

PRELIMINARY RISK ASSESSMENT FOR PLANNING APPLICATION DC/26/0029 – DEMOLITION OF STABLE BLOCK AND REMOVAL OF SAND SCHOOL. CONVERSION OF STABLES TO 1 DWELLINGHOUSE AND ASSOCIATED LANDSCAPING AT GAYDON KENNEL LANE, WEST GRINSTEAD, WEST SUSSEX, RH13 8LX.

Version 1.0

Planning Ref: DC/26/0029

H2Ogeo Reference: 20260205P1

For: Lauren Francis

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Executive Summary

H2Ogeo Ltd was commissioned to undertake a Preliminary Contamination Risk Assessment (PCRA) to support Planning Application DC/26/0029 submitted to Horsham District Council for the demolition of a stable block, removal of a sand school and conversion of existing stables to a single dwellinghouse at Gaydon Kennel Lane, West Grinstead, West Sussex.

The assessment was prepared to address Part (a) of a standard land contamination planning condition requiring a preliminary risk assessment identifying potential contamination sources, pathways and receptors in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

The desk study has been completed in line with BS10175:2026 (superseding earlier editions) – Investigation of Potentially Contaminated Sites and the Environment Agency's Land Contamination Risk Management (LCRM) guidance.

The development area comprises timber-framed stables with reinforced concrete hardstanding floors, currently used for general domestic storage. Historical mapping demonstrates that the site has remained predominantly agricultural since at least 1875, with built development appearing between 1976 and 1994. No historical industrial land uses, landfill activities or pollution incidents have been identified within the study area.

The environmental setting indicates low inherent contamination risk. The site is underlain by the Weald Clay Formation, classified as unproductive strata with low permeability, limiting groundwater migration pathways. Surface water features are present in the wider catchment, although controlled waters are not considered highly sensitive due to the geological context. No significant environmental designations are present within the immediate development footprint.

A site walkover identified no evidence of hydrocarbon staining, chemical storage risks, underground fuel tanks or significant contamination sources. The existing stables are constructed on reinforced hardstanding with drainage features directing runoff away from buildings. Only small domestic quantities of tools and fuel containers were noted, and these are expected to be removed as part of the redevelopment. No asbestos containing materials were observed during the inspection, although H2Ogeo Ltd is not a licensed asbestos surveyor and specialist advice should be sought where required.

A qualitative risk assessment was undertaken using a source–pathway–receptor conceptual site model consistent with Part IIA of the Environmental Protection Act 1990. Potential sources were limited to minor domestic chemical or fuel storage, with pathways including runoff, infiltration, and drainage. Receptors considered included future residents and controlled waters. The assessment concluded that potentially complete pollutant linkages are negligible due to the low-risk historical land use, absence of significant contamination indicators, and the low permeability of underlying geology.

Overall, the Preliminary Contamination Risk Assessment concludes that the site presents a negligible risk with respect to land contamination and does not currently warrant intrusive investigation. In accordance with a proportionate, risk-based approach under LCRM guidance and BS 10175, it is recommended that any residual uncertainty is managed through a precautionary unexpected contamination (watching brief) condition during groundworks. Subject to this measure, the proposed development is considered acceptable from a land contamination perspective with a low likelihood of unacceptable risks to human health, controlled waters or the wider environment.

1 Introduction

1.1 Background

A planning application (DC/26/0029) was submitted to Horsham District Council, on the 9 January 2026 for the demolition of a stable block and removal of a sand school and conversion of stables to one dwellinghouse and associated landscaping at Gaydon Kennel Lane in West Grinstead.

Following discussions with the Case Officer the applicant sought a fee proposal from H2Ogeo Ltd to deliver a Preliminary Contamination Risk Assessment (PCRA). H2Ogeo Ltd provided a proposal on the 5 February 2026 and an updated one on the 14 February 2026.

The scope of the PCRA is based on **Part a** of the standard land contamination planning condition shown below:

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

(a) A preliminary risk assessment which has identified:

- all previous uses*
- potential contaminants associated with those uses*
- a conceptual model of the site indicating sources, pathways and receptors*
- Potentially unacceptable risks arising from contamination at the site.*

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

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

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

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

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

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

H2Ogeo was contacted on the 14 February 2026 to provide a proposal that was accepted and the following scope of work outlines the tasks undertaken to address the Local Planning Authority's concerns.

1.2 Scope of Work

H2Ogeo was commissioned to produce a land contamination desk study to fulfil Part a of the pre-commencement planning condition outlined in Section 1.1.

The following Desk Study has been prepared in accordance with BS 10175:2026 – Investigation of Potentially Contaminated Sites: Code of Practice, and the Environment Agency's Land Contamination Risk Management (LCRM) guidance.

To deliver the scope of work the following tasks were proposed:

1. Review and assess publicly available data relating to the site including historical planning information, environmental constraints and designations set by the Environment Agency, Local Authorities and relevant Government bodies including hydrology, geology, hydrogeology, soil condition and environmental designations;
2. Procure and review commercially available data sets providing details on the site history and previous uses, on site and in the vicinity of the proposed development;
3. Site visit and walkover to include photographing key features existing on site and in the vicinity; and
4. Provision of this Desk Study including a preliminary conceptual site model and a land contamination risk assessment identifying potential sources, pathways and receptors, if any.

The environmental risk assessment presented in this report has been prepared having regard to the source-pathway-receptor model introduced under Part IIA of the Environmental Protection Act 1990 and associated guidance on contaminated land published by the Department of Environment, Food and Rural Affairs. The methodology is essentially a qualitative assessment based on the identification and evaluation of potential 'source-pathway-receptor pollutant linkages'.

David Walker (MSci, FGS, IAH) acts as a competent person under NPPF Annex 2 of the National Planning Policy Framework:

A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

2 Site Location & Setting

The site is centred on National Grid Reference TQ18461 22682 (Easting: 518461, Northing: 122682) at land located north off the A272 at West Grinstead in West Sussex.

The site address is:

Gaydon Kennel Lane
West Grinstead
West Sussex
RH13 8LX

The site consists of two sets of stables, one to be demolished in the north and one to be converted. All the stables are of timber framed design with Onduline™ roofing set on at least 300mm reinforced hard standing.

The stables are currently used for storage of tools and equipment. The setting is agricultural and surrounded by fields and woodlands. It is located approximately 4km south east of Southwater Village and 3km west of the village of Cowfold.

The site location and an aerial image showing the key features is presented in Figure 1.

2.1 Topography

The site elevation is approximately 31.50m Above Ordnance Datum (mAOD) located 600m east of a headwater tributary of the River Adur, close to a topographical divide approximately 300m east.

Figure 2 presents 1m contours for the site based in LiDAR Data.

2.2 Land use

The site is surrounded by agricultural land summarised below:

Table 1 Land Use

Direction	Land Use
North	Agricultural grassland fields and woodland
East	Agricultural grassland fields
South	Residential and agricultural grassland fields
West	Access track, grassland fields and woodlands and Downs Link

Land use is designated as suburban with some arable and horticultural land into the north and minimal improved grassland within the red line boundary.

The existing stables are used for general storage of tools and equipment used on site by the Client, further details are presented in the following section – Site Walkover.

3 Site Walkover

3.1 Site Walkover

A site walkover was carried out by David Walker on Thursday 19 February 2026. The weather conditions were overcast but dry at the time of the visit with some sunny spells.

Planning drawings are presented in Annex A.

The stable is a timber framed and clad building with an Onduline™ roof and a reinforced hard standing floor throughout.

At the front of the building there is a gully drain that receives surface water runoff and guttering and downpipes are positioned around the stable to divert rainfall away from the buildings and slab.

The photolog from the site walkover is presented in Figure 3 and 4 and described below.

3.2 Photolog

The Photolog presented in Figures 3 and 4 show the key features on site and are summarised below:

Table 2 Photo Log

Photo ID	Description
Photo 1	Front view of northern stables to be converted
Photo 2	Front view of southern stables to be converted
Photo 3	Rear view of stables to be converted and residential property
Photo 4	Side view of stables to be converted.
Photo 5	Storage of equipment and tools in existing stables to be converted
Photo 6	Crushed concrete located at stables to be demolished
Photo 7	Surface water drainage and concrete slab at stables to be converted
Photo 8	Stables to be demolished (Picture supplied by Client)
Photo 9	Internal view of stables to be demolished (Picture supplied by Client)

3.3 Site Condition and Description

The concrete pad floor in the stables to be converted did not indicate signs of hydrocarbon staining or olfactory evidence of hydrocarbons. The tools and equipment inside the stables were considered inert with limited storage of fuels and liquids in containers on hard standing.

The site surrounding stables was made up of crushed concrete, natural ground and grass.

The only formal surface water drainage was an Acco drain in the middle of the proposed conversion stables site and this did not connect to a formal sewer. Roof water is captured in guttering and fed by down pipes to runoff on the hard standing or ground. Surface runoff on the reinforced concrete slab is collected in the Acco drain and conveyed to the access track north of the pad.

There was no evidence, or reports of underground tanks ever having been used or being present on site.

No obvious asbestos containing materials were visually identified during the walkover; however no intrusive inspection was undertaken and H2Ogeo Ltd is not a licensed asbestos surveyor¹.

¹ H2Ogeo Ltd is not a licensed asbestos inspector or surveyor; if there are any concerns regarding the potential presence of asbestos, a suitably qualified and licensed asbestos specialist should be appointed to undertake the appropriate inspection and assessment.

4 Planning Applications & Historical Maps

The table below shows the planning application history for the site over the past five years and shows this application and one submitted in 2025.

Table 3 Planning Applications

Reference	Address	Description
DC/25/1466	Gaydon Kennel Lane West Grinstead West Sussex RH13 8LX	Conversion of stables to dwelling with associated landscape works and removal of smaller stable block and sand school.
DC/26/0029	Gaydon Kennel Lane West Grinstead West Sussex RH13 8LX	Demolition of stable block and removal of sand school. Conversion of stables to 1 no dwellinghouse and associated landscaping.

A number of historical maps are presented in Annex A and represent a time period between 1875 to 1994 at a scale ranging from 1:2,500 and 1:10,560.

The table below summarises the key changes in land use and development in the area over time:

Table 4 Historical Mapping

Date	Scale	Description
1875	1:2500	The site is a mix of agricultural land with woodland, there are no buildings present. West of the site the Steyning Railway Line can be seen with the West Grinstead Station. The pond west of the site is present in the 1875 mapping.
1896-1914	1:10560	No significant changes on site.
1956	1:10560	Buildings are now shown south of the site. The site itself remains unchanged. West Grinstead Station is still shown west of the site.
1976	1:10000	The Gaydon property is now shown on site with the two buildings located north of the main house.
1981	1:10000	The Gaydon building is still shown on the 1981 map however the two buildings that were present in 1976 are no longer shown.
1994	1:2500	The two buildings present on the 1976 map are again shown in the 1994 map.

The site has been in agricultural use since 1875 up until at least 1976 where the Gaydon property is shown in the mapping.

The Downs Link is located west of the site. The modern Downs Link follows the alignment of the former Steyning railway line, a rural branch constructed by the London, Brighton and South Coast Railway and opened in 1861 to connect Horsham with Shoreham-by-Sea along the Adur Valley.

West Grinstead railway station was one of the principal intermediate stops, featuring goods facilities, cattle loading infrastructure and horse-box handling reflecting the area's historic equestrian and agricultural activity. Although the railway infrastructure was dismantled after closure, significant elements of the station survive, including the platforms and station buildings, which now form a focal point along the Downs Link bridleway and cycle route. Today the former trackbed provides a key green transport corridor linking the North Downs Way and South Downs Way, preserving the historic railway landscape while supporting recreation and biodiversity within the Low Weald.

5 Environmental Setting

5.1 Geology

5.1.1 Superficial & Bedrock

The site lies on Weald Clay Formation bedrock, there are no mapped Superficial geological deposits mapped on site.

The Weald Clay Formation on site is classified as Mudstone with the Formation consisting of dark grey thinly-bedded mudstones (shales) and mudstones with subordinate siltstones, fine to medium-grained sandstones, including calcareous sandstone (e.g. Horsham Stone Member), shelly limestones (the so called "Paludina Limestones") and clay ironstones².

On the site the geology is presented in Figure 5.

5.2 Water Features

There are 10 water networks identified within 250m of the site and the site is within the Blakes Gill water body catchment (GB107041012280) part of the Adur Upper Operational Catchment and the Adur & Ouse Management Catchment.

The water bodies consist of a mix of ditches, lakes and rivers with the closest being 4m east of the access track off the A272 south of the development site.

5.3 Hydrogeology

The Weald Clay Formation is classified as unproductive strata defined as rock layers with low permeability that have negligible significance for water supply or river base flow.

5.4 Environmental Designations

The site is located within 50m of an Ancient Woodland. There are no other statutory environmental designations within 500m of the site.

5.5 Authorised Consents

There are no historical or recent industrial land uses registered on site.

5.6 Pollution Incidents & Contaminated Land

Pollution incidents are recorded by Environment Agency on the National Incident Recording System (NIRS) and given a category rating based on their severity of impact caused to water, land and air.

There have been no pollution incidents recorded on site and there are no Contaminated Land sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 within 500m of the study site.

There are no records of historic landfill located within 500m of the site.

² <http://www.bgs.ac.uk/lexicon/lexicon.cfm?pub=WC>

6 Risk Assessment

The risk assessment has been prepared having regard to the source-pathway-receptor model introduced under Part IIA of the Environmental Protection Act 1990 and associated guidance on contaminated land published by the Department of Environment, Food and Rural Affairs.

The methodology is essentially a qualitative tiered assessment based on the identification and evaluation of potential 'source-pathway-receptor pollutant linkages'.

The assessment involves assessing the likely probability and consequence of a pollutant linkage existing and determining a consequent level of risk.

A pollutant linkage will only be present where the sources pathways and receptors are all present. For a risk to exist all three of the following components must be present:

- Source of contamination;
- Pathway for the contaminant to move from source to receptor; and
- Receptor that could be affected by the contaminant.

6.1 Potential Sources

The following potential contaminants have been identified as sources:

- Domestic Chemical/Fuel containers < 50 litres

6.2 Potential Pathways

The following potential pathways have been identified:

- Volatilisation;
- Acco drainage;
- Direct runoff;
- Infiltration; and
- Groundwater migration.

6.3 Potential Receptors

The following potential receptors have been identified:

- Residents on site; and
- Controlled waters.

The source Pathway Receptor model is presented in Table 5.

6.4 Potentially Complete Linkages

The potential risk of complete linkages between sources, pathways and receptors is considered negligible due to the historic land use, nature of the geology and proposed development.

Table 5 Source Pathway Receptor Model

Source	Pathway	Receptor	Complete Linkage?	Rationale
Domestic Quantities of Chemicals/Fuel	Volatilisation	Residents	No	No significant signs of staining on hard standing surface
		Controlled Waters	No	NA
	Acco Drainage	Residents	No	Acco drainage to be removed as part of the development, Source removed as part of the proposed development
		Controlled Waters	No	Acco drainage to be removed as part of the development, Source removed as part of the proposed development
	Direct Runoff	Residents	No	Source removed as part of the proposed development
		Controlled Waters	No	Source removed as part of the proposed development
	Infiltration	Residents	No	Residents will not come into contact with sub-surface and no evidence on site of spillages or staining
		Controlled Waters	No	Low permeability, Controlled waters not significant in underlying unproductive strata
	Groundwater Migration	Residents	No	Controlled waters not significant in underlying unproductive strata
		Controlled Waters	No	Controlled waters not significant in underlying unproductive strata

7 Summary & Conclusion

7.1 Summary

The site consists of timber framed stables that are clad and set in an agricultural area.

The two main development locations – Stables to be converted and stables to be demolished have not housed horses in recent history. Both sites have a reinforced hardstanding concrete floor that overlies the Weald Clay Formation bedrock.

The surrounding area is residential with agricultural heritage and the stables appear to have been constructed between 1976 and 1994. The stables have been used for storage of tools and equipment.

No significant fuel storage or evidence of tanks (above or below ground) were noted.

There have been no pollution incidents recorded on or near the site, no evidence of fill material or the use of Asbestos Containing Material (ACM) in the stables' construction.

The qualitative assessment in section 6.0 of this report deems the site is negligible risk with respect to land contamination and potentially complete source, pathways and receptor linkages.

Based on these findings the potential for significant land contamination at this site is considered negligible.

As a protective measure should contamination be encountered during development that has not been identified, works shall cease and the Local Planning Authority shall be notified. A strategy for investigation and remediation shall be agreed in writing prior to works recommencing.

7.2 Conclusion

Based on the findings of the desk study, historical mapping review, environmental database search and preliminary conceptual site model, no significant potential pollutant linkages have been identified that would warrant intrusive investigation at this stage.

The site is understood to have a predominantly low-risk historical land use with no evidence of activities typically associated with significant contamination sources and the preliminary risk assessment indicates a low likelihood of unacceptable risks to human health, controlled waters or the wider environment.

In accordance with a proportionate risk-based approach under the Environment Agency's Land Contamination Risk Management (LCRM) guidance and in accordance with BS10175:2026 (superseding earlier editions), it is therefore considered appropriate that any residual uncertainty is managed through a precautionary watching brief (unexpected contamination) planning condition during groundworks.

8 Figures

Figure 1 Site Location

Figure 2 Topography

Figure 3 Photolog 1

Figure 4 Photolog 2

Figure 5 Geology

Figure 1 Site Location

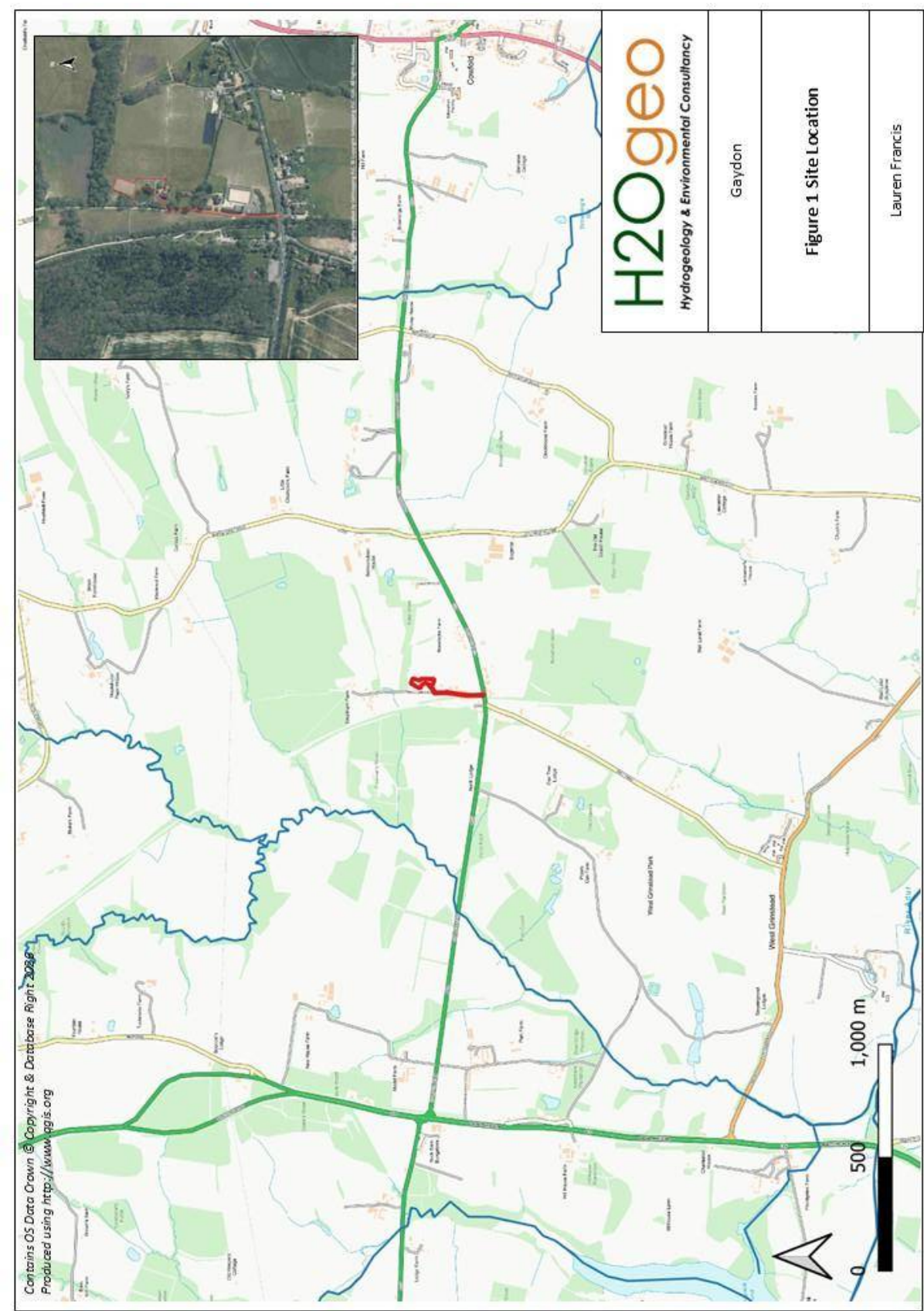


Figure 2 Topography

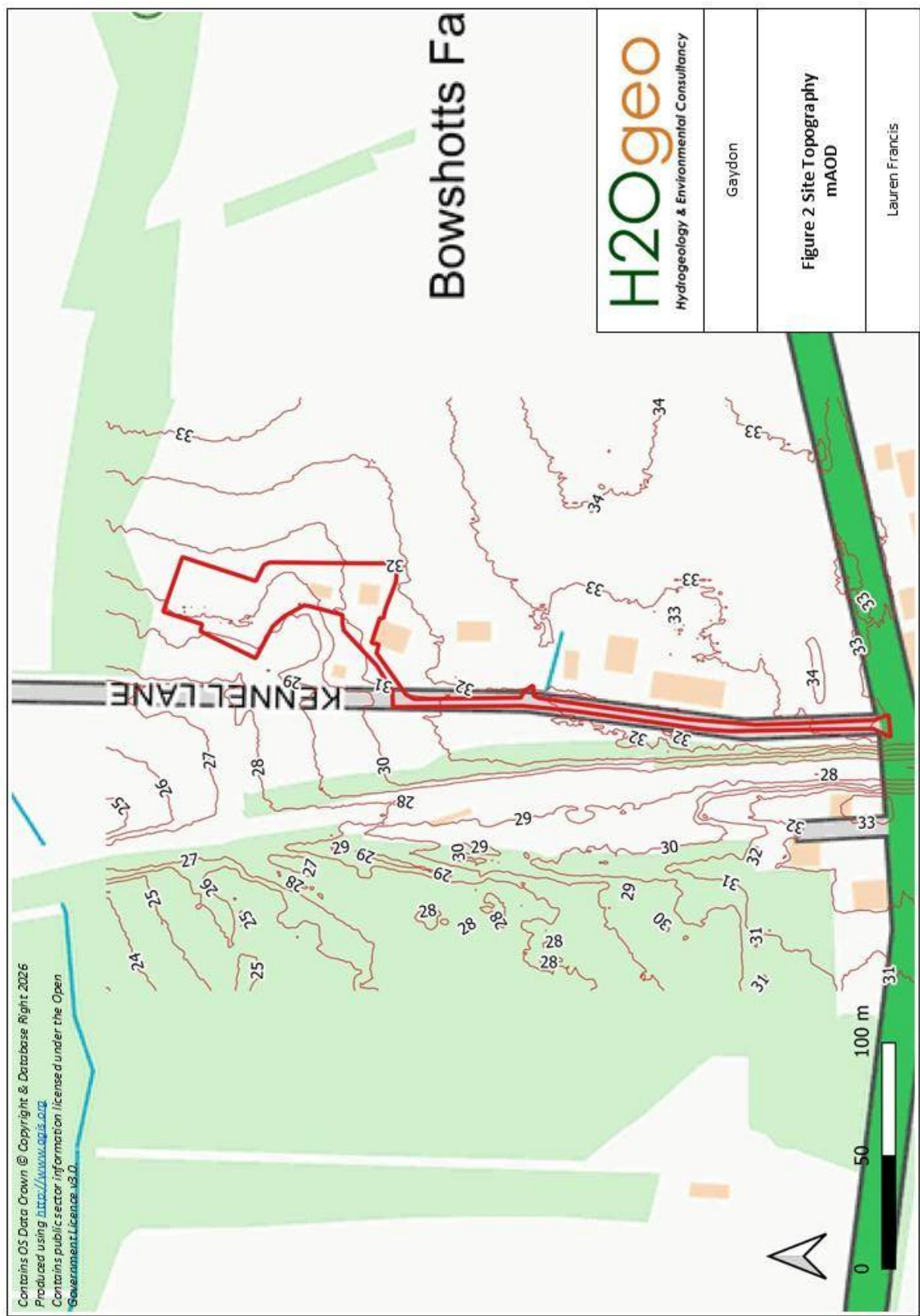


Figure 3 Photolog 1

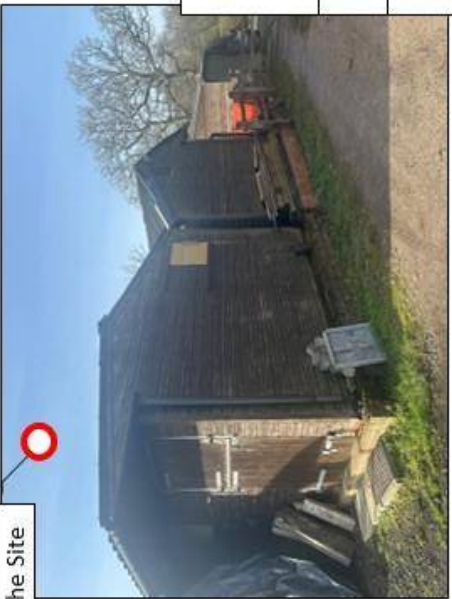
		<i>Photo 1 - Looking East at proposed stable conversions</i>	<i>Photo 2 - Competent hardstanding and timber clad buildings</i>			<i>Photo 3 - Looking west at rear of proposed stable conversions</i>	<i>Photo 4 - Looking south west at northern end of proposed stable conversions</i>	The Site		Gaydon	Figure 3 - Photo Log 1	Lauren Francis

Figure 4 Photolog 2

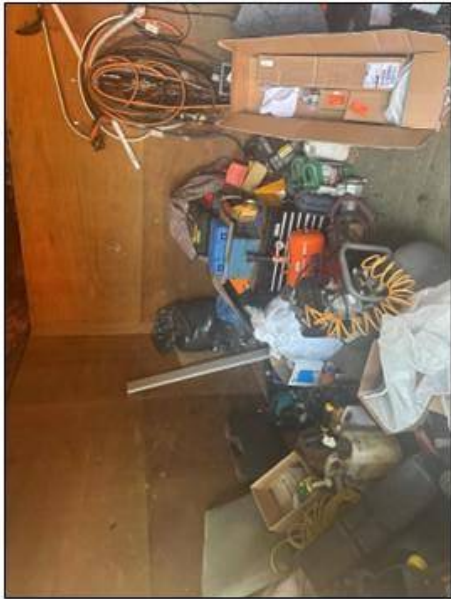
				
Photo 5 – Inside stable	Photo 6 – Crushed concrete & Inert Construction Material	Photo 7 – surface water Acco drainage	Photo 8 – Stables to be demolished	Photo 9 – Internal stables to be demolished
				
Gaydon				
Figure 3a - Photo Log 2				
Lauren Francis				

Figure 5 Geology



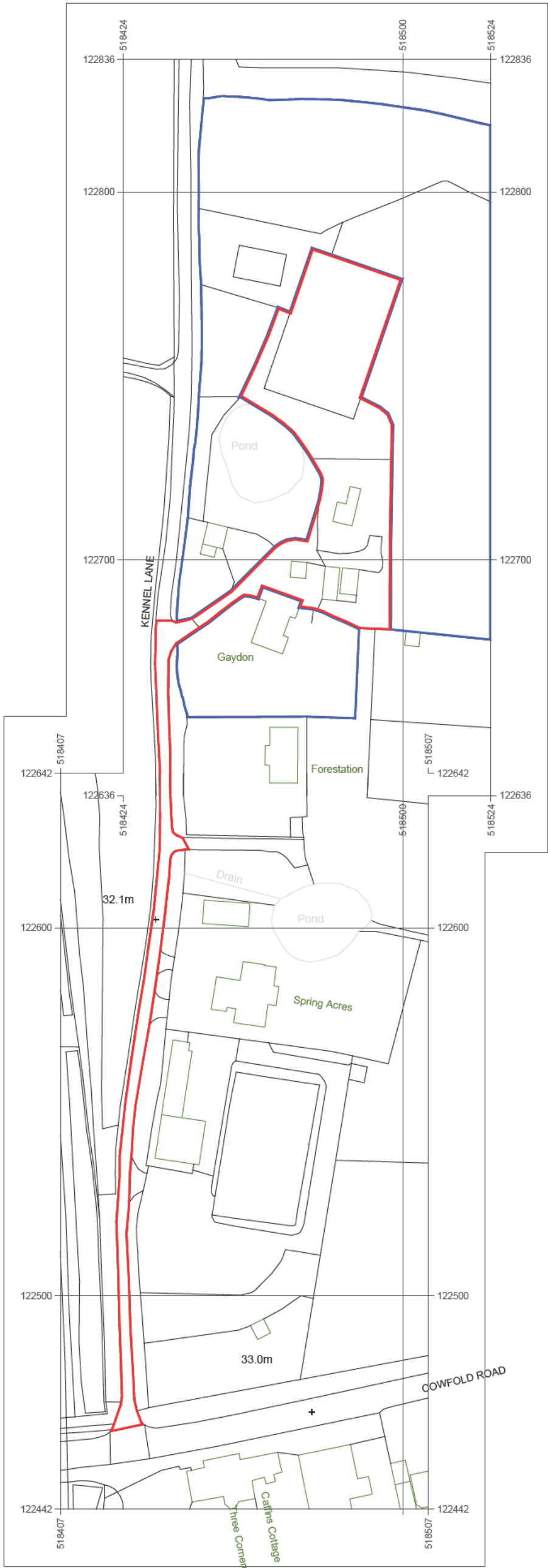
9 Annexes

Annex A – Planning Drawings

Annex B - Historical Maps 1875 to 1994

Annex C – Groundsure Report – Enviro Insight

Annex A – Planning Drawings



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Address

Gaydon, Kennel Lane, West
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Drawing No. 2506GA_R2_000

Scale @ A3 1:1250

Job No. 2506GA_R2

Drawn By MD

Checked By BK

Drawn On 05.01.2026

Issued On 05.01.2026

Status Existing

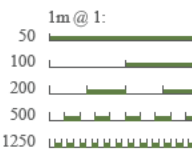
Drawing Location Plan

Submission Planning

Application Area: 3614m²



Indicative: 0.0°



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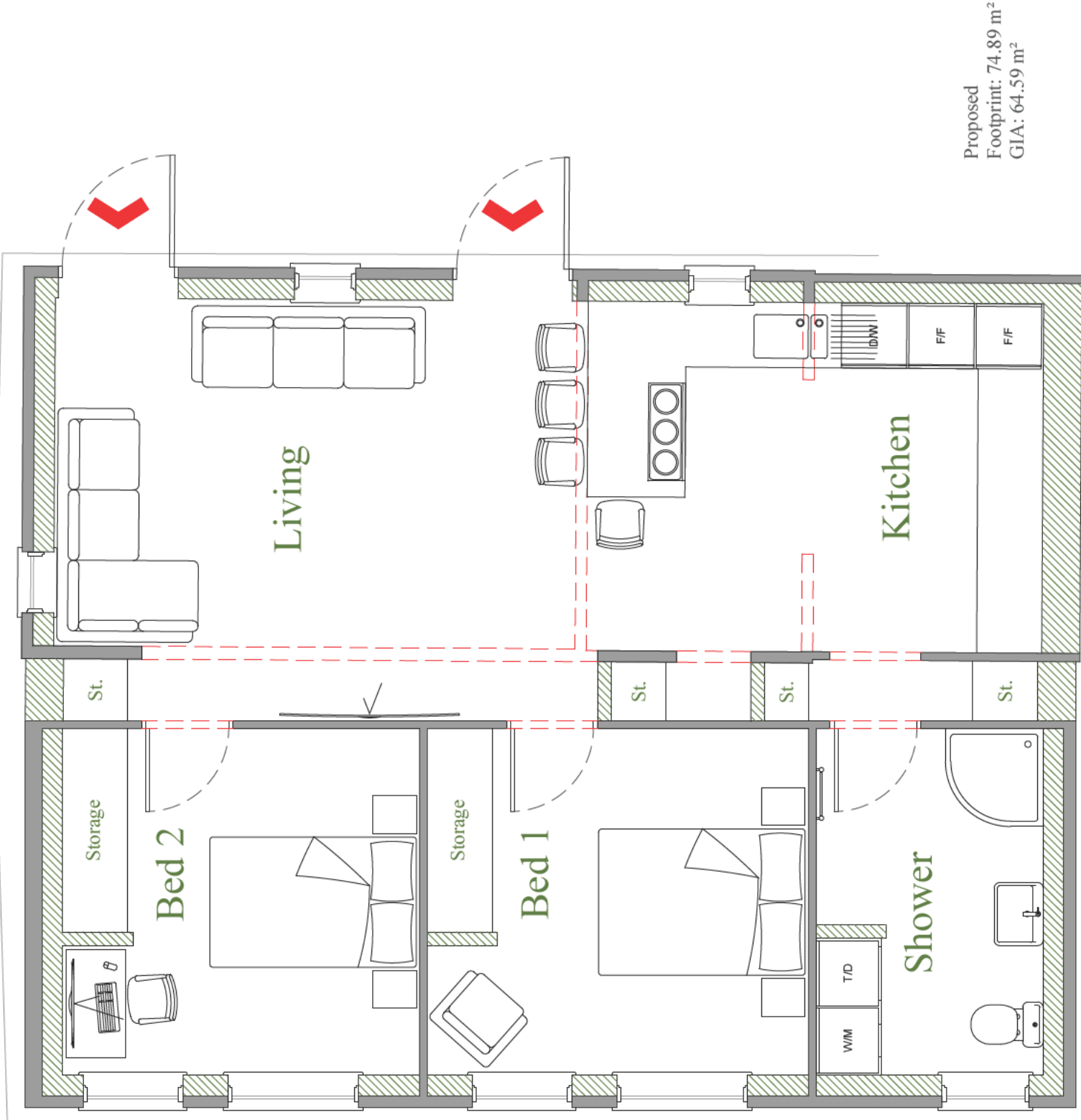
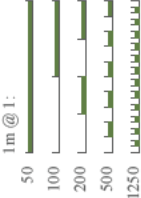
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Address
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Submission	Planning
Scale @ A3	1:50
Job No.	2506GA_R2
Drawn By	MD
Checked By	BK
Drawn On	05.01.2026
Issued On	05.01.2026
Status	Proposed
Drawing	Ground Floor Plan
Drawing No.	2506GA_R2_200



Indicative: 5.0°



Proposed
Footprint: 74.89 m²
GIA: 64.59 m²

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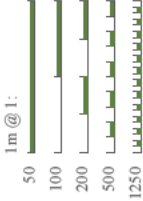
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Submission	Planning
Scale @ A3	1:500
Job No.	2506GA_R2
Drawn By	MD
Checked By	BK
Drawn On	05.01.2026
Issued On	05.01.2026
Status	Existing
Drawing	Block Plan
Drawing No.	2506GA_R2_001



Indicative 0.0°



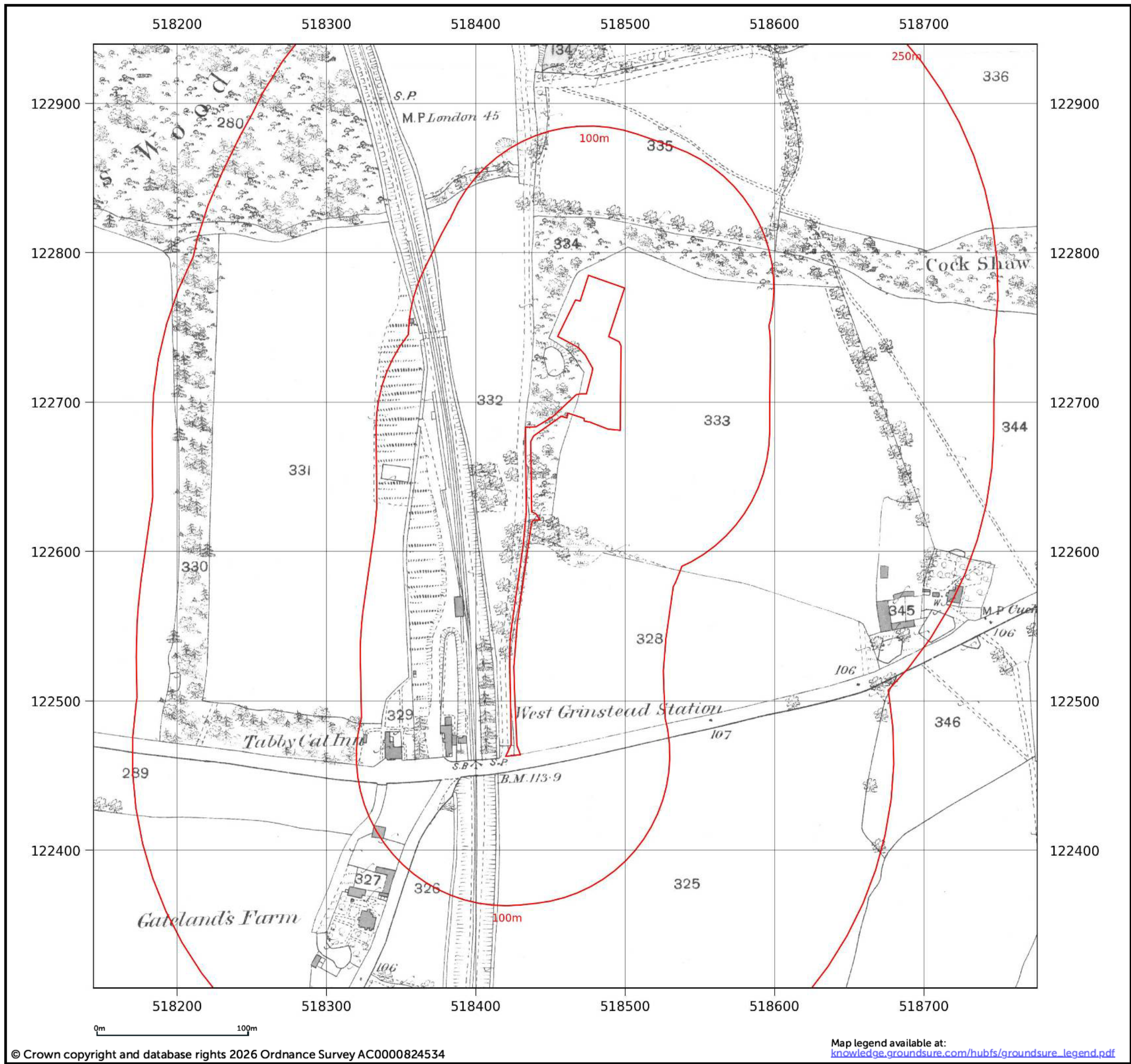
Existing parking retained

Block Plan
1:500 | PROPOSED



Block Plan
1:500 | EXISTING

Annex B - Historical Maps 1875 to 1994



Site details:	Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref:	20260205P1
Report ref:	GS-IZ3-SQW-ZTQ-BXL
Grid ref:	518468.89, 122696.35
Production date:	24 February 2026

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

Date: 1875
Surveyed: 1875
Revised: 1875

Date: 1875
Surveyed: 1875
Revised: 1875



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info@groundsure.com
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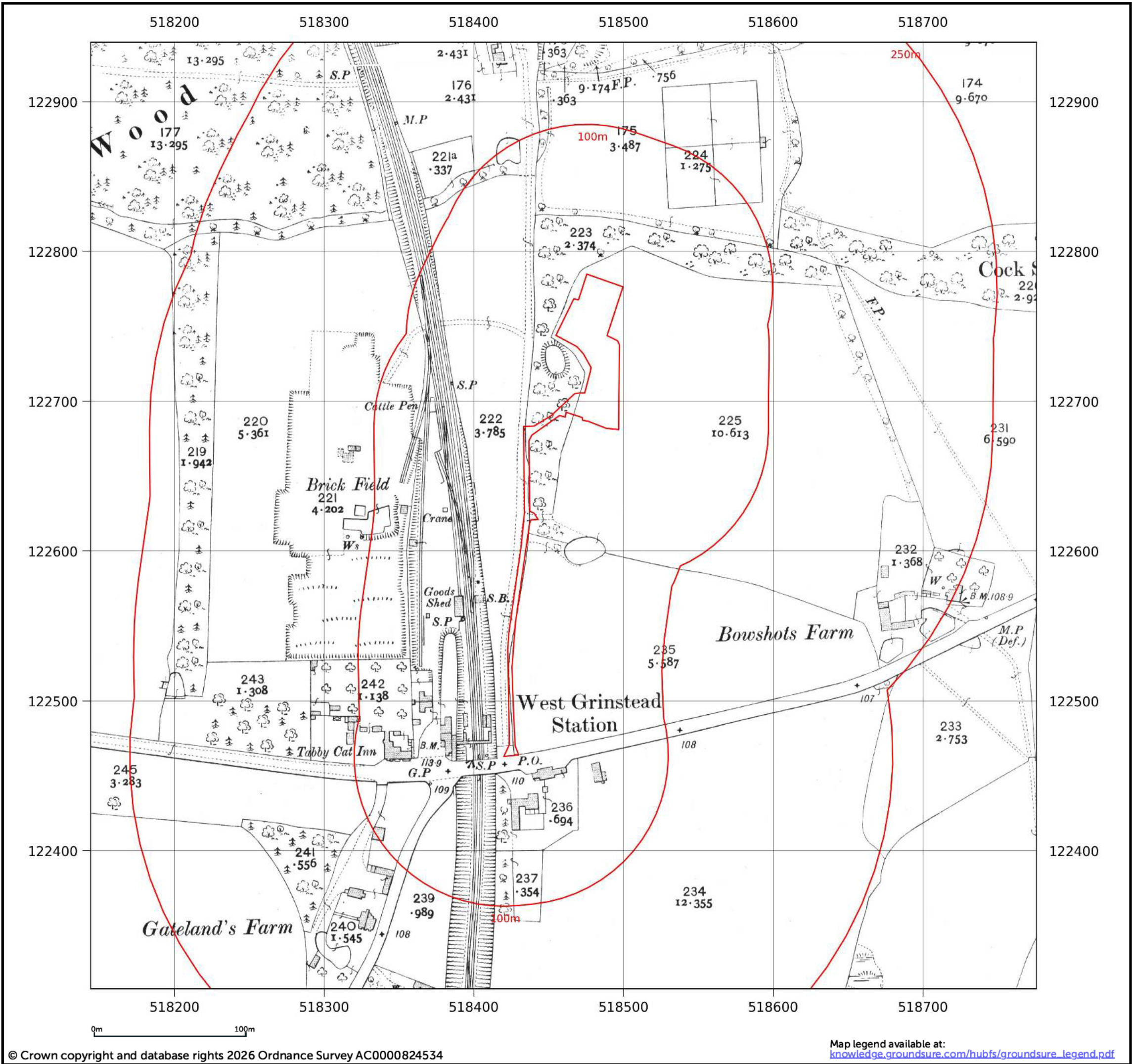
Site details:	Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref:	20260205P1
Report ref:	GS-IZ3-SQW-ZTQ-BXL
Grid ref:	518468.89, 122696.35
Production date:	24 February 2026

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



Date: 1911 Surveyed: 1911 Revised: 1911
Date: 1911 Surveyed: 1911 Revised: 1911

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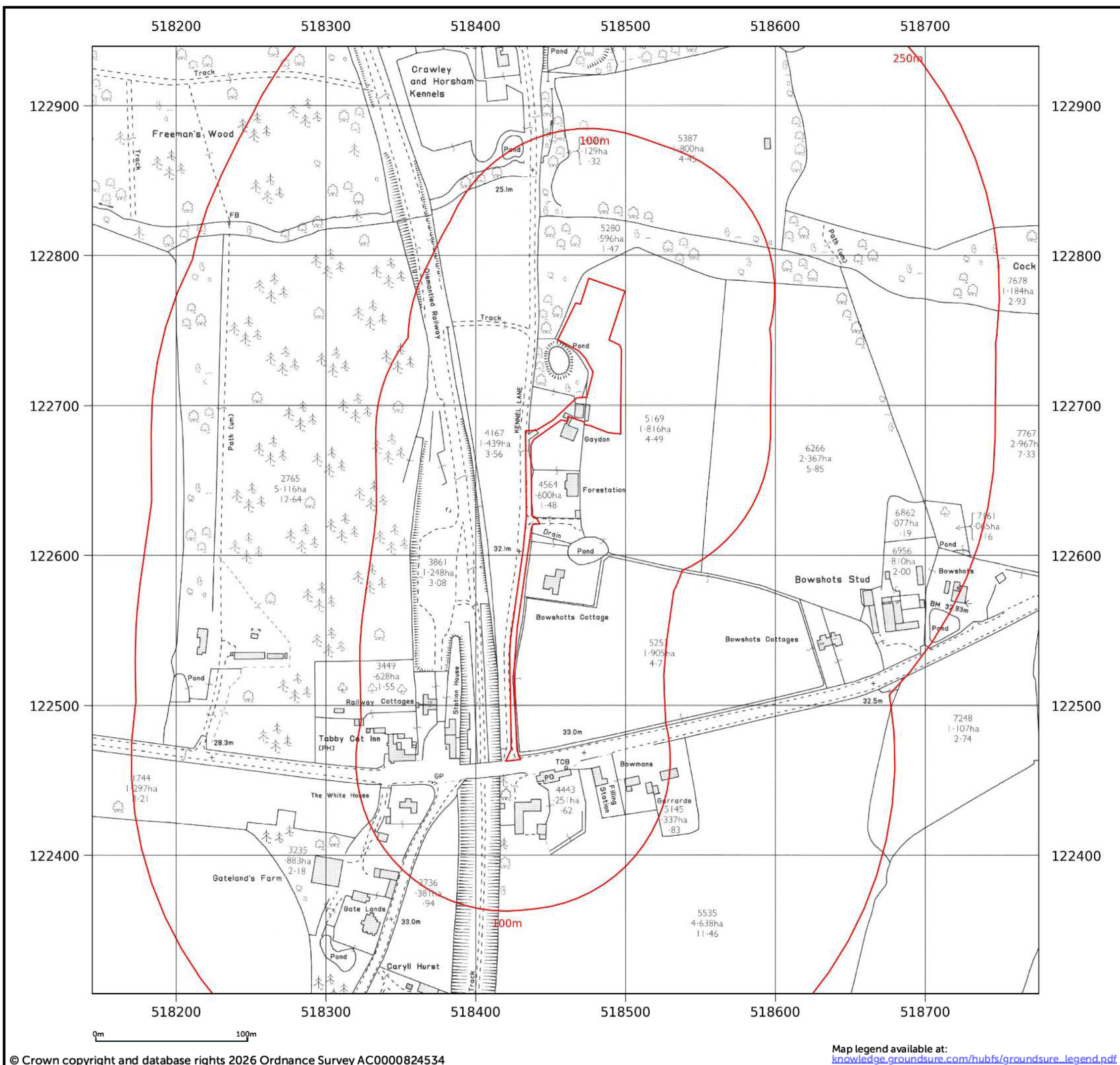
Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

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

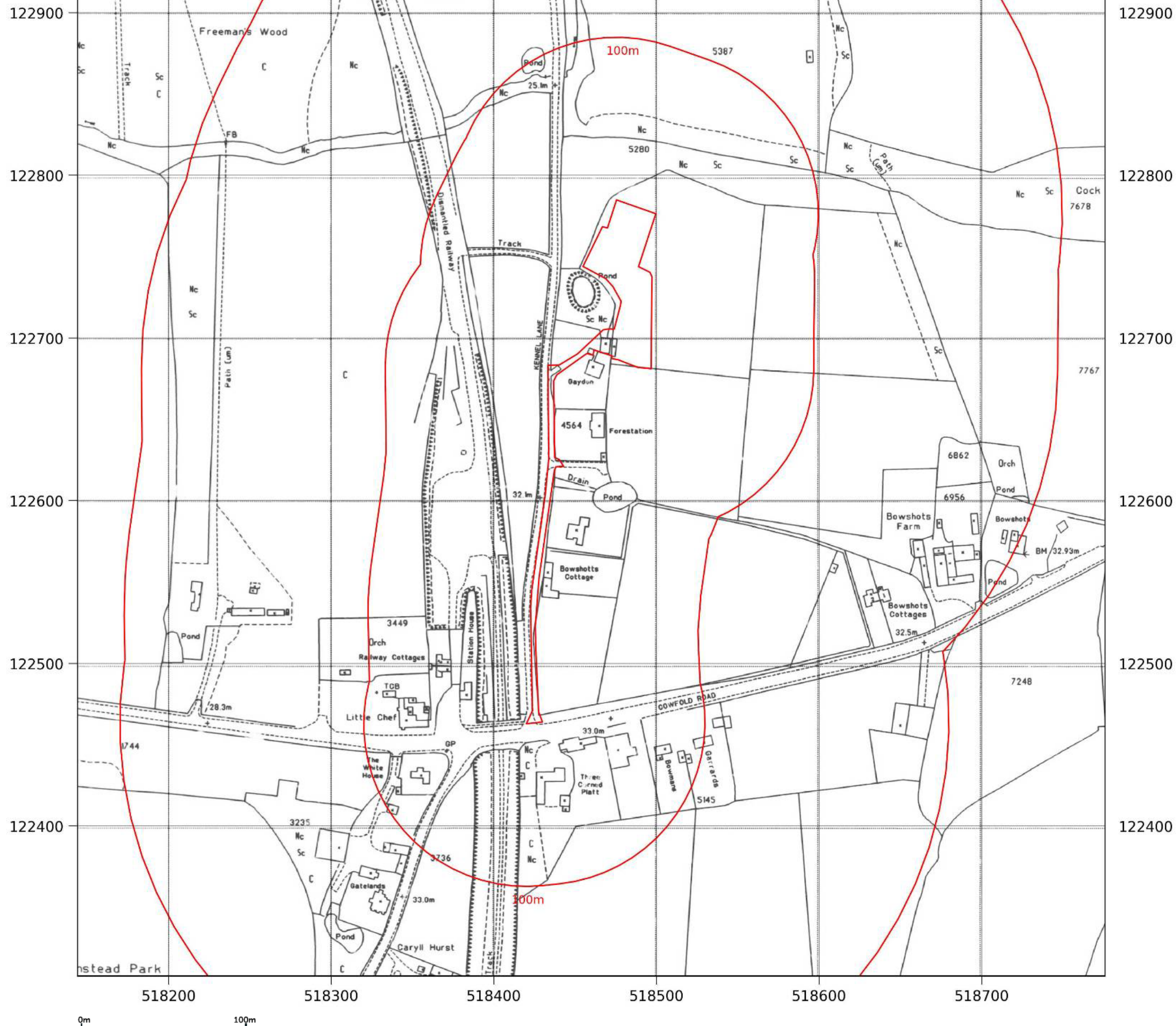


Date: 1976
 Surveyed: 1975
 Revised: 1975
 Copyright: 1976
 Levelled: 1966

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518200 518300 518400 518500 518600 518700



Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

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

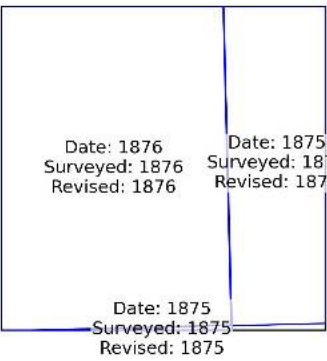


Date: 1994
Surveyed: 1994
Copyright: 1994

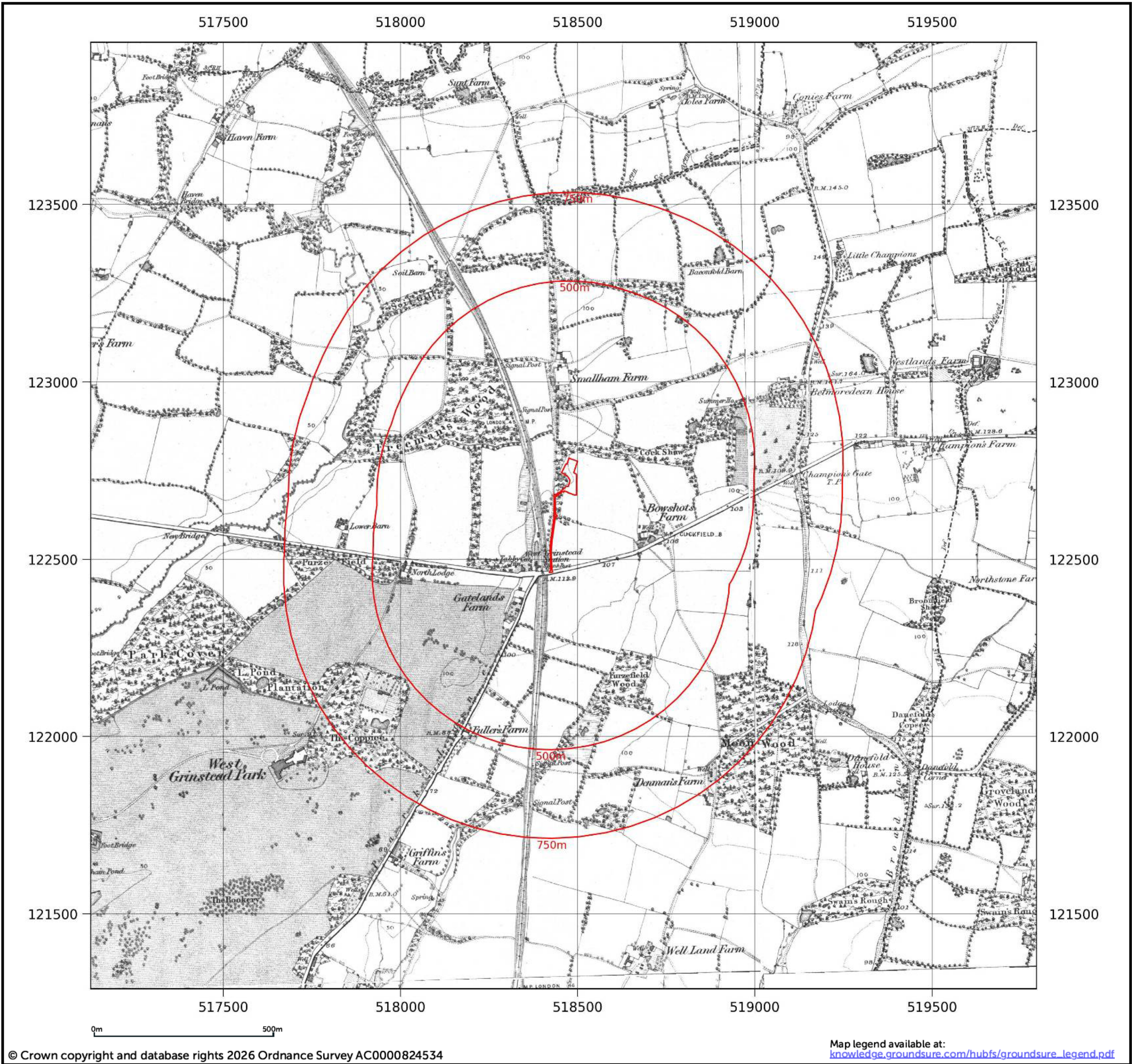
Contact us with any questions at:
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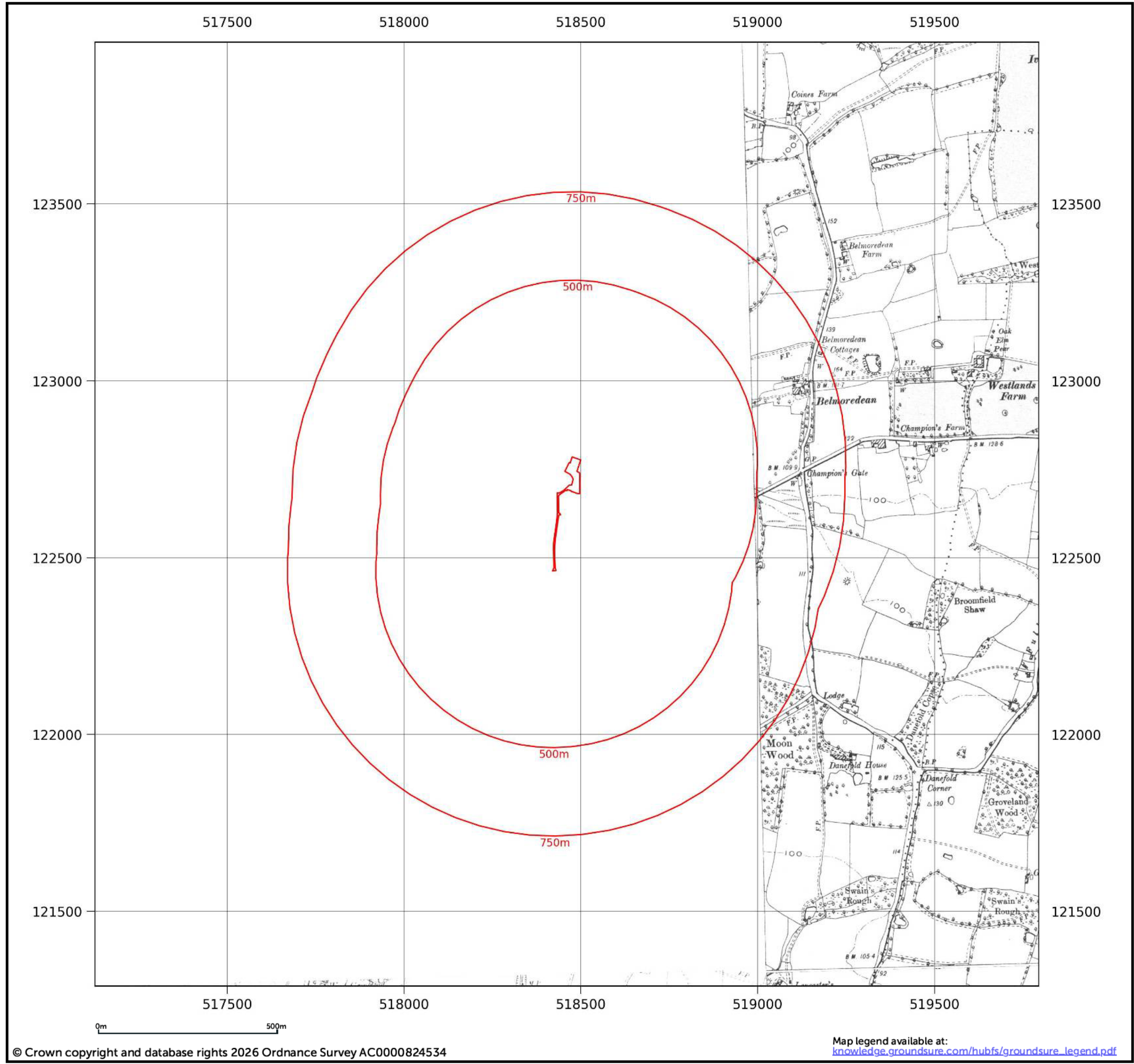
Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

Map name: County Series
Map date: 1875-1876
Scale: 1:10,560
Printed at: 1:10,560



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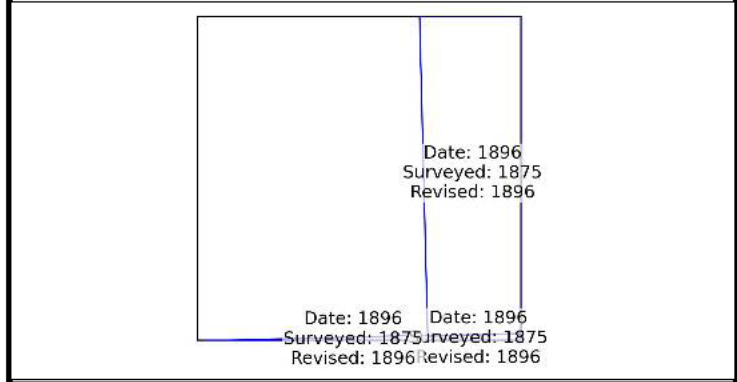




Site details:	Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref:	20260205P1
Report ref:	GS-IZ3-SQW-ZTQ-BXL
Grid ref:	518468.89, 122696.35
Production date:	24 February 2026

Map name:	County Series
Map date:	1896
Scale:	1:10,560
Printed at:	1:10,560





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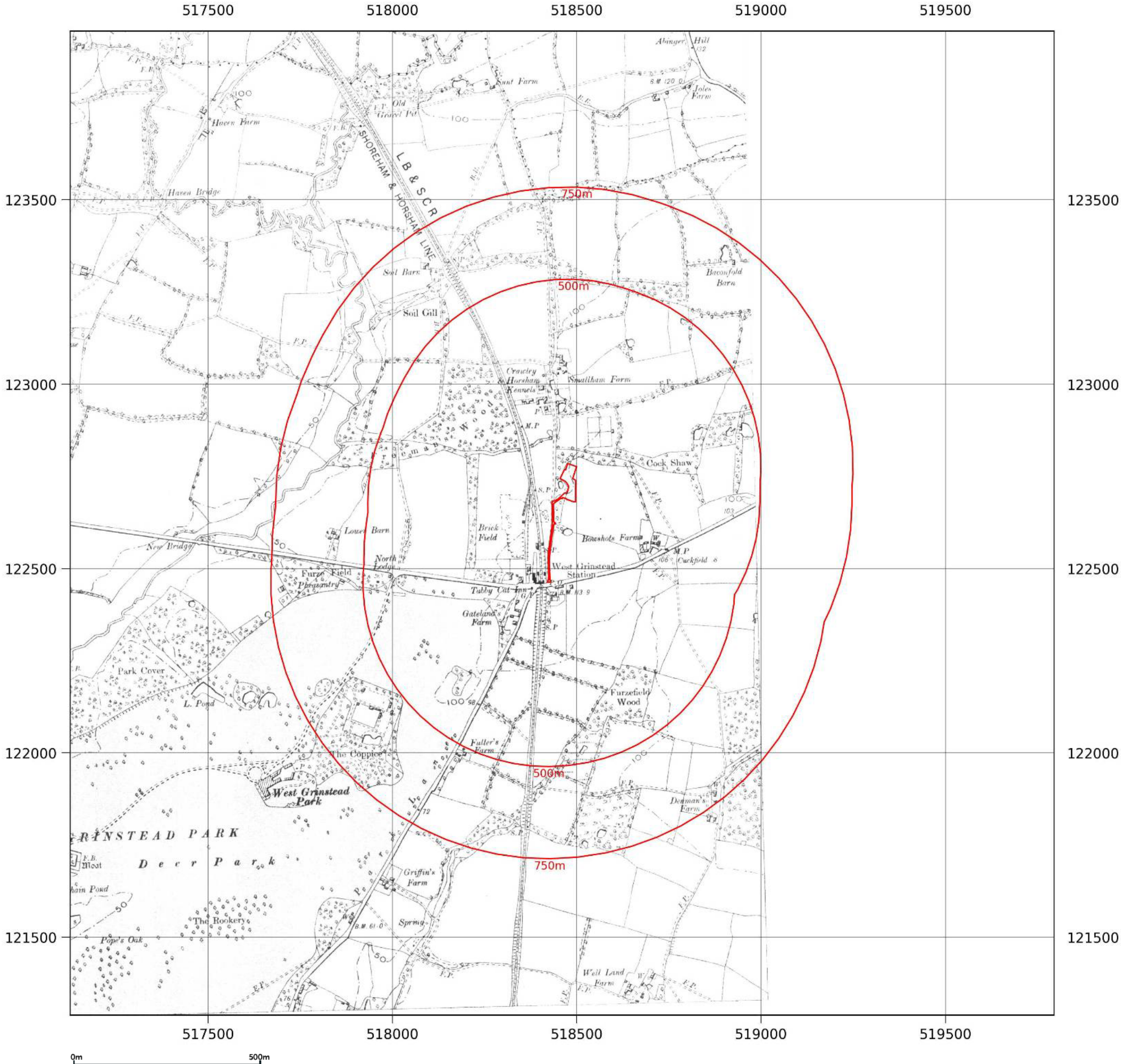
Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

Map name: County Series
Map date: 1896
Scale: 1:10,560
Printed at: 1:10,560



Date: 1896
Surveyed: 1876
Revised: 1896

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Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

Map name: County Series
Map date: 1909-1914
Scale: 1:10,560
Printed at: 1:10,560



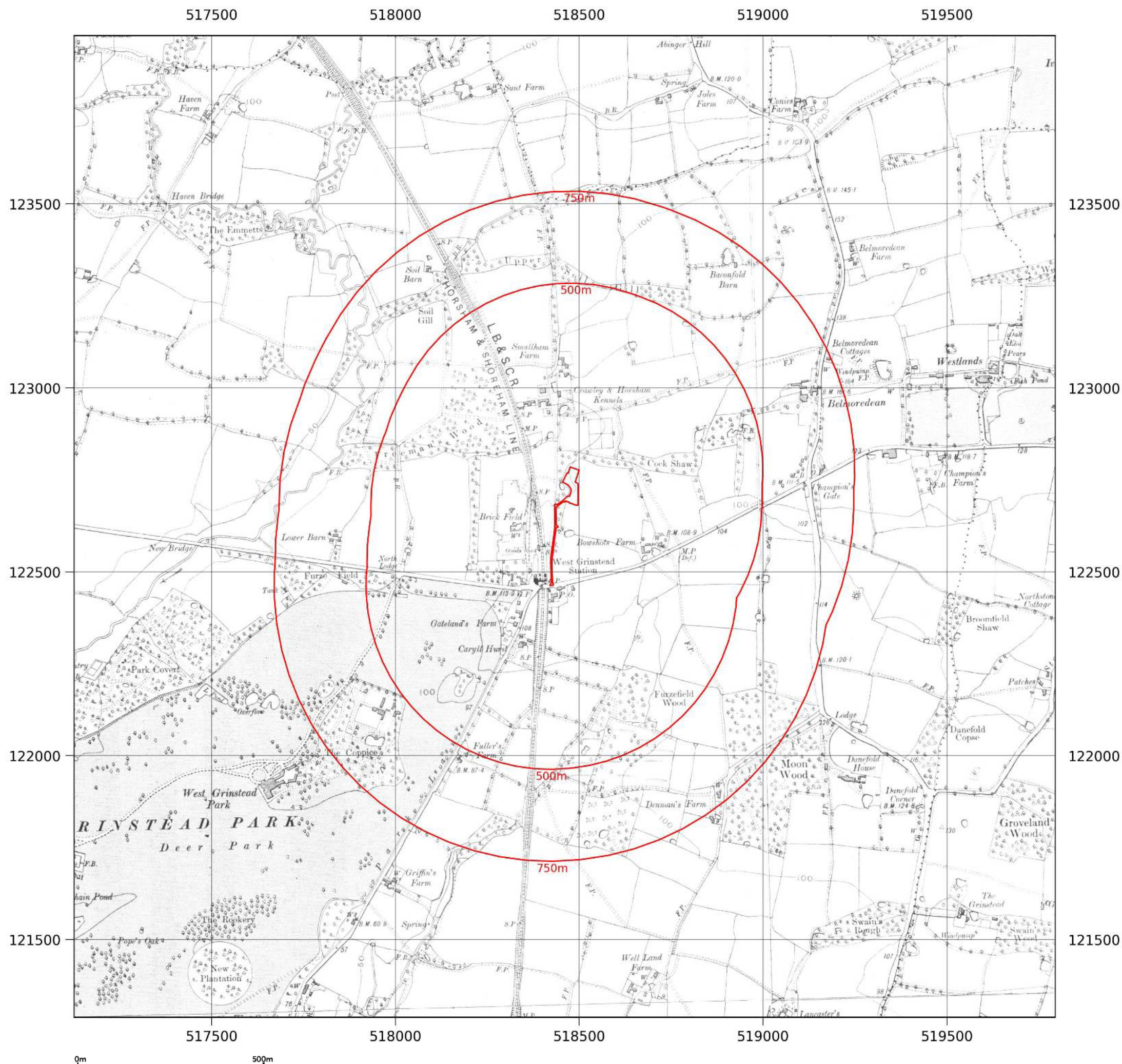
Date: 1914
 Surveyed: 1875
 Revised: 1914

Date: 1912
 Surveyed: 1874
 Revised: 1912

Date: 1909
 Surveyed: 1875
 Revised: 1909

Date: 1909
 Surveyed: 1875
 Revised: 1909

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

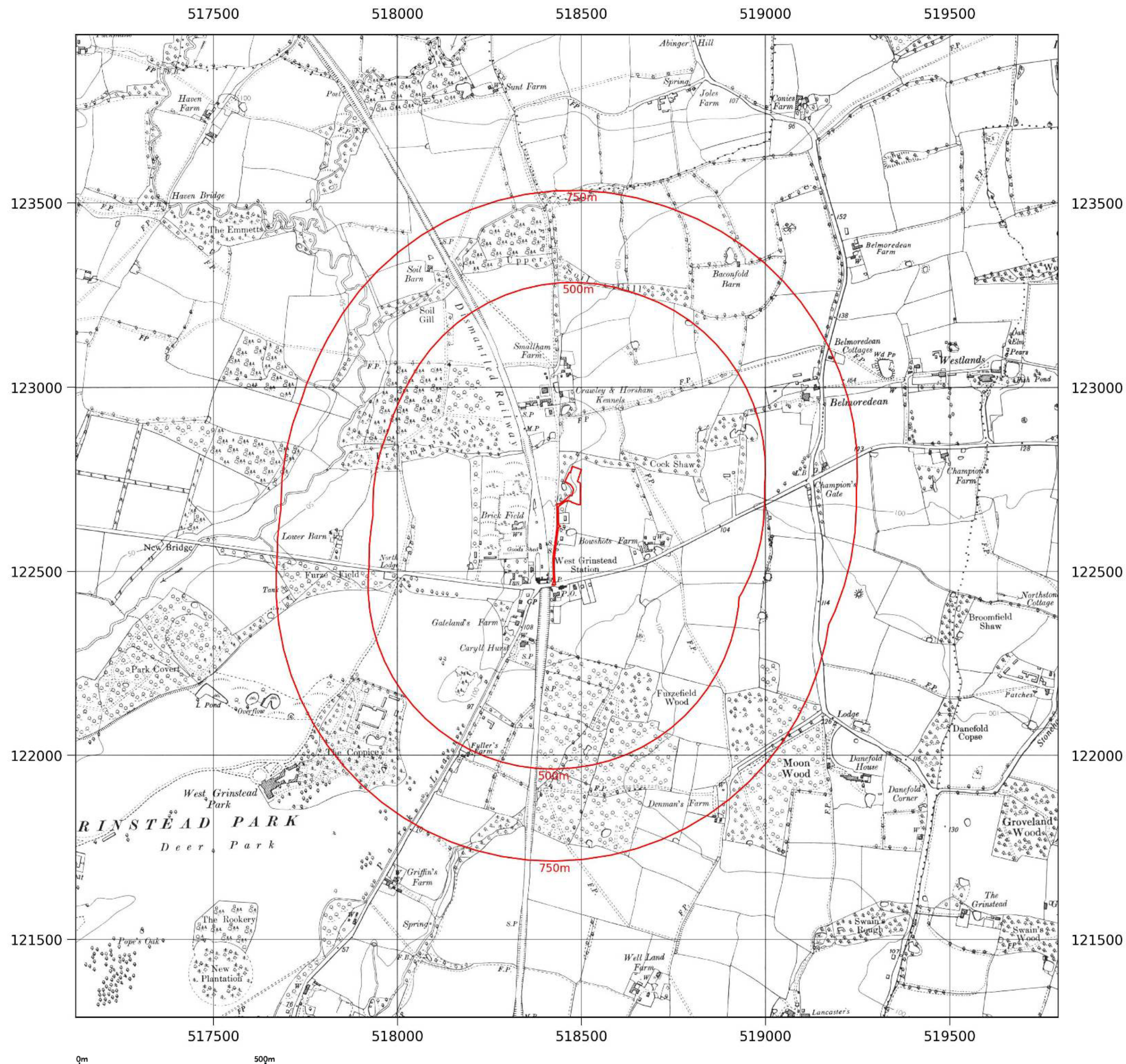
Site details:	Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref:	20260205P1
Report ref:	GS-IZ3-SQW-ZTQ-BXL
Grid ref:	518468.89, 122696.35
Production date:	24 February 2026

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



Date: 1956
Surveyed: 1956
Revised: 1956

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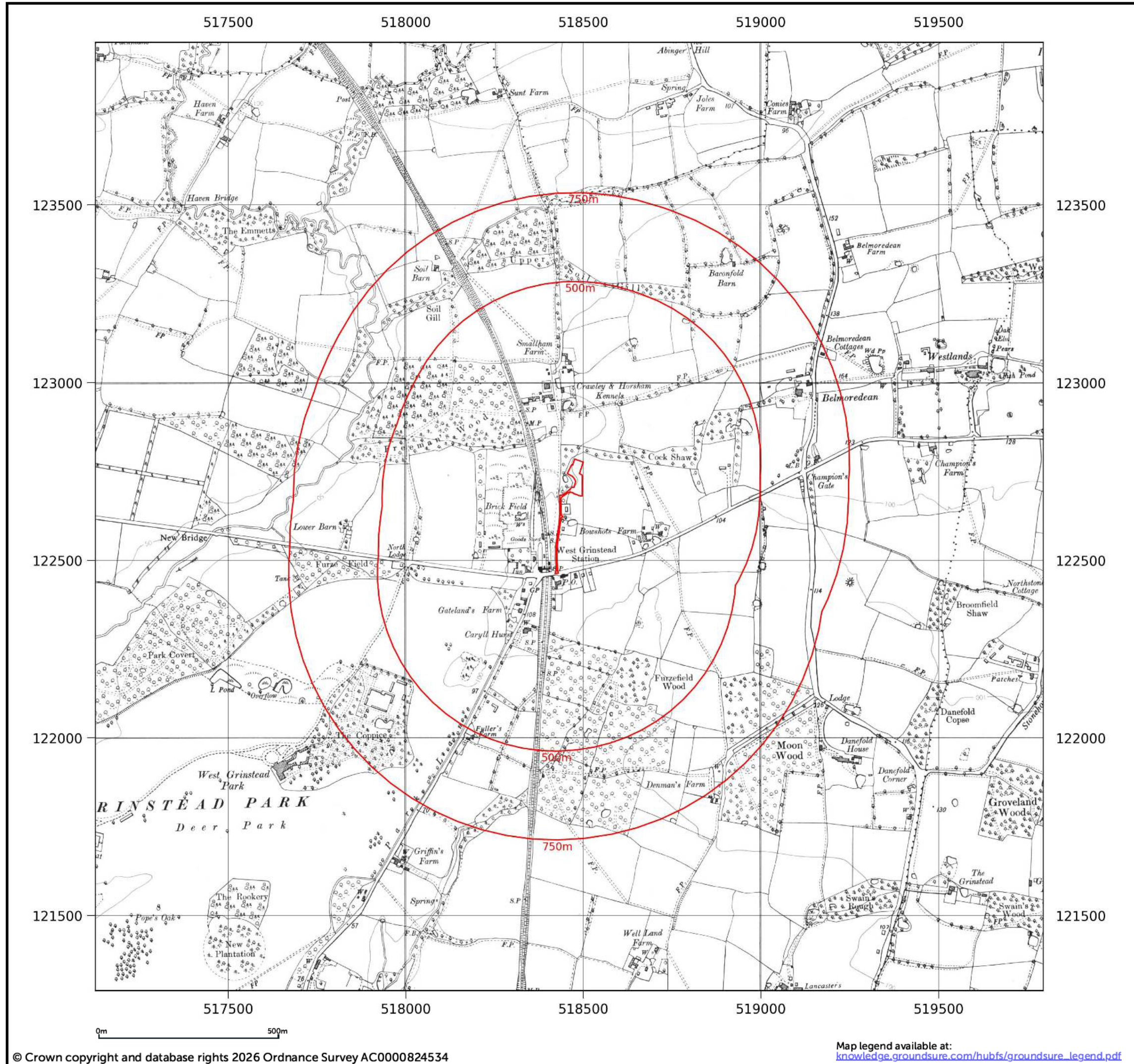
Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

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



Date: 1956
Surveyed: 1956
Revised: 1956

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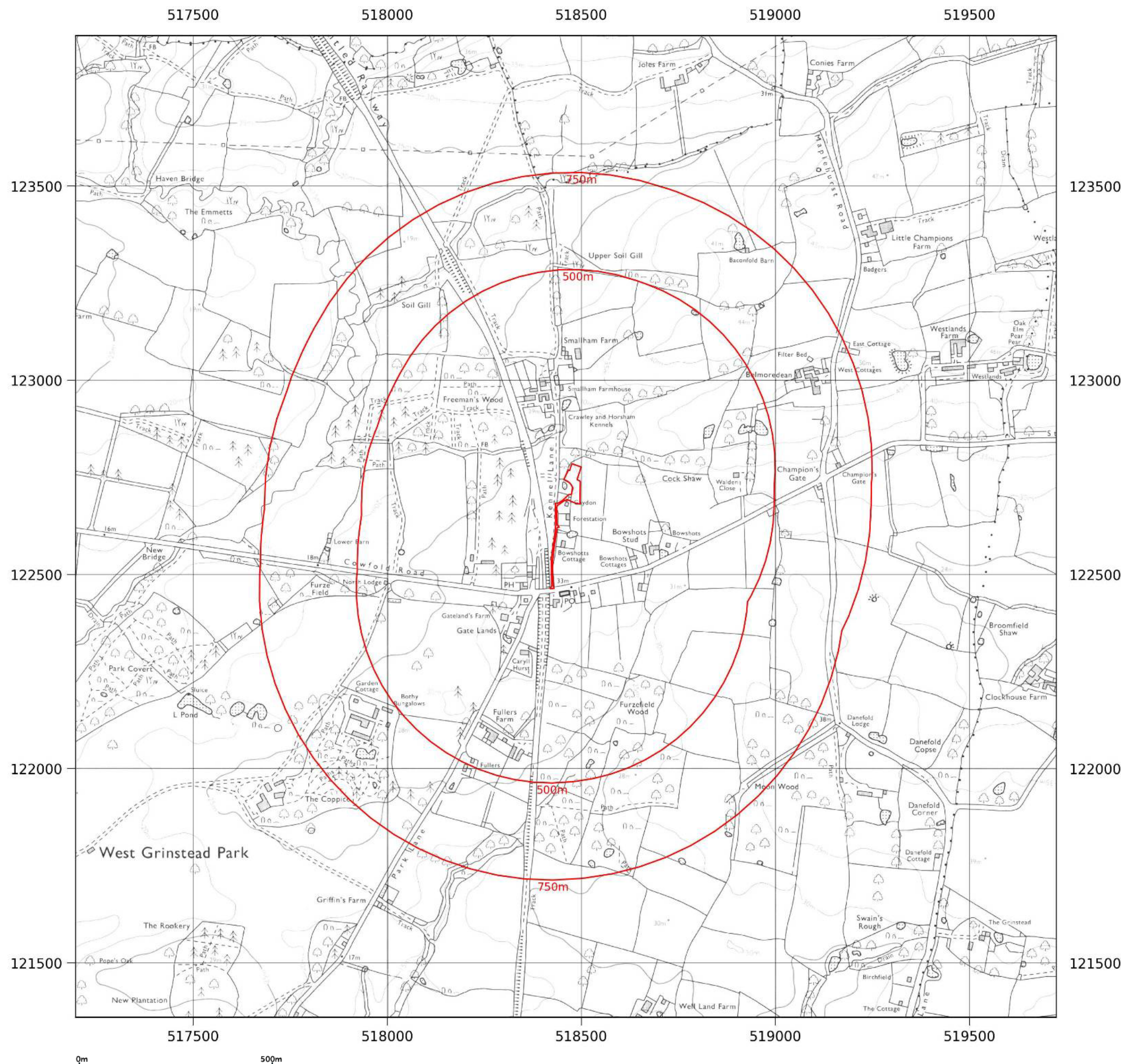
Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

Map name: National Grid
Map date: 1981
Scale: 1:10,000
Printed at: 1:10,000



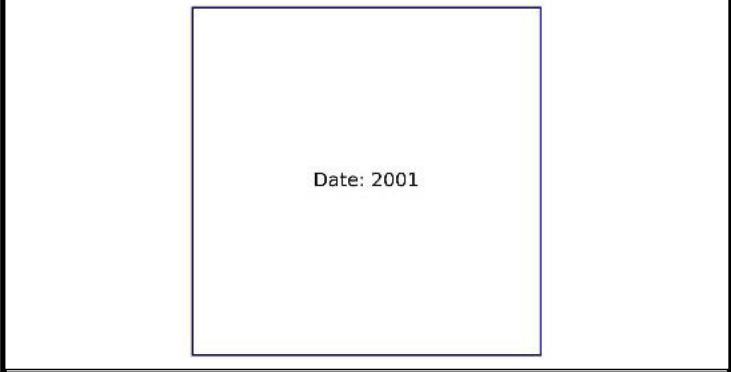
Date: 1981
 Surveyed: 1977
 Revised: 1981

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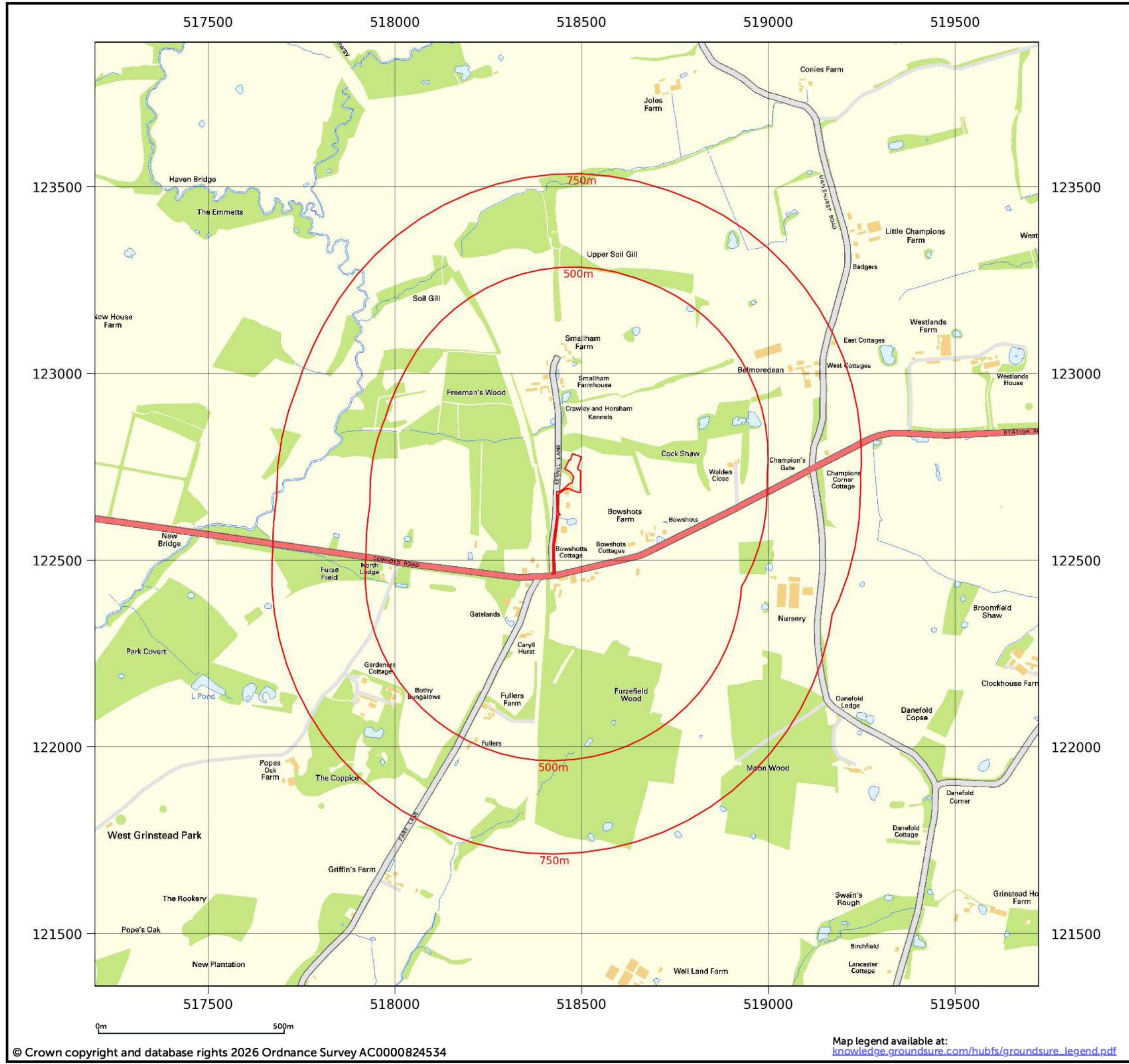


Site details:	Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref:	20260205P1
Report ref:	GS-IZ3-SQW-ZTQ-BXL
Grid ref:	518468.89, 122696.35
Production date:	24 February 2026

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

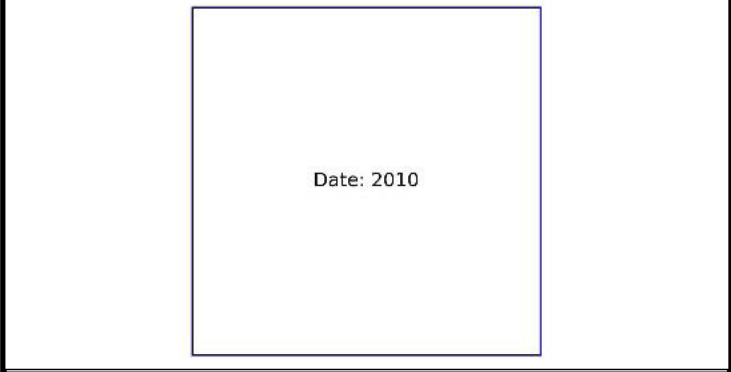


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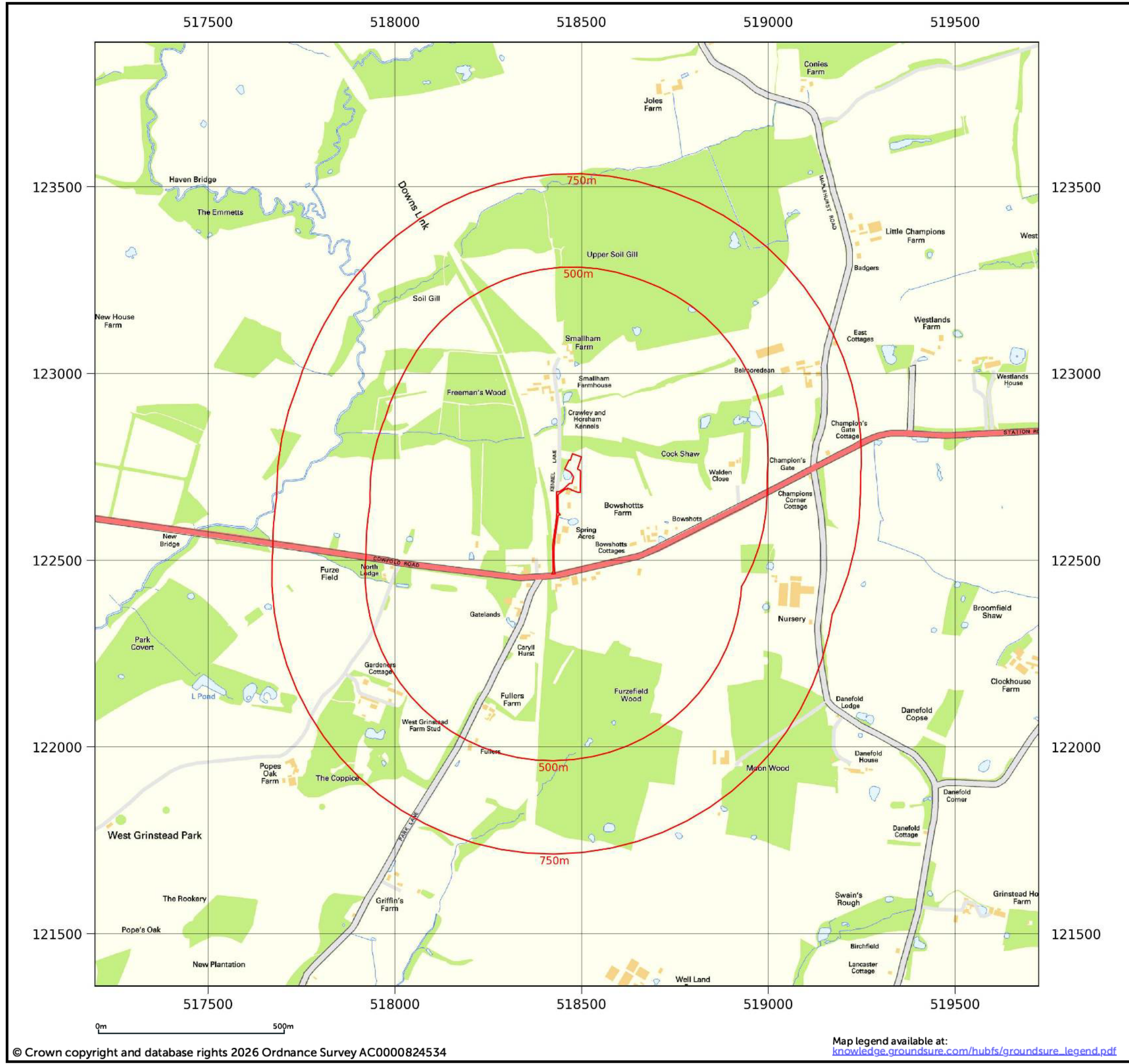


Site details:	Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref:	20260205P1
Report ref:	GS-IZ3-SQW-ZTQ-BXL
Grid ref:	518468.89, 122696.35
Production date:	24 February 2026

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



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Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

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



Date: 2015

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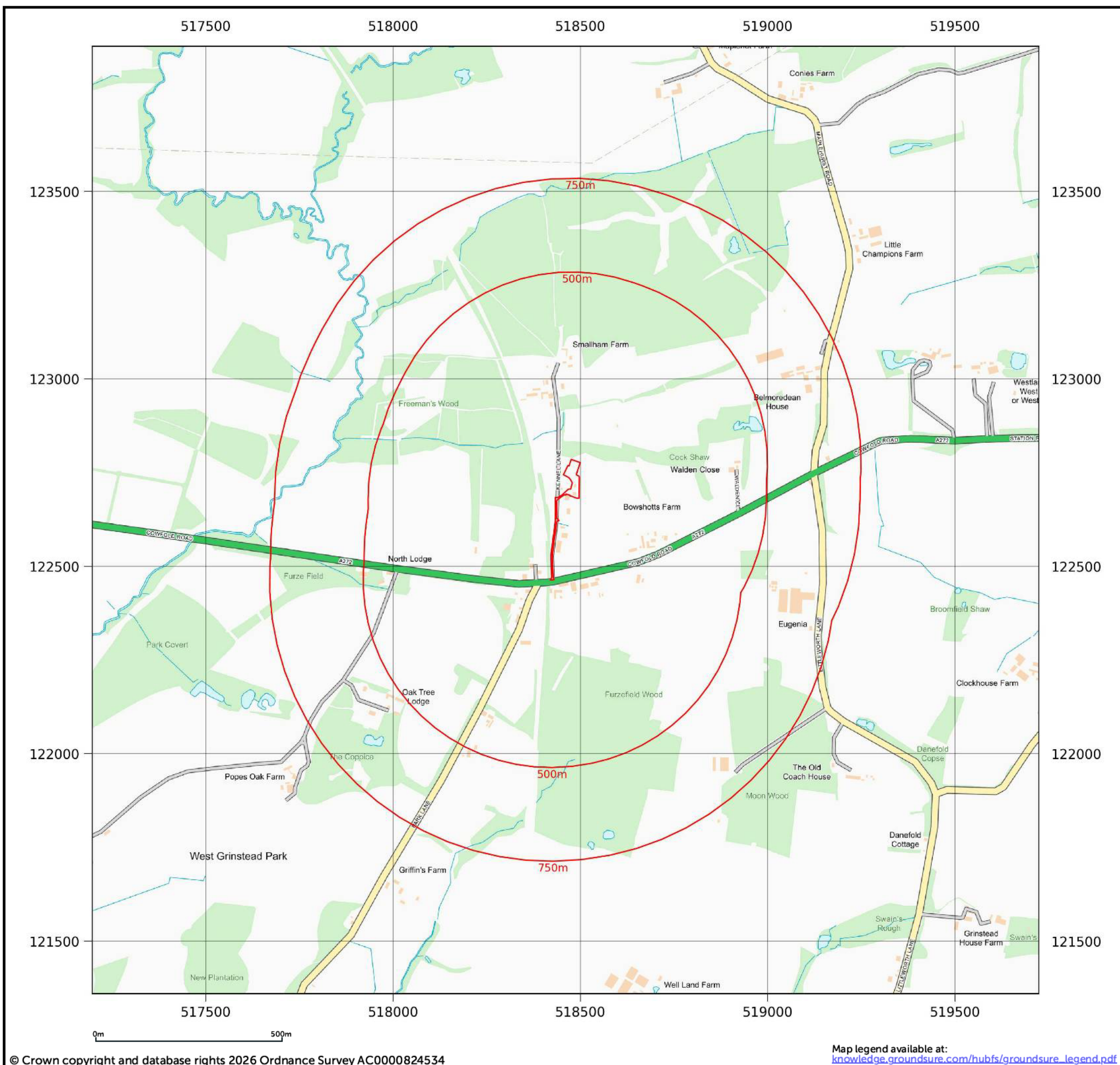
Site details: Gaydon Kennel Lane, West Grinstead, RH13 8LX
Client ref: 20260205P1
Report ref: GS-IZ3-SQW-ZTQ-BXL
Grid ref: 518468.89, 122696.35
Production date: 24 February 2026

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



Date: 2025

Contact us with any questions at:
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 01273 257 755



Annex C – Groundsure Report – Enviro Insight

Gaydon Kennel Lane, West Grinstead, RH13 8LX

Order Details

Date: 24/02/2026
Your ref: 20260205P1
Our Ref: GS-10M-DNA-8YP-NGY

Site Details

Location: 518468 122696
Area: 0.37 ha
Authority: [Horsham District Council](#) ↗

Site plan



Quick Links

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

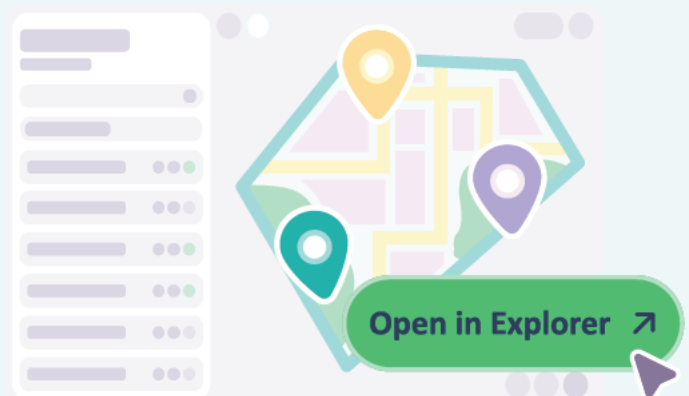
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

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



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	15	13	0	-
17	1.2	Historical tanks	0	0	0	0	-
17	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	1	22	15	0	-
21	2.2	Historical tanks	0	0	0	0	-
21	2.3	Historical energy features	0	0	0	0	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	2	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	4	2	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
31	4.22	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	None (within 500m)				
33 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36	5.6	Groundwater abstractions	0	0	0	0	0
36	5.7	Surface water abstractions	0	0	0	0	0
36	5.8	Potable abstractions	0	0	0	0	0
36	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



38 >	6.1 >	Water Network (OS MasterMap) >	0	2	8	-	-
39 >	6.2 >	Surface water features >	0	1	4	-	-
40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
40	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
41	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
41	7.2	Historical Flood Events	0	0	0	-	-
41	7.3	Flood Defences	0	0	0	-	-
42	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
42	7.5	Flood Storage Areas	0	0	0	-	-
43	7.6	Flood Zone 2	None (within 50m)				
43	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
44 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
46 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
47	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
48	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
49 >	10.7 >	Designated Ancient Woodland >	0	1	0	1	24
50	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0



51	10.12	Proposed Ramsar sites	0	0	0	0	0
51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	10.16 >	Nitrate Vulnerable Zones >	0	0	1	0	0
53 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
54	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56 >	11.4 >	Listed Buildings >	0	0	1	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
59	12.2	Open Access Land	0	0	0	-	-
59 >	12.3 >	Tree Felling Licences >	0	0	2	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
60	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	13.1 >	Priority Habitat Inventory >	0	5	17	-	-
62	13.2	Habitat Networks	0	0	0	-	-
63	13.3	Open Mosaic Habitat	0	0	0	-	-
63	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
64 >	14.1 >	10k Availability >	Identified (within 500m)				
65	14.2	Artificial and made ground (10k)	0	0	0	0	-

66	14.3	Superficial geology (10k)	0	0	0	0	-
66	14.4	Landslip (10k)	0	0	0	0	-
67 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
68 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71	15.4	Superficial geology (50k)	0	0	0	0	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	2	0	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
74	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Low (within 50m)				
76 >	17.2 >	Running sands >	Negligible (within 50m)				
77 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
78 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
79 >	17.5 >	Landslides >	Very low (within 50m)				
80 >	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
82 >	18.1 >	BritPits >	0	0	1	0	-
83 >	18.2 >	Surface ground workings >	0	7	20	-	-
84	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-



85	18.5	Historical Mineral Planning Areas	0	0	0	0	-
85 >	18.6 >	Non-coal mining >	1	0	0	0	0
85	18.7	JPB mining areas	None (within 0m)				
85	18.8	The Coal Authority non-coal mining	0	0	0	0	-
86	18.9	Researched mining	0	0	0	0	-
86	18.10	Mining record office plans	0	0	0	0	-
86	18.11	BGS mine plans	0	0	0	0	-
86	18.12	Coal mining	None (within 0m)				
87	18.13	Brine areas	None (within 0m)				
87	18.14	Gypsum areas	None (within 0m)				
87	18.15	Tin mining	None (within 0m)				
87	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
88	19.1	Natural cavities	0	0	0	0	-
88	19.2	Mining cavities	0	0	0	0	0
88	19.3	Reported recent incidents	0	0	0	0	-
88	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
90 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	1	-	-	-
92	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
92	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
93	22.1	Underground railways (London)	0	0	0	-	-
93	22.2	Underground railways (Non-London)	0	0	0	-	-
94	22.3	Railway tunnels	0	0	0	-	-
94 >	22.4 >	Historical railway and tunnel features >	0	4	2	-	-
94	22.5	Royal Mail tunnels	0	0	0	-	-



<u>95</u> >	<u>22.6</u> >	<u>Historical railways</u> >	0	4	0	-	-
95	22.7	Railways	0	0	0	-	-
95	22.8	Crossrail 2	0	0	0	0	-
95	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.37ha



Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.37ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.37ha



Recent site history - 2005 aerial photograph



Capture Date: 17/04/2005

Site Area: 0.37ha



Recent site history - 1999 aerial photograph



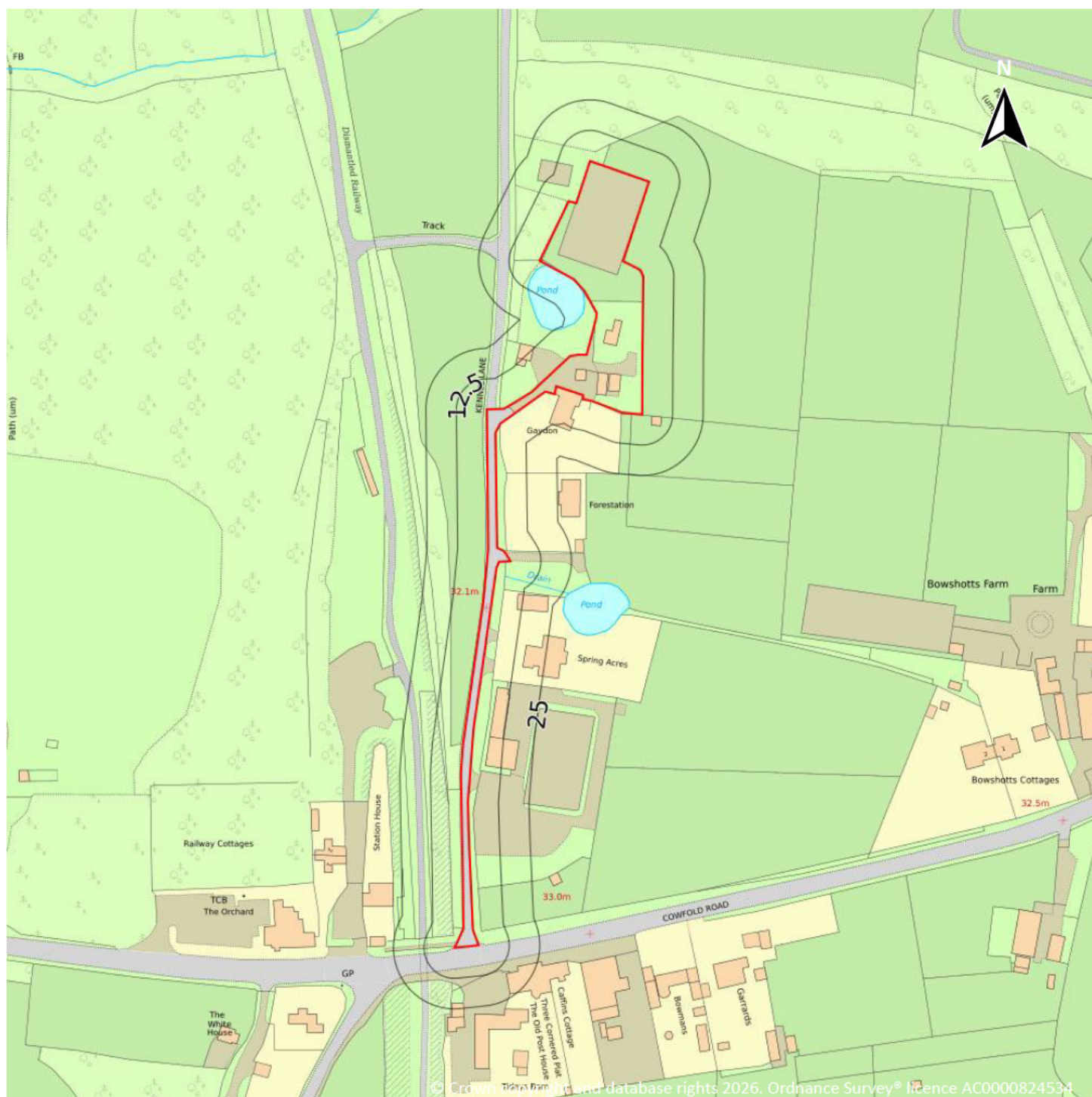
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.37ha



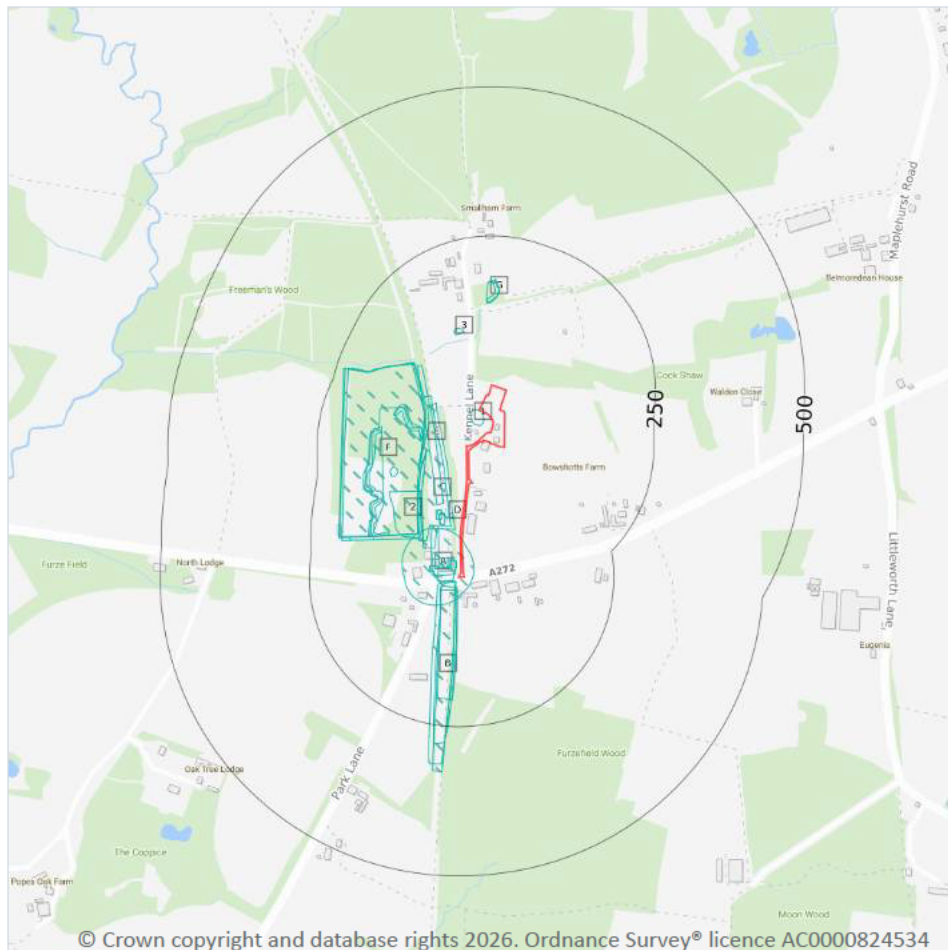
OS MasterMap site plan



Site Area: 0.37ha



1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m

29

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Railway Station	1876	2248057



ID	Location	Land use	Dates present	Group ID
1	2m SW	Unspecified Pit	1876	2179135
A	7m W	Railway Station	1896 - 1914	2206563
A	8m NW	Railway Station	1956	2258147
B	8m SW	Cuttings	1914 - 1956	2300786
C	9m W	Railway Sidings	1896 - 1914	2313015
B	10m SW	Cuttings	1876	2233398
D	15m W	Railway Building	1896 - 1914	2332207
A	15m W	Railway Station	1956	2284977
B	17m S	Cuttings	1896	2309723
C	17m W	Railway Sidings	1956	2260217
B	21m S	Cuttings	1981	2281162
D	28m W	Railway Building	1876 - 1896	2321298
D	28m W	Goods Shed	1914	2321837
D	33m W	Goods Shed	1956	2235891
E	34m W	Railway Sidings	1876	2319542
F	62m W	Brick Field	1896 - 1914	2270962
2	66m W	Unspecified Pit	1896	2179138
F	69m W	Brick Field	1956	2211194
F	70m W	Brick Field	1956	2288708
F	70m W	Unspecified Ground Workings	1956	2322738
E	75m W	Unspecified Ground Workings	1956	2321801
E	76m W	Unspecified Pit	1914	2179136
3	100m NW	Unspecified Pit	1876	2179133
F	116m W	Unspecified Pit	1896	2179137
F	119m W	Unspecified Ground Workings	1956	2288774
F	133m W	Unspecified Pits	1914	2198782
G	137m N	Unspecified Pit	1914 - 1956	2215145
G	139m N	Unspecified Ground Workings	1956	2165488

This data is sourced from Ordnance Survey® / Groundsure.



1.2 Historical tanks

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

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

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

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

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

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

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

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

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

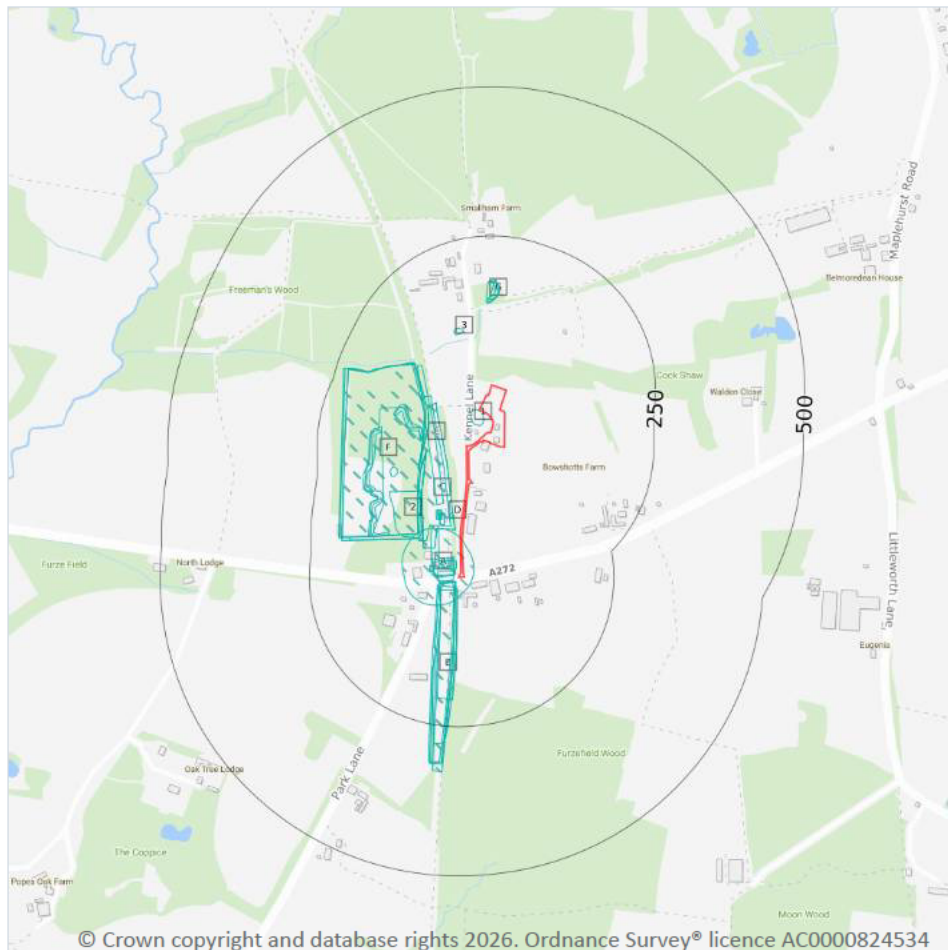
0

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

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



2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m

38

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

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

ID	Location	Land Use	Date	Group ID
A	On site	Railway Station	1876	2248057
1	2m SW	Unspecified Pit	1876	2179135
A	7m W	Railway Station	1896	2206563



ID	Location	Land Use	Date	Group ID
A	8m NW	Railway Station	1956	2258147
B	8m SW	Cuttings	1956	2300786
B	9m SW	Cuttings	1914	2300786
C	9m W	Railway Sidings	1914	2313015
C	9m W	Railway Sidings	1896	2313015
A	9m W	Railway Station	1914	2206563
B	10m SW	Cuttings	1876	2233398
B	12m SW	Cuttings	1956	2300786
D	15m W	Railway Building	1914	2332207
D	15m W	Railway Building	1896	2332207
A	15m W	Railway Station	1956	2284977
B	17m S	Cuttings	1896	2309723
C	17m W	Railway Sidings	1956	2260217
B	21m S	Cuttings	1981	2281162
D	28m W	Goods Shed	1914	2321837
D	28m W	Railway Building	1896	2321298
D	32m W	Railway Building	1876	2321298
D	33m W	Goods Shed	1956	2235891
E	34m W	Railway Sidings	1876	2319542
D	36m W	Goods Shed	1956	2235891
F	62m W	Brick Field	1914	2270962
F	62m W	Brick Field	1896	2270962
2	66m W	Unspecified Pit	1896	2179138
F	69m W	Brick Field	1956	2211194
F	70m W	Brick Field	1956	2288708
F	70m W	Unspecified Ground Workings	1956	2322738
E	75m W	Unspecified Ground Workings	1956	2321801
E	76m W	Unspecified Pit	1914	2179136



ID	Location	Land Use	Date	Group ID
3	100m NW	Unspecified Pit	1876	2179133
F	116m W	Unspecified Pit	1896	2179137
F	119m W	Unspecified Ground Workings	1956	2288774
F	133m W	Unspecified Pits	1914	2198782
G	137m N	Unspecified Pit	1956	2215145
G	139m N	Unspecified Ground Workings	1956	2165488
G	143m N	Unspecified Pit	1914	2215145

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m **0**

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

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m **0**

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

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m **0**

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

This data is sourced from Ordnance Survey® / Groundsure.



2.5 Historical garages

Records within 500m

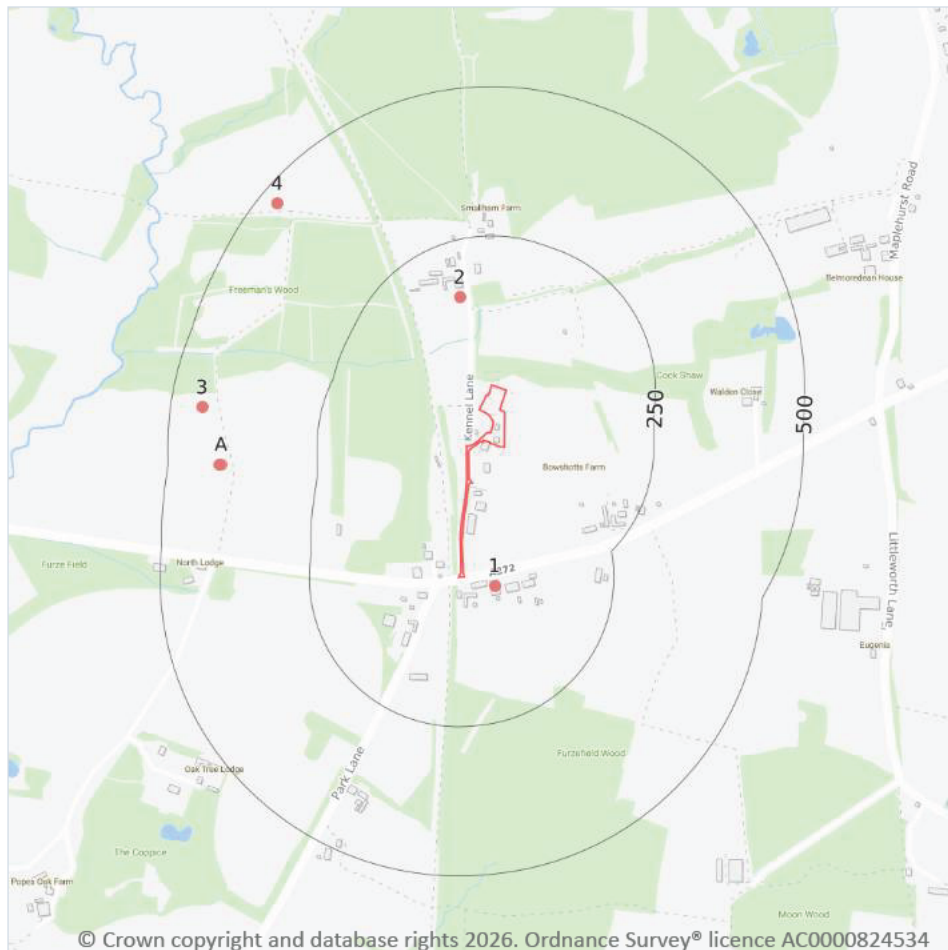
0

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

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

6

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

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

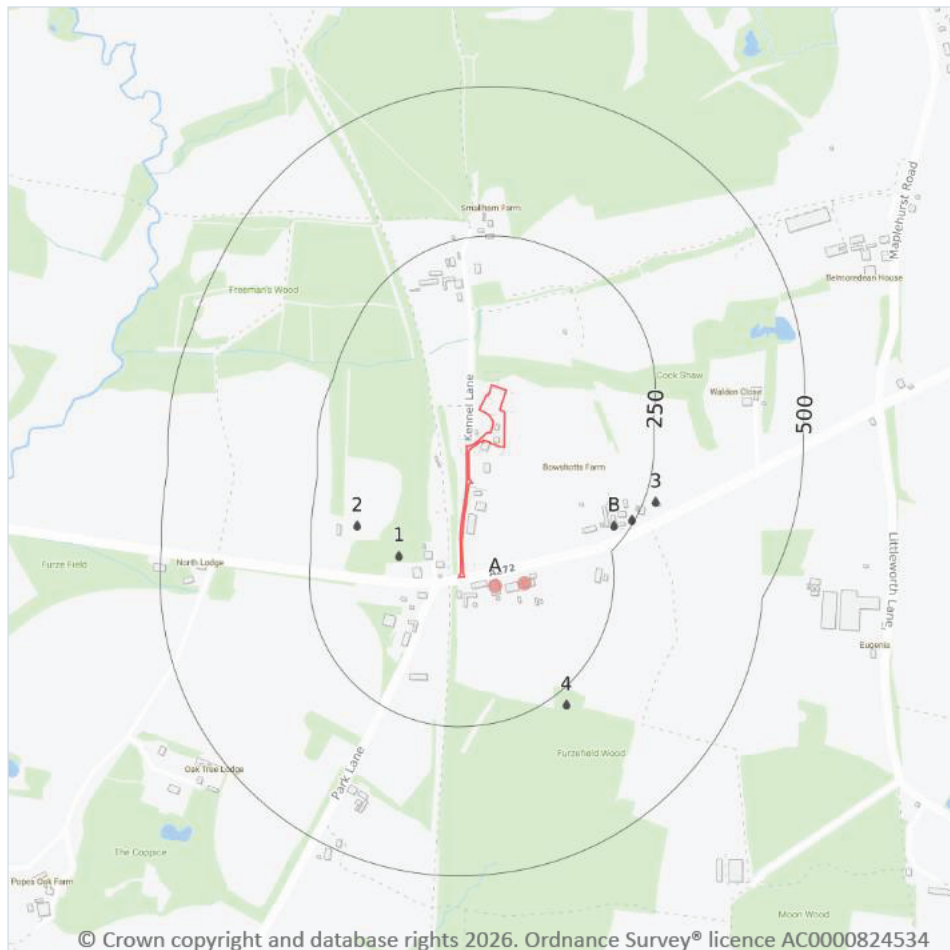
ID	Location	Site	Reference	Category	Sub-Category	Description
1	53m E	Cowfold Road, West Grinstead, Horsham, Rh13 8ly	WEX139809	Using waste exemption	Not on a farm	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
2	156m N	Huntsman Cottage, Kennel Lane, West Grinstead, Horsham, Rh13 8lx	WEX003375	Using waste exemption	On a farm	Use of waste in construction
A	412m W	-	WEX229676	Storing waste exemption	On a farm	Storage of sludge
A	415m W	-	WEX414654	Storing waste exemption	On a farm	Storage of sludge
3	448m W	-	WEX284441	Storing waste exemption	On a farm	Storage of sludge
4	470m NW	-	WEX414722	Storing waste exemption	On a farm	Storage of sludge

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Company	Address	Activity	Category
A	53m E	King & Stevens Ltd	Cowfold Road, West Grinstead, West Sussex, RH13 8LY	Construction and Tool Hire	Hire Services
A	101m E	Mastercraft Shutters	Garrards, Cowfold Road, West Grinstead, West Sussex, RH13 8LY	Curtains and Blinds	Consumer Products

This data is sourced from Ordnance Survey®.



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

Records within 250m

0

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.



4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

6

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 26](#) >

ID	Location	Address	Details	
1	103m W	THE TABBY CAT PUBLIC HOUSE, THE TABBY CAT PUBLIC HOUSE, COWFOLD ROAD, WEST GRINSTEAD, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: A02014 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/04/1991 Effective Date: 01/04/1991 Revocation Date: 01/07/1991
2	173m W	THE TABBY CAT P.H.(1266), THE TABBY CAT P.H.(1266), COWFOLD ROAD, EAST GRINSTEAD, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P00179 Permit Version: 1 Receiving Water: FRESHWATER STREAM OR RIVER	Status: SURRENDERED UNDER EPR 2010 Issue date: 18/12/1985 Effective Date: 18/12/1985 Revocation Date: 10/06/2014
B	225m SE	BOSHOTS FARM, BOSHOTS FARM, WEST GRINSTEAD SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P02250 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/05/1989 Effective Date: 16/05/1989 Revocation Date: 31/03/1997
B	245m SE	BOWSHOTTS FARM, BOWSHOTTS FARM, WEST GRINSTEAD SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01976 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/02/1971 Effective Date: 03/02/1971 Revocation Date: -



ID	Location	Address	Details	
3	269m E	BOWSHOTS COTTAGE, BOWSHOTS COTTAGE	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02614 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 19/10/1982 Effective Date: 19/10/1982 Revocation Date: 31/03/1997
4	273m SE	KING AND STEVENS LTD, KING AND STEVENS LTD, COWFOLD ROAD, WEST GRINSTEAD, HORSHAM	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P06597 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 18/04/1997 Effective Date: 18/04/1997 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

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

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

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

4.16 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

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

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

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



4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

0

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

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m

0

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

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



5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

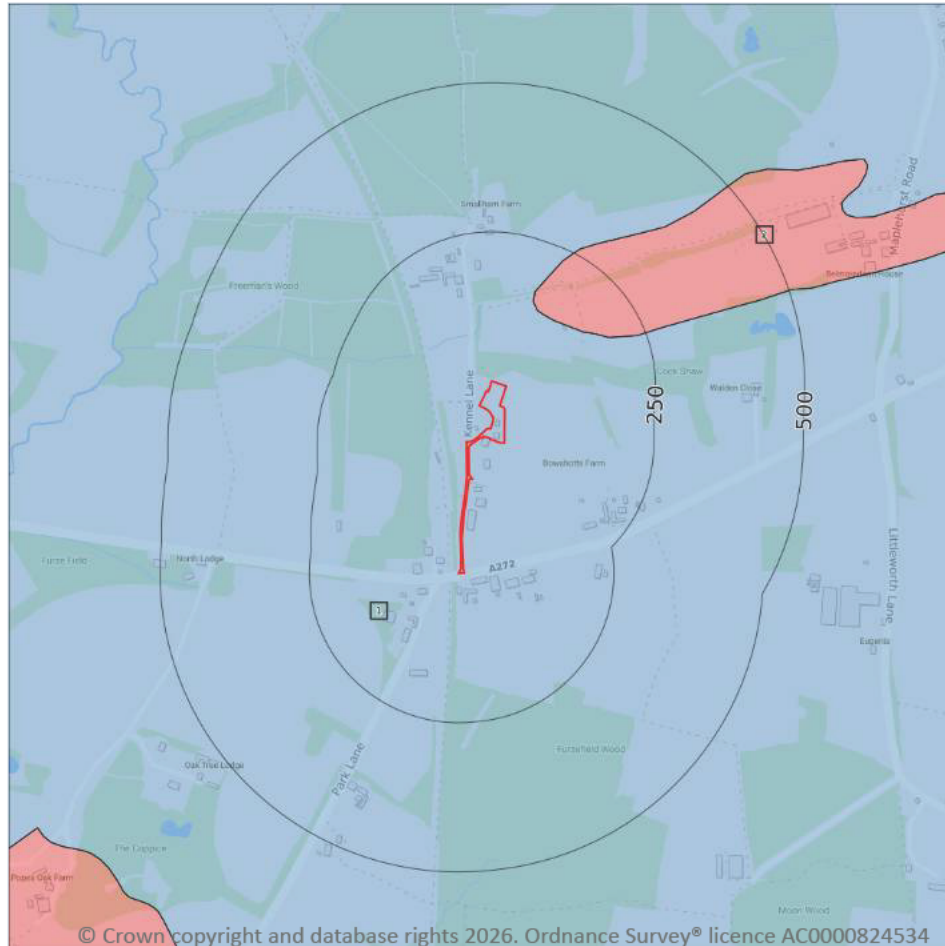
0

Aquifer status of groundwater held within superficial geology.

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

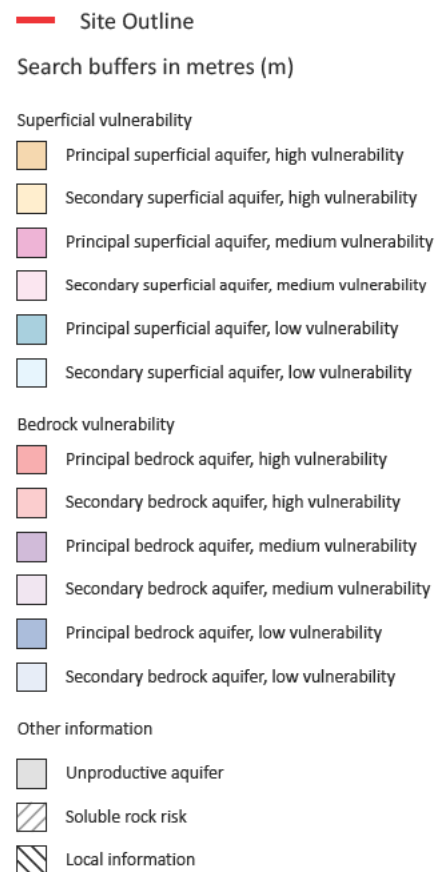
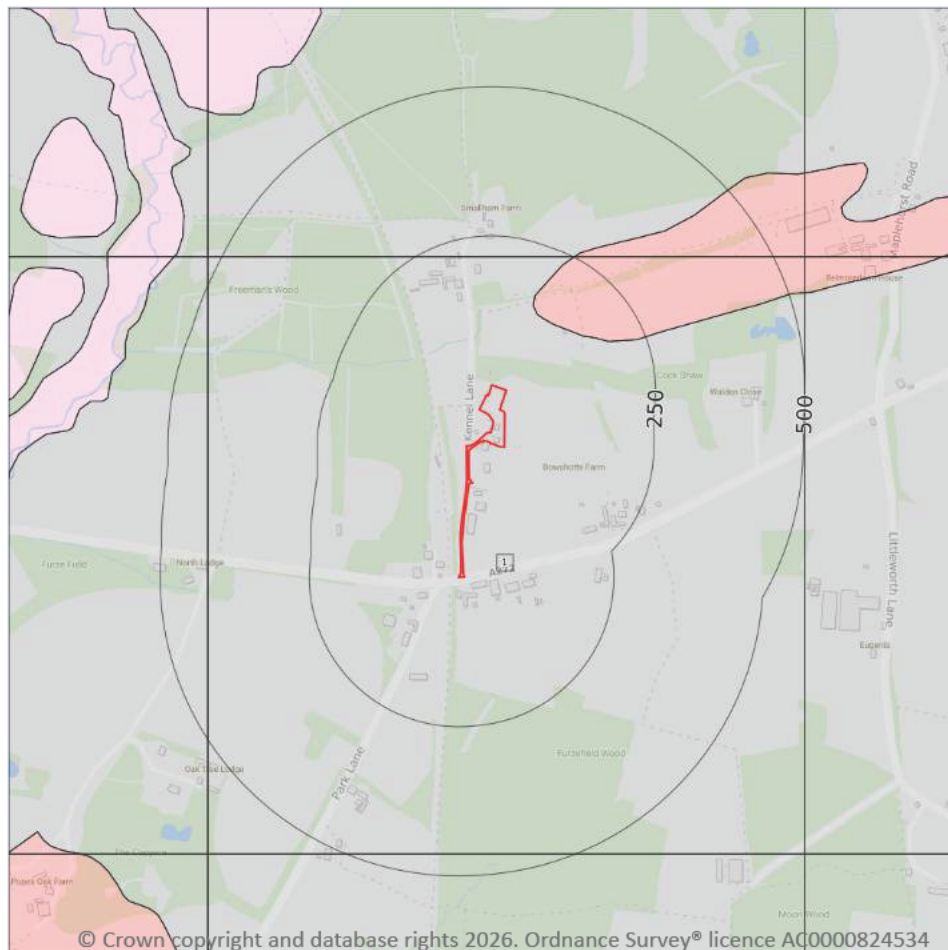
Features are displayed on the Bedrock aquifer map on [page 33](#) >

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	135m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 34](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m

0

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

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

5.7 Surface water abstractions

Records within 2000m

0

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

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

5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

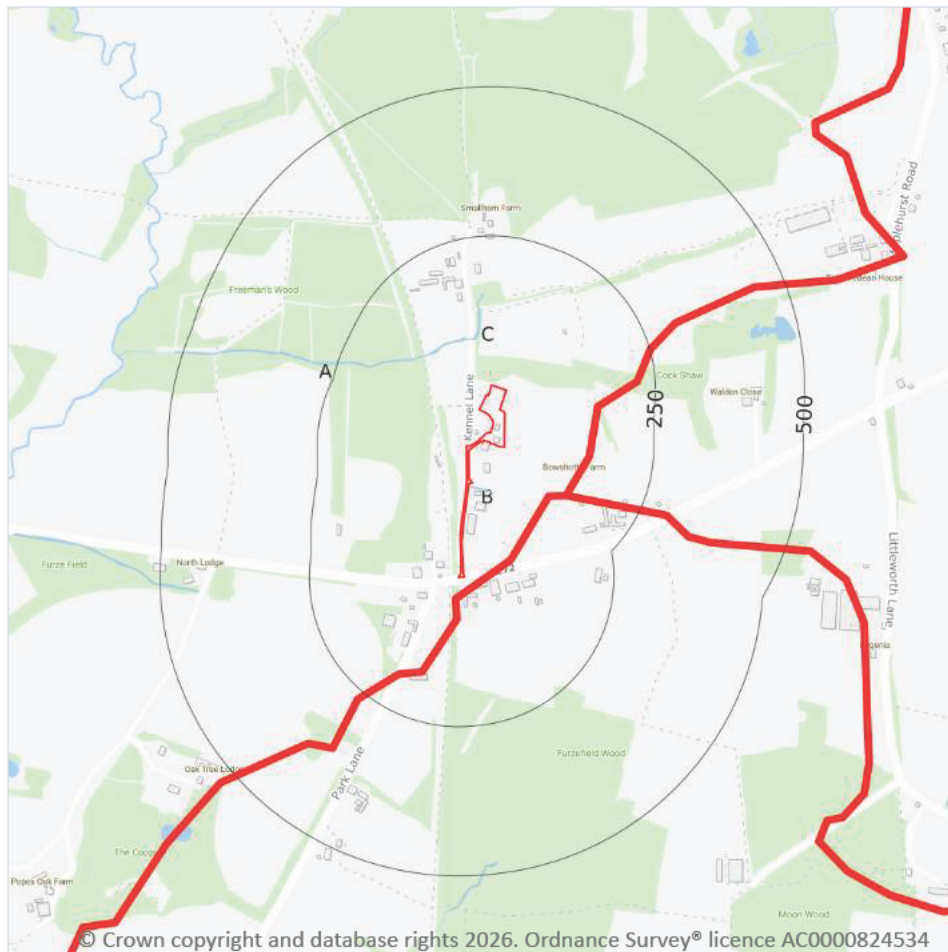
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

10

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 38](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
B	4m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	27m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	82m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	82m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	87m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	116m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	128m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	133m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	135m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	139m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

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 38](#) >

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 38 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Blakes Gill	GB107041012280	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 38 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	582m W	River	Blakes Gill	GB107041012280 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

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

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

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

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

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

7.7 Flood Zone 3

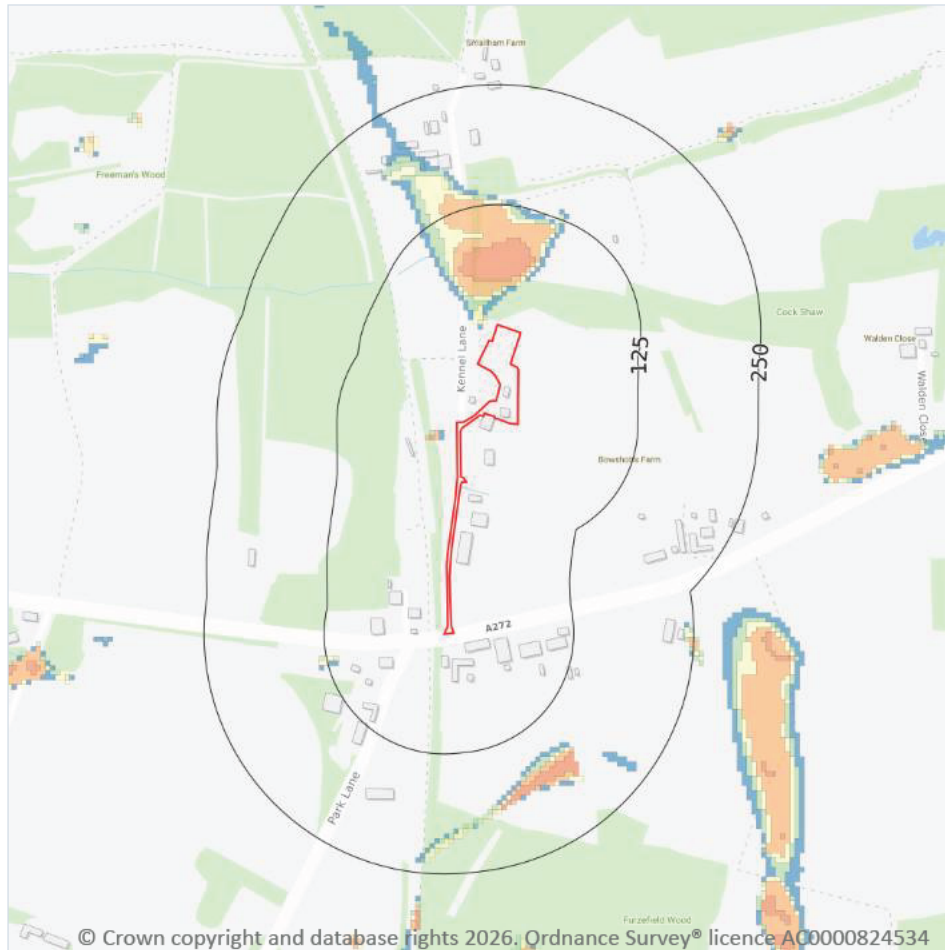
Records within 50m	0
--------------------	---

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

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

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

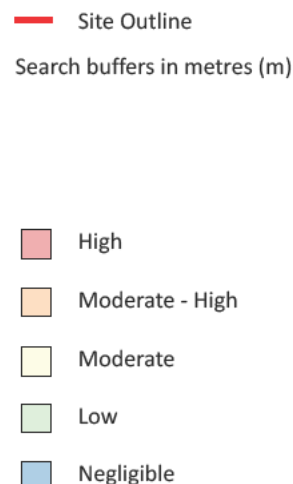
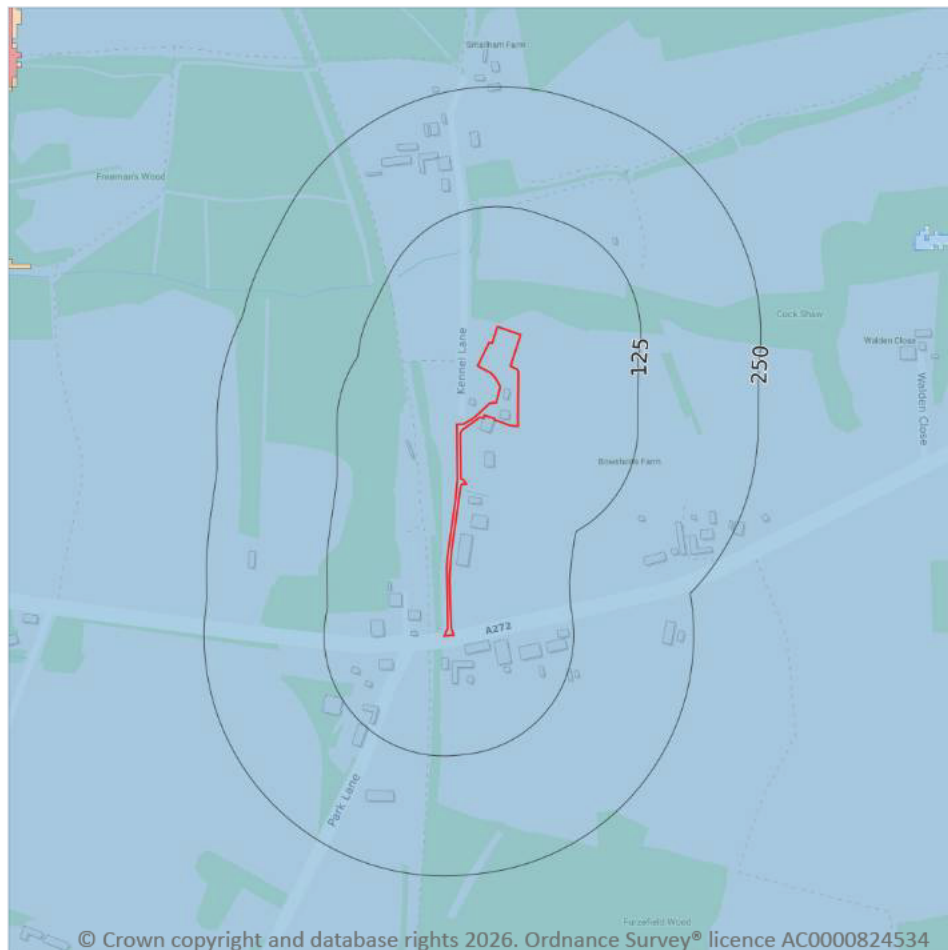
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

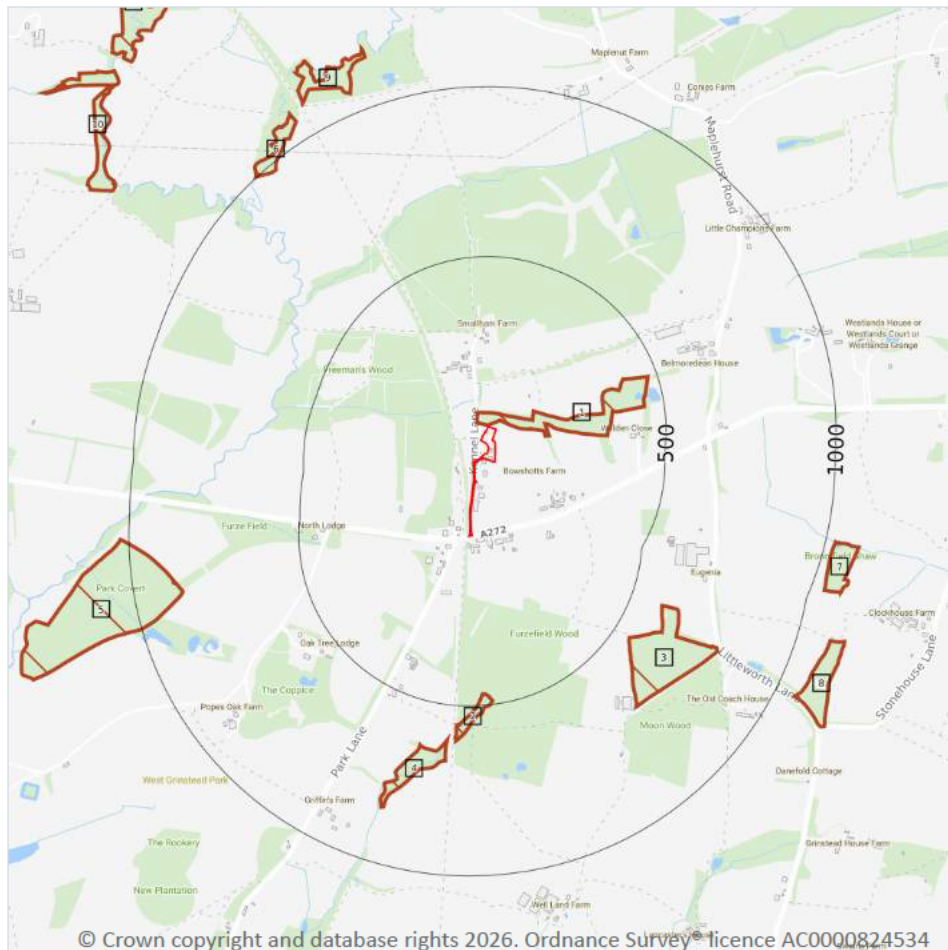
Negligible

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

Features are displayed on the Groundwater flooding map on [page 46](#) >

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

26

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

Features are displayed on the Environmental designations map on [page 47 >](#)

ID	Location	Name	Woodland Type
1	4m N	Unknown	Ancient & Semi-Natural Woodland
2	466m S	Unknown	Ancient & Semi-Natural Woodland
3	551m SE	Unknown	Ancient & Semi-Natural Woodland
4	604m S	Unknown	Ancient & Semi-Natural Woodland
5	857m W	Unknown	Ancient & Semi-Natural Woodland
6	979m NW	Unknown	Ancient & Semi-Natural Woodland
7	1025m E	Unknown	Ancient & Semi-Natural Woodland
8	1059m SE	Unknown	Ancient & Semi-Natural Woodland
9	1060m N	Unknown	Ancient & Semi-Natural Woodland
10	1303m NW	Unknown	Ancient & Semi-Natural Woodland
-	1493m NE	Unknown	Ancient & Semi-Natural Woodland
12	1500m NW	Unknown	Ancient & Semi-Natural Woodland
-	1502m SW	Unknown	Ancient & Semi-Natural Woodland
-	1534m NE	Unknown	Ancient & Semi-Natural Woodland
-	1609m NE	Unknown	Ancient & Semi-Natural Woodland
-	1653m N	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1666m W	Unknown	Ancient & Semi-Natural Woodland
-	1679m E	Unknown	Ancient & Semi-Natural Woodland
-	1711m NE	Unknown	Ancient & Semi-Natural Woodland
-	1795m NE	Unknown	Ancient & Semi-Natural Woodland
-	1824m W	Unknown	Ancient & Semi-Natural Woodland
-	1853m S	Unknown	Ancient & Semi-Natural Woodland
-	1878m NE	Unknown	Ancient & Semi-Natural Woodland
-	1912m N	Unknown	Ancient & Semi-Natural Woodland
-	1928m NE	Unknown	Ancient & Semi-Natural Woodland
-	1946m NW	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

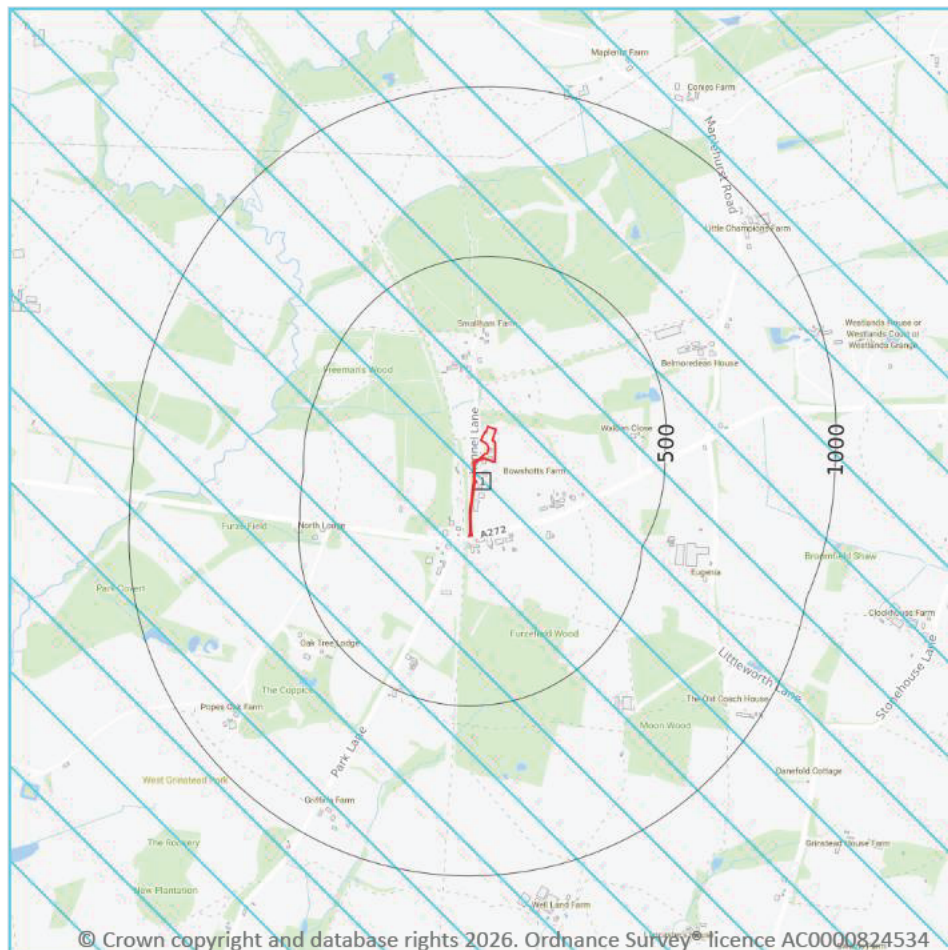
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
125m SE	Adur East (Sakeham) NVZ	Surface Water	522	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

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

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

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

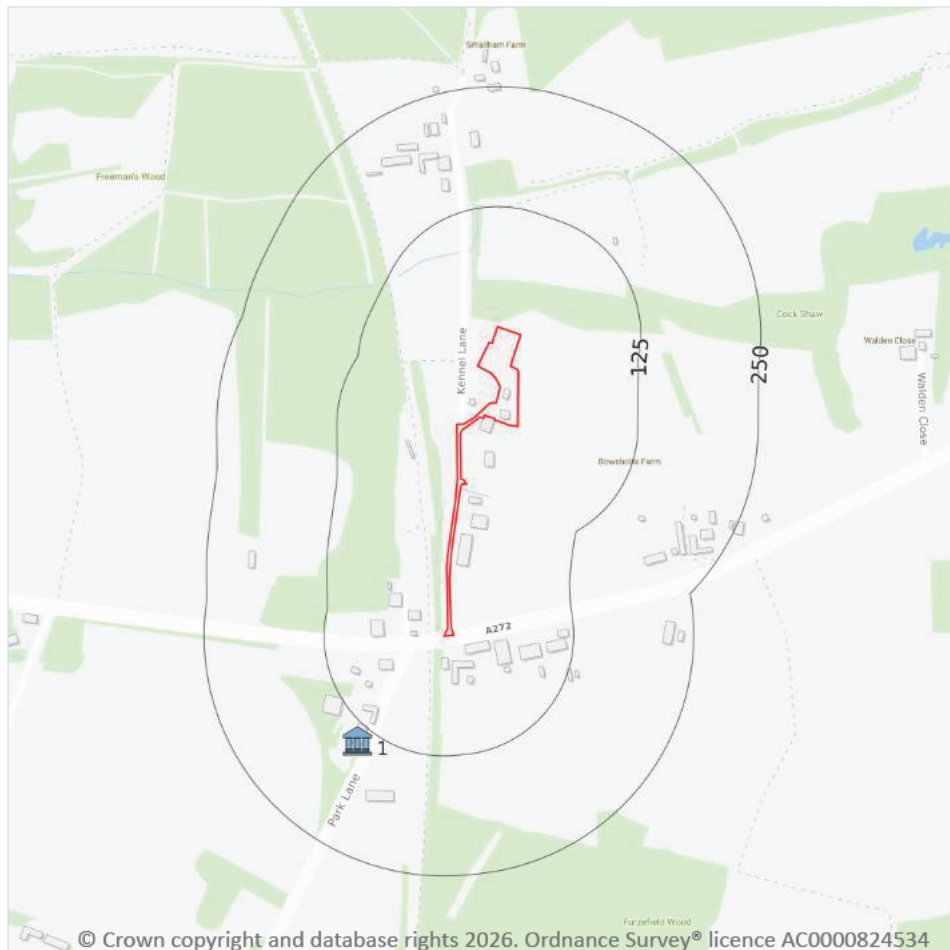
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

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

ID	Location	Name	Grade	Reference Number	Listed date
1	141m SW	Gatelands	II	1354252	28/11/1980

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

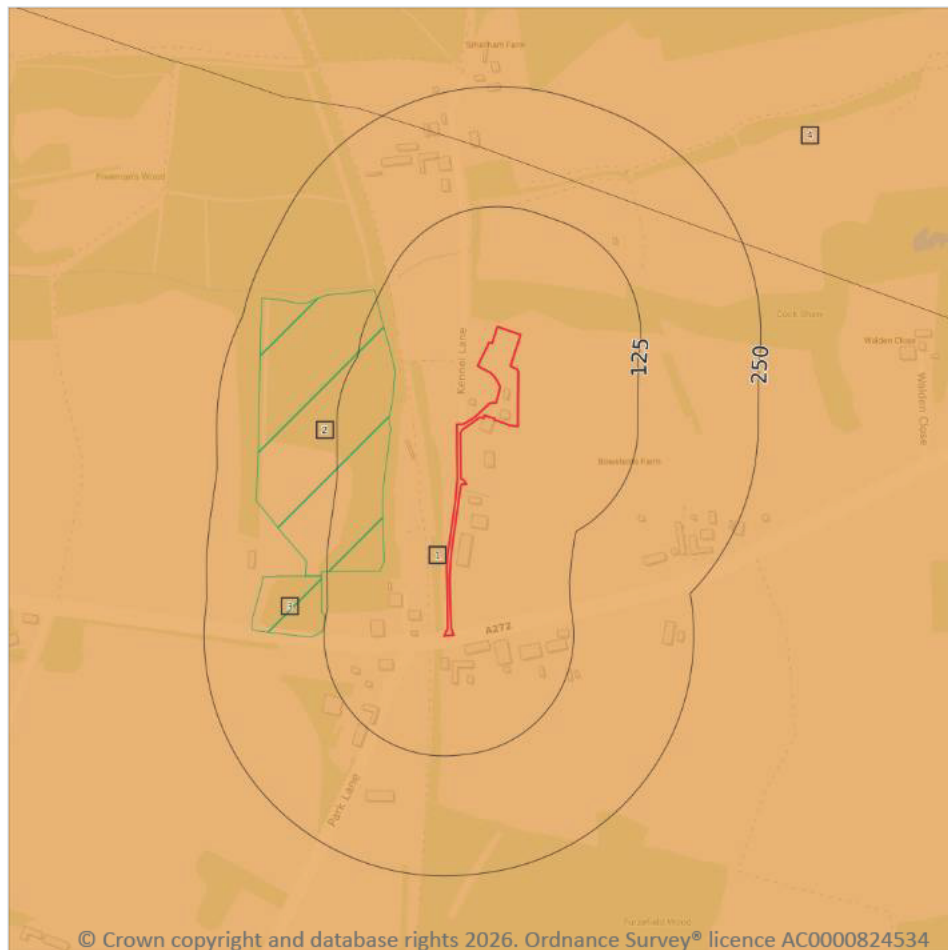
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

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

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
4	169m N	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
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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	2
---------------------	---

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.

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

ID	Location	Description	Reference	Application date
2	65m W	Selective Fell/Thin (Conditional)	019/189/06-07	16/10/2006
3	125m W	Clear Fell (Unconditional)	019/189/06-07	16/10/2006

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

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

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

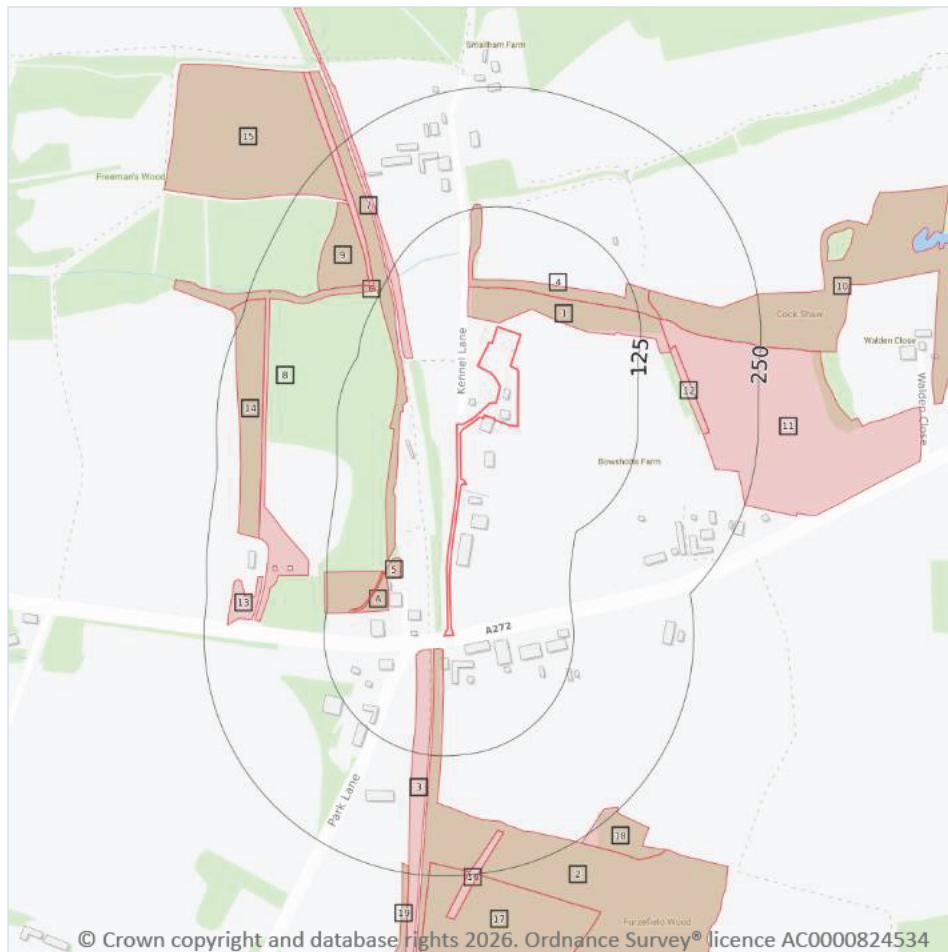
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

22

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

Features are displayed on the Habitat designations map on [page 61](#) >

ID	Location	Main Habitat	Other habitats
1	4m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	14m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	19m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	41m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	48m W	Traditional orchard	Main habitat: TORCH (INV > 50%)
6	56m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	61m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
A	66m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
A	67m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
7	68m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	130m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	138m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	138m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	146m E	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
12	156m E	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
13	192m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	197m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	204m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	209m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	236m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	239m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	240m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.



13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

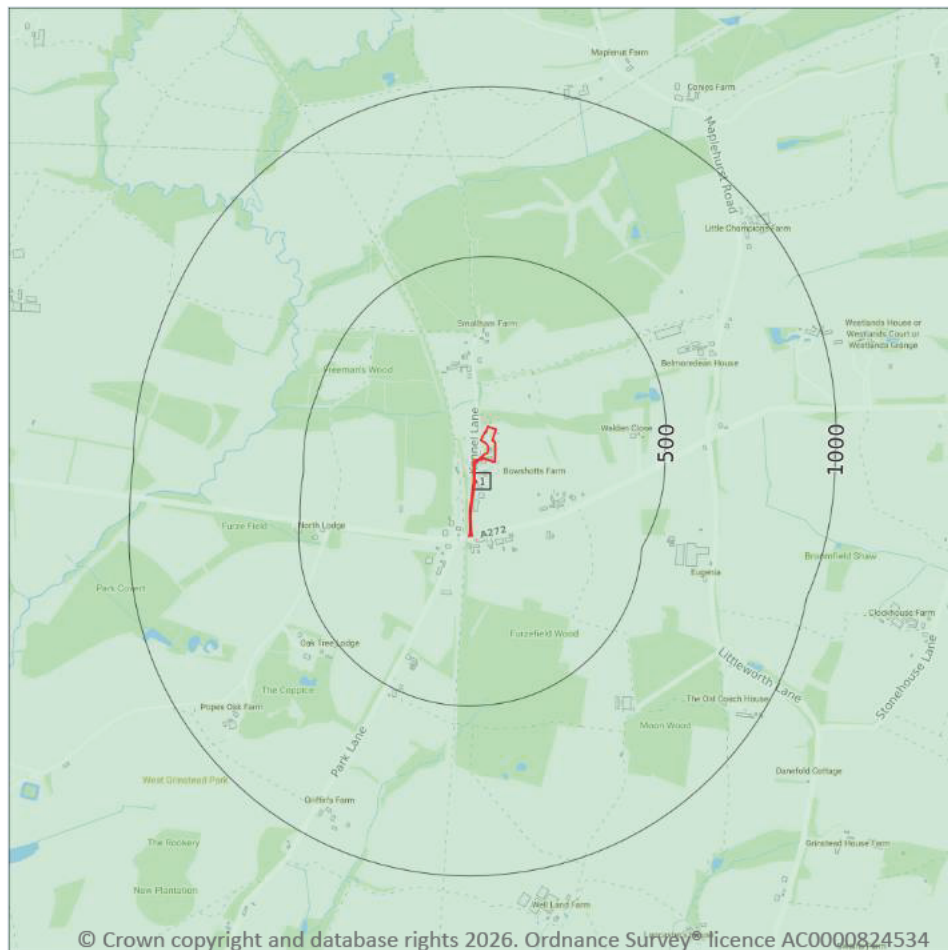
Records within 250m

0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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

14.1 10k Availability

Records within 500m

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 64](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ12SE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

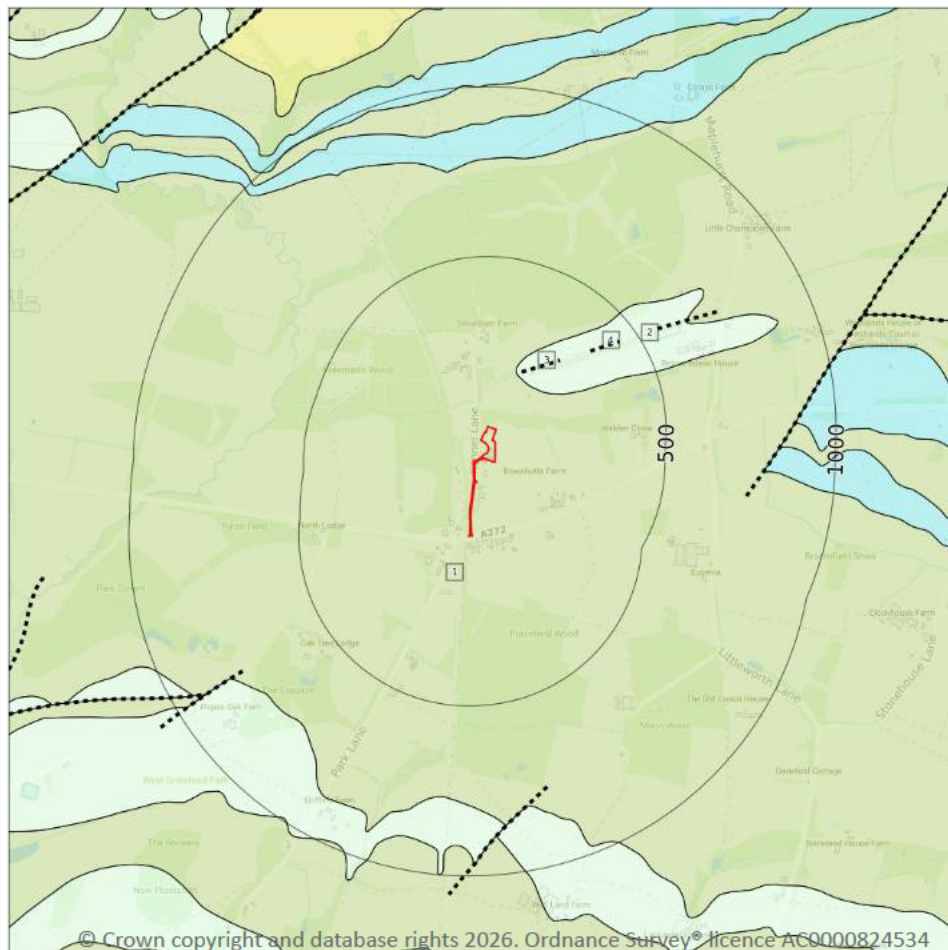
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 67](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
2	162m NE	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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

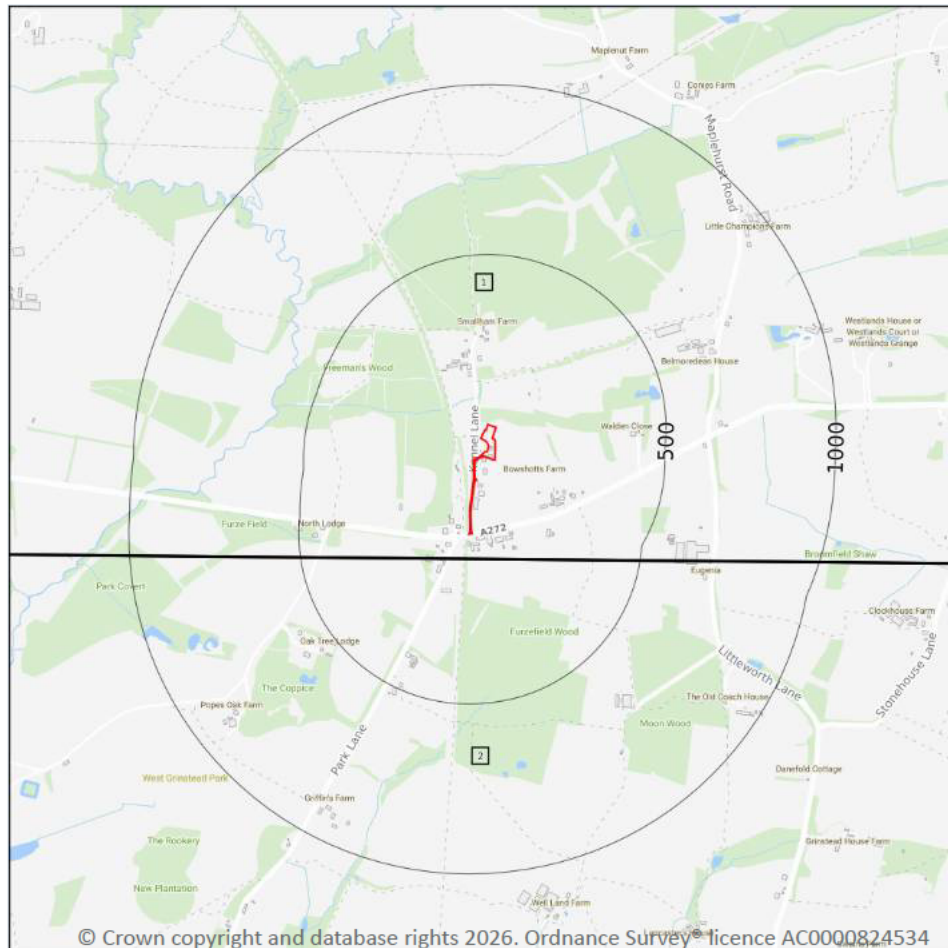
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 67](#) >

ID	Location	Category	Description
3	185m NE	FOLD_AXIS	Axial plane trace of major syncline
4	361m NE	FOLD_AXIS	Axial plane trace of major syncline

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW302_horsham_v4
2	73m S	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

15.4 Superficial geology (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



[illegible]

72

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

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	Category	Description
3	121m N	FOLD_AXIS	Axial plane trace of major syncline
5	468m W	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

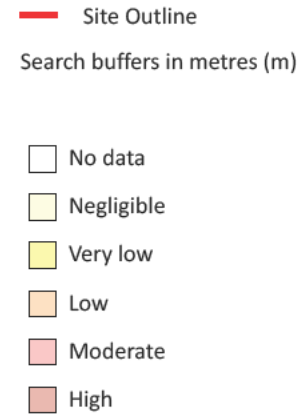
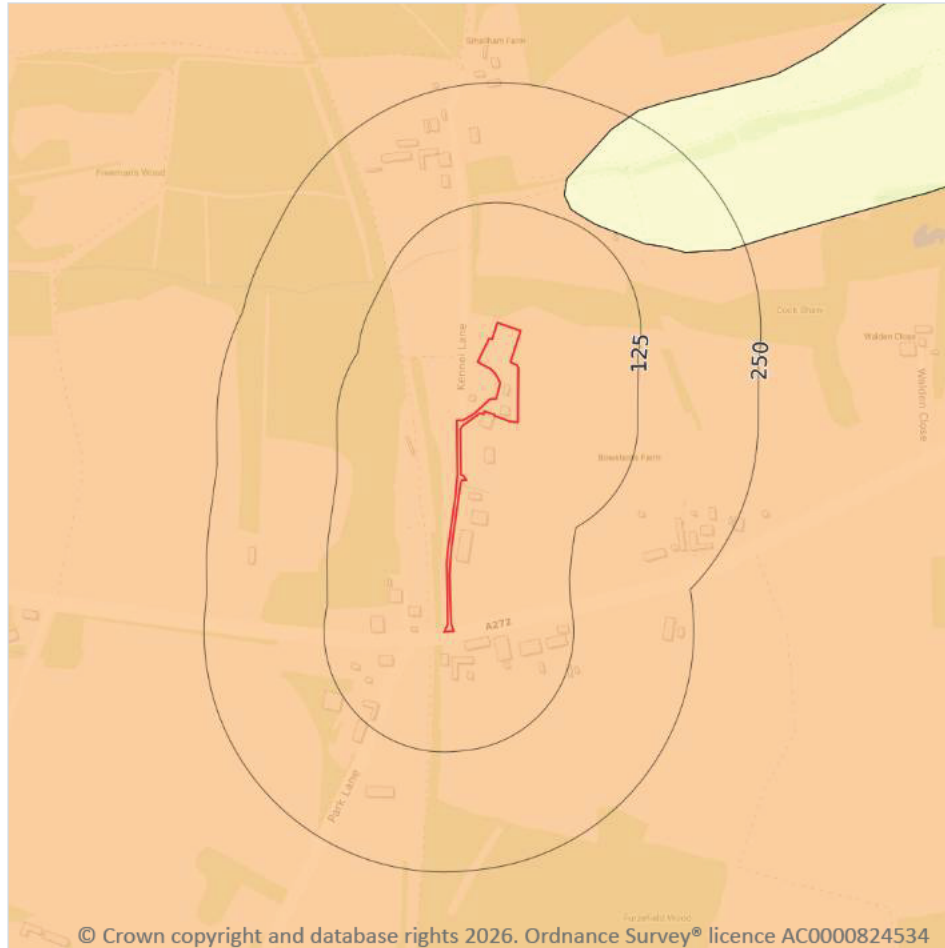
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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).

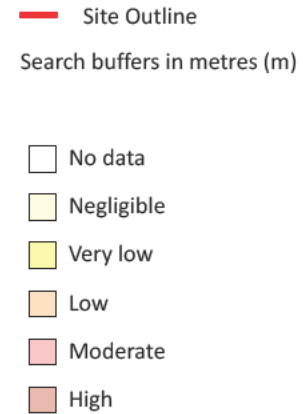
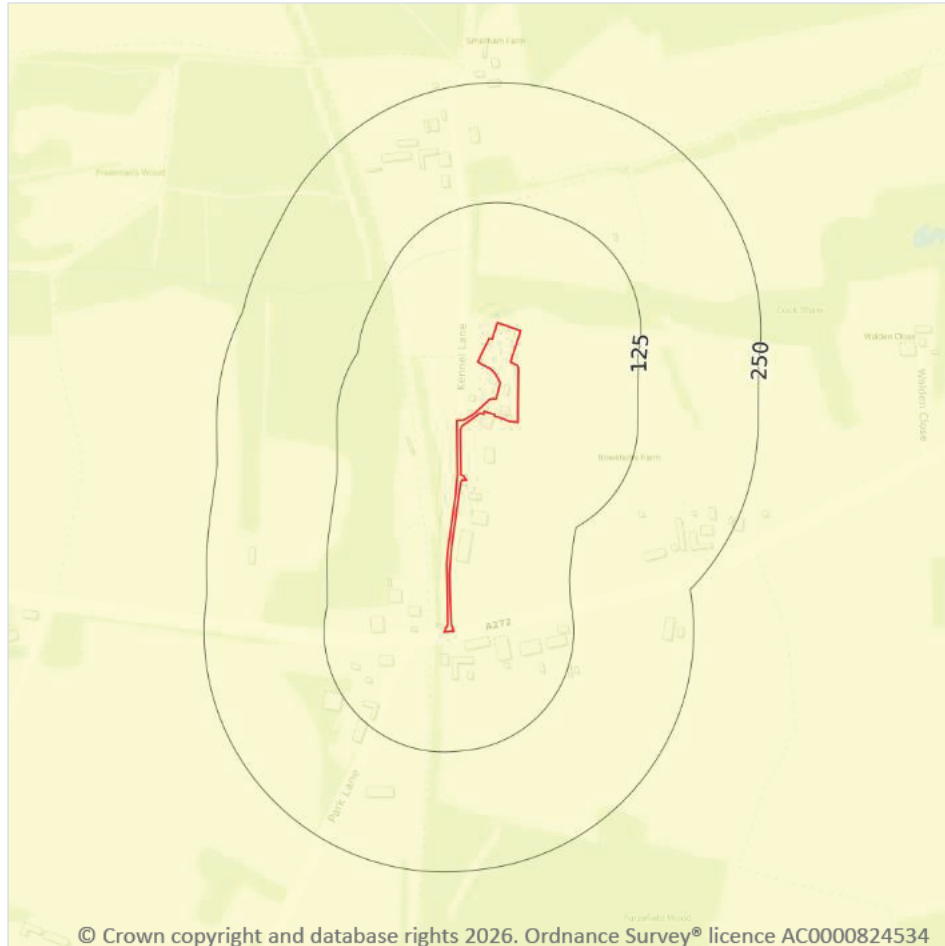
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 75 >](#)

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



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.

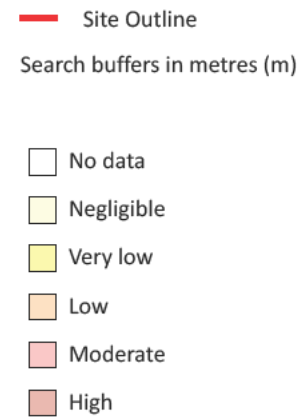
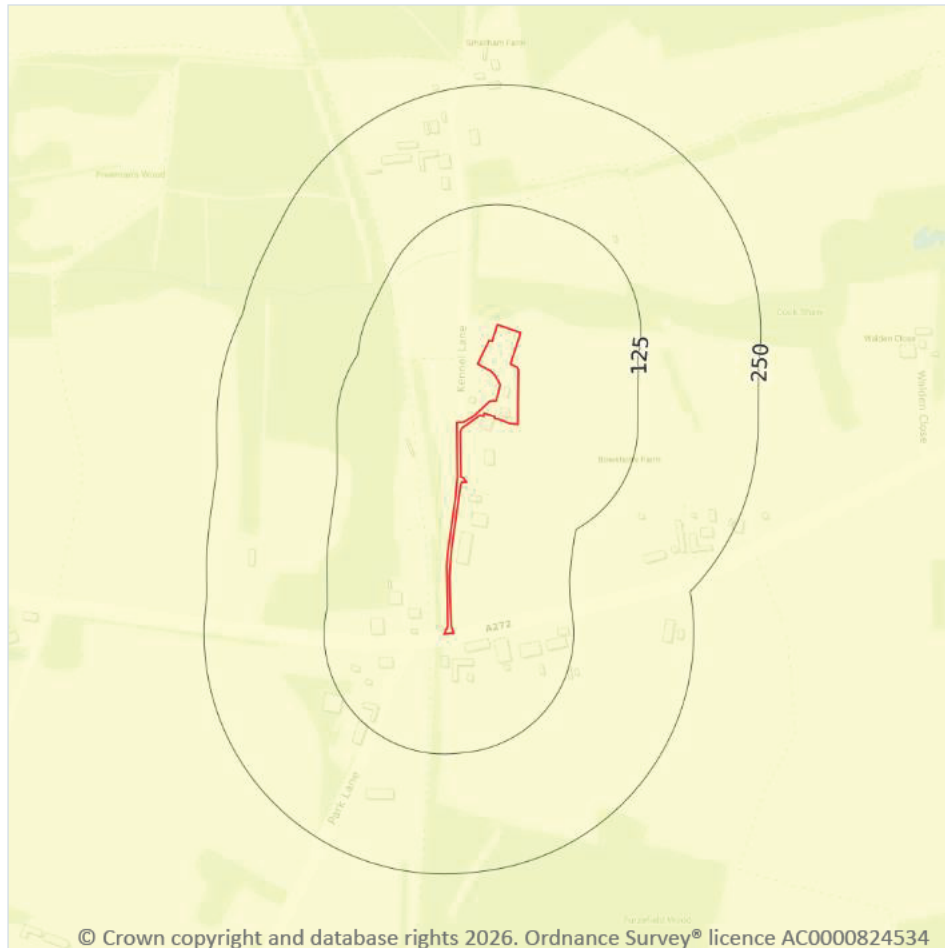
Features are displayed on the Natural ground subsidence - Running sands map on [page 76](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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.

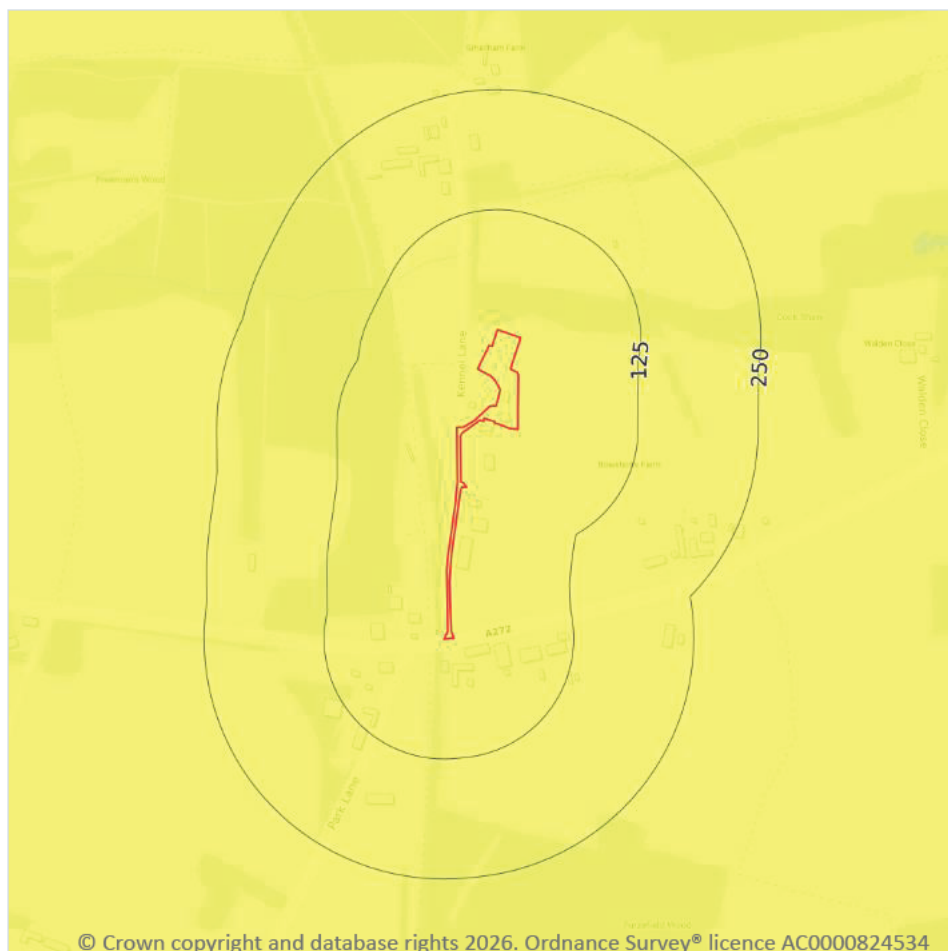
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 77](#) >

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.

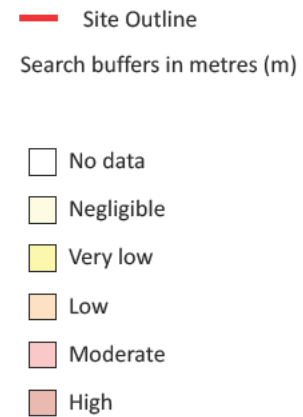
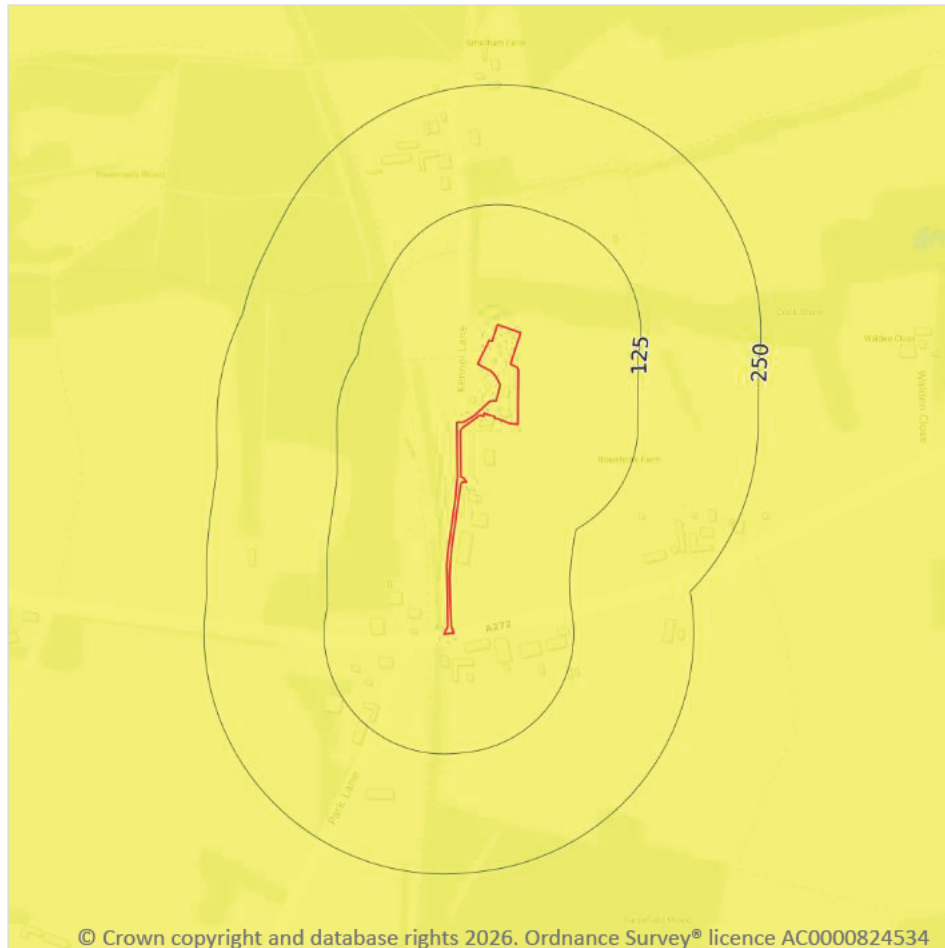
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 78](#) >

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



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.

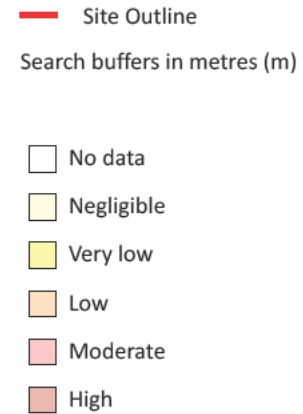
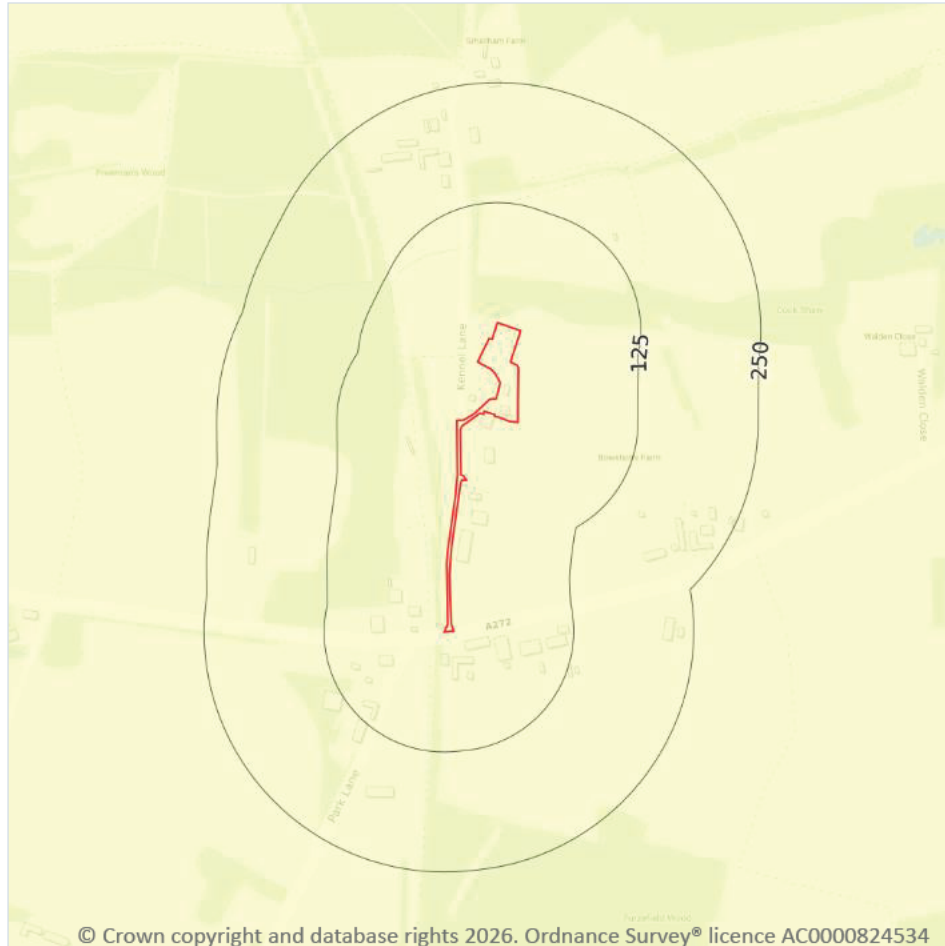
Features are displayed on the Natural ground subsidence - Landslides map on [page 79](#) >

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



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 80](#)

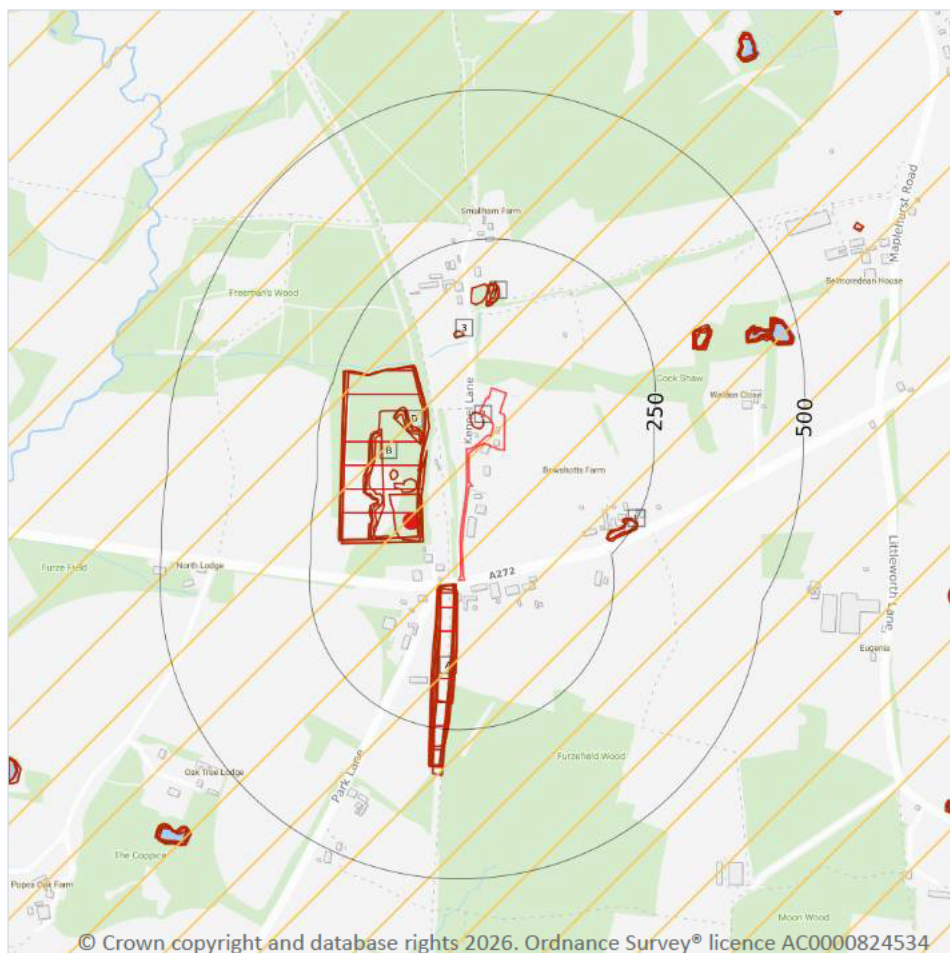
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

1

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.

Features are displayed on the Mining and ground workings map on [page 82](#) >

ID	Location	Details	Description
C	84m W	Name: West Grinstead Brick Field Address: West Grinstead, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	27
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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 82](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
2	2m SW	Unspecified Pit	1876	1:10560
A	8m SW	Cuttings	1956	1:10560
A	9m SW	Cuttings	1914	1:10560
A	10m SW	Cuttings	1876	1:10560
A	12m SW	Cuttings	1956	1:10560
A	17m S	Cuttings	1896	1:10560
A	21m S	Cuttings	1981	1:10000
B	62m W	Brick Field	1914	1:10560
B	62m W	Brick Field	1896	1:10560
C	66m W	Unspecified Pit	1896	1:10560
B	69m W	Brick Field	1956	1:10560
B	70m W	Brick Field	1956	1:10560
B	70m W	Unspecified Ground Workings	1956	1:10560
D	75m W	Unspecified Ground Workings	1956	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	76m W	Unspecified Pit	1914	1:10560
B	83m W	Pond	1914	1:10560
3	100m NW	Unspecified Pit	1876	1:10560
B	116m W	Unspecified Pit	1896	1:10560
B	119m W	Unspecified Ground Workings	1956	1:10560
B	133m W	Unspecified Pits	1914	1:10560
E	137m N	Unspecified Pit	1956	1:10560
E	139m N	Unspecified Ground Workings	1956	1:10560
E	142m N	Pond	1914	1:10560
E	143m N	Unspecified Pit	1914	1:10560
F	223m SE	Ponds	1876	1:10560
F	223m SE	Ponds	1956	1:10560
F	225m SE	Ponds	1914	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

1

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 82 >](#)

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.

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
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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
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.



20 Radon



Site Outline
Search buffers in metres (m)

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

20.1 Radon

Records on site

1

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

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

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

6

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.

Features are displayed on the Railway infrastructure and projects map on [page 93](#) >

Location	Land Use	Year of mapping	Mapping scale
9m W	Railway Sidings	1914	10560
9m W	Railway Sidings	1896	10560
17m W	Railway Sidings	1956	10560
34m W	Railway Sidings	1876	10560
197m NW	Railway Sidings	1897	2500
197m NW	Railway Sidings	1911	2500

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

4

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

Features are displayed on the Railway infrastructure and projects map on [page 93](#) >

Location	Description
16m W	Abandoned
16m W	Historical OSM
17m W	Abandoned
27m SW	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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