Nic Bessent

DELTA, SHOREHAM ROAD, SMALL DOLE
WEST SUSSEX BN5 9YG

Preliminary Contamination Risk Assessment

January 2024

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	645/PRowe/NBessent/Delta/PCRA
Date	January 2024
Client	Nic Bessent
Report type	Preliminary Contamination Risk Assessment
Purpose	To satisfy Condition 1(a) of planning application DC/22/2293
Revisions	-
Prepared by	Nathaniel Scott BSc (Hons), MSc Signed [redacted]
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc Signed [redacted]

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1. CAUTION

1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Horsham District Council Planning Department, plus the Environment Agency (EA). Even where no previous contamination 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 hay, historically associated with the wider agricultural area. The site, approximately 270 m^2 in area, is situated to the west of Shoreham Road. The Ordnance Survey (OS) map reference for the site is TQ 21353 13518. The site elevation is approximately + 12.5 m OD. See Figure 1 for the site Location Plan and Figure 2 for the Existing Site Layout.

2.2 It is proposed to convert the existing agricultural barn into a single-storey residential dwelling with the same volume, bulk, and massing of the existing barn present on the site. A small garden area, which will be laid to hardstanding, will extend from the dwelling to the west. See Figure 3 for the Proposed Site Layout

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site lies on Cretaceous Weald Clay Formation (mudstone) overlain by late Pleistocene River Terrace Deposits (sand and gravel).

3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) shows the site to lie on a Secondary A Aquifer over unproductive strata. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is deemed to be moderately hydrogeologically sensitive.

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3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea). The EA's online 'Risk of Flooding from Surface Water' map shows that the site is at very low risk of surface water flooding. A watercourse (identified as a tributary of the River Adur) classified by the EA as a main river, lies approximately 240 m north of the site.

4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix A, 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 (<250 m)
1873–1875 (1:2,500)	The site is part of agricultural land associated with Westmill Farm 240 m northwest of the site.	Westmill Farm, comprising three farm buildings, is situated 240 m to the northwest of the site. Old Wood, a large area of woodland, is situated 120 m east of the site. A farm track connects Westmill Farm to Old Wood. The track extends around the perimeter of the woodland. To the southeast of the site, two small buildings are present within the corner of the agricultural field, approximately 250 m away.
1896 (1:10,560)	No significant changes to the site.	A well has now been identified within the southern corner of the field, approximately 250 m southeast of the site and within Westmill Farm, 240 m to the northwest. The track connecting Westmill Farm to Old wood has been identified as a footpath.
1909 (1:10,560)	No significant changes to the site.	The woodland situated to the east of the site is now referred to as Hoe Wood.
1957 (1:2,500)	No significant changes to the site. Within 100 m two dwellings have been developed,	The surrounding area has seen significant development.

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	one to the northeast and one directly to the east.	Westmill Farm has gained two additional farm buildings. Two ponds and a well have now been identified. 120m to the north of the site a large nursey has been developed. To the northeast of the site four buildings have been erected. Hoe wood has been developed including the erection of multiple dwellings. To the south, a large number of residential dwellings have been developed with a nursery being situated 125 m to the south of the site. Additionally, to the southwest, situated approximately 240 m from the site, a small nursery has been developed. The previously identified footpath between Westmill Farm and Hoe Wood is no longer shown.
1975 (1:10,000)	No significant changes to the site.	A sewage works has been developed approximately 250 m to the northeast off the site. The nursery to the north of the site has been further developed with the inclusion of an additional building.
1977 (1:2,500)	The surrounding area has been identified as Delta. The site has been developed including the erection of a building associated with the surrounding property.	Delta comprises nine buildings including two nurseries directly to the east. Westmill Farm has been further developed with the inclusion of a large barn. Chavey Down has been identified as the closest development to the northwest, approximately 50 m from the site. The Wispers is located 100 m to the southeast and Hoe Corner along with Silver Birches have been identified 200 m to the east within Hoe Wood.

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		The nursery to the north, now identified as Hoe Wood Nursery, has been significantly developed with the addition of 12 associated buildings. The nursey to the southwest of the site has been further developed with two additional buildings. The area to the south has continued to be developed with additional residential dwellings being built.
1990 (1:2,500)	No significant changes to the site.	The land directly adjacent to the site to the south has been developed included the provisioning of three residential dwellings the closest of these is identified as Freshfields. One of the two greenhouse buildings associated with Delta has been removed. The surrounding area continues to be developed, with the building of additional residential dwellings to the south of the site. A large residential development has appeared within Hoe Wood 200 m to the southeast of the site.
1994 (1:2,500)	No significant changes to the site.	The surrounding area is fully developed, no additional infrastructure has been built. The large nursery to the south has been identified as Highdown Nursery.
2001 (1:10,000)	No significant changes to the site.	A pond, approximately 250 m to the west of the site has been identified.
2003 (1:1,250)	No significant changes to the site.	No significant changes to the surrounding area.

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

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TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
DC/21/2465	Demolition of existing store/chicken shed. Erection of a single storey dwelling with a detached garage / car port.	01/04/2022 ×
DC/22/2293	Prior notification for the change of use of an agricultural building to residential (Class C3) to form 1No. dwellinghouse.	31/01/2023 ✓
HRA/23/0011	Regulation 77 of the conservation of habitats and species regulation 2017 in respect to Prior Approval DC/22/2293.	30/03/2023 *r*
DC/23/0449	Prior notification for change of use of an agricultural building to residential (Use Class C3) to form 1no dwellinghouse.	04/04/2023 ×

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

4.3 More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs centred on the site are provided in Appendix A, 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
04/09/1999	A building is present on the site. View of the site is partially obstructed by heavy tree cover.	Multiple buildings associated with Delta, Shoreham Road are immediately adjacent to the site. This area is heavily vegetated with a significant amount of tree cover. Directly to the north and west is agricultural land with a sizeable equestrian sand school and associated farmhouse. Further north is a large nursey with four large greenhouses.

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		To the southeast there are a number of residential dwellings with associated garden areas and soft landscaping. A large nursery is also situated to the south of the site.
22/08/2009	No significant changes on site. View of the site is partially obscured by heavy tree cover.	The sand school to the north of the site has increased in size. Additionally, two parcels of land to the northeast of the site are now actively cultivated. The nursery to the north has lost a number of greenhouses. A large residential dwelling has been developed on the adjacent site to the south.
31/08/2012	No significant changes to the site.	No significant changes to the surrounding area.
26/06/2018	No significant changes to the site.	The nursery to the south of the site has been reduced in size.
31/08/2012 - 22/04/2021	No Significant changes to the site.	Sand school to the north no longer present – The same area of land is now used to keep livestock .

5. THE EXISTING SITE

5.1 The site was visited on 6 December 2023. Photographs of the site are provided in Appendix B.

5.2 The site (as existing) is approximately 270 m^2 and comprises of an agricultural barn utilised for the storing hay at the time of our visit. The site is a part of the surrounding property, Delta, and is accessed via a private track that extends westwards from Shoreham Road. The agricultural building present is a single storey barn with a pitched roof, asbestos cement façade and compressed dirt flooring. The barn itself is divided into two sections; the smaller, northern

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section is used to store hay as previously mentioned, along with a small quantity of waste building materials. The larger southern area is in disuse comprising predominantly of waste building materials with some vegetative cover. The waste building material present within the barn comprises of wood and what was thought to be asbestos containing materials (ACMs). An area of dense vegetation forms part of the site to the west of the barn.

5.3 Directly adjacent the site, to the east, is an area of dense vegetation along with a derelict agricultural building understood to be a disused chicken coop. To the south of the chicken coop is a disused greenhouse, thought to be associated with the nursery present circa 1977.

5.4 Arable land is situated directly to the north and west of the site, along with a private garden associated with the neighbouring property to the south.

6. RECORD DATA SEARCH RESULTS

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

6.1.1 *Historical Land Use*

There are a total of ten 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. These include the presence of sewage works 210 m northeast of the site from 1975 onwards. There are two nurseries in close proximity to the site, these are situated 95 m south and 100 m north of the site respectively. Other notable potential sources of contamination include the historic presence of a wool and corn mill, located 369 m north and 448 m northeast of the site, respectively. 1:2,500 scale mapping identifies a nursery associated with Delta circa 1977. The nursey, comprising two buildings lies adjacent to the south of the site.

Records of tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site show a total of five historic tanks. Tanks may be used to store fuels, liquid chemicals, and waste products. There is a potential risk of contamination from or through soil. The potential risk increases with proximity to the site, direction of flow and permeability of soils (relating to the topography and geology of the area). The closest historical tank is situated 226 m northeast of the site.

Records for historical energy features from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site include three records of electrical substations, the closest of these is recorded 281 m southeast of the site. The historic use of polychlorinated biphenyl (PCB) within these installations is a potential source of contamination. As all recorded substations are dated post 1970, it is not likely that PCBs present a potential source of contamination to the site.

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6.1.2 *Landfill and other Waste Sites*

There are seven records of waste exemptions within 500 m of the site associated with Highdown Nursery, situated 153 m south of the site. These records indicate the disposal of agricultural waste, including burning, as well as the use of waste in construction.

6.1.3 *Current Land Uses*

A sewage works is situated approximately 270 m northeast of the site. No other listed current land uses are thought to be of significant contamination risk to the site.

There are no records of high voltage underground electricity cables or high-pressure underground gas pipelines within 500 m of the site.

6.1.4 *Environmental Permits, Incidents and Registers*

There are a total of ten records of Licensed Discharges to controlled waters within 500 m of the site. Nine of these are associated with the sewage works situated to the northeast and involve the sewer discharge of treated effluent into the previously identified tributary of the River Adur. The remaining record, associated with Hoewood House, 356 m east of the site , involved the discharge of surface water into an unnamed freshwater river. No other records of industrial sites holding licences and/or authorisations have been identified within 500 m of the site.

There are ten records of pollution incidents within 500 m of the site. The closest recorded substantiated incident occurred 198 m northeast of the site in 2003 involved sewage materials and had minor impacts on water, land, and air. The remaining records include two involving landfill odour and seven involving a multitude of pollutants including odour and noise. Records indicate these were recorded 242 m south and 448 m southeast of the site, respectively.

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 designation within 500 m of the site.

6.1.5 *Hydrology and Flood Risk*

The site lies on a Secondary A Superficial Aquifer over unproductive strata. Groundwater vulnerability is rated medium.

There is one record of groundwater abstraction 1994 m west of the site. Additionally, there are three records of surface water abstractions 1190 m west, 1613 m east, and 1632 m east, respectively.

The site does now lie within a groundwater Source Protection Zone. The site does not lie within 20 m of a Main River (as identified by the EA). The EA should be consulted regarding any development within 20 m of a Main River.

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The site lies within Flood Zone 1 (Low risk of flooding from tidal and fluvial sources). There is a low risk of surface water flooding within the site.

6.1.6 *Designated Environmentally Sensitive Sites*

Hornton Clay Pit, a Site of Special Scientific Interest (SSSI) is situated 936 m south of the site. A Local Nature Reserve, Tottingham Wood, lies 722 m south of the site. Additionally, there are ten records of Designated Ancient Woodland within 2000m of the site, the closest of these are situated 163 m east, 722 m south, 833 m southwest, 899 m south and 969 m northeast, respectively.

The South Downs National Park along with the Brighton and Lewes Downs Biosphere Reserve is situated 157 m east of the site.

A UK Priority Habitat, in this case, deciduous woodland lies 138 m east of the site.

There are no Conserved Wetland sites (Ramsar sites), Special Areas of Conservation (SAC), Special Protected Areas (SPA), or National Nature Reserves (NNR) within 2000 m of the site.

The site does not lie within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. The proposed development is not considered likely to increase the risk of nitrate pollution.

6.1.7 *Natural Hazards Findings and Mining*

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

Records show groundworks associated with the sewage works have taken place 210 m northeast of the site. Records also suggest underground non-coal mining workings may have taken place within the area including within the site, as well as 188 m south.

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

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised of agricultural use with the site forming a section of agricultural land associated with Westmill Farm circa 1875. An agricultural barn associated with Delta, utilised for the keeping of livestock, storage of feed, hay, and agricultural plant, was also erected on the site circa 1977. The surrounding land use at Delta, comprises residential and horticultural

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with the erection of a nursey circa 1977. A planning enforcement notice (reference no. E0176) from West Sussex County Council dated 1968 suggests that the property associated with Delta, was utilised for retail trade and business of horticultural produce.

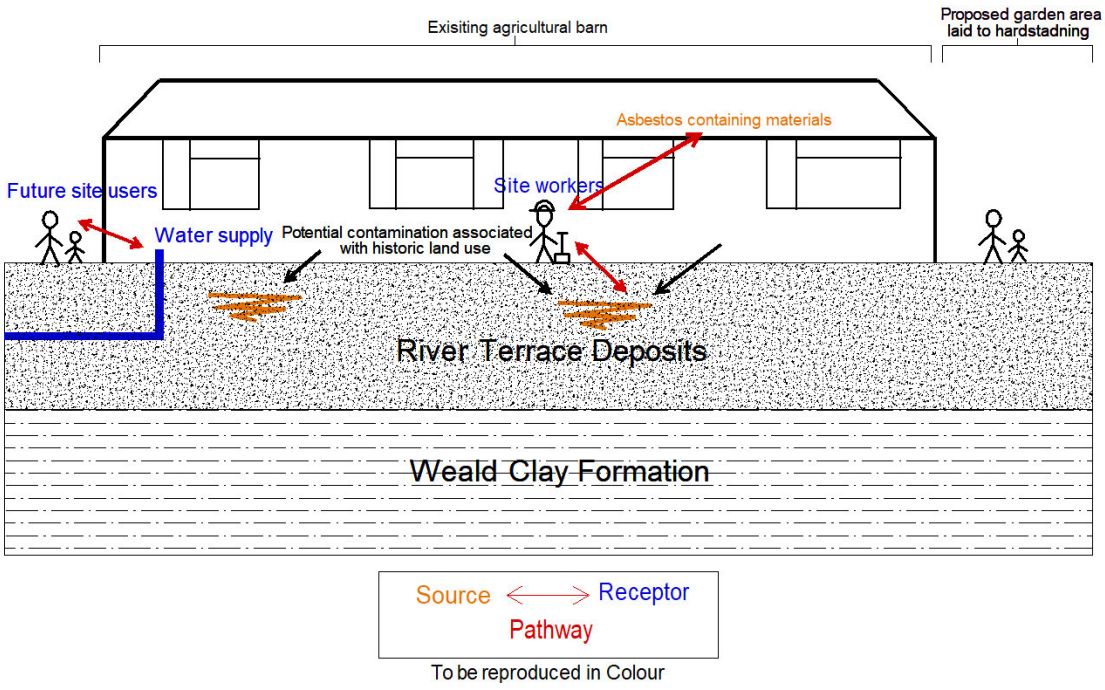
7.2 Potential contamination associated with past land use is considered to be moderate. The topography and the underlying superficial geology of the surrounding area combined with the horticultural land use within the immediate vicinity of the site may have led to potential contamination due to chemical fertilizers, pesticides and waste materials polluted by heavy metals often associated with nurseries and other horticultural practices.

7.3 Contamination of the site from current use is considered to be high due to the presence of compressed dirt flooring, along with the suspected presence of asbestos containing materials within building material used within the barn's construction. as well as the waste building materials present throughout.

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



To be reproduced in Colour

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

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	**Contaminated groundwater**			
Contamination risk associated with historic land use and suspected ACMs present on site.	Some contamination risk, unrelated to site activities or history	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 a moderate risk of contamination associated with historic land use, in this case, the nursery situated within the area circa 1977. Additionally, it is thought that there is a significant risk of contamination associated with the suspected ACMs present throughout the site.

8.4 It is proposed to redevelop the site for residential use. In this case, potential *receptors* may include:

- Site workers during the development and future maintenance of the site.
- Future site users including adults and children, plus grown produce within garden / soft landscaping areas.
- Water supply pipes providing water to the proposed dwelling and their users.

8.5 Source – Receptor Pathways

8.5.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, contaminated soil, groundwater and/or soil gas during the development of the site. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase. See recommendations in section 10 below.

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8.5.2 In the absence of remediation, future site users / maintenance workers (e.g., gardeners) may come into contact with potentially contaminated soils within proposed garden / soft landscaping areas and / or may consume produce grown within these areas. Exposure to contamination in this case may be via dermal contact, inhalation and / or ingestion. As the proposed garden area will be laid to hardstanding no further intrusive site investigation is recommended in this case. See recommendations in section 10 below.

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

9. CONCLUSIONS

9.1 The site lies on River Terrace Gravel, which is a Secondary A Aquifer at this location, over unproductive Weald Clay Formation . The site does not lie within a groundwater Source Protection Zone and is only moderately hydrogeologically sensitive.

9.2 The site is not considered to be at significant risk of ground gas at this time. The site does not lie within 250 m of waste disposal landfill. The site is not within a radon-affected area.

9.3 The land use history at the site does not identify activities with a significant contamination risk. There have been activities with some contamination risk adjacent to the site. The risk of these adjacent historic activities adversely affecting the site is considered to be moderate due to the local topography and underlying superficial geology. Additionally, building materials throughout the barn are suspected to contain asbestos.

9.4 The site is not within a radon-affected area.

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

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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.

9.6 In this case potential for contamination has been identified. The probability of impact is low for residential use with soft landscaping / garden areas laid to hardstanding. The site is moderately hydrogeologically sensitive due to the underlying superficial geology. The overall risk rating of the site is moderate – (1 - 2) but may be reduced subject to the implementation of remediation where indicated. See section 10 below for further recommendations.

10. RECOMMENDATIONS

10.1 As the proposed garden / soft landscaping areas will be laid to hardstanding, no further intrusive site investigation is recommended in this case.

10.2 A pre-demolition asbestos survey should be undertaken to confirm the presence / likely absence of any Asbestos Containing Materials (ACMs). Where ACMs are identified, a risk assessment should be completed, and all materials removed in accordance with appropriate safety and disposal precautions. No asbestos containing materials should be retained on site.

10.3 The route of the proposed water connection should be confirmed to ensure the new connected route is free from contamination. In the absence of this, or should the presence of contamination be confirmed, barrier pipes should be used to protect pipework and the water supply for future site use.

10.4 Should any unexpected contamination be identified during the site investigation and / or development phase, the Council will be notified, and any necessary remediation work carried out as required.

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FIGURES

FIGURE 1: **Site Location Plan**
FIGURE 2: **Existing Site Layout**
FIGURE 3: **Proposed Site Layout**

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10 0 10 20 30 40 50
metres

Location Plan

1:1250 | EXISTING



Block Plan

1:500 | EXISTING

MANORWOOD
building on tradition

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

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

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Address

Delta, Shoreham Road,
Small Dole, HENFIELD,
BN5 9YG

Drawing

Site:

Existing

Location Plan & Block Plan

Scale @ A3
As Indicated

Drawn:	Issued:
01.12.2022	01.12.2022
Drawn By	**Checked By**
MD	BK

Job No.
2210DE_R0

Drawing No.
2210DE_R0_000

Status
FOR COMMENT

Revisions:
R.0

Notes:
Application Area: 252.70m²

N
Indicative: 0.0°

1m @ 1:
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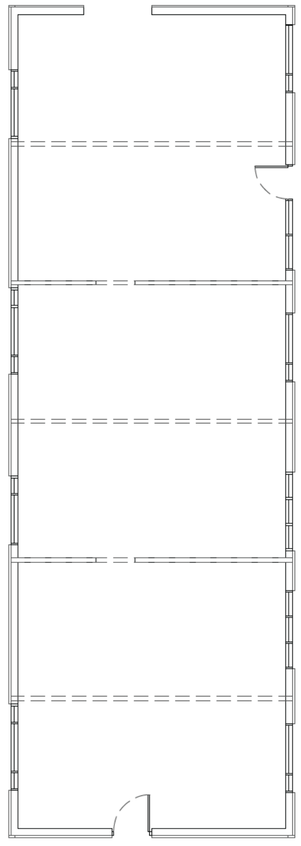
100
200
500
1250



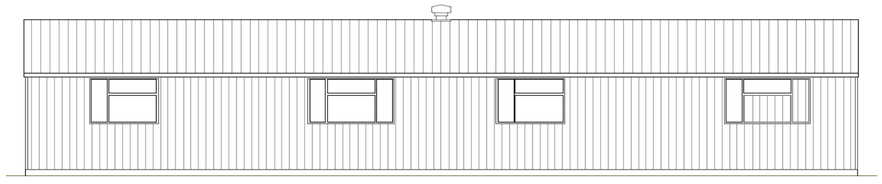
Ground Floor Plan

1:100 | EXISTING



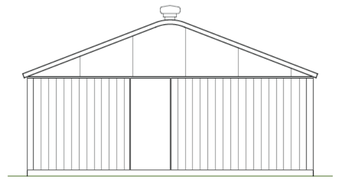
East

1:100 | EXISTING



West

1:100 | EXISTING



South

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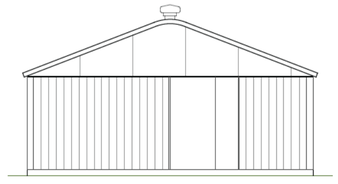

North

1:100 | EXISTING

MANORWOOD
building on tradition

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

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

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

Address

Delta, Shoreham Road, Small Dole, HENFIELD, BN5 9YG

Drawing

Built Form:

Existing:

Plans & Elevations

Scale @ A2

1:100

Drawn:	Issued:
18.01.2023	18.01.2023
Drawn By	**Checked By**
MD	BK

Job No.

2210DE_R0

Drawing No.

2210DE_R0_100

Status

FOR COMMENT

Revisions:

R.0

Notes:

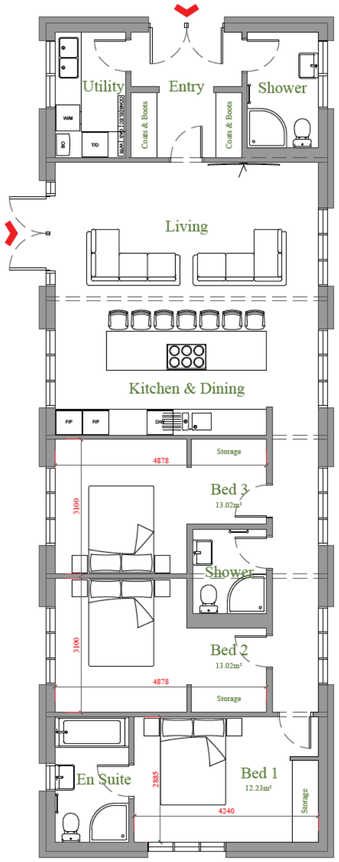
Application Area: 252.70m²
GEA: 126.72m²
GIA: 115.81m²

N

Indicative: 0.0°

1m @ 1:

50
100
200
500
1250



Ground Floor Plan

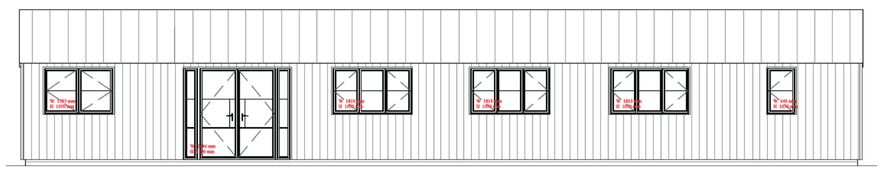
1:100 | PROPOSED

East

1:100 | PROPOSED

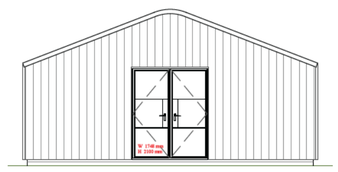
South

1:100 | PROPOSED



West

1:100 | PROPOSED



North

1:100 | PROPOSED

MANORWOOD
building on tradition

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

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

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Exemptions to copyright and scaling apply for Local Authority planning purposes only.

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

Address

Delta, Shoreham Road, Small Dole, HENFIELD, BN5 9YG

Drawing

Built Form:

Proposed:

Plans & Elevations

Scale @ A2

1:100

Drawn:	Issued:
18.01.2023	18.01.2023
Drawn By	Checked By
MD	BK

Job No.

2210DE_R0

Drawing No.

2210DE_R0_200

Status

FOR COMMENT

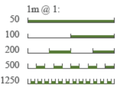
Revisions:

R.1 - Flue removed

Notes:

Application Area: 252.70m²
GEA: 126.72m²
GIA: 113.33m²





APPENDIX A
Historic Maps

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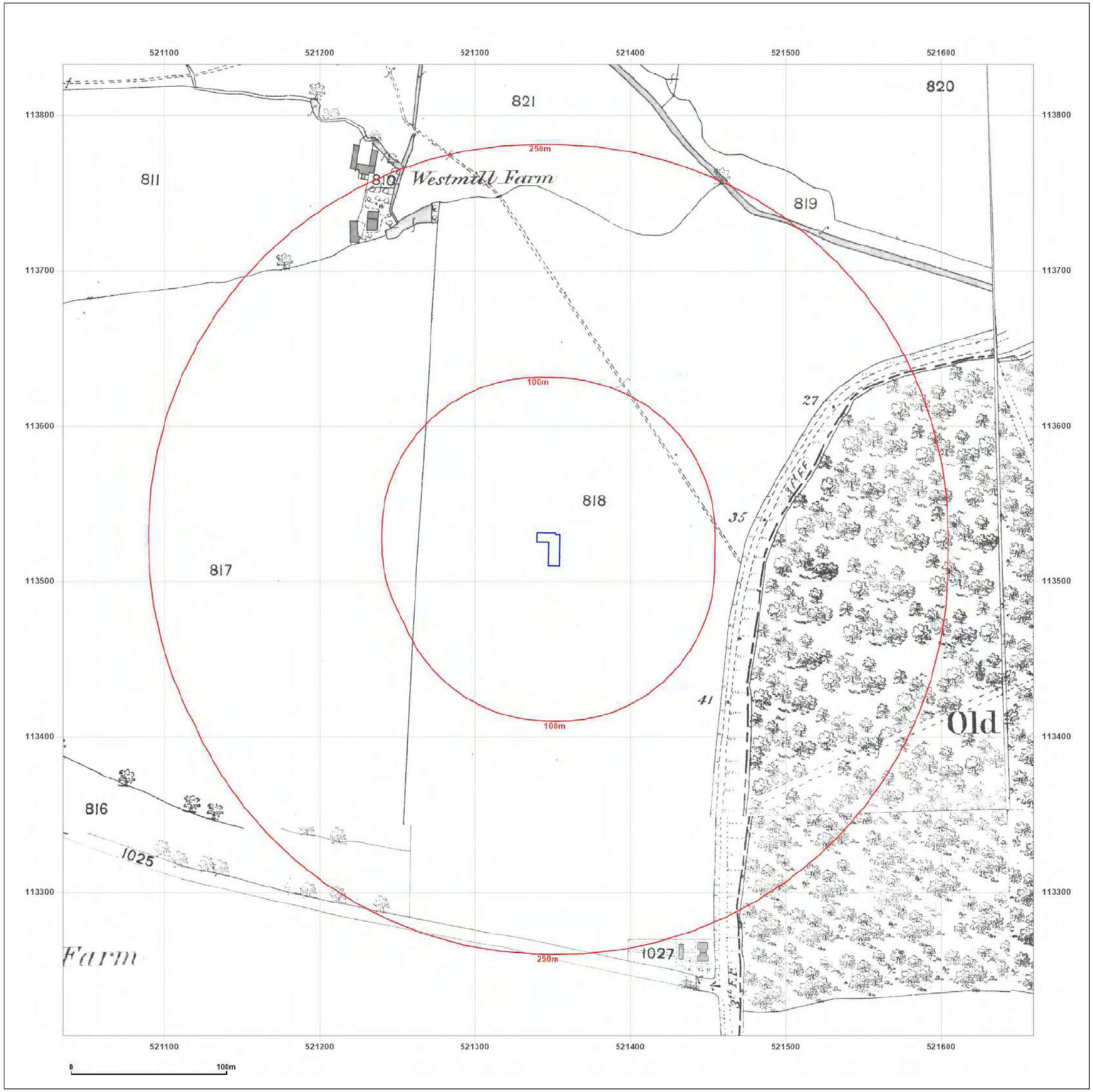

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: County Series
Map date: **1873-1875**
Scale: 1:2,500
Printed at: 1:2,500

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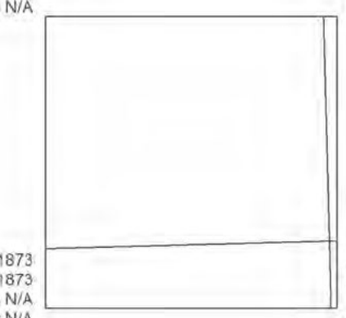
Surveyed 1875
Revised 1875
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
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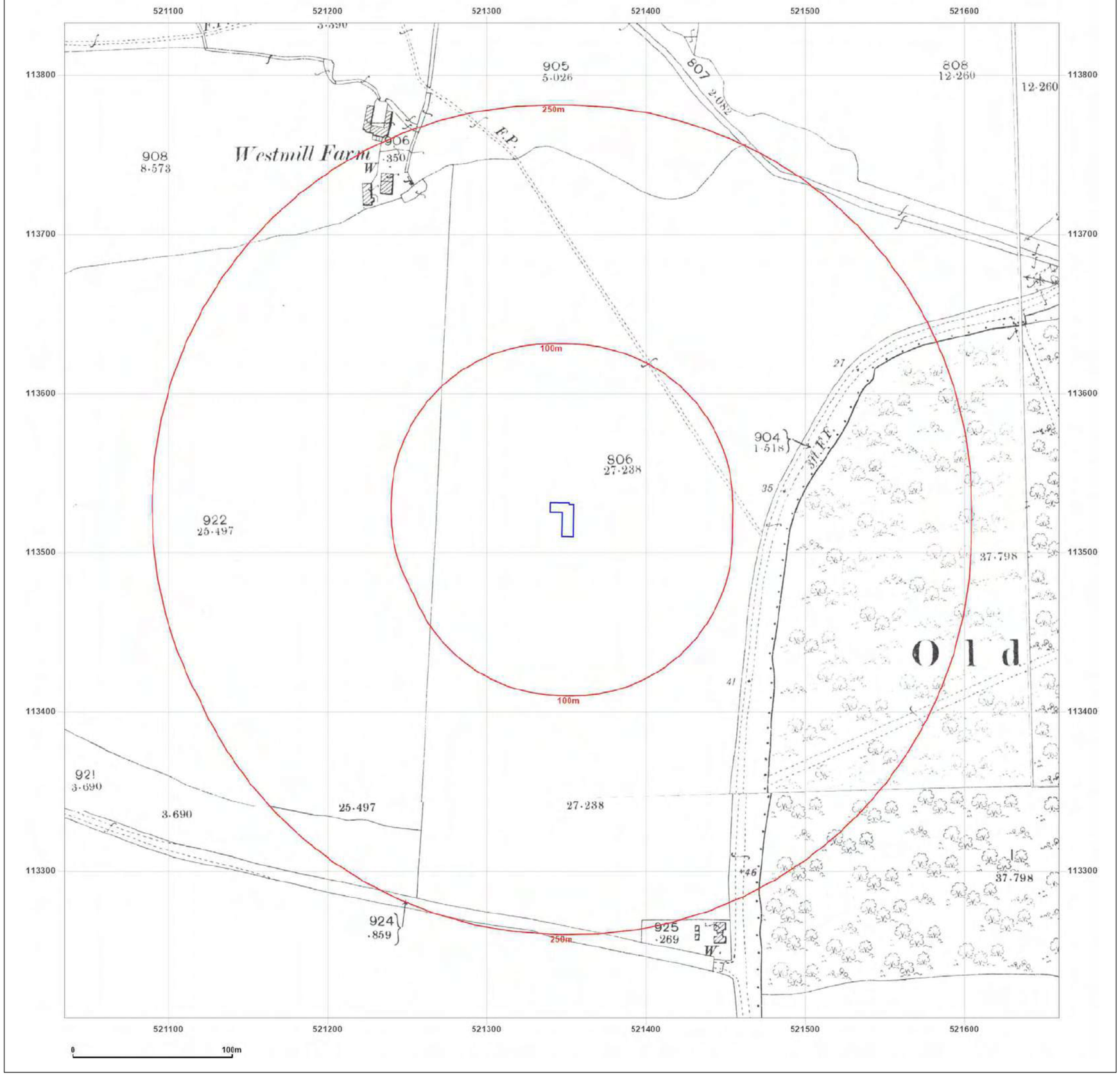
Production date: 05 December 2023

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



Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: County Series
Map date: **1897-1898**
Scale: 1:2,500
Printed at: 1:2,500

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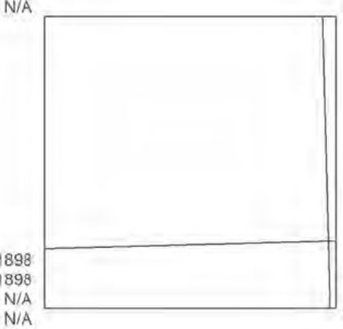
Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

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



Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
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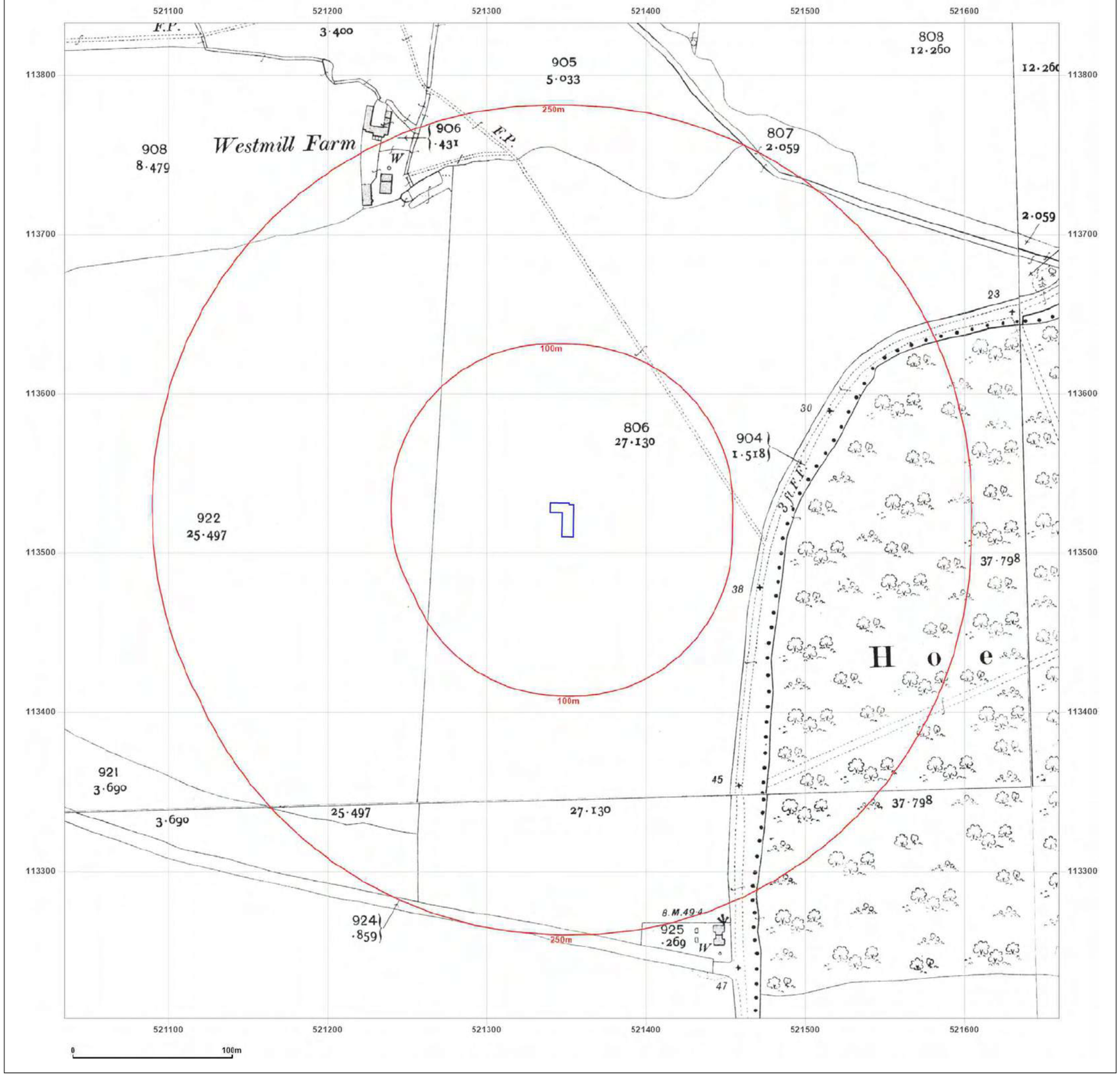

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: County Series
Map date: **1910-1911**
Scale: 1:2,500
Printed at: 1:2,500

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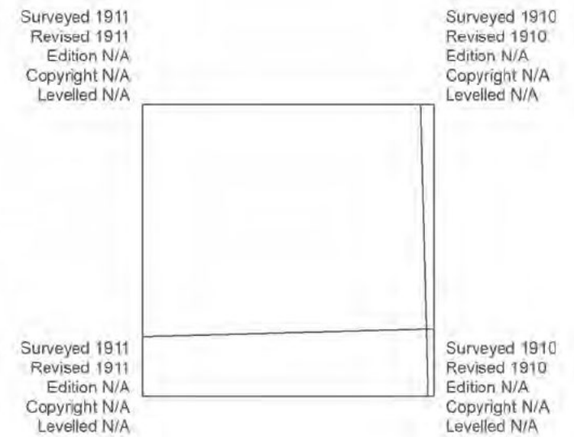

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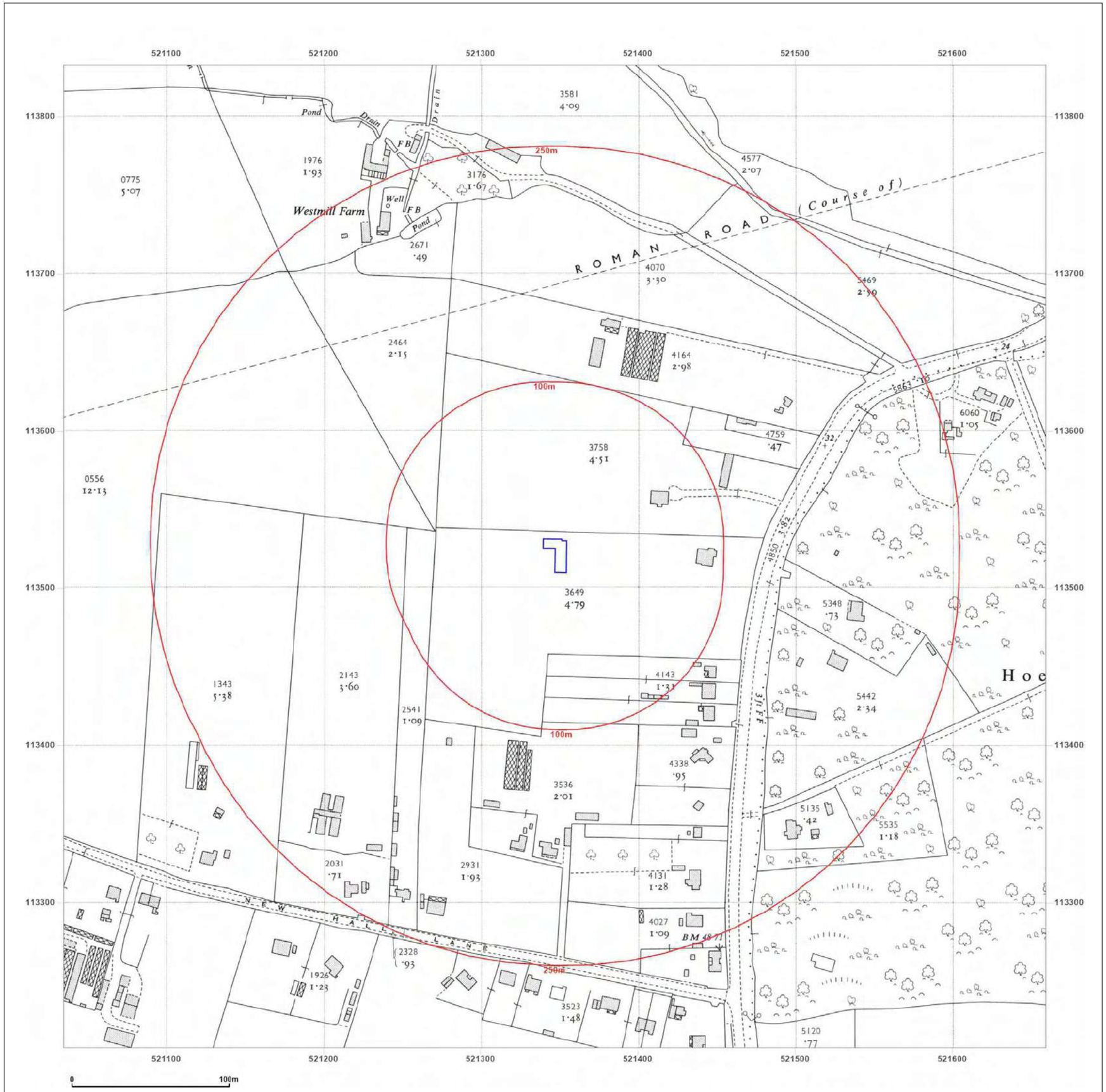

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid

Map date: **1957**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled 1952

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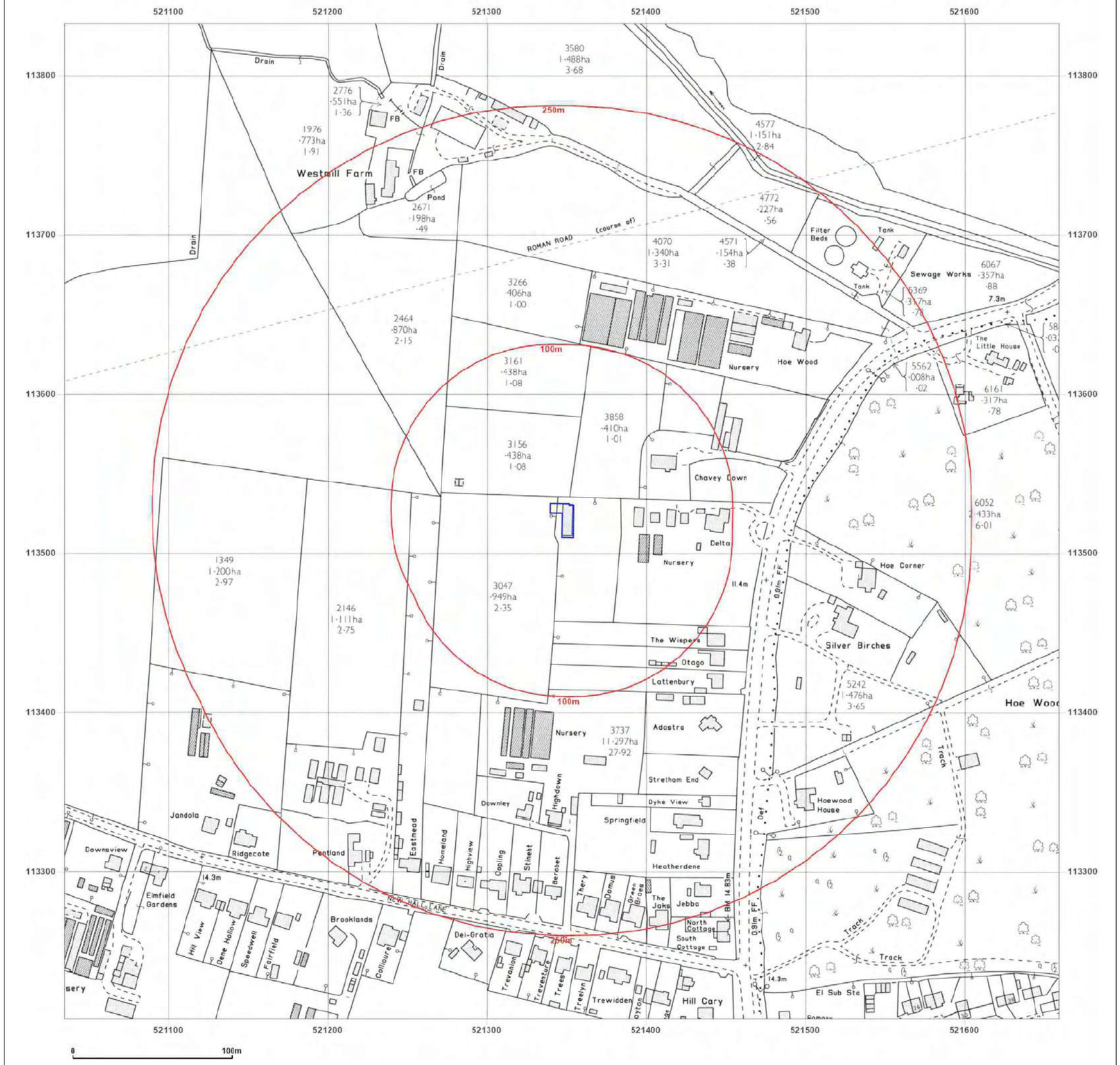

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

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

N
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Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1966

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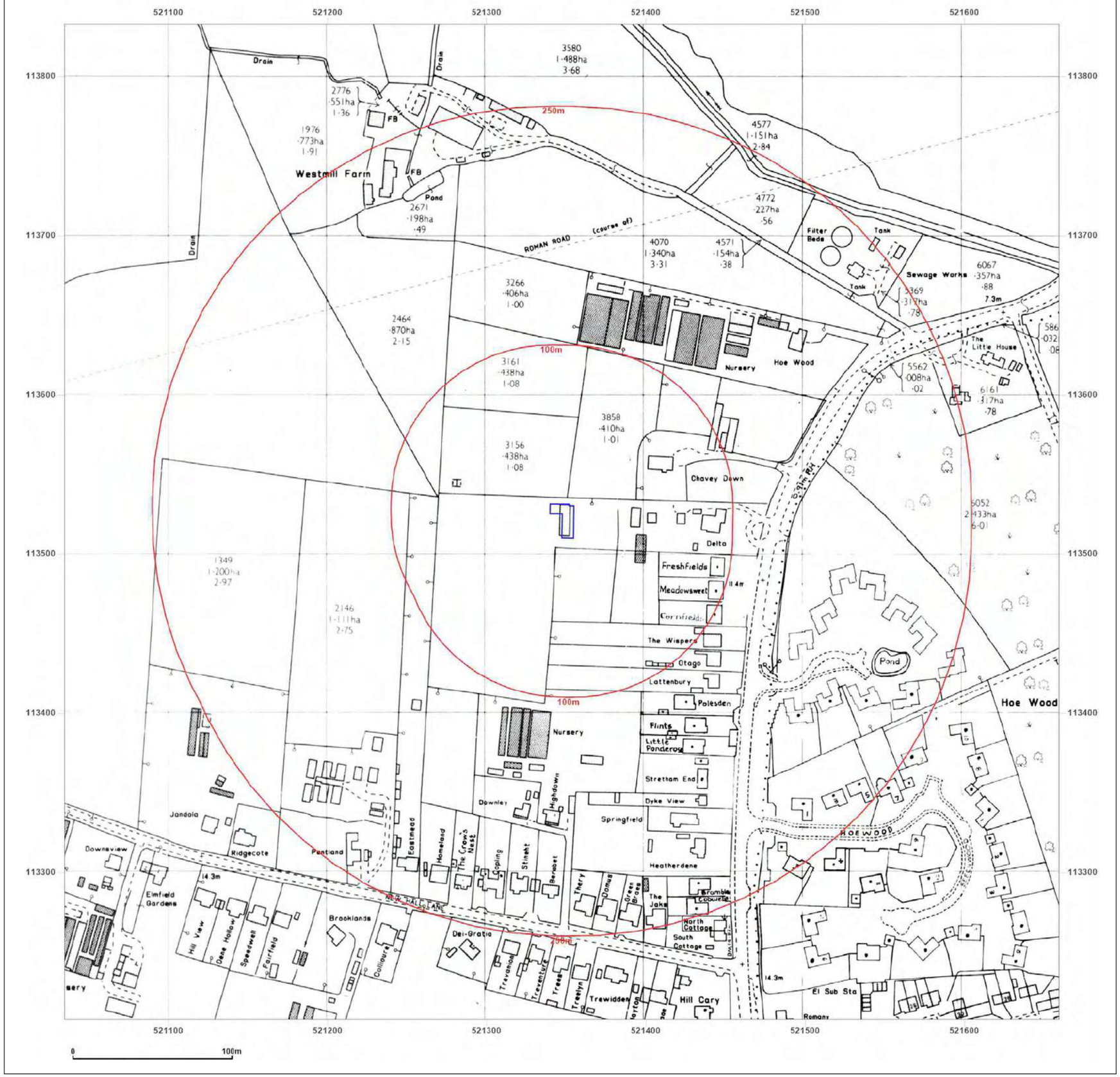

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid

Map date: **1990**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1966
Revised 1990
Edition N/A
Copyright 1990
Levelled 1965

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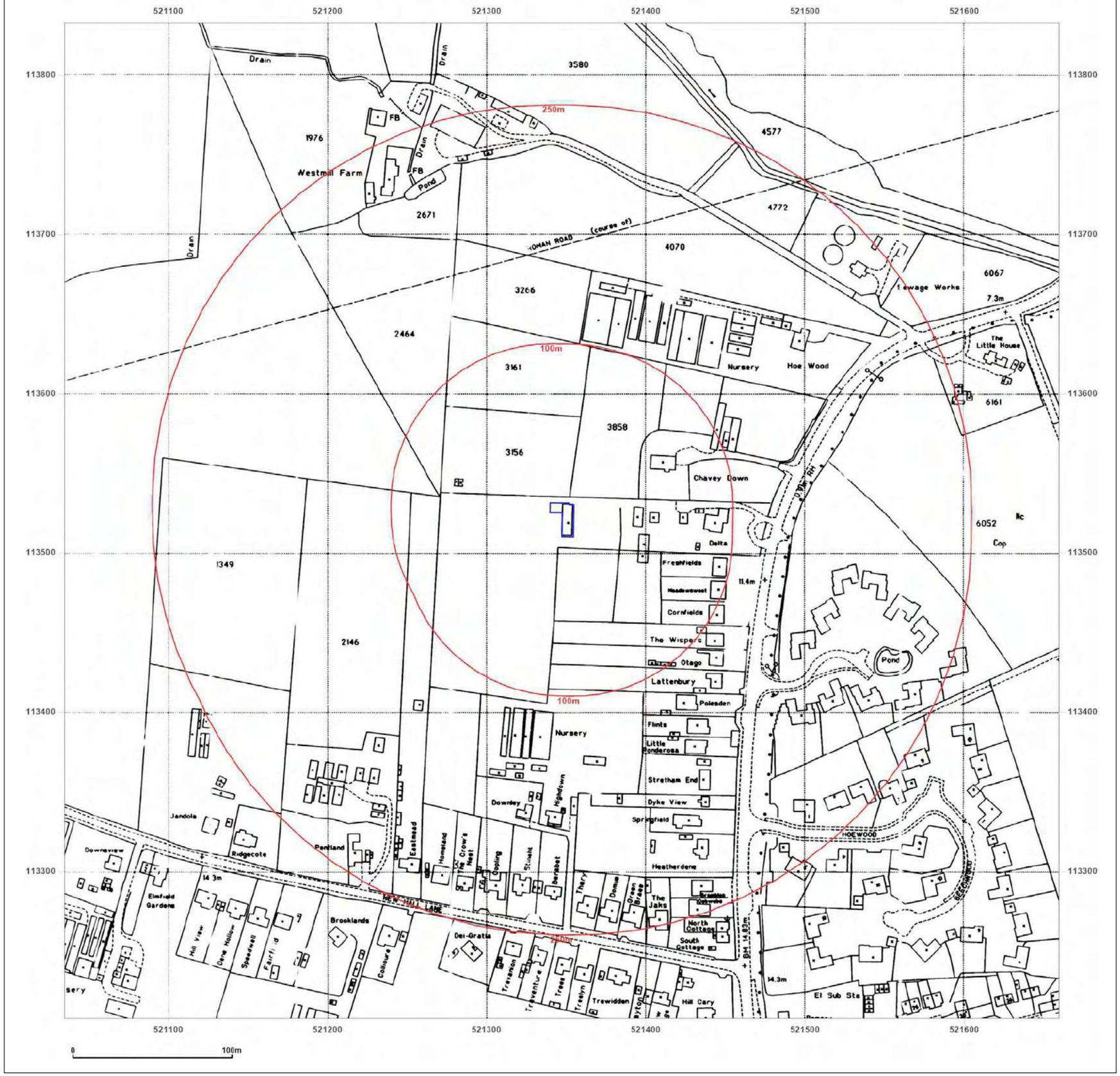

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid
Map date: **1994**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

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Map legend available at:
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Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

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

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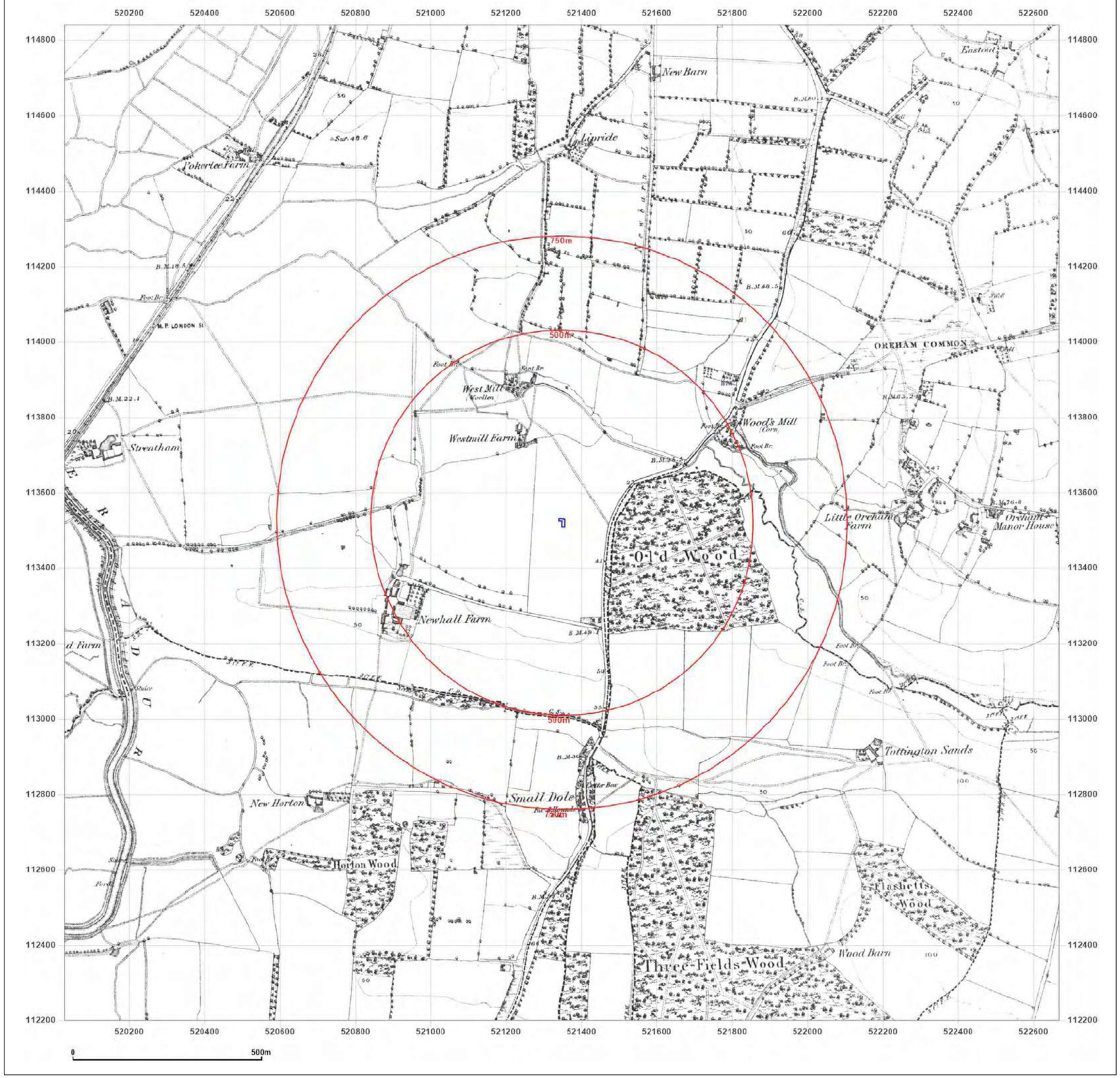

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: County Series

Map date: **1875**

Scale: 1:10,560

Printed at: 1:10,560

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

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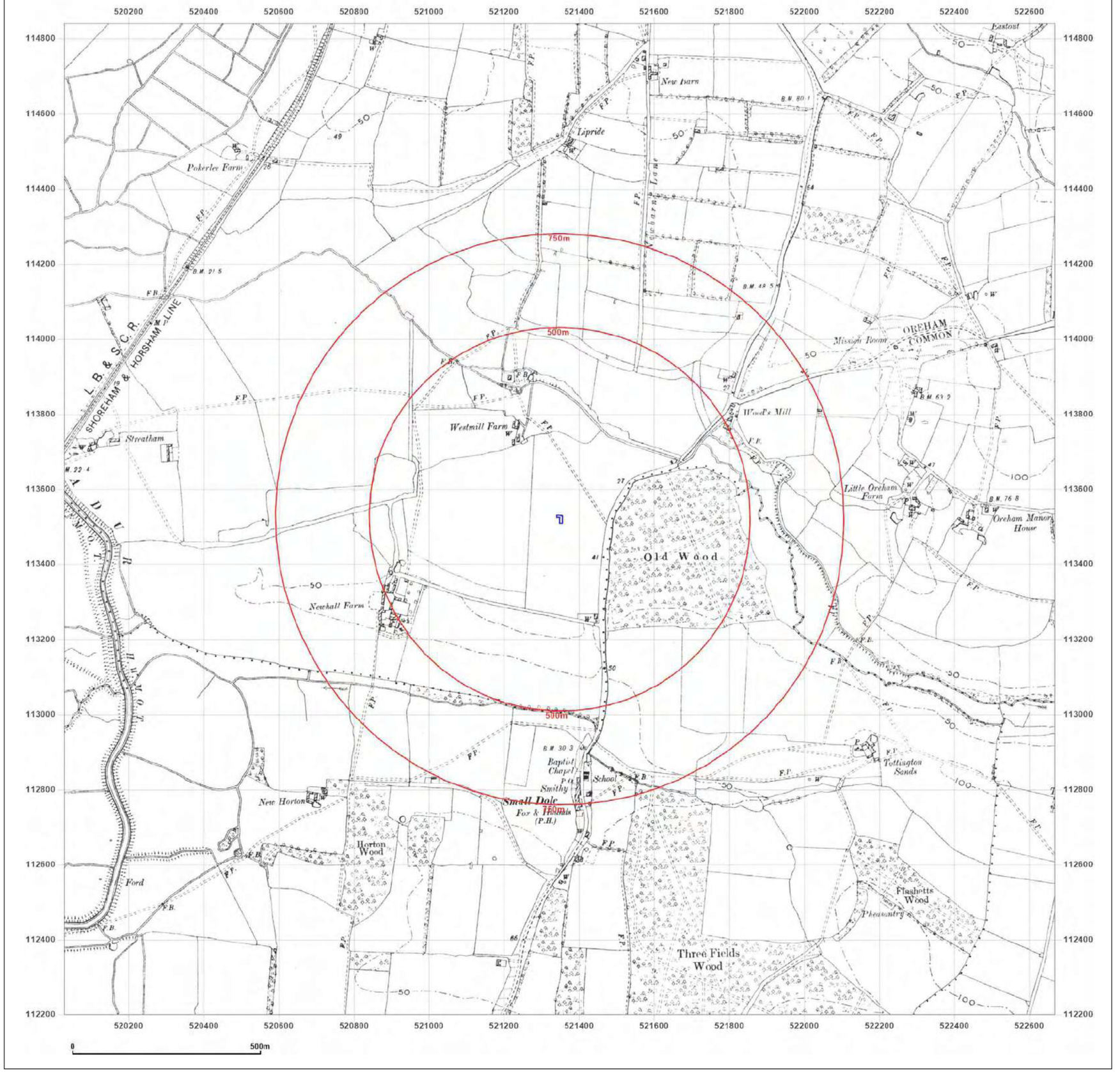

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

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

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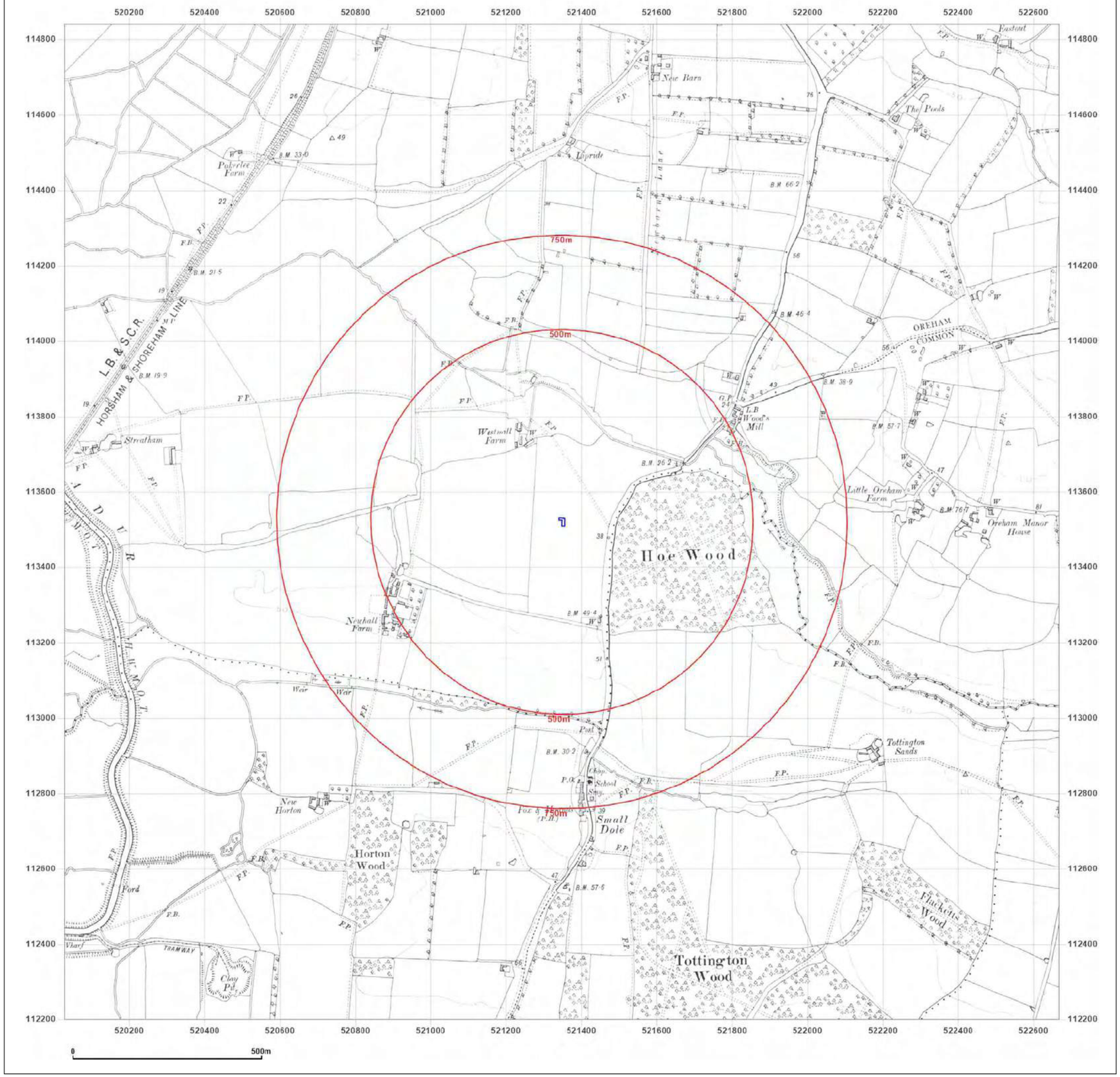

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

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

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

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Production date: 05 December 2023

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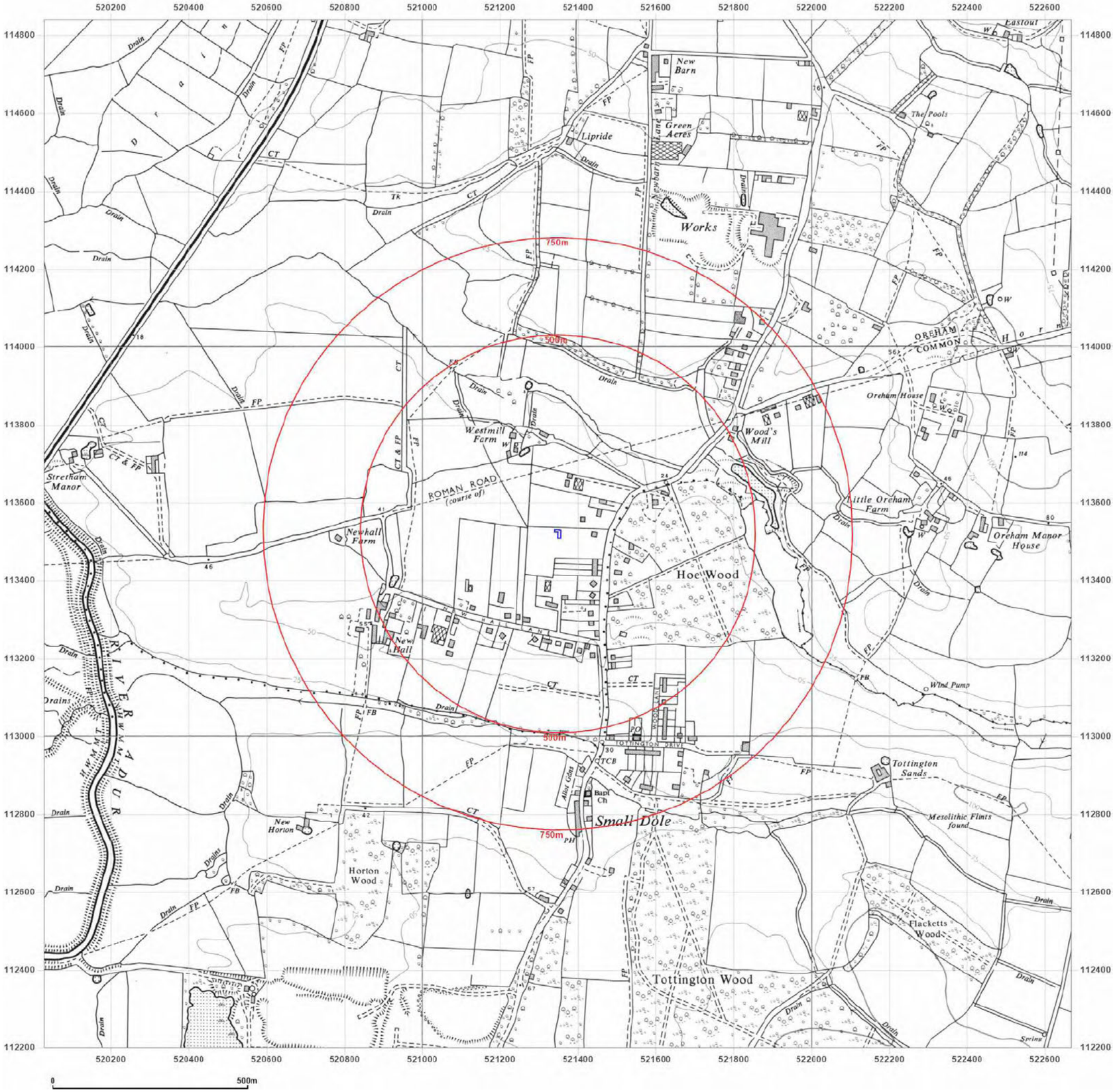

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: Provisional
Map date: **1962**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1962
Revised 1962
Edition N/A
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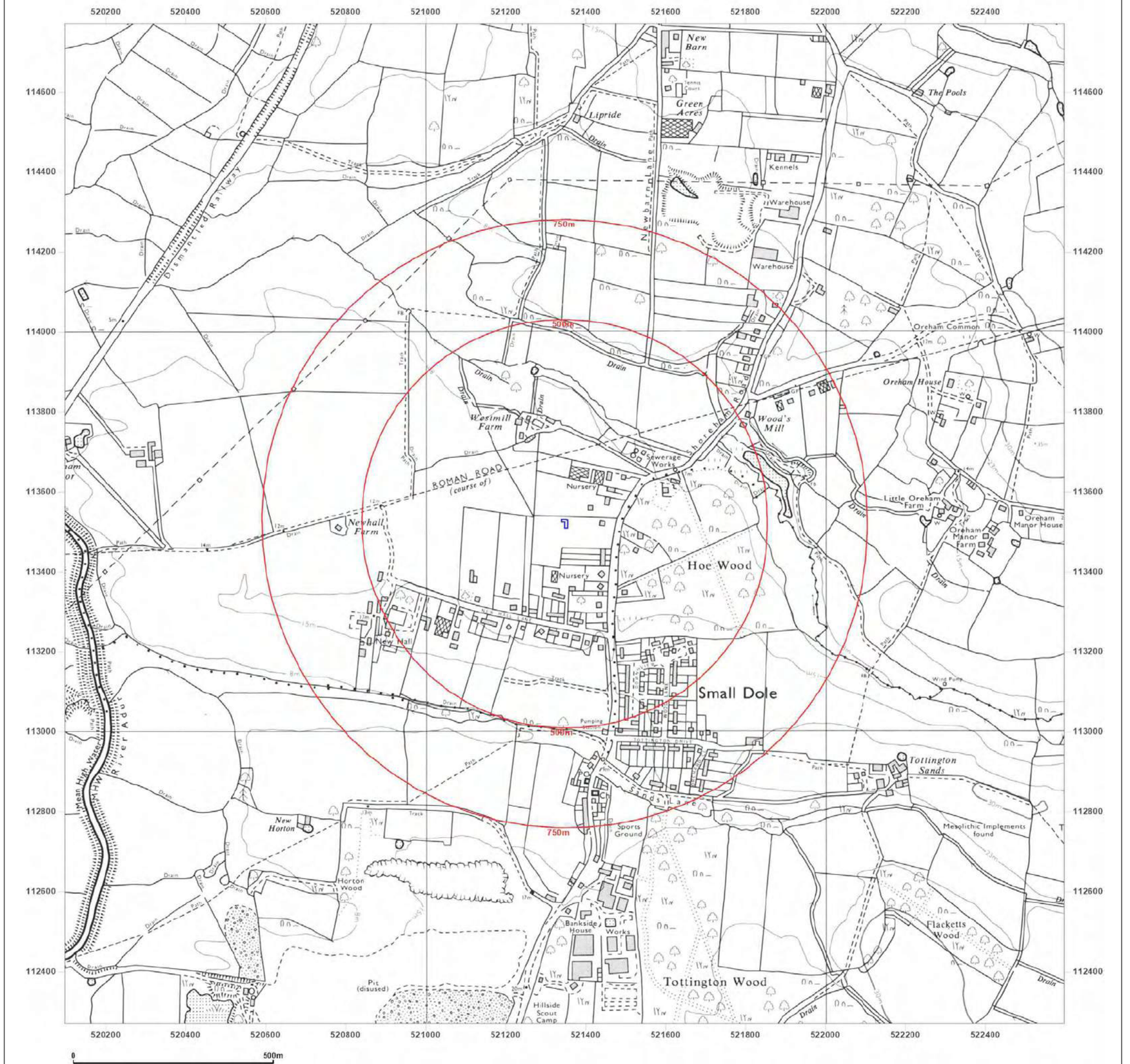



Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid

Map date: **1975**

Scale: 1:10,000

Printed at: 1:10,000





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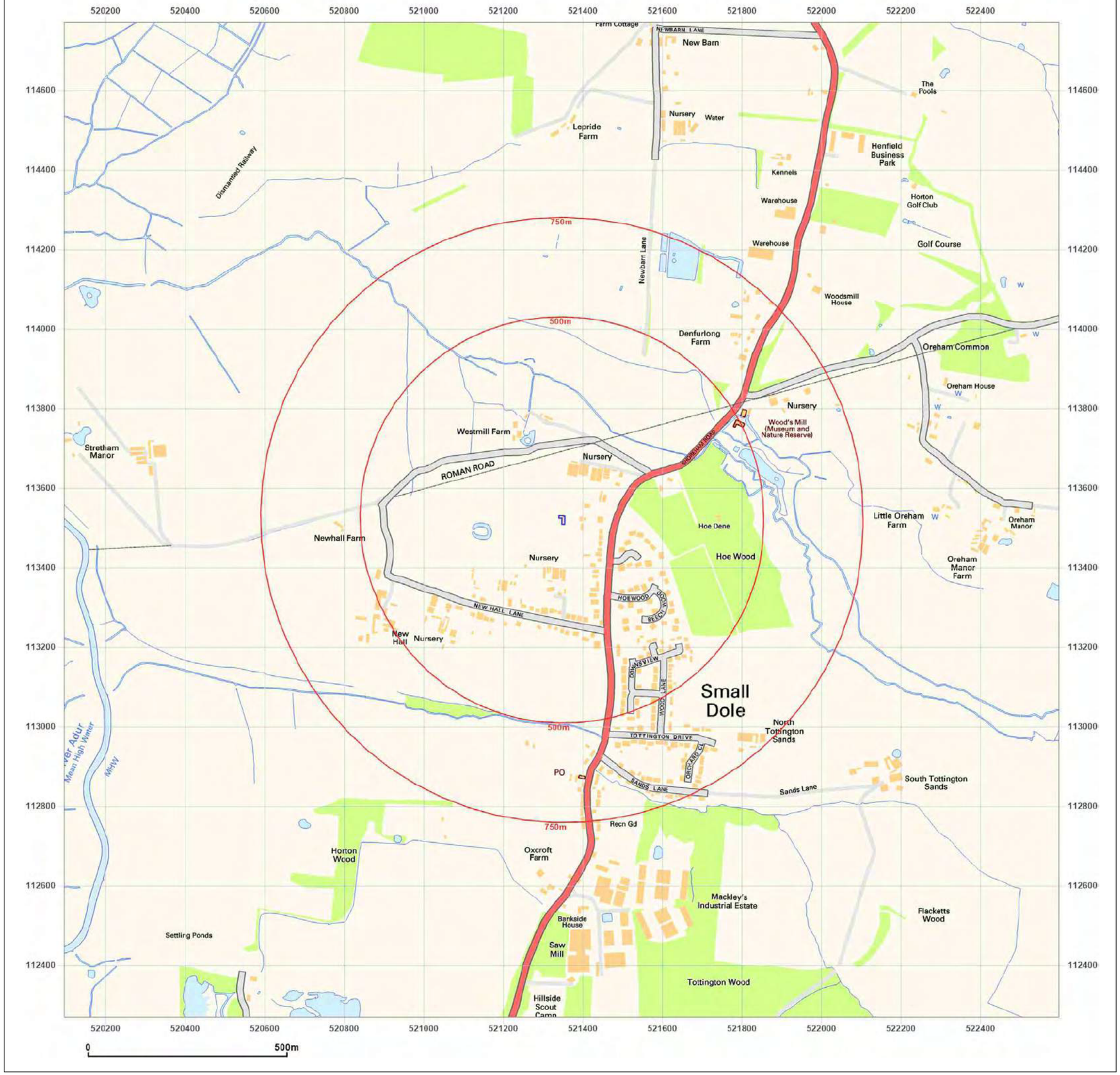

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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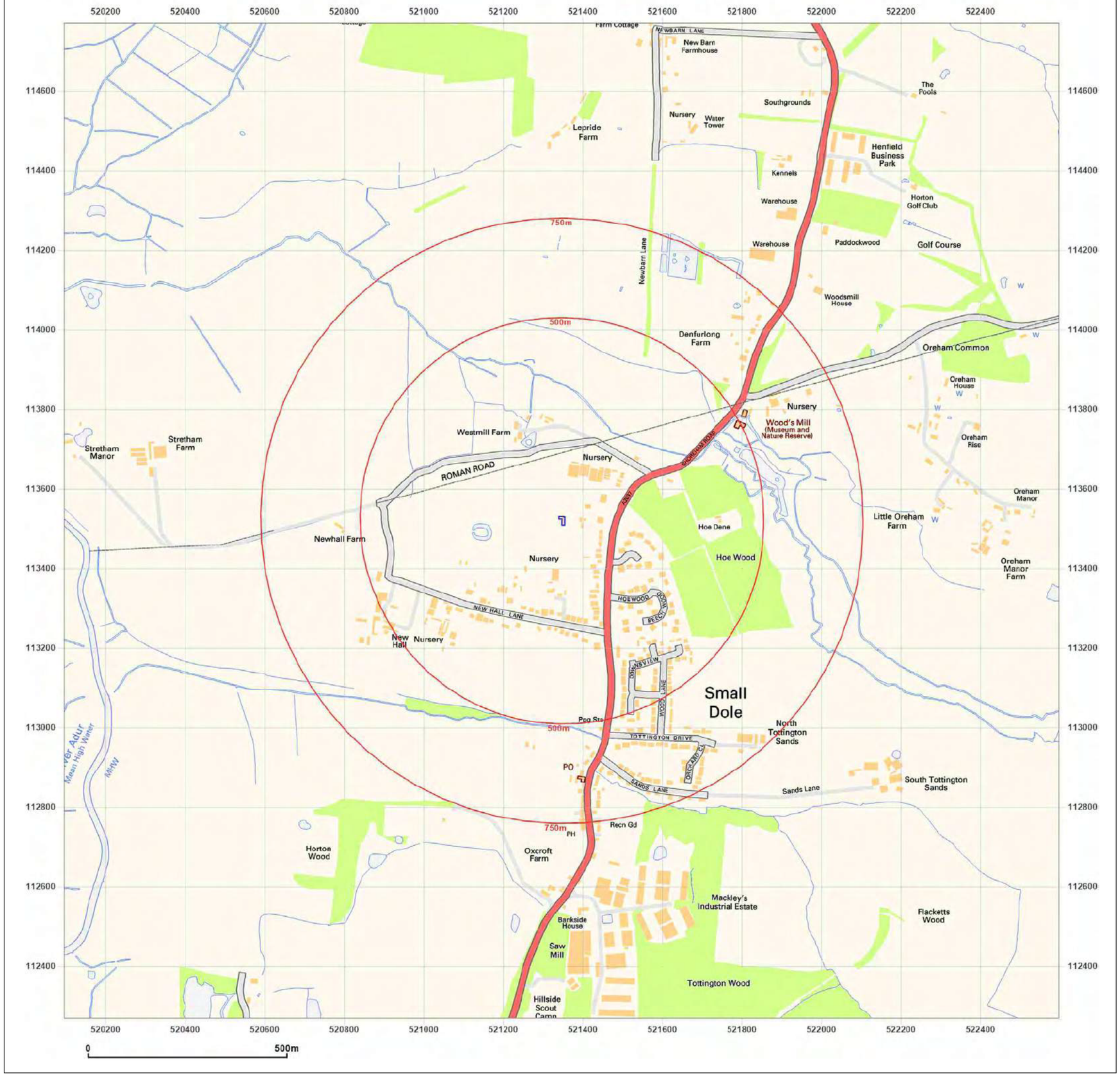

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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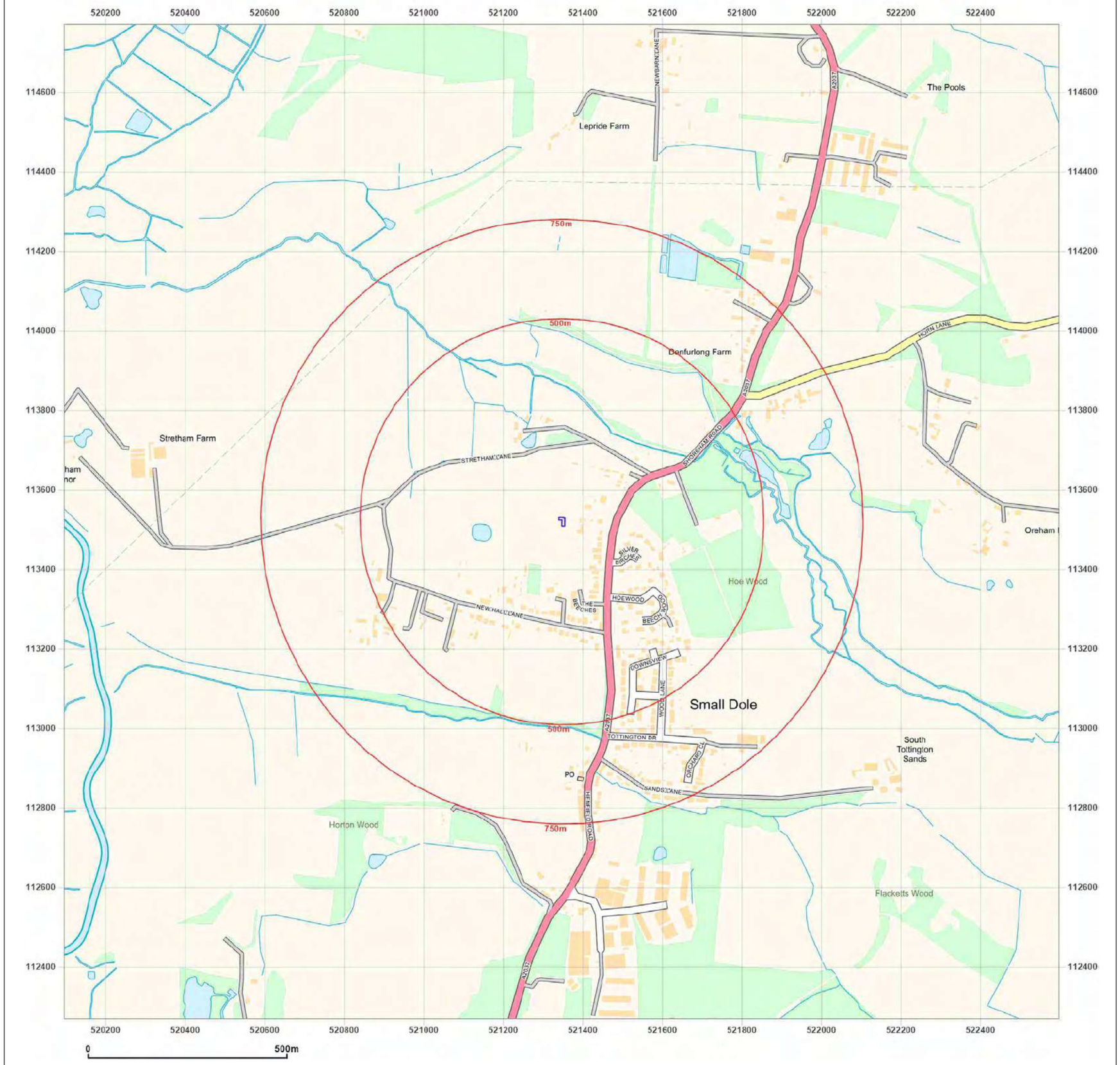

Groundsure INSIGHTS

Site Details:

DELTA, SHOREHAM ROAD,
SMALL DOLE, BN5 9YG

Client Ref: Revised_645
Report Ref: HMD-47-RWE-N7W-ZOC-GD3
Grid Ref: 521347, 113520

Map Name: National Grid
Map date: 2023
Scale: 1:10,000
Printed at: 1:10,000

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APPENDIX B
Photographs



Photograph 1. Access track to the site. Runs past existing residential dwelling at Delta.



Photograph 2. Eastern façade of the exisiting barn. Heavily vegetated area adjacent.

© Environmental Assessment Services Limited



Photograph 3. Northern façade of the barn.



Photograph 4. Northern Section of the interior is used to store hay. Waste building materials are also present.

© Environmental Assessment Services Limited



Photograph 5. Southern section of the exisiting building. Waste materials present throughout and is slightly vegetated.



Photograph 6.Western façade of the exisiting building.

© Environmental Assessment Services Limited

APPENDIX C
GroundSure EnviroInsight Report

© Environmental Assessment Services Limited

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

DELTA, SHOREHAM ROAD, SMALL DOLE, BN5 9YG

Order Details

Date: 05/12/2023

Your ref: Revised_645

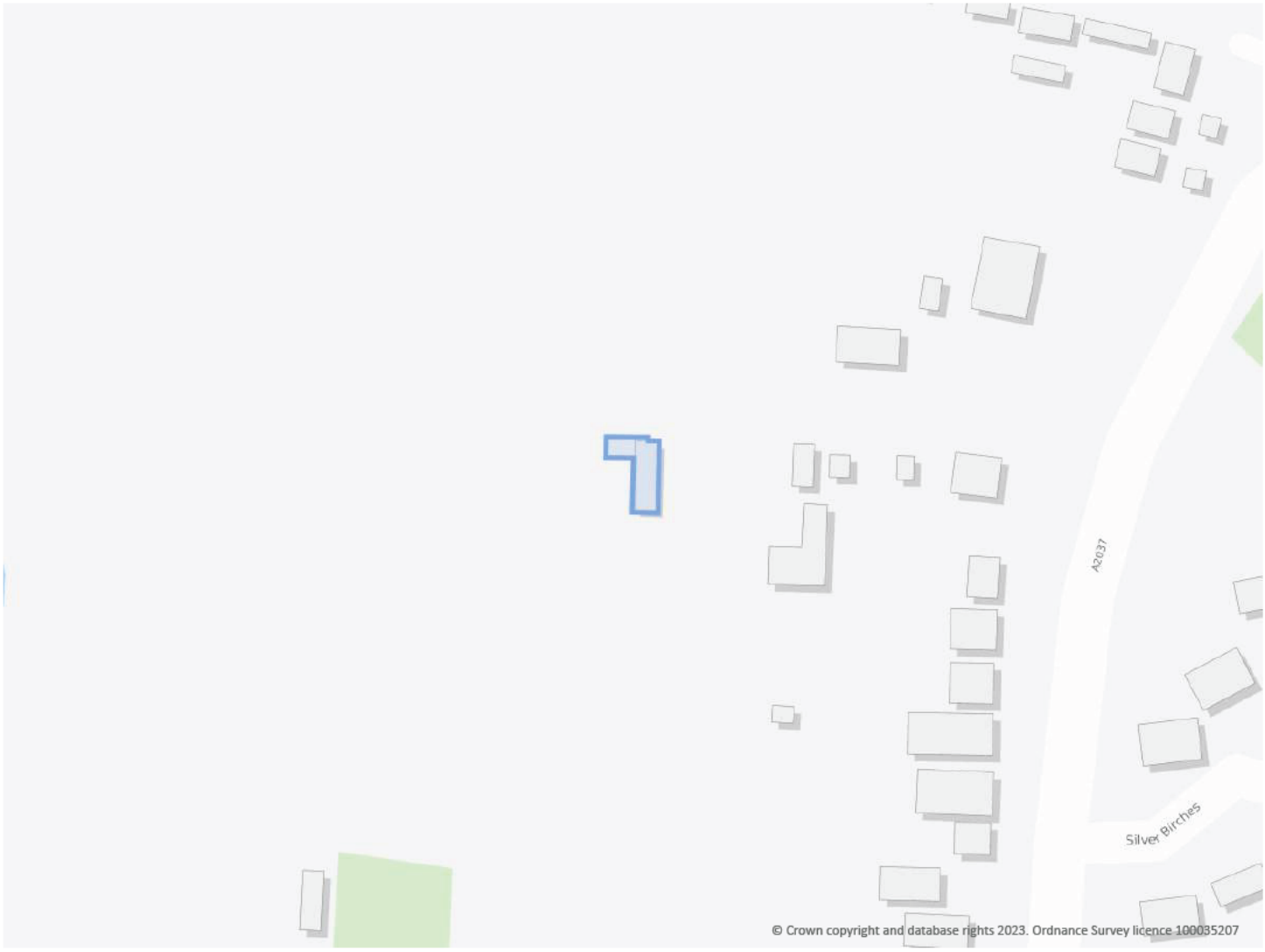
Our Ref: HMD-47-Z1S-O81-XFF-YH7

Site Details

Location: 521351 113520

Area: 0.02 ha

Authority: Horsham District Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

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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 >	0	0	5	4	-
16 >	1.2 >	Historical tanks >	0	0	2	1	-
16 >	1.3 >	Historical energy features >	0	0	1	1	-
17	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 >	0	0	5	5	-
19 >	2.2 >	Historical tanks >	0	0	4	1	-
19 >	2.3 >	Historical energy features >	0	0	1	2	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	7	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24	4.1	Recent industrial land uses	0	0	0	-	-
24	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-

25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	10	-
28	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
29	4.17	List 2 Dangerous Substances	0	0	0	0	-
29 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	3	7	-
30	4.19	Pollution inventory substances	0	0	0	0	-
31	4.20	Pollution inventory waste transfers	0	0	0	0	-
31	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
34 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
35 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
38 >	5.7 >	Surface water abstractions >	0	0	0	0	3
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	6.1 >	Water Network (OS MasterMap) >	0	0	5	-	-

41 >	6.2 >	Surface water features >	0	0	5	-	-
41 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
42 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
42	6.5	WFD Groundwater bodies	0	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	7.5	Flood Storage Areas	0	0	0	-	-
45	7.6	Flood Zone 2	None (within 50m)				
45	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
46 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)

Page	Section	Groundwater flooding >	
48 >	9.1 >	Groundwater flooding >	Moderate (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
50	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
50	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
50	10.4	Special Protection Areas (SPA)	0	0	0	0	0
50	10.5	National Nature Reserves (NNR)	0	0	0	0	0
51 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
51 >	10.7 >	Designated Ancient Woodland >	0	0	1	0	9
52 >	10.8 >	Biosphere Reserves >	0	0	1	0	0
52	10.9	Forest Parks	0	0	0	0	0
52	10.10	Marine Conservation Zones	0	0	0	0	0
52	10.11	Green Belt	0	0	0	0	0
53	10.12	Proposed Ramsar sites	0	0	0	0	0

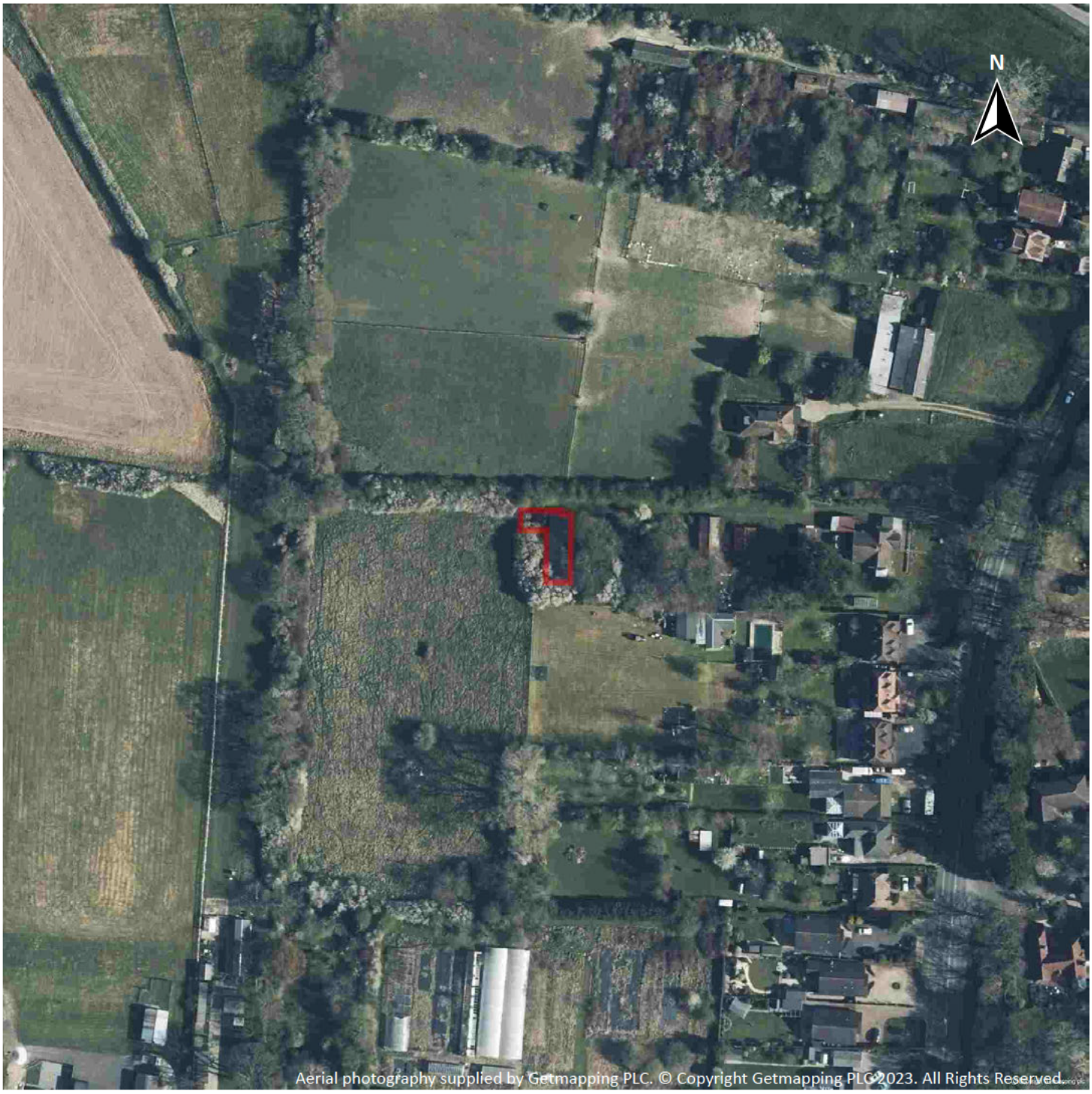
53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
53	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
53	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
55 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
56 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58 >	11.3 >	National Parks >	0	0	1	-	-
58	11.4	Listed Buildings	0	0	0	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61 >	12.4 >	Environmental Stewardship Schemes >	0	0	2	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	13.1 >	Priority Habitat Inventory >	0	0	3	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	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
65 >	14.1 >	10k Availability >	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-
67 >	14.3 >	Superficial geology (10k) >	1	0	0	3	-

68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
70	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	15.1 >	50k Availability >	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	Superficial geology (50k) >	1	0	1	2	-
74 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
78 >	17.1 >	Shrink swell clays >	Low (within 50m)				
79 >	17.2 >	Running sands >	Very low (within 50m)				
80 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
81 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
82 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	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
85	18.1	BritPits	0	0	0	0	-
86 >	18.2 >	Surface ground workings >	0	0	1	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
86	18.5	Historical Mineral Planning Areas	0	0	0	0	-

87 >	18.6 >	Non-coal mining >	1	0	1	0	0
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
88	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
94	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
95	22.1	Underground railways (London)	0	0	0	-	-
95	22.2	Underground railways (Non-London)	0	0	0	-	-
95	22.3	Railway tunnels	0	0	0	-	-
95	22.4	Historical railway and tunnel features	0	0	0	-	-
95	22.5	Royal Mail tunnels	0	0	0	-	-

96	22.6	Historical railways	0	0	0	-	-
96	22.7	Railways	0	0	0	-	-
96	22.8	Crossrail 1	0	0	0	0	-
96	22.9	Crossrail 2	0	0	0	0	-
96	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2021

Site Area: 0.02ha

Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 0.02ha

Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.02ha

Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 0.02ha

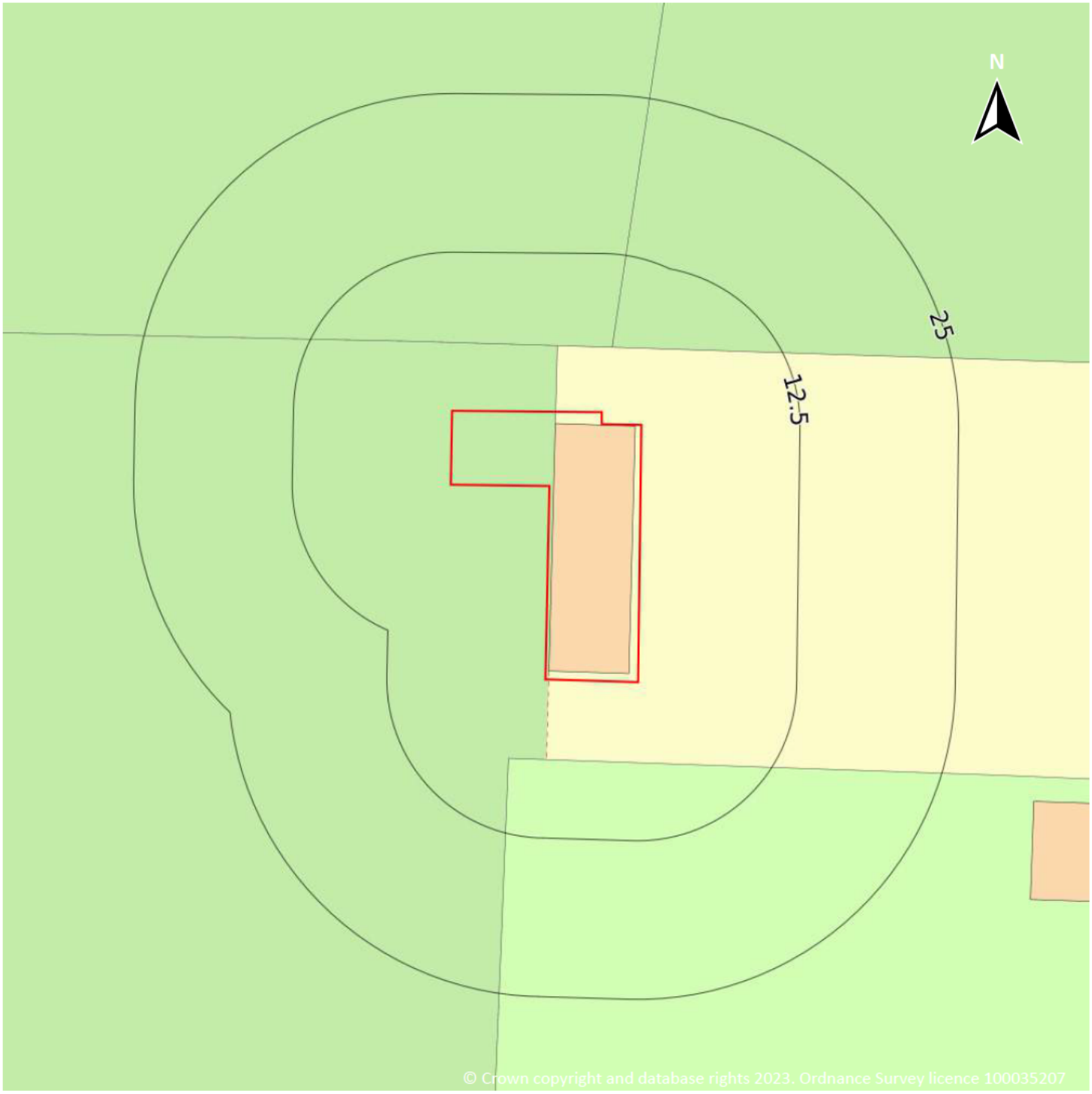
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

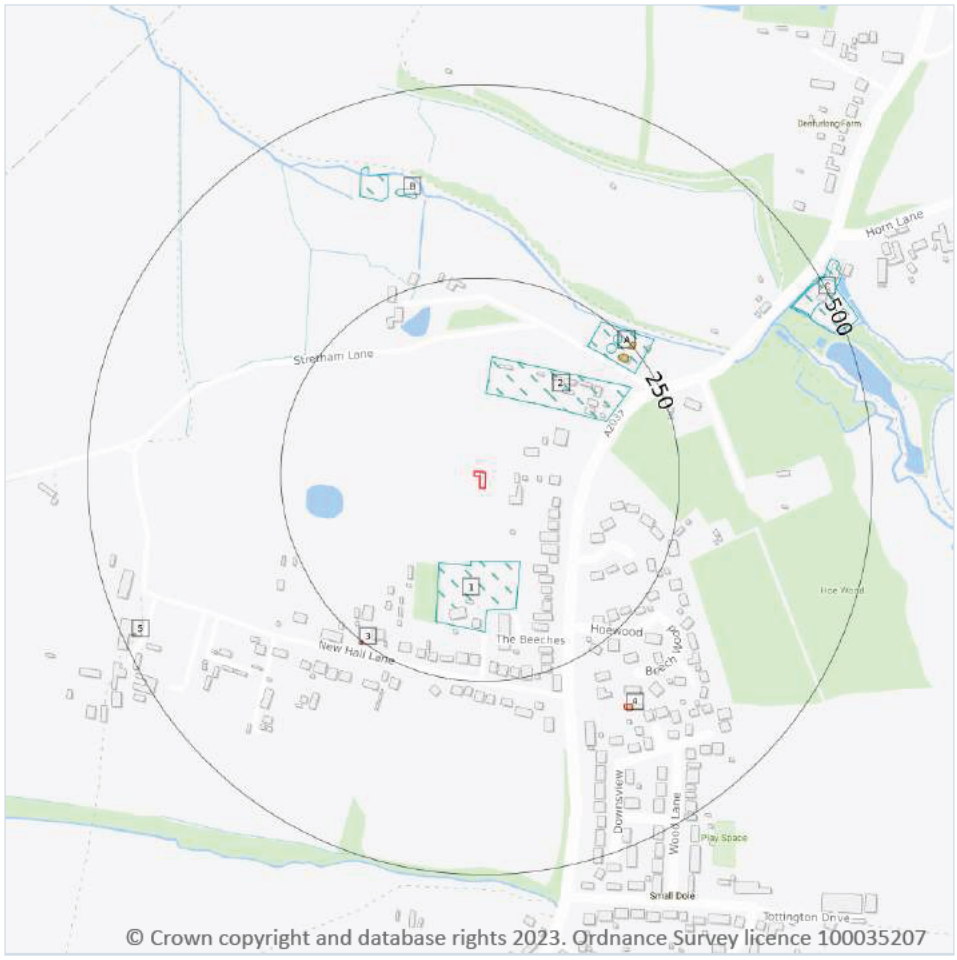
Site Area: 0.02ha

OS MasterMap site plan



Site Area: 0.02ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	9

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

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

ID	Location	Land use	Dates present	Group ID
1	95m S	Nursery	1975	2161100

ID	Location	Land use	Dates present	Group ID
2	100m N	Nursery	1975	2161096
A	210m NE	Sewage Works	1975	2142187
A	223m NE	Unspecified Tank	1975	2153418
A	237m NE	Unspecified Tank	1975	2153416
B	362m N	Unspecified Heap	1909	2135778
B	369m N	Woollen Mill	1875	2151382
C	448m NE	Corn Mill	1875	2152826
C	450m NE	Unspecified Mill	1962 - 1975	2170897

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	3

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

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

ID	Location	Land use	Dates present	Group ID
A	226m NE	Unspecified Tank	1977 - 1990	409021
A	245m NE	Unspecified Tank	1977 - 1990	390437
5	483m SW	Unspecified Tank	1956	359920

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	2

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'.

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

ID	Location	Land use	Dates present	Group ID
3	249m SW	Electricity Substation	1996	241661
4	333m SE	Electricity Substation	1977 - 1990	286737

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.

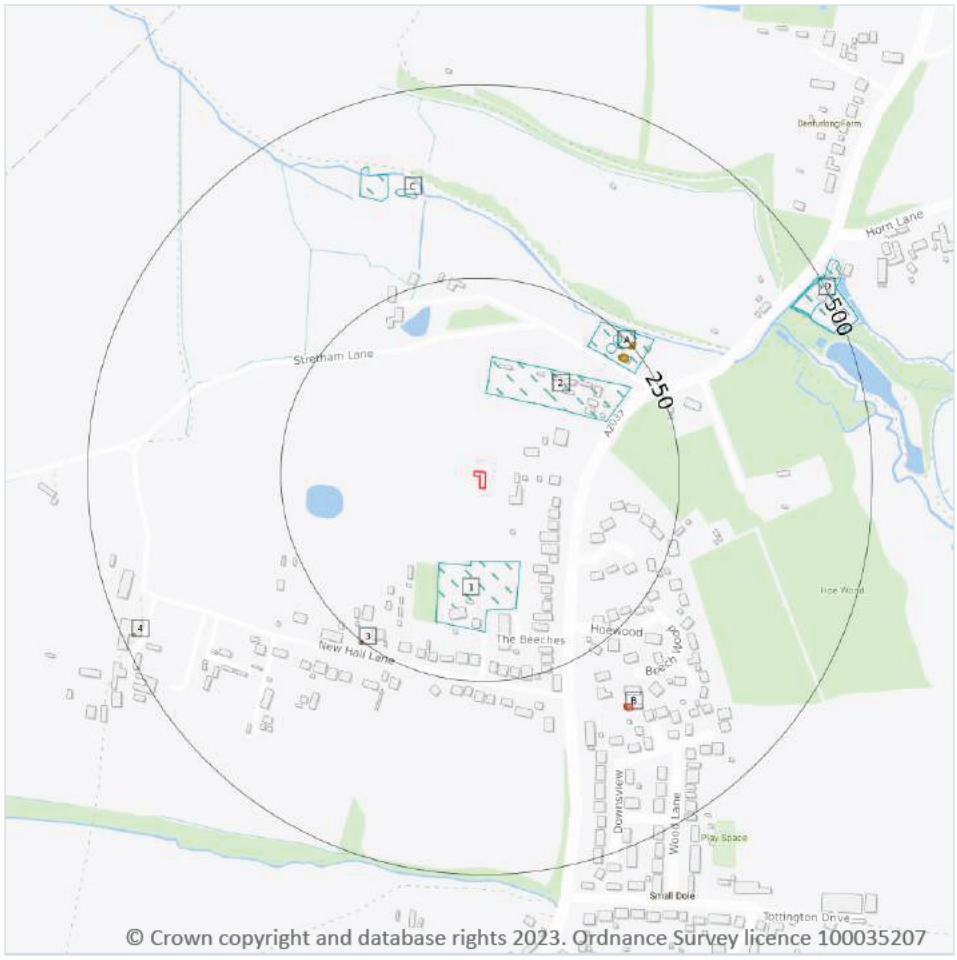
1.6 Historical military land

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



2.1 Historical industrial land uses

Records within 500m	10

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

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

ID	Location	Land Use	Date	Group ID
1	95m S	Nursery	1975	2161100
2	100m N	Nursery	1975	2161096
A	210m NE	Sewage Works	1975	2142187

ID	Location	Land Use	Date	Group ID
A	223m NE	Unspecified Tank	1975	2153418
A	237m NE	Unspecified Tank	1975	2153416
C	362m N	Unspecified Heap	1909	2135778
C	369m N	Woollen Mill	1875	2151382
D	448m NE	Corn Mill	1875	2152826
D	450m NE	Unspecified Mill	1975	2170897
D	450m NE	Unspecified Mill	1962	2170897

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	5

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

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

ID	Location	Land Use	Date	Group ID
A	226m NE	Unspecified Tank	1990	409021
A	227m NE	Unspecified Tank	1977	409021
A	245m NE	Unspecified Tank	1990	390437
A	247m NE	Unspecified Tank	1977	390437
4	483m SW	Unspecified Tank	1956	359920

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	3

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

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

ID	Location	Land Use	Date	Group ID
3	249m SW	Electricity Substation	1996	241661
B	333m SE	Electricity Substation	1990	286737
B	334m SE	Electricity Substation	1977	286737

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.

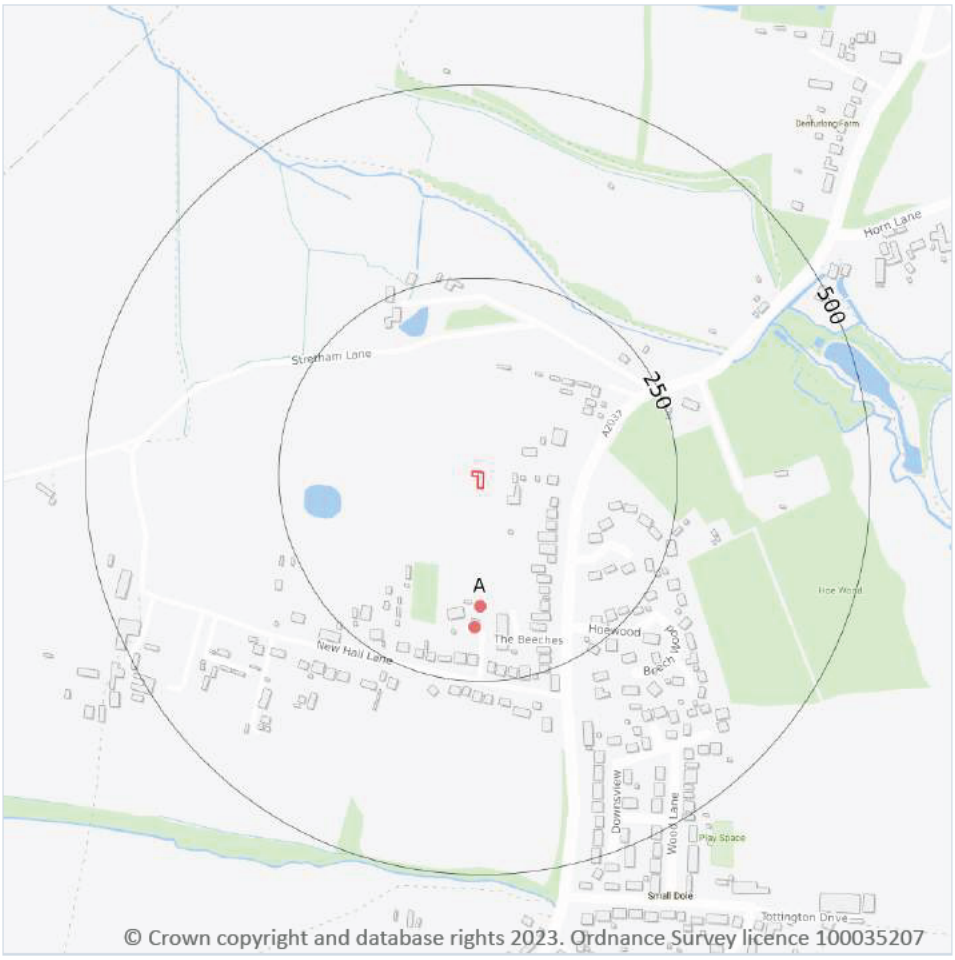
2.5 Historical garages

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



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	7

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 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	153m S	Highdown Nursery New Hall Lane West Sussex BN5 9YH	EPR/UH0870GF/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters

ID	Location	Site	Reference	Category	Sub-Category	Description
A	153m S	Highdown Nursery New Hall Lane West Sussex BN5 9YH	EPR/UH0870GF/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
A	153m S	Highdown Nursery New Hall Lane West Sussex BN5 9YH	EPR/UH0870GF/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Aerobic composting and associated prior treatment
A	153m S	Highdown Nursery New Hall Lane West Sussex BN5 9YH	EPR/UH0870GF/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
A	181m S	HIGHDOWN NURSERY, NEW HALL LANE, SMALL DOLE, HENFIELD, BN5 9YH	WEX213018	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	181m S	NEW HALL LANE SMALL DOLE HENFIELD BN5 9YH	WEX016884	Disposing of waste exemption	Not on a farm	Deposit of waste from dredging of inland waters
A	181m S	NEW HALL LANE SMALL DOLE HENFIELD BN5 9YH	WEX016884	Disposing of waste exemption	Not on a farm	Burning waste in the open

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

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	10

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 24 >

ID	Location	Address	Details	
B	273m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 9 Receiving Water: UNNAMED TRIB TIDAL RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 28/11/2016 Effective Date: 28/11/2016 Revocation Date: -
B	273m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01483 Permit Version: 1 Receiving Water: UNNAMED TRIB TIDAL RIVER ADUR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 01/03/2007 Effective Date: 31/03/2007 Revocation Date: -
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 7 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 30/03/2010
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 5 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 05/03/2005 Effective Date: 01/04/2005 Revocation Date: 31/03/2007
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 1 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/04/1980 Effective Date: 24/04/1980 Revocation Date: 30/03/2003

ID	Location	Address	Details	
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 2 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 18/03/2003 Effective Date: 31/03/2003 Revocation Date: 23/02/2005
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 8 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 31/03/2010 Revocation Date: 27/11/2016
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 4 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/02/2005 Effective Date: 24/02/2005 Revocation Date: 31/03/2005
B	298m NE	SMALL DOLE WWTW, HENFIELD ROAD, SMALL DOLE, HENFIELD, WEST SUSSEX, BN5 9YG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00398 Permit Version: 6 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 24/02/2005 Effective Date: 01/04/2007 Revocation Date: 31/03/2009
2	356m E	HOEWOOD HOUSE, HOEWOOD HOUSE, HENFIELD ROAD, SMALL DOLE WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01379 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 23/12/1987 Effective Date: 23/12/1987 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	10

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

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Details	
1	198m NE	Incident Date: 08/04/2003 Incident Identification: 149394 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
A	242m S	Incident Date: 01/08/2001 Incident Identification: 21126 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Location	Details	
A	242m S	Incident Date: 01/08/2001 Incident Identification: 21126 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	448m SE	Incident Date: 06/08/2001 Incident Identification: 22160 Pollutant: Other Pollutant Pollutant Description: Noise	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
C	448m SE	Incident Date: 06/08/2001 Incident Identification: 22160 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
C	448m SE	Incident Date: 16/01/2003 Incident Identification: 131382 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	448m SE	Incident Date: 06/08/2001 Incident Identification: 22160 Pollutant: Atmospheric Pollutants and Effects:Inert Materials and Wastes:Other Pollutant Pollutant Description: Landfill Odour:Soils and Clay:Noise	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
C	448m SE	Incident Date: 06/08/2001 Incident Identification: 22160 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
C	483m S	Incident Date: 23/05/2002 Incident Identification: 80588 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	483m S	Incident Date: 23/05/2002 Incident Identification: 80588 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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.

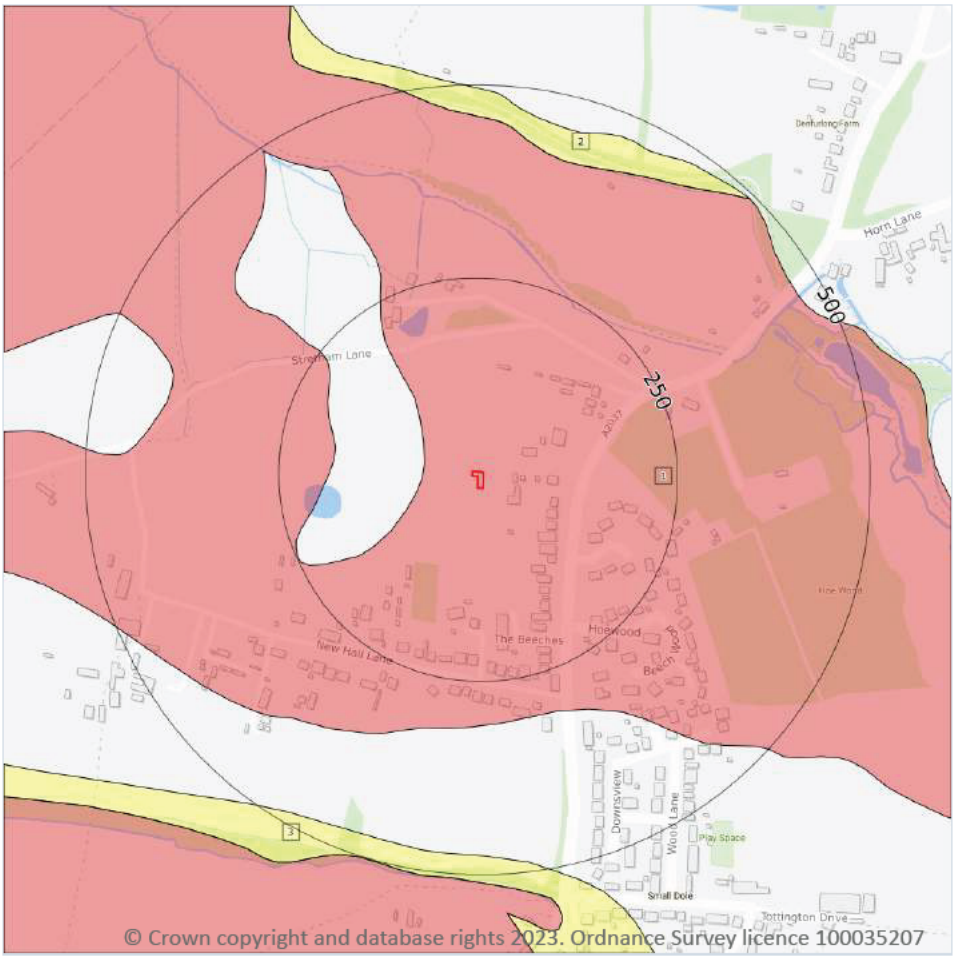
4.21 Pollution inventory radioactive waste

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	3

Aquifer status of groundwater held within superficial geology.

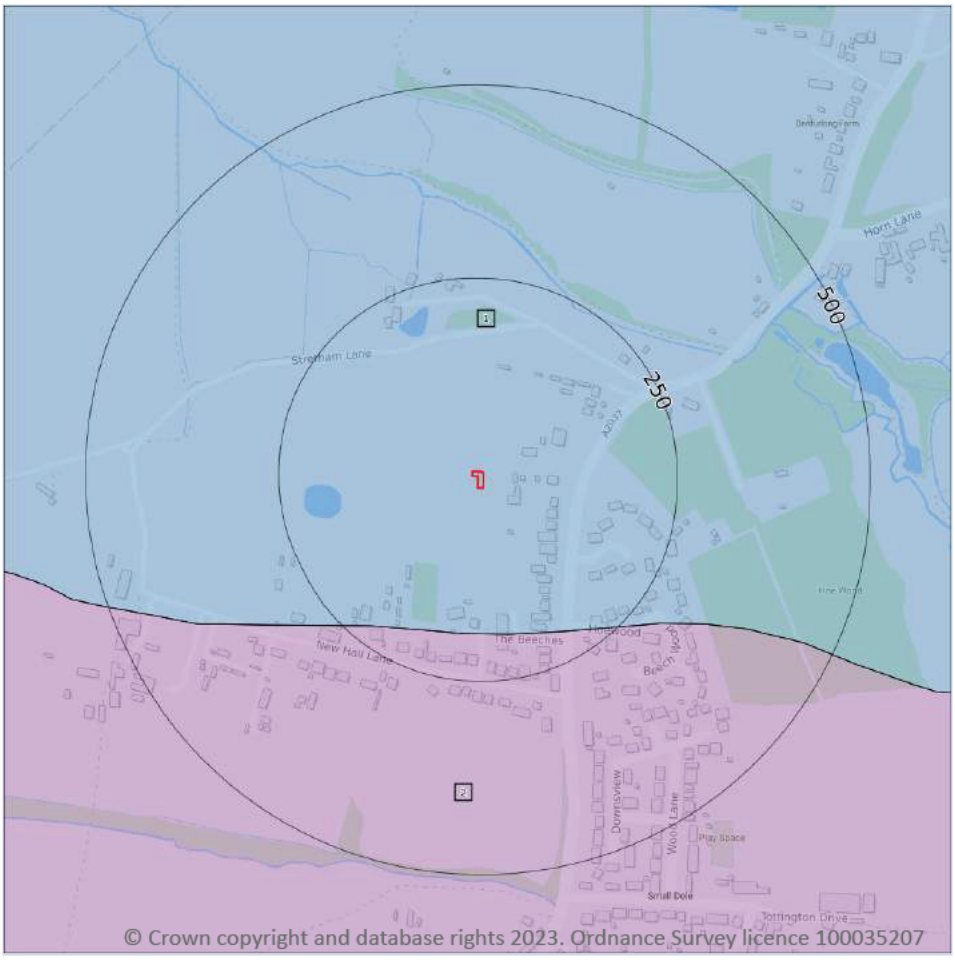
Features are displayed on the Hydrogeology map on page 32 >

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	416m N	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

ID	Location	Designation	Description
3	471m S	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



5.2 Bedrock aquifer

Records within 500m	2

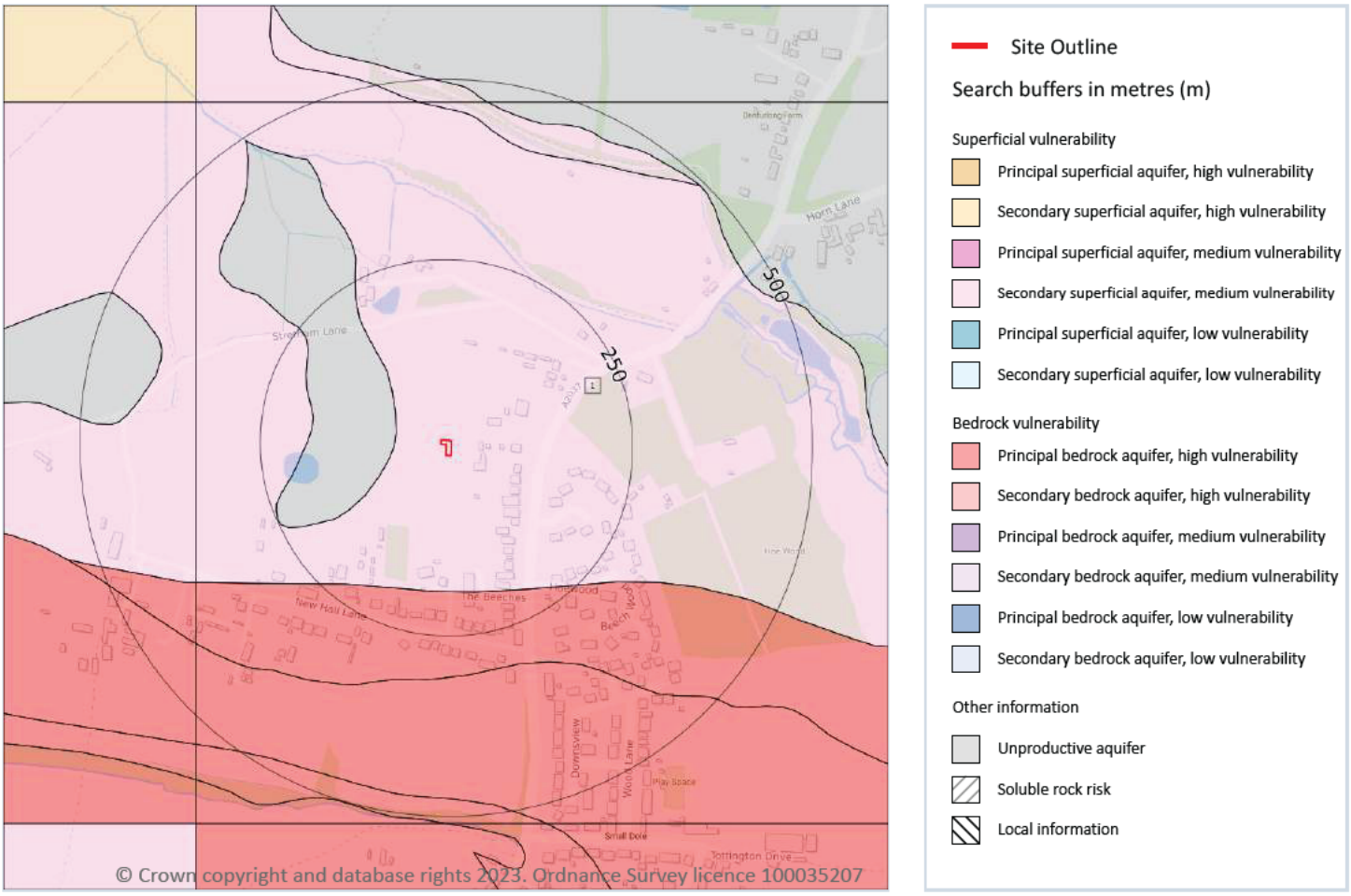
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 34 >

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	188m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on page 35 >

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

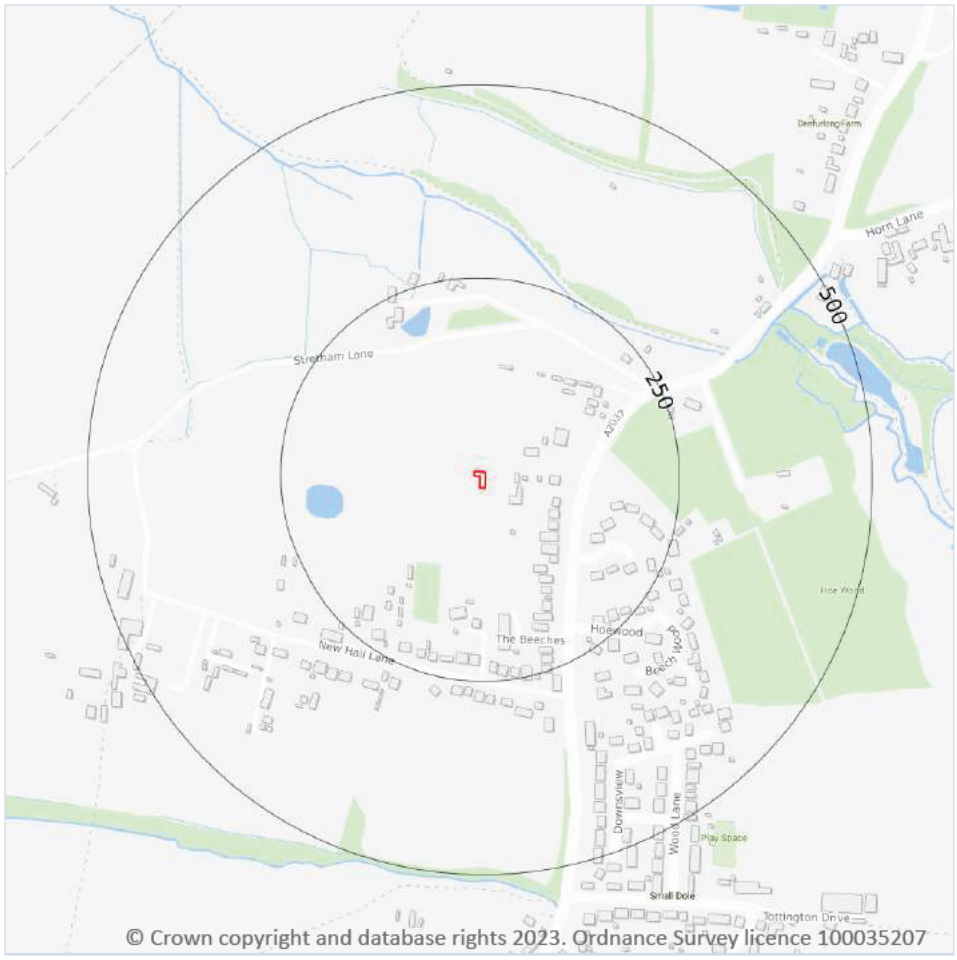
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 37 >**

ID	Location	Details	
-	1994m W	Status: Historical Licence No: 10/41/312002 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WYCKHAM FARM STEYNING WELL NO 2 Data Type: Point Name: Brooks-Bank Easting: 519400 Northing: 113060	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 13/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/01/1985 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	3

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

Features are displayed on the Abstractions and Source Protection Zones map on page 37 >

ID	Location	Details	
-	1190m W	Status: Historical Licence No: 10/41/312009 Details: Dust suppression Direct Source: Southern Region Surface Waters Point: RIVER ADUR AT SMALL DOLE Data Type: Line Name: Hales Waste Control Ltd Easting: 520220 Northing: 113120	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 25/04/1977 Expiry Date: - Issue No: 100 Version Start Date: 22/10/1996 Version End Date: -
-	1613m E	Status: Historical Licence No: 23/055 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT EDBURTON Data Type: Point Name: Windus Easting: 522950 Northing: 113270	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 08/12/1992 Version End Date: -

ID	Location	Details	
-	1632m E	Status: Historical Licence No: 23/055 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT EDBURTON Data Type: Point Name: Windus Easting: 522970 Northing: 113280	Annual Volume (m^3): 8100 Max Daily Volume (m^3): 390 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -

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.

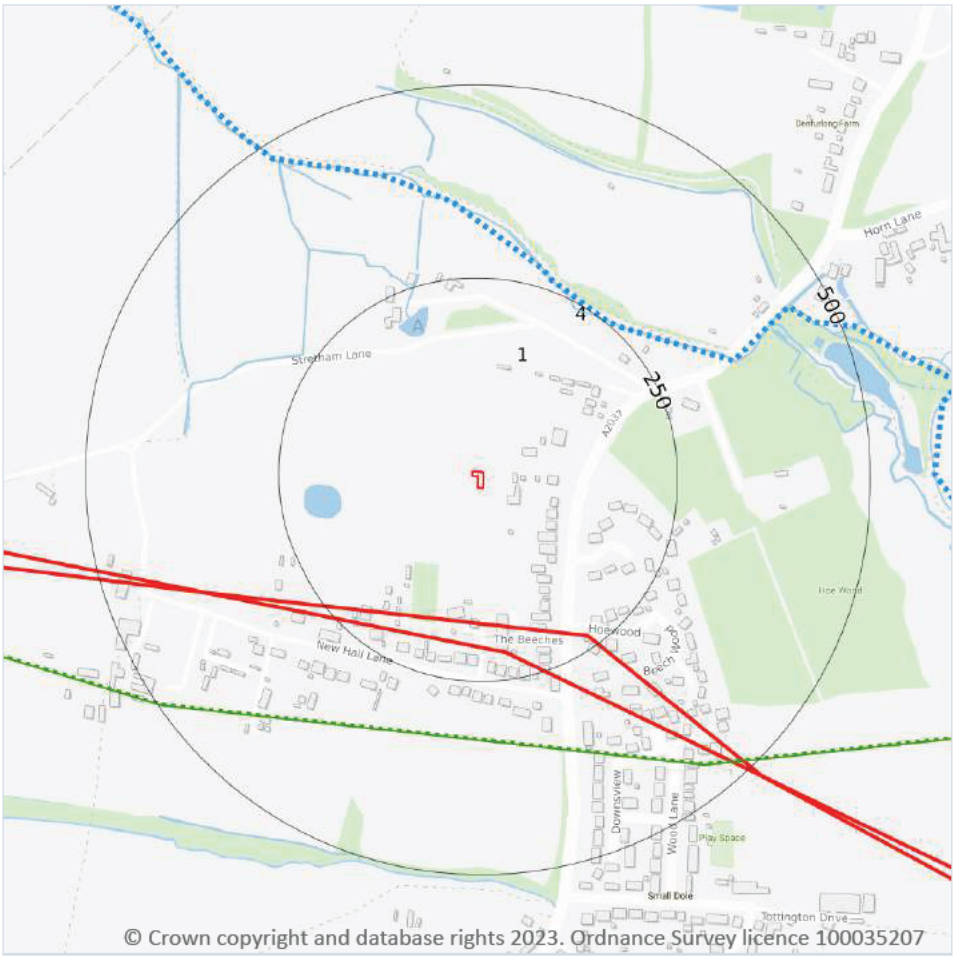
5.10 Source Protection Zones (confined aquifer)

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



6.1 Water Network (OS MasterMap)

Records within 250m	5

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 40 >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	214m NW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	214m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	242m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	247m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	247m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	5

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 40 >

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 40 >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Woodsmill Stream**	**GB107041012060**	**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 40 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	252m NE	River	Woodsmill Stream	GB107041012060 ↗	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.

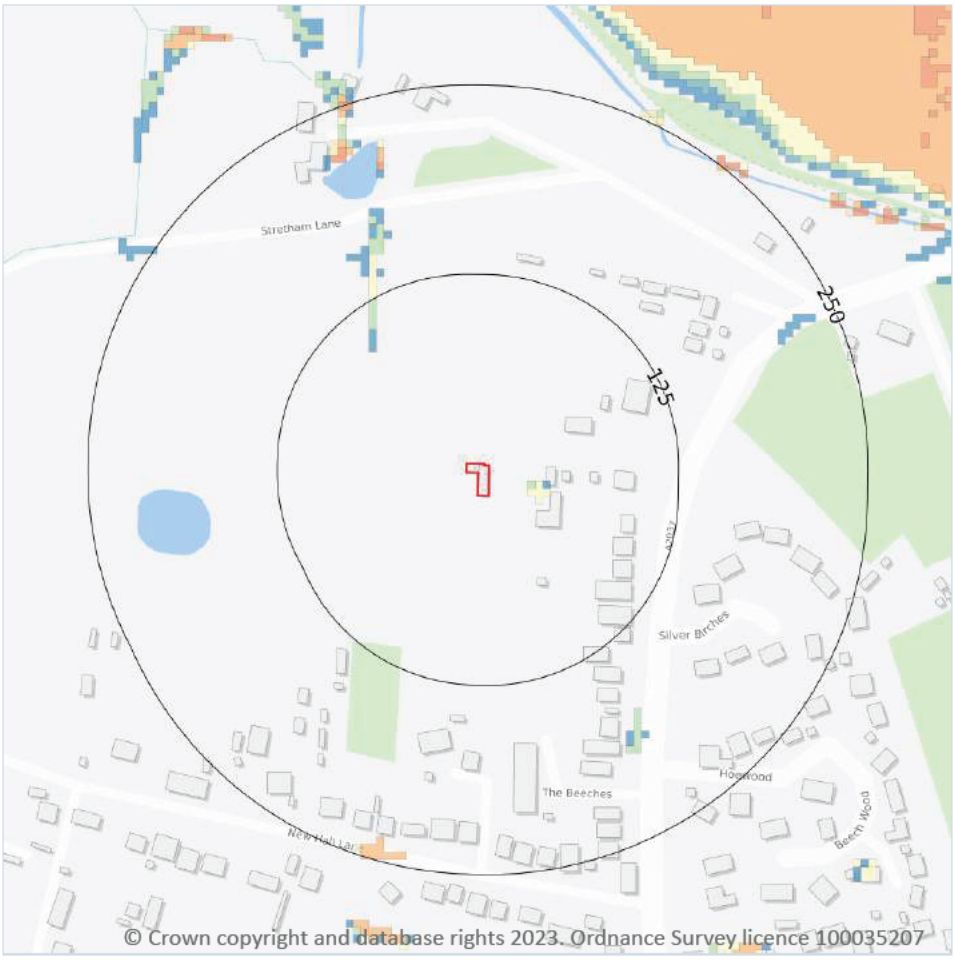
7.7 Flood Zone 3

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	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on page 46 >

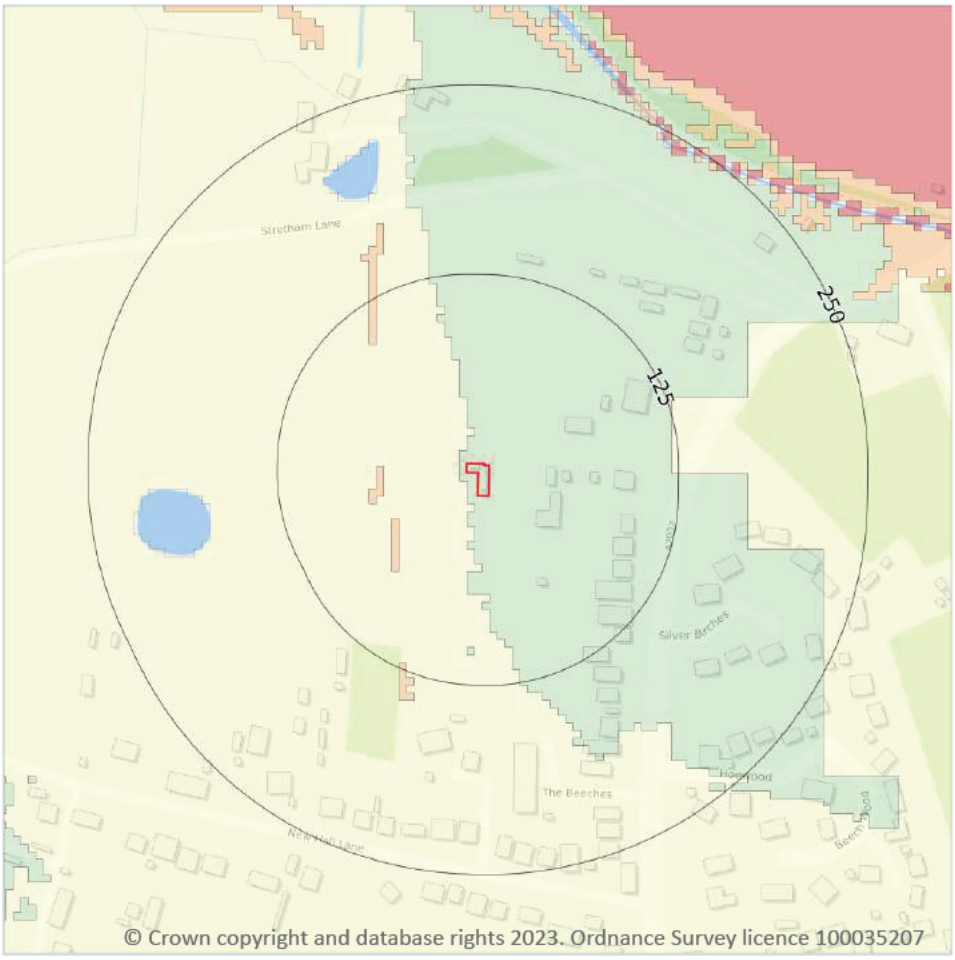
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

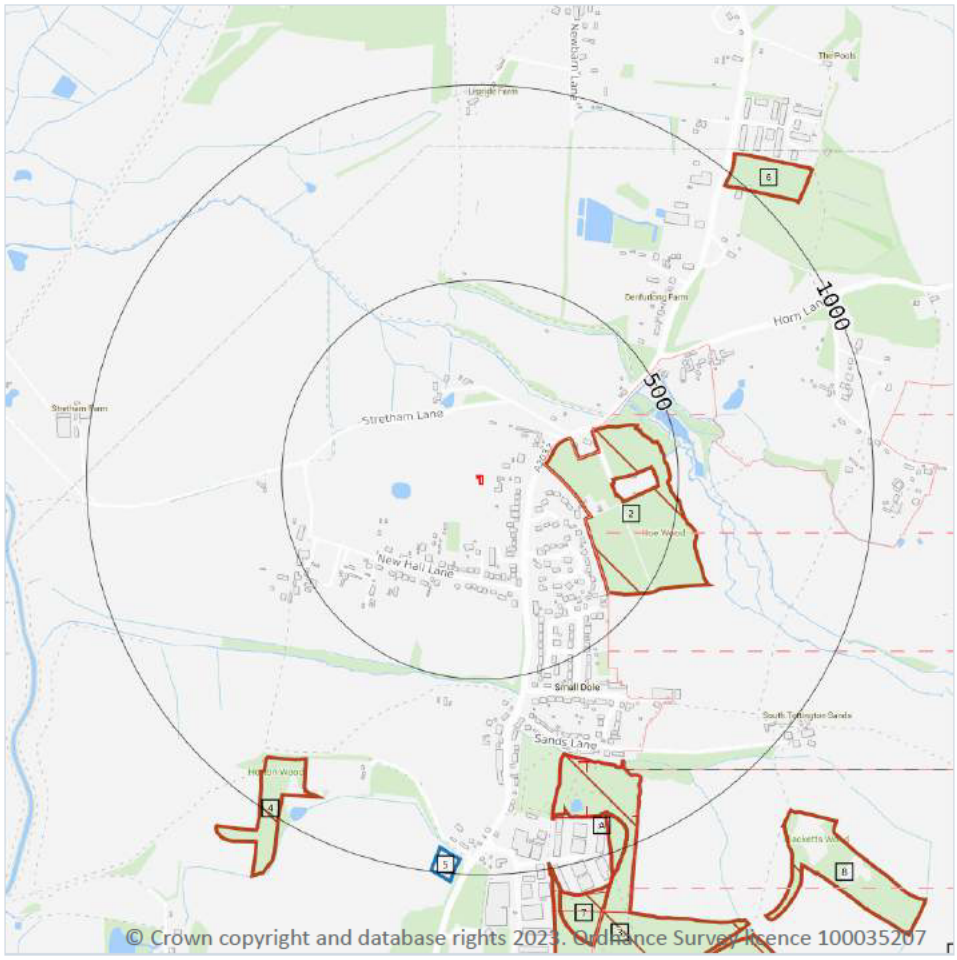
Highest risk on site	**Low**
Highest risk within 50m	**Moderate**

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 48 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Biosphere Reserves

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on page 49 >

ID	Location	Name	Data source
5	936m S	Horton Clay Pit	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on page 49 >

ID	Location	Name	Data source
A	722m S	Tottington Wood	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	10

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 49 >

ID	Location	Name	Woodland Type
2	163m E	Unknown	Ancient & Semi-Natural Woodland
3	722m S	Unknown	Ancient & Semi-Natural Woodland
4	833m SW	Unknown	Ancient & Semi-Natural Woodland
A	899m S	Unknown	Ancient & Semi-Natural Woodland
6	969m NE	Unknown	Ancient & Semi-Natural Woodland
7	1062m S	Unknown	Ancient & Semi-Natural Woodland
8	1149m SE	Flashetts Wood	Ancient & Semi-Natural Woodland
9	1336m SE	Longlands Wood	Ancient & Semi-Natural Woodland
-	1503m S	Unknown	Ancient & Semi-Natural Woodland
-	1896m E	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	1

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.

Features are displayed on the Environmental designations map on page 49 >

ID	Location	Name	Status
1	157m E	Brighton and Lewes Downs	Declared

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

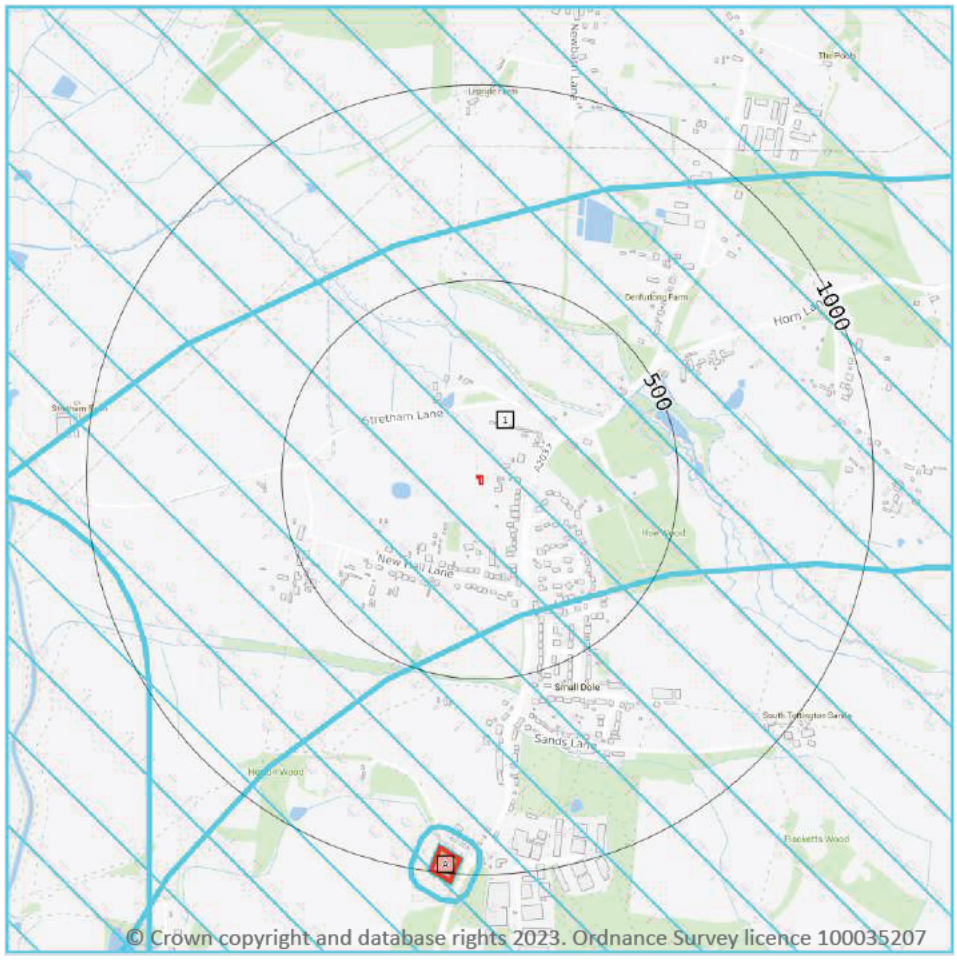
Records within 2000m	1

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

Location	Name	Type	NVZ ID	Status
1906m N	Chess Stream NVZ	Surface Water	808	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

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

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on page 55 >

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. 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	1

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

Features are displayed on the SSSI Impact Zones and Units map on page 55 >

ID: A
Location: 936m S
SSSI name: Horton Clay Pit
Unit name: 1
Broad habitat: Earth Heritage
Condition: Destroyed
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Aptian - Albian	Destroyed	30/03/2022

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	1

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.

Features are displayed on the Visual and cultural designations map on page 57 >

ID	Location	Name	Data Source
1	157m E	South Downs	Natural England

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

11.4 Listed Buildings

Records within 250m	0

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.

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

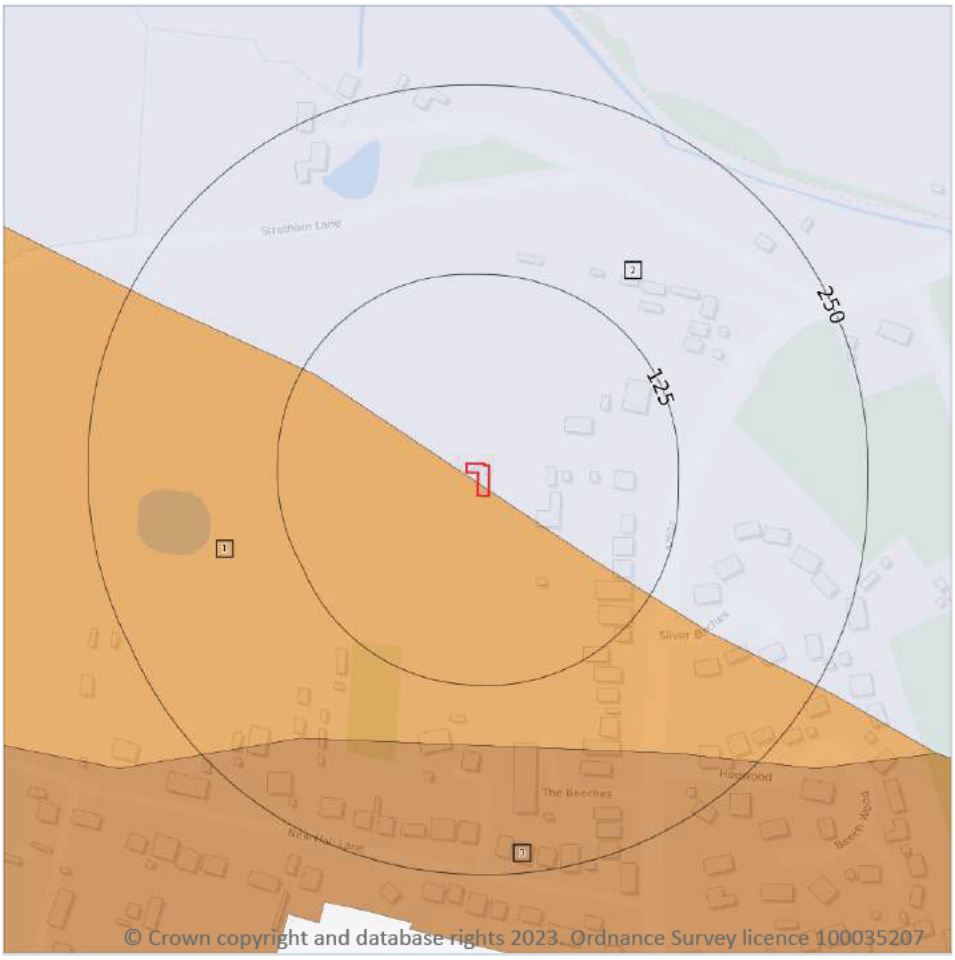
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	3

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

Features are displayed on the Agricultural designations map on page 60 >

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.**
3	165m S	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

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	2

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

Location	Reference	Scheme	Start Date	End date
89m W	AG00355838	Entry Level plus Higher Level Stewardship	01/06/2011	31/05/2023

Location	Reference	Scheme	Start Date	End date
147m N	AG00355838	Entry Level plus Higher Level Stewardship	01/06/2011	31/05/2023

This data is sourced from Natural England.

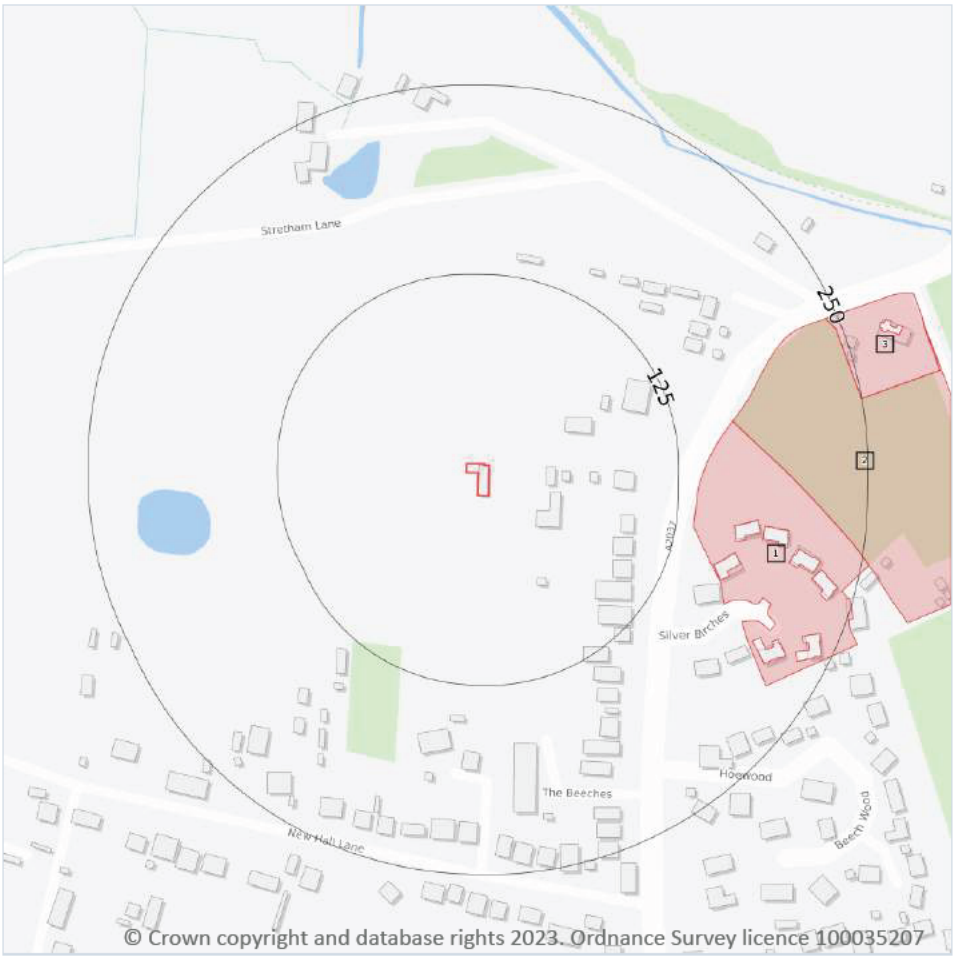
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

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

13.1 Priority Habitat Inventory

Records within 250m	3

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

Features are displayed on the Habitat designations map on page 63 >

ID	Location	Main Habitat	Other habitats
1	137m E	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
2	163m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	243m NE	No main habitat but additional habitats present	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.

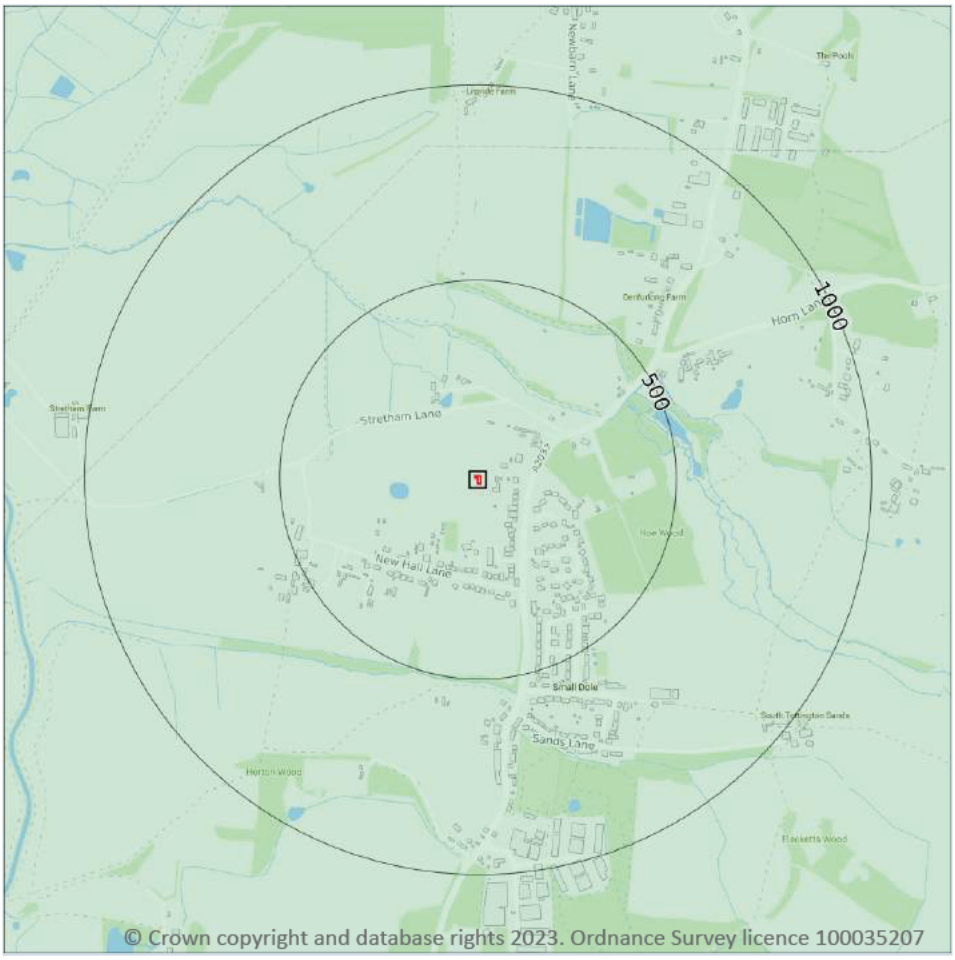
13.4 Limestone Pavement Orders

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	1

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 65 >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ21SW

This data is sourced from the British Geological Survey.

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

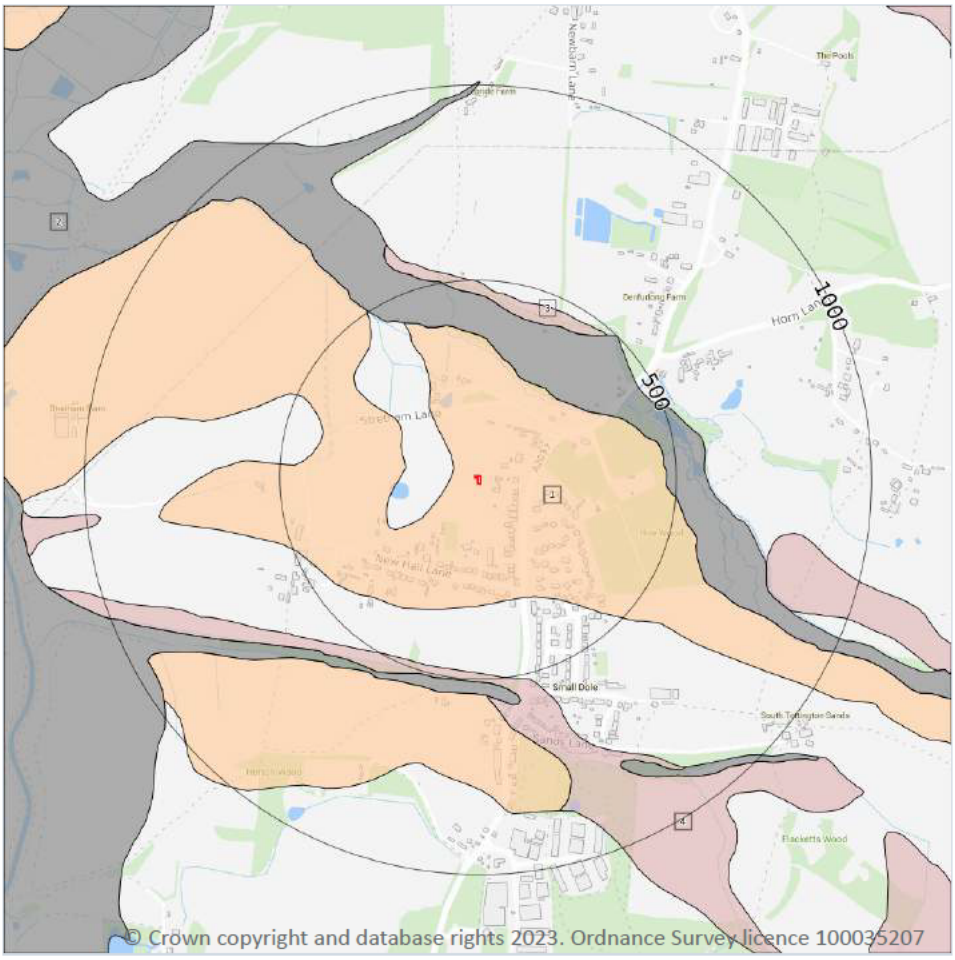
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **4**

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 67 >

ID	Location	LEX Code	Description	Rock description
1	**On site**	**T1T2-XSV**	**River Terrace Deposits, 1 To 2 - Sand And Gravel**	**Sand And Gravel**
2	270m NE	ALV-CZ	Alluvium - Silty Clay	Clay, Silty
3	417m N	HEAD-DMTN	Head - Diamicton	Diamicton

ID	Location	LEX Code	Description	Rock description
4	479m S	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

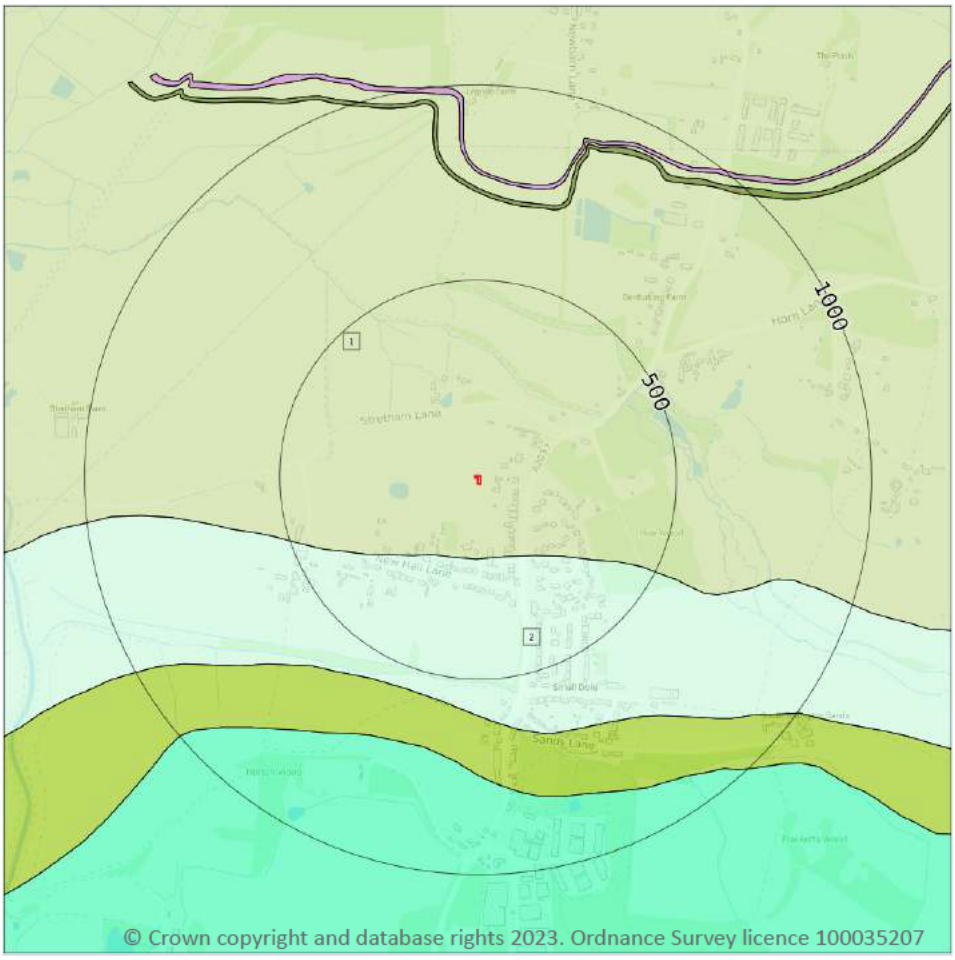
14.4 Landslip (10k)

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



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **2**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on page 69 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**Weald Clay Formation - Mudstone**	**Barremian Age - Hauterivian Age**
2	191m S	LGS-SLSST	Lower Greensand Group - Silty Sandstone	Albian Age - Aptian Age

This data is sourced from the British Geological Survey.

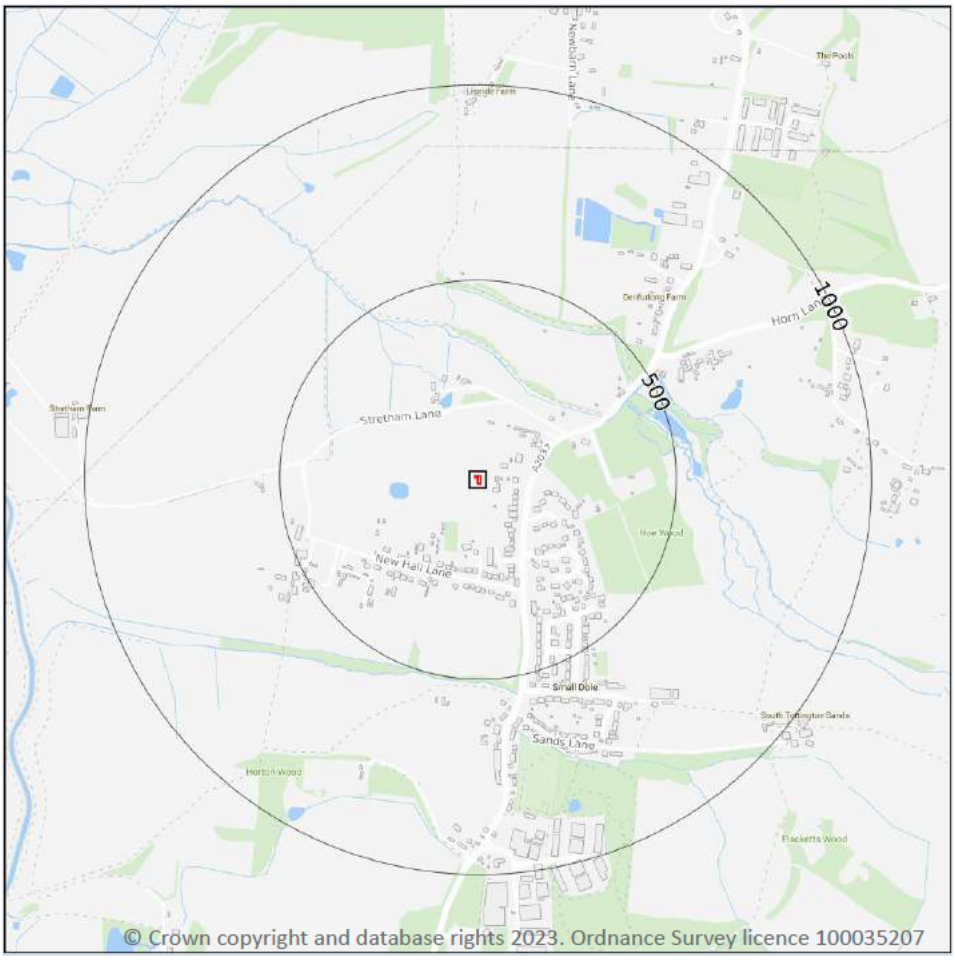
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	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 71 >

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.

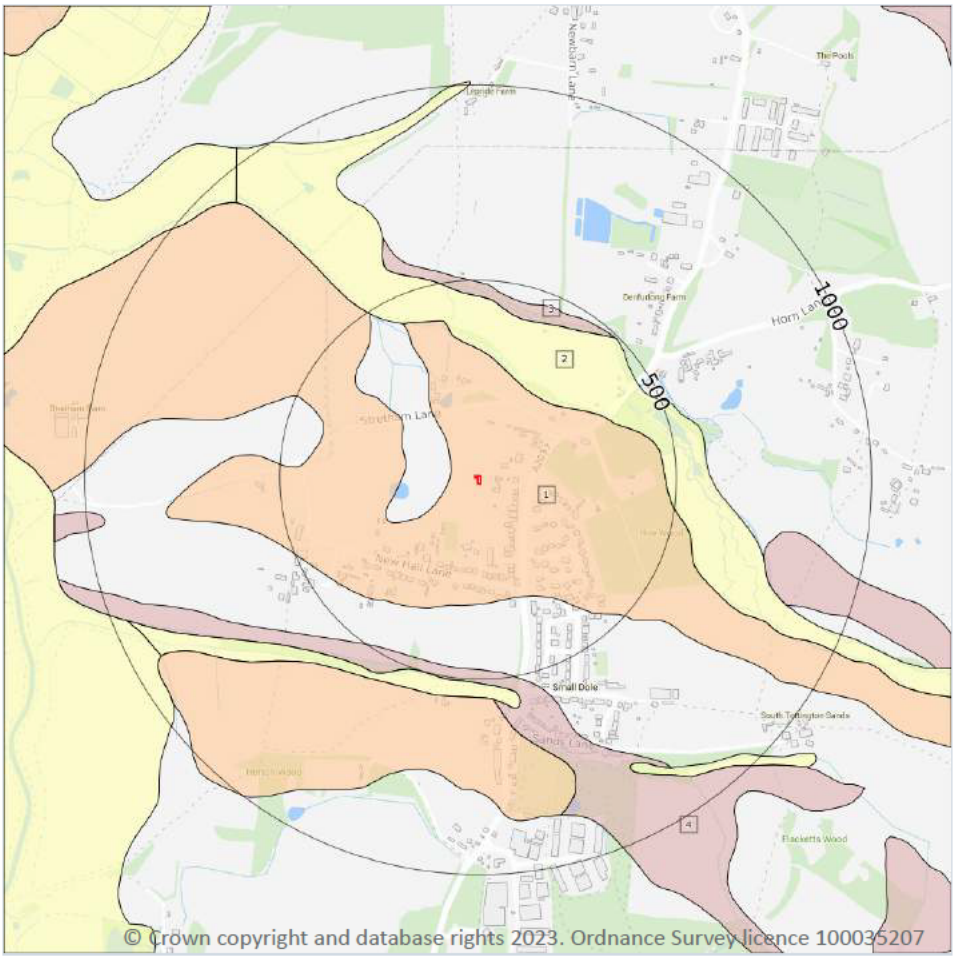
15.3 Artificial ground permeability (50k)

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 **4**

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 73 >

ID	Location	LEX Code	Description	Rock description
1	**On site**	**AD1T2-XSV**	**RIVER TERRACE DEPOSITS, 1 TO 2 (ADUR)**	**SAND AND GRAVEL**
2	249m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	416m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	471m S	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	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

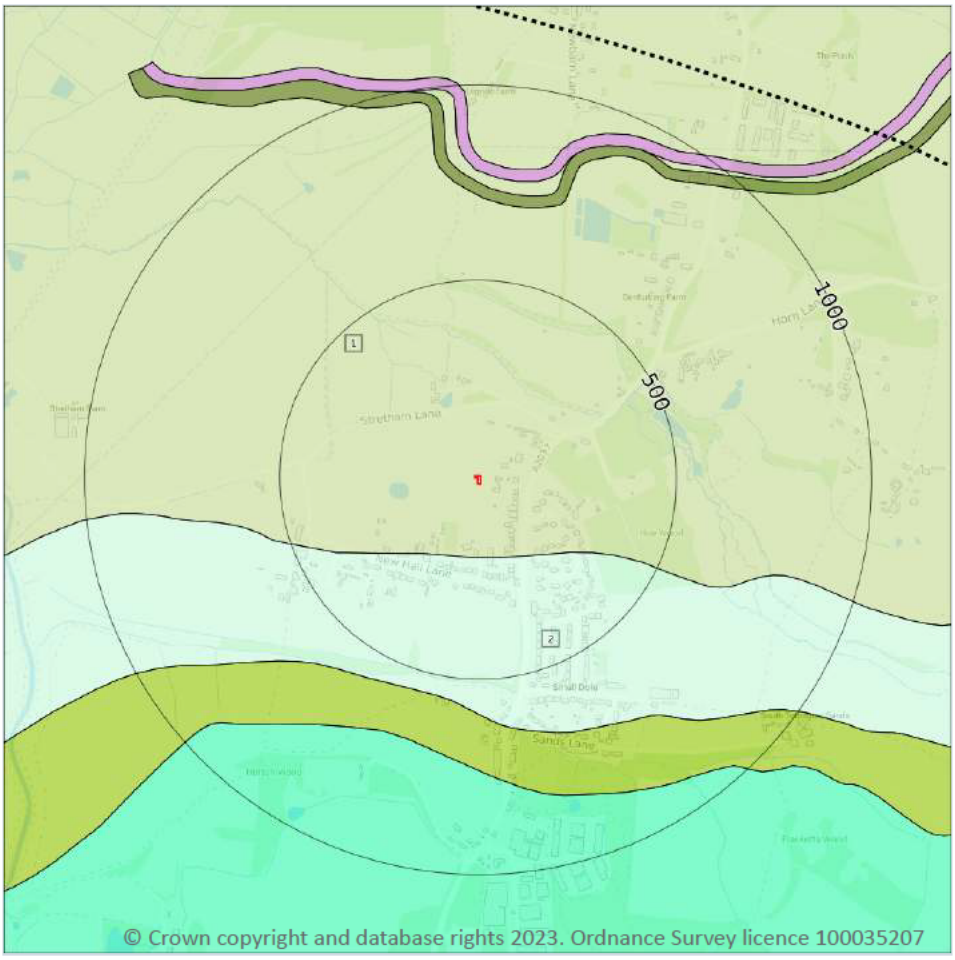
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on page 75 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**WEALD CLAY FORMATION - MUDSTONE**	**HAUTERIVIAN**
2	188m S	LGS-SLSST	LOWER GREENSAND GROUP - SANDSTONE, SILTY	APTIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

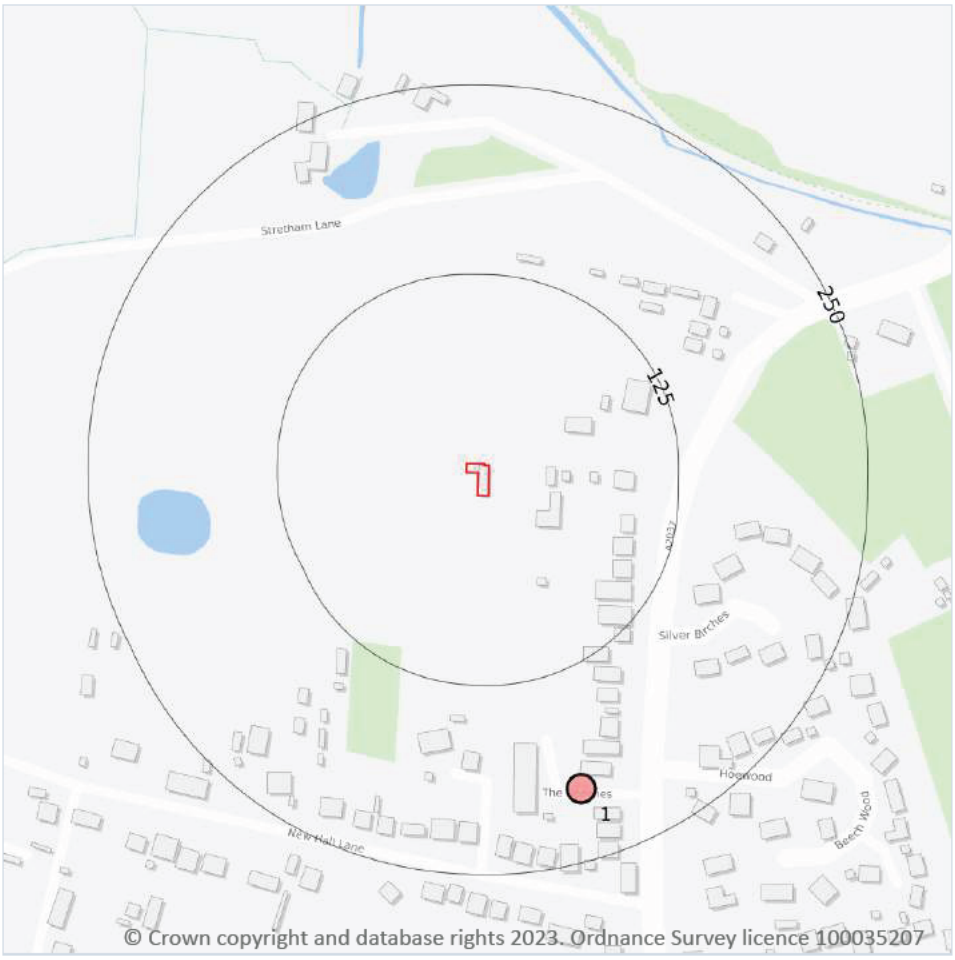
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m	1

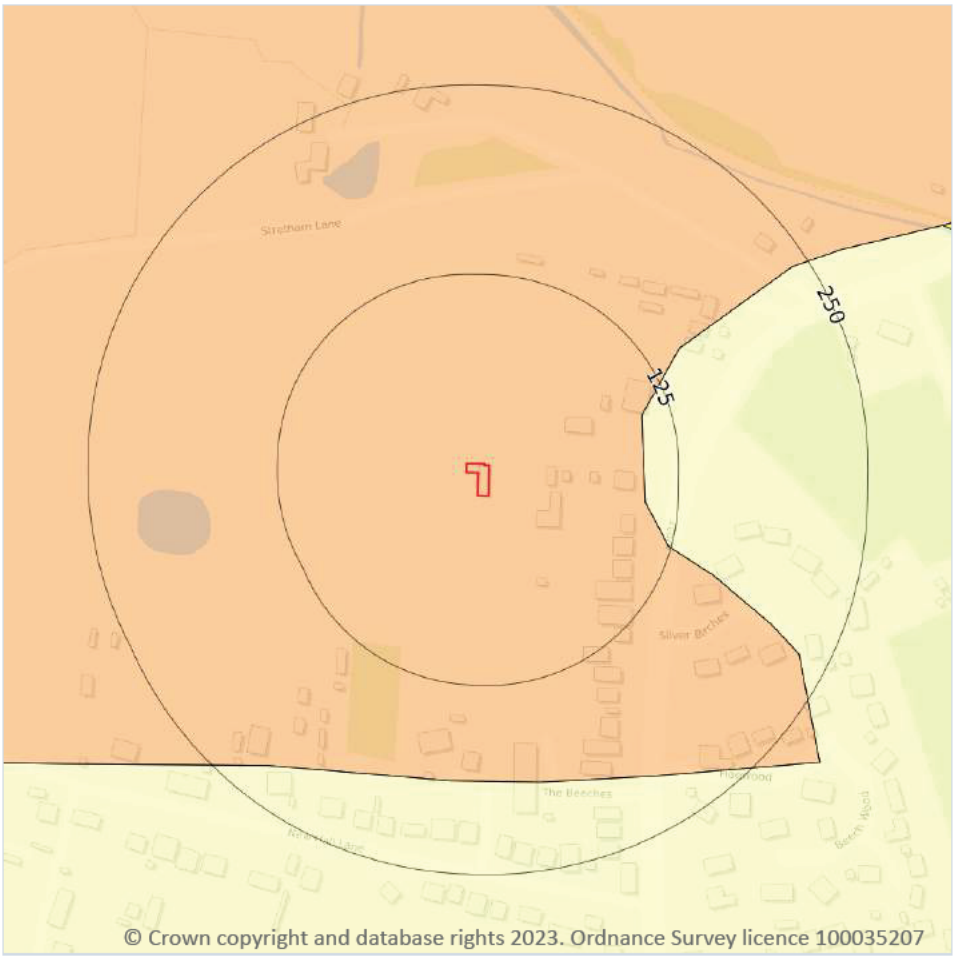
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on page 77 >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	202m S	521415 113317	HEATHER DEAN SHOREHAM ROAD SMALL DOLE	58.0	N	19960417 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

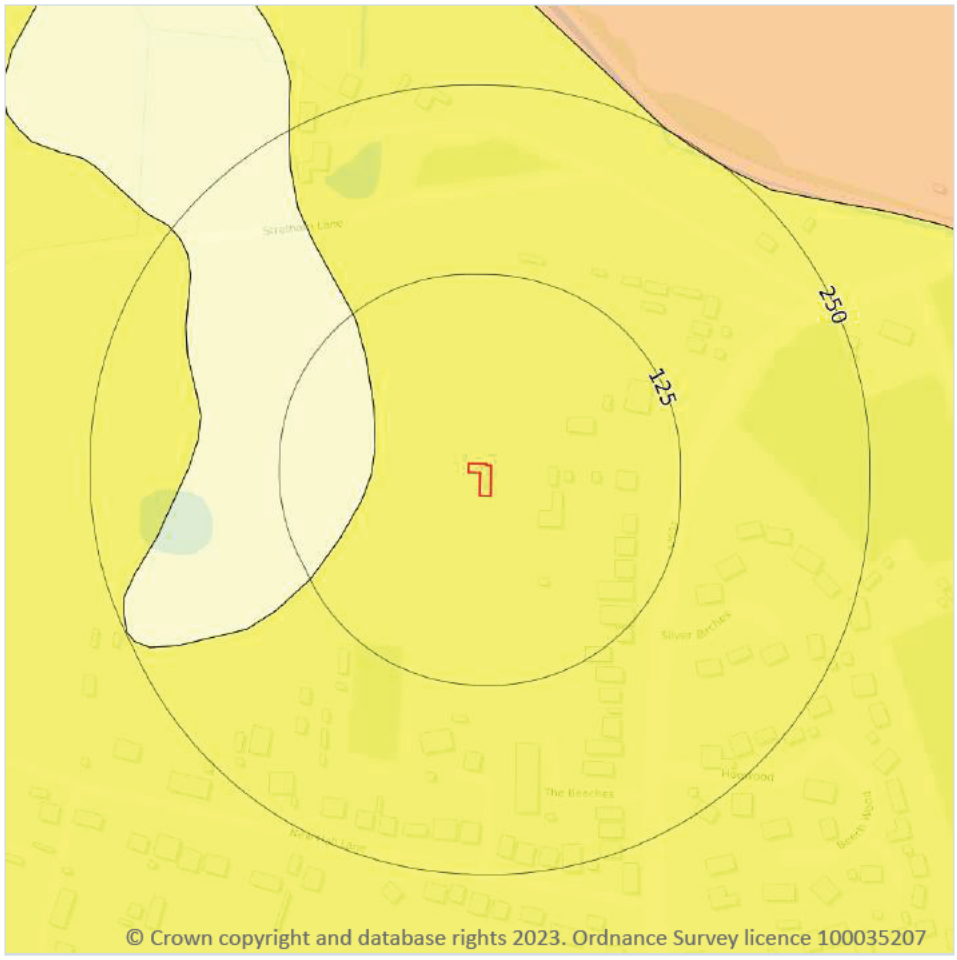
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 78 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

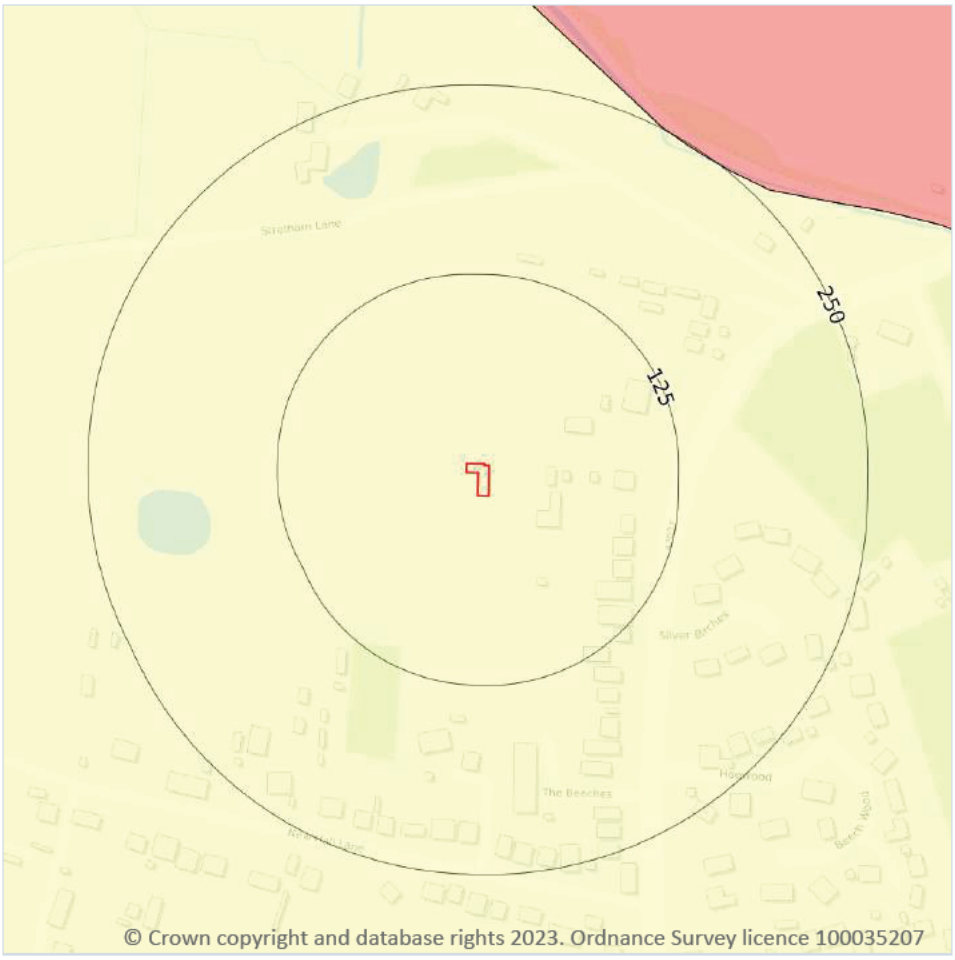
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on page 79 >

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

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

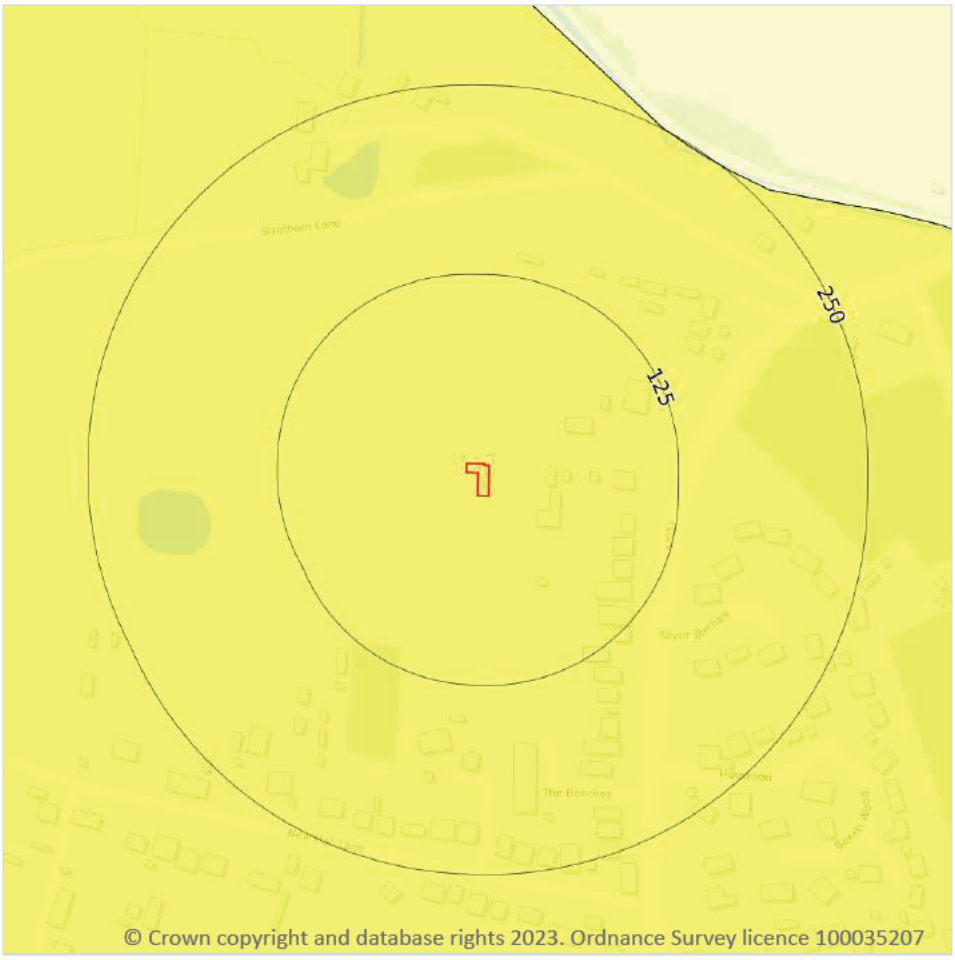
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on page 80 >

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 81 >

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 82 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

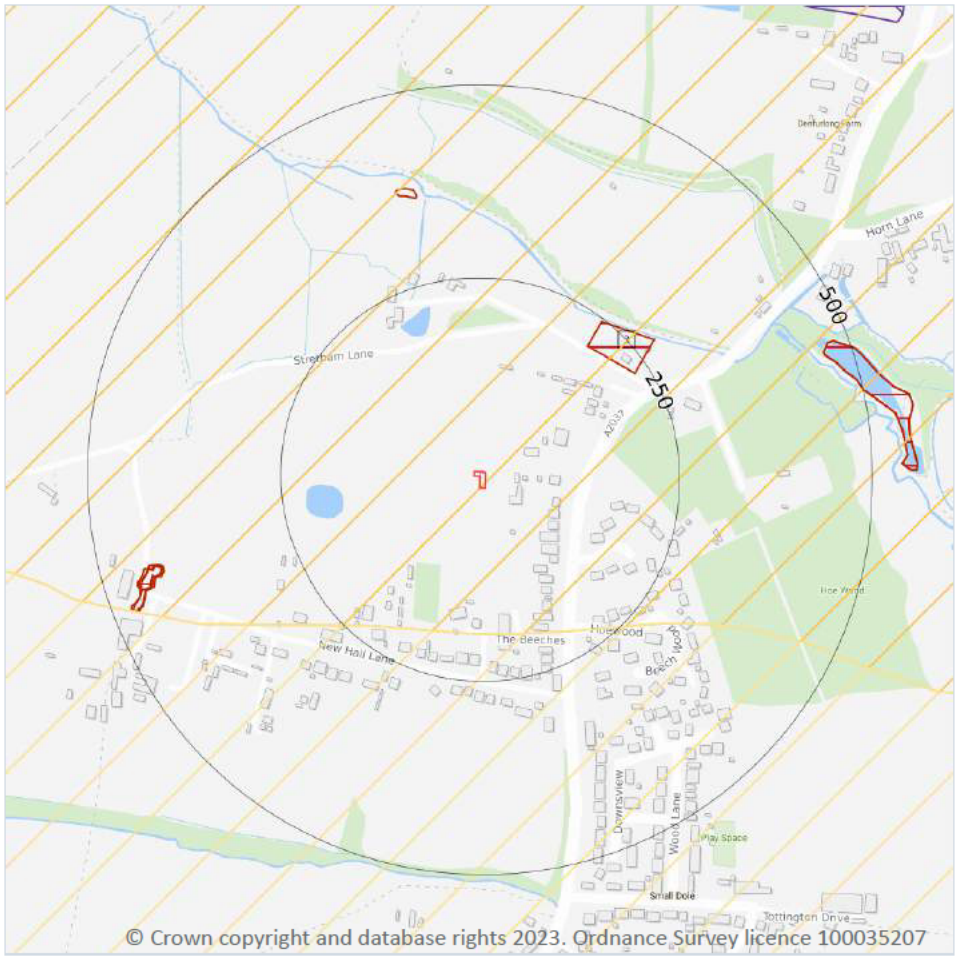
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on page 83 >

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	1

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

Features are displayed on the Mining and ground workings map on page 85 >

ID	Location	Land Use	Year of mapping	Mapping scale
3	210m NE	Sewage Works	1975	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	2

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

Features are displayed on the Mining and ground workings map on **page 85 >**

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	188m S	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.

19.5 National karst database

Records within 500m	0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on page 92 >

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	2

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**
10m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

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 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

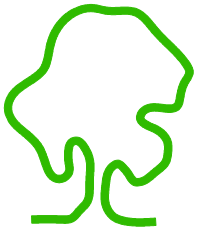
This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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



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