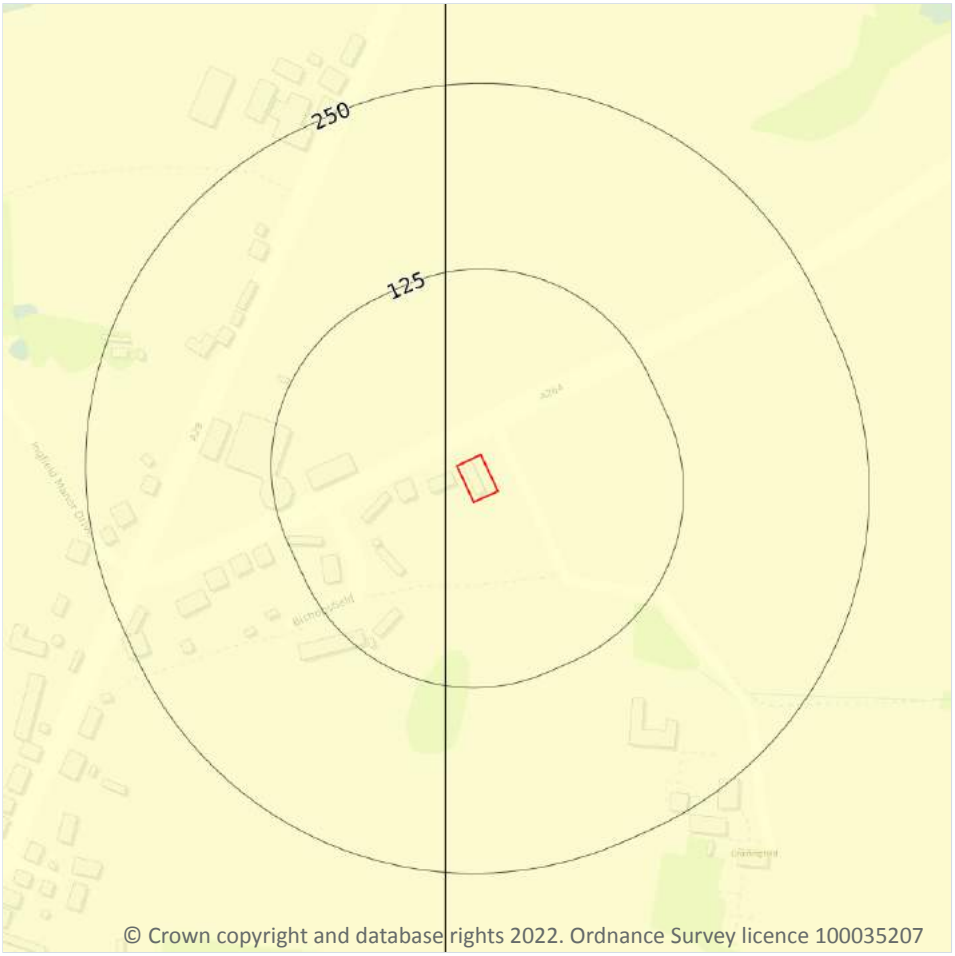
Features are displayed on the Natural ground subsidence - Landslides map on **page 75**

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

Location	Hazard rating	Details
8m W	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	2

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.

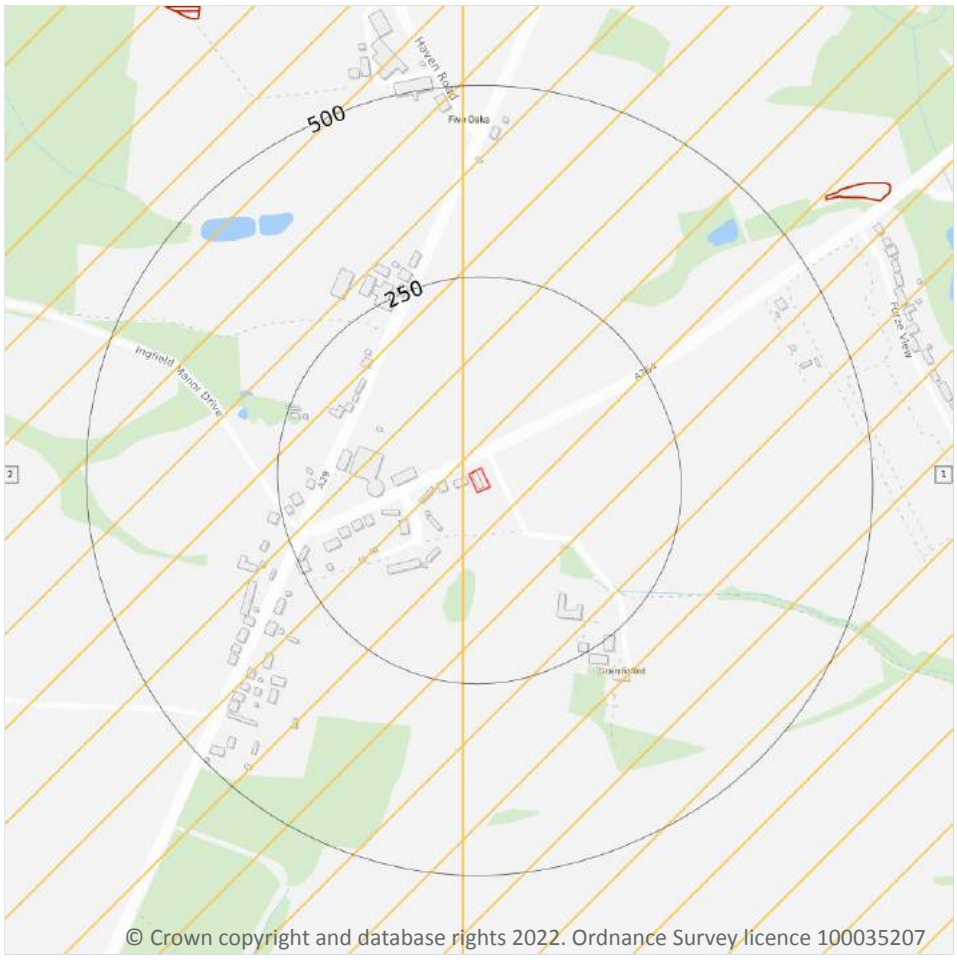
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 77**

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.**

Location	Hazard rating	Details
8m W	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

BritPits

Surface ground workings

Underground workings

Historical Mineral Planning Areas

Mining Cavities

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	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.

18.3 Surface ground workings

Records within 250m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	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, ground workings and natural cavities map on **page 79**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Iron Ore**	**B**	**Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered**
2	8m W	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	**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.

18.8 JPB mining areas

Records on site	**0**

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	**0**

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	**0**

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

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

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

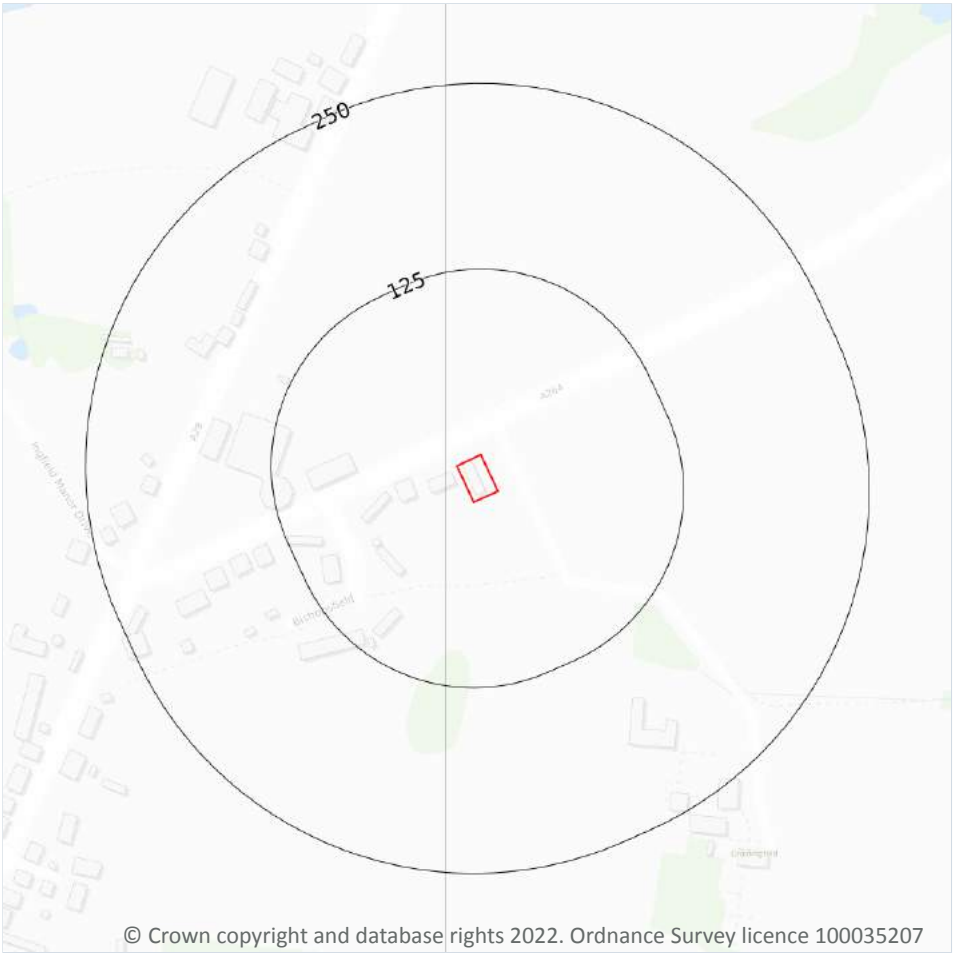
18.13 Clay mining

Records on site	0

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

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

19 Radon



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%

19.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 83**

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

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

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
8m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
8m NW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
9m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
9m SW	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.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

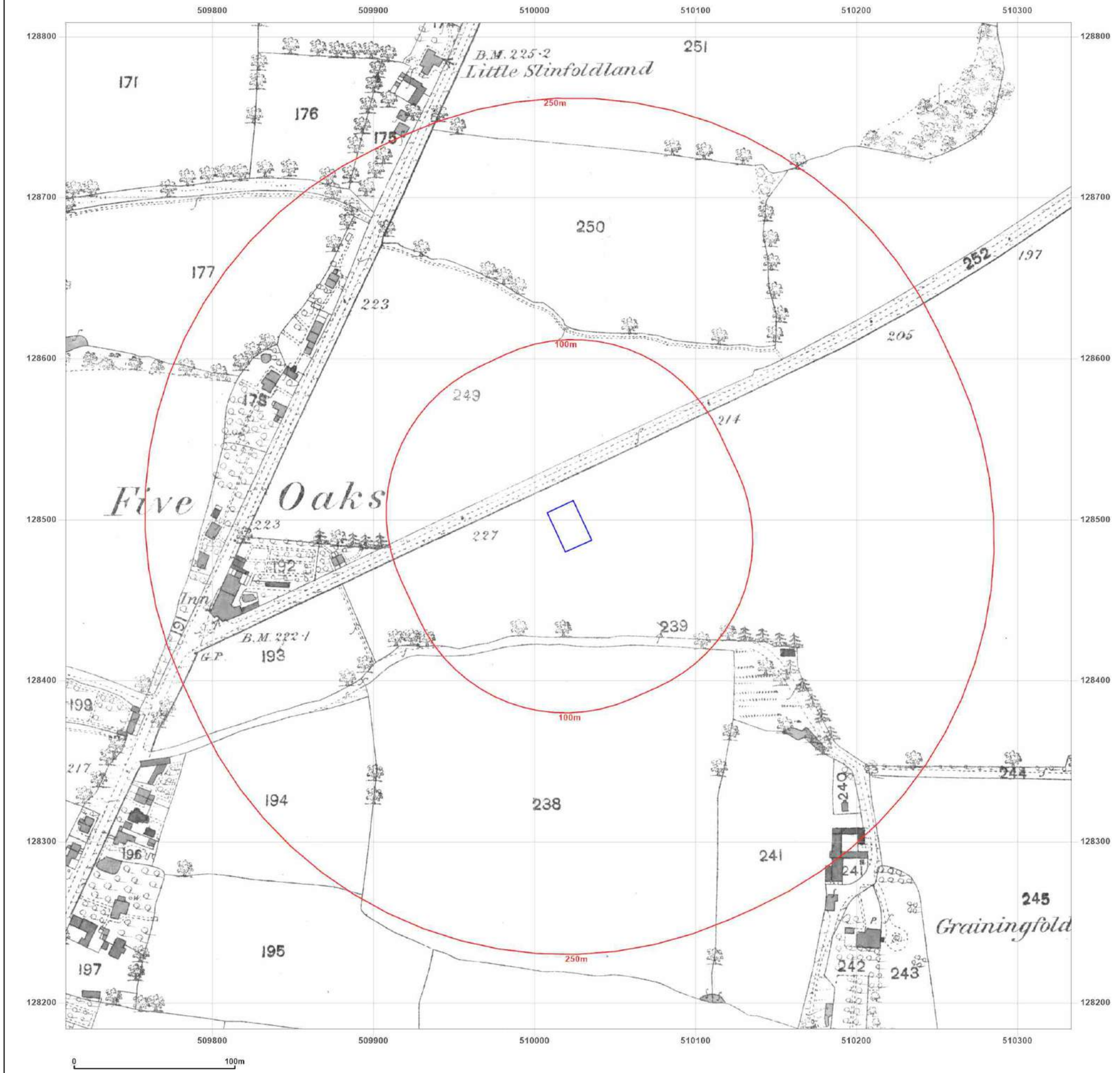
Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/.

YEX4162
Grainingfold, RH14 9AT
May 22

Appendix C- Historical Mapping



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: County Series

Map date: **1876**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

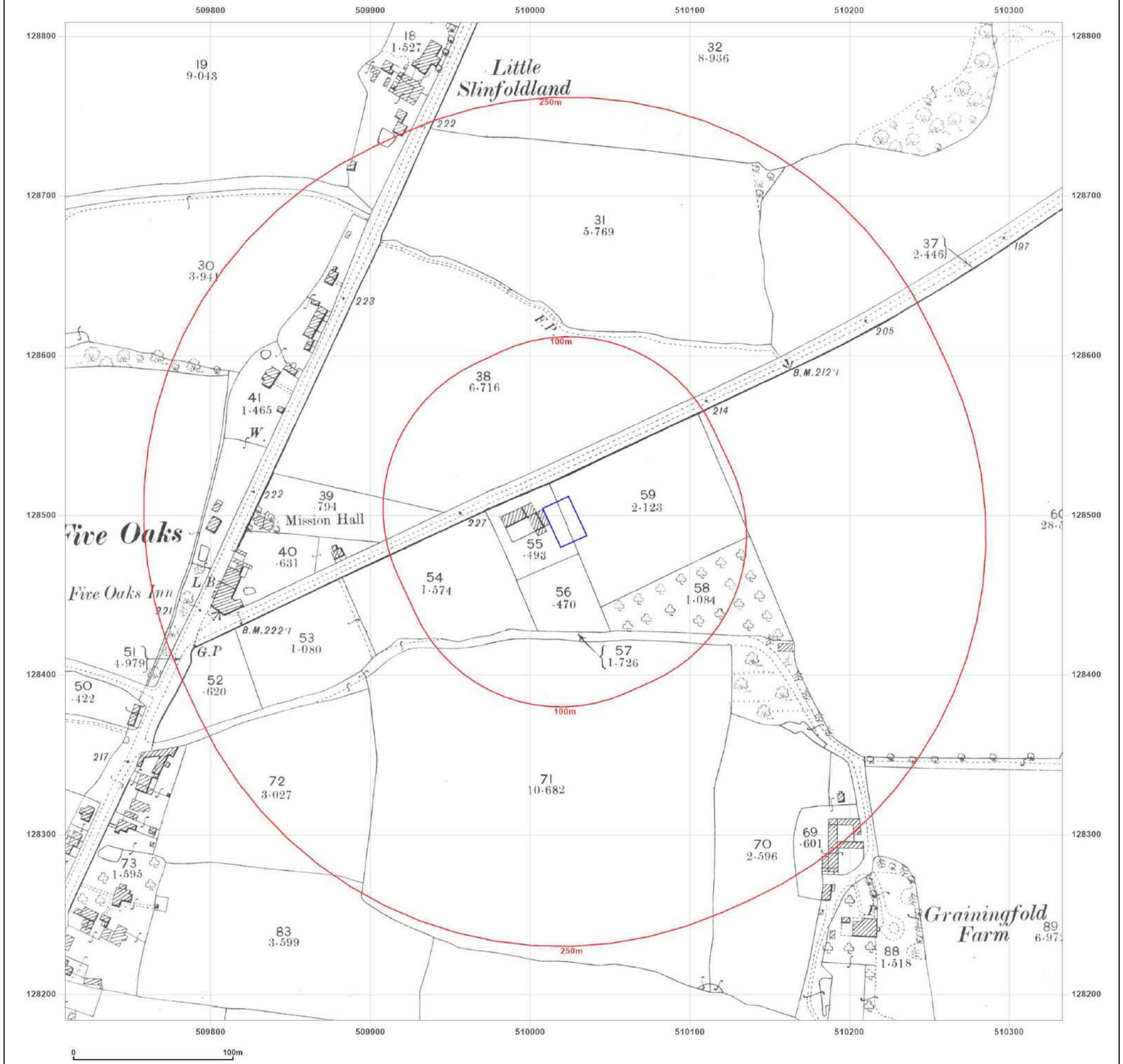
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: County Series
Map date: **1897**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

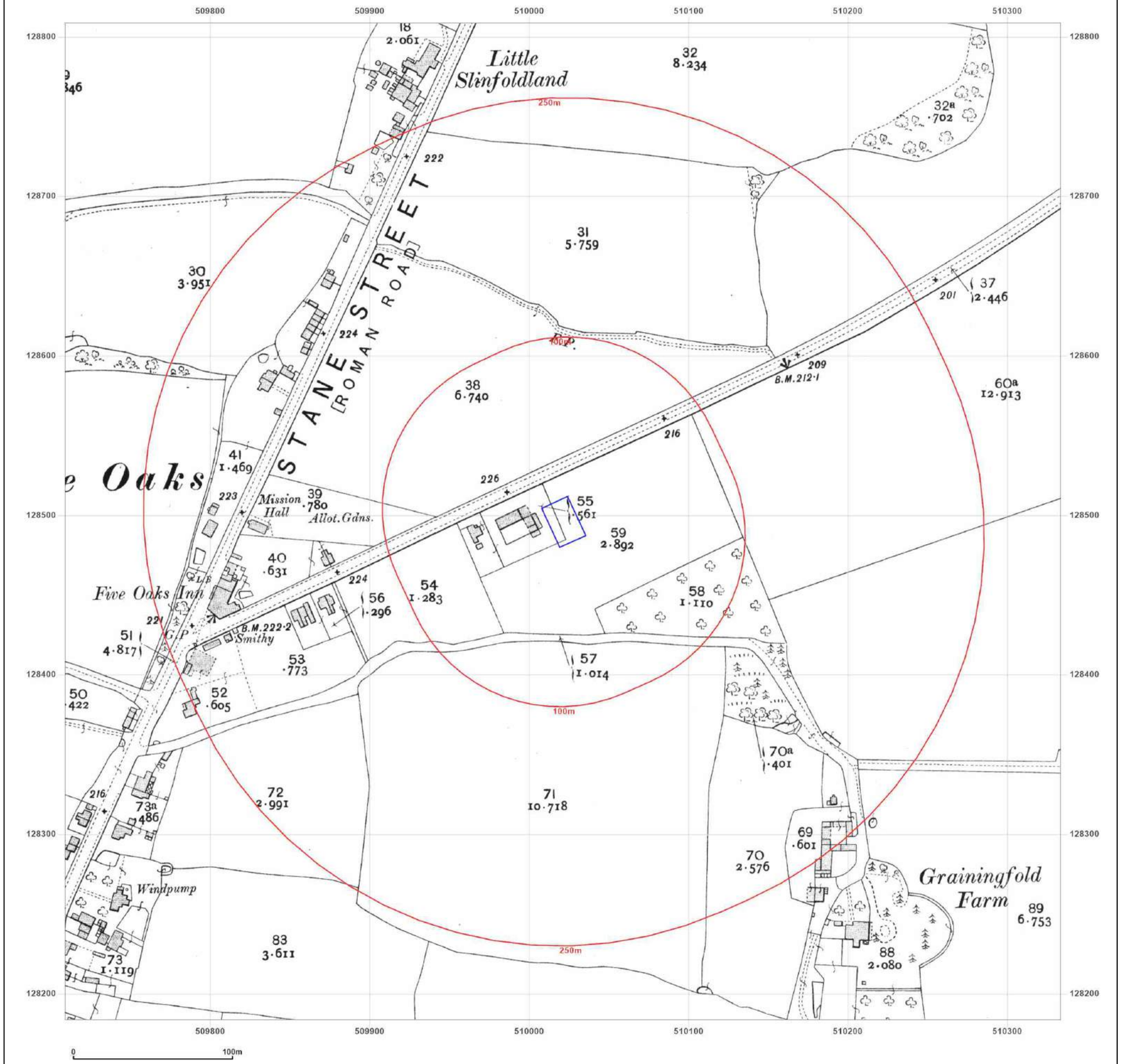
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

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

N
W E
S

Surveyed 1911
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

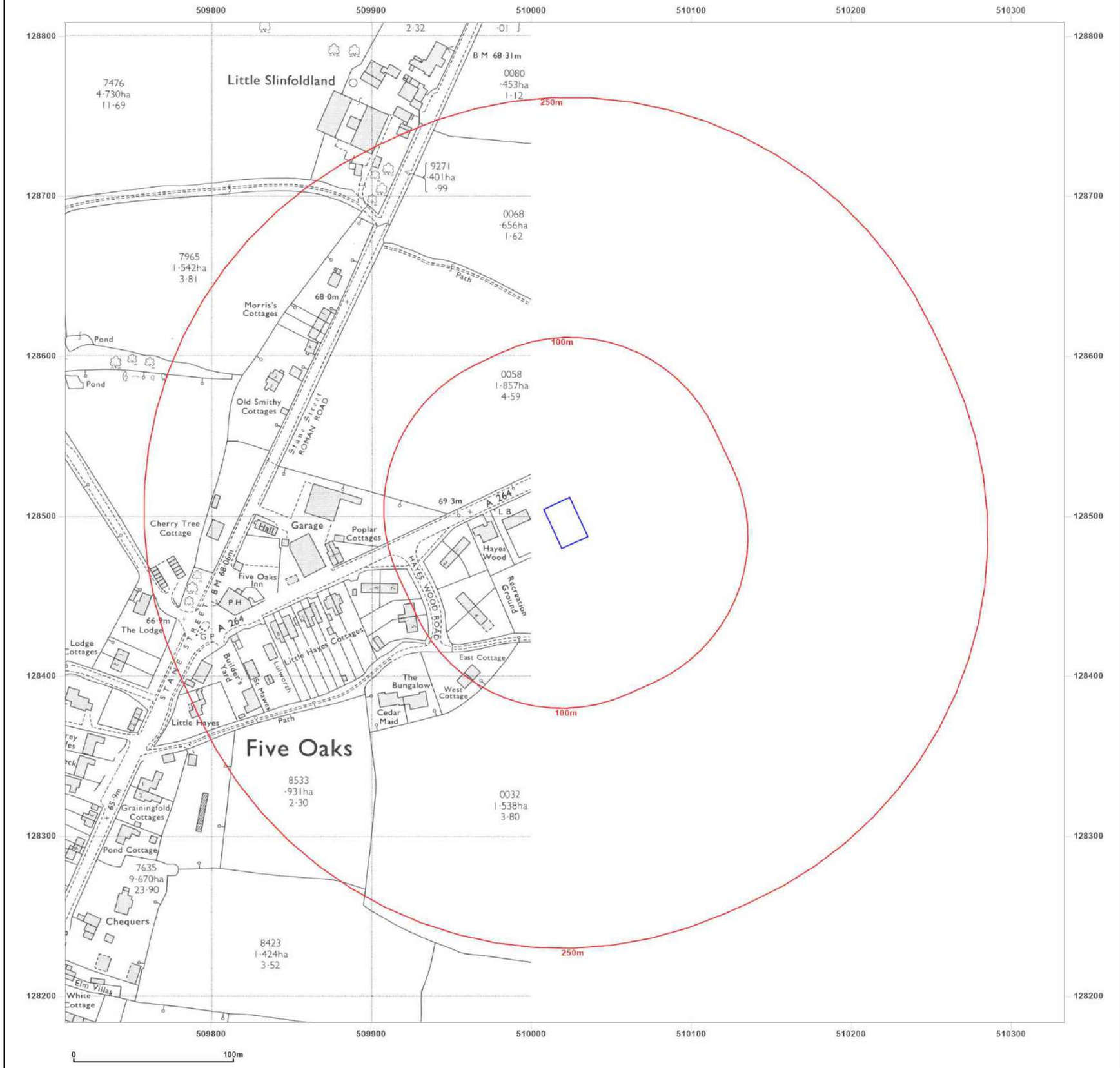
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

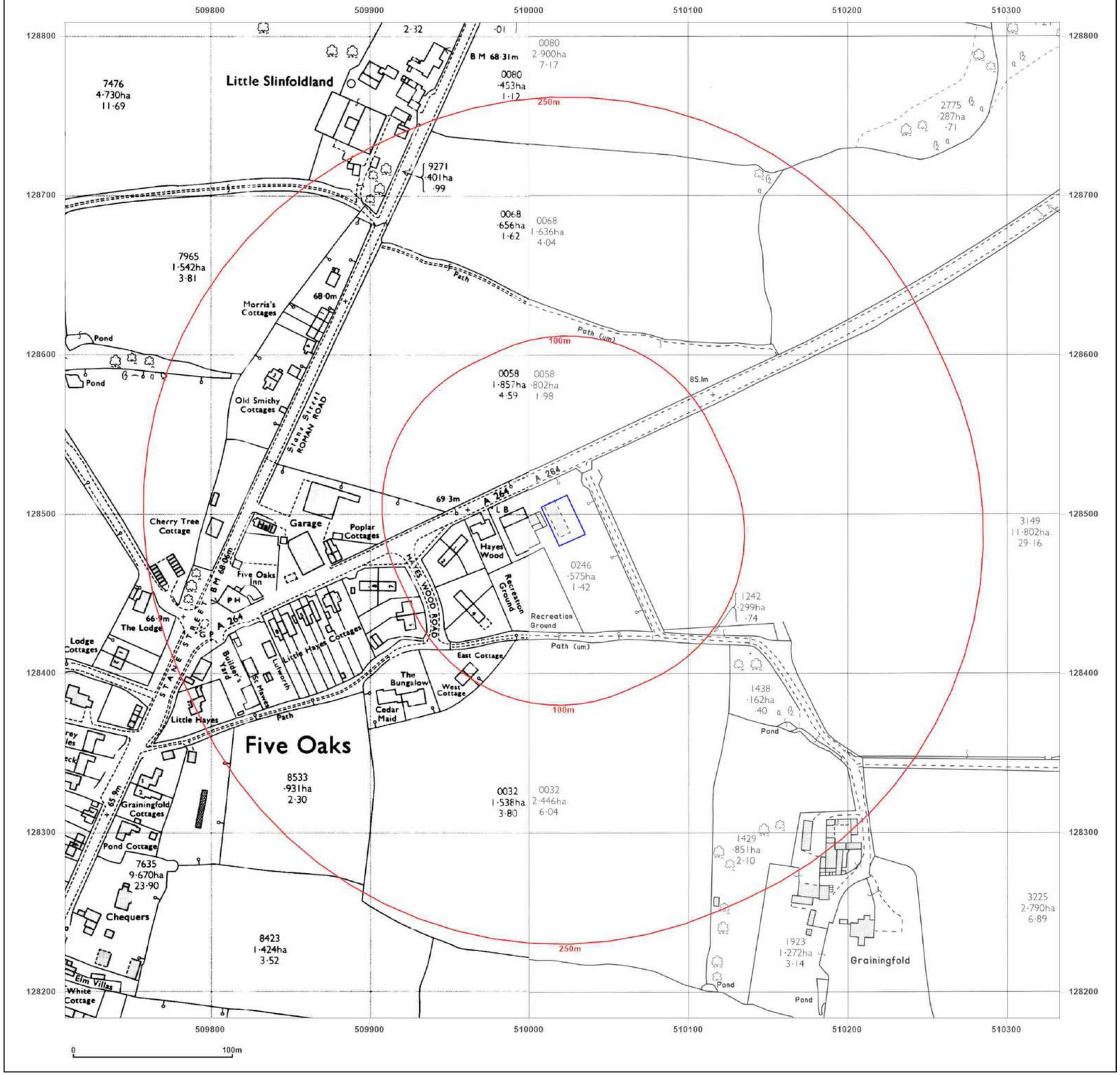
Surveyed 1971
Revised 1971
Edition N/A
Copyright N/A
Levelled 1957

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid
Map date: **1972-1977**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

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

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1977
Levelled 1971

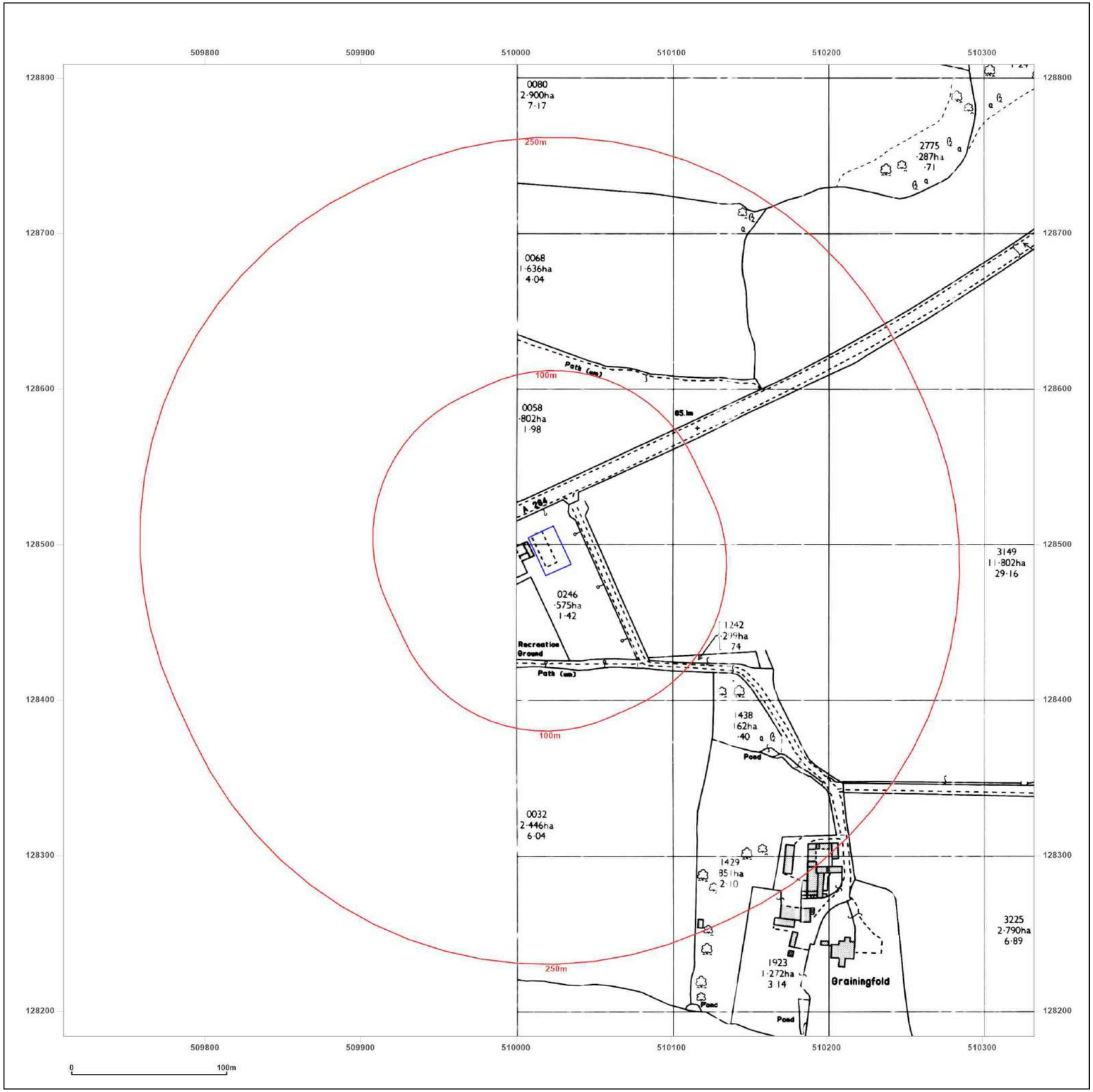
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **1977**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

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

N
W E
S



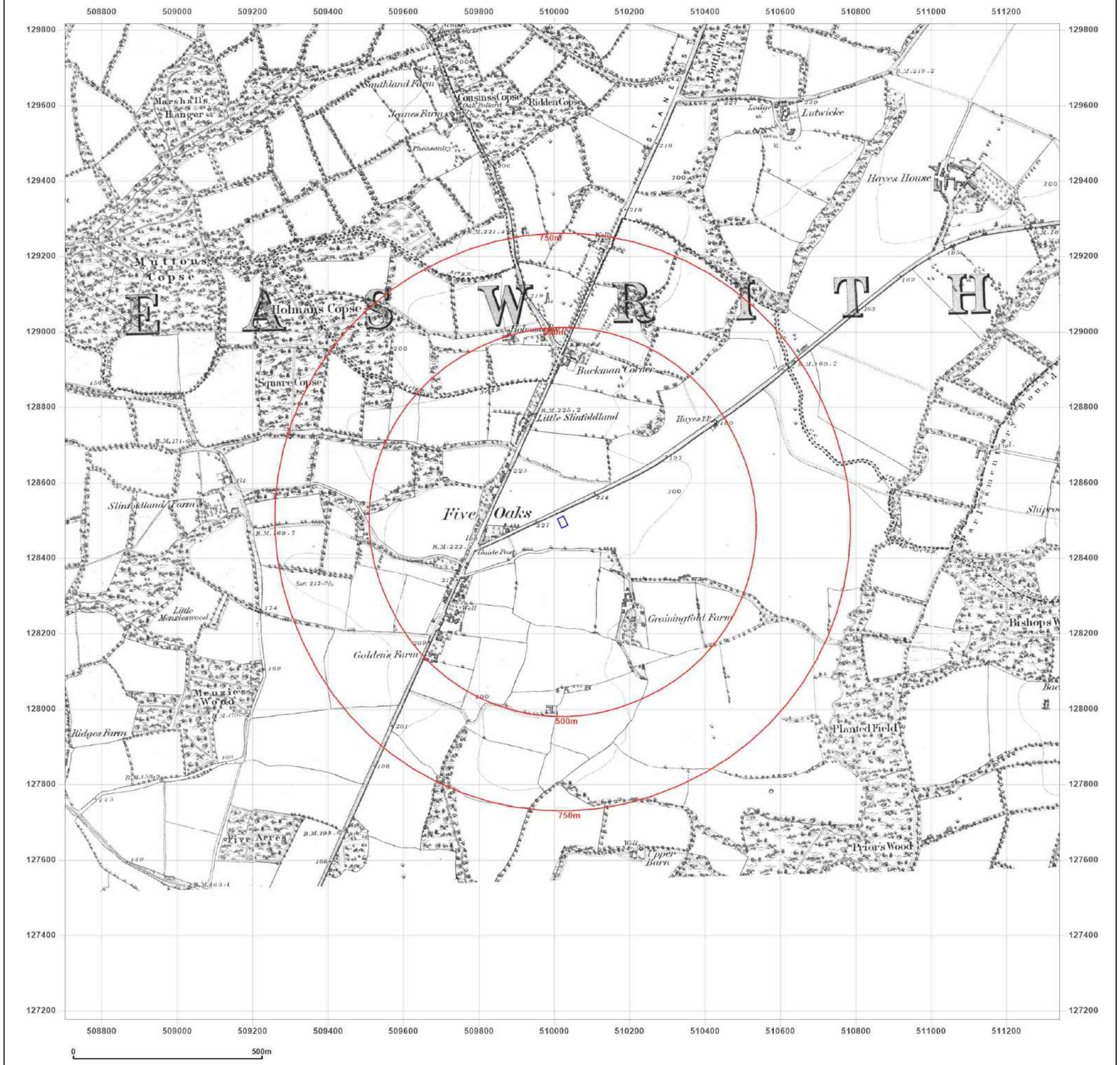
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

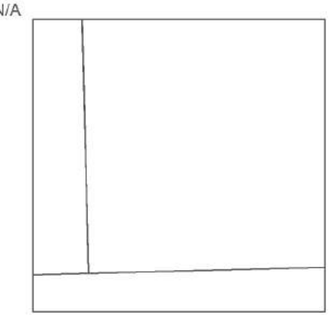
Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: County Series
Map date: **1876**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

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

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



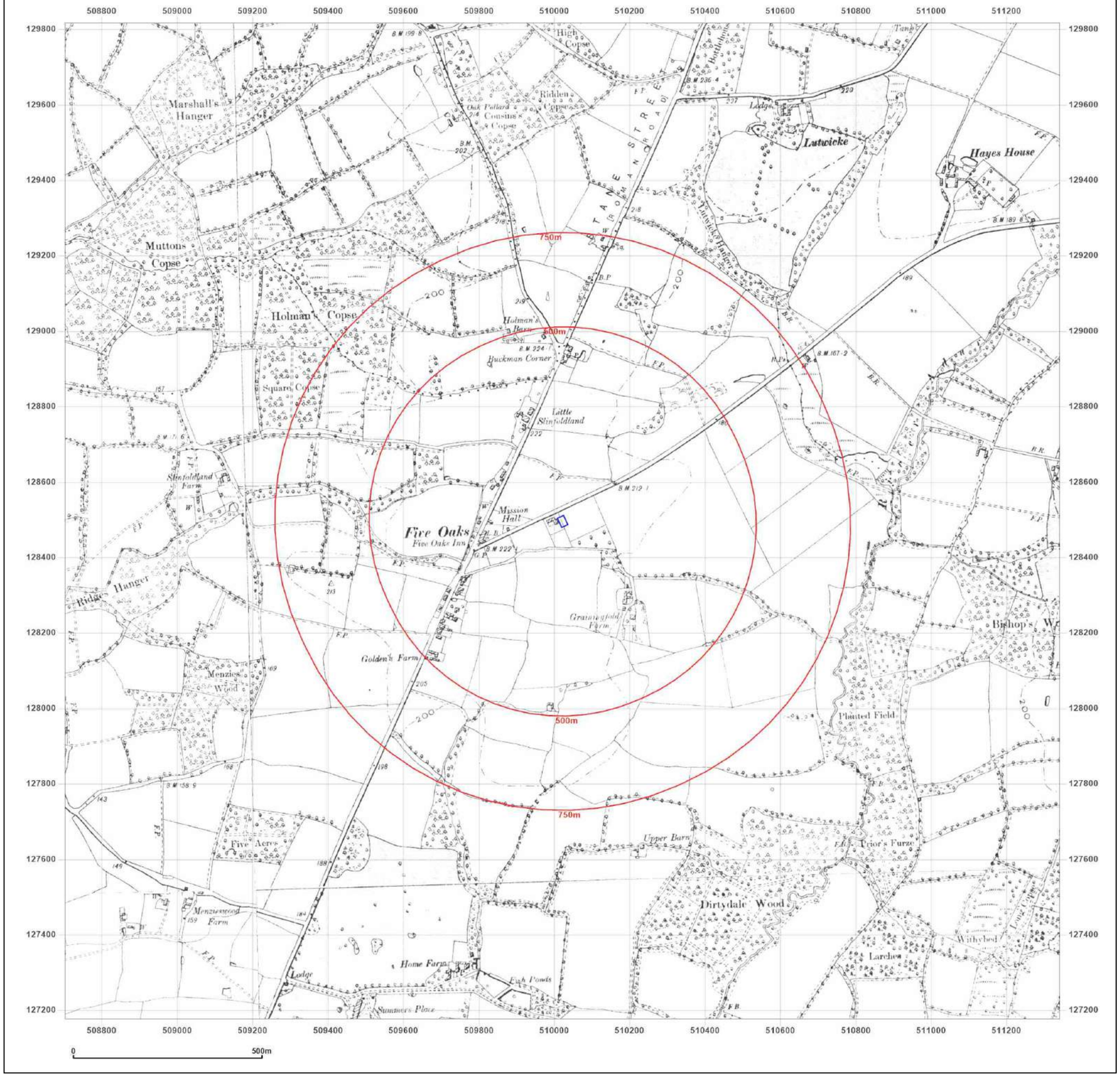
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

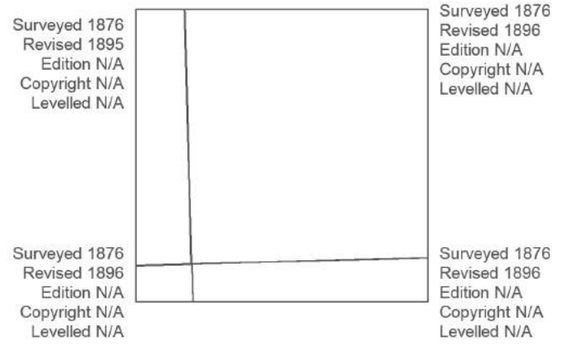
Map Name: County Series

Map date: **1895-1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



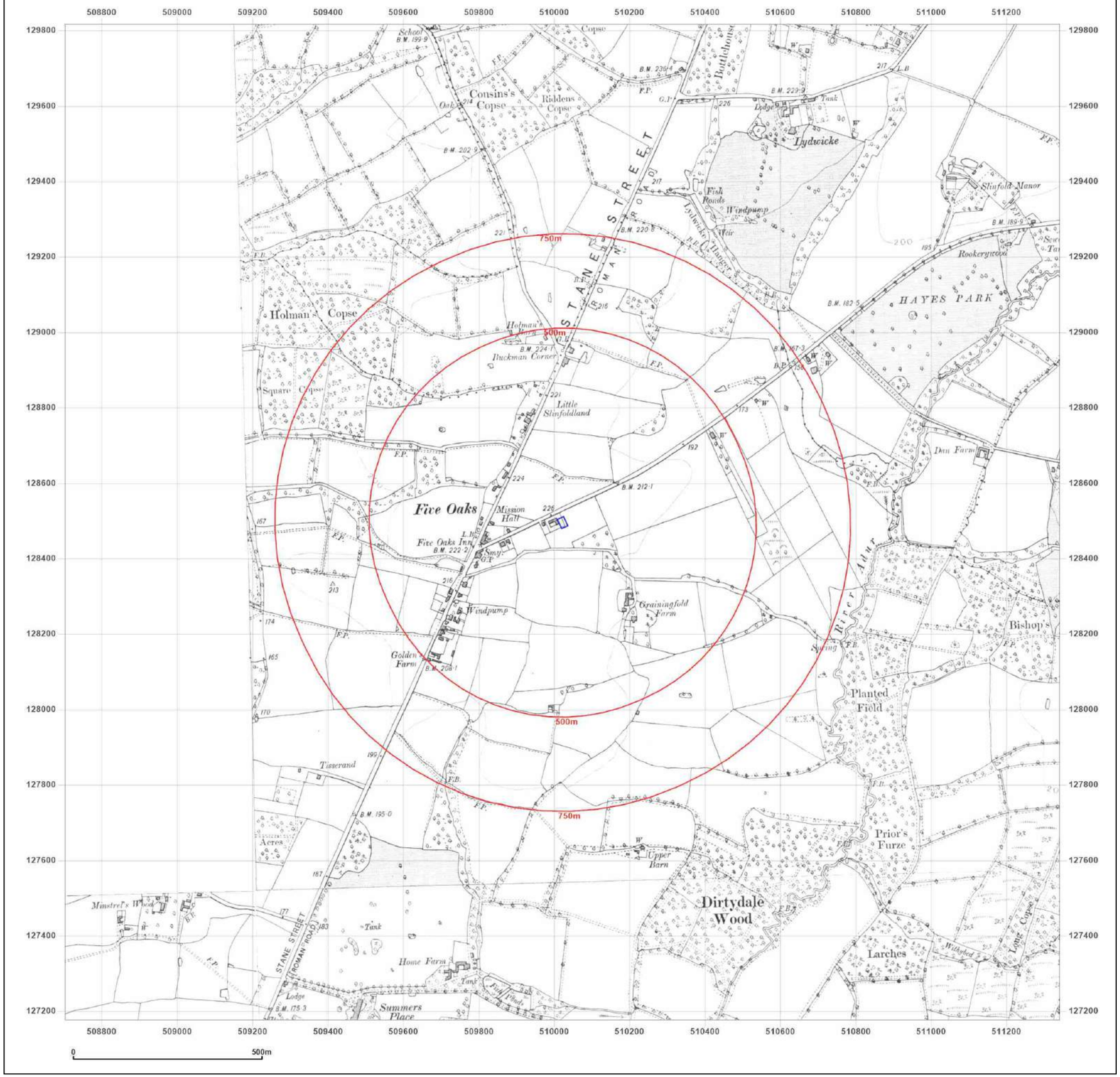
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

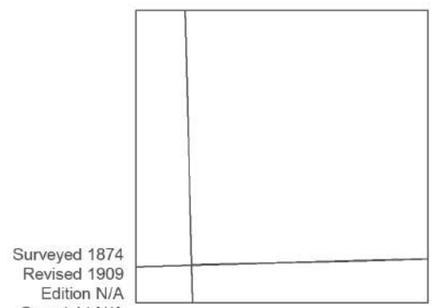
Map Name: County Series

Map date: **1909-1913**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S



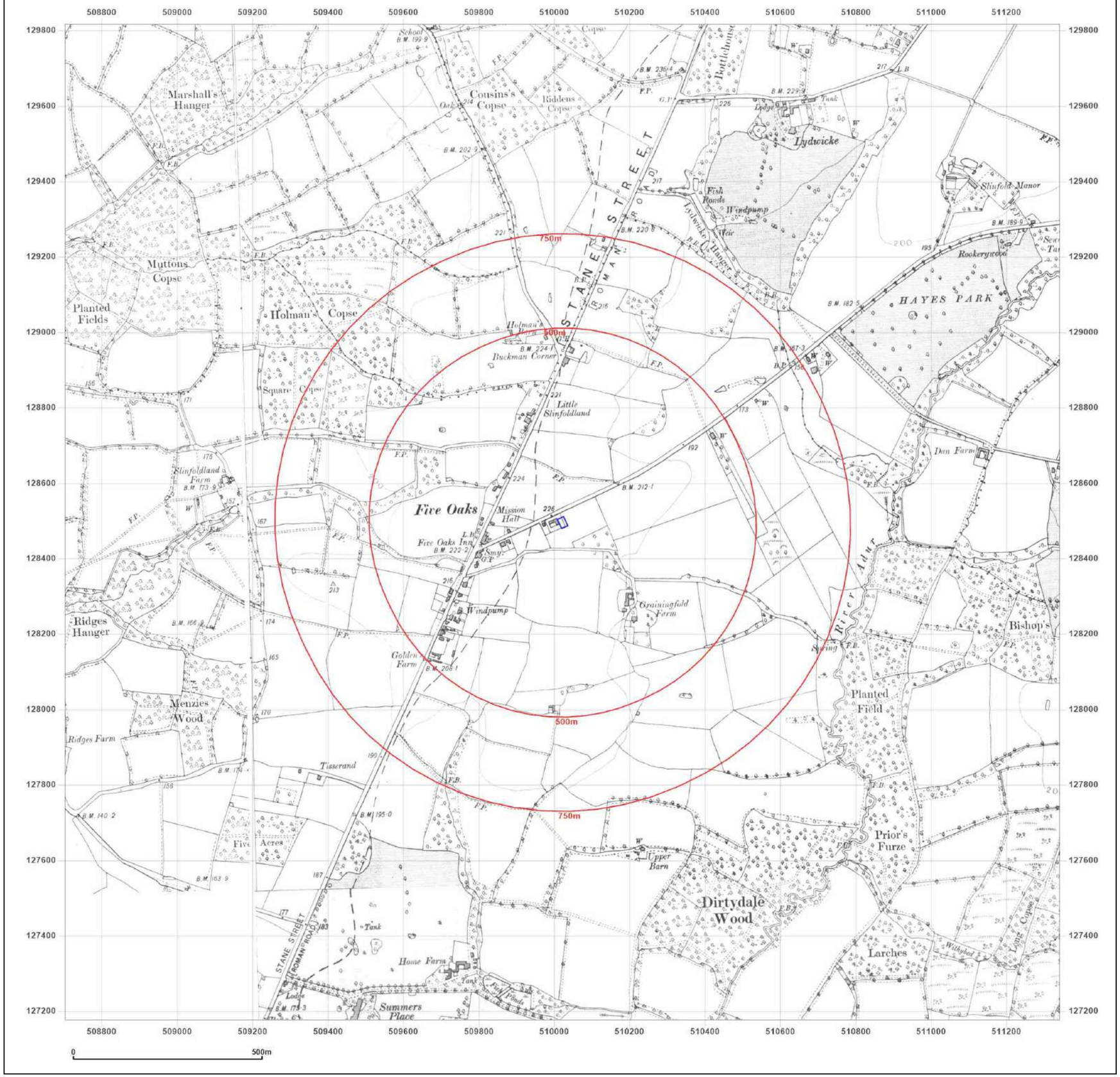
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: County Series

Map date: **1913-1914**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

Surveyed 1874
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

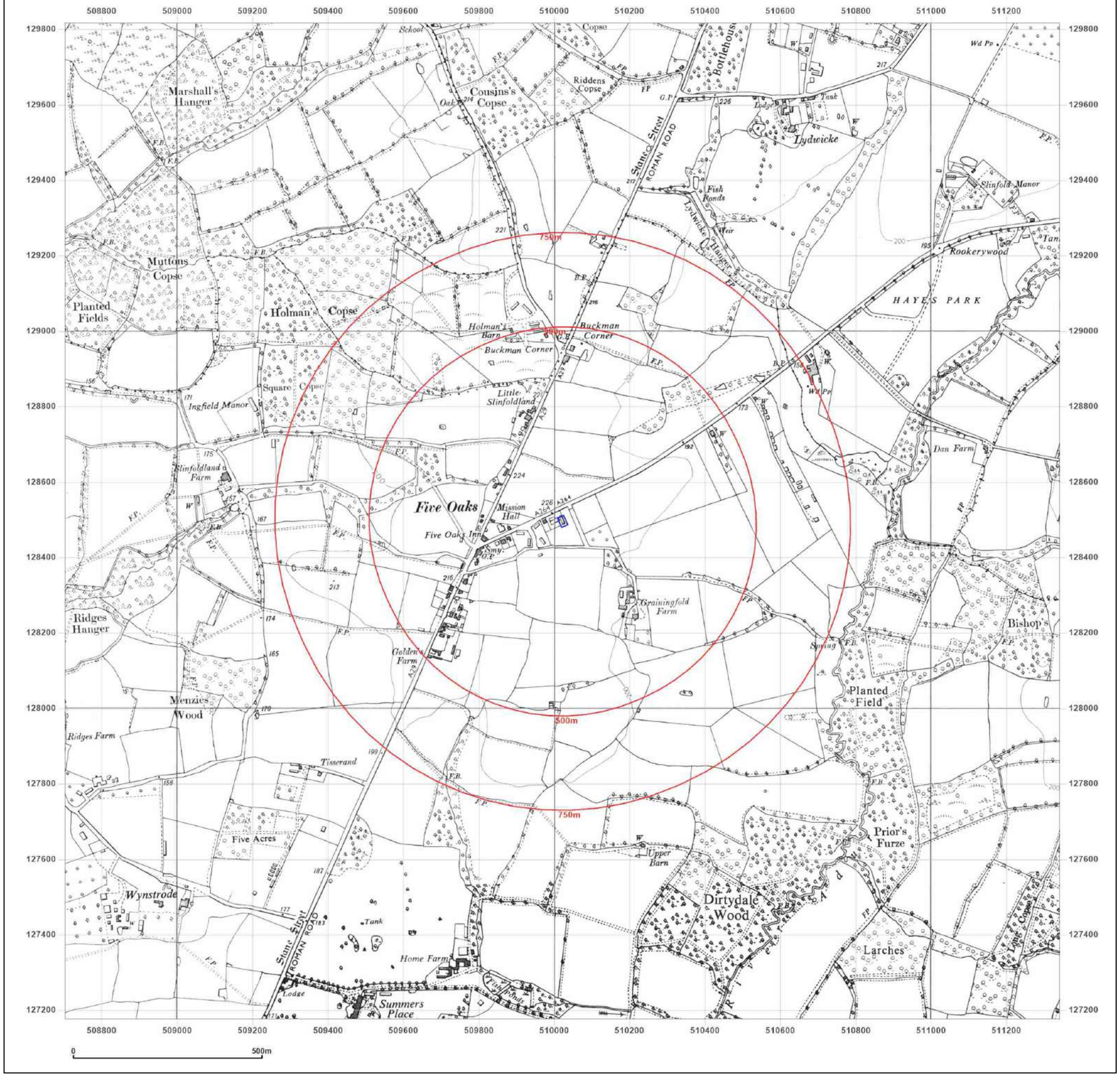
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: Provisional

Map date: **1956-1961**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

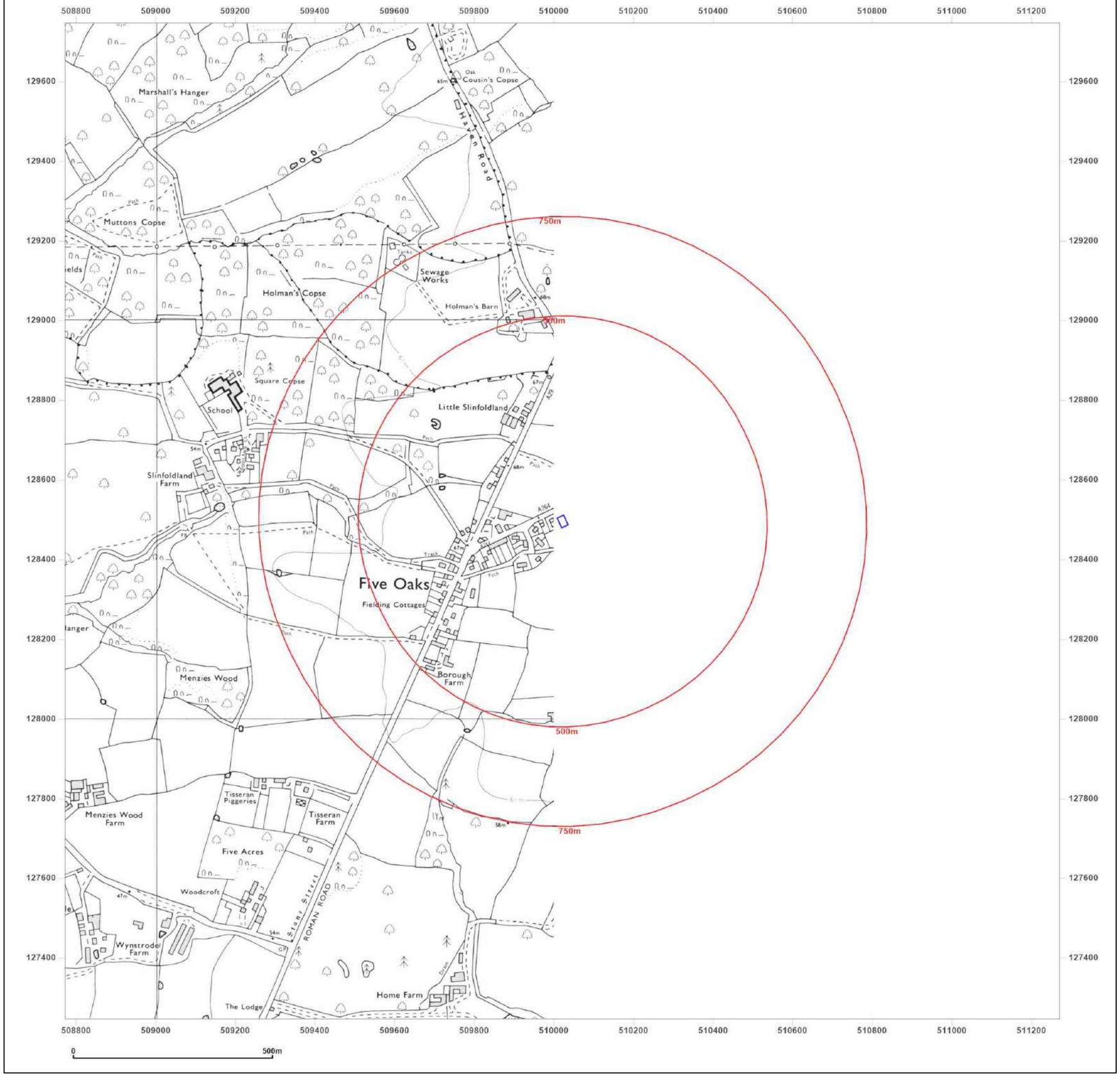
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

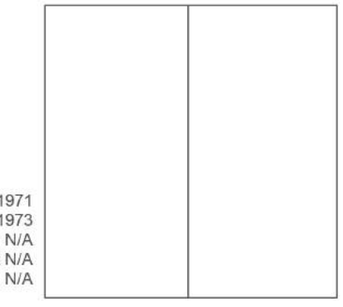
Map date: **1973**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1971
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A



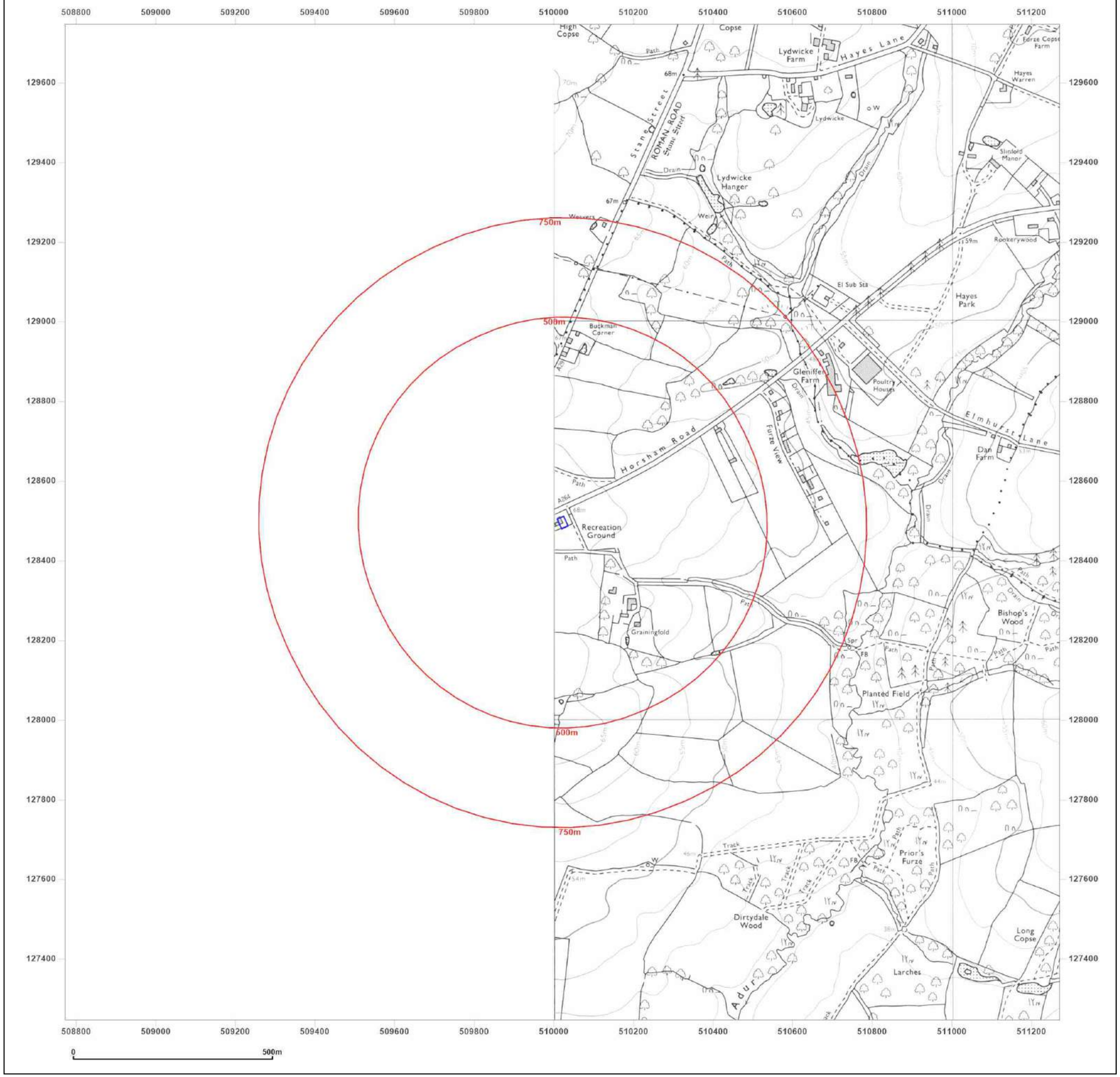
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **1981**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1975
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

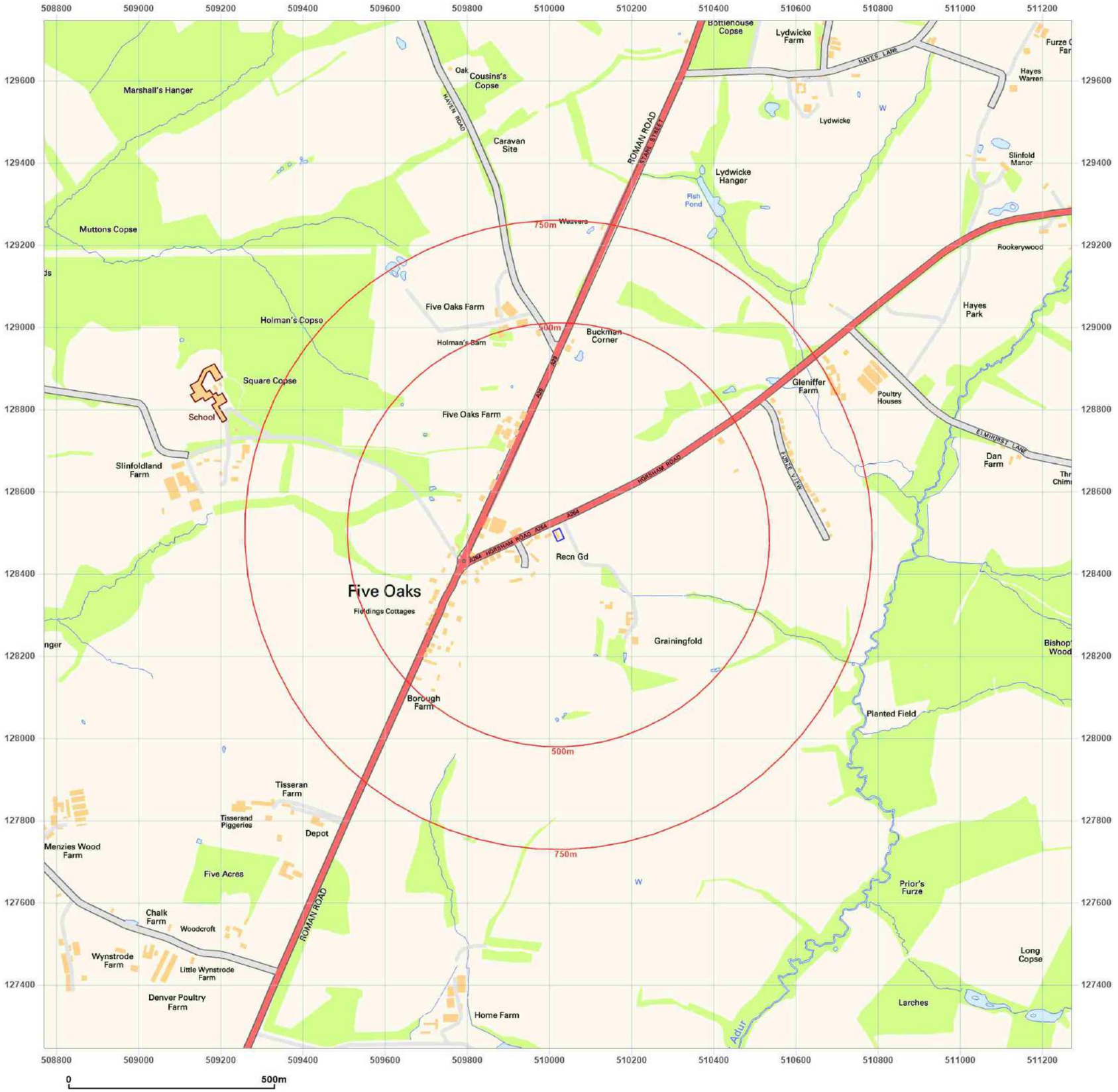
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2001

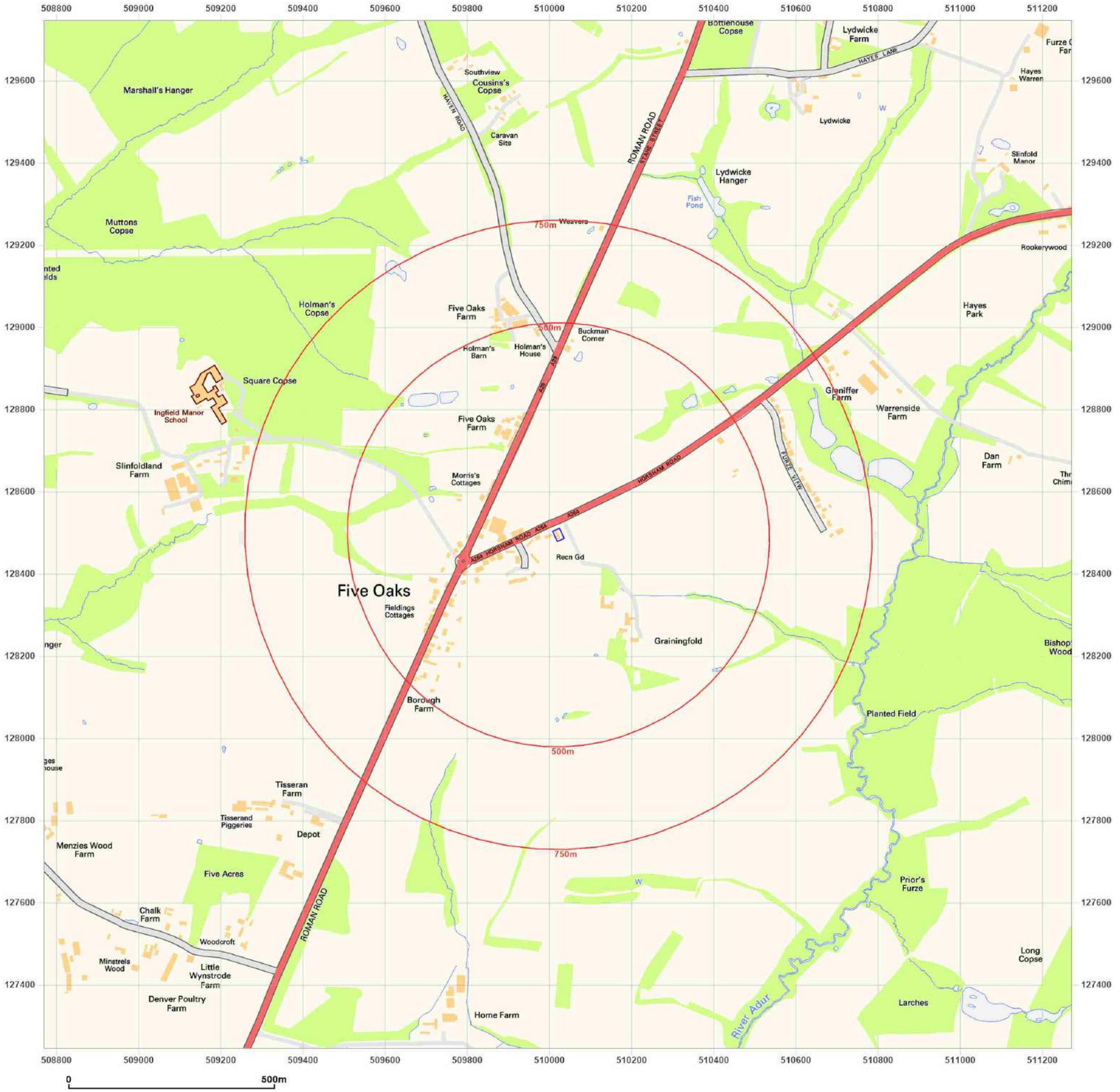
Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2010

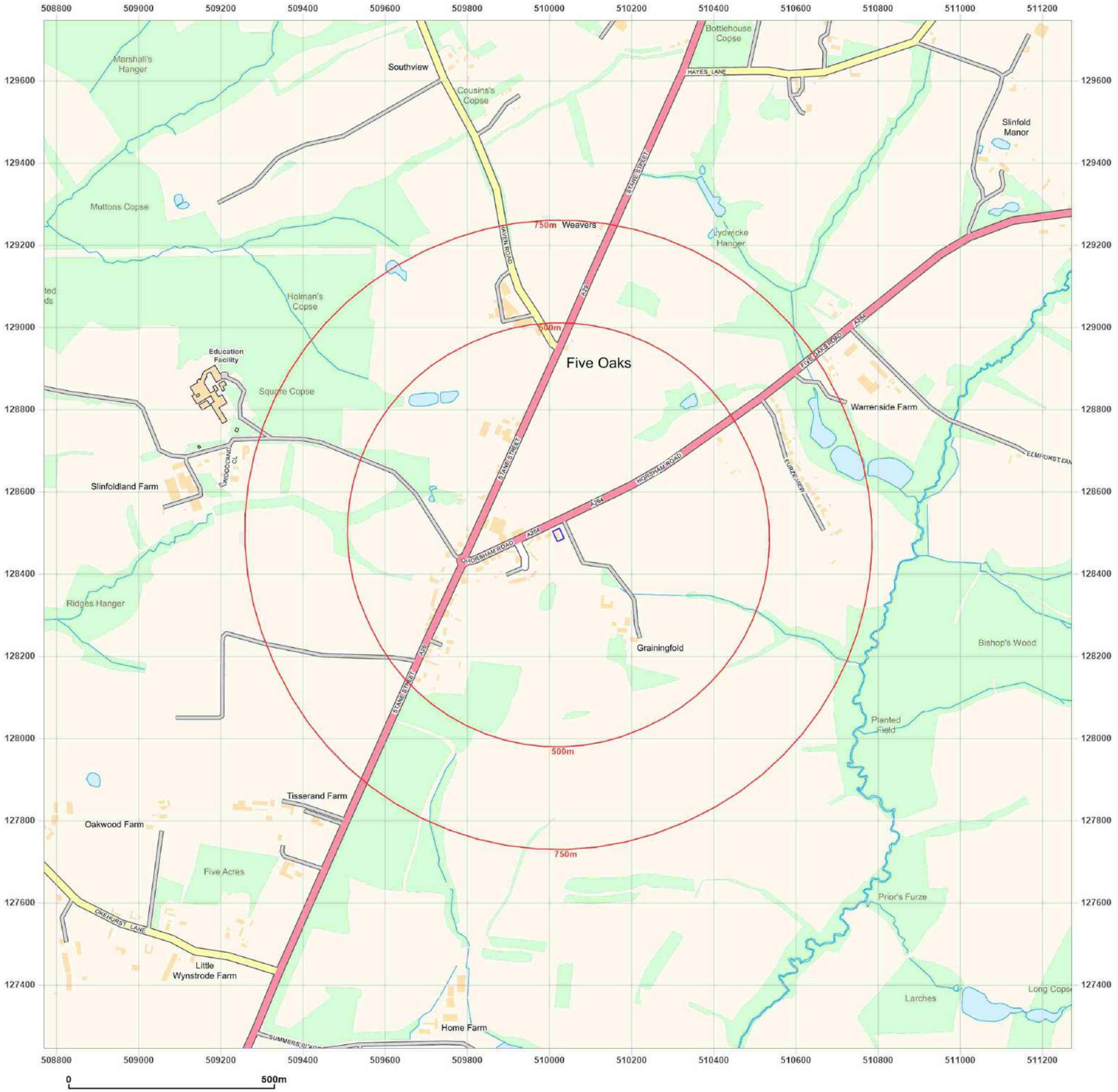
Powered by

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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



Groundsure INSIGHTS

Site Details:

GRAININGFOLD, HORSHAM ROAD, FIVE OAKS, RH14 9AT

Client Ref: YEX4162
Report Ref: GS-8735081
Grid Ref: 510021, 128496

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2022

Powered by OS

Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2018 Ordnance Survey 100035207

Production date: 10 May 2022

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

Appendix D- Site Walkover Photographs

YEX4162- Grainingfold, Five Oaks
Walkover Photos

View onto site from the east featuring the main structure



Close up of some agricultural equipment stored



View onto south of the study site



Small structure with corrugated roofing



YEX4162- Grainingfold, Five Oaks Walkover Photos

Suspected Made Ground

