KESTREL FARM



HARBOLETS ROAD, WEST CHILTINGTON, WEST SUSSEX, RH20 2LQ

Preliminary Contamination Risk Assessment

June 2025

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	814/NJA/KestrelFarm/PCRA
Date	June 2025
Client	R Exall & Sons Ltd
Report type	Preliminary Contamination Risk Assessment
Purpose	To satisfy environmental health concerns for planning.
Revisions	-
Prepared by	Xanthe Lyford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc  Signed

R EXALL & SONS LTD

KESTREL FARM, HARBOLETS ROAD, WEST CHILTINGTON
WEST SUSSEX, RH20 2LQ

Preliminary Contamination Risk Assessment

June 2025

CONTENTS

1. CAUTION

2. THE SITE & PROPOSED DEVELOPMENT

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

4. SITE DEVELOPMENT HISTORY

5. THE EXISTING SITE

6. RECORD DATA SEARCH RESULTS

7. POTENTIAL SOURCES OF CONTAMINATION

8. RISK ASSESSMENT

9. CONCLUSIONS

10. RECOMMENDATIONS

APPENDICES

APPENDIX A: **Figure 1: Site Location Plan**
Figure 2: Site as Existing
Figure 3: Proposed Development

APPENDIX B: **Historic maps and photographs**
APPENDIX C: **Photographs**
APPENDIX D: **GroundSure EnviroInsight Report**

R EXALL & SONS LTD

KESTREL FARM, HARBOLETS ROAD, WEST CHILTINGTON
WEST SUSSEX, RH20 2LQ

Preliminary Contamination Risk Assessment

June 2025

1. CAUTION

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

2. THE SITE & PROPOSED DEVELOPMENT

2.1 The site comprises an agricultural barn, currently used for the storage of farm machinery, feed and equipment and as a farm office. There is an adjacent shipping container to the north and a shed to the east of the barn (both outside the red line development boundary). It is located in a rural location to the northeast of the village of West Chiltington, West Sussex. The site area (redline boundary) is approximately 0.03 ha, lying in a piece of farmland/pasture measuring approximately 3.5 ha (blue line boundary). The Ordnance Survey map reference for the site is TQ 10837 19727. The site elevation is approximately +26 m OD. See Appendix A Figure 1 for the site location plan and Figure 2 for the existing site layout.

2.2 It is proposed to redevelop the existing barn for a Class Q conversion to residential accommodation, to comprise a two-storey, three-bedroom dwelling with associated parking and amenities. Access to the site is via an existing, driveway/track leading to a gated entrance to Harbolets Road in the southern corner of the blueline boundary (farmland). See Figure 3 in appendix A for the proposed site layout.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey website the site lies on Cretaceous Weald Clay Formation – Mudstone.

3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) shows the site to be lying adjacent to a Secondary A aquifer

© Environmental Assessment Services Limited

(to the north of the redline boundary inside the farmland) over unproductive superficial drift.

3.3 DEFRA classify the soil type as "*Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils"*. The site lies on an area of 'unproductive' groundwater vulnerability and does not lie in a groundwater source protection zone (SPZ).

3.4 According to the Environment Agency's Flood Maps for Planning, the site within the red line boundary lies in Flood Zone 1 (low risk/<0.1% AEP of flooding from fluvial sources). The site is not at risk of surface water flooding. However, the southwestern corner at the location of the access gate and Horbolets Road, where a culvert passes under the road and emerges into the adjacent watercourse, is at high risk of surface water flooding (>3.3% chance in any given year). The land surrounding the watercourse at the southern boundary of the farmland is also at high risk of surface water flooding. Groundwater and reservoir flooding at the site is considered unlikely.

4. SITE DEVELOPMENT HISTORY

4.1 For the purposes of this report the site includes the land within the blue line boundary denoting the farmland on the site plans. The red line boundary (development site) just surrounds the barn itself and hardstanding apron. The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<500 m & >750 m)
1875-1876 (1:2,500, 1:10,560)	The site lies to the north of Great Danhill Farm and appears to be a portion of a much larger field. There is an established treeline and watercourse along the southern boundary. The site is bordered to the southwest by Harbolets Road, a public highway, the site does not appear to have direct access to the highway at this time.	To the north of the site lies Redlands Wood within 500 m of the of the site and Hunderford Plantation within 750 m. 500 m to the northeast lies Redlands Farm surrounded by fields and Soleland Farm lies 500 m to the northwest, both show wells marked on the maps. Coolham Road runs from the south to the northeast of the site within 500 m. There is another well marked to the southeast, within 250 m of the site and Little Danhill, a residential dwelling lies within 500 m southeast, adjacent to Laybrook Copse within 750 m. Further east within 750 m lies Apslea Farm. To the southwest lies Great Danhill Farm 100 m from the site, with a well onsite. Further south within 750 m lies Potters Barn and Picketly, a residential dwelling. To the west lies Great Danhill Wood and Stanford Wood within 500 m, further

		west lies Stanfords Barn and Cattlefords Farm within 750 m.
1896-1897 (1:2,500, 1:10,560)	The site remains as previously stated.	The farm, woods and settlement surrounding the site remain as previously stated. A pond to the southeast of the site has appeared, connected to the watercourse.
1909-1912 (1:10,560, 1:2,500)	The site remains largely as previously stated. A pond has appeared to the north of the site within the blue line boundary.	The farms, woods and settlement surrounding the site remain largely as previously stated. A residential dwelling, Redcot has appeared to the north within 250 m of the site and a copse adjacent to the site to the northwest running along the Harbolets Road. The pond to the southeast of the site has expanded. A pond is now shown adjacent to Great Danhill Farm to the south.
1946 (1:10,560)	No significant changes to the site.	The farms, woods and settlement surrounding the site remain largely as previously stated. Little Danhill to the southeast is now labelled The Cottages. Multiple agricultural buildings have appeared on the fields to the northwest of Sloelands Farm within 750 m of the site.
1939-1945	No recorded war-time incidents or activities affecting the site.	No recorded war-time incidents or activities affecting the surrounding area.
1956-1957 (1:10,560)	No significant changes to the site.	The agricultural buildings adjacent to Solelands Farm to the northwest have reduced in number and Redlands Farm to the northeast is now labelled Redlands.
1976-1981 (1:10,000) 1974-1977 (1:1,250)	The pond to the northeast is no longer shown.	The land to the direct adjacent and to the north of the site is now labelled as a nursery. The dwelling to the northwest, Redcot is now labelled Danfield. The agricultural building to the north adjacent to Solelands Farm have further reduced in number. The Cottages to the southeast are now labelled Danhill Cottages and a dwelling Redlands Bungalow has appeared adjacent within 25 m of the site. A dwelling, The Lodge has appeared within 100 m south of the site. To the southwest a residential dwelling has appeared, Keepers Cottage, adjacent to Great Danhill Wood. Three additional dwellings have now appeared on the opposite site of Harbolets Road within 250 m of the site to the west, Dahill Farm Cottages and The Cabin.
1993 (1:2,500)	No significant changes to the site.	No significant changes to the surrounding area.
2001 (1:10,000) 2003 (1:1,250)	No significant changes to the site.	The adjacent plant nursery is still labelled. Additional residential properties have appeared to the southeast, Frobisher's and Fairfield.
2010 (1:10,000)	No significant changes to the site.	Several additional properties have appeared in the surrounding farmland.

2025 (1:10,00)	No significant changes to the site. The watercourse to the south and wooded area to the north are clearly visible.	No significant changes to the surrounding area are shown on the maps provided.

4.2 The post war development history may also be traced from the planning history of the site. There are two relevant planning applications associated with the site and none with the adjacent plots/land on the Horsham District Council Planning Application website and Planning Statement for the development. See Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
DC/15/0496	Kestrel Farm – Prior Notification for the construction of a steel portal frame, grey fibre cement roof with vertical treated timber side cladding. Hardcore floor and access track.	✓ 31/03/2015
DC/25/0774	Kestrel Farm - Prior Notification for the conversion of an agricultural building to a single dwelling.	**r** 05/05/2025

Key: ✓ planning permission granted **×** planning permission refused **r** registered **w** withdrawn

4.3 More recent development history and land use can also be observed from aerial photographs. Aerial photographs centred on the site are provided in Appendix B, and a summary of the relevant information provided in these photographs is given in Table 4.3 below.

TABLE 4.3
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
29/08/1999	The blue line boundary can be seen to be bordered by mature hedges to the northeast southeast and south, the eastern boundary is not present.	Adjacent to the site, to the north there is a plant nursery/market garden. To the south, east and west lies agricultural land.
22/08/2009	The plot is still entirely laid to grass. The nursery to the north now appears to be a wooded area. The adjacent land to the south, east and west remains agricultural.	The adjacent land appears as previously stated.
13/09/2012	The site appears as previously stated.	The adjacent land appears as previously stated.
26/06/2018	The barn (redline boundary; to be converted) is now present on the northwestern boundary of the plot, the adjacent shipping container is also present to the north of the barn. The access track to the gate onto Harbolets Road in the southern corner of the plot can clearly be seen.	The adjacent land appears as previously stated.

22/04/2021	No significant changes to the site.	No significant changes.

5. THE EXISTING SITE

5.1 The site was visited on 21 May 2025. Photographs of the site are provided in Appendix C.

5.2 The site is approximately 0.03 ha and comprises an agricultural barn located on a parcel of agricultural land approximately 3.5 ha, with an access track to Harbolets Road to the southwest. The site lies to the northeast of the settlement of West Chiltington, Pulborough.

5.3 The site is bordered to the northwest by a wooded area, to the northeast and south by farmland and to the west by Harbolets Road with farmland on the opposite side.

5.4 The plot of farmland was laid largely to grass at the time of visit, with a track of permeable road planings leading to an access gateway to Harbolets Road in the southern corner of the plot. The area surrounding the barn and the internal flooring was also surfaced in permeable road planings. Adjacent to the barn and to the north was a shipping container clad in wood and a shed was situated to the east of the barn approximately 10 m away. See Appendix C for photographs of the site as existing.

5.5 The barn is a steel portal frame with grey fibre cement roof and vertical treated timber side cladding. There is a shed inside the barn which was being used as a farm office. The interior of the barn showed no sign of any storage of potential contaminable substances. There was a vintage tractor and some additional farm machinery as well as some hay stored. There were two jerry cans for petrol stored at a level elevated from the ground. There was no evidence of any contamination at the time of our visit. See photographs in Appendix C.

6. RECORD DATA SEARCH RESULTS

6.1 An environmental records search (Enviro-Insight Report) has been prepared for the site. For the propose of this report the Enviro-Insight Report area is that of the blue line boundary (the parcel of farmland which the barn on which is located) not the red line boundary (the area directly surrounding the barn, to be developed). The GroundSure Enviro-Insight Report is provided in Appendix D and any items of potential contamination significance highlighted below.

6.1.1 *Historical Land Use*

There are a total of 3 records of potentially contaminative land uses recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. The closest of these records is for a historic sand pit onsite between 1909 and 1946 and again in 1957. There was a plant nursery recorded 24 m northwest in 1980.

There are no records of historical tanks and energy features from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site.

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

6.1.2 *Landfill and other Waste Sites*

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

There are six records of waste exemptions within 500 m of the site: The closest four being 132 m southwest at Danhill Farm (burning waste in the open, spreading waste on agricultural land to confer benefit, deposit of waste from dredging of inland waters, treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising); and two 242 m east of the site at Binfield Farm (burning waste in the open, spreading waste on agricultural land to confer benefit).

6.1.3 *Current Land Uses*

There is one current record of recent land uses thought to be of contamination risk to the site within 250 m: special purpose machinery and equipment 182 m southeast at Danhill Estate.

There are no records of current or obsolete petrol stations, electricity cables, gas pipelines, contaminated land or control of major hazards within 500 m of the site.

6.1.4 *Environmental Permits, Incidents and Registers*

There are no sites registered for explosives, hazardous substances, historical industrial activities, pollutant release, radioactive substances within 500 m of the site.

There are four records of licenced discharge to controlled waters: 136 m southeast of the site at Danhill Farm, 141 m northwest at Solelands Farm, 382 m southeast at Danhill Crossroads and 429 m northeast at Redland, all for the discharge of treated effluent.

There are no other records of pollution incidents or licences within 500 m of the site.

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

6.1.5 *Hydrology and Flood Risk*

© Environmental Assessment Services Limited

The site lies 317 m northeast of a Superficial Secondary undifferentiated aquifer. Part of a Secondary A bedrock aquifer crosses the north of the plot (adjacent to the redline/barn area). The site lies on Weald Clay Formation. Groundwater vulnerability within the site is rated as Unproductive.

The site does not lie within a Source Protection Zone (SPZ). The site does not lie within 20 m of a main river. There is a watercourse to the south of the site a year-round wet ditch/stream, a tributary of the River Adur (Hammer Pond).

There are no records of licenced groundwater, surface water or potable abstractions within 2000 m of the site.

The site lies in Flood Zone 1 (less than 0.1% chance of flooding from fluvial sources in any year), the site is not at risk of surface water flooding, but the area to the south of the plot of farmland (blue line boundary) adjacent to the gateway access to Harbolets Road and the area along the southern blueline boundary adjacent to the watercourse is at high risk of surface water flooding (>3.3% chance per year). The site is not at risk of groundwater or reservoir flooding.

There are no historic records of flooding within 250 m of the site.

6.1.6 *Designated Environmentally Sensitive Sites*

There are no recorded Sites of Special Scientific Interest (SSSI), Conserved Wetlands (Ramsar), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserve (NNR) or Local Nature Reserve (LNR) within 2000 m of the site.

There is a total of 14 areas of designated ancient woodland within 2000 m of the site. The closest of these lies 93 m to the southwest and 363 m to the west - unknown semi-natural woodland.

There are no other designated environmentally sensitive sites within 2000 m of the site.

There are no records of Nitrate Vulnerable Zone within 2000 m.

The site and the surrounding area lie within an SSSI Impact Risk Zone. This type of development (residential) does not require consultation with regards to the SSSI. The proposed development is not thought likely to impact any statutory or non-statutory sites.

There is one listed building within 250 m of the site, Danhill Cottage, 181 m southeast of the site.

6.1.7 *Agricultural Designations*

There are two Agricultural designations within 250 m of the site, both onsite for Grade 3 (good to moderate agricultural land) and Grade 4 (poor quality agricultural land).

© Environmental Assessment Services Limited

There are two records of Middle Tier Countryside Stewardship: 84 m southwest and 224 m southeast.

6.1.8 *Priority Habitat Inventory*

There are eleven records of priority habitats within 250 m of the site, the closest three for deciduous woodland between 10 m and 113 m from the site.

6.1.9 *Geology*

The geology of the site is registered as Weald Clay - Mudstone and Sandstone with superficial clay, silt, sand and gravel. There is mixed moderate to low permeability onsite.

There are two records of shrink swell clay onsite, negligible and low with ground conditions being predominantly medium to non-plastic. The ground is not thought to be susceptible to subsidence.

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

6.1.10 *Natural Hazards Findings and Mining*

There are ten records of surface ground workings. The closest four being for sand pit onsite from 1909 to 1956, with the remainder for ponds from 1957 to 1980 35 m -204 m from the site.

There are six records for non-coal mining onsite to 862 m from the site for iron ore, and two for sand 887 m to 937 m from the site.

There are no other mining related activities recorded within 2000 m of the site.

The site lies within an area where less than 1% of properties are affected by radon. No radon protection measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

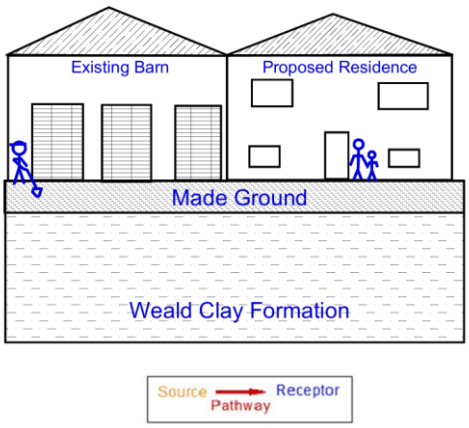
- Agricultural use up to the present day.

7.2 Recent land use at the site has comprised use as an agricultural field. The barn was built in 2015 for use as an agricultural store for machinery and animal feed. Contamination risk from recent and historic land use at the site is considered to be minimal.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. A conceptual model for the site is given in Diagram 8.1 below:

DIAGRAM 8.1
CONCEPTUAL MODEL



8.2 Potential contaminant linkages between source, pathway and receptor for the site are shown in Table 8.1 above.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	**Contaminated groundwater**			
Negligible contamination risk associated with historic or present land use	No significant risk	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	×
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	×
		Contact with contaminated soil or ground water	Building & services	×

		Leeching of site contaminants into groundwater	Wider environment	×

Key: ✓Significant risk × No significant risk **?** Uncertain risk

8.3 From a review of available information, it is considered that there is minimal potential for contamination associated with historic land use.

8.4 It is proposed to redevelop the existing barn for residential use. In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include adults and children), buildings and services (including underground water mains) and the wider environment (considered not to be particularly hydrogeologically sensitive).

8.5 Source – Receptor Pathways.

8.5.1 Site workers (notably demolition and ground workers) may come into contact with contaminated soil, groundwater and/or soil gas during the development of the site. See recommendations in Section 10 below. The existing building was examined and no asbestos containing materials were evident.

8.5.2 Future site users are likely to come into direct contact with soils in garden areas, and/or may consume produce grown within the garden. Exposure to contamination in the soil may be via dermal contact, inhalation and/or ingestion. See recommendations in Section 10.

9. CONCLUSIONS

9.1 The National Planning Policy Framework December 2024 (paragraph 187f) states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

9.2 The site lies on Weald Clay Formation, with unproductive groundwater vulnerability. The site does not lie within a groundwater Source Protection Zone (SPZ).

9.3 The site is not considered to be at significant risk of ground gas migration. The site does not lie within 250 m of waste disposal landfill. The site lies within an area where < 1 % of properties are affected by radon, no protection measures are required.

9.4 The land use history at the site has comprised of historic farmland, more recently an agricultural barn with associated parking and access track; and does not appear to include activities with a significant contamination risk. There was no evidence of the current or past storage of significant quantities of liquid fuels or other potentially contaminating fluids at the site.

9.5 The site lies within a SSSI Risk Impact Zone; however, this relates to the development of major infrastructure and the proposed residence will not need further consultation.

9.6 It is proposed to redevelop the barn for a Class Q conversion to a residential dwelling.

9.7 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

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

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

9.8 In this case, no significant contamination has been identified. The probability of impact for the proposed residential land use is low. The contamination potential appears to be minimal. The overall risk rating for the site is low (1).

10. RECOMMENDATIONS

10.1 In this case, no further intrusive site investigation is indicated.

10.2 Should any unexpected contamination be identified during the development phase, the Council is to be notified, and any necessary remediation work carried out as required.

☆ ☆ ☆ ☆ ☆ ☆ ☆

APPENDIX A

Figure 1: **Site Location Plan**
Figure 2: **Site as Existing**
Figure 3: **Proposed Development**



Site Location Plan

Scale 1:2,500 @ A4

Kestrel Farm

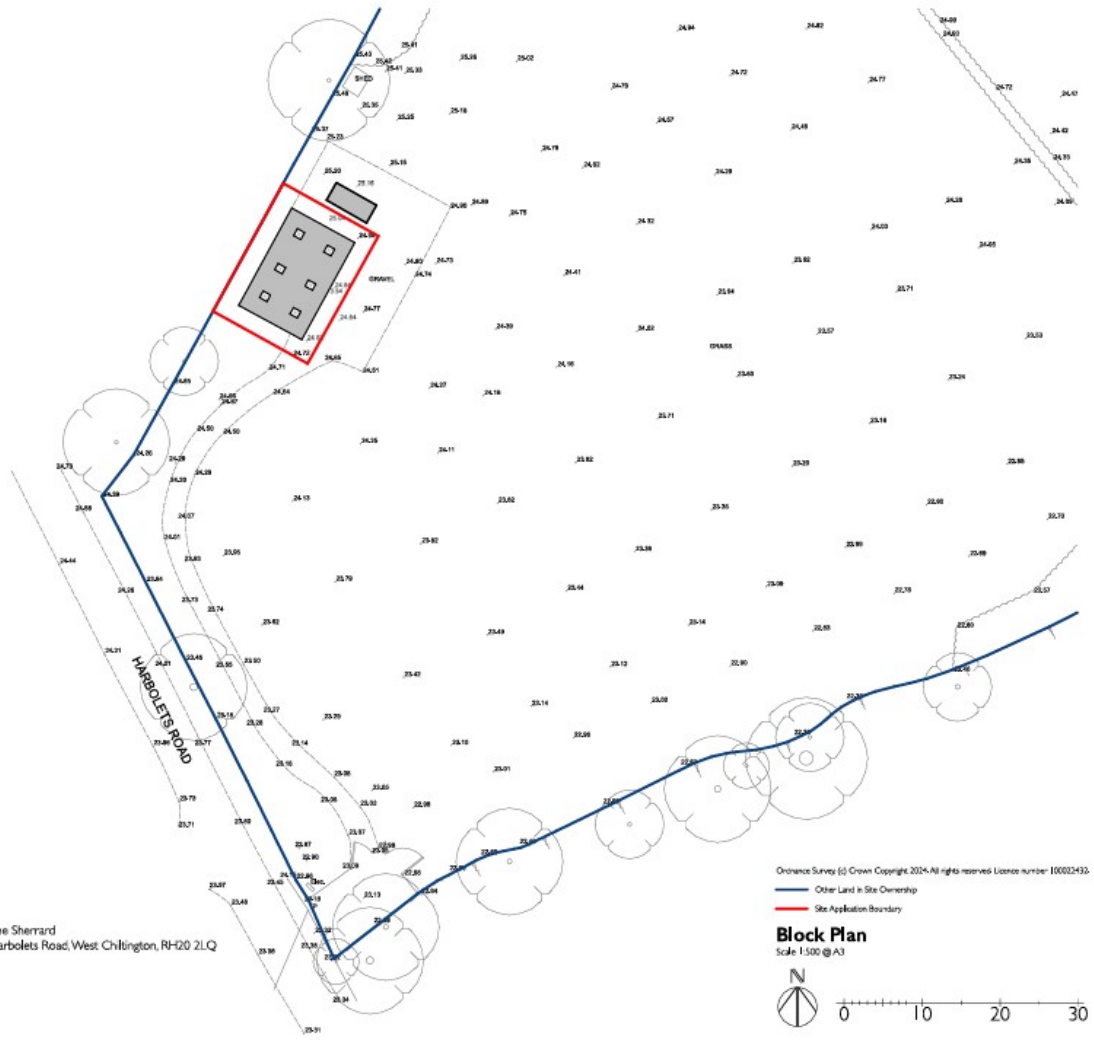
Harbolets Road, West Chiltington,

West Sussex, RH20 2LQ

Figure 1: Site Location Plan

Scale as shown

June 2025



PMR ARCHITECTURE

Sheridan House,
112-116 Western Road,
Hove, BN3 1DD

01273 980820
brighton@pmr-architecture.co.uk
www.pmr-architecture.co.uk

Client:	Harry & Lorraine Sherrard
Project:	Kestrel Farm, Harbolets Road, West Chiltington, RH20 2LQ
Drawing Title:	Block Plan
Drawing No:	23.94_PL_002
Revision:	
Date:	April 2025
Status:	PLANNING
Scale:	1:500 @ A3

eas

Kestrel Farm

Harbolets Road, West Chiltington,

West Sussex, RH20 2LQ

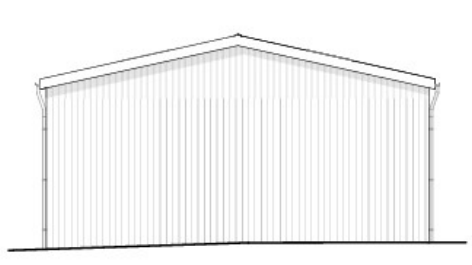
Figure 2: Site as Existing

Scale as shown

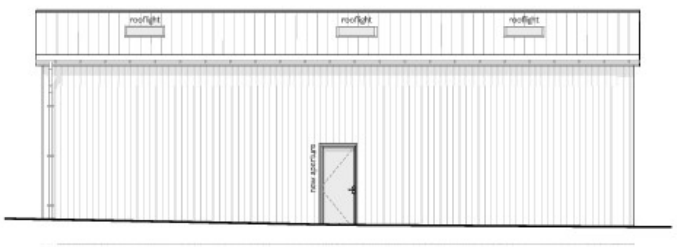
June 2025



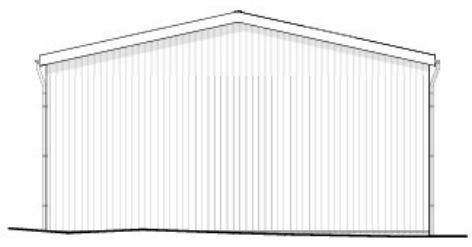
Proposed Front (East) Elevation
Scale 1:100 @ A3



Proposed Side (South) Elevation
Scale 1:100 @ A3



Proposed Rear (West) Elevation
Scale 1:100 @ A3



Proposed Side (North) Elevation
Scale 1:100 @ A3

PMR ARCHITECTURE
Sheridan House,
112-116 Western Road,
Hove, BN3 1DD
01273 980820
brighton@pmr-architecture.co.uk
www.pmr-architecture.co.uk

Client:	Harry & Lorraine Sherrard
Project:	Kestrel Farm, Harbolets Road, West Chiltington, RH20 2LQ
Drawing Title:	Proposed Elevations
Drawing No:	23.94_PL_101
Revision:	
Date:	April 2025
Status:	**PLANNING**
Scale:	1:100 @ A3

0 1 2 3 4 5

Scale as shown

Kestrel Farm

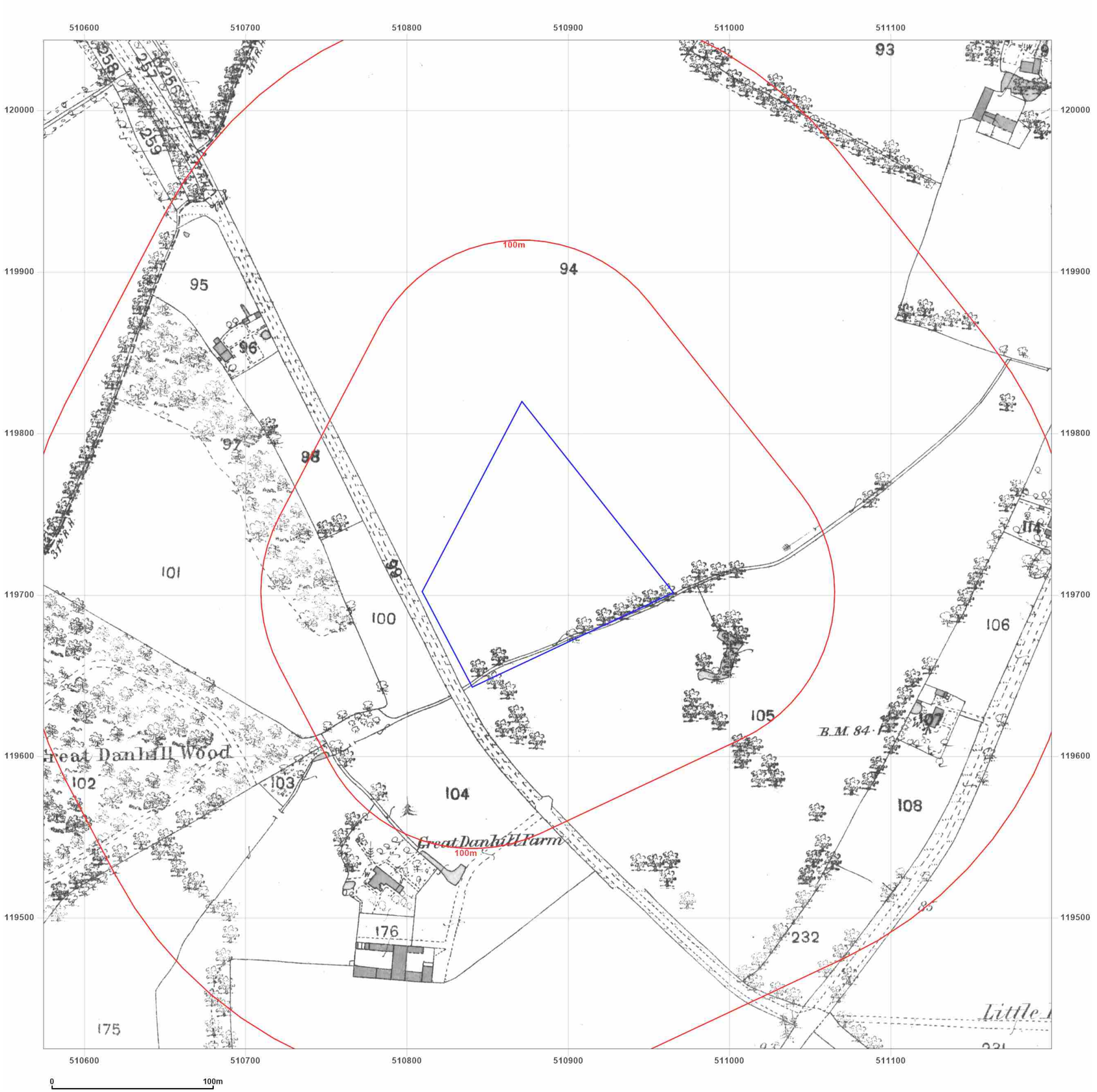
Harbolets Road, West Chiltington,

West Sussex, RH20 2LQ

Figure 3: Proposed Development

June 2025

APPENDIX B
Historic Maps



Groundsure INSIGHTS

Site Details:

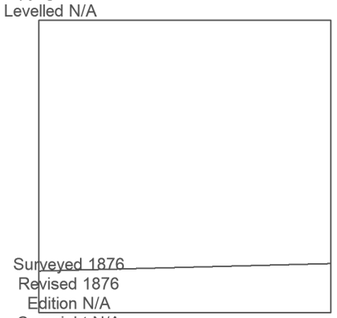
KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

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



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

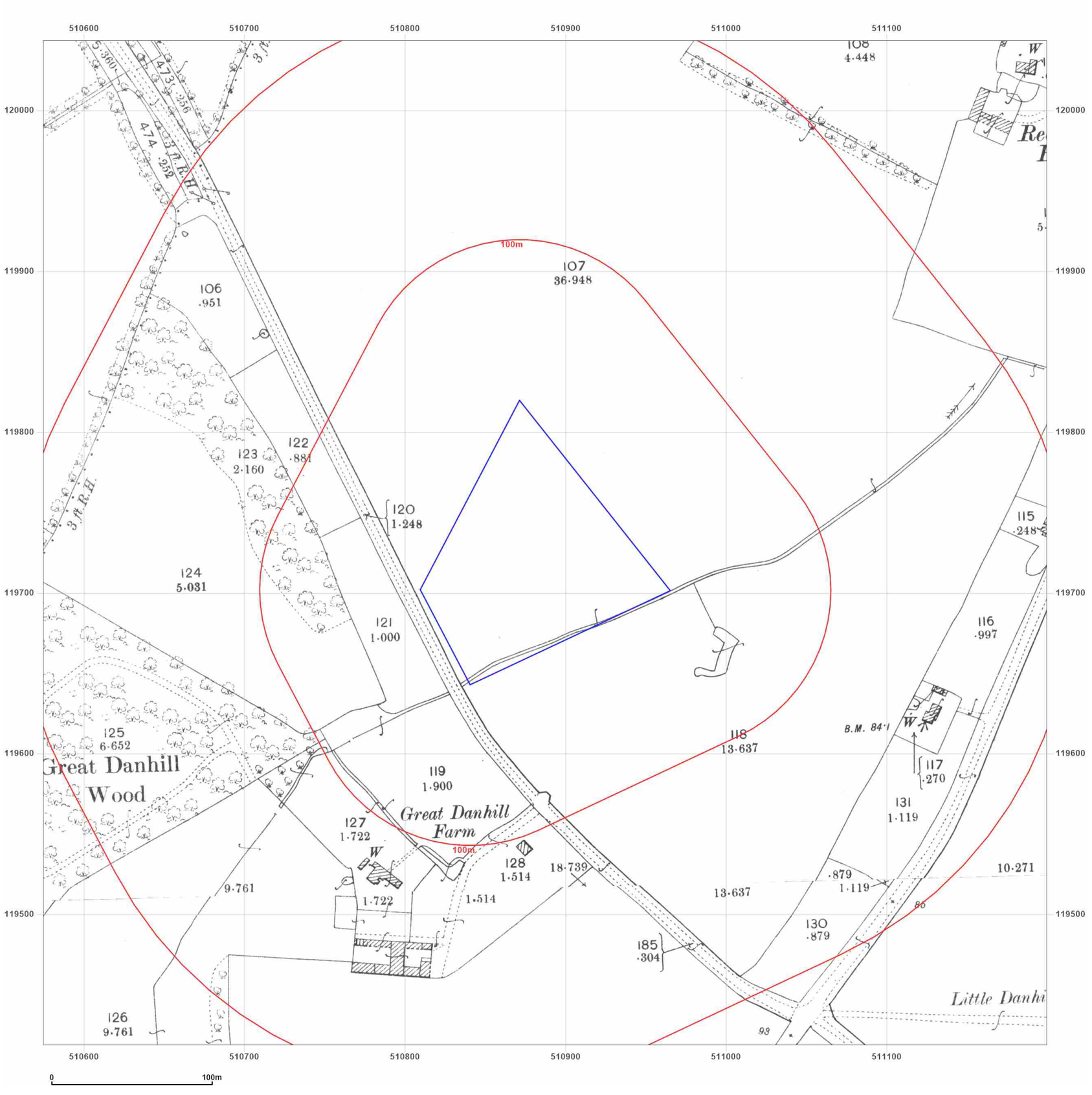
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series

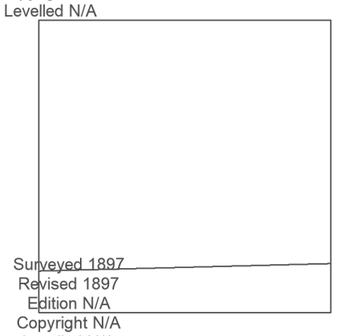
Map date: **1897**

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



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

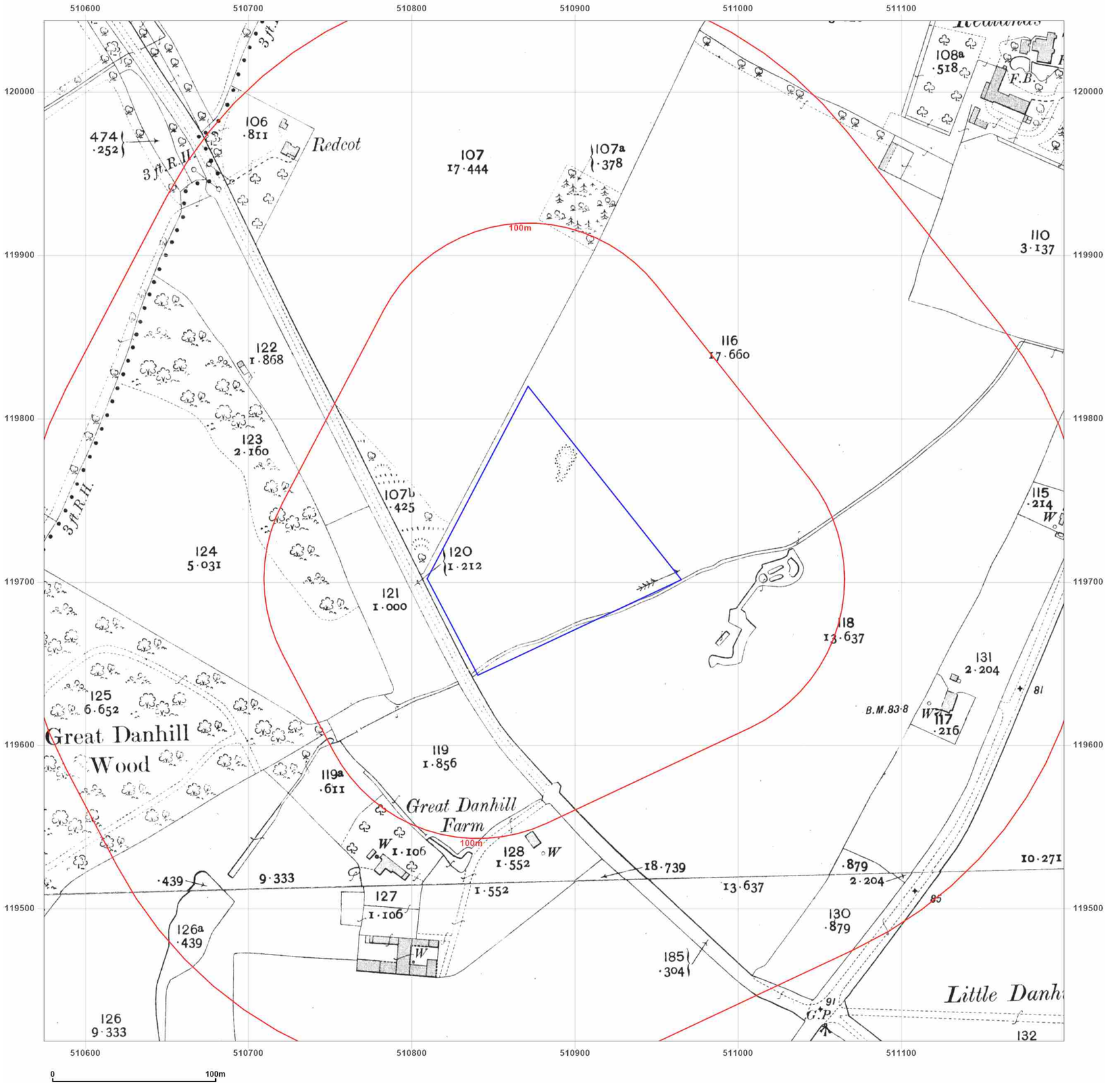
Powered by

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series
Map date: **1911-1912**
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

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

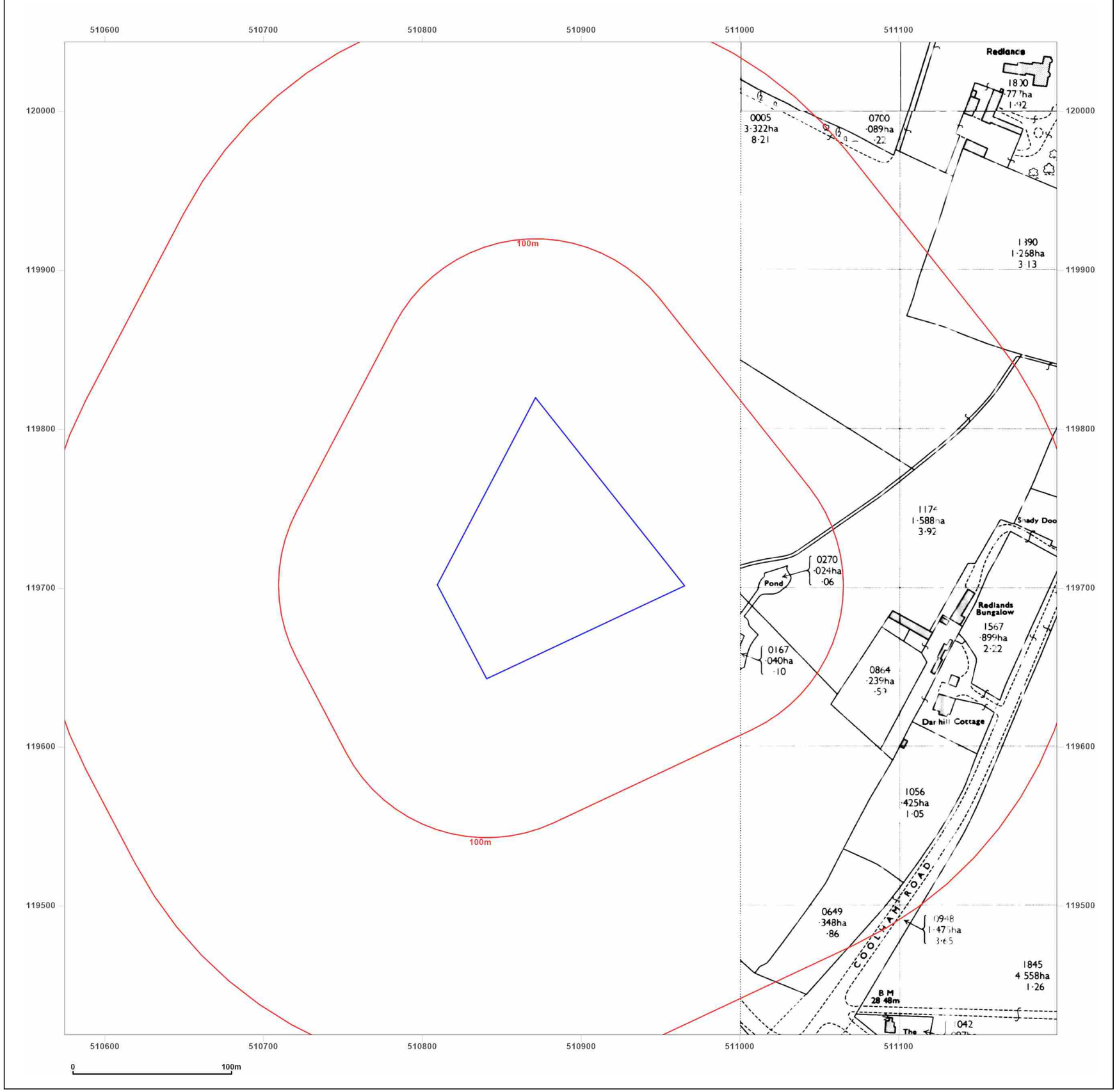
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

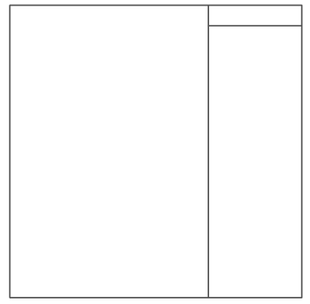
KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: National Grid
Map date: **1974-1977**
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 N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

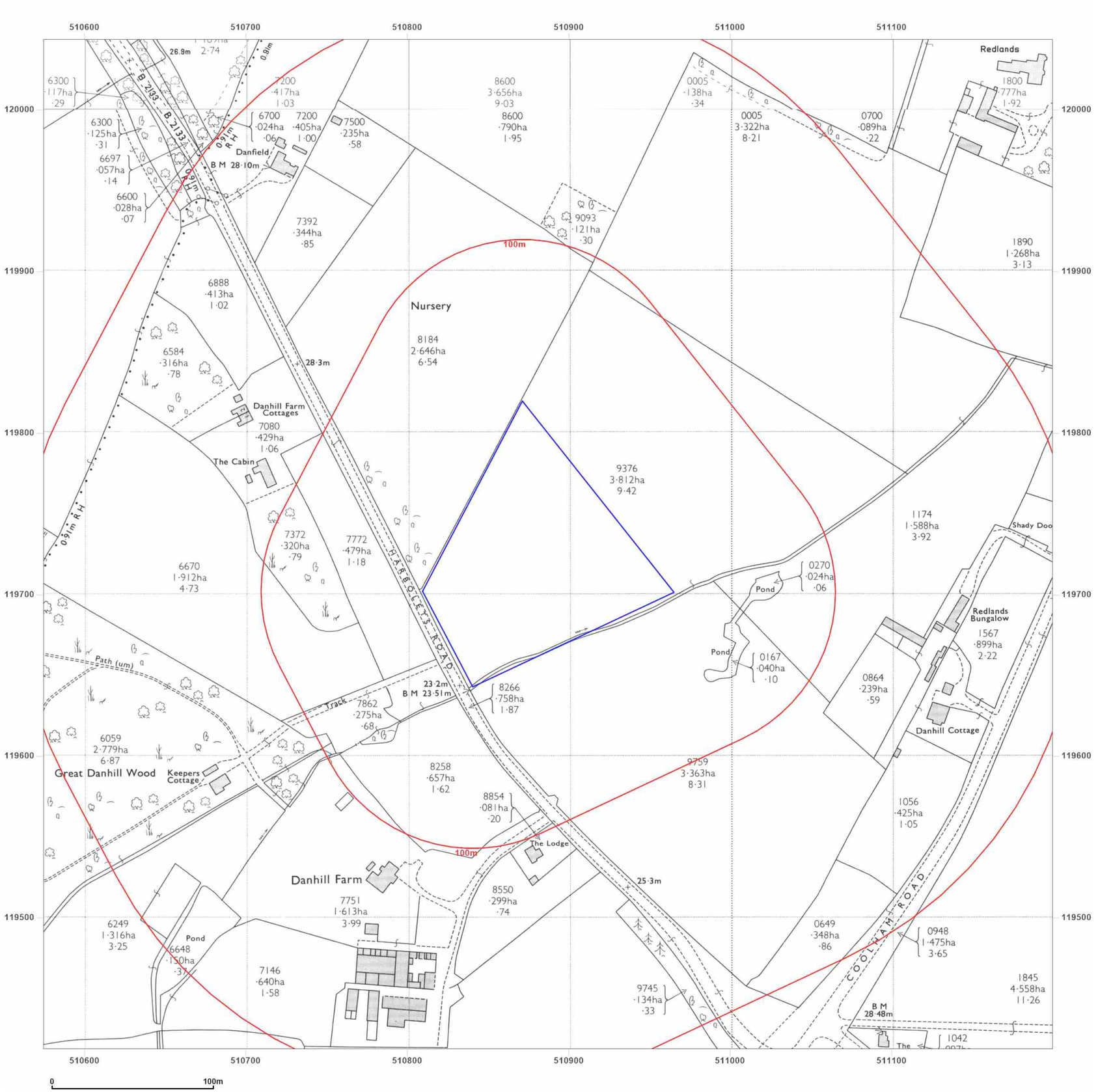
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: National Grid

Map date: **1974-1977**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1976
Revised 1976
Edition N/A
Copyright 1977
Levelled 1966

Surveyed N/A
Revised 1973
Edition N/A
Copyright 1974
Levelled 1966

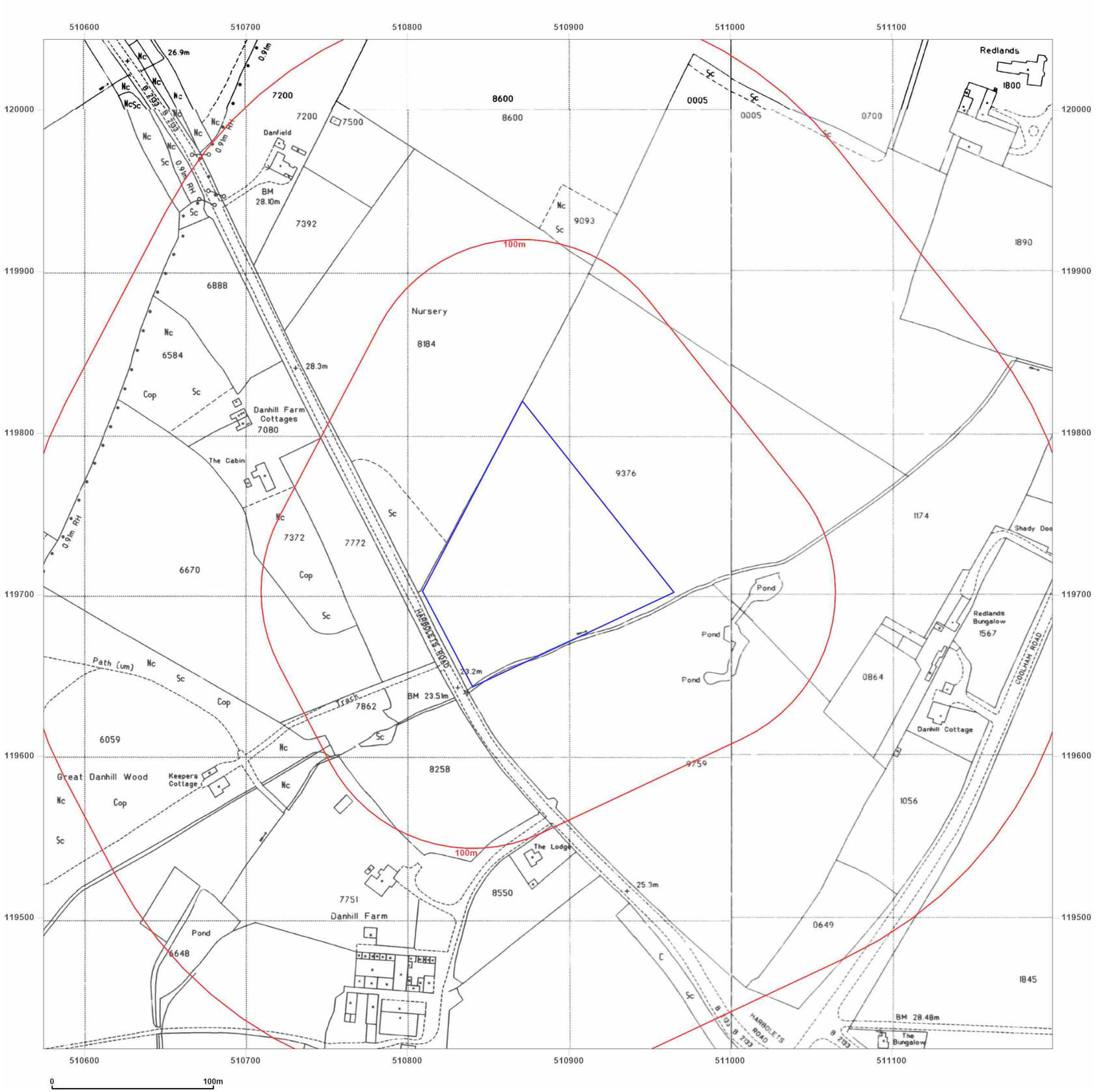
Powered by

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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

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

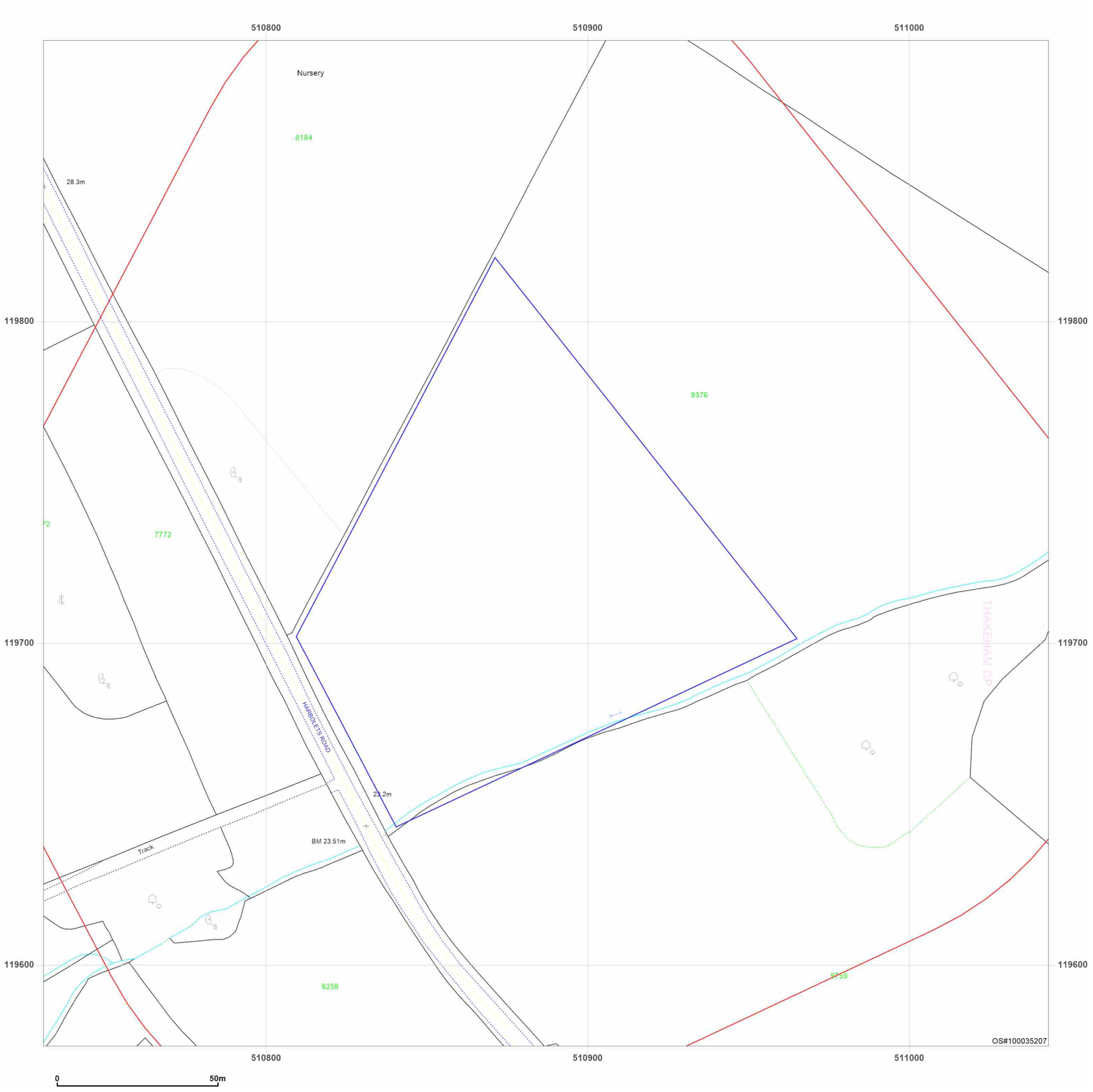
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

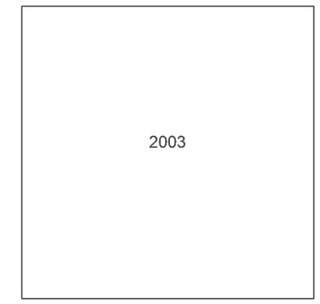
Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

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

N
W E
S



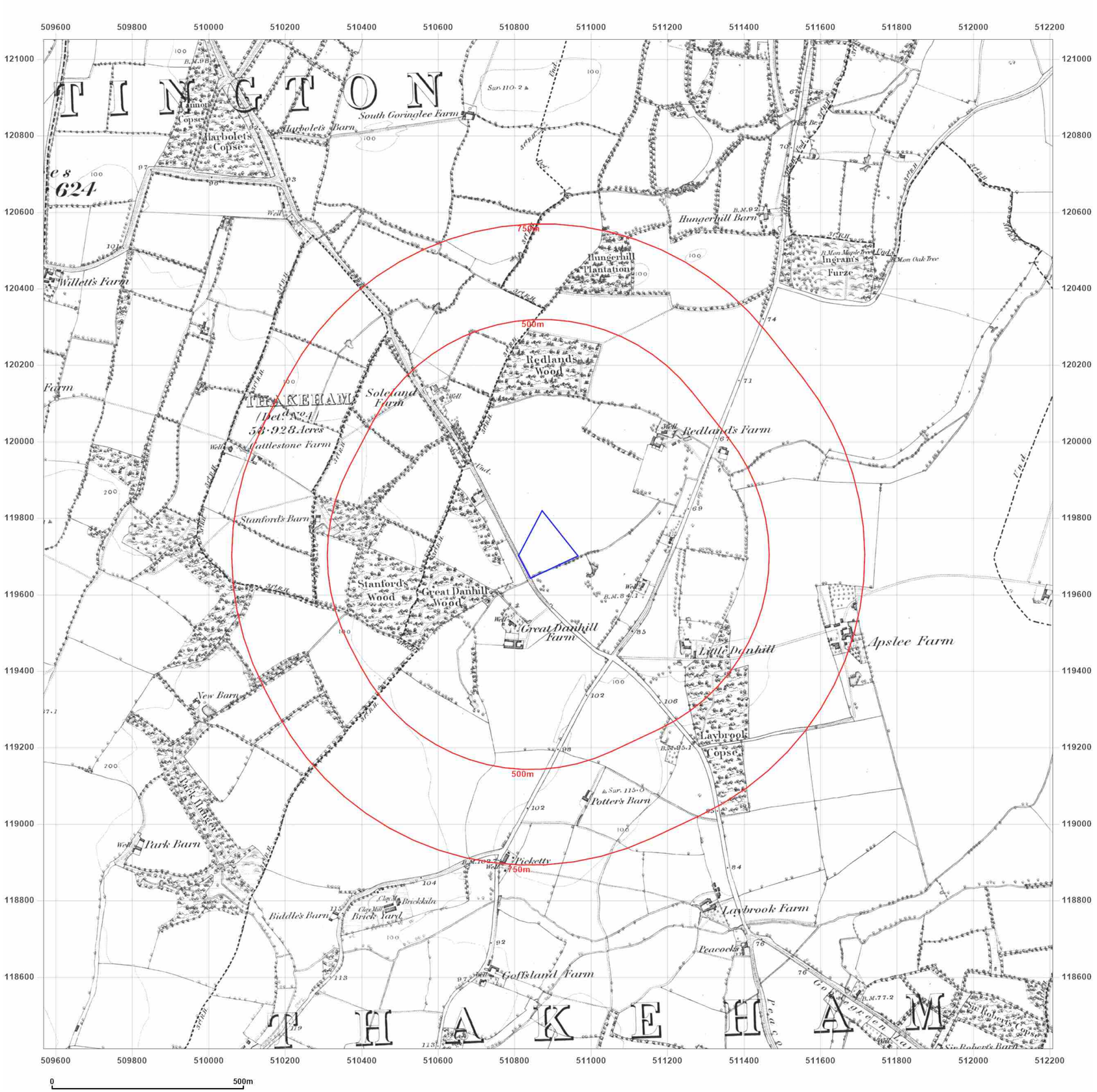
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series

Map date: **1875**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

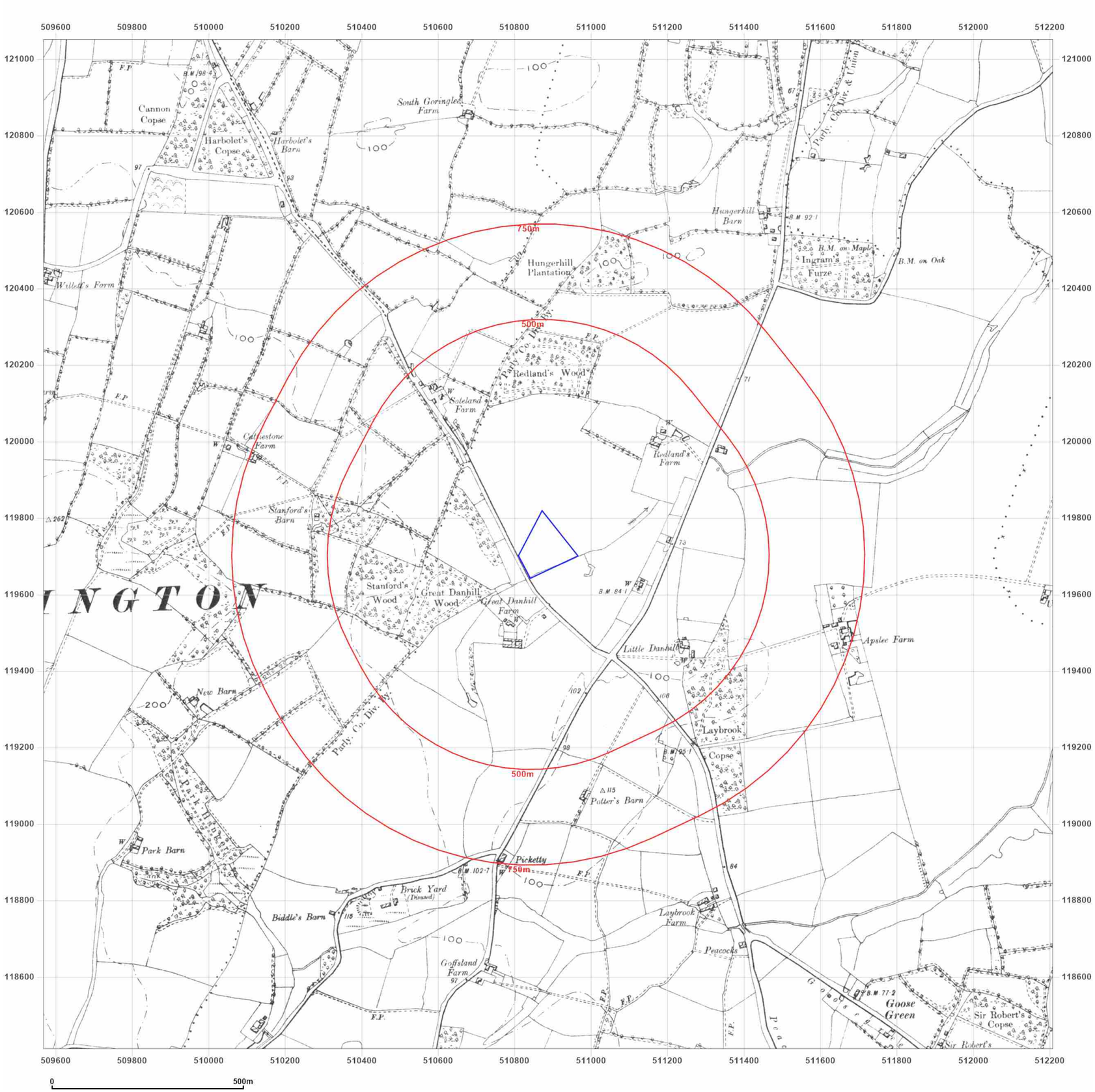
Powered by

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

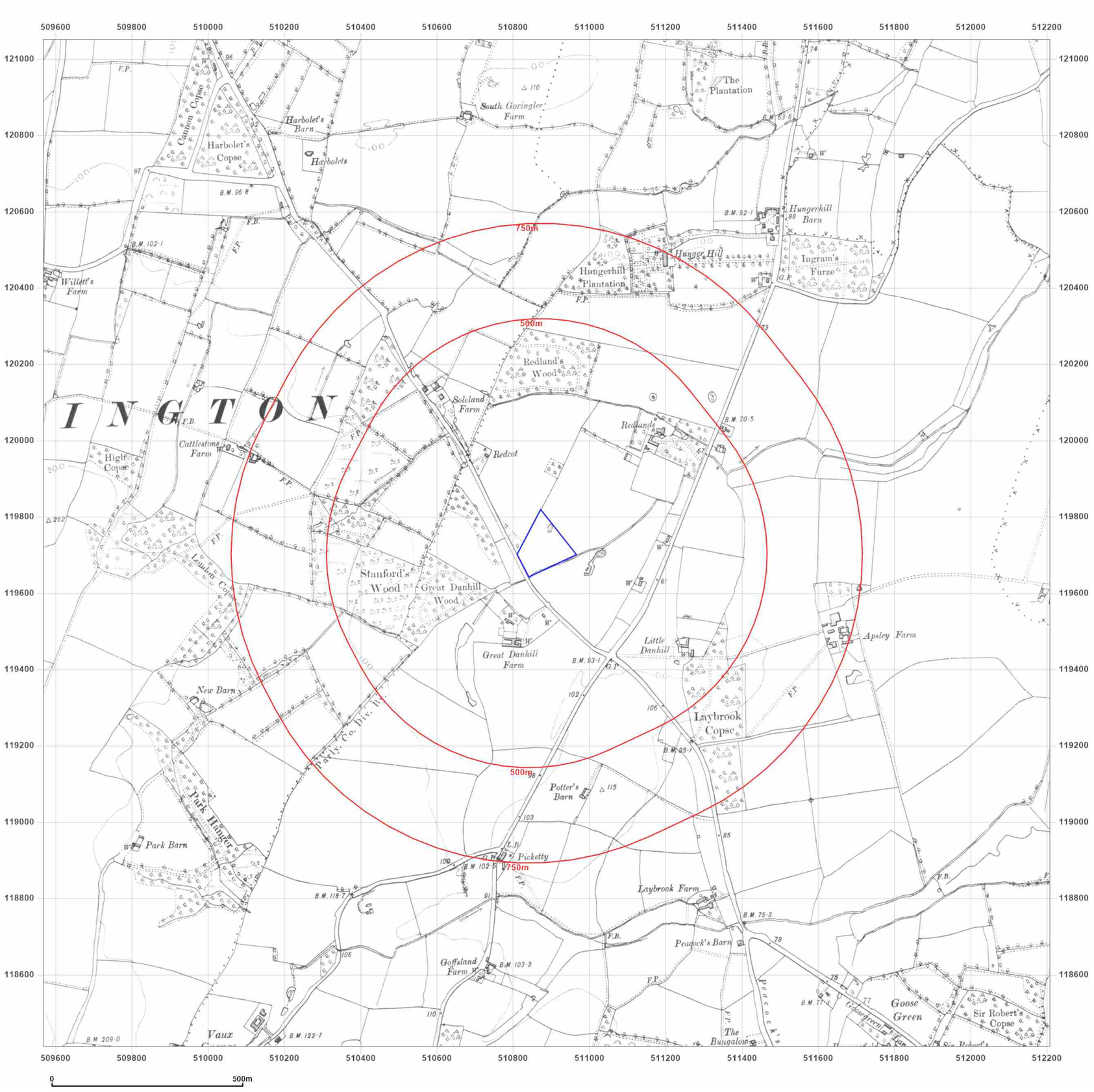
Powered by

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1875
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

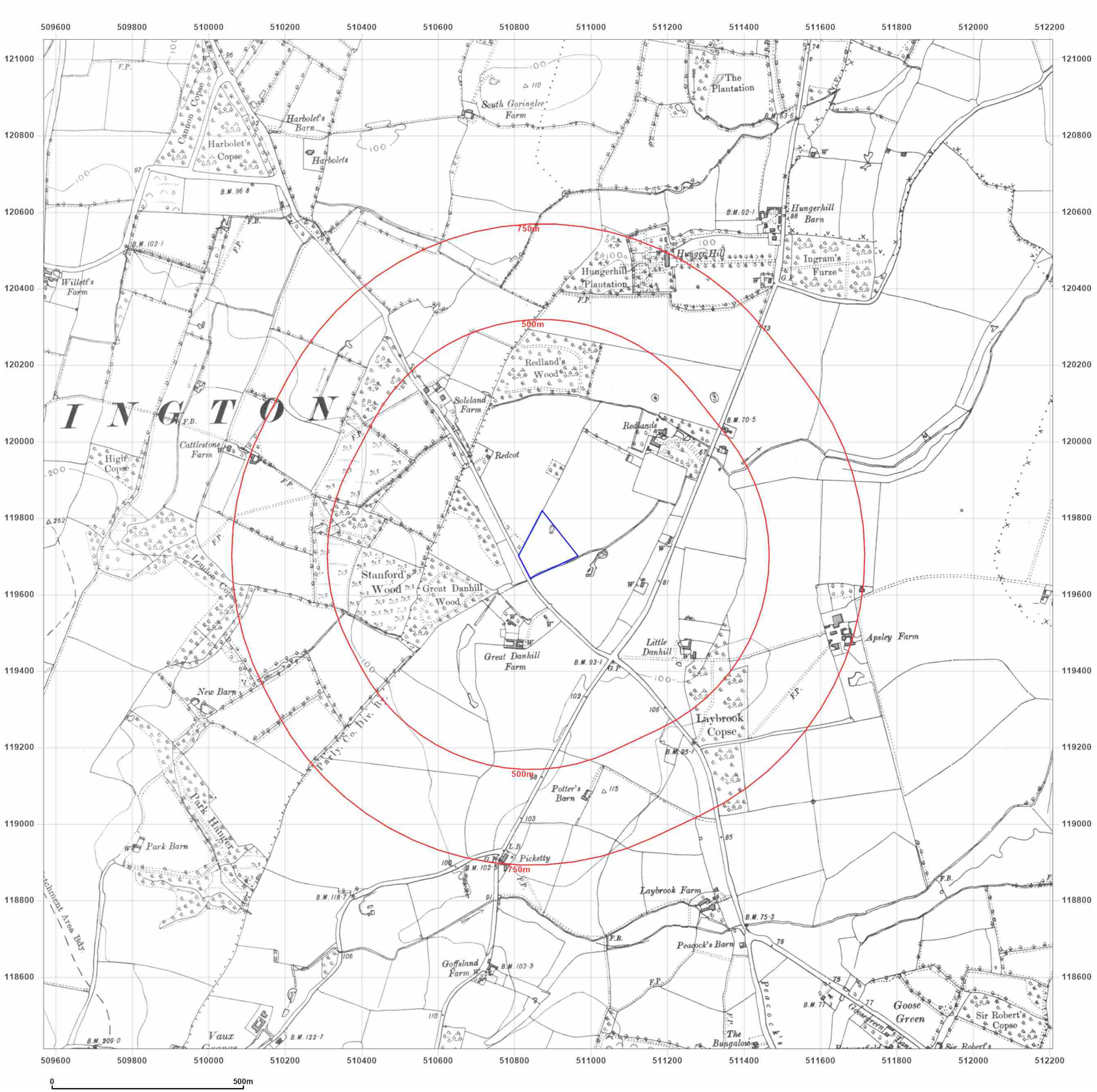
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1875
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

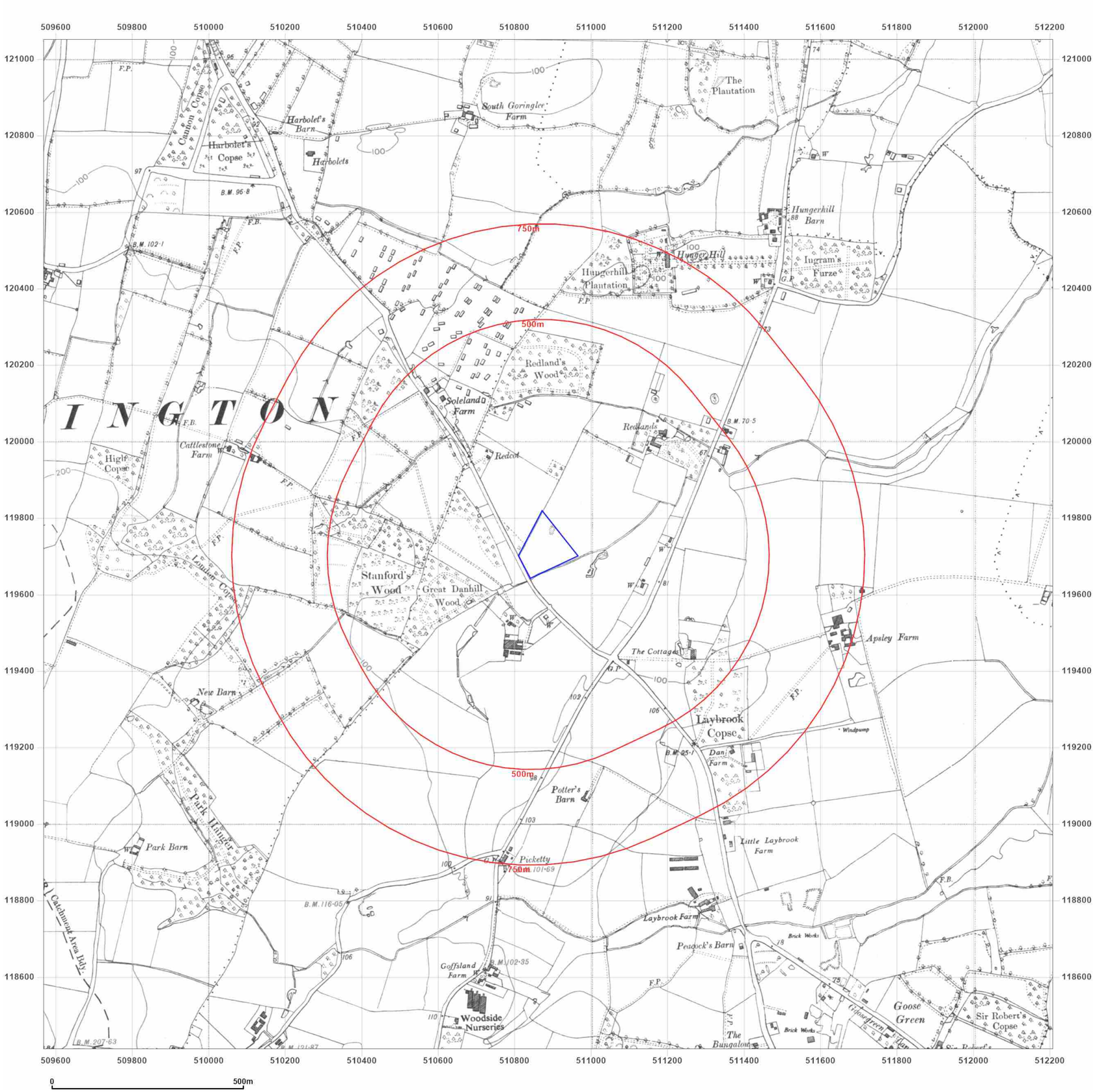
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: County Series

Map date: **1946**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1875
Revised 1946
Edition N/A
Copyright N/A
Levelled N/A

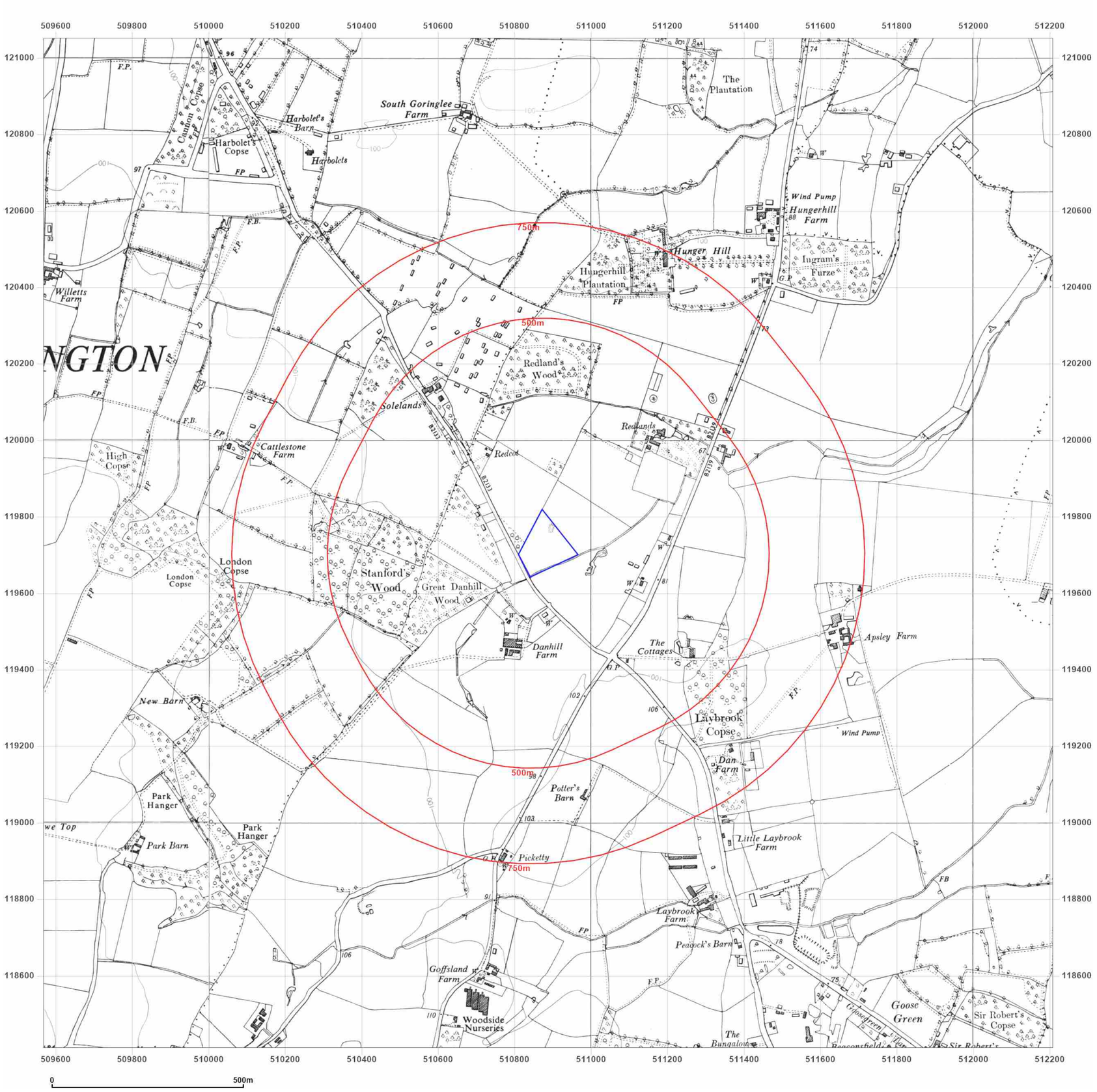
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: Provisional

Map date: **1956-1957**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

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

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

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

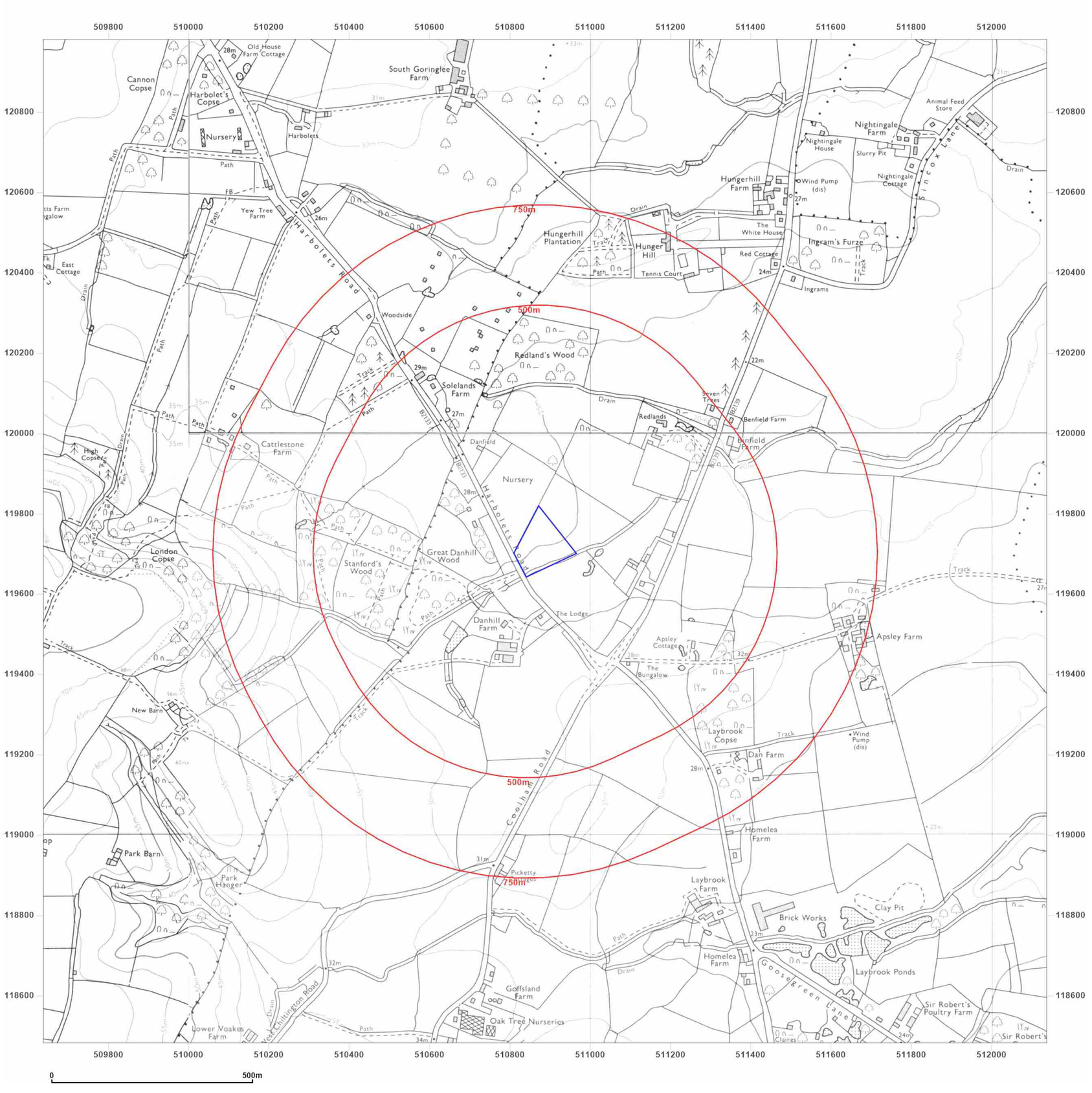
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: National Grid
Map date: **1976-1981**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

Surveyed 1976
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1976
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

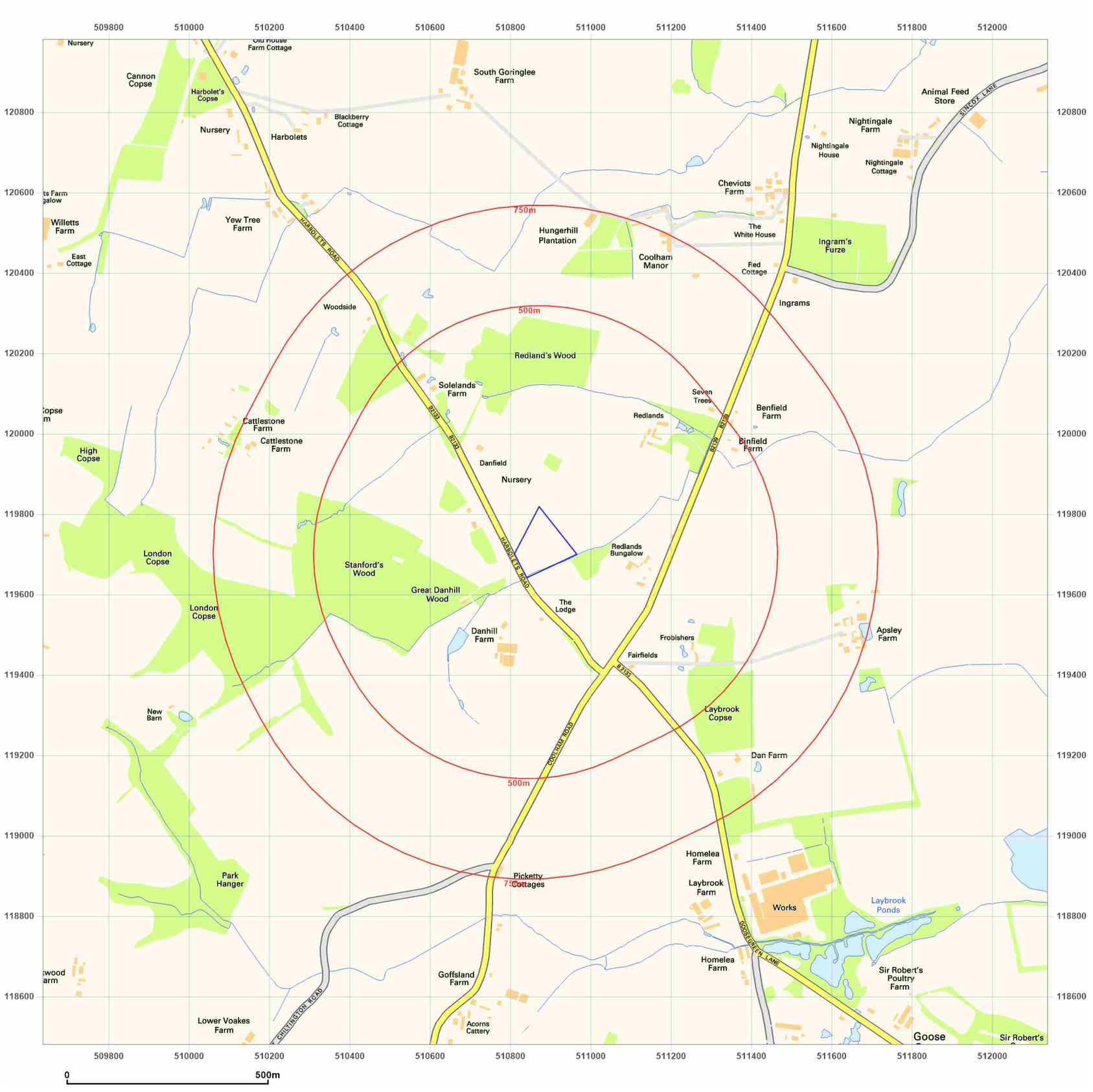
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

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

N
W E
S

2001

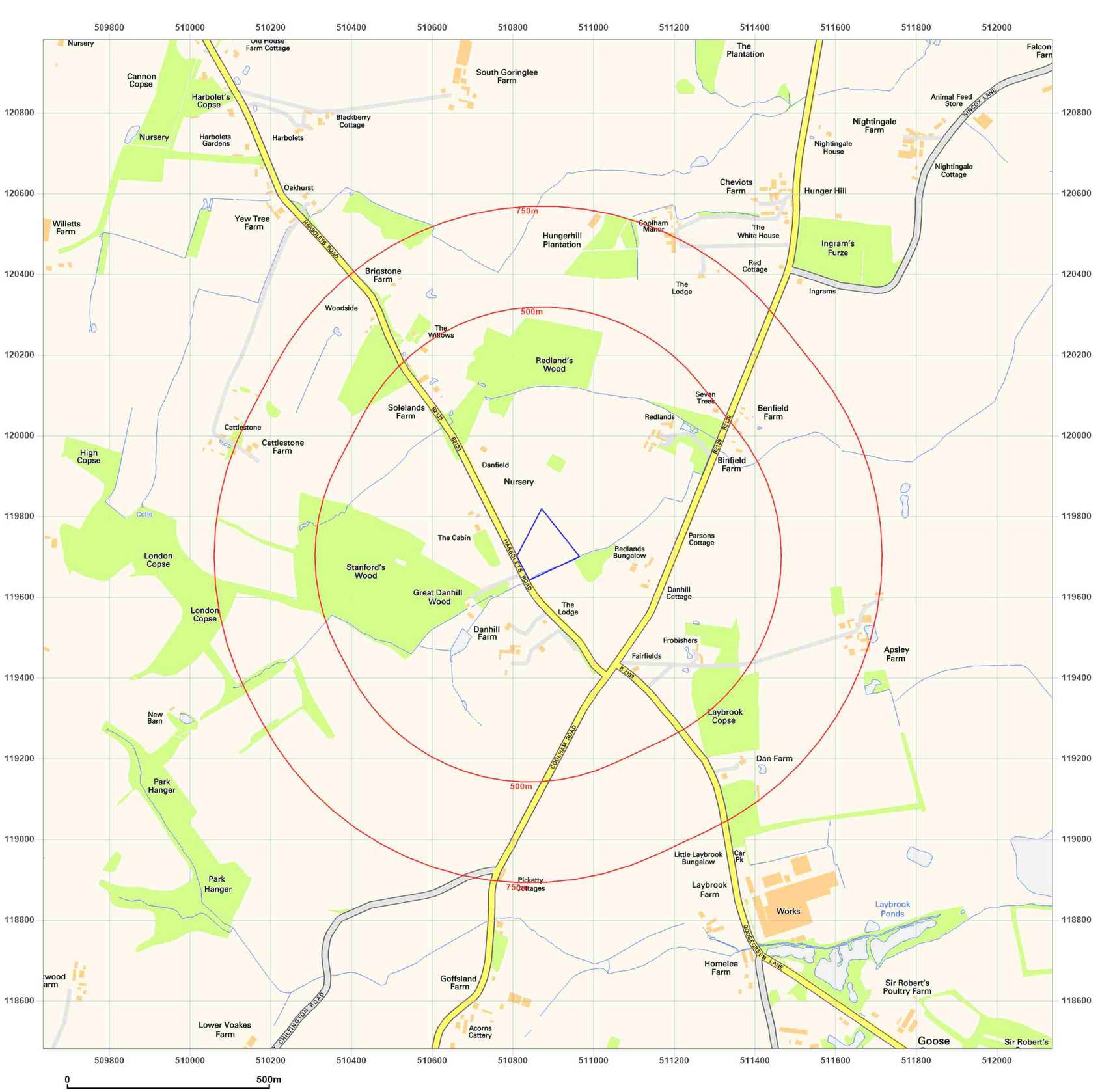
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

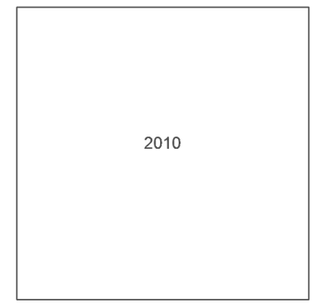
Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

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

N
W E
S



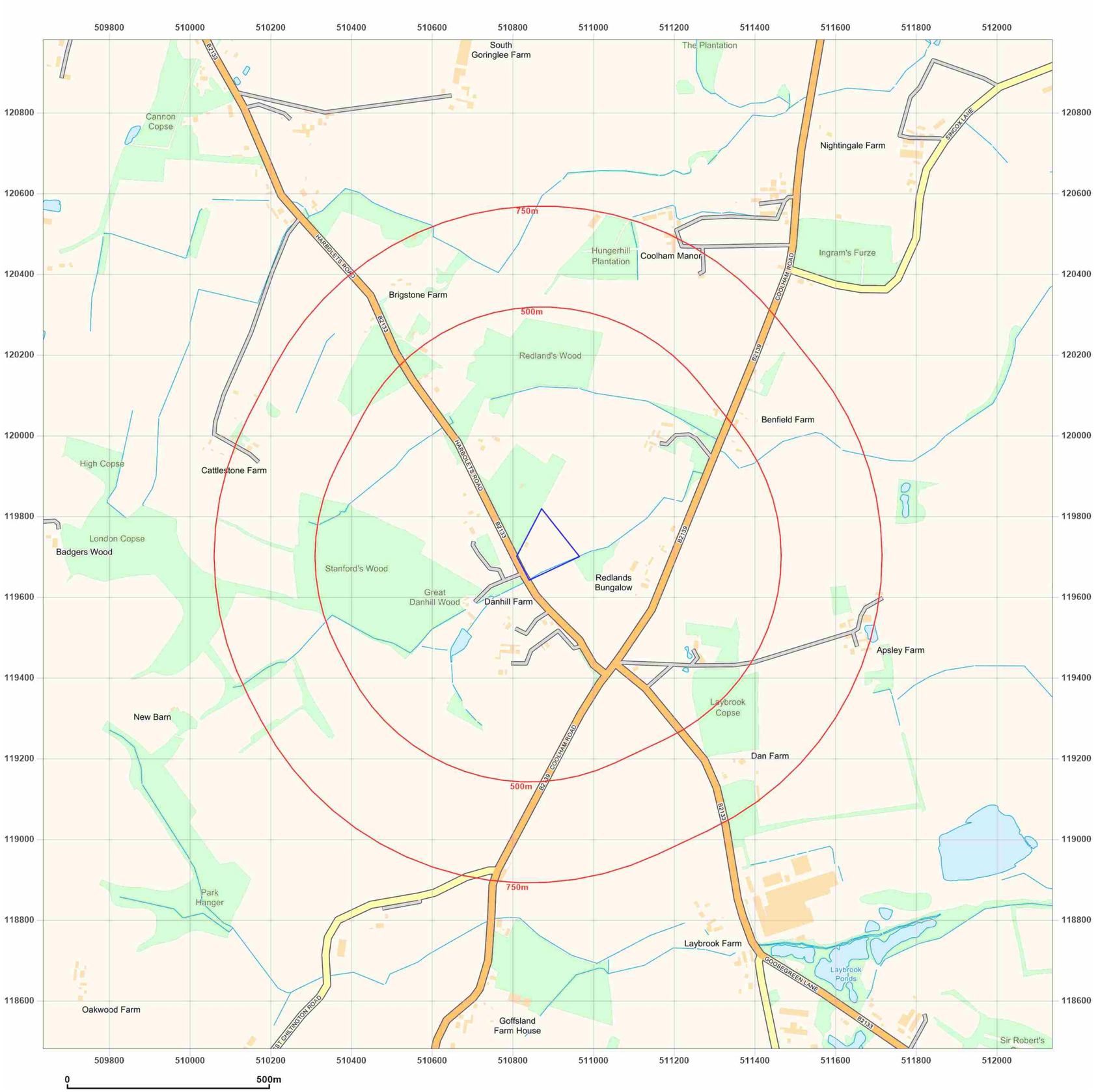
Powered by OS

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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



Groundsure INSIGHTS

Site Details:

KESTREL FARM BARN,
HARBOLETS ROAD 155M FROM
UNNAMED ROAD, COOLHAM
ROAD, WEST CHILTINGTON,
WEST SUSSEX, RH20 2LQ

Client Ref: 814
Report Ref: HMD-47-1RB-FOH-7SE-W7X
Grid Ref: 510887, 119731

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2025

Powered by

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

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 28 May 2025

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

APPENDIX C
Photographs

The Barn (front elevation facing southeast)



The Barn (side elevation facing southwest)



The Barn (rear elevation facing west)



The Barn (side elevation facing northeast) and shipping container



Shed





Internal Photos of the barn

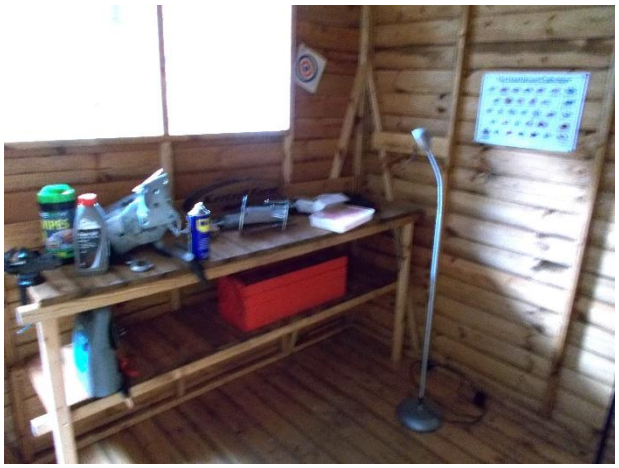




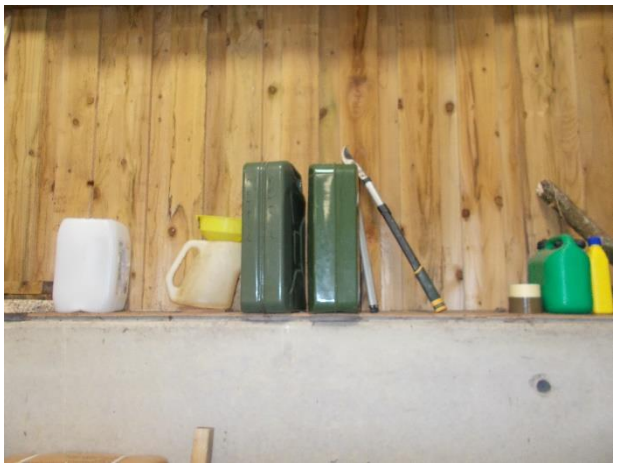




Office in barn



Jerry cans on internal wall



Access track



Gate to Harbolets Road



Plot of farmland facing northeast



Plot of farmland facing east



Plot of farmland facing west



Watercourse to the south of the plot of farmland





APPENDIX D
GroundSure EnviroInsight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

KESTREL FARM BARN, HARBOLETS ROAD 155M FROM UNNAMED ROAD, COOLHAM ROAD, WEST CHILTINGTON, WEST SUSSEX, RH20 2LQ

Order Details

Date: 28/05/2025

Your ref: 814

Our Ref: HMD-47-42W-WW3-4LK-96U

Site Details

Location: 510878 119721

Area: 1.38 ha

Authority: Horsham District Council ↗



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	2	1	0	0	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	3	1	0	0	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
21 >	3.7 >	Waste exemptions >	0	0	6	0	-
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	1	-	-
24	4.2	Current or recent petrol stations	0	0	0	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	-

24	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	-
25	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
26 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	1	3	-
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	0	-
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 >**	Identified (within 500m)				
30 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
32 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
33	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
33	5.5	Groundwater vulnerability- local information	None (within 0m)				
34	5.6	Groundwater abstractions	0	0	0	0	0
34	5.7	Surface water abstractions	0	0	0	0	0
34	5.8	Potable abstractions	0	0	0	0	0
34	5.9	Source Protection Zones	0	0	0	0	-
35	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**6.1 >**	**Water Network (OS MasterMap) >**	1	0	5	-	-

37 >	6.2 >	Surface water features >	1	1	4	-	-
37 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
38 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
38	6.5	WFD Groundwater bodies	0	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
39	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
39	7.2	Historical Flood Events	0	0	0	-	-
39	7.3	Flood Defences	0	0	0	-	-
40	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
40	7.5	Flood Storage Areas	0	0	0	-	-
41	7.6	Flood Zone 2	None (within 50m)				
41	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
42 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)

Page	Section	Groundwater flooding >	
44 >	9.1 >	Groundwater flooding >	Negligible (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
45	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
46	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
46	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
46	10.4	Special Protection Areas (SPA)	0	0	0	0	0
46	10.5	National Nature Reserves (NNR)	0	0	0	0	0
47	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
47 >	10.7 >	Designated Ancient Woodland >	0	0	1	3	10
48	10.8	Biosphere Reserves	0	0	0	0	0
48	10.9	Forest Parks	0	0	0	0	0
48	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

49	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
49	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
49	10.15	Nitrate Sensitive Areas	0	0	0	0	0
49	10.16	Nitrate Vulnerable Zones	0	0	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	1	-	-
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 4 (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	-	-
57 >	**12.5 >**	**Countryside Stewardship Schemes >**	0	0	2	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
58 >	**13.1 >**	**Priority Habitat Inventory >**	0	2	9	-	-
59	13.2	Habitat Networks	0	0	0	-	-
59	13.3	Open Mosaic Habitat	0	0	0	-	-
59	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
61 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
62	14.2	Artificial and made ground (10k)	0	0	0	0	-
63 >	**14.3 >**	**Superficial geology (10k) >**	0	0	0	1	-

64	14.4	Landslip (10k)	0	0	0	0	-
65 >	14.5 >	Bedrock geology (10k) >	2	0	1	1	-
66 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68	15.2	Artificial and made ground (50k)	0	0	0	0	-
68	15.3	Artificial ground permeability (50k)	0	0	-	-	-
69 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
70	15.5	Superficial permeability (50k)	None (within 50m)				
70	15.6	Landslip (50k)	0	0	0	0	-
70	15.7	Landslip permeability (50k)	None (within 50m)				
71 >	15.8 >	Bedrock geology (50k) >	2	0	0	1	-
72 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
72 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
73	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
74 >	17.1 >	Shrink swell clays >	Low (within 50m)				
75 >	17.2 >	Running sands >	Negligible (within 50m)				
76 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
77 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
78 >	17.5 >	Landslides >	Very low (within 50m)				
79 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
81	18.1	BritPits	0	0	0	0	-
82 >	18.2 >	Surface ground workings >	3	5	2	-	-
82	18.3	Underground workings	0	0	0	0	0
82	18.4	Underground mining extents	0	0	0	0	-
83	18.5	Historical Mineral Planning Areas	0	0	0	0	-

83 >	18.6 >	Non-coal mining >	1	0	1	0	4
84	18.7	JPB mining areas	None (within 0m)				
84	18.8	The Coal Authority non-coal mining	0	0	0	0	-
84	18.9	Researched mining	0	0	0	0	-
85	18.10	Mining record office plans	0	0	0	0	-
85	18.11	BGS mine plans	0	0	0	0	-
85	18.12	Coal mining	None (within 0m)				
85	18.13	Brine areas	None (within 0m)				
85	18.14	Gypsum areas	None (within 0m)				
86	18.15	Tin mining	None (within 0m)				
86	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
87	19.1	Natural cavities	0	0	0	0	-
87	19.2	Mining cavities	0	0	0	0	0
87	19.3	Reported recent incidents	0	0	0	0	-
87	19.4	Historical incidents	0	0	0	0	-

Page	Section	Radon >					
89 >	20.1 >	Radon >	Less than 1% (within 0m)				

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
91	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
91	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
92	22.1	Underground railways (London)	0	0	0	-	-
92	22.2	Underground railways (Non-London)	0	0	0	-	-
92	22.3	Railway tunnels	0	0	0	-	-
92	22.4	Historical railway and tunnel features	0	0	0	-	-
92	22.5	Royal Mail tunnels	0	0	0	-	-
93	22.6	Historical railways	0	0	0	-	-

93	22.7	Railways	0	0	0	-	-
93	22.8	Crossrail 2	0	0	0	0	-
93	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2021

Site Area: 1.38ha

Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 1.38ha

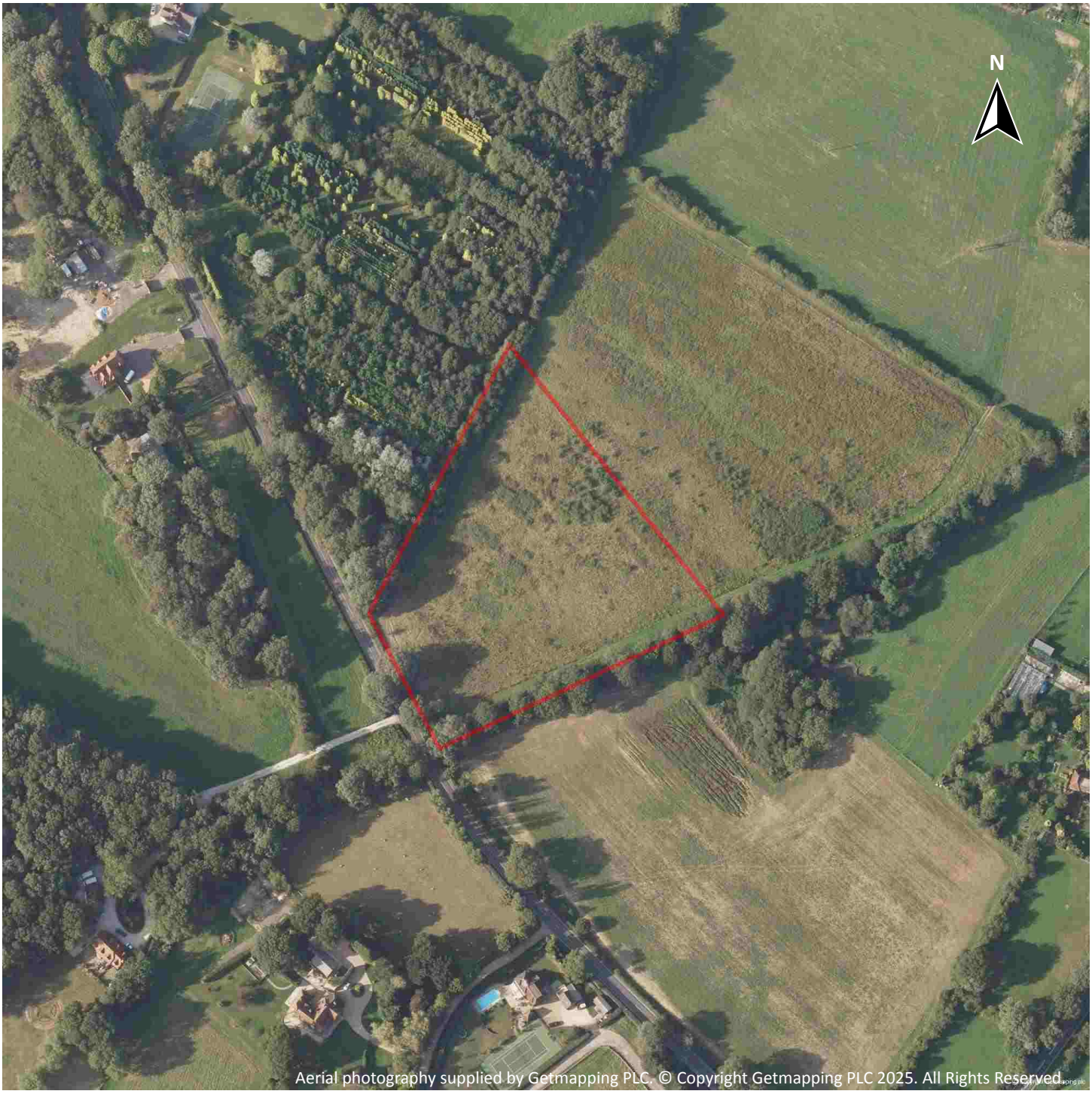
Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 1.38ha

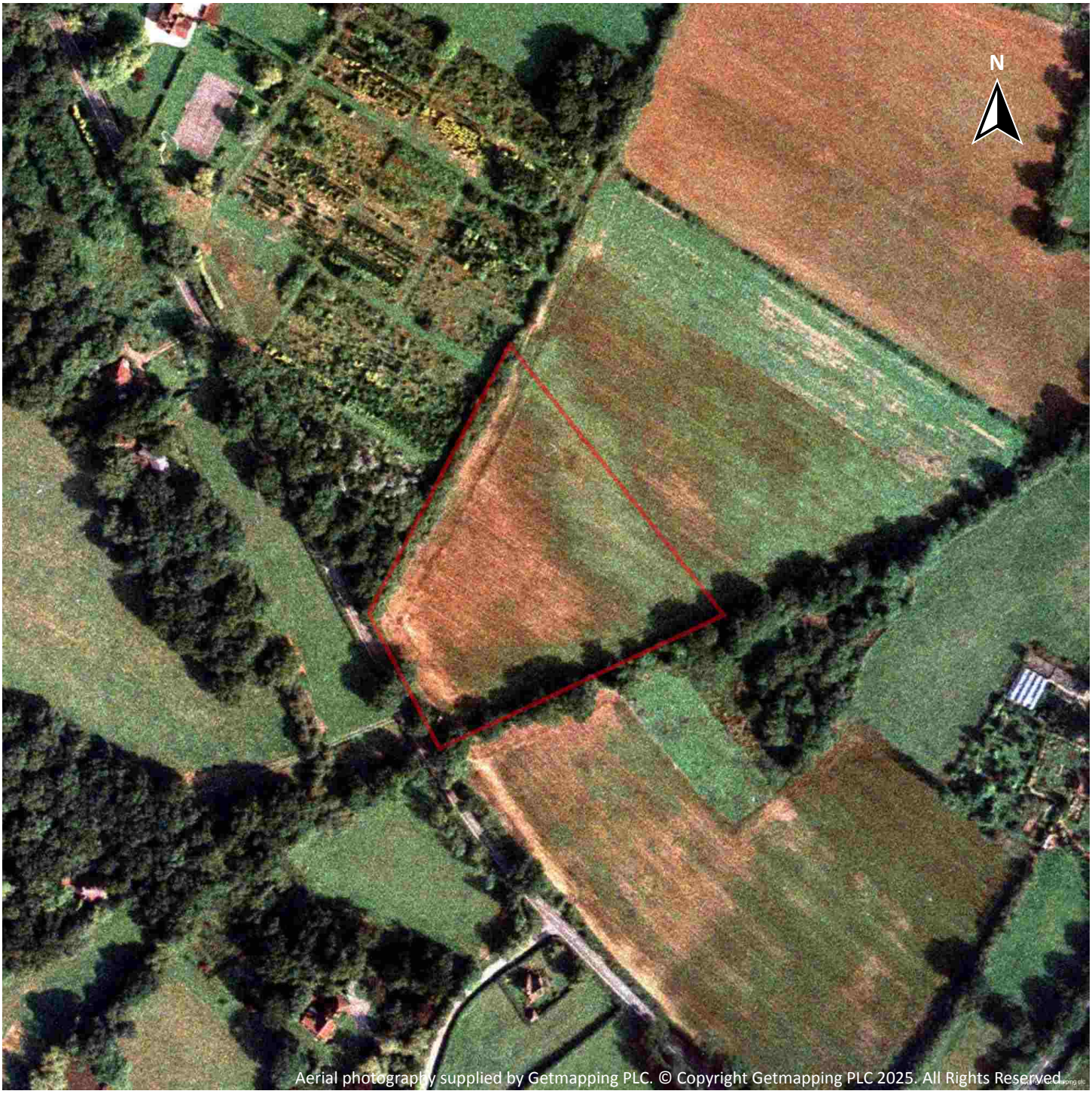
Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 1.38ha

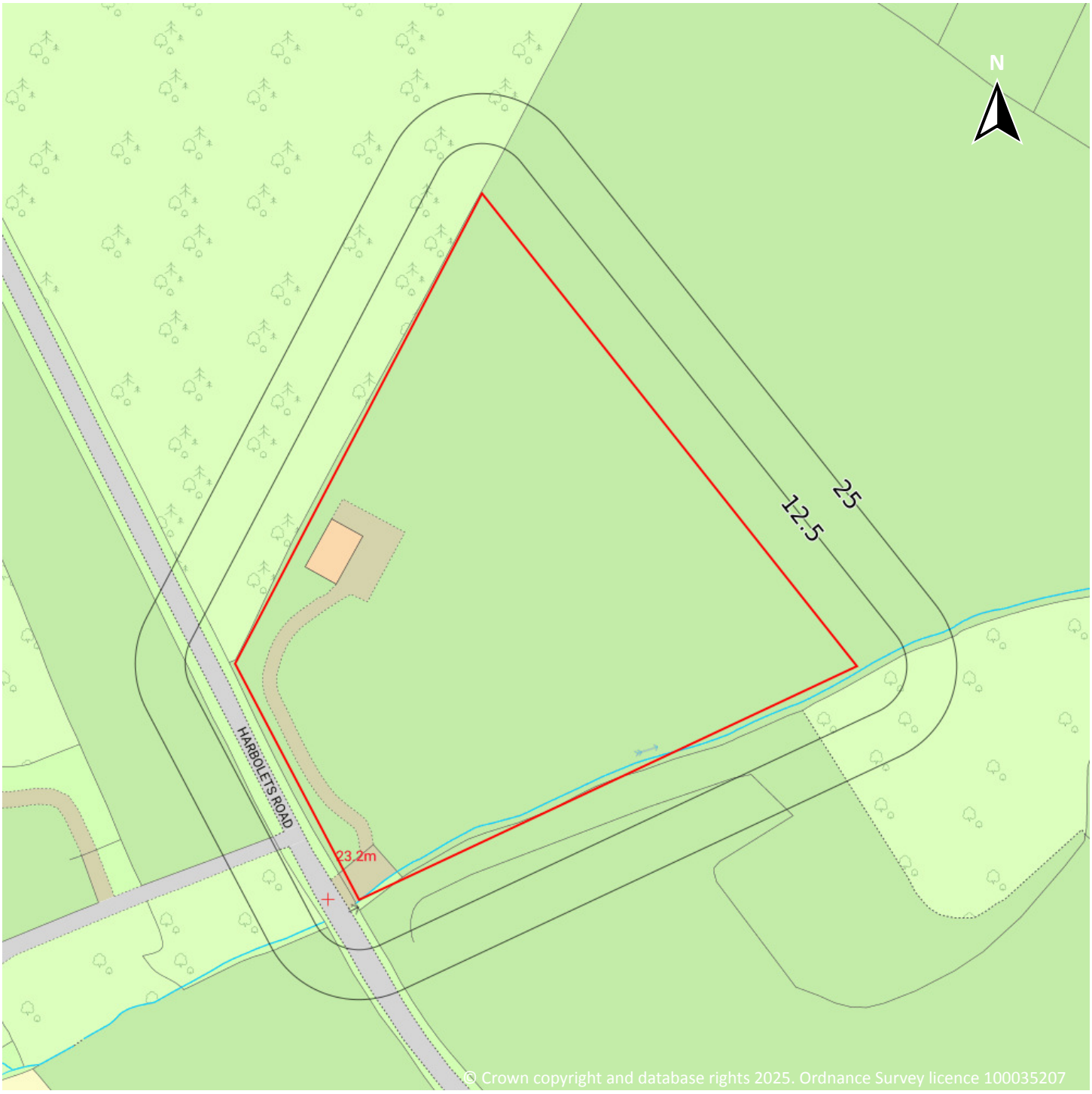
Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

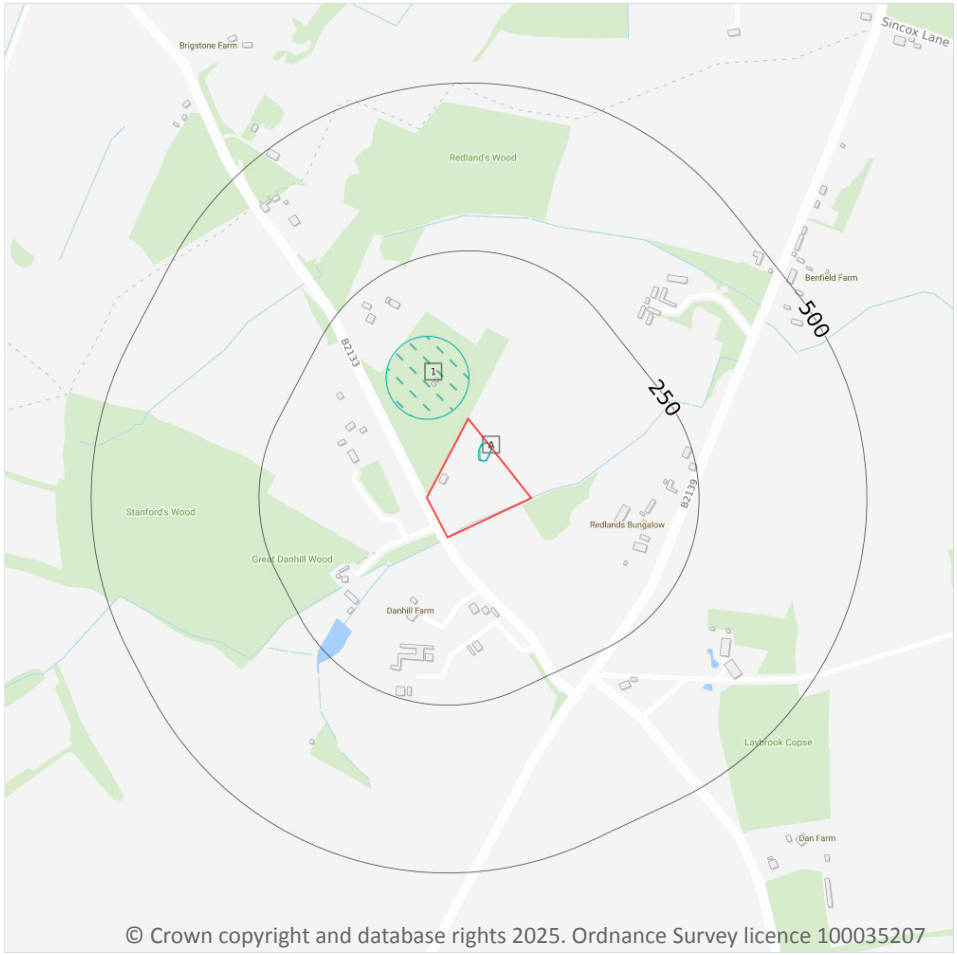
Site Area: 1.38ha

OS MasterMap site plan



Site Area: 1.38ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m	3

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

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

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Sand Pit**	**1909 - 1946**	**2295649**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Sand Pit**	**1957**	**2324514**
1	24m NW	Nursery	1980	2179798

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 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	0

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

This data is sourced from Ordnance Survey / Groundsure.

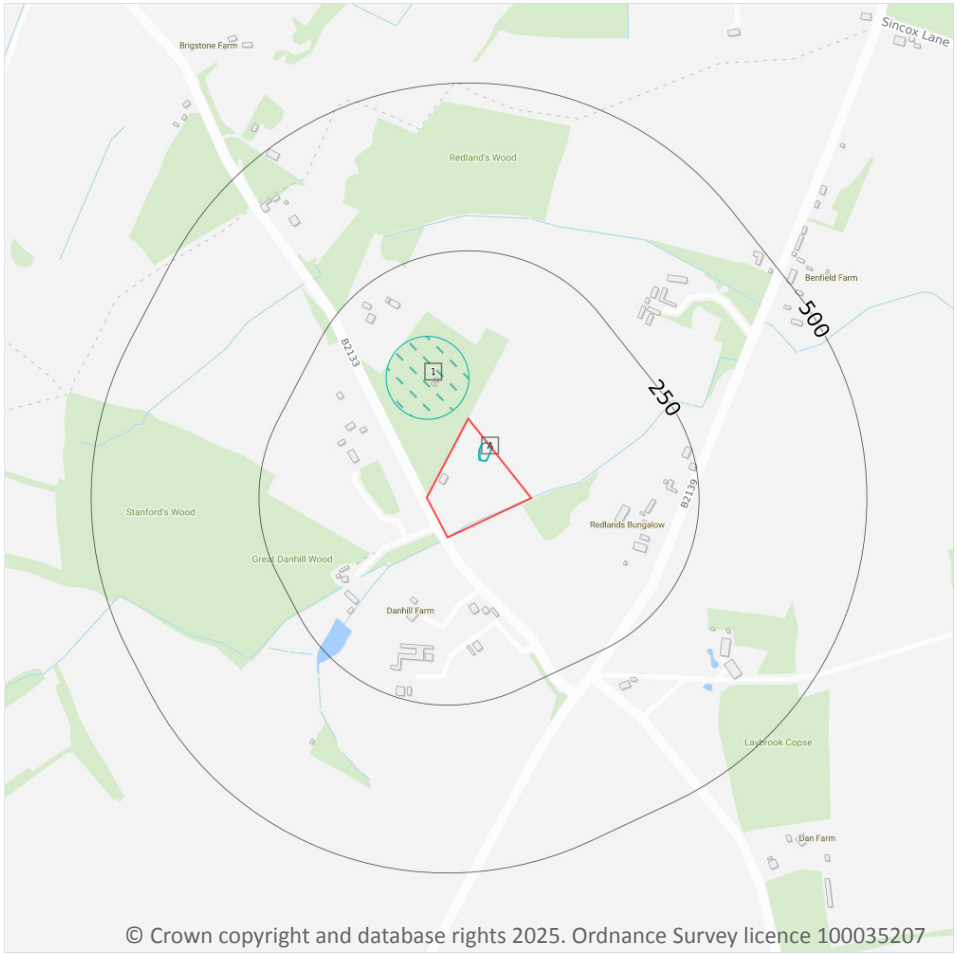
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m	4

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

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

ID	Location	Land Use	Date	Group ID
A	**On site**	**Sand Pit**	**1957**	**2324514**
A	**On site**	**Sand Pit**	**1946**	**2295649**
A	**On site**	**Sand Pit**	**1909**	**2295649**

ID	Location	Land Use	Date	Group ID
1	24m NW	Nursery	1980	2179798

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	6

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
A	132m SW	Danhill Farm Harbolets Road Pulborough West Sussex Rh20 2lq	EPR/HH0278RZ/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
A	132m SW	Danhill Farm Harbolets Road Pulborough West Sussex Rh20 2lq	EPR/HH0278RZ/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit
A	132m SW	Danhill Farm Harbolets Road Pulborough West Sussex Rh20 2lq	EPR/HH0278RZ/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
A	132m SW	Danhill Farm Harbolets Road Pulborough West Sussex Rh20 2lq	EPR/HH0278RZ/A001	Treating waste exemption	Agricultural waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	242m E	Binfield Farm Coolham Road Pulborough West Sussex Rh20 2lh	EPR/FH0073GH/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
B	242m E	Binfield Farm Coolham Road Pulborough West Sussex Rh20 2lh	EPR/FH0073GH/A001	Using waste exemption	Agricultural waste only	Spreading waste on agricultural land to confer benefit

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	1

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
2	182m SE	Alco Digital	Danhill Estate, Coolham Road, West Chiltington, Pulborough, West Sussex, RH20 2LH	Special Purpose Machinery and Equipment	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	4

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

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

ID	Location	Address	Details	
1	136m SE	DANHILLFARMBARNS,DANHILLFARMBARNS,DANHILLFARM,HARBOLETSROAD,THAKEHAM,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P10318 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/05/2002 Effective Date: 30/05/2002 Revocation Date: -
3	341m NW	SOLELANDSFARM,SOLELANDSFARM,COOLHAM,WESTCHILTINGTONWESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P00092 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 04/07/1985 Effective Date: 04/07/1985 Revocation Date: -
4	382m SE	DANHILLCROSSROAD,DANHILLCROSSROAD,THAKEHAMWESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P02940 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/06/1990 Effective Date: 12/06/1990 Revocation Date: 31/03/1997
5	429m NE	REDLANDTHAKEHAM,REDLANDTHAKEHAM	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02738 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 23/03/1983 Effective Date: 23/03/1983 Revocation Date: 31/03/1997

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

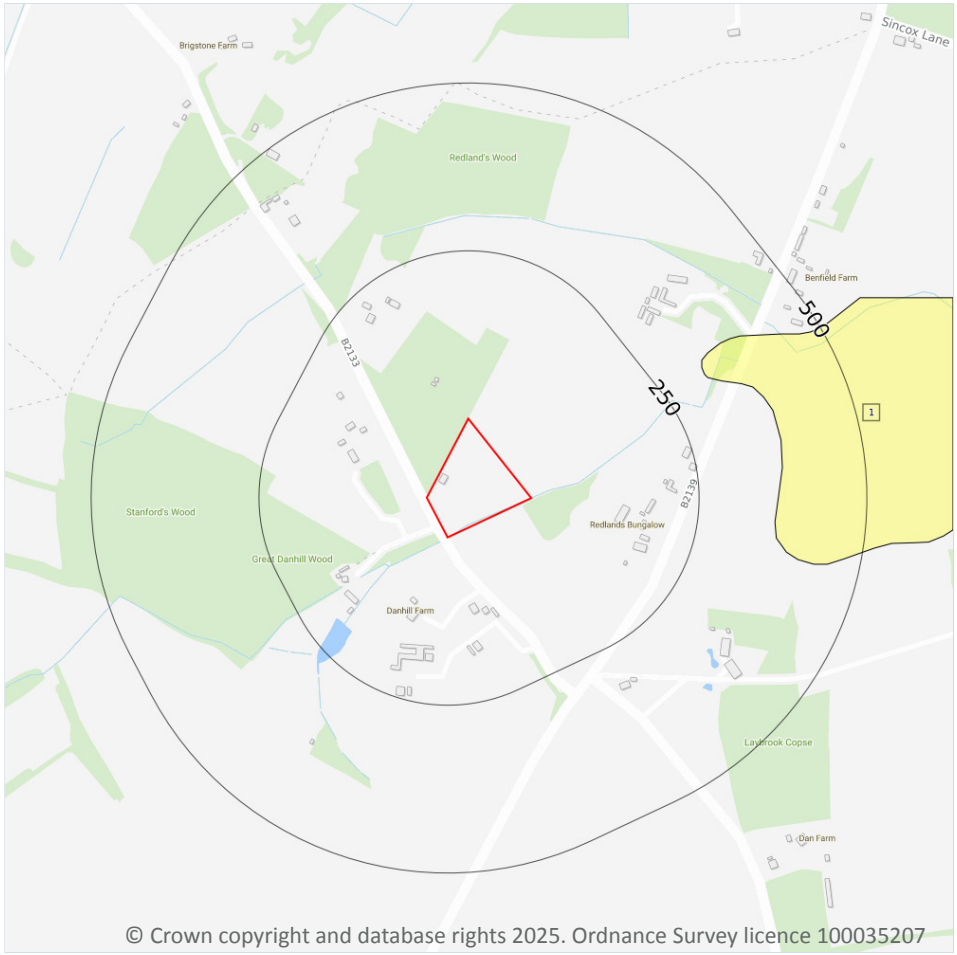
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

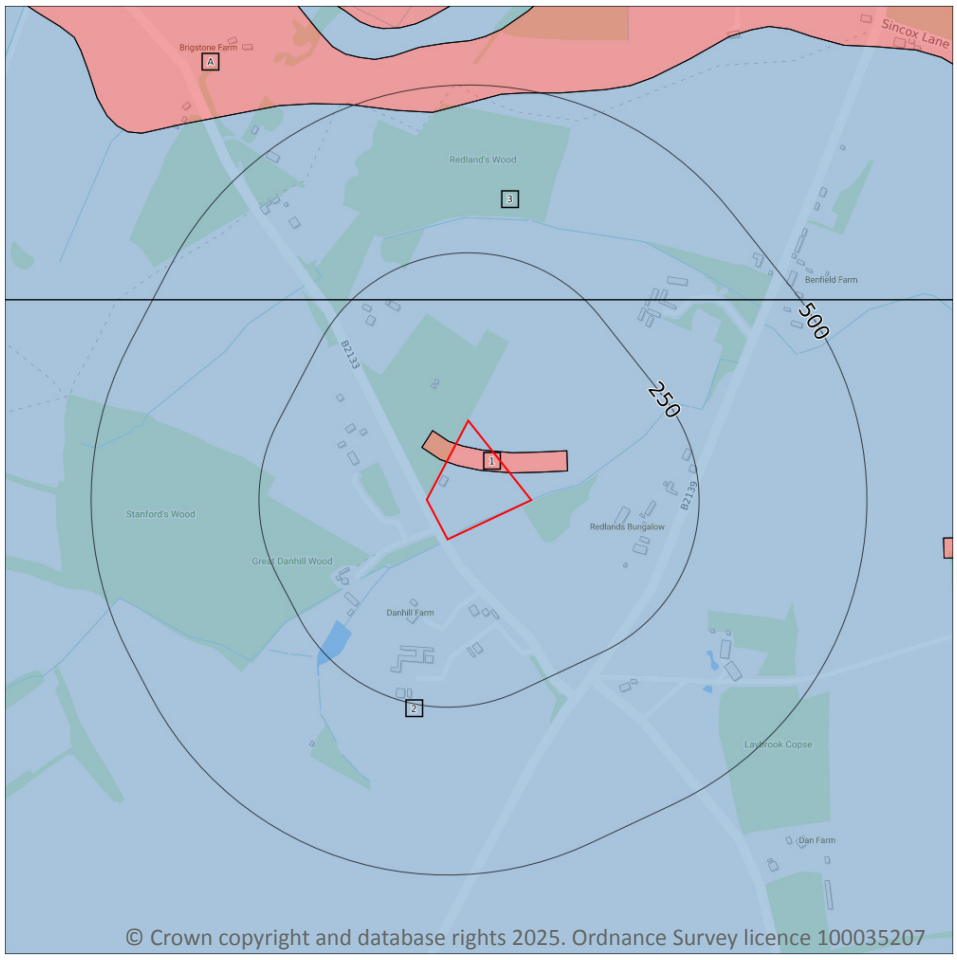
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 29 >**

ID	Location	Designation	Description
1	317m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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	4

Aquifer status of groundwater held within bedrock geology.

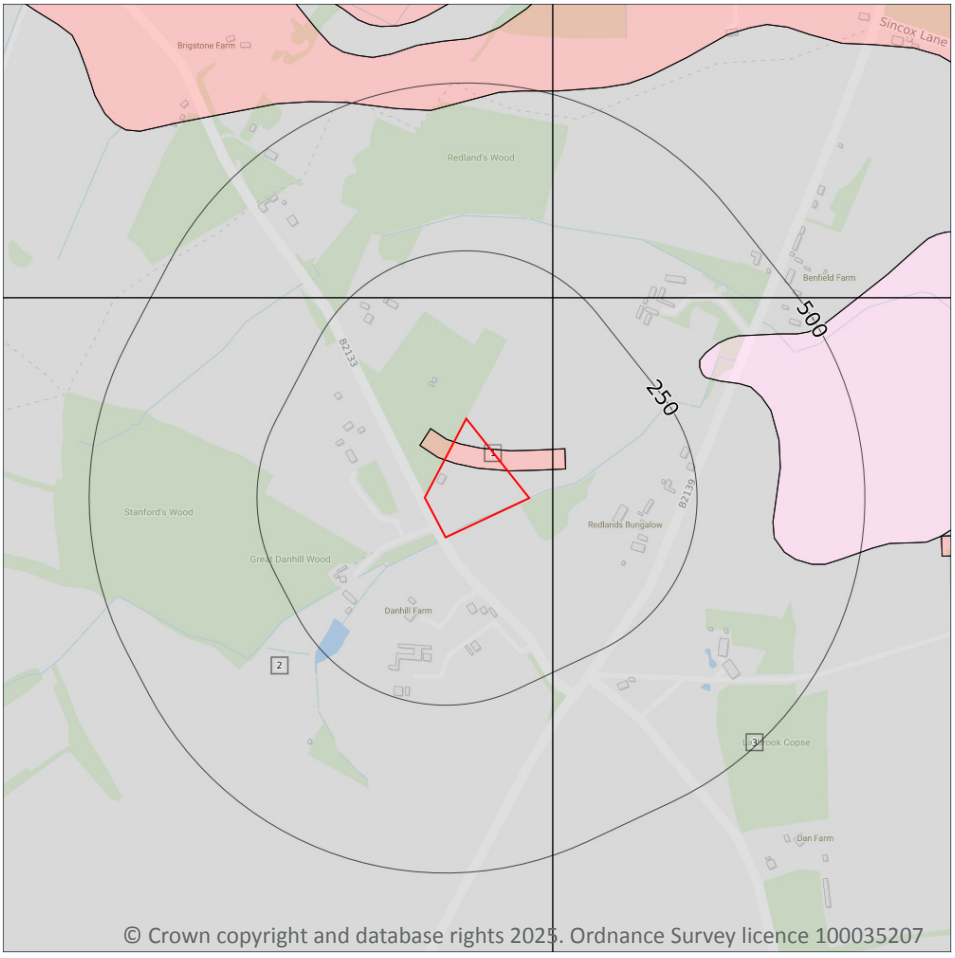
Features are displayed on the Bedrock aquifer map on **page 30 >**

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

ID	Location	Designation	Description
3	180m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
A	462m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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	3

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

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

Features are displayed on the Groundwater vulnerability map on **page 32 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures**
2	**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**
3	35m E	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	6

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 36 >**

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

ID	Location	Type of water feature	Ground level	Permanence	Name
B	97m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	97m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	150m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	173m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	201m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**6**

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

Features are displayed on the Hydrology map on **page 36 >**

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 36 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 36 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1260m SE	River	Adur (Hammer pond)	GB107041012190 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

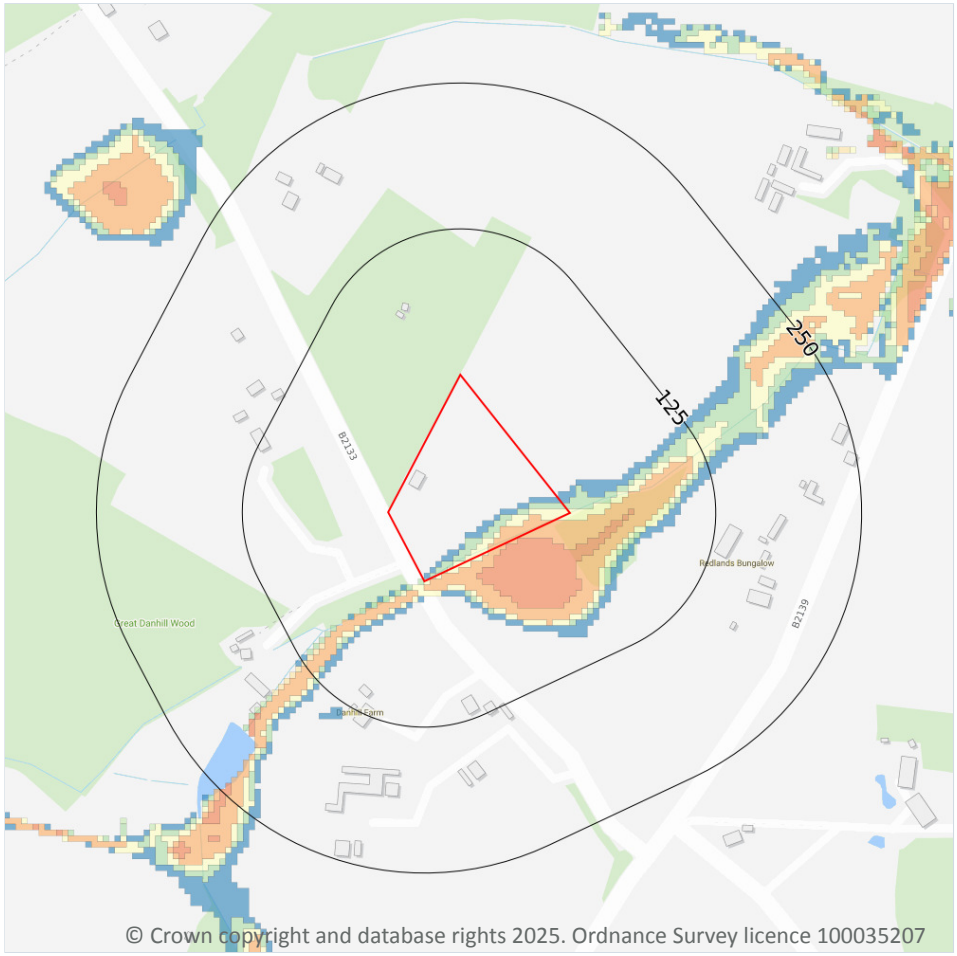
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 42 >**

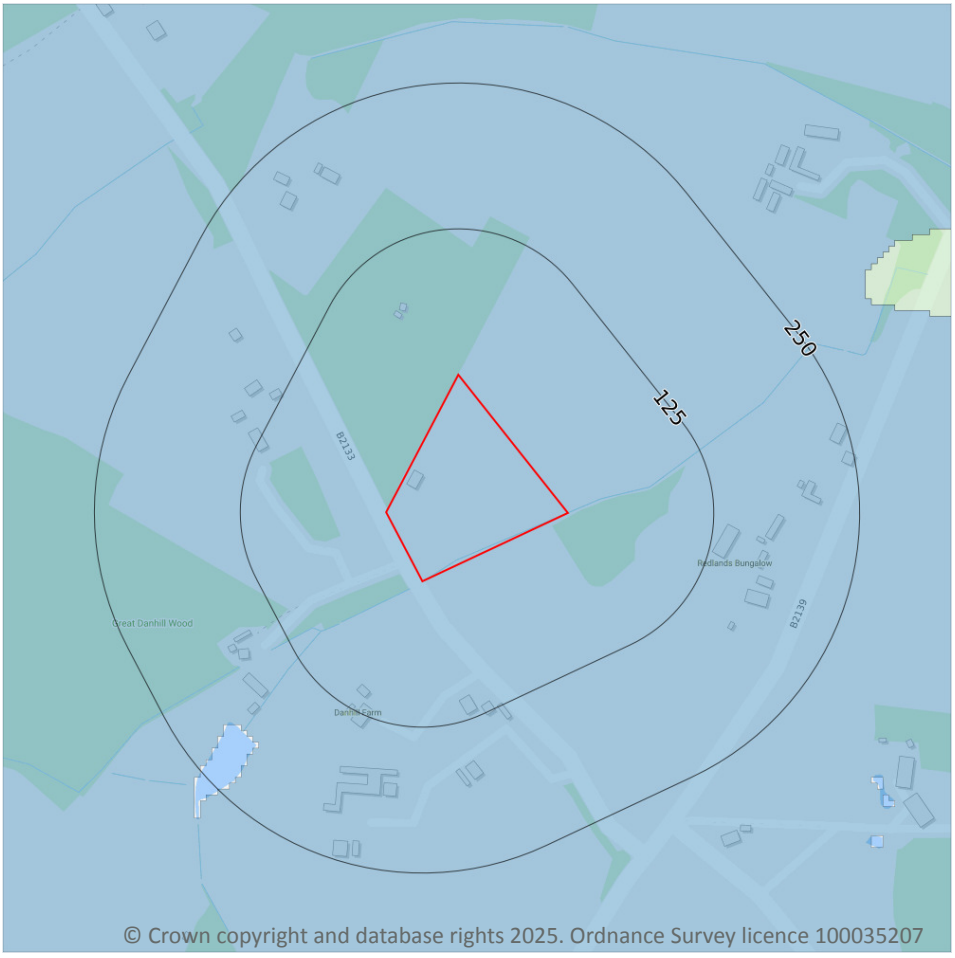
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

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

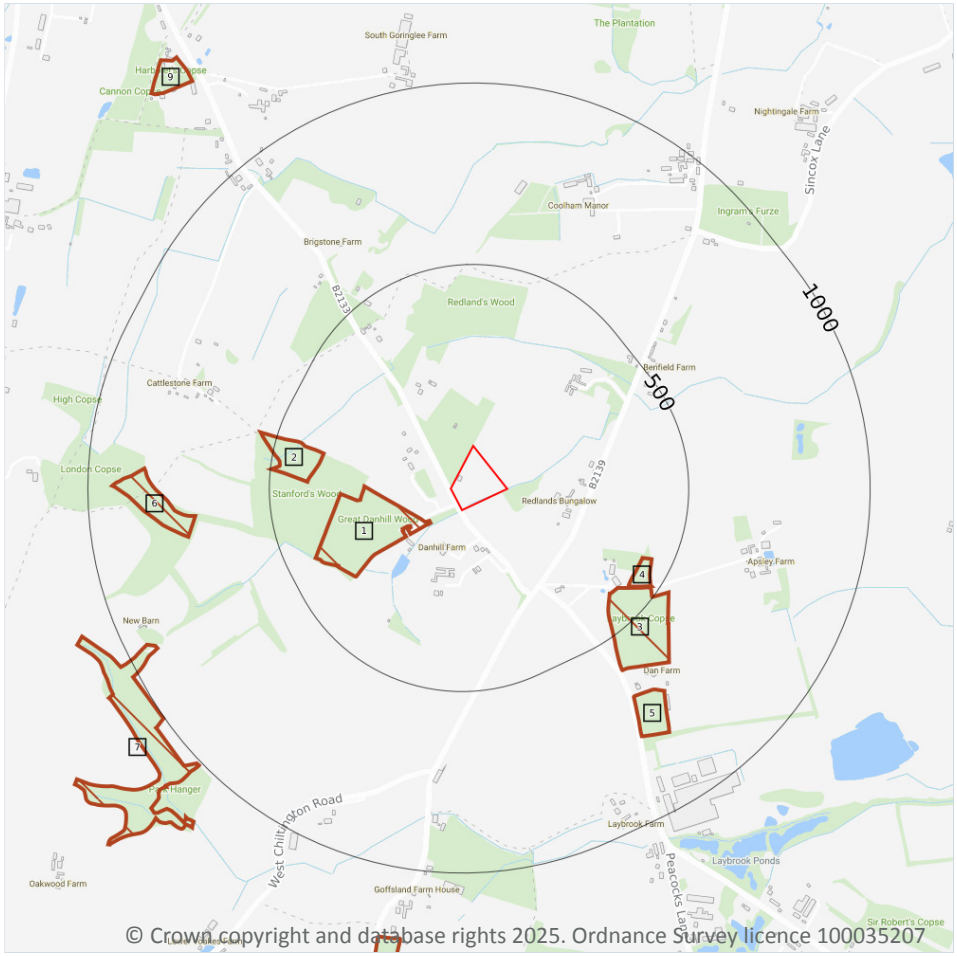
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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 44 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	14

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 45 >**

ID	Location	Name	Woodland Type
1	93m SW	Unknown	Ancient & Semi-Natural Woodland
2	363m W	Unknown	Ancient & Semi-Natural Woodland
3	403m SE	Unknown	Ancient & Semi-Natural Woodland
4	418m SE	Unknown	Ancient & Semi-Natural Woodland
5	670m SE	Unknown	Ancient & Semi-Natural Woodland
6	708m W	Unknown	Ancient & Semi-Natural Woodland
7	920m SW	Unknown	Ancient & Semi-Natural Woodland
8	1193m S	Unknown	Ancient & Semi-Natural Woodland
9	1269m NW	Unknown	Ancient & Semi-Natural Woodland
-	1340m W	Unknown	Ancient & Semi-Natural Woodland
-	1427m S	Dukes Rough	Ancient & Semi-Natural Woodland
-	1546m S	Unknown	Ancient & Semi-Natural Woodland
-	1660m W	Woodshill Copse	Ancient Replanted Woodland
-	1824m SE	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

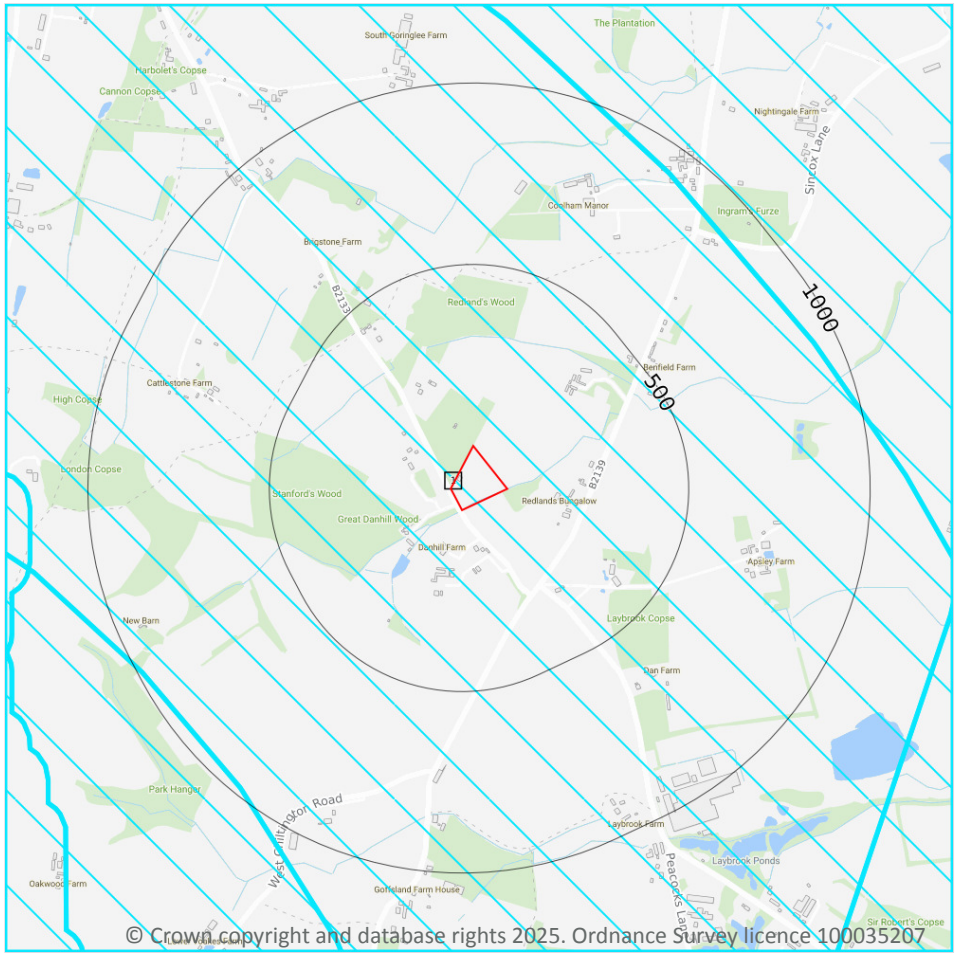
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



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.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.** **Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.** **Notes: SUSSEX NORTH WATER SUPPLY ZONE. All new development that requires a public water supply requires an HRA to assess the impacts of groundwater abstraction on Arun Valley SPA/SAC/Ramsar. LPAs to refer to Natural England's Statement and Advice Note.**

This data is sourced from Natural England.

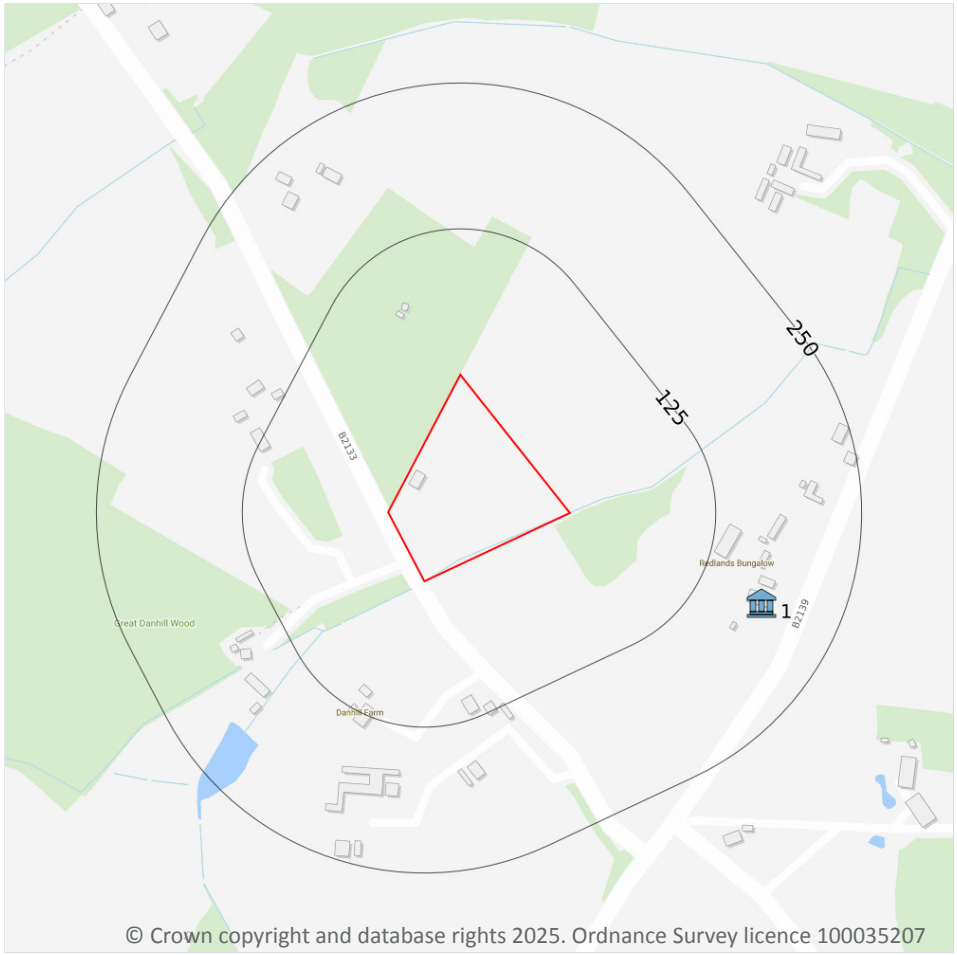
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



© Crown copyright and database rights 2025. 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	1

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

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

ID	Location	Name	Grade	Reference Number	Listed date
1	181m SE	Danhill Cottage	II	1181173	09/05/1980

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.

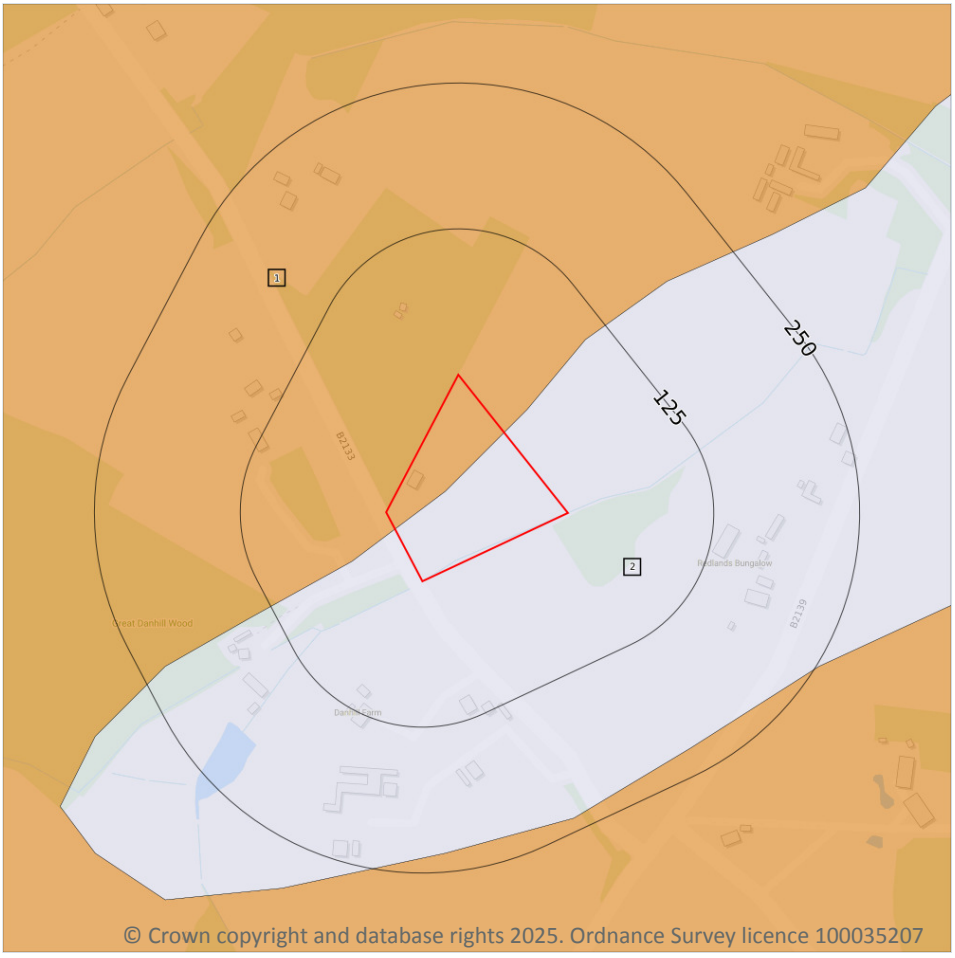
11.7 Registered Parks and Gardens

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	2

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

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

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	**0**

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

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

12.3 Tree Felling Licences

Records within 250m	**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

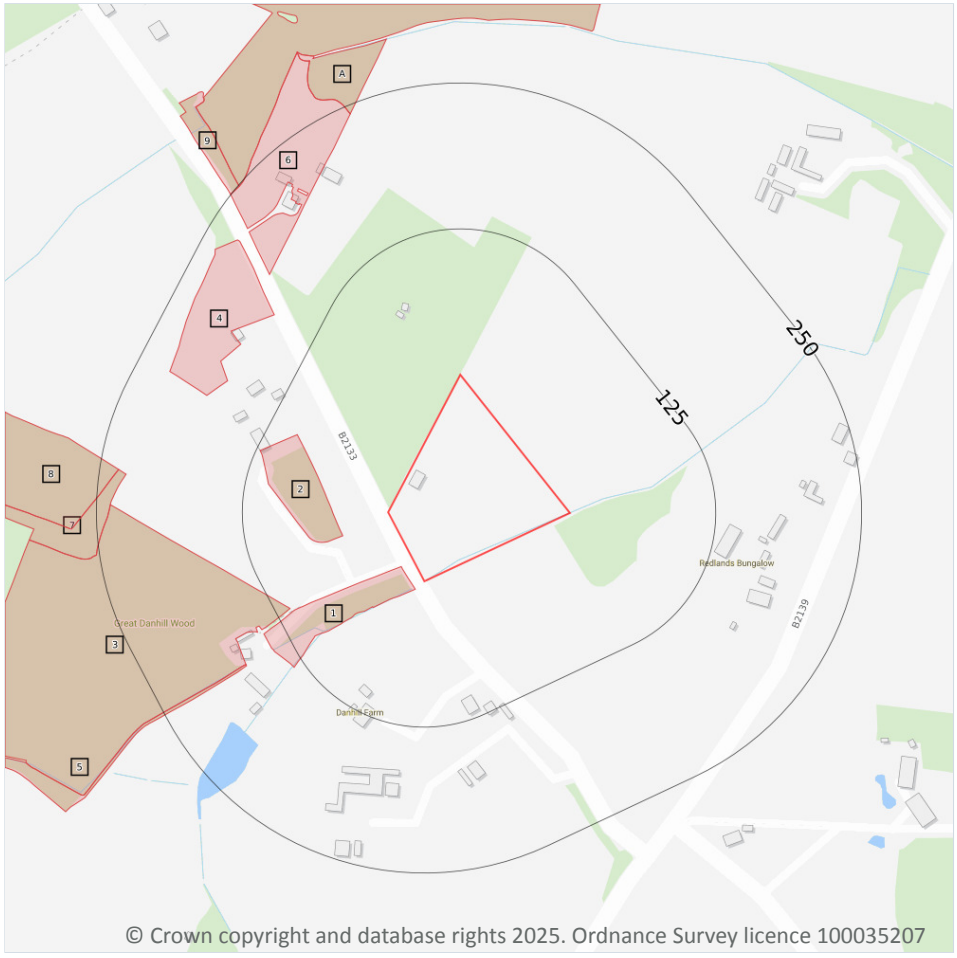
Records within 250m	**2**

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

Location	Reference	Scheme	Start Date	End Date
84m SW	1266885	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
224m SE	1265105	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

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	11

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 58 >**

ID	Location	Main Habitat	Other habitats
1	10m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	44m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	113m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	165m NW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	169m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	185m NW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
7	227m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	234m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	243m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	249m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	249m NW	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.

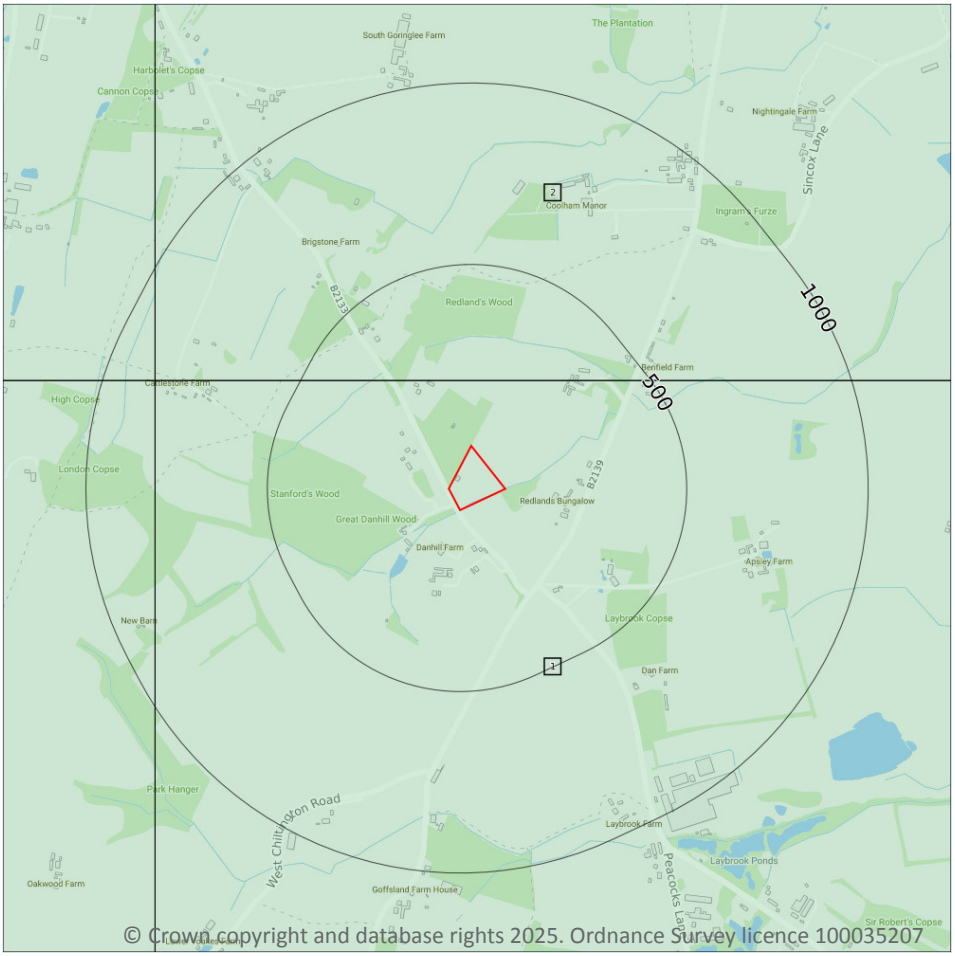
13.4 Limestone Pavement Orders

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 61 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**TQ11NW**
2	180m N	No coverage	Full	Full	No coverage	TQ12SW

This data is sourced from the British Geological Survey.

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

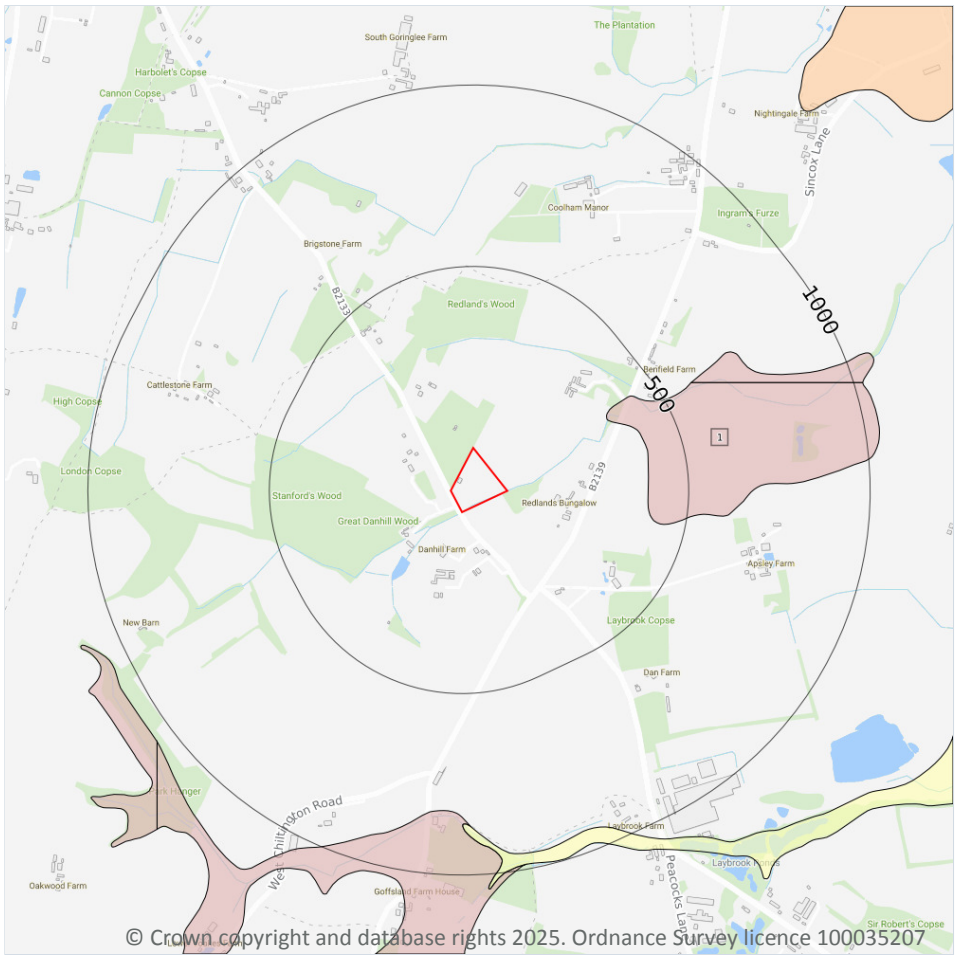
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 63 >**

ID	Location	LEX Code	Description	Rock description
1	338m NE	HEAD-XCZS	Head - Clay, Silt And Sand	Clay, Silt And Sand

This data is sourced from the British Geological Survey.

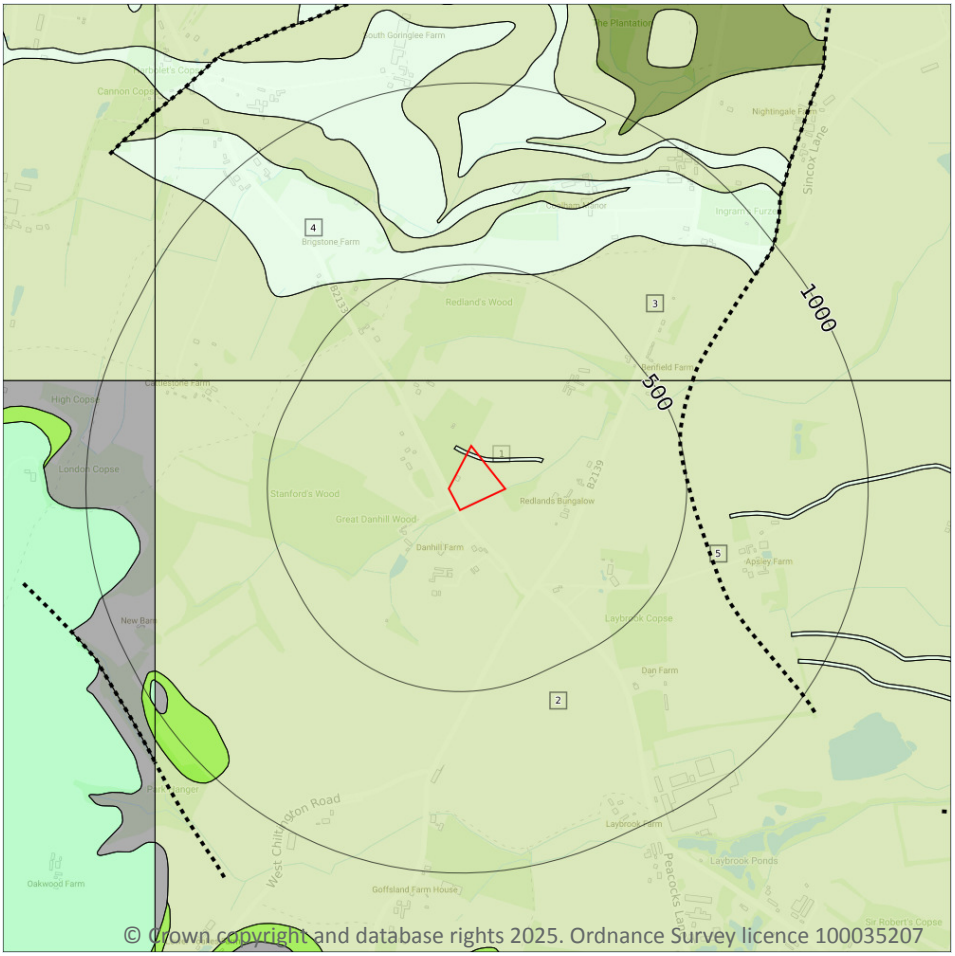
14.4 Landslip (10k)

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 **4**

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 65 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-SDST**	**Weald Clay Formation - Sandstone**	**Barremian Age - Hauterivian Age**
2	**On site**	**WC-MDST**	**Weald Clay Formation - Mudstone**	**Barremian Age - Hauterivian Age**
3	180m N	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
4	455m N	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

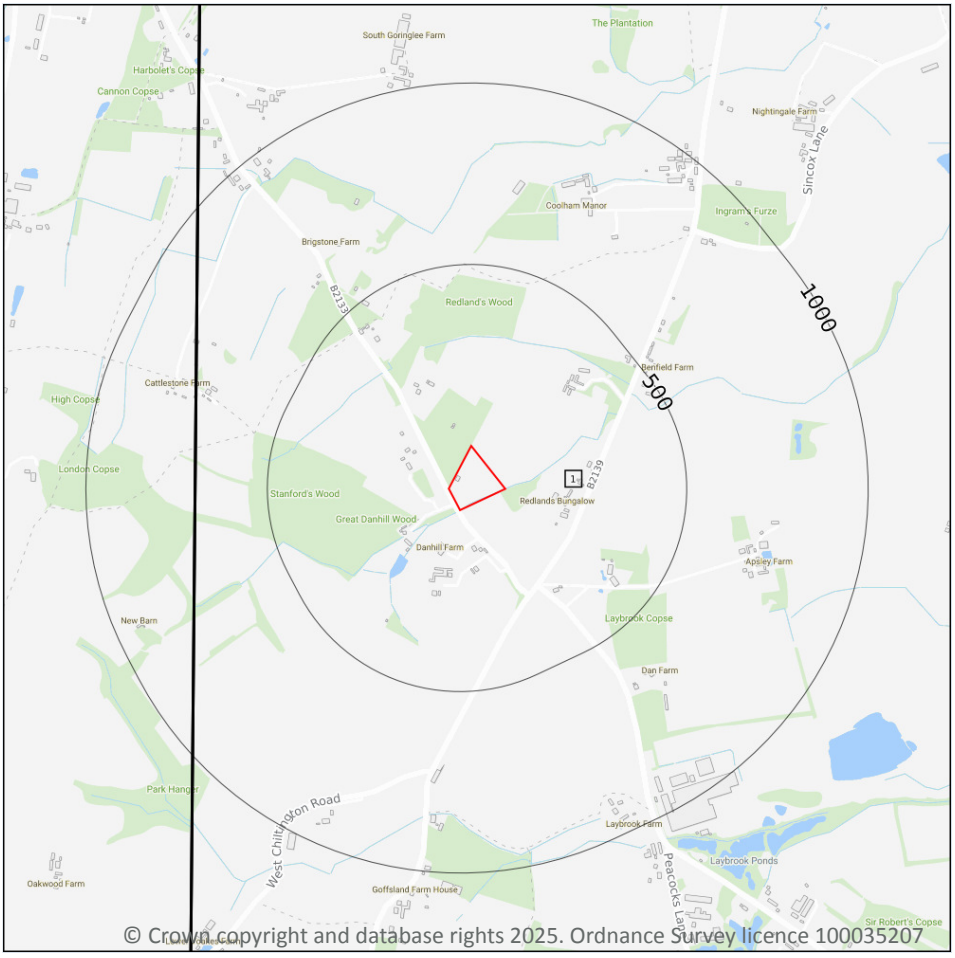
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 65 >**

ID	Location	Category	Description
5	494m E	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 67 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

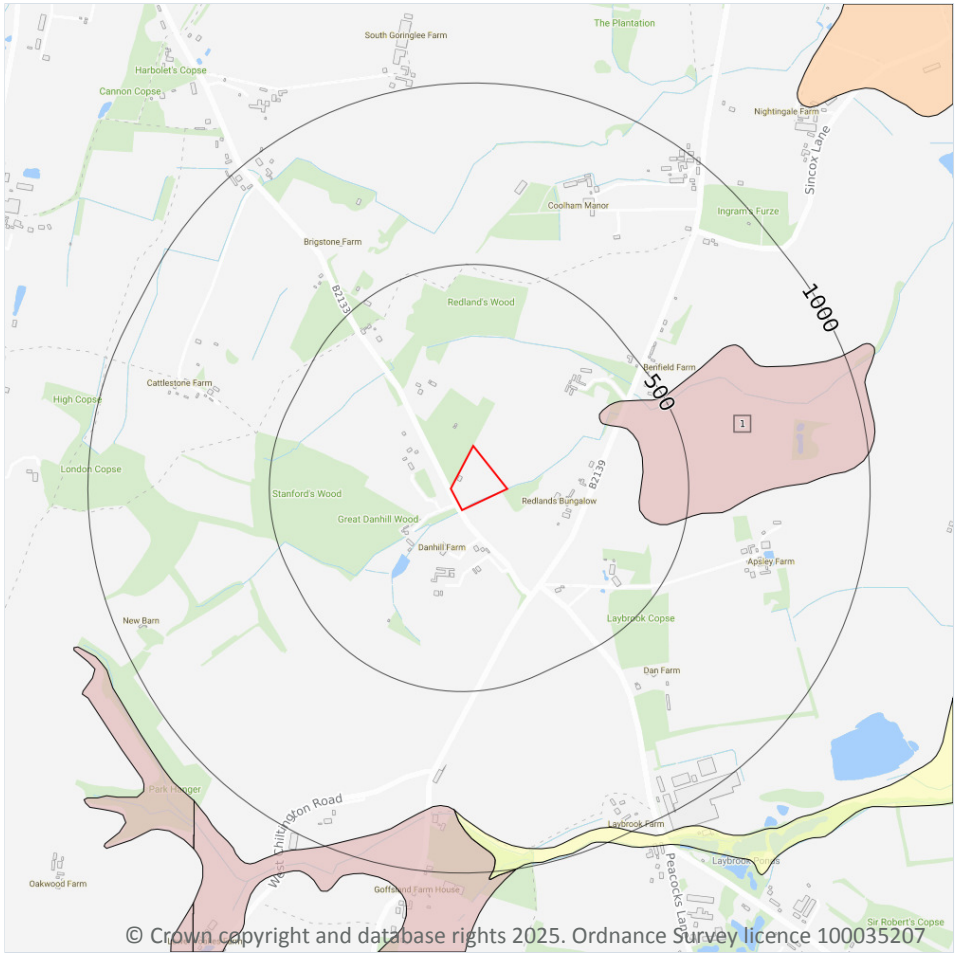
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 69 >**

ID	Location	LEX Code	Description	Rock description
1	317m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

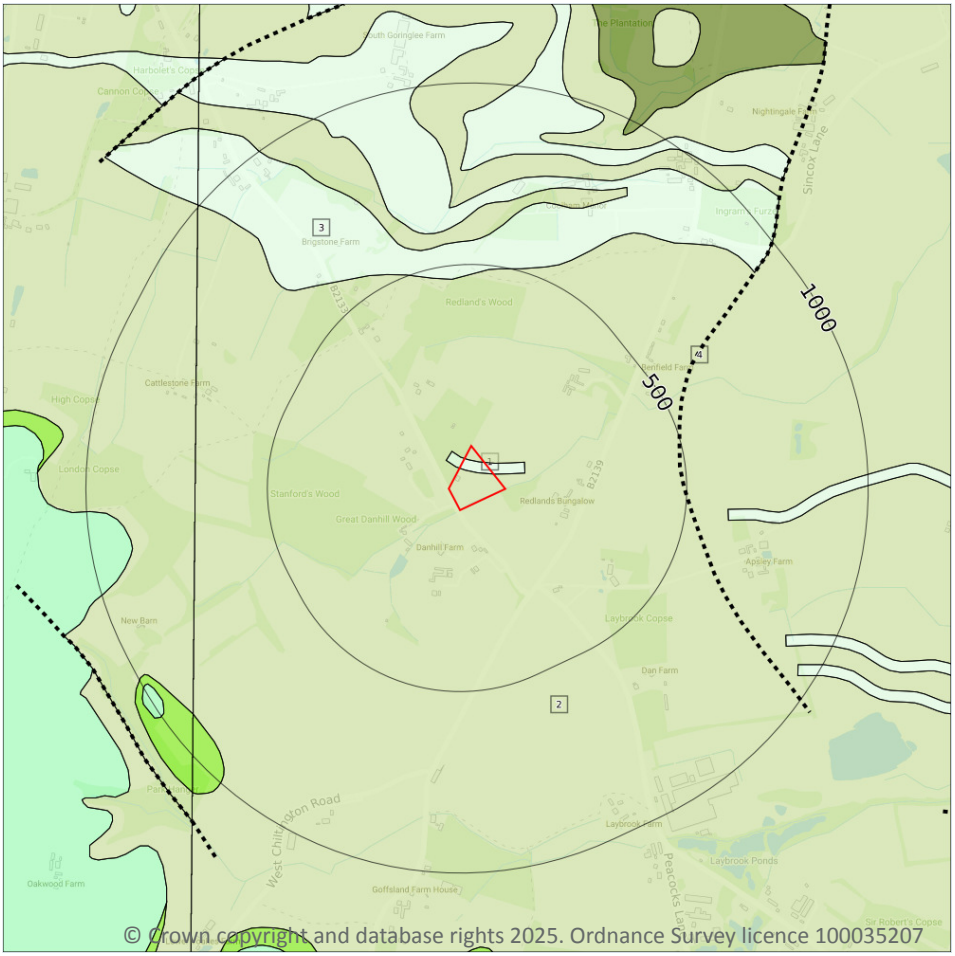
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	3

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 71 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-SDST**	**WEALD CLAY FORMATION - SANDSTONE**	**HAUTERIVIAN**
2	**On site**	**WC-MDST**	**WEALD CLAY FORMATION - MUDSTONE**	**HAUTERIVIAN**
3	462m N	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	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	**Mixed**	**Moderate**	**Moderate**
On site	**Fracture**	**Low**	**Very Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 71 >**

ID	Location	Category	Description
4	485m E	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

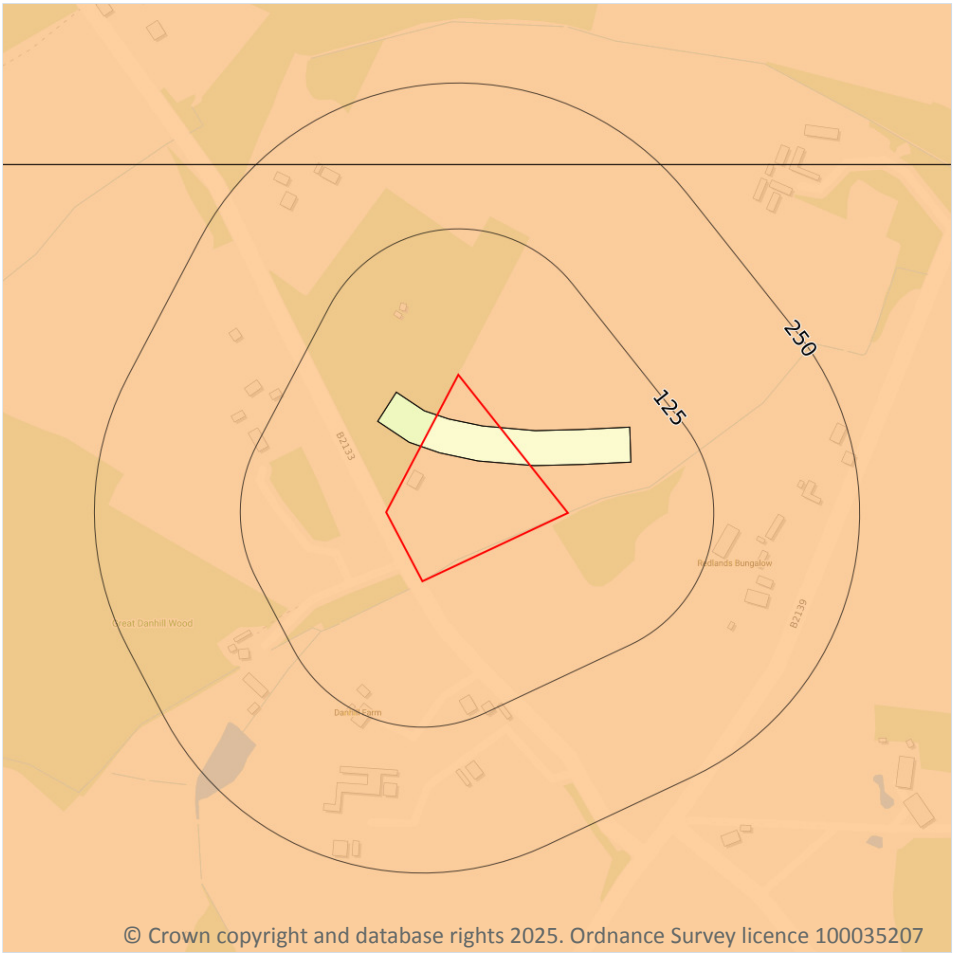
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

17.1 Shrink swell clays

Records within 50m	2

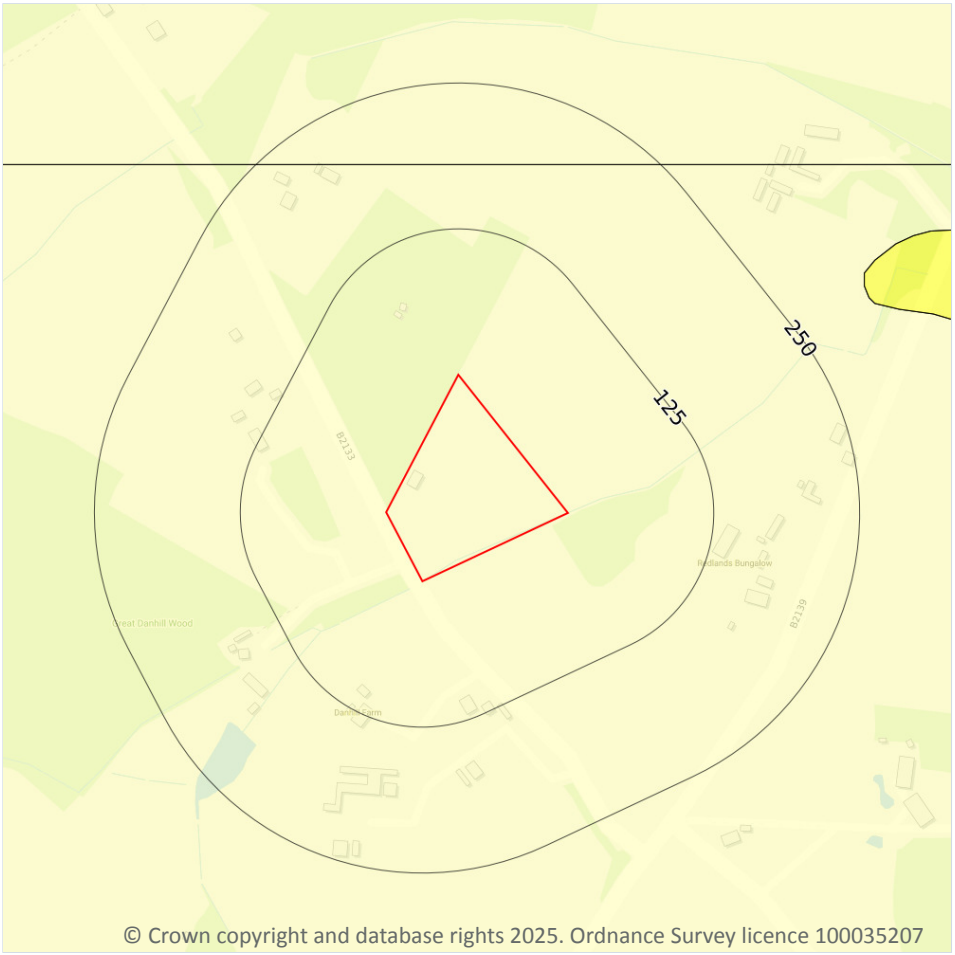
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 74 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

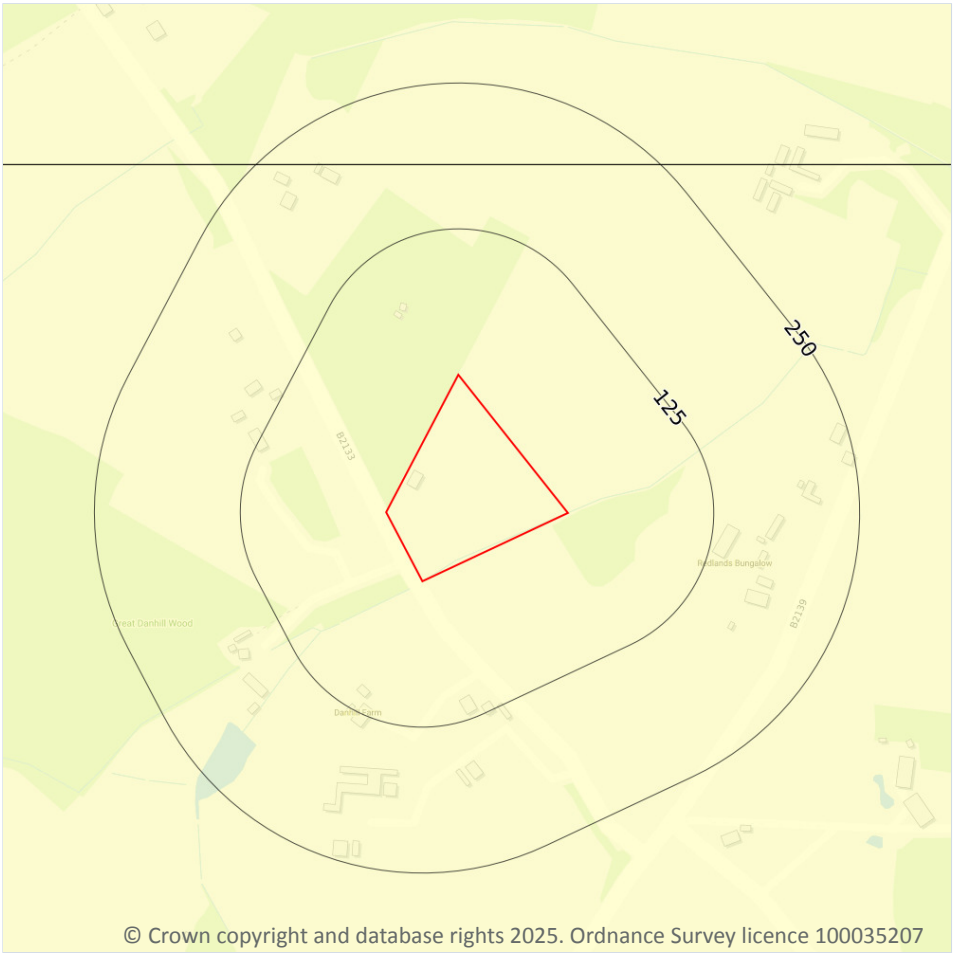
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 75 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

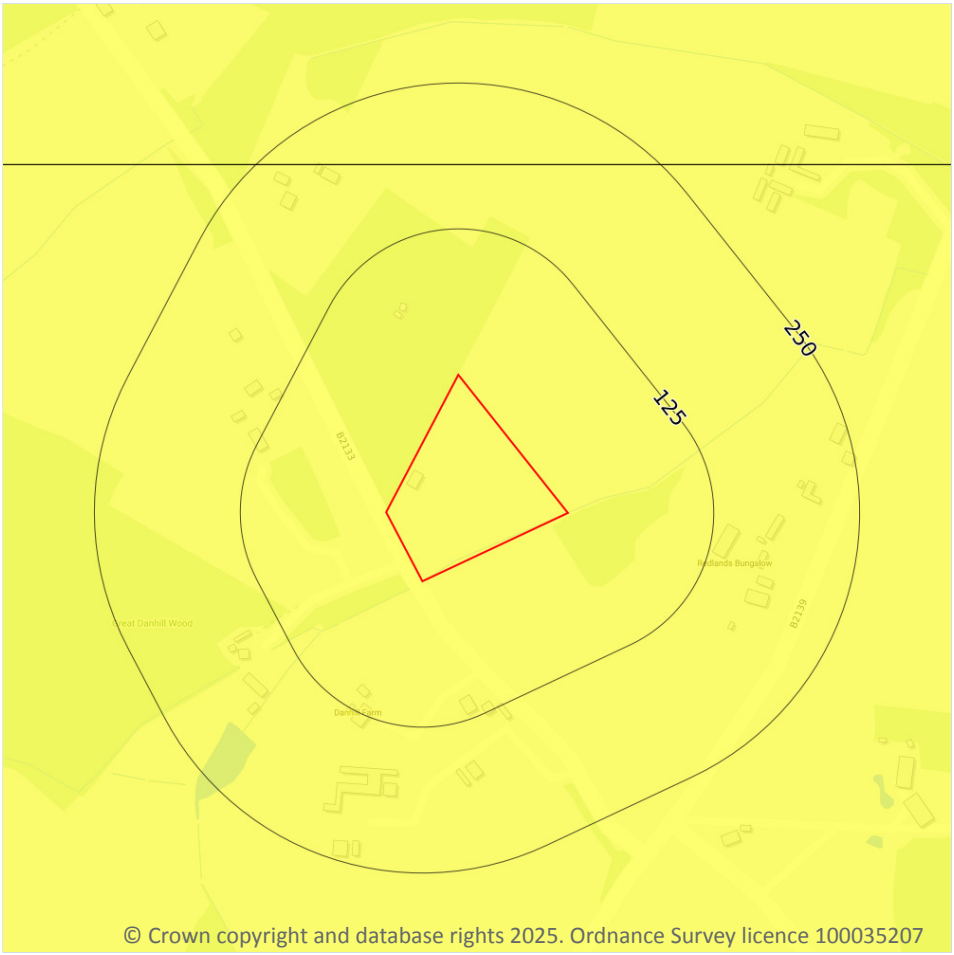
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 76 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

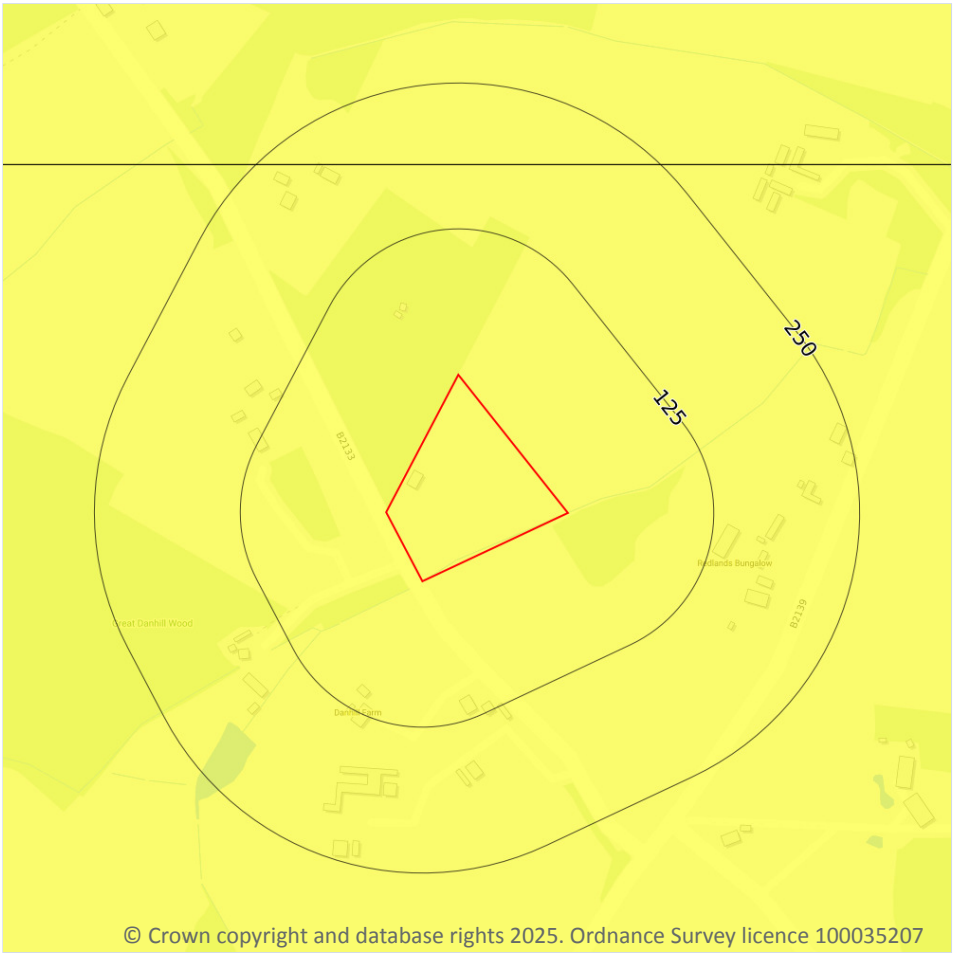
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 77 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

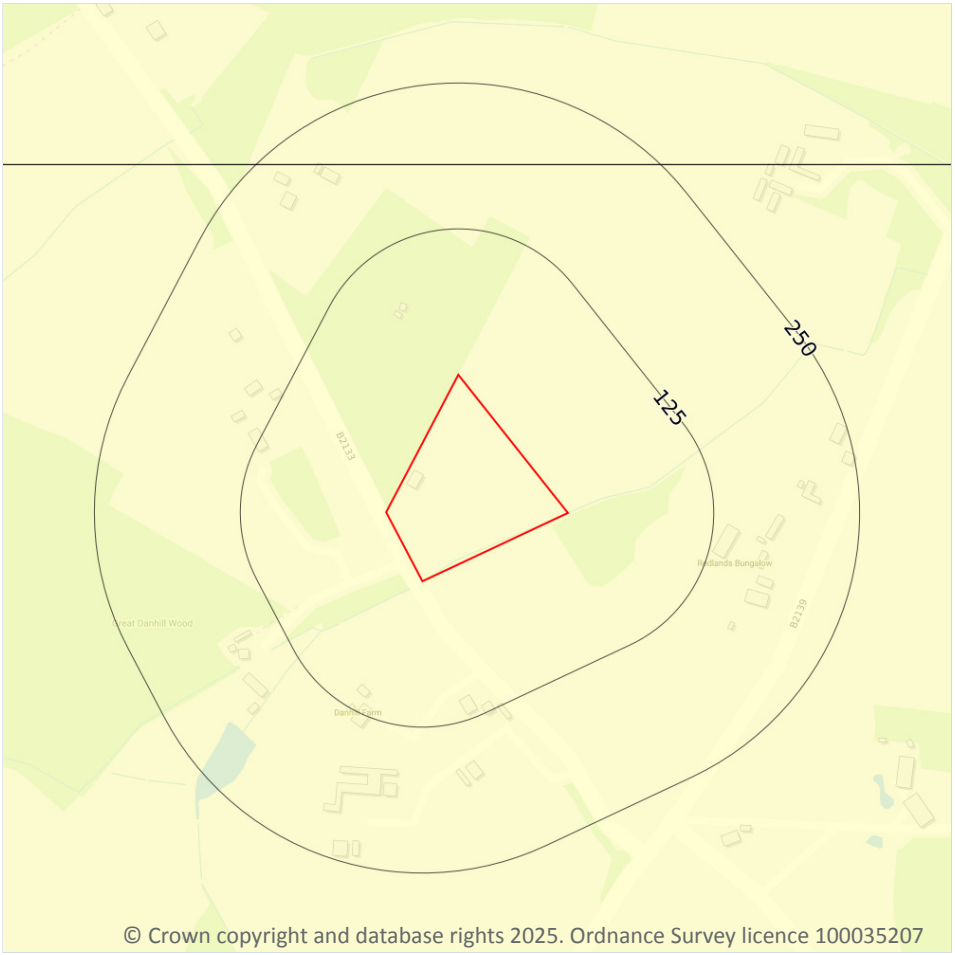
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 78 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

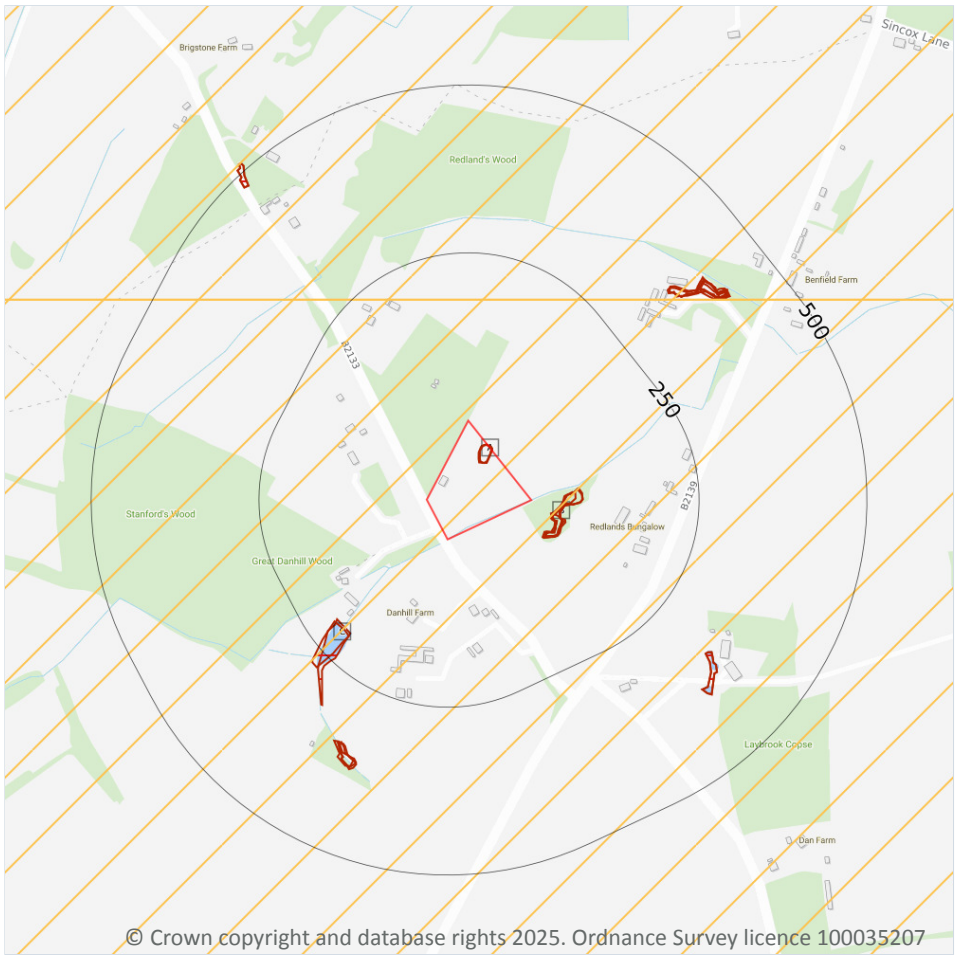
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 79 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	10

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

Features are displayed on the Mining and ground workings map on **page 81 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Sand Pit**	**1957**	**1:10560**
A	**On site**	**Sand Pit**	**1946**	**1:10560**
A	**On site**	**Sand Pit**	**1909**	**1:10560**
B	35m SE	Ponds	1980	1:10000
B	38m SE	Pond	1957	1:10560
B	39m SE	Pond	1946	1:10560
B	39m SE	Pond	1909	1:10560
B	40m SE	Pond	1875	1:10560
C	202m SW	Pond	1909	1:10560
C	204m SW	Pond	1980	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	6

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

Features are displayed on the Mining and ground workings map on **page 81 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Iron Ore**	**B**	**Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
2	180m N	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	862m W	Not available	Iron Ore	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	887m W	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	973m SW	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

ID	Location	Name	Commodity	Class	Likelihood
-	976m SW	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

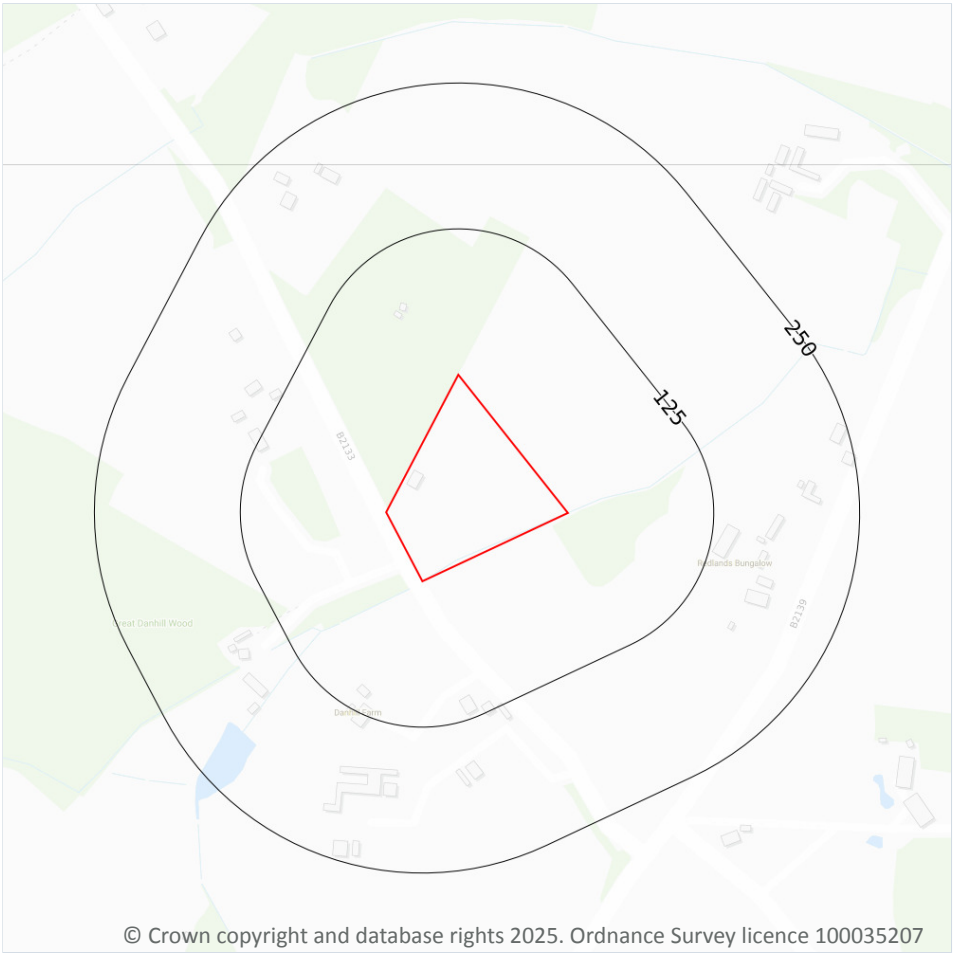
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 89 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
35m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

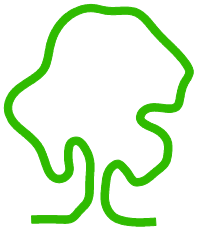
This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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



eas ltd
Environmental Assessment Services Ltd
Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT
Phone : +44 (0) 1444 882552 email : info@easltd.co.uk
web site : www.easltd.co.uk