

PHASE 1 GEO-ENVIRONMENTAL ASSESSMENT

Steyning Grammar School, Shooting Field, Steyning, West Sussex, BN44 3RX.

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Phase 1 Geo-environmental Assessment

Steyping Grammar School, West Sussex

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1 Introduction

1.1 Appointment

Arcadis LLP (Arcadis) was commissioned by the Department for Education (DfE, 'the Client'), to compile a Phase 1 Geo-Environmental Desk Study for Steyning Grammar School, Shooting Field, Steyning, West Sussex, BN44 3RX (the 'site'), to provide information on possible ground related development constraints at the site for The School Rebuilding Programme (SRP). The current site layout plan is presented in Appendix A.

1.1 Background

The Government announced in June 2020 a new 10-year programme to address condition need in the school estate. The School Rebuilding Programme (SRP) carries out major rebuilding and refurbishment projects on school and sixth form college buildings across England, with buildings prioritised according to their condition.

It is understood that Steyning Grammar School is being considered on the basis of having blocks with high condition need. These blocks are known as 'target blocks' and Arcadis have been commissioned to provide professional advice as part of the feasibility process on whether these blocks are to be replaced or refurbished. This report forms one part of the larger feasibility study undertaken by Arcadis at the site.

1.2 Proposed redevelopment

Currently, it is understood that the site comprises six target blocks (EFA-A, EFA-B, EFA-C, EFA-D, EFA-E, EFA-G) where the proposed development will include either refurbishment or replacement. The consequential blocks on site are to be confirmed and may include service reconnections or other non-condition related work. Figure 1 below presents the target blocks for redevelopment.



1.3 Objectives and Scope of Work

The purpose of this Phase 1 Geo-environmental Desk Study report is to provide information on potential constraints during redevelopment of the site, by reviewing current and historical geo-environmental conditions which may impact upon future plans. The scope of works undertaken is as follows:

- Obtain and review environmental database information (Groundsure report).
- Review of publicly available on-line environmental data sources.
- Review of current and historical planning documents for the site.
- Review of historical maps and assessments.
- Review of British Geological Survey maps and plans.
- Review of unexploded ordnance (UXO) risk.
- Obtain and review a Coal Authority report (CON29M).
- Site reconnaissance visit to assess current site conditions and potential areas of concern.
- Development of a preliminary conceptual site model (CSM) in line with UK regulatory guidance.

1.4 Reliability of Information / Limitations

Arcadis warrants that the services performed were conducted in a competent and professional manner in accordance with sound consulting practices and procedures. Arcadis cannot warrant the actual property conditions described in this report beyond matters amenable to confirmation within the limits of this report. A copy of Arcadis' Study Limitations is presented as Appendix B.

2 Site Setting

2.1 Site location

The site is an irregularly shaped plot of land covering ca. 165,900 m² located on Shooting Field, Steyning, West Sussex, BN44 3RX. The site elevation varies from approximately 11m Above Ordnance Datum (AOD) in the north, to approximately 13m AOD in the south. The centre of the site is at the approximate National Grid Reference 517488, 111965.

Figure 2: School Site Boundary (Red Line Boundary) and School Playing Field Boundary (Green Line Boundary) of Steyning Grammar School, West Sussex.



2.2 Site Description

A site reconnaissance visit was undertaken on 16th of November 2022 by Arcadis. The site is under the responsibility of Bohunt Education Trust. A photo log from the reconnaissance visit is presented in Appendix C.

The main campus site at Shooting Field, Steyning, occupies 17 blocks, EFA-A to EFA-Q. The target blocks are a mixture of system build, masonry and timber frame construction. A recent PSBP project replaced several

prefabricated teaching blocks (EFAH, EFAI, EFAJ, EFAK, EFAL, EFAM, EFAN, EFAO, EFAP, EFAQ) with a single teaching block comprising 10 classrooms plus a new replacement block. There are six target blocks referred to as EFA-A, EFA-B, EFA-C, EFA-D, EFA-E and EFA-G by the client.

The main entrance to site is a gate in the Southeast leading to the main school car park. The main boiler room is located down a set of stairs, in a basement underneath the 6th form building (north end of EFA-A block). During the site walkover the Facilities Manager described the pipes associated with the boiler room as corroded and leaking resulting in their replacement with a combi boiler. All of these buildings were noted by the Facilities Manager as having asbestos in the skylights and between the pillars.

There is a large patio area with a large metal cover in the South of the EFA-B block, with another boiler room associated with the cafeteria located just east of this. Beyond this in the south of the site there is another small boiler room in the EFA-C block. Extending out to the west of the EFA-A block is a greenhouse/conservatory, north of which is the EFA-E.. Block EFA-G is a pavilion to the west of EFA-E with its own boiler room.

North of blocks EFA-H and EFA-I are two tarmac Multi-Use Games Areas (MUGA's) which are in good condition. North of these is a larger artificial grass MUGA which is also in good condition. A Leisure Centre with a swimming pool is located on an adjoining property on the western boundary of the site, with its own associated car park on its west side. The chlorinated swimming pool has its own boiler and chemical storage areas.

The first playing field to the north of the artificial grass is level. It is bordered by trees on its north and east sides and by a hedgerow on the west, with large access gates at both the southwest and northwest corners. The northernmost playing field is fairly flat, with topography gradually falling towards the northern tree line. It has one small artificial grass cricket wicket on its west side. There is only access between the two fields on the west side, as the tree line separating them runs all the way to the eastern boundary.

There is a footpath leading down the eastern boundary of the site from the gated access on the northwest corner of the artificial grass MUGA down towards the car park.. In the north end of the car park there are some drainage covers indicating a water utility and a set of four drum barrels containing Des E Spray (flammable) which is a cleaning agent used during the COVID-19 pandemic. In the southeast corner of the car park beyond the fence line is an electricity substation. Then at the far southeast end of the site is an old bunded diesel tank.

Evidence of standing water by block EFA-A, within the boiler room and between blocks EFA-D and EFA-B was noted and documented in the photolog.

2.3 Surrounding Land Use

The current land uses surrounding the site are described below:

North: Horsham Road, Steyning By-pass, access point to school from Horsham Road, including coach parking and deciduous trees.

East: Residential areas, primary school, access point to school from Shooting Field Road and deciduous trees.

South: Residential areas and deciduous trees.

West: Leisure centre, Horsham Road, The South Downs National Park, small number of houses and deciduous trees.

2.4 Potential Areas of Concern

2.4.1 On-site

- Potential asbestos insulation within skylights and between pillars in blocks EFA-A, EFA-B, EFA-C and EFA-D*.
- Electrical substation.

- Four drum barrels containing Des E Spray (disinfectant) (flammable).
- Old Bunded Diesel oil tank.
- Standing water observed by block EFA-A, and between blocks EFA-D and EFA-B.

2.4.2 Off-site

- Leisure Centre's boiler and chemical (chlorine) storage areas.
-

*The extent of the asbestos within blocks EFA-A, EFA-B, EFA-C and EFA-D is unknown at the time of writing this report, however it is not considered a source of contamination for soils on site. It should be noted the proposed redevelopment includes either the replacement or refurbishment of the target blocks and as such, asbestos would be required to be removed in a safe and controlled manner prior to demolition or made safe during refurbishment. This report is not an asbestos survey, and as such a complete asbestos survey will be required before any demolition or refurbishment is carried out.

3 Site History

Following a review of the Groundsure report (presented in Appendix D) and the historical maps (presented in Appendix E) a brief summary of history is provided below:

3.1 On-Site History

Table 1: On-site history of Steyning Grammar School, West Sussex.

Year	Potentially contaminative land use	Implications
1875 – 1932	The site was unidentified land (fields). Unnamed roads bordered the west and east side of site.	No sources of contamination identified.
1957 – 1972	Between 1932 and 1957 a school was built in the southeast corner of site. The northern road bordering the east side of site was named as the A283.	No sources of contamination identified.
1972 - 1976	Playing field existed in the southeast corner of site, and trees were planted on site and on the surrounding eastern side. The southern road bordering the east side was named as Horsham Road.	Potential made ground associated with playing fields
1976 - 1993	'C of E Primary School' constructed in the southeast of site and previous school in the south was expanded and named Grammar school. An electrical substation was recorded on site from 1976-present. A swimming pool was built by the primary school. A tennis court was built in the southeast of site along with pedestrian paths surrounding both schools.	Electricity substation is a potential source of PCB contamination. Swimming pool is a potential source of chemical contamination. Pedestrian paths and tennis courts are potential source of contamination where Made Ground is generated which can contain asbestos, metals, PAHs, hydrocarbons and generate ground gases.
1993 - present	The Steyning Grammar School experienced an expansion, as a sports centre and youth wing were constructed.	No sources of contamination identified.

3.2 Off-Site History

Table 2: Off-Site History of Steyning Grammar School, West Sussex.

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Year	Potentially contaminative land use	Implications
1875 - 1895	The site is predominantly unidentified land (fields). Farmland present to the southwest, south, northeast and northwest.	No contaminants identified
1897 - 1911	Gas works and leather factory located c.a. 150m south of site. Two unspecified tanks located c.a. 350m west of site. Not shown on map in 1911. Flour mill located c.a. 200m Southwest of site. Changed to corn mill in 1911. Old brick kiln located c.a. 400m Northwest of site.	Site of former gas works site and leather factory are a potential source of contamination: hydrocarbons, Volatile Organic Compounds (VOCs), fuel additives, and hydrocarbons (PAHs). Unspecified tanks, flour mill and old brick kiln unlikely to have caused significant contamination due to their distance from site.
1972 - 1976	Unidentified land (fields) located immediately southeast to site now recorded as residential area. Pond built 100m North of site by Old Farm Cottage.	Pond could be considered a potential contaminant receptor.
1976 - 1978	Gas works and leather factory are no longer recorded. Gas holder located where gas works site was located. Football ground 5m Southeast of site. Residential expansion occurs along Southeast, east and Southwest border. Electricity substations located c.a. 100m East, c.a. 100m South and c.a. 210m Southeast of site. Pond located c.a. 250m east from site.	Demolition of gas works site and leather factory is a potential source of contamination, i.e. Made Ground: asbestos, ground gases, metals and hydrocarbons. Football ground is a potential source of contamination where Made Ground is imported which can contain asbestos, metals, PAHs, hydrocarbons and generate ground gases. Electricity substations are potential source of PCB contamination. Pond unlikely to have been a potential contaminant receptor due to its distance from site.
1981 - 1987	Steyning Bypass including drainage system was built directly north of site. Circa 1987, pond 250m east of site has been backfilled.	Made Ground potentially imported for the construction of Steyning Bypass

Year	Potentially contaminative land use	Implications
2010 – present	Two electrical substations both located c.a. over 500m East of site.	Electrical substations are unlikely to have caused significant contamination due to their distance from site.

3.3 Archaeology

No significant archaeological monuments were found within 250m of the site in accordance with Archaeological Areas Act 1979.

3.4 Planning Applications

The location planning permission was reviewed in November 2022 [4]. There were 2 planning applications associated with the study site or immediate surroundings.

1. Application number WSCC/043/20. Replacement of Curtain Walling and Tile Hanging to the Science Block. Application approved 29/10/2020.
2. Application number WSCC/033/19. Construction of new single storey replacement teaching block and the demolition of 10 existing temporary teaching blocks. Application approved 25/06/2019.

3.5 Regulatory Information

3.5.1 Environmental Permits, Consents and Authorisations

The following details of environmental permits, consents and authorisations within a 500m radius of the Site, have been obtained from the Groundsure Report (Appendix D).

Document	Within 500m	Location of most significant	Details
Part A(1) Environmental Permits	0	-	-
Part A(2) and B Environmental Permits	0	-	-
Discharge Consents	3	57m Northeast 69m Northwest 136m North	Sewage discharge to ditch, tributary to black sewer. Issued 10/05/2007 Sewage discharge to black sewer, tributary of River Adur. Issued 01/04/2019 Sewage discharge to freshwater river. Issued 19/03/1990
Dangerous or Hazardous Sites	0	-	-
Recorded Pollution Incidents	3	134m Southeast	Incident Date: 28/06/2022 Incident Identification: 88151 Pollutant: Not identified.

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Document	Within 500m	Location of most significant	Details
			Pollutant Description: Not identified. Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
Historic Landfills	0	-	-
Historical Industrial Site	64	52m – 78m South 93m South 102m South	Cuttings – 1932 – 1957 Unspecified factory – 1957 Leather factory - 1932
Historical Tanks	14	149m South	Land-Use: Gas Works - 1897 - 1911
Historical Energy Features	30	2 on-site	Land-Use: Electricity Substations Dates present: (1) 1976 – 1991, (2) 1994
Ground Water Abstraction	1	277m Northwest	Status: Historical License No: 23/052 Details: Fish Farm/Cress Pond Throughflow Annual Volume: 26280m ³ Version Start Date: 16/06/2009 Version End Date: -
Surface Water Abstraction	1	415m Northwest	Status: Active Licence No: 23/059 Details: Fish Farm/Cress Pond Throughflow Annual Volume (m³): 73,200 Version Start Date: 31/03/2016 Version End Date: -
Designated Ancient Woodland	2	344m Northeast 491m Northwest	Nash Wood Unknown
Nitrate Vulnerable Zones	1	On site	Black Sewer NVZ ID 809
Site of Special Scientific Interest (SSSI) Impact Risk Zones	3	All 3 on site, with nearest SSSI 1.9km West (Chanctonbury Hill)	Type of Developments requiring consultation: • Infrastructure • Minerals, Oil and Gas • Air Pollution

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Document	Within 500m	Location of most significant	Details
			• Combustion • Rural Non-Residential • Residential • Waste • Discharges • Water Supply

4 Environmental Setting

4.1 Geology, Hydrogeology and Hydrology

4.1.1 Published Geology

The underlying geology at the site was determined using the BGS GeoIndex, accessed on 5th December 2022. The hydrogeological status of the underlying geology at the site was determined by reference to the Groundsure report.

Figure 3: Map of surrounding bedrock geology and linear features, Groundsure Report.

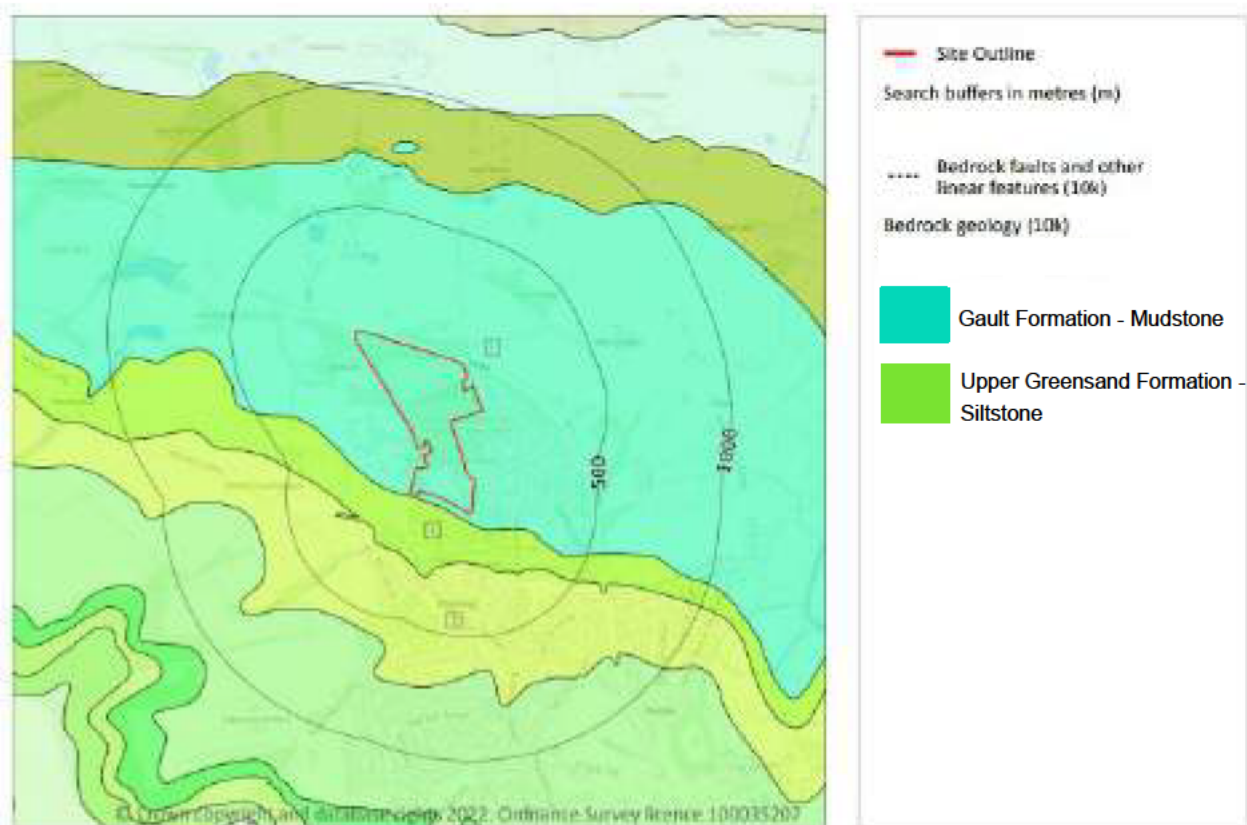


Table 3: Published Geology for Steyning Grammar School, West Sussex.

Stratum	Rock type	Aquifer designation	Aquifer description
<i>Made ground</i>	Worked ground to north of site on Steyning Bypass.	N/A	N/A
<i>Superficial geology</i>	River Terrace deposits – sand and gravel, flint, chalk and sandstone, with silt and clay. Alluvium – clay, silt and sand, locally organic with gravel.	Secondary A N/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
<i>Bedrock geology</i>	Gault Formation – mudstone.	Unproductive	Unproductive aquifer - These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.
	Upper Greensand Formation – siltstone and sandstone	Principal	Principal - Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.
<i>Linear Features</i>	None	N/A	N/A

4.1.2 Borehole Records

There are 11 boreholes within 250m of the site, 2 of which are on site (Appendix F).

BGS borehole record TQ11SE20 was located on site in the northeast (Appendix F). This borehole record indicates 0.30m of topsoil (fill) followed by soft light brown clay with occasional flints from 0.30m to 1.22m bgl. Underlain by firm brown/grey mottled clay from 1.22m to 3.05m bgl. Underlain by stiff grey fissured clay from 3.05m recorded to 6.10m bgl. Groundwater was encountered at 0.9m.

BGS record TQ11SE16 (Appendix F), located on site to the North, recorded 0.30m of topsoil (fill) followed by soft brown clay from 0.30m to 1.52m bgl. This was underlain by soft grey silty clay from 1.52m to 3.66m bgl. Underlain by firm blue/brown mottled clay from 3.66m to 4.57m bgl. Underlain by stiff grey fissured clay from 4.57m recorded to 6.10m bgl. Groundwater was encountered at 1.52m.

No **voids** were recorded in either borehole record.

4.1.3 Source Protection Zones

The site is not located within a Ground Source Protection Zone (SPZ) and there are no recorded SPZ's within 500m of the site.

4.1.4 Surface Water Resources

There are 23 surface water locations within 500m of the site, four of which are on site. The nearest locations are 2m North, 6m North, and 8m Northeast.

4.1.5 Flooding Risk

According to the Groundsure report a very small area in the north of the site associated with the on-site surface water feature is at **High risk** of flooding from rivers and seas. The majority of the site is deemed to be at **Very low risk** of flooding. There have been 4 recorded historical fluvial flood events offsite; the closest and most recent, 144m South of the site, occurred in 1981 where the main river channel exceeded capacity. There are no flood defences present on site.

The northern area of the site is classed as Flood Zone 2 and Zone 3, meaning the area is at high risk from both fluvial and tidal flooding. The flood risks from surface water on site is considered high for a return period of 1 in 30 years and the flood risk from groundwater is considered high for a return period of 1 in 100 years.

4.1.6 Radon Affected Areas

The Site is located in a lower probability radon area, where less than 1% of homes are above the recommended action level requiring radon protection measures. Therefore, radon protection measures are not required (Appendix D).

4.1.7 Unexploded Ordnance

A preliminary local UXO Risk Assessment obtained from ZeticaUXO Risk maps shows the site to be within a **low-risk** area (Appendix G).

4.1.8 Mining

As the site is not located within an area of historic coal mining activity, however, there has been previous non-coal mining of sand and chalk on site, therefore a CON29M mining report was obtained from the Groundsure to further assess the risk from non-coal mining. A copy of the report is included in Appendix H and summarised below:

- The property has been deemed acceptably free from mining related risk. No further action is required with regards to past mining.

5 Preliminary Conceptual Site Model

Geo-environmental assessments are required in accordance with current regulatory guidance (Land Contamination Risk Assessment (LCRM)) to consider the significance of potential contamination in terms of plausible contaminant source pathway- receptor contaminants linkages. As part of this process, it is necessary to develop a conceptual model of these potential contaminant linkages by identifying the potential contamination sources, sensitive receptors and any potential exposure pathways. A risk assessment is then undertaken to determine the potential for these contaminant linkages to be complete.

5.1 Potential Contaminant Sources

Based on the information obtained from the Site walkover as well as the historical and environmental research, the following potential contaminant sources have been identified, as summarised in the table below.

Table 4: Potential Contaminant Sources for Steyning Grammar School, West Sussex.

Source	Potential Contaminants
On-site	
Made Ground associated with constructed pedestrian paths and tennis courts.	Depends on infill materials, may include asbestos, metals (including Heavy), PAH, TPH, VOC, SVOC, sulphur, pH, hydrocarbons and ground gases, Gault Clay – sulphates and possible arsenic.
Two electrical sub-stations (present and historic)	May include PCBs.
Diesel Oil Tank	Organic compounds including hydrocarbons, PAH's, metals and their compounds.
Off-site	
Site of former gas works and leather factory (150m South).	May include hydrocarbons, Volatile Organic Compounds (VOCs), fuel additives, and hydrocarbons (PAHs).
Made Ground associated with demolition of gas works and leather factory, football ground (directly Southeast of site) and Steyning Bypass (directly North of site).	Depends on infill materials but may include asbestos, metals (including Heavy), PAH, TPH, VOC, SVOC, sulphur, pH, hydrocarbons and ground gases.
Swimming Pool	Chemicals associated with cleaning and use of swimming pool.

5.2 Potential Receptors

The potential receptors detailed below take into consideration the future land use for the site as continued use as a school. It is considered possible that any potential contamination within the soils may be disturbed during the construction phase.

5.2.1 Human Health

The future site users such as students, staff, parents, extracurricular visitors, maintenance workers and contractors are potential human health receptors.

Note: Contamination risks to construction workers are not appraised by chronic (long term) exposure human health risk assessments. The potential risks should be addressed by a site-specific construction workers risk assessment, and the implementation of appropriate health and safety measures to adequately mitigate any potential risks. All works should be conducted in accordance with the CDM regulations 2015 or any other relevant guidance. Construction workers are not considered further as human health receptors.

5.2.2 Controlled Waters

To the Upper Greensand Formation is a Principal aquifer and is considered the primary controlled water receptor.

5.2.3 Buildings

Structures, underground services, foundations, water supply pipes and buried concrete.

5.3 Potential Pathways

Potential pathways are the routes that link the receptor to the contamination. The potential pathways for this site are summarised in the Table 5 below:

Table 5: Potential Pathways of Contamination.

Receptor	Potential Pathway
Human Health	Airborne pathways via which particulate and/or vaporised ground contaminants can migrate to sensitive receptors within soil (air pores), and the above ground atmosphere. During construction phase these pathways are considered to be active for workers when sub-surface soils are exposed/excavated. Vertical migration of ground gas and build-up in confined areas leading to inhalation, asphyxiation or explosion of buildings. Direct contact pathways via which ground contaminants can migrate to human receptors by ingestion of contaminants in soil or dust and/or absorption from dermal contact from contaminants in soil and dust.
Controlled Waters (Secondary A and Principal Aquifers)	Leaching of contaminants in soils on and off-site and vertical migration into groundwater / aquifers. Lateral migration of off-site and on-site contaminants into the underlying superficial and bedrock aquifers.
Current and future buildings (structures, underground services, foundations, water supply pipe and buried concrete)	Vertical migration of ground gas and vapours along services/foundations and the build-up in confined areas leading to vapour inhalation and potential explosion of buildings. Direct contact of services or foundations with contaminants in soil and shallow groundwater with a high sulphate content and low pH.

5.3.1 Preliminary Risk Assessment

Based on the Preliminary Conceptual Site Model, the table below describes and evaluates the plausible Source-Pathway-Receptor (SPR) contaminant linkages and the preliminary qualitative risk assessment to sensitive receptors.

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Potential Receptor	Potential source	Potential Pathway	Risk	Extent
Future users		Ingestion, inhalation and dermal contact	Low to moderate	Nature and extent of infilled material on-site is unknown at this stage, further assessment is recommended via limited ground investigation and subsequent monitoring.
	Made Ground on site from pedestrian paths and tennis courts.	Vertical migration of ground gas and build-up in confined areas leading to inhalation, asphyxiation or explosion of buildings	Low to moderate	
	Chemicals from on-site swimming pool / chemical storage.	Vertical migration of contaminants into on site soils, then ingestion, inhalation and dermal contact	Low	Given the site observations of the swimming pool and its relatively new condition, it is unlikely any gross contaminative impact to sub-surface ground conditions would occur.

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Potential Receptor	Potential source	Potential Pathway	Risk	Extent
	Off-site historical gas works (tanks) and leather factory.	Vertical migration of contaminants into off-site soils, followed by leaching into the underlying aquifer(s) and migration onto site then inhalation of vapours indoors	Low	Given the location of the historical gas works to the south of the site, and the likely groundwater flow direction being to the south, it is likely that site is upgradient of any potential contamination, however, this should be confirmed through appropriate groundwater monitoring. Potential pollutant linkages will be mitigated by design and if necessary, remediation or removal from site during construction, e.g., placement of hardstanding or cover barriers. Ground gas monitoring is recommended to inform any relevant gas protection measures if necessary. The low permeability of the Gault clay means that lateral migration onto site is unlikely.

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Potential Receptor	Potential source	Potential Pathway	Risk	Extent
	Off-site Made Ground from demolition of historical gas works and leather factory, football ground, residential areas and Steyning Bypass.	Lateral and vertical migration of ground gases leading to build up in confined spaces causing asphyxiation and/or explosion.	Low to Moderate	Ground gas monitoring is recommended to inform any relevant gas protection measures if necessary. The low permeability of the Gault clay means that lateral migration onto site is unlikely.

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Potential Receptor	Potential source	Potential Pathway	Risk	Extent
Controlled Waters (Principal aquifer)	On-site contaminants from current electrical sub-stations.	Leaching of contaminants into groundwater followed by vertical migration to aquifers Horizontal migration of contaminants in groundwater	Low	Given the site observations of the substations and their relatively new condition, and PCB's relatively low mobility, gross contaminative impact to sub-surface ground conditions is not expected.
	Made Ground on site from pedestrian paths and tennis courts.	Leaching of contaminants into groundwater followed by vertical migration to aquifers	Low	Nature and extent of infilled material on-site is unknown at this stage, further assessment is recommended via limited ground investigation and subsequent groundwater sampling.

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Potential Receptor	Potential source	Potential Pathway	Risk	Extent
	Chemicals from on-site swimming pool	Leaching of contaminants into groundwater followed by vertical migration to aquifers Lateral migration of contaminants in groundwater	Low	Given the site observations of the swimming pool and its relatively new condition, it is unlikely any gross contaminative impact to sub-surface ground conditions would occur.
	Off-site historical gas works (tanks) and leather factory.	Lateral migration of contaminants in groundwater	Low	Depth to groundwater is unknown, limited ground investigation and subsequent monitoring is recommended to further assess the risk. The low permeability of the Gault clay means that lateral migration onto site is unlikely.
Buildings	Made Ground on site from pedestrian paths and tennis courts.	Direct contact	Moderate	Risks to buried concrete and drinking water pipes will be assessed by sampling and testing for sulphates, organic contaminants and pH during the ground investigation. Appropriate design measures can be adopted if necessary. Sulphates from the Gault Clay/pH mitigated through appropriate concrete design in accordance with BRE SD1
		Vertical migration of ground gas and build-up in confined areas leading to explosion of buildings	Moderate	Nature and extent of infilled material on-site is unknown at this stage, ground gas monitoring is recommended to inform any relevant gas protection measures if necessary.
		Migration along services / foundations		

Phase 1 Geo-Environmental Assessment

Based on the information contained within this report, including on-site and off-site history, the planned development at the school is considered to be **Low Risk** with respect to human health receptors and a **Low Risk** to the Principal aquifer-controlled water receptor.

6 Other Considerations

6.1 Preliminary Geotechnical Appraisal

The ground risk register, together with the basis for scoring the occurrence and severity, presents the ground risks alongside their likelihood of occurrence and severity of impact with the product of these being the risk rating. The basis of scoring presented in Table 3 is based on the risk matrix shown below:

		Severity				
		1 Minor	2 Moderate	3 Serious	4 Major	5 Catastrophic
Likelihood	1 Rare	1	2	3	4	5
	2 Unlikely	2	4	6	8	10
	3 Likely	3	6	9	12	15
	4 Very likely	4	8	12	16	20
	5 High certainty	5	10	15	20	25

Where the likelihood and severity of a hazard occurrence is assessed qualitatively as:

Likelihood		Severity	
1 Rare	1:100,000	1 Minor	Minor damage or loss (no human injury)
2 Unlikely	1:10,000	2 Moderate	Moderate damage or loss (slight injury or illness)
3 Likely	1:1,000	3 Serious	Substantial damage or loss (slight injury or illness)
4 Very likely	1:100	4 Major	Major damage or loss (fatality)
5 High certainty	1:10	5 Catastrophic	Catastrophic damage or loss (multiple fatalities)

Risk Classification		
1 – 4	Low	Risk is acceptable and is managed by standard control measures and practice. Review as necessary.
5 – 9	Medium	Risk is elevated and should be reduced by additional control measures to a reasonable level.
10 – 19	High	Control measures are needed to reduce the risk to a reasonable level.
>20	Very High	Activity is not permitted. Hazard to be avoided or risk level reduced by adequate mitigation measures.

Phase 1 Geo-Environmental Assessment

Hazard	Consequence	Likelihood	Severity	Risk	Mitigation
Ground gases within made ground on and off site	Hazardous gas ingress into buildings causing explosive or toxic atmosphere	2	4	8	GI to assess nature and extent of made ground and ground gas risk assessment understand the risk (if any) from potential ground gas. Given that the extent of the former gas works is unknown, gas protection measures should be considered for redevelopment.
Risk from historical non-coal mining works	Possible ground movement due to the close proximity of historical underground mining.	1	3	3	A CON29M report was obtained as part of this desk study which indicates the site has been deemed acceptably free from mining related risk. No further action is required with regards to past mining.
Aggressive ground from made ground / natural materials	Deterioration of concrete.	2	4	8	Undertake a Ground Investigation (GI) to assess nature of shallow soils and presence / extent of made ground as well as reviewing the state of groundwater beneath the site.

Phase 1 Geo-Environmental Assessment

Hazard	Consequence	Likelihood	Severity	Risk	Mitigation
Natural soils may be sensitive to volume change.	Soil shrinkage or heave leading to structural damage	3	3	9	Superficial deposits include alluvium in parts and the Groundsure report stipulates a moderate risk is present across the site for shrink and swell clays. A Moderate subsidence risk is also associated with the on-site surface water feature on the northern area of the site. Obtain geotechnical samples as part of the GI to assess the structural properties of the soils.
Shallow bedrock	Difficulty in excavating service trenches and foundations to required depths	3	3	9	GI to assess depth to and nature of bedrock.

7 Conclusion

This Phase I report presents an assessment of the geo-environmental information pertaining to the site based on readily available desktop / published sources.

The objective of this assessment was to collate and review the available geo-environmental information to determine potential ground contamination and geotechnical risks associated with the site in its current condition and with regards to its future development prospects.

Based on the current and historical on-site and off-site land uses including, a swimming pool, historical off-site gas works and leather factory, football ground, residential areas and the Steyning Bypass, potential contaminants of concern such as asbestos, hydrocarbons, volatile organic, heavy metals, chemicals, compounds and inorganics may present a risk to receptors.

Given that replacement of the target blocks are being considered on a site with potentially “active” Source-Pathway-Receptor linkages, the risk to human health is considered **Low to Moderate** with regards to future renovations or constructing new school buildings. Meanwhile, the risk to controlled waters associated at the site is likely to be **Low** based on the future land use.

Arcadis recommends that an intrusive ground investigation be carried out to confirm ground conditions and further assess the geotechnical and environmental conditions at the site. The scope of works recommended to be required include:

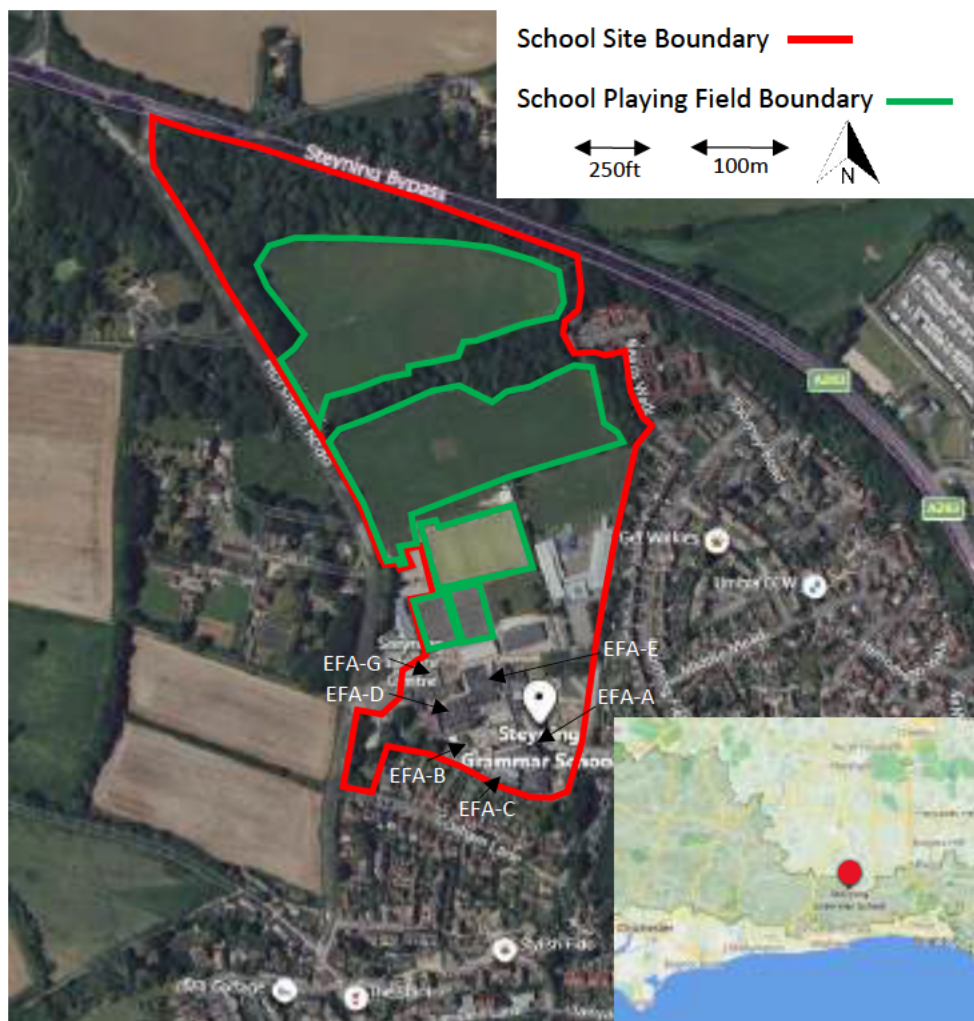
- A detailed UXO desk study and risk assessment before intrusive ground investigations proceed.
- Drilling of deep boreholes to assess the nature of the bedrock for future foundation design, as well as facilitating sampling and monitoring of groundwater and ground gas.
- Drilling of shallow boreholes to assess the nature of shallow soils and presence of made ground, as well as facilitating sampling and monitoring of groundwater and ground gas.
- Collection of soil, rock and groundwater samples for laboratory testing.
- Ground water monitoring and sampling to provide further information on depth, flow and environmental condition, to understand the risk to receptors and pathways.
- Ground gas monitoring and risk assessment to advise on the requirement of gas protection measures which may be required for the future development.

REFERENCES

1. British Standards Institution (2020). *BS 5930:2015+A1:2020: Code of practice for ground investigations*. London: British Standards Institution.
2. British Geological Survey (2022). *Onshore GeoIndex*. [online] BGS Onshore GeoIndex Interactive Map Viewer. Available at: <<https://mapapps2.bgs.ac.uk/geoindex/home.html>>.
3. British Geological Survey (2022). *The Coal Authority*. [online] BGS 'The Coal Authority' Interactive Map Viewer. Available at: <<https://mapapps2.bgs.ac.uk/coalauthority/home.html>>.
4. West Sussex County Council, 2022. *Search for planning applications*. [online] West Sussex planning-register. Available at: < West Sussex - Planning Register - Powered by DEF Software (planning-register.co.uk) >.
5. Land Contamination Risk Assessment (LCRM) 2020. Available at < <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>> .

APPENDIX A

Proposed Site Plan



APPENDIX B

Study Limitations

IMPORTANT. This appendix should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report

1. This report has been prepared by Arcadis LLP ('Arcadis'), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with Department for Education (DfE) (the 'Client'). Arcadis does not accept responsibility for any matters outside the agreed scope.
2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing. otherwise in writing. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis is unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
4. All work carried out in preparing this report has used, and is based on, Arcadis' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which Arcadis is aware, have been considered. Following delivery of the report, Arcadis has no obligation to advise the Client or any other party of such changes or their repercussions.
5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
6. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties. provided by third parties. Arcadis has taken reasonable steps to ensure that the information sources used for this assessment provided accurate information and has therefore assumed this to be the case.
7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
8. This report refers, within the limitations stated, to the condition of the Site at the time of the inspection. No warranty is given as to the possibility of changes in the condition of the Site since the time of the investigation.
9. The content of this report represents the professional opinion of experienced environmental consultants. Arcadis does
10. not provide specialist legal or other professional advice. The advice of other professionals may be required.
11. Where intrusive investigation techniques have been employed, they have been designed to provide a reasonable level of assurance on the conditions. Given the

discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases, the investigation is further limited by Site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the Site have not been investigated.

12. If below ground intrusive investigations have been conducted as part of the scope, safe location of exploratory holes has been carried out with reference to the Arcadis ground disturbances procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on Site.
13. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.
14. Unless otherwise stated, an inspection of the Site has not been undertaken and there may be conditions present at the Site which have not been identified within the scope of this assessment.
15. Unless otherwise stated, samples from the Site (soil, groundwater, building fabric or other samples) have not been obtained.
16. Arcadis has relied upon the accuracy of documents, oral information and other material and information provided by the Client and others, and Arcadis assumes no liability for the accuracy of such data, although in the event of apparent conflicts in information, Arcadis would highlight this and seek to resolve.
17. Unless otherwise stated, the scope of works has not included an environmental compliance review, health and safety compliance review, hazardous building materials assessment, interviews or contacting Local Authority, requests for information to the petroleum officer, sampling or analyses of soil, ground water, surface water, air or hazardous building materials or a chain of title review.
18. Unless otherwise stated, this assessment has considered the ongoing use of the Site and has not been prepared for the purposes of redevelopment which may act as a trigger for Site investigation and remediation works not needed for ongoing use

APPENDIX C

Reconnaissance Visit Photographic Log

CLIENT:	Department for Education (DfE)	DATE:	16/11/22	 1 Whitehall Riverside Leeds LS1 4BN T: 0161 245 8700 F: 0161 245 8701
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	

Plate 1 – Entrance to Main Boiler Room under 6th Form Block (North End of EFAA), evidence of standing water, looking east

Pipes associated with this boiler are said to be leaking and corroded so have been replaced with a combi boiler.



Plate 2 – Inside of Main Boiler Room looking North West – Evidence of Standing Water.



CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 3 – Path and Steps leading between blocks EFAD and EFAB, looking south west. Evidence of Standing Water.					
Plate 4 – View of building EFAA looking east – Evidence of Standing water.					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22	 1 Whitehall Riverside Leeds LS1 4BN T: 0161 245 8700 F: 0161 245 8701
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	

Plate 5 –Boiler Room associated with pavilion (EFAG)PI on the Western border of Site – Looking West



Plate 6 – Utility Drawing for pavilion looking West

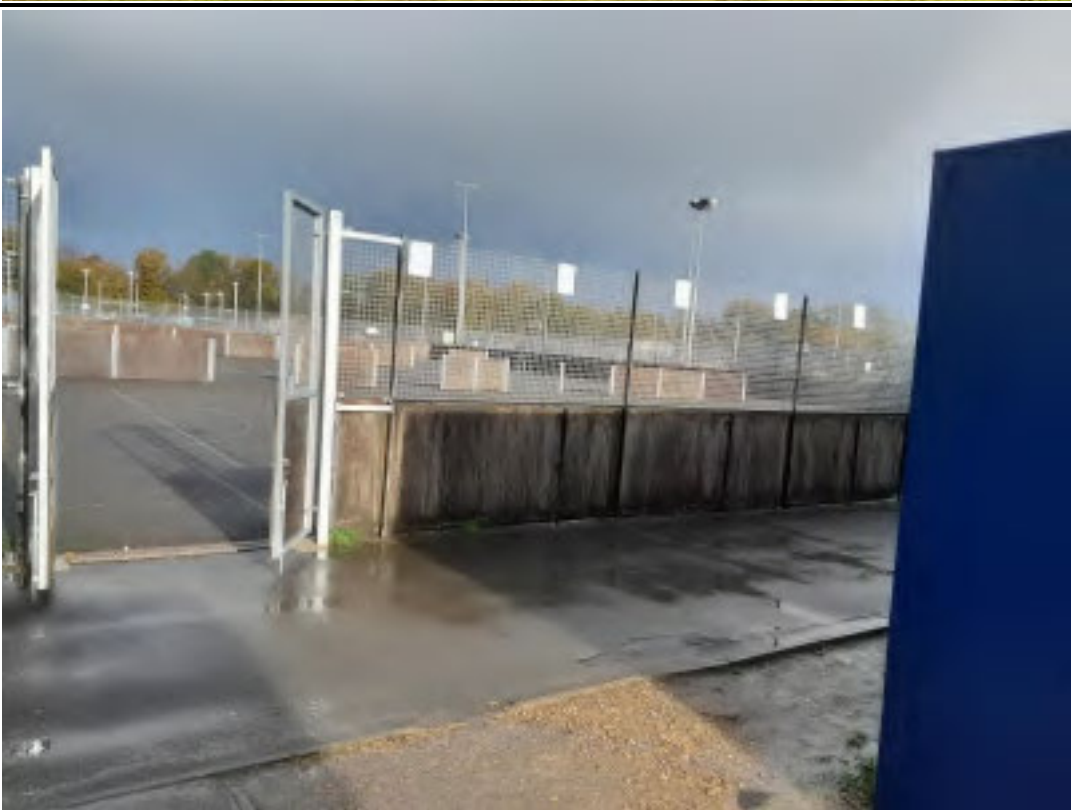


CLIENT:	Department for Education (DfE)	DATE:	16/11/22	
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	
				1 Whitehall Riverside Leeds LS1 4BN T: 0161 245 8700 F: 0161 245 8701

Plate 7 – Two buildings with outdoor heating vents, looking East



Plate 8 – West Tarmac MUGA – in good condition - looking north east.



CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 9 – Chemical Storage on the north side of the Leisure Centre associated with the swimming pool					
Plate 10 – Astroturf MUGA – in good condition – looking north east					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 11 – East Tarmac MUGA looking south east					
Plate 12 – Gated Access to southern playing field, at the north west corner of the Astroturf MUGA, approximately 2.5 m across. Looking north					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 13 – Larger gated access to the southern playing field from Horsham Road in the south western corner of the playing field Looking West					
Plate 14 – Southern Playing Field looking east					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 15 – Tree boundary between the Northern and Southern Playing Fields, with evidence of use for Forest School (Tent etc), looking east					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 16 – Large access gate at the western edge of the boundary between the 2 fields, looking west					
Plate 17 – Northern boundary of Site, dip towards the northern tree line, then the bypass beyond, looking north					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 18 – Access gate on the eastern side of the Astroturf MUGA looking south east					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 19 – Storage of cleaning chemical in drums on the east of site, north of the car park, looking south					

CLIENT:	Department for Education (DfE)	DATE:	16/11/22	 1 Whitehall Riverside Leeds LS1 4BN T: 0161 245 8700 F: 0161 245 8701
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	

Plate 20 – Oil storage in the south east corner of site looking south



CLIENT:	Department for Education (DfE)	DATE:	16/11/22		
REFERENCE:	10057335 – 1.8.1	SITE NAME:	Steyning Grammar School	1 Whitehall Riverside Leeds LS1 4BN	T: 0161 245 8700 F: 0161 245 8701
Plate 21 – Electricity Sub Station on the edge of the car park in the south east corner of site, looking south east					

APPENDIX D

Groundsure report

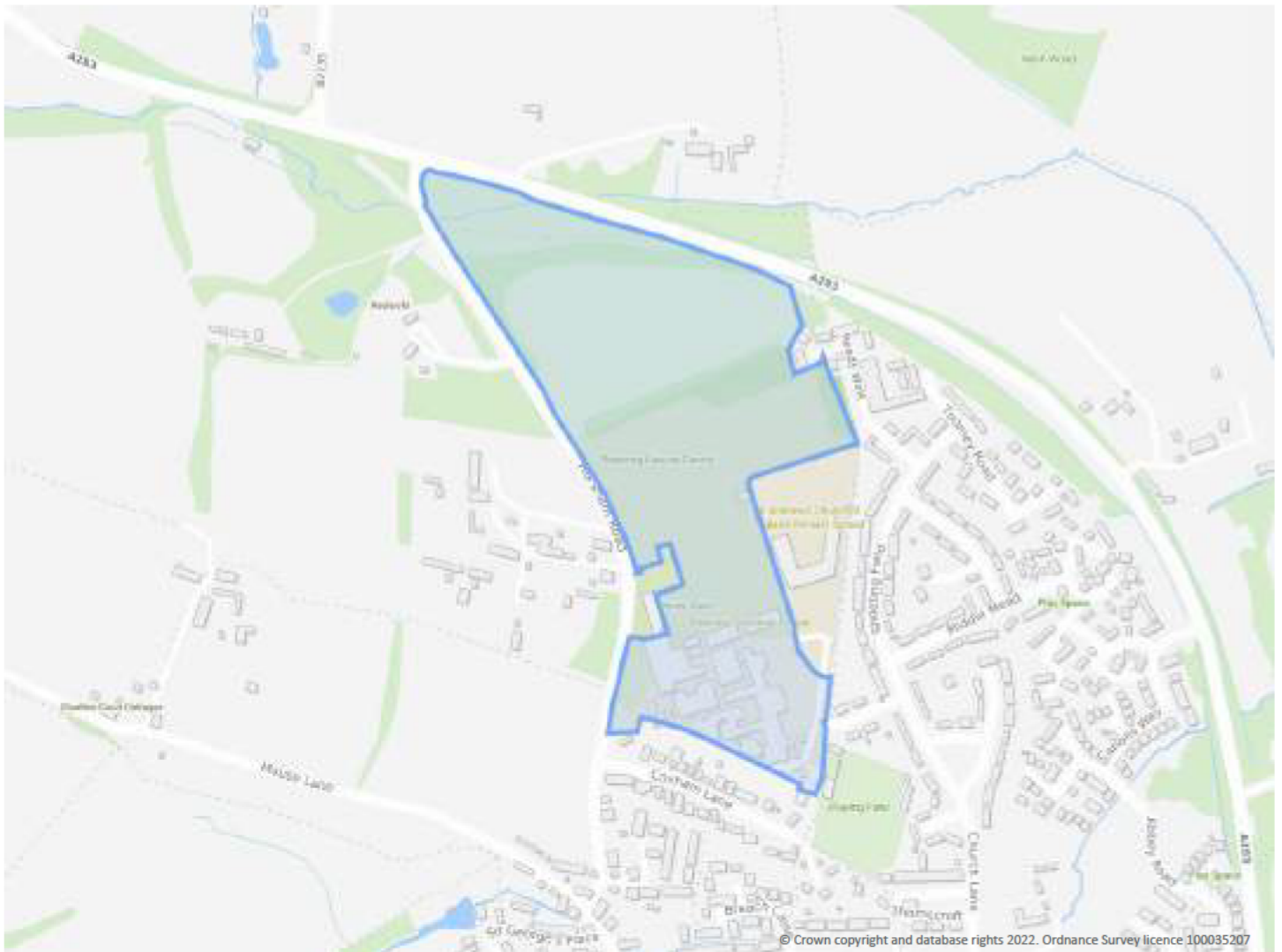
517488, 111965,

Order Details

Date: 14/11/2022
Your ref: 14070016_-_Steyning_Grammar_School__
Our Ref: GS-9195509

Site Details

Location: 517537 111997
Area: 16.59 ha
Authority: [Horsham District Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

N/A: >10ha

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	0	31	19	-
15	1.2	Historical tanks	0	0	11	3	-
16	1.3	Historical energy features	2	0	16	12	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	4	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	0	0	40	24	-
22	2.2	Historical tanks	0	0	18	4	-
23	2.3	Historical energy features	6	0	37	35	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	8	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
29	3.5	Historical waste sites	0	0	0	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
29	3.7	Waste exemptions	1	0	2	24	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
32	4.1	Recent industrial land uses	2	1	9	-	-
33	4.2	Current or recent petrol stations	0	0	0	0	-
33	4.3	Electricity cables	0	0	0	0	-
34	4.4	Gas pipelines	0	0	0	0	-
34	4.5	Sites determined as Contaminated Land	0	0	0	0	-



34	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
34	4.7	Regulated explosive sites	0	0	0	0	-
34	4.8	Hazardous substance storage/usage	0	0	0	0	-
35	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
35	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
35	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
35	4.12	Radioactive Substance Authorisations	0	0	0	0	-
35	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	12	1	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
38	4.17	List 2 Dangerous Substances	0	0	0	0	-
38	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	2	1	-
39	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
40	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
42	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
43	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
45	5.4	<u>Groundwater vulnerability- soluble rock risk</u>	Identified (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46	5.6	<u>Groundwater abstractions</u>	0	0	0	1	9
49	5.7	<u>Surface water abstractions</u>	0	0	0	1	2
50	5.8	<u>Potable abstractions</u>	0	0	0	0	1
50	5.9	Source Protection Zones	0	0	0	0	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
51	6.1	<u>Water Network (OS MasterMap)</u>	4	16	28	-	-



55	<u>6.2</u>	<u>Surface water features</u>	1	11	11	-	-
56	<u>6.3</u>	<u>WFD Surface water body catchments</u>	1	-	-	-	-
56	<u>6.4</u>	<u>WFD Surface water bodies</u>	1	0	0	-	-
56	<u>6.5</u>	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
58	<u>7.1</u>	<u>Risk of flooding from rivers and the sea</u>	High (within 50m)				
59	<u>7.2</u>	<u>Historical Flood Events</u>	0	0	4	-	-
59	7.3	Flood Defences	0	0	0	-	-
60	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
60	7.5	Flood Storage Areas	0	0	0	-	-
61	<u>7.6</u>	<u>Flood Zone 2</u>	Identified (within 50m)				
62	<u>7.7</u>	<u>Flood Zone 3</u>	Identified (within 50m)				
Page	Section	Surface water flooding					
63	<u>8.1</u>	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
65	<u>9.1</u>	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
66	<u>10.1</u>	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	1
67	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
67	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
67	10.4	Special Protection Areas (SPA)	0	0	0	0	0
67	10.5	National Nature Reserves (NNR)	0	0	0	0	0
68	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
68	<u>10.7</u>	<u>Designated Ancient Woodland</u>	0	0	0	2	21
69	<u>10.8</u>	<u>Biosphere Reserves</u>	0	0	0	0	1
69	10.9	Forest Parks	0	0	0	0	0
70	10.10	Marine Conservation Zones	0	0	0	0	0
70	10.11	Green Belt	0	0	0	0	0
70	10.12	Proposed Ramsar sites	0	0	0	0	0

70	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
70	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
71	10.15	Nitrate Sensitive Areas	0	0	0	0	0
71	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	0	0	1
72	10.17	<u>SSSI Impact Risk Zones</u>	3	-	-	-	-
74	10.18	<u>SSSI Units</u>	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
75	11.1	World Heritage Sites	0	0	0	-	-
76	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
76	11.3	<u>National Parks</u>	0	1	0	-	-
76	11.4	<u>Listed Buildings</u>	0	0	8	-	-
77	11.5	<u>Conservation Areas</u>	0	0	1	-	-
77	11.6	Scheduled Ancient Monuments	0	0	0	-	-
78	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
79	12.1	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
80	12.2	Open Access Land	0	0	0	-	-
80	12.3	Tree Felling Licences	0	0	0	-	-
80	12.4	<u>Environmental Stewardship Schemes</u>	0	2	3	-	-
81	12.5	<u>Countryside Stewardship Schemes</u>	0	0	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
82	13.1	<u>Priority Habitat Inventory</u>	6	13	6	-	-
83	13.2	Habitat Networks	0	0	0	-	-
84	13.3	Open Mosaic Habitat	0	0	0	-	-
84	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
85	14.1	<u>10k Availability</u>	Identified (within 500m)				
86	14.2	<u>Artificial and made ground (10k)</u>	1	1	0	0	-
87	14.3	<u>Superficial geology (10k)</u>	3	1	1	4	-

88	14.4	Landslip (10k)	0	0	0	0	-
89	14.5	<u>Bedrock geology (10k)</u>	2	0	1	0	-
90	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
91	15.1	<u>50k Availability</u>	Identified (within 500m)				
92	15.2	Artificial and made ground (50k)	0	0	0	0	-
92	15.3	Artificial ground permeability (50k)	0	0	-	-	-
93	15.4	<u>Superficial geology (50k)</u>	3	1	1	4	-
94	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
94	15.6	Landslip (50k)	0	0	0	0	-
95	15.7	Landslip permeability (50k)	None (within 50m)				
96	15.8	<u>Bedrock geology (50k)</u>	2	0	1	0	-
97	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
97	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
98	16.1	<u>BGS Boreholes</u>	2	5	6	-	-
Page	Section	Natural ground subsidence					
100	17.1	<u>Shrink swell clays</u>	Moderate (within 50m)				
102	17.2	<u>Running sands</u>	Low (within 50m)				
104	17.3	<u>Compressible deposits</u>	Moderate (within 50m)				
106	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
107	17.5	<u>Landslides</u>	Very low (within 50m)				
108	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
110	18.1	Natural cavities	0	0	0	0	-
111	18.2	BritPits	0	0	0	0	-
111	18.3	<u>Surface ground workings</u>	0	0	17	-	-
112	18.4	Underground workings	0	0	0	0	0
112	18.5	Historical Mineral Planning Areas	0	0	0	0	-



<u>112</u>	<u>18.6</u>	<u>Non-coal mining</u>	2	0	1	3	1
<u>113</u>	<u>18.7</u>	<u>Mining cavities</u>	0	0	0	0	1
113	18.8	JPB mining areas	None (within 0m)				
114	18.9	Coal mining	None (within 0m)				
114	18.10	Brine areas	None (within 0m)				
114	18.11	Gypsum areas	None (within 0m)				
114	18.12	Tin mining	None (within 0m)				
114	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>115</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>116</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	14	4	-	-	-
117	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
117	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
118	21.1	Underground railways (London)	0	0	0	-	-
118	21.2	Underground railways (Non-London)	0	0	0	-	-
118	21.3	Railway tunnels	0	0	0	-	-
118	21.4	Historical railway and tunnel features	0	0	0	-	-
118	21.5	Royal Mail tunnels	0	0	0	-	-
119	21.6	Historical railways	0	0	0	-	-
119	21.7	Railways	0	0	0	-	-
119	21.8	Crossrail 1	0	0	0	0	-
119	21.9	Crossrail 2	0	0	0	0	-
119	21.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 22/04/2021

Site Area: 16.59ha



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 16.59ha

Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 16.59ha



Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 16.59ha



Recent site history - 1999 aerial photograph



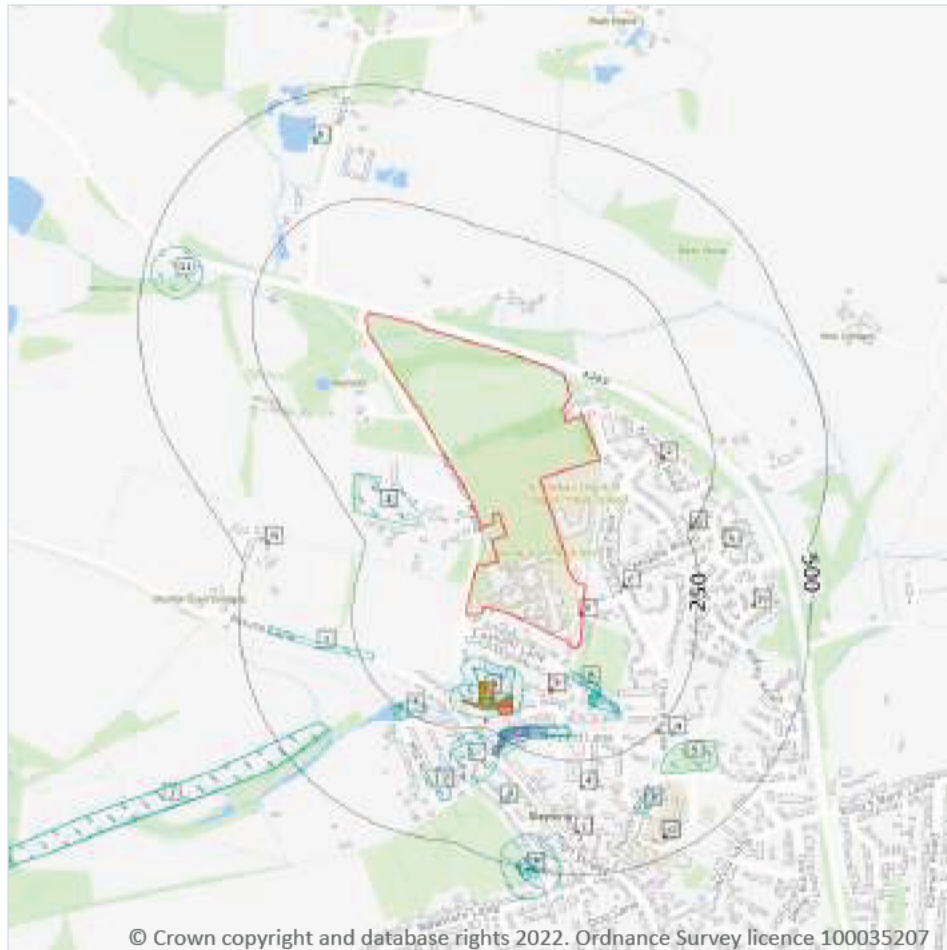
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 16.59ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

50

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 13**

ID	Location	Land use	Dates present	Group ID
B	52m S	Cuttings	1896 - 1947	2248958



ID	Location	Land use	Dates present	Group ID
B	57m S	Cuttings	1875	2178629
B	78m S	Cuttings	1957	2174225
D	93m S	Unspecified Factory	1957	2150906
D	102m S	Leather Factory	1932	2165208
D	102m S	Unspecified Commercial/Industrial	1947	2130647
B	105m SE	Unspecified Ground Workings	1932	2202145
B	108m S	Unspecified Pit	1957	2266199
B	110m S	Unspecified Pit	1909	2244367
B	110m S	Unspecified Pit	1947	2278862
B	111m S	Unspecified Ground Workings	1896	2212951
B	112m SE	Unspecified Ground Workings	1875	2236053
1	113m SW	Nursery	1976 - 1992	2226547
D	148m S	Gas Works	1909	2183250
D	149m S	Unspecified Tank	1932 - 1947	2200509
D	150m S	Gasometer	1909	2139754
D	159m S	Unspecified Tank	1947	2153432
D	159m S	Gas Holder	1976	2135602
D	171m S	Leather Factory	1947	2199055
D	171m S	Leather Factory	1896 - 1909	2282552
D	173m S	Tannery	1875	2166551
D	177m S	Gasometer	1909	2277553
D	180m S	Gas Works	1896	2195629
D	181m S	Gasometer	1896 - 1909	2213790
D	181m S	Gas Works	1875	2224946
D	183m S	Gasometer	1896	2266210
D	184m S	Gasometer	1875	2192064
F	218m S	Unspecified Commercial/Industrial	1947	2130648
F	218m S	Corn Mill	1896 - 1909	2286848

ID	Location	Land use	Dates present	Group ID
3	220m SW	Cuttings	1875	2129143
F	248m S	Flour Mill	1875	2152355
I	261m S	Smithy	1875 - 1896	2226542
H	275m SE	Flour Mill	1875	2152356
I	276m S	Fire Station	1976 - 1992	2188332
5	306m SE	Grave Yard	1875	2145528
7	339m S	Unspecified Works	1976 - 1992	2240473
8	355m SE	Malthouse	1896	2147800
9	360m S	Smithy	1909	2167121
11	372m NW	Unspecified Hole	1875	2141320
J	392m SW	Rifle Range	1896	2235623
J	393m SW	Rifle Range	1947	2182395
J	393m SW	Rifle Range	1909	2185351
K	393m NW	Unspecified Old Kiln	1957	2166171
K	395m NW	Old Brick Kiln	1914	2165921
M	424m S	Police Station	1875	2226993
M	476m S	Police Station	1957	2245664
M	482m S	Police Station	1896 - 1909	2206366
M	482m S	Police Station	1947	2219435
M	490m S	Police Station	1976 - 1992	2282467
M	491m S	Police Station	1932	2184073

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

14

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



Features are displayed on the Past land use map on page 13

ID	Location	Land use	Dates present	Group ID
D	149m S	Gas Works	1897 - 1911	401940
D	152m S	Unspecified Tank	1932	359972
D	152m S	Gasometer	1911	373800
D	162m S	Gasholder	1970 - 1976	391079
D	163m S	Gas Holder	1984	379114
D	181m S	Unspecified Tank	1932	359969
D	181m S	Gasometer	1897 - 1911	404777
D	182m S	Unspecified Tank	1932	359971
D	182m S	Gasometer	1897 - 1911	408725
D	198m S	Unspecified Tank	1897 - 1932	403914
G	247m E	Tanks	1970 - 1976	405820
G	255m E	Unspecified Tank	1970 - 1976	382911
N	428m W	Unspecified Tank	1897	359973
N	437m W	Unspecified Tank	1897	359974

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

30

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

Features are displayed on the Past land use map on page 13

ID	Location	Land use	Dates present	Group ID
A	On site	Electricity Substation	1976 - 1991	267537
A	On site	Electricity Substation	1994	268807
C	82m SE	Electricity Substation	1970 - 1991	257672



ID	Location	Land use	Dates present	Group ID
C	84m SE	Electricity Substation	1994	266667
E	100m S	Electricity Substation	1994	268756
E	106m S	Electricity Substation	1970 - 1991	285837
2	136m E	Electricity Substation	1981 - 1993	279005
D	149m S	Gas Works	1897 - 1911	272025
D	152m S	Gasometer	1911	251282
D	162m S	Gasholder	1970 - 1976	286574
D	163m S	Gas Holder	1984	251672
D	177m S	Gas Governor	1994	284370
D	181m S	Gasometer	1897 - 1911	264300
D	182m S	Gas Governor	1990 - 1991	265943
D	182m S	Gasometer	1897 - 1911	268837
D	231m S	Electricity Substation	1994	241515
D	234m S	Electricity Substation	1970 - 1976	265632
D	234m S	Electricity Substation	1984 - 1991	282601
H	252m SE	Electricity Substation	1970 - 1994	261732
H	253m SE	Electricity Substation	1984 - 1991	257900
4	303m S	Electricity Substation	1991 - 1994	258215
6	318m E	Electricity Substation	1990 - 1991	282923
I	350m S	Electricity Substation	1970 - 1994	289456
10	369m SE	Electricity Substation	1991 - 1992	287190
L	403m S	Electricity Substation	1994	241516
L	405m S	Electricity Substation	1984 - 1991	270790
L	418m S	Electricity Substation	1970 - 1976	282433
O	454m SE	Electricity Substation	1994	282346
O	455m S	Electricity Substation	1984 - 1991	292269
O	456m SE	Electricity Substation	1970 - 1976	276366

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

4

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
D	184m S	Garage	1970 - 1976	82940
D	197m S	Garage	1994	75533
D	199m S	Garage	1984 - 1991	81972
D	215m S	Garage	1994	77511

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

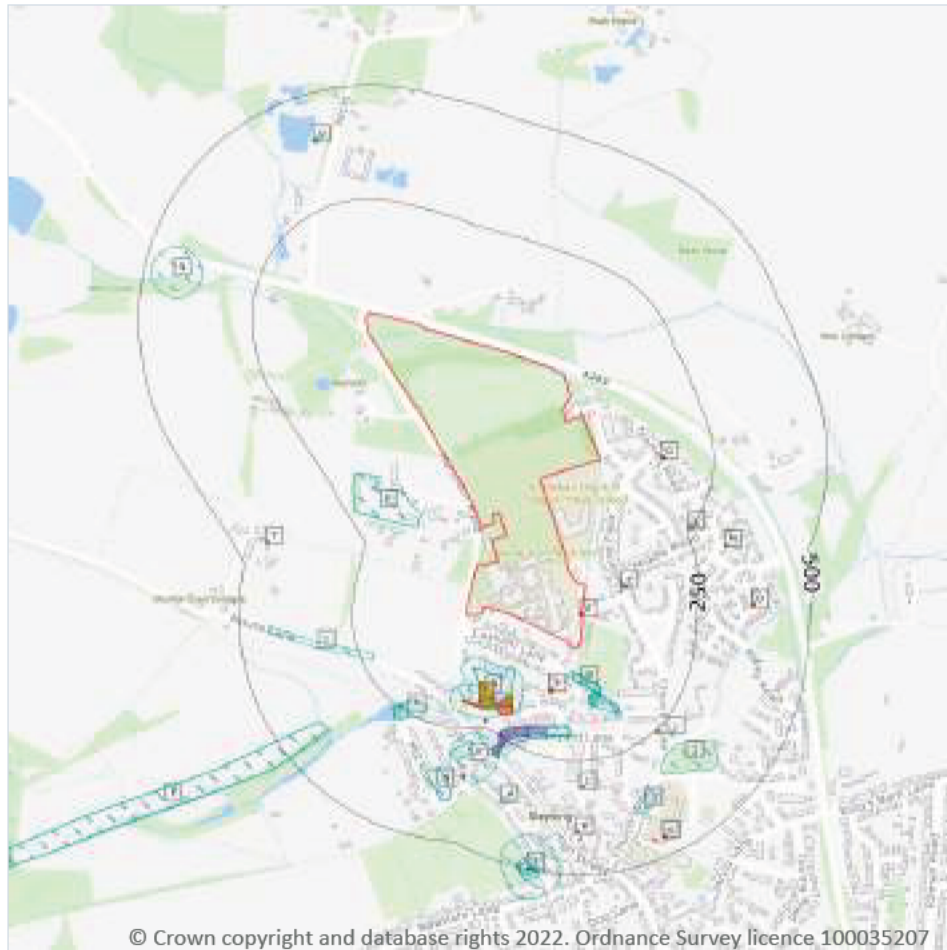
Records within 500m

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
- Historical tanks
- Historical energy features
- Historical garages

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2.1 Historical industrial land uses

Records within 500m

64

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
B	52m S	Cuttings	1932	2248958
B	56m S	Cuttings	1947	2248958
B	56m S	Cuttings	1909	2248958



ID	Location	Land Use	Date	Group ID
B	56m S	Cuttings	1896	2248958
B	57m S	Cuttings	1875	2178629
B	78m S	Cuttings	1957	2174225
D	93m S	Unspecified Factory	1957	2150906
D	102m S	Leather Factory	1932	2165208
D	102m S	Unspecified Commercial/Industrial	1947	2130647
B	105m SE	Unspecified Ground Workings	1932	2202145
B	105m SE	Unspecified Ground Workings	1932	2202145
B	108m S	Unspecified Pit	1957	2266199
B	110m S	Unspecified Pit	1947	2278862
B	110m S	Unspecified Pit	1909	2244367
B	111m S	Unspecified Ground Workings	1896	2212951
B	112m SE	Unspecified Ground Workings	1875	2236053
F	113m SW	Nursery	1992	2226547
F	113m SW	Nursery	1976	2226547
D	148m S	Gas Works	1909	2183250
D	149m S	Unspecified Tank	1932	2200509
D	150m S	Unspecified Tank	1947	2200509
D	150m S	Gasometer	1909	2139754
D	159m S	Unspecified Tank	1947	2153432
D	159m S	Gas Holder	1976	2135602
D	171m S	Leather Factory	1947	2199055
D	171m S	Leather Factory	1909	2282552
D	171m S	Leather Factory	1896	2282552
D	173m S	Tannery	1875	2166551
D	177m S	Gasometer	1909	2277553
D	180m S	Gas Works	1896	2195629
D	181m S	Gasometer	1909	2213790

ID	Location	Land Use	Date	Group ID
D	181m S	Gas Works	1875	2224946
D	183m S	Gasometer	1896	2266210
D	184m S	Gasometer	1896	2213790
D	184m S	Gasometer	1875	2192064
H	218m S	Unspecified Commercial/Industrial	1947	2130648
H	218m S	Corn Mill	1909	2286848
1	220m SW	Cuttings	1875	2129143
H	232m S	Corn Mill	1896	2286848
H	248m S	Flour Mill	1875	2152355
K	261m S	Smithy	1875	2226542
D	266m S	Smithy	1896	2226542
J	275m SE	Flour Mill	1875	2152356
K	276m S	Fire Station	1992	2188332
K	276m S	Fire Station	1976	2188332
2	306m SE	Grave Yard	1875	2145528
N	339m S	Unspecified Works	1992	2240473
N	339m S	Unspecified Works	1976	2240473
3	355m SE	Malthouse	1896	2147800
4	360m S	Smithy	1909	2167121
5	372m NW	Unspecified Hole	1875	2141320
P	392m SW	Rifle Range	1896	2235623
P	393m SW	Rifle Range	1947	2182395
P	393m SW	Rifle Range	1909	2185351
Q	393m NW	Unspecified Old Kiln	1957	2166171
Q	395m NW	Old Brick Kiln	1914	2165921
S	424m S	Police Station	1875	2226993
S	476m S	Police Station	1957	2245664
S	482m S	Police Station	1947	2219435

ID	Location	Land Use	Date	Group ID
S	482m S	Police Station	1909	2206366
S	482m S	Police Station	1896	2206366
S	490m S	Police Station	1992	2282467
S	490m S	Police Station	1976	2282467
S	491m S	Police Station	1932	2184073

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

22

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
D	149m S	Gas Works	1911	401940
D	152m S	Gasometer	1911	373800
D	152m S	Unspecified Tank	1932	359972
D	162m S	Gasholder	1976	391079
D	162m S	Gasholder	1970	391079
D	163m S	Gas Holder	1984	379114
D	179m S	Gas Works	1897	401940
D	181m S	Gasometer	1897	404777
D	181m S	Gasometer	1911	404777
D	181m S	Unspecified Tank	1932	359969
D	182m S	Gasometer	1897	408725
D	182m S	Gasometer	1911	408725
D	182m S	Unspecified Tank	1932	359971
D	198m S	Unspecified Tank	1897	403914
D	198m S	Unspecified Tank	1911	403914



ID	Location	Land Use	Date	Group ID
D	198m S	Unspecified Tank	1932	403914
I	247m E	Tanks	1976	405820
I	247m E	Tanks	1970	405820
I	255m E	Unspecified Tank	1976	382911
I	255m E	Unspecified Tank	1970	382911
T	428m W	Unspecified Tank	1897	359973
T	437m W	Unspecified Tank	1897	359974

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

78

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1976	267537
A	On site	Electricity Substation	1984	267537
A	On site	Electricity Substation	1987	267537
A	On site	Electricity Substation	1990	267537
A	On site	Electricity Substation	1991	267537
A	On site	Electricity Substation	1994	268807
C	82m SE	Electricity Substation	1984	257672
C	82m SE	Electricity Substation	1987	257672
C	82m SE	Electricity Substation	1990	257672
C	82m SE	Electricity Substation	1991	257672
C	84m SE	Electricity Substation	1994	266667
C	84m SE	Electricity Substation	1970	257672
C	85m SE	Electricity Substation	1976	257672



ID	Location	Land Use	Date	Group ID
E	100m S	Electricity Substation	1994	268756
E	106m S	Electricity Substation	1976	285837
E	106m S	Electricity Substation	1970	285837
E	106m S	Electricity Substation	1984	285837
E	106m S	Electricity Substation	1987	285837
E	106m S	Electricity Substation	1990	285837
E	106m S	Electricity Substation	1991	285837
G	136m E	Electricity Substation	1981	279005
G	136m E	Electricity Substation	1988	279005
G	137m E	Electricity Substation	1993	279005
D	149m S	Gas Works	1911	272025
D	152m S	Gasometer	1911	251282
D	162m S	Gasholder	1976	286574
D	162m S	Gasholder	1970	286574
D	163m S	Gas Holder	1984	251672
D	177m S	Gas Governor	1994	284370
D	179m S	Gas Works	1897	272025
D	181m S	Gasometer	1897	264300
D	181m S	Gasometer	1911	264300
D	182m S	Gas Governor	1990	265943
D	182m S	Gas Governor	1991	265943
D	182m S	Gasometer	1897	268837
D	182m S	Gasometer	1911	268837
D	231m S	Electricity Substation	1994	241515
D	234m S	Electricity Substation	1976	265632
D	234m S	Electricity Substation	1970	265632
D	234m S	Electricity Substation	1984	282601
D	234m S	Electricity Substation	1987	282601



ID	Location	Land Use	Date	Group ID
D	234m S	Electricity Substation	1990	282601
D	234m S	Electricity Substation	1991	282601
J	252m SE	Electricity Substation	1994	261732
J	253m SE	Electricity Substation	1984	257900
J	253m SE	Electricity Substation	1987	257900
J	253m SE	Electricity Substation	1990	257900
J	253m SE	Electricity Substation	1991	257900
J	255m SE	Electricity Substation	1976	261732
J	255m SE	Electricity Substation	1970	261732
L	303m S	Electricity Substation	1994	258215
L	305m S	Electricity Substation	1991	258215
M	318m E	Electricity Substation	1990	282923
M	318m E	Electricity Substation	1991	282923
K	350m S	Electricity Substation	1994	289456
K	351m S	Electricity Substation	1984	289456
K	351m S	Electricity Substation	1987	289456
K	351m S	Electricity Substation	1990	289456
K	351m S	Electricity Substation	1991	289456
K	351m S	Electricity Substation	1976	289456
K	351m S	Electricity Substation	1970	289456
O	369m SE	Electricity Substation	1991	287190
O	369m SE	Electricity Substation	1991	287190
O	369m SE	Electricity Substation	1992	287190
R	403m S	Electricity Substation	1994	241516
R	405m S	Electricity Substation	1984	270790
R	405m S	Electricity Substation	1987	270790
R	405m S	Electricity Substation	1990	270790
R	405m S	Electricity Substation	1991	270790

ID	Location	Land Use	Date	Group ID
R	418m S	Electricity Substation	1976	282433
R	418m S	Electricity Substation	1970	282433
U	454m SE	Electricity Substation	1994	282346
U	455m S	Electricity Substation	1984	292269
U	455m S	Electricity Substation	1987	292269
U	455m S	Electricity Substation	1990	292269
U	455m S	Electricity Substation	1991	292269
U	456m SE	Electricity Substation	1976	276366
U	456m SE	Electricity Substation	1970	276366

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

8

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
D	184m S	Garage	1970	82940
D	184m S	Garage	1976	82940
D	197m S	Garage	1994	75533
D	199m S	Garage	1990	81972

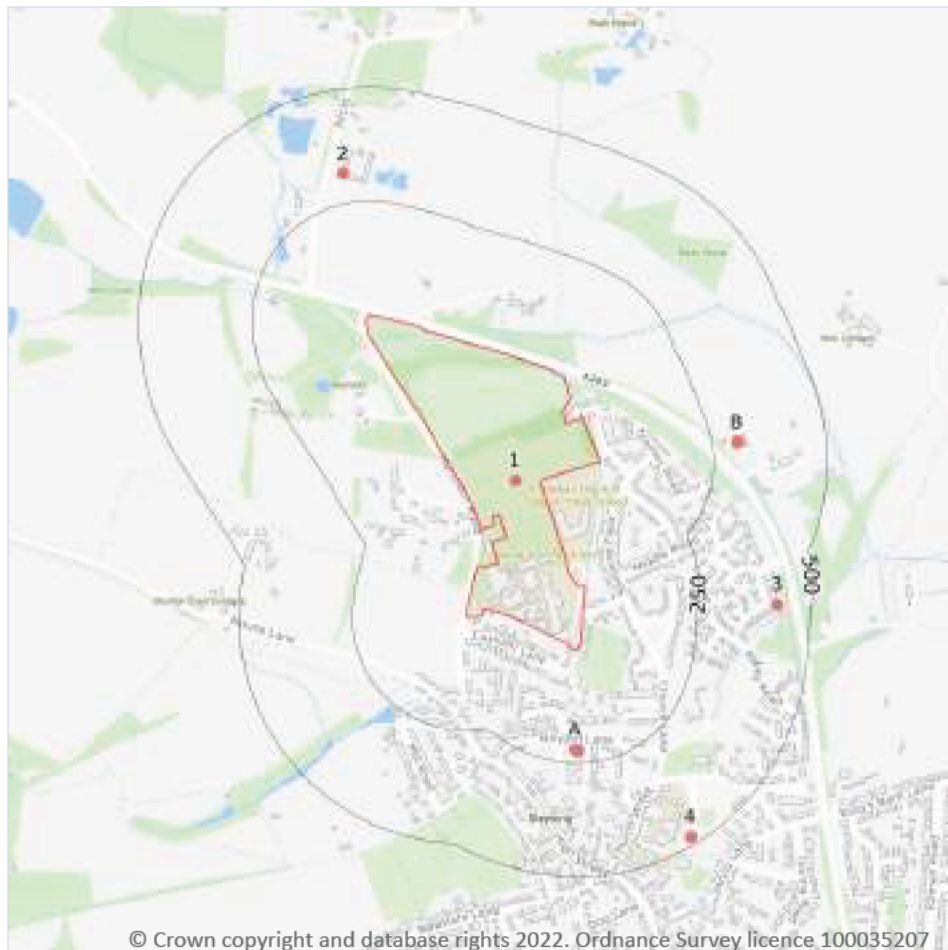


ID	Location	Land Use	Date	Group ID
D	199m S	Garage	1991	81972
D	199m S	Garage	1984	81972
D	199m S	Garage	1987	81972
D	215m S	Garage	1994	77511

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**27**

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 28**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	On site	Broadbourne Poultry Farm Horsham Road Steining Wessex BN44 3AA	EPR/JE5341NR /A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
A	220m S	STEYNING HEALTH CENTRE, TANYARD LANE, STEYNING, BN44 3RJ	WEX003601	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	223m S	STEYNING HEALTH CENTRE, TANYARD LANE, STEYNING, BN44 3RJ	WEX168620	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX305854	Disposing of waste exemption	On a Farm	Burning waste in the open
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX305854	Disposing of waste exemption	On a Farm	Deposit of waste from a portable sanitary convenience
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX305854	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX305854	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
B	303m E	-	WEX266117	Using waste exemption	Not on a farm	Use of waste in construction
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX173686	Disposing of waste exemption	On a farm	Burning waste in the open
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX173686	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX173686	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX173686	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX112513	Using waste exemption	On a farm	Use of waste in construction
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX014385	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX014385	Disposing of waste exemption	On a farm	Burning waste in the open

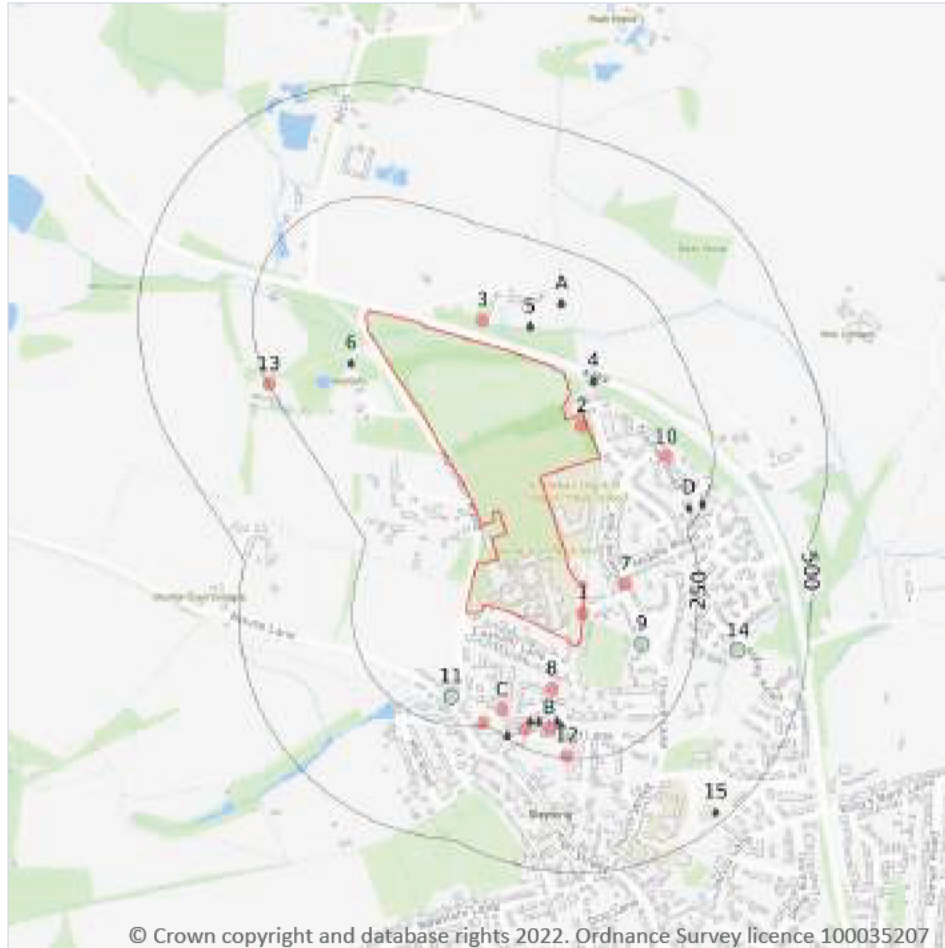


ID	Location	Site	Reference	Category	Sub-Category	Description
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX014385	Using waste exemption	On a farm	Use of waste in construction
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX014385	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	303m E	FOOTINGS GATEWICK FARM, STEYNING, BN44 3SF	WEX014385	Using waste exemption	On a farm	Use of waste for a specified purpose
B	305m E	Footings Gatewick Farm STEYNING West Sussex BN44 3SF	EPR/AH0773G R/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
B	305m E	Footings Gatewick Farm STEYNING West Sussex BN44 3SF	EPR/AH0773G R/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
B	305m E	Footings Gatewick Farm STEYNING West Sussex BN44 3SF	EPR/AH0773G R/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
B	305m E	Footings Gatewick Farm STEYNING West Sussex BN44 3SF	EPR/AH0773G R/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
B	305m E	Footings Gatewick Farm STEYNING West Sussex BN44 3SF	EPR/AH0773G R/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
B	306m E	Gatewick Farm Steyning By-Pass West Sussex	EPR/BE5252F M/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
2	314m NW	-	WEX266104	Using waste exemption	On a Farm	Use of waste in construction
3	424m SE	13 Canons Way STEYNING West Sussex BN44 3SS	EPR/GE5355F W/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
4	482m SE	Church Street Car Park Church Street Steyning West Sussex	EPR/BF0406GT /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

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
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 32](#)

ID	Location	Company	Address	Activity	Category
1	On site	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities
2	On site	Water Station	West Sussex, BN44	Water Pumping Stations	Industrial Features
3	49m N	Wind Pump (Disused)	West Sussex, BN44	Water Pumping Stations	Industrial Features



ID	Location	Company	Address	Activity	Category
7	88m SE	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities
8	107m S	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities
10	145m E	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities
B	191m S	Works	West Sussex, BN44	Unspecified Works Or Factories	Industrial Features
C	202m S	Gas Governor	West Sussex, BN44	Gas Features	Infrastructure and Facilities
B	213m S	Simms Garage	Tanyard Lane, Steyning, West Sussex, BN44 3RJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	243m S	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities
12	243m S	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities
13	248m W	Poultry Farm	West Sussex, BN44	Poultry Farming, Equipment and Supplies	Farming

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

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

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

13

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 32](#)

ID	Location	Address	Details	
4	57m NE	RESIDENTIAL DEV DINGEMANS COURT, RESIDENTIAL DEV LAND NORTH OF, DINGEMANS COURT SHOOTING FIELD, STEYNING, WEST SUSSEX, BN44 3XX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P13002 Permit Version: 1 Receiving Water: DITCH, TRIB TO BLACK SEWER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 10/05/2007 Effective Date: 10/05/2007 Revocation Date: -
5	66m N	OLD FARM COTTAGE, STAPLEFIELDS, OLD FARM COTTAGE STAPLEFIELDS, STEYNING	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02706 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 02/10/1973 Effective Date: 02/10/1973 Revocation Date: 31/03/1997
6	69m NW	RED ROOFS, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRMB3493DE Permit Version: 1 Receiving Water: BLACK SEWER TRIB OF RIVER ADUR	Status: NEW ISSUED UNDER EPR 2010 Issue date: 01/04/2019 Effective Date: 01/04/2019 Revocation Date: -
A	136m N	THE BUTTERY, STAPLEFIELDS FARM, STEYNING WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P02790 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 19/03/1990 Effective Date: 19/03/1990 Revocation Date: -
A	136m N	OLD FARM COTTAGE, STAPLEFIELDS, STEYNING WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P02791 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19/03/1990 Effective Date: 19/03/1990 Revocation Date: 16/01/2007
B	172m S	LAND NORTH OF TANYARD LANE, STEYNING WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01434 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/10/1965 Effective Date: 22/10/1965 Revocation Date: 01/07/1991



ID	Location	Address	Details	
B	179m S	LAND NORTH OF TANYARD LANE, STEYNING WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01434 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/10/1965 Effective Date: 22/10/1965 Revocation Date: 01/07/1991
B	183m S	LAND NORTH OF TANYARD LANE, STEYNING WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01434 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/10/1965 Effective Date: 22/10/1965 Revocation Date: 01/07/1991
B	191m S	LAND NORTH OF TANYARD LANE, STEYNING WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01434 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 22/10/1965 Effective Date: 22/10/1965 Revocation Date: 01/07/1991
D	224m E	MIDDLE MEAD, STEYNING, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02039 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/12/1976 Effective Date: 20/12/1976 Revocation Date: 30/01/1995
B	242m S	DEV. NORTH SIDE OF TANYARD LANE, STEYNING WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01526 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 19/09/1966 Effective Date: 19/09/1966 Revocation Date: 01/07/1991
D	246m E	MIDDLE MEAD, STEYNING, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02039 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/12/1976 Effective Date: 20/12/1976 Revocation Date: 30/01/1995
15	476m SE	HOUSING EST CRIPPS LN/CHURCH ST, STEYNING SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01080 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/12/1963 Effective Date: 20/12/1963 Revocation Date: 01/07/1991

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	0
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Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

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

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

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

4.17 List 2 Dangerous Substances

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

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	3
---------------------	---

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

Features are displayed on the Current industrial land use map on **page 32**

ID	Location	Details	
9	134m SE	Incident Date: 28/06/2002 Incident Identification: 88151 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
11	186m S	Incident Date: 06/08/2002 Incident Identification: 98049 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
14	347m SE	Incident Date: 13/09/2003 Incident Identification: 189632 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

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

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

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

4.20 Pollution inventory waste transfers

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

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

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

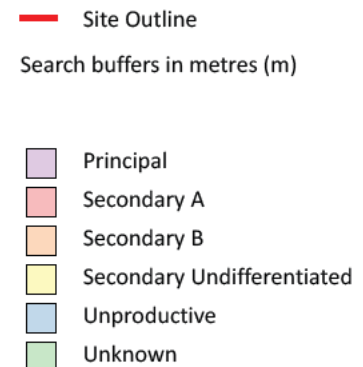
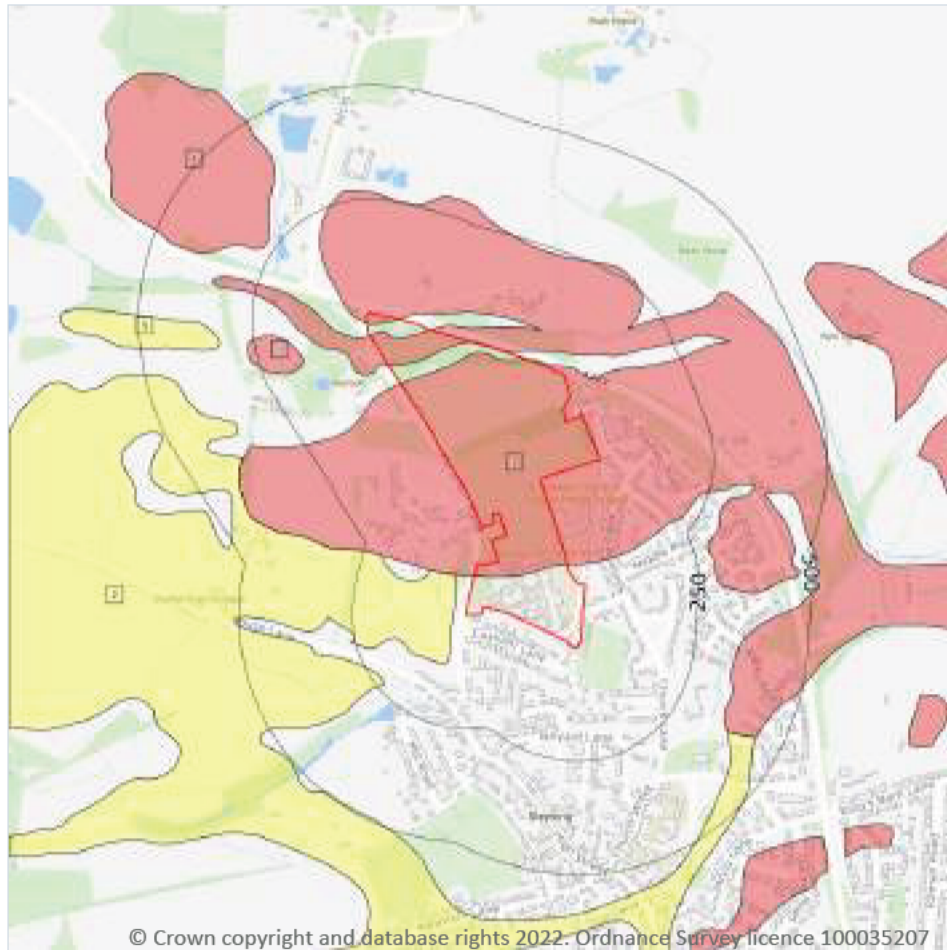
4.21 Pollution inventory radioactive waste

Records within 500m	0
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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

5

Aquifer status of groundwater held within superficial geology.

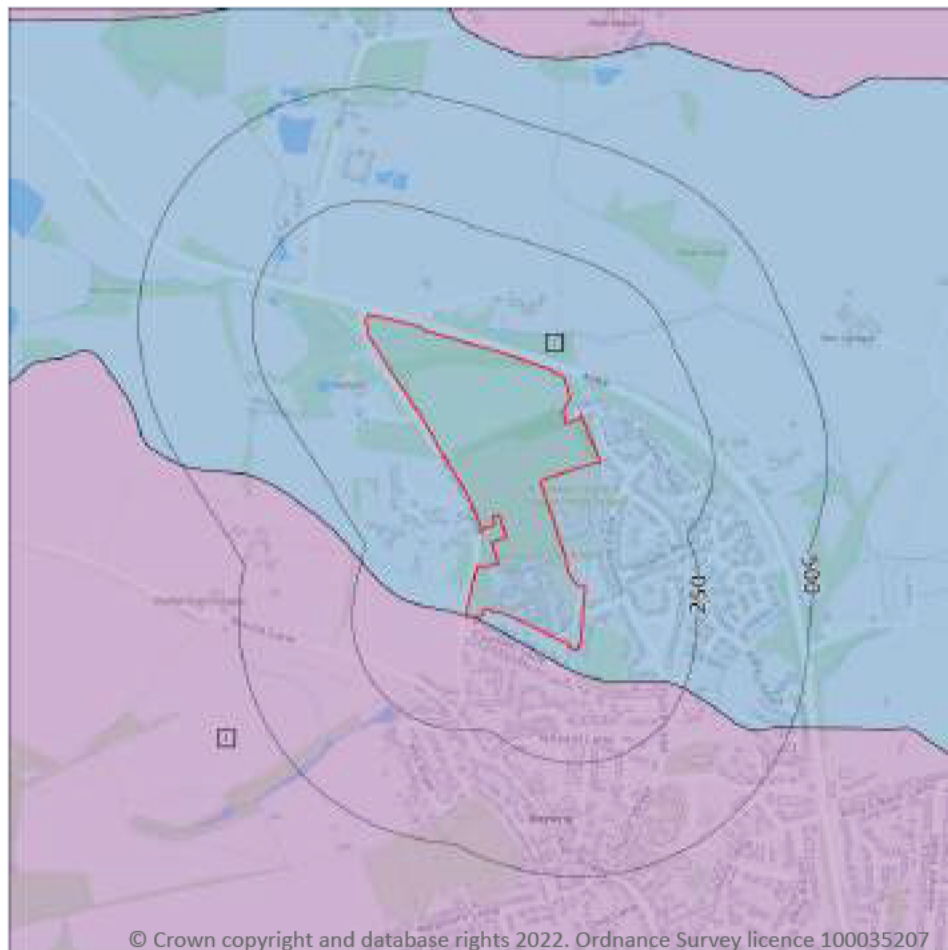
Features are displayed on the Hydrogeology map on page 40

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	27m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
3	155m NW	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
4	270m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	326m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

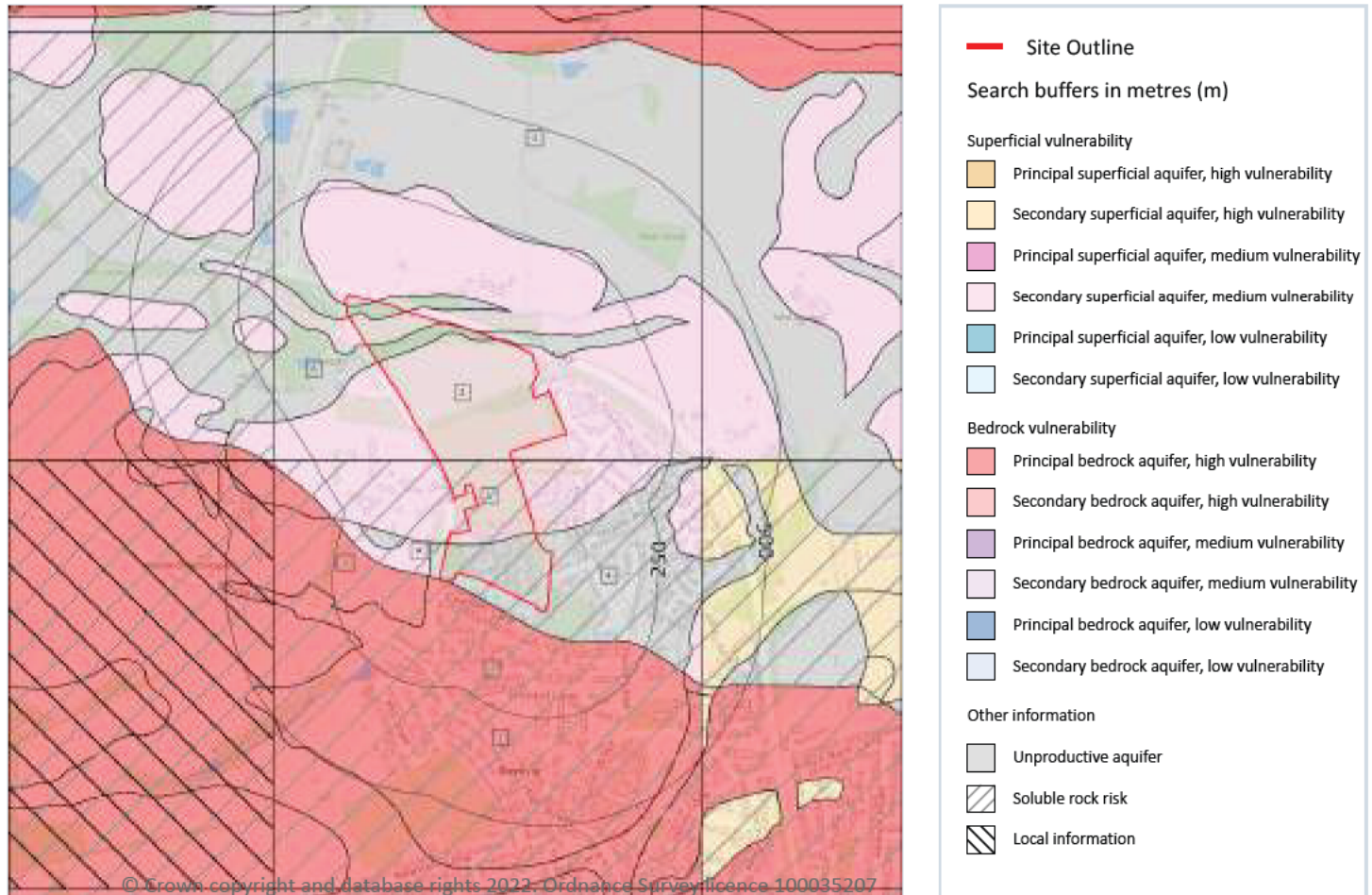
Features are displayed on the Bedrock aquifer map on [page 42](#)

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

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

8

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 43**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
3	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
4	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >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
5	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
6	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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
8	26m S	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
A	26m S	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
7	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	14.000000000000002%

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

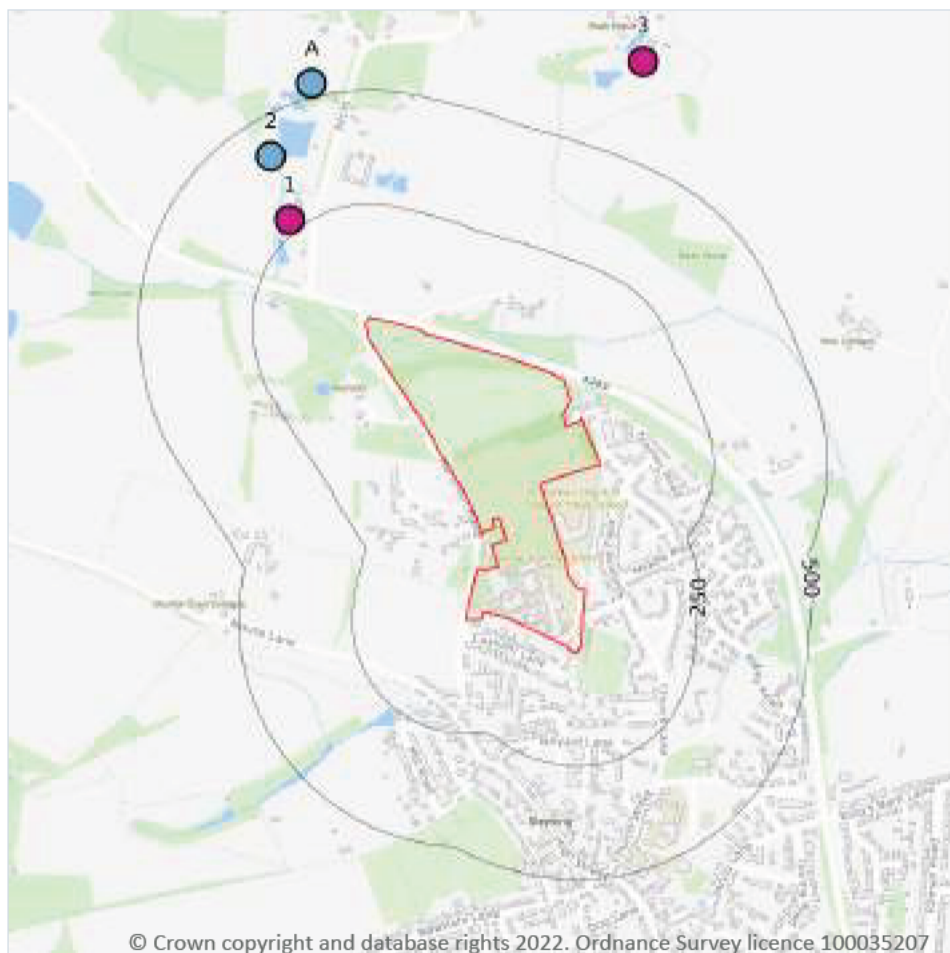
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

10

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 46**

ID	Location	Details	
1	277m NW	Status: Historical Licence No: 23/052 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: POINT A AT ALDERS FISH FARM, HORSHAM ROAD, STEYNING Data Type: Point Name: Thomas Easting: 517000 Northing: 112600	Annual Volume (m ³): 26280 Max Daily Volume (m ³): 72 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -
3	715m N	Status: Historical Licence No: 10/41/312102 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: GRANGE FARM, STEYNING Data Type: Point Name: Willett Easting: 517780 Northing: 112950	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 Version End Date: -
-	1136m N	Status: Historical Licence No: 10/41/312103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WAPPINGTHORN FARM, STEYNING BOREHOLE C Data Type: Point Name: Y de Boer & Partners Easting: 517250 Northing: 113520	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1993 Version End Date: -
-	1179m NW	Status: Historical Licence No: 10/41/312103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WAPPINGTHORN FARM, STEYNING BOREHOLE B Data Type: Point Name: Y de Boer & Partners Easting: 516820 Northing: 113510	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1993 Version End Date: -
-	1184m N	Status: Historical Licence No: 10/41/312010 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517970 Northing: 113380	Annual Volume (m ³): 6000 Max Daily Volume (m ³): 25 Original Application No: - Original Start Date: 30/07/1990 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -



ID	Location	Details	
-	1188m N	Status: Active Licence No: 10/41/312010 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27,450 Max Daily Volume (m ³): 74.80 Original Application No: NPS/WR/027925 Original Start Date: 23/06/2009 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -
-	1188m N	Status: Active Licence No: 10/41/312010 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27,450 Max Daily Volume (m ³): 74.80 Original Application No: NPS/WR/027925 Original Start Date: 23/06/2009 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -
-	1346m NW	Status: Active Licence No: 10/41/312103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WAPPINGTHORN FARM, STEYNING BOREHOLE A Data Type: Point Name: Y de Boer & Partners Easting: 516520 Northing: 113560	Annual Volume (m ³): 9,546 Max Daily Volume (m ³): 176 Original Application No: WR.0285 Original Start Date: 11/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: -
-	1478m NE	Status: Historical Licence No: 10/41/312002 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WYCKHAM FARM STEYNING WELL NO 1 Data Type: Point Name: Brooks-Bank Easting: 518860 Northing: 113030	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/01/1985 Version End Date: -
-	1970m NE	Status: Historical Licence No: 10/41/312002 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WYCKHAM FARM STEYNING WELL NO 2 Data Type: Point Name: Brooks-Bank Easting: 519400 Northing: 113060	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/01/1985 Version End Date: -



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

5.7 Surface water abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 46](#)

ID	Location	Details	
2	415m NW	Status: Active Licence No: 23/059 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT ALDERS FISH FARM Data Type: Point Name: Thomas Easting: 516960 Northing: 112740	Annual Volume (m ³): 73,200 Max Daily Volume (m ³): 200 Original Application No: 169/0965 Original Start Date: 07/09/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/03/2016 Version End Date: -
A	530m NW	Status: Historical Licence No: 23/068 Details: Make-Up Or Top Up Water Direct Source: Southern Region Surface Waters Point: POINT A AT ALDERWOOD POND, HORSHAM ROAD, STEYNING Data Type: Point Name: Alderwood Pond Easting: 517050 Northing: 112900	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 40 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -
A	530m NW	Status: Active Licence No: 23/068 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT ALDERWOOD POND, HORSHAM ROAD, STEYNING Data Type: Point Name: Alderwood Pond Easting: 517050 Northing: 112900	Annual Volume (m ³): 5,000 Max Daily Volume (m ³): 40 Original Application No: 169/1580 Original Start Date: 12/08/1997 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

1

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 46](#)

ID	Location	Details	
-	1188m N	Status: Active Licence No: 10/41/312010 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27,450 Max Daily Volume (m ³): 74.80 Original Application No: NPS/WR/027925 Original Start Date: 23/06/2009 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -

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

48

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 51

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

ID	Location	Type of water feature	Ground level	Permanence	Name
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	2m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	2m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	6m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	8m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	23m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	26m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	26m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	30m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
G	37m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	44m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	44m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	46m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	46m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	48m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	63m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	71m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	83m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	85m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	90m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	125m NW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	127m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	129m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	163m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
I	165m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	191m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	191m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	199m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	199m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
9	200m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	215m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	216m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	216m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	216m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	219m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
10	222m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
C	224m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
11	224m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	228m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	238m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	240m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
K	241m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	242m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

23

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 51**

This data is sourced from the Ordnance Survey.



6.3 WFD Surface water body catchments

Records on site	1
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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 51](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Black Sewer	GB107041012040	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 51](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	On site	River	Black Sewer	GB107041012040	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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.

Features are displayed on the Hydrology map on [page 51](#)



ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	On site	Worthing chalk	<u>GB40701G505300</u>	Poor	Poor	Poor	2019

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

21

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).

Features are displayed on the River and coastal flooding map on page 58



Distance	Flood risk category
On site	High
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	4
---------------------	---

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.

Features are displayed on the River and coastal flooding map on [page 58](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
13	144m S	Steyning 1981	1981-06-01 1981-06-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial
E	150m S	Steyning 1980	1980-10-11 1980-10-11	Main river	Channel capacity exceeded (no raised defences)	Fluvial
E	151m S	Steyning 1974	1974-11-23 1974-11-23	Main river	Channel capacity exceeded (no raised defences)	Fluvial
G	225m S	Steyning 1981	1981-06-01 1981-06-01	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on [page 58](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

1

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.

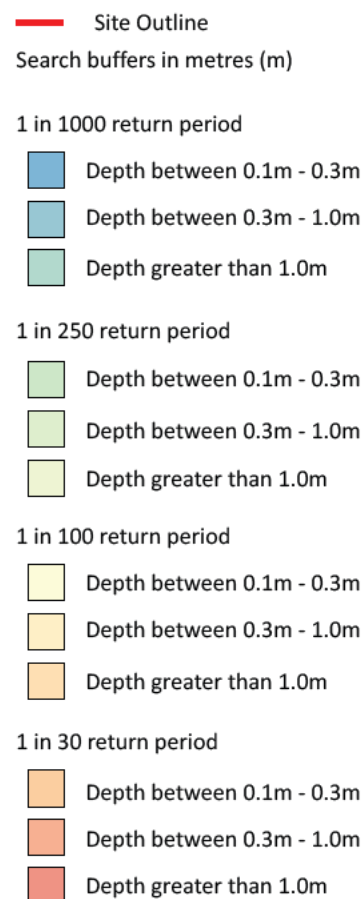
Features are displayed on the River and coastal flooding map on [page 58](#)

Location	Type
On site	Zone 3 - (Fluvial Models)

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

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 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 63**

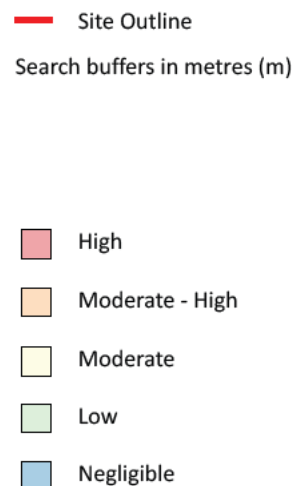
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on

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	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiantal Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

High

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 65](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland
- Biosphere Reserves

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on page 66

ID	Location	Name	Data source
-	1907m W	Chanctonbury Hill	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

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

23

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 66

ID	Location	Name	Woodland Type
1	344m NE	Nash Wood	Ancient & Semi-Natural Woodland
2	491m NW	Unknown	Ancient & Semi-Natural Woodland
3	520m W	Unknown	Ancient & Semi-Natural Woodland
4	589m NW	Unknown	Ancient & Semi-Natural Woodland
5	638m N	Unknown	Ancient & Semi-Natural Woodland
6	663m SW	Spring Head Shaw	Ancient & Semi-Natural Woodland
7	668m NW	Unknown	Ancient & Semi-Natural Woodland
8	681m N	Unknown	Ancient Replanted Woodland
9	1006m SW	The Holt	Ancient & Semi-Natural Woodland
10	1252m W	Unknown	Ancient & Semi-Natural Woodland
11	1252m W	Unknown	Ancient & Semi-Natural Woodland
-	1358m N	Unknown	Ancient Replanted Woodland
-	1676m W	Unknown	Ancient & Semi-Natural Woodland
-	1683m W	Unknown	Ancient & Semi-Natural Woodland
-	1690m W	Shaw Round The Great Laine, The Sheep Down, Nine *	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1701m N	Unknown	Ancient Replanted Woodland
-	1788m N	Unknown	Ancient & Semi-Natural Woodland
-	1832m W	Unknown	Ancient & Semi-Natural Woodland
-	1833m NW	Unknown	Ancient & Semi-Natural Woodland
-	1867m N	Huddlestone Wood	Ancient & Semi-Natural Woodland
-	1940m NW	Unknown	Ancient Replanted Woodland
-	1988m W	Unknown	Ancient & Semi-Natural Woodland
-	1994m N	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 66](#)

ID	Location	Name	Status
13	1439m SE	Brighton and Lewes Downs	Declared

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

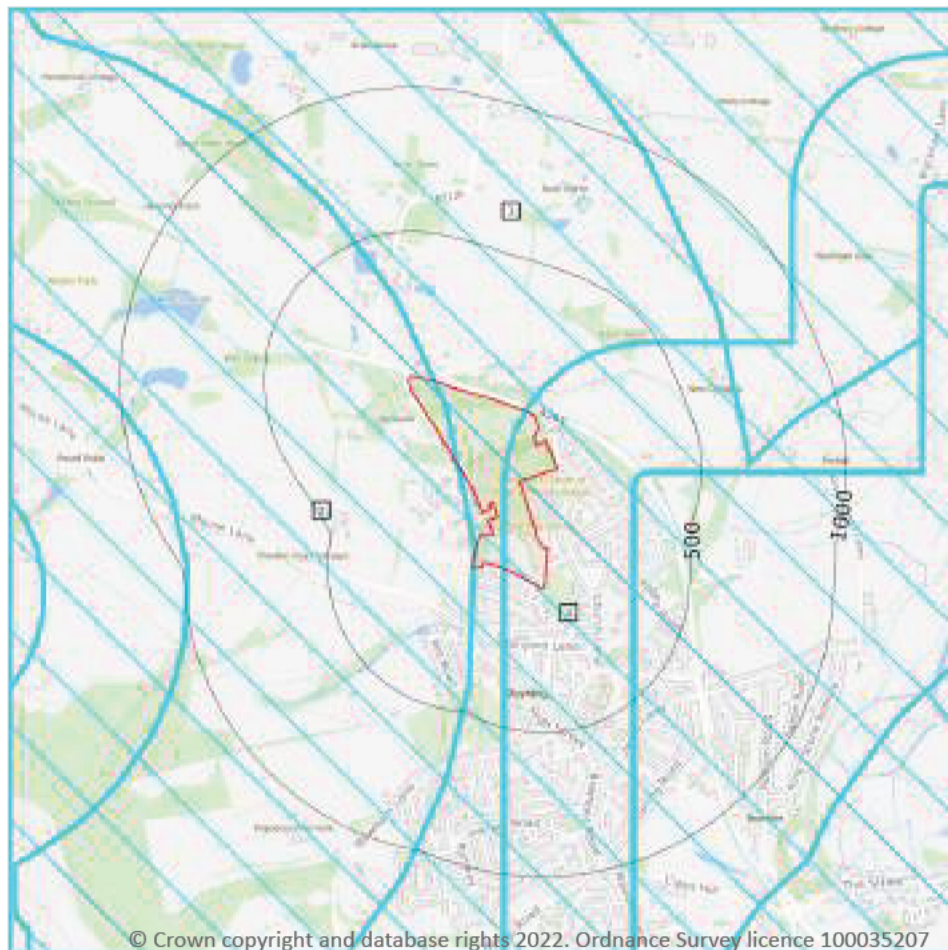
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Black Sewer NVZ	Surface Water	809	Existing
1268m S	Sussex Chalk	Groundwater	56	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

3

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 72**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.
2	On site	Infrastructure - Pipelines, pylons and overhead cables. any transport proposal including road, rail and by water (excluding routine maintenance). airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.
3	On site	Infrastructure - Pylons and overhead cables. airports, helipads and other aviation proposals. Wind and Solar - Wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha. Residential - Residential development of 50 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill. Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 72](#)

ID: -
Location: 1907m W
SSSI name: Chanctonbury Hill
Unit name: Bostal Woodland
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Mixed: Lowland damp grassland, Woodland	Favourable	22/03/2013
Lowland beech and yew woodland	Favourable	22/03/2013

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on **page 75**

ID	Location	Name	Data Source
1	8m S	South Downs	Natural England

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

11.4 Listed Buildings

Records within 250m

8

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 75**

ID	Location	Name	Grade	Reference Number	Listed date
3	112m W	Bayards, Steyping, Horsham, West Sussex, BN44	II	1285398	09/05/1980
4	130m N	Staplefields, Steyping, Horsham, West Sussex, BN44	II	1354043	15/03/1955



ID	Location	Name	Grade	Reference Number	Listed date
5	141m S	Penn Cottage Penns House, Steyning, Horsham, West Sussex, BN44	II	1180658	09/05/1980
6	189m S	Mouse Cottage, Steyning, Horsham, West Sussex, BN44	II	1027258	15/03/1955
7	189m S	Old Workhouse Cottages, Steyning, Horsham, West Sussex, BN44	II	1180708	15/03/1955
8	202m S	138 and 140, High Street, Steyning, Horsham, West Sussex, BN44	II	1180470	09/05/1980
9	227m S	134 and 136, High Street, Steyning, Horsham, West Sussex, BN44	II	1354056	15/03/1955
10	247m S	The Star Public House, Steyning, Horsham, West Sussex, BN44	II	1180461	09/05/1980

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

11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on **page 75**

ID	Location	Name	District	Date of designation
2	73m S	Steyning	Horsham	01/09/1974

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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



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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on page 79

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

5

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

Location	Reference	Scheme	Start Date	End date
11m S	AG00290885	Entry Level plus Higher Level Stewardship	01/06/2009	31/05/2020
23m NW	AG00355838	Entry Level plus Higher Level Stewardship	01/06/2011	31/05/2021
121m W	AG00290885	Entry Level plus Higher Level Stewardship	01/06/2009	31/05/2020
121m W	AG00290885	Entry Level plus Higher Level Stewardship	01/06/2009	31/05/2019
192m SW	AG00290885	Entry Level plus Higher Level Stewardship	01/06/2009	31/05/2020

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m**1**

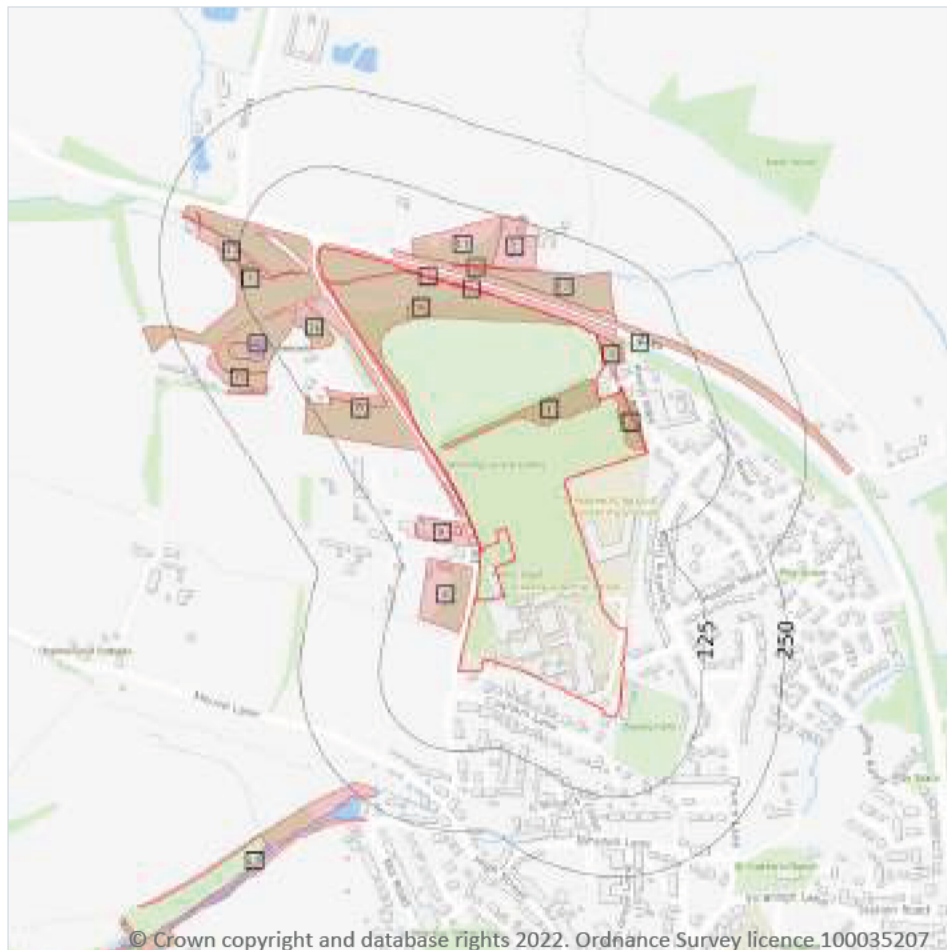
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
214m NW	1053653	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

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

25

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 82

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	1m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	9m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	11m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	11m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	12m SW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
9	13m NW	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
B	22m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	26m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	27m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	30m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	30m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	35m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	43m N	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
D	58m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	91m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	141m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	153m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	166m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	226m 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
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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
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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 85](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	TQ11SE

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

2

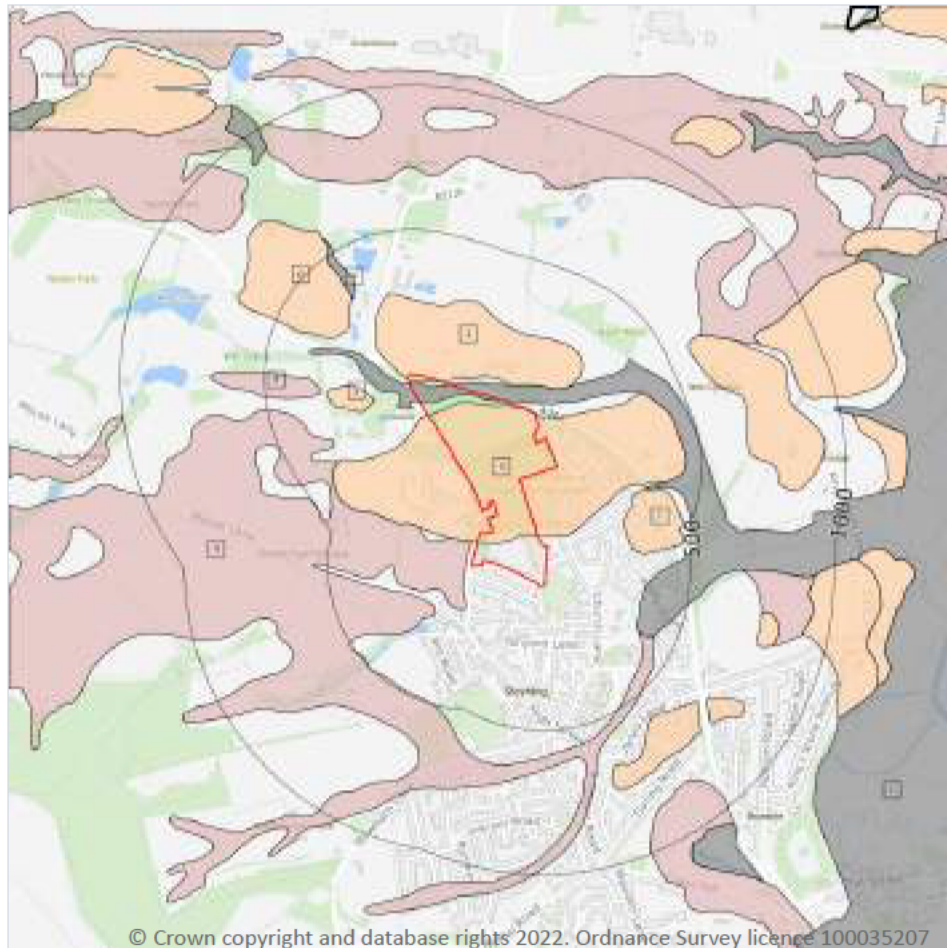
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 86](#)

ID	Location	LEX Code	Description	Rock description
1	On site	WGR-VOID	Worked Ground (Undivided)	Void
2	46m NE	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

9

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 87](#)

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-CZ	Alluvium - Silty Clay	Clay, Silty
2	On site	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel
3	On site	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	19m S	HEAD-DMTN	Head - Diamicton	Diamicton
5	133m NW	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
6	266m NW	RTD3-XSV	River Terrace Deposits, 3 - Sand And Gravel	Sand And Gravel
7	272m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
8	308m NW	HEAD-DMTN	Head - Diamicton	Diamicton
9	329m NW	ALV-CZ	Alluvium - Silty Clay	Clay, Silty

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

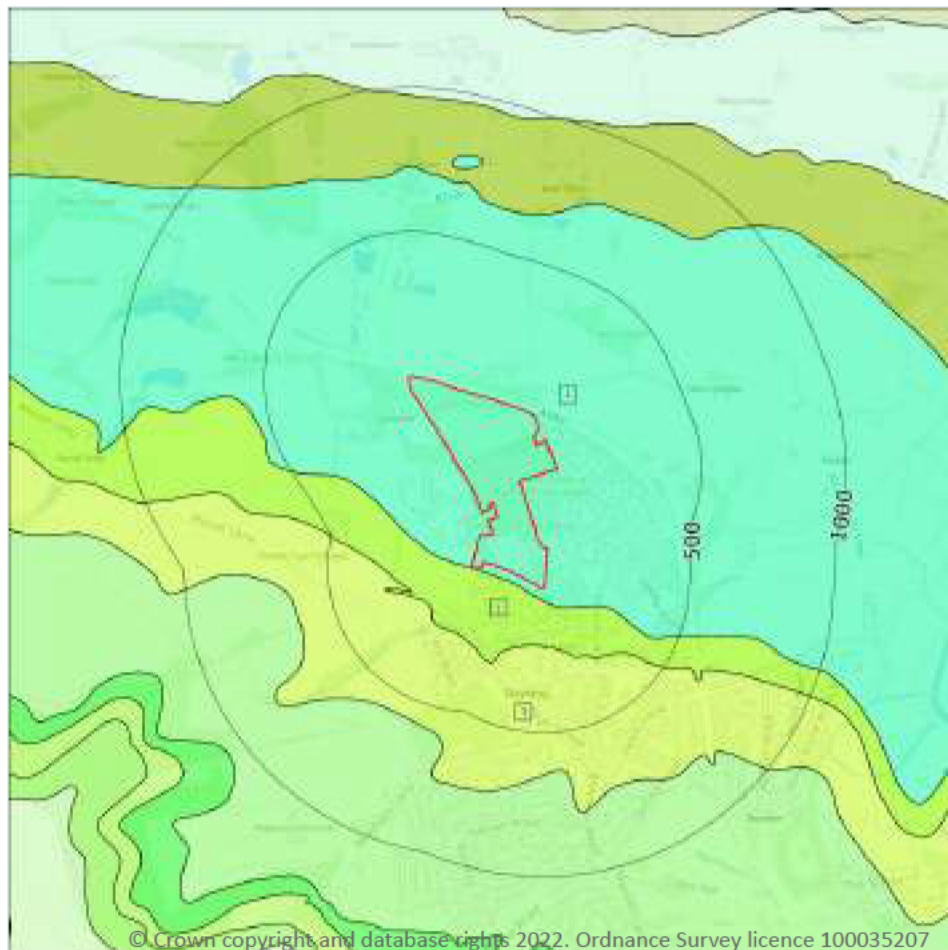
0

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

3

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 89](#)

ID	Location	LEX Code	Description	Rock age
1	On site	GLT-MDST	Gault Formation - Mudstone	Albian Age
2	On site	UGS-SLST	Upper Greensand Formation - Siltstone	Cenomanian Age - Albian Age
3	198m SW	WMCH-CHLK	West Melbury Marly Chalk Formation - Chalk	Cenomanian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 91](#)

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

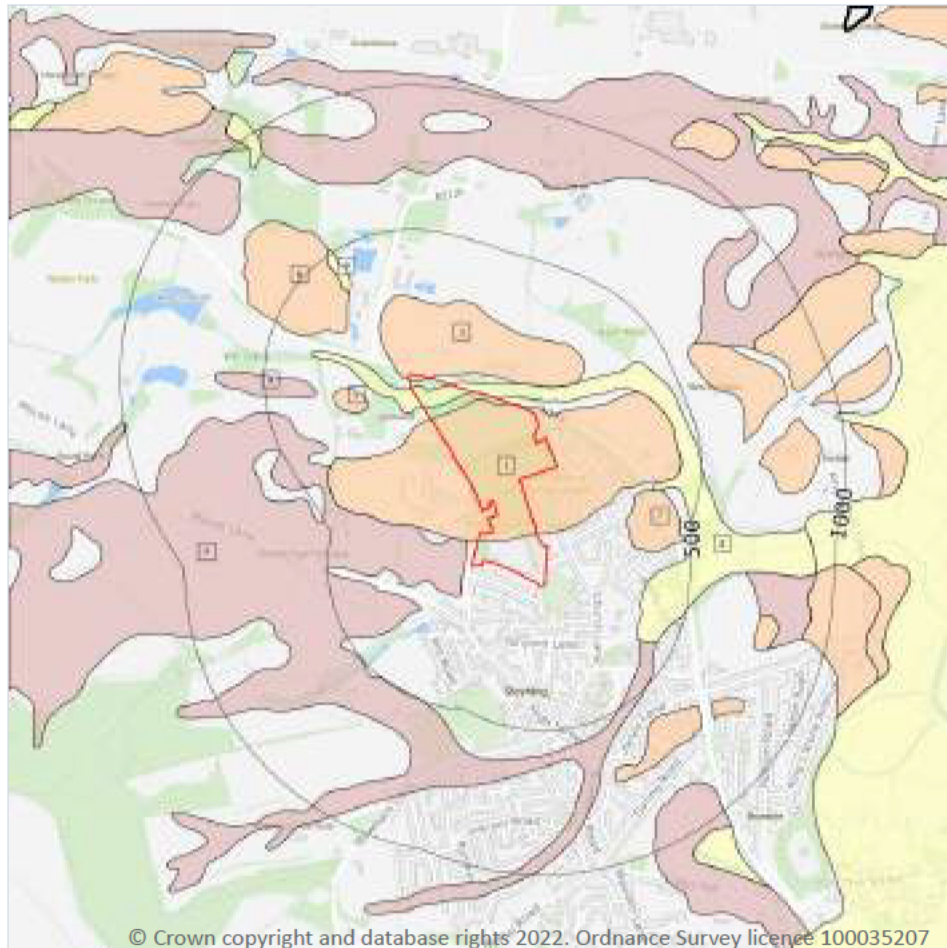
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

9

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 93](#)

ID	Location	LEX Code	Description	Rock description
1	On site	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	SAND AND GRAVEL
2	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	On site	AD3-XSV	RIVER TERRACE DEPOSITS, 3 (ADUR)	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	27m S	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
5	155m NW	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	SAND AND GRAVEL
6	270m NW	AD3-XSV	RIVER TERRACE DEPOSITS, 3 (ADUR)	SAND AND GRAVEL
7	282m SE	AD1-XSV	RIVER TERRACE DEPOSITS, 1 (ADUR)	SAND AND GRAVEL
8	326m NW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
9	353m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

4

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	Very Low
On site	Intergranular	Very High	High
On site	Intergranular	Very High	High
27m S	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15.7 Landslip permeability (50k)

Records within 50m

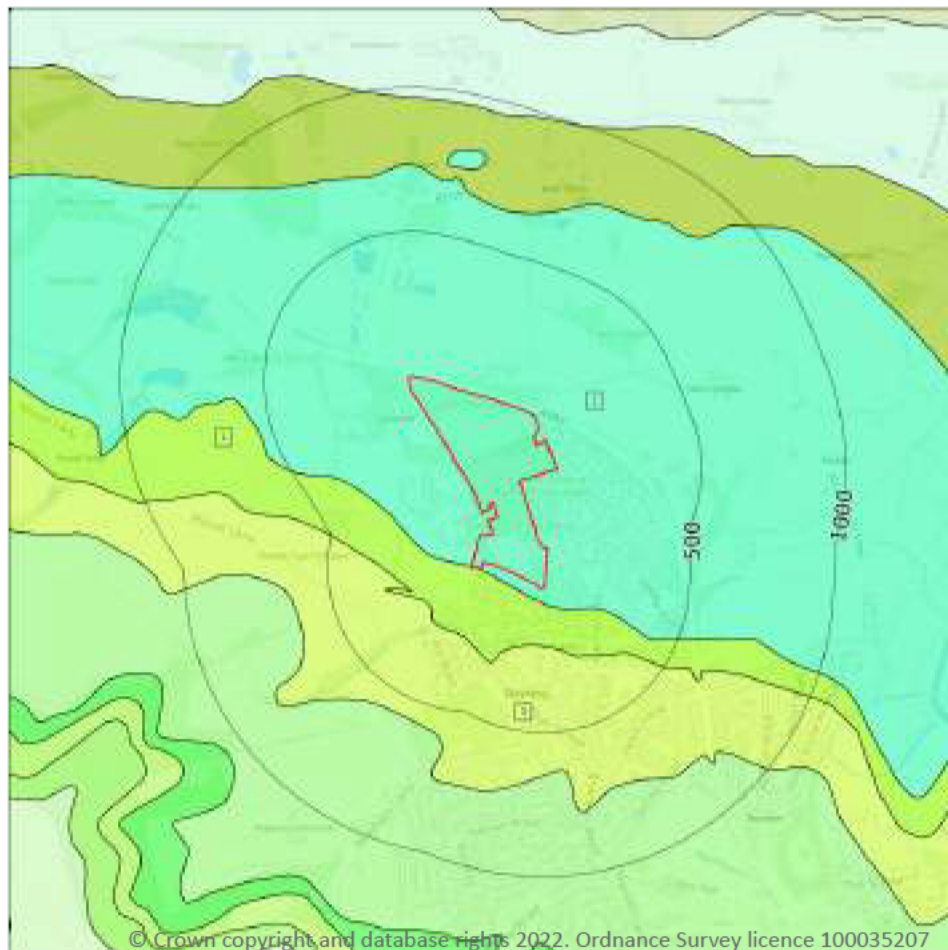
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on page 96

ID	Location	LEX Code	Description	Rock age
1	On site	UGS-SISD	UPPER GREENSAND FORMATION - SILTSTONE AND SANDSTONE	ALBIAN
2	On site	GLT-MDST	GAULT FORMATION - MUDSTONE	ALBIAN
3	197m SW	WMCH-CHLK	WEST MELBURY MARLY CHALK FORMATION - CHALK	CENOMANIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

13

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

Features are displayed on the Boreholes map on [page 98](#)

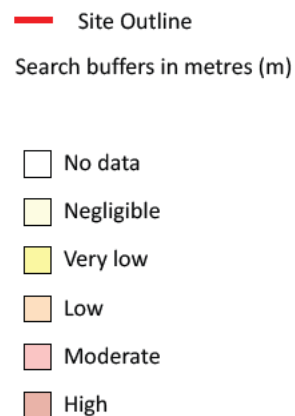
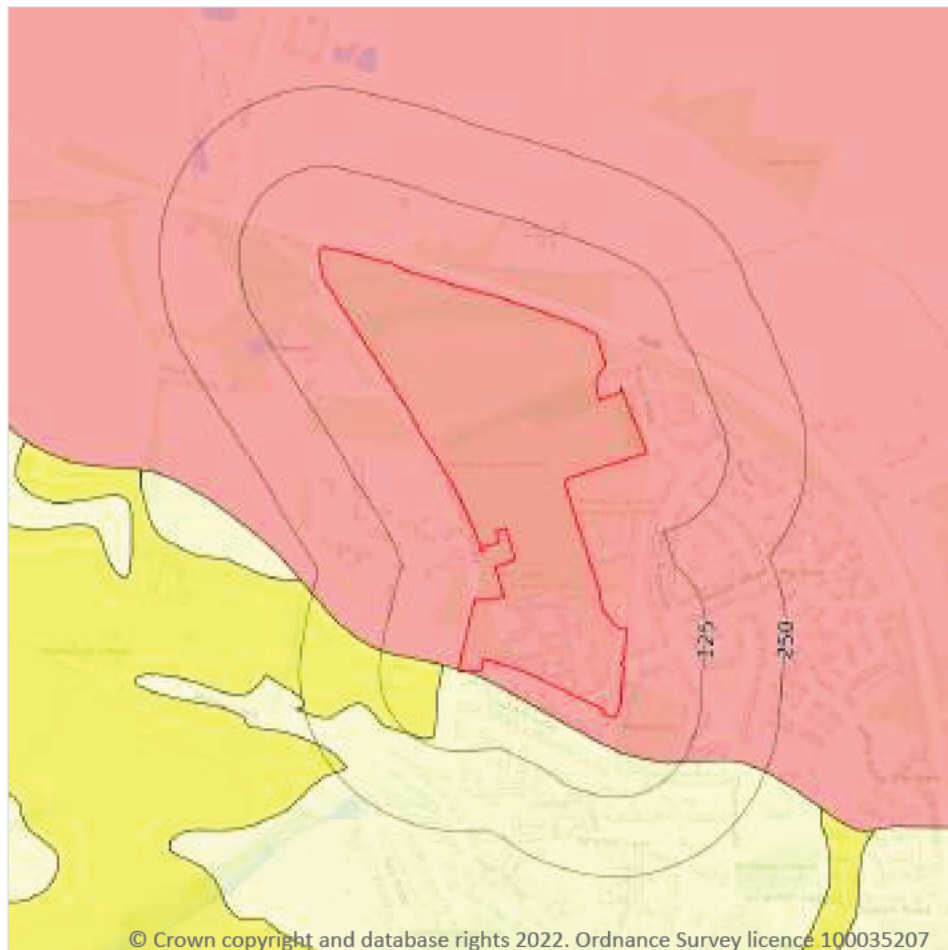
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	517340 112160	BRAMBER STEYNING PASS 17	6.1	N	578234
2	On site	517390 112310	BRAMBER STEYNING PASS 8	6.0	N	578230

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	1m NW	517170 112380	BRAMBER STEYNING PASS 4	6.1	N	578226
4	12m N	517410 112330	BRAMBER STEYNING PASS 7	6.1	N	578229
5	29m NW	517280 112390	BRAMBER STEYNING PASS 5	6.1	N	578227
6	30m NW	517200 112410	BRAMBER STEYNING PASS 3	6.1	N	578225
A	36m NE	517620 112280	BRAMBER STEYNING PASS 13	6.0	N	578232
A	58m NE	517630 112300	BRAMBER STEYNING PASS 12	6.1	N	578231
7	75m NE	517680 112260	BRAMBER STEYNING PASS 15	6.0	N	578233
8	75m N	517430 112390	BRAMBER STEYNING PASS 6	6.1	N	578228
9	89m N	517510 112380	NOMANSLAND	90.0	N	17639895
10	101m NW	517090 112440	BRAMBER STEYNING PASS 1	6.0	N	578224
11	236m E	517920 112080	BRAMBER-STEYNING BY PASS 18	6.1	N	578235

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

3

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 100**

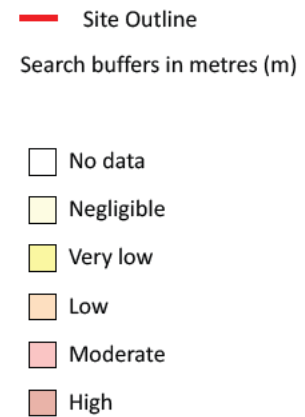
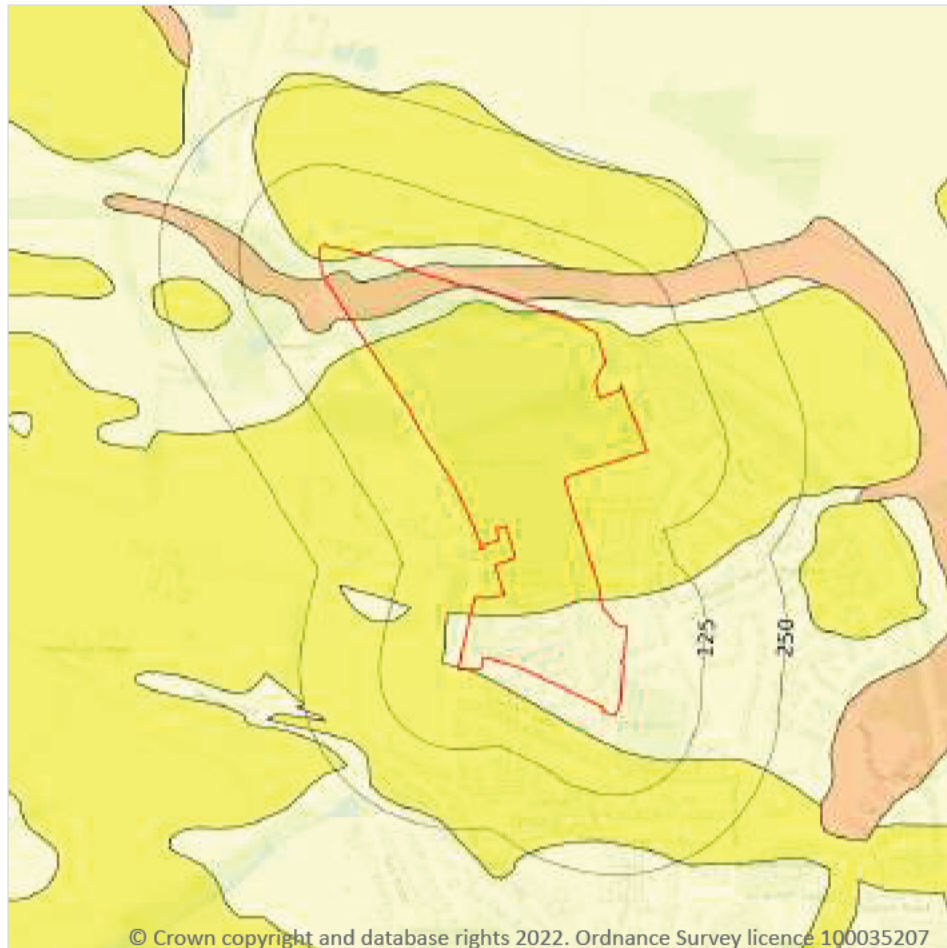
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Moderate	Ground conditions predominantly high plasticity.
27m S	Very low	Ground conditions predominantly low plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

3

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 102**

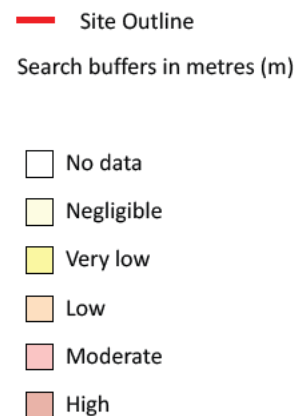
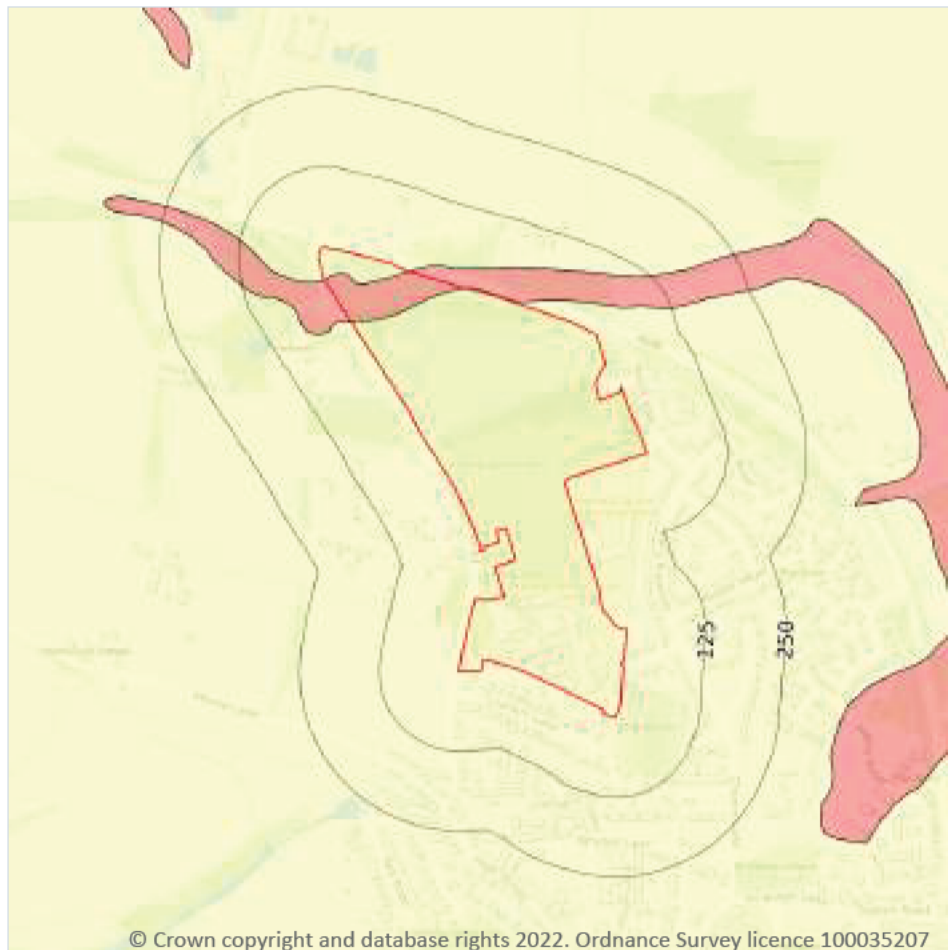
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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

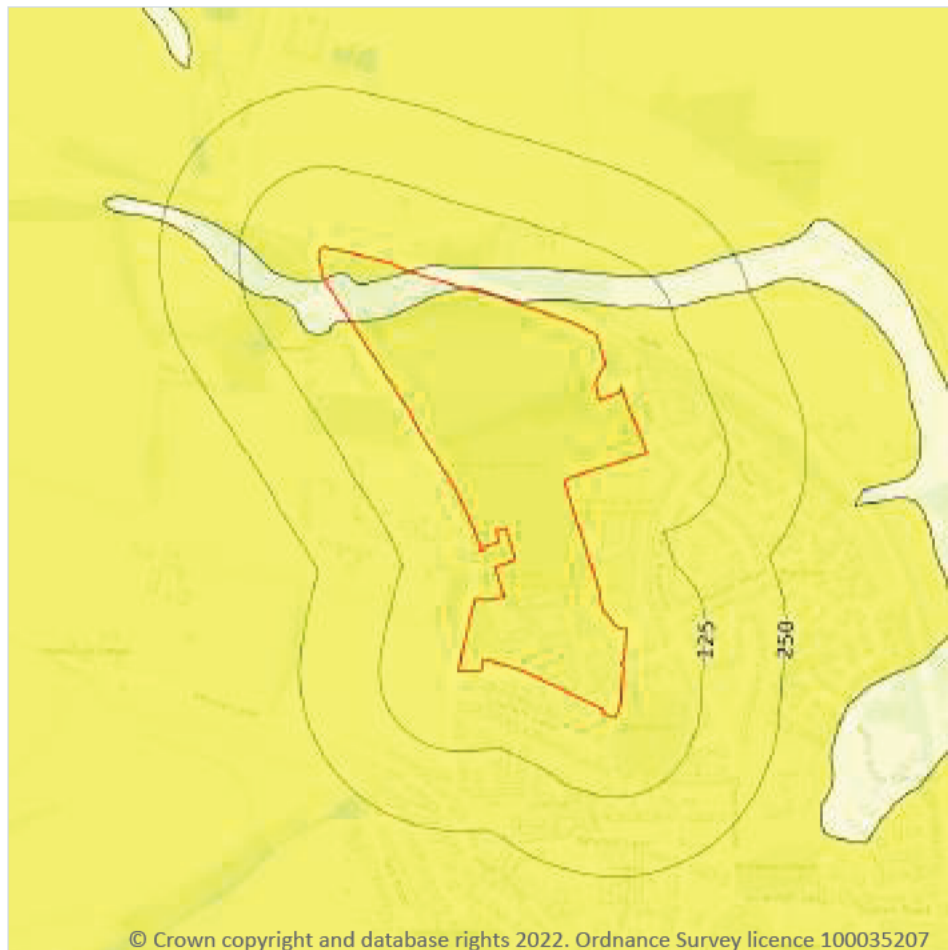
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 104**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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

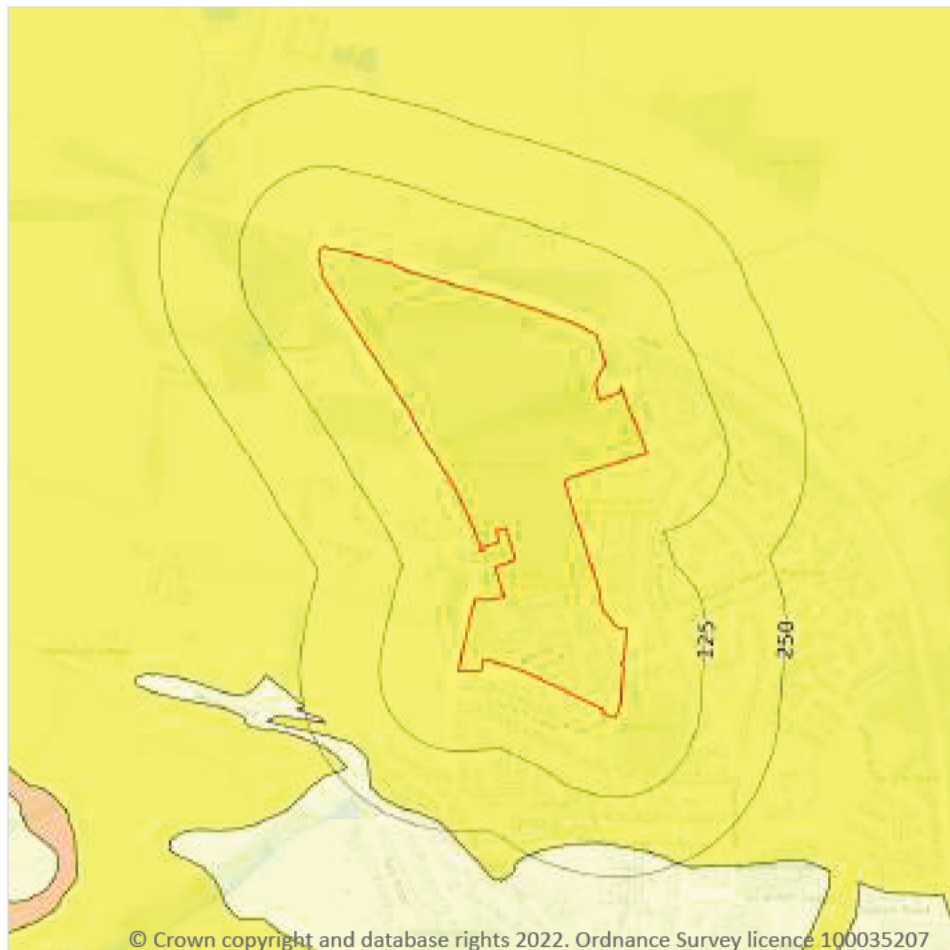
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 106](#)

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

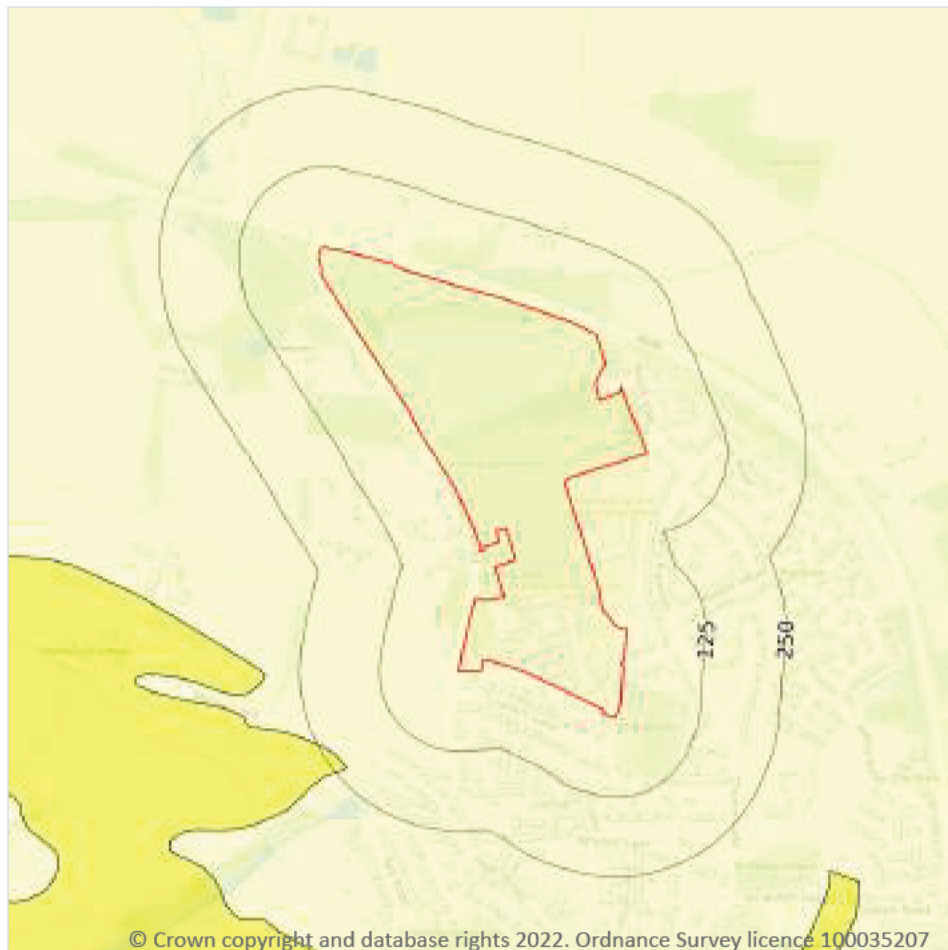
Features are displayed on the Natural ground subsidence - Landslides map on **page 107**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

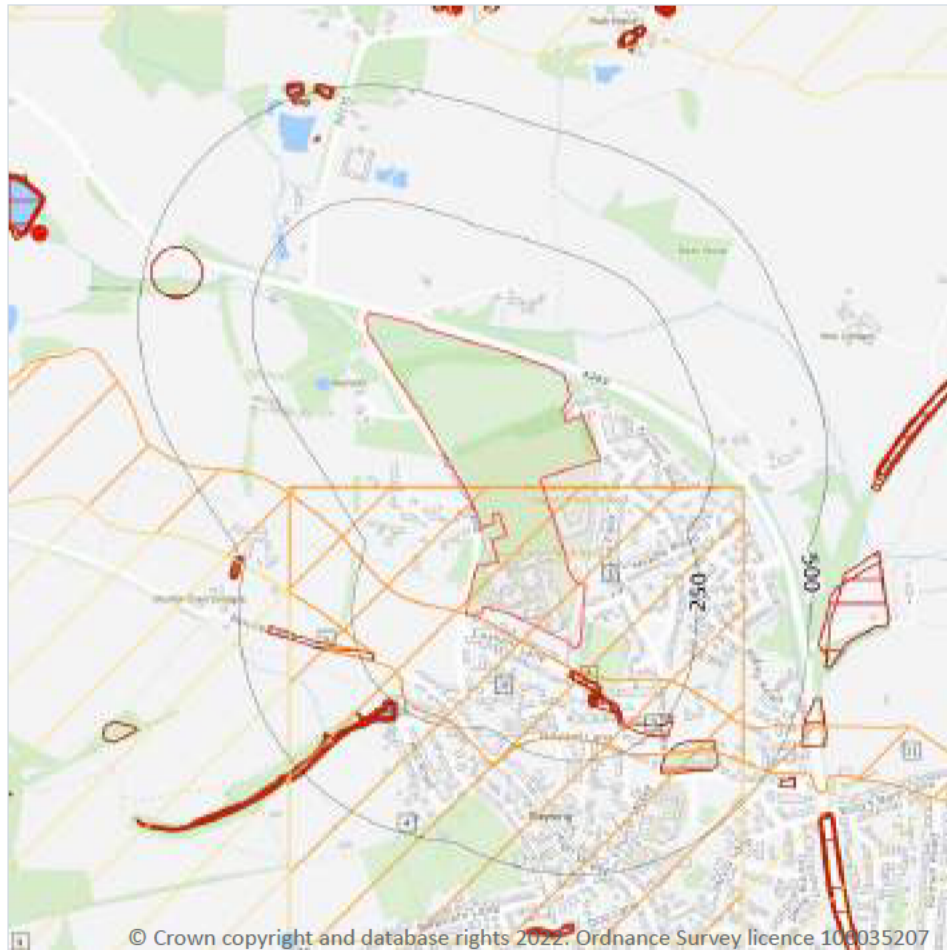
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 108**

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, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

17

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, ground workings and natural cavities map on **page 110**

ID	Location	Land Use	Year of mapping	Mapping scale
A	52m S	Cuttings	1932	1:10560
A	56m S	Cuttings	1947	1:10560
A	56m S	Cuttings	1909	1:10560
A	56m S	Cuttings	1896	1:10560
A	57m S	Cuttings	1875	1:10560
A	78m S	Cuttings	1957	1:10560
A	105m SE	Unspecified Ground Workings	1932	1:10560
A	105m SE	Unspecified Ground Workings	1932	1:10560
A	108m S	Unspecified Pit	1957	1:10560
A	110m S	Unspecified Pit	1947	1:10560
A	110m S	Unspecified Pit	1909	1:10560
A	111m S	Unspecified Ground Workings	1896	1:10560
A	112m SE	Unspecified Ground Workings	1875	1:10560
3	141m SE	Ponds	1875	1:10560
5	220m SW	Cuttings	1875	1:10560
B	250m SW	Pond	1976	1:10000
B	250m SW	Pond	1992	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

7

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 110**

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
2	On site	Not available	Sand\Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
4	197m SW	Not available	Chalk	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered

ID	Location	Name	Commodity	Class	Likelihood
7	337m W	Not available	Sand	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
9	389m SW	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
11	402m SE	Not available	Sand	C	Small scale underground mining may have occurred; mine adits, shafts and tunnels may be present. Potential for localised difficult ground conditions are at a level where they should be considered
14	638m N	Not available	Sand	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

1

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.

Features are displayed on the Mining, ground workings and natural cavities map on **page 110**

ID	Location	Mine Address	Mineral	Data source	Publisher
15	817m SW	Steining, West Sussex	Chalk	MINERAL EXTRACTION DATABASE	PRIVATE

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.



18.9 Coal mining

Records on site	0
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Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0
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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.

18.11 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.

18.12 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

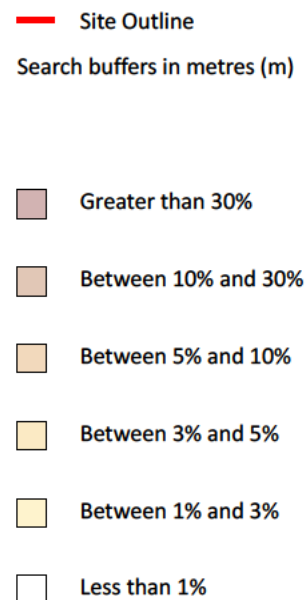
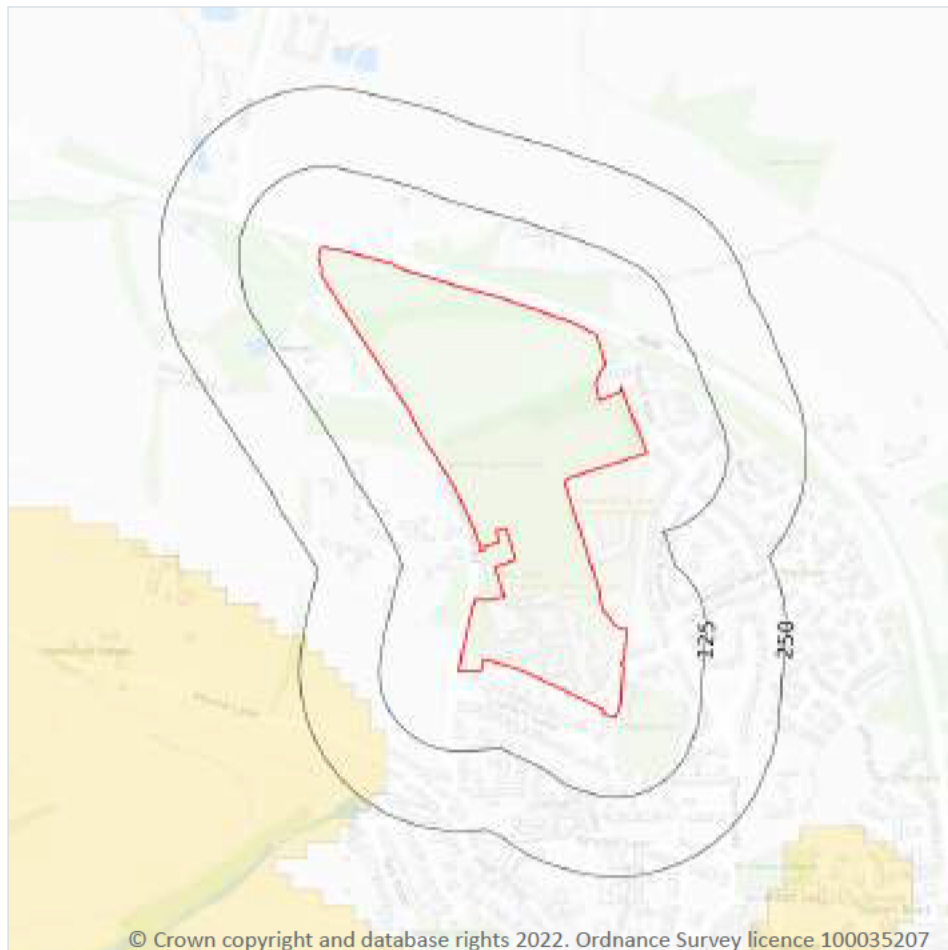
18.13 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

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

19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 115**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

18

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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
10m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
42m S	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0
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Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0
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Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0
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Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0
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Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0
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The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m

0

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



This data is sourced from HS2 Ltd.



Data providers

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

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APPENDIX E

Historical maps

1:2,500 Scale Grid Index

Site Details:

517488, 111965

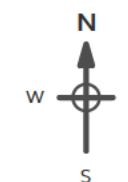
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Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: County Series

Map date: 1873

Scale: 1:2,500

Printed at: 1:2,500



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

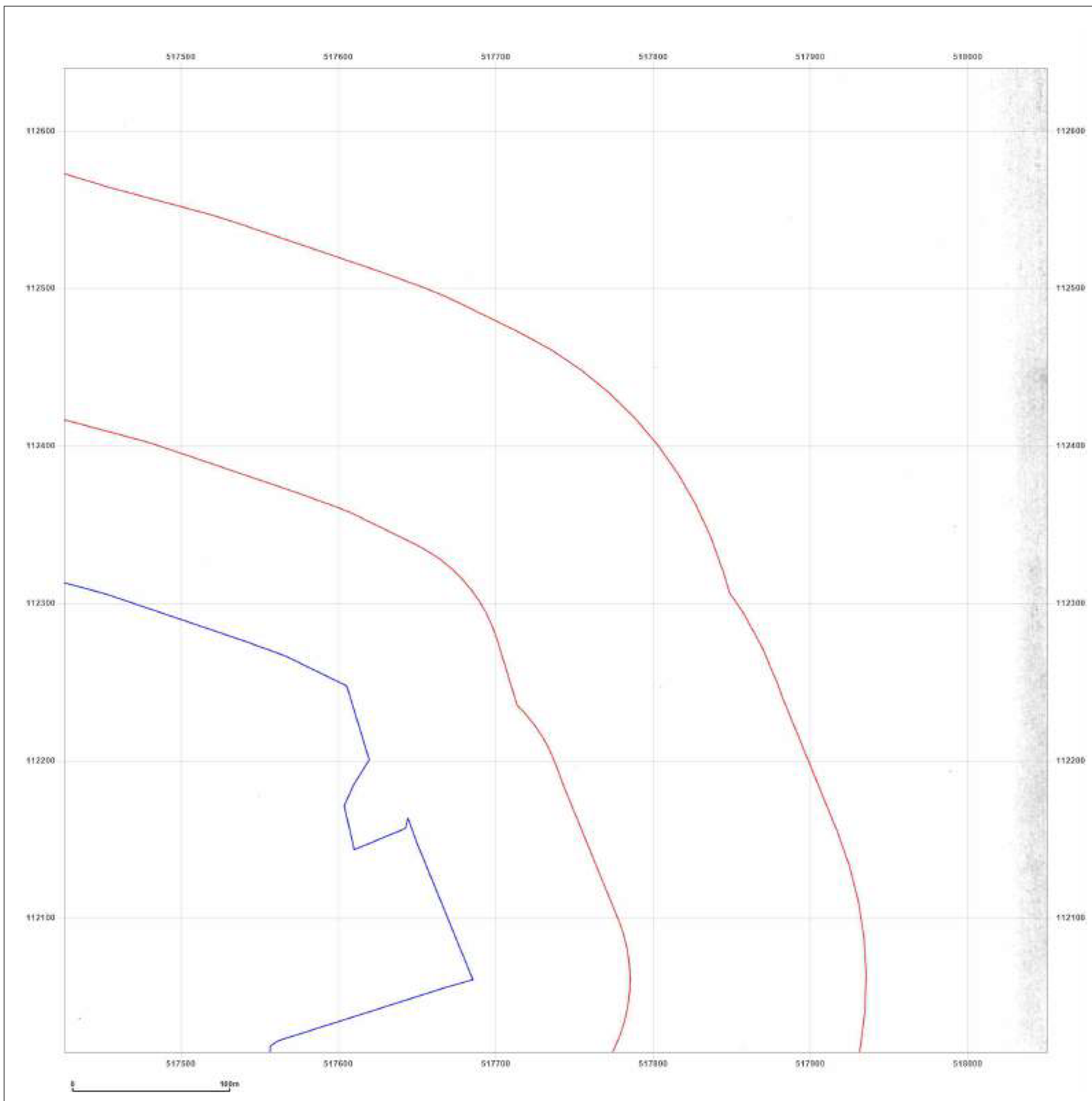


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

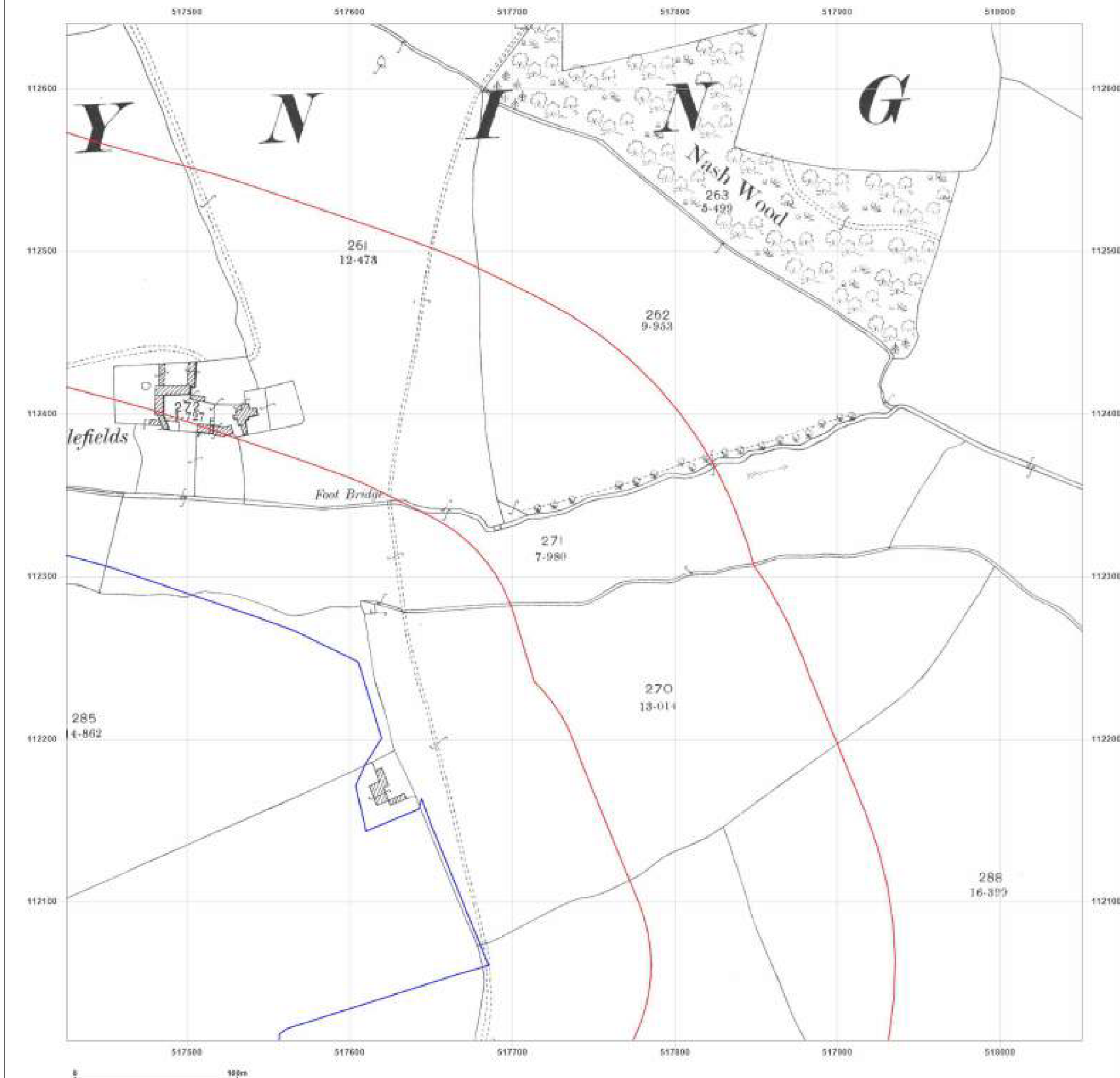


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Production date: 14 November 2022

Map legend available at:
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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: County Series

Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



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

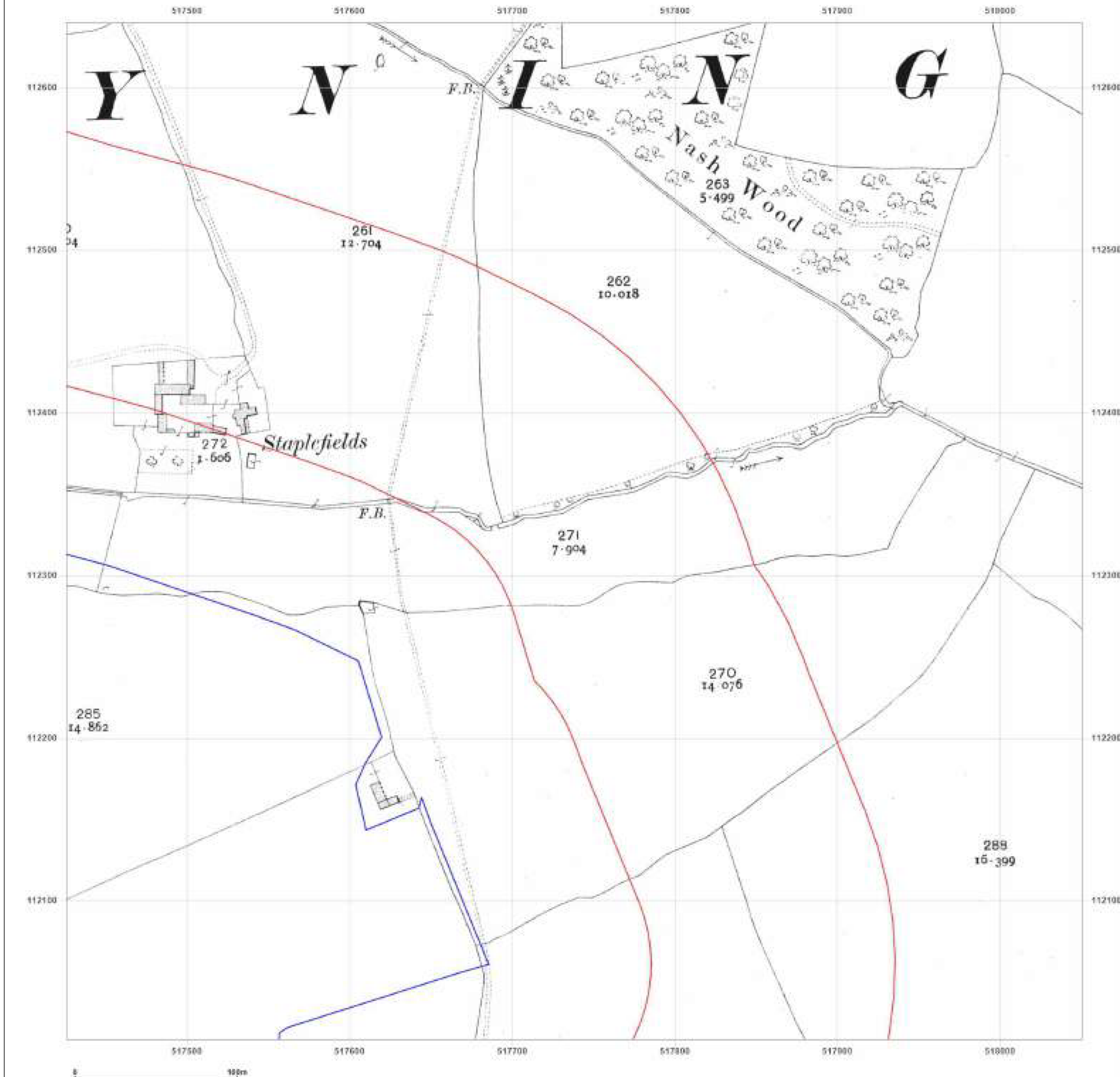


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1966

Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1966

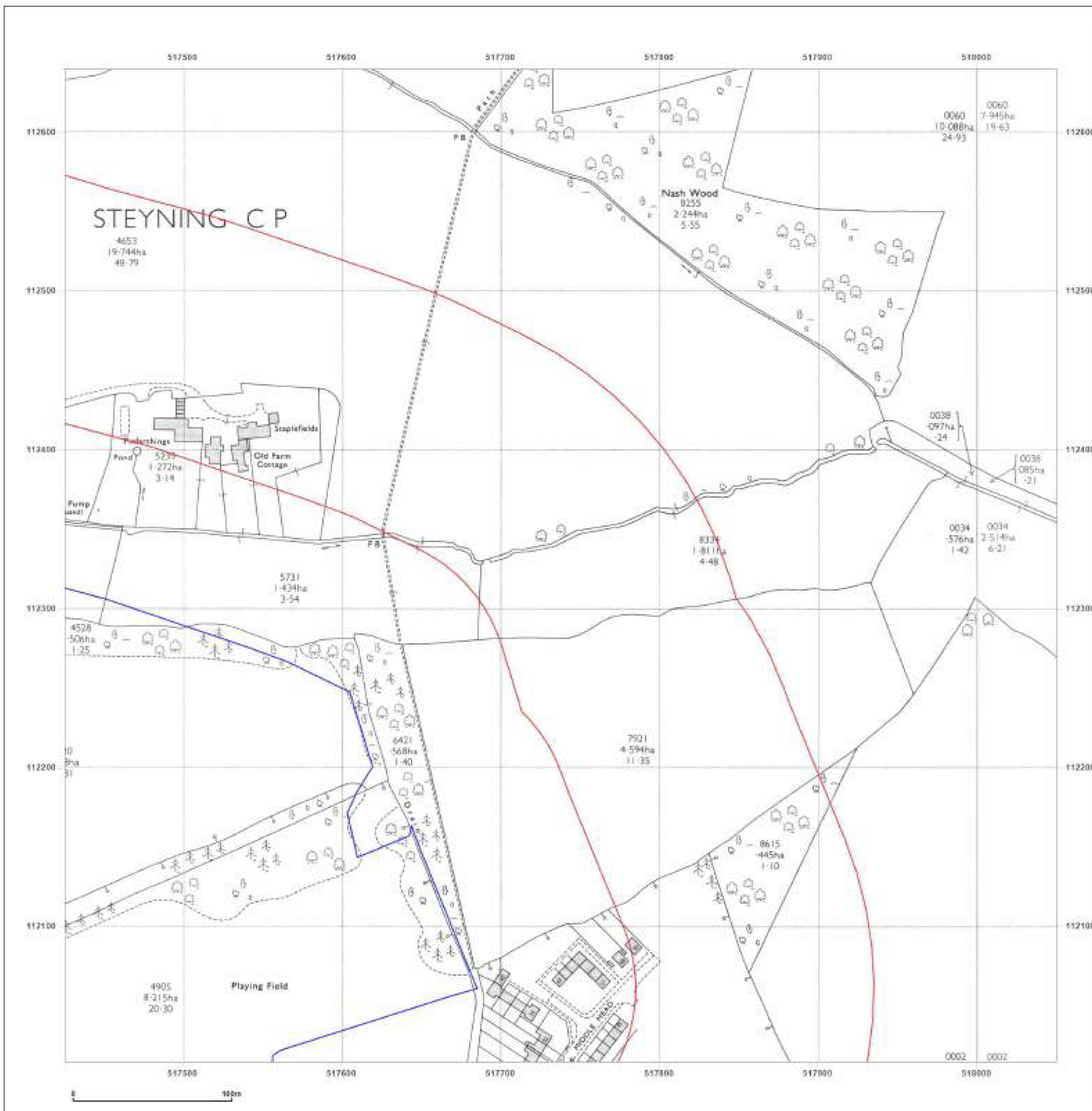


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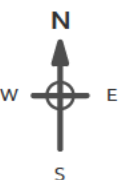
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Grid Ref: 517738, 112327

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Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



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

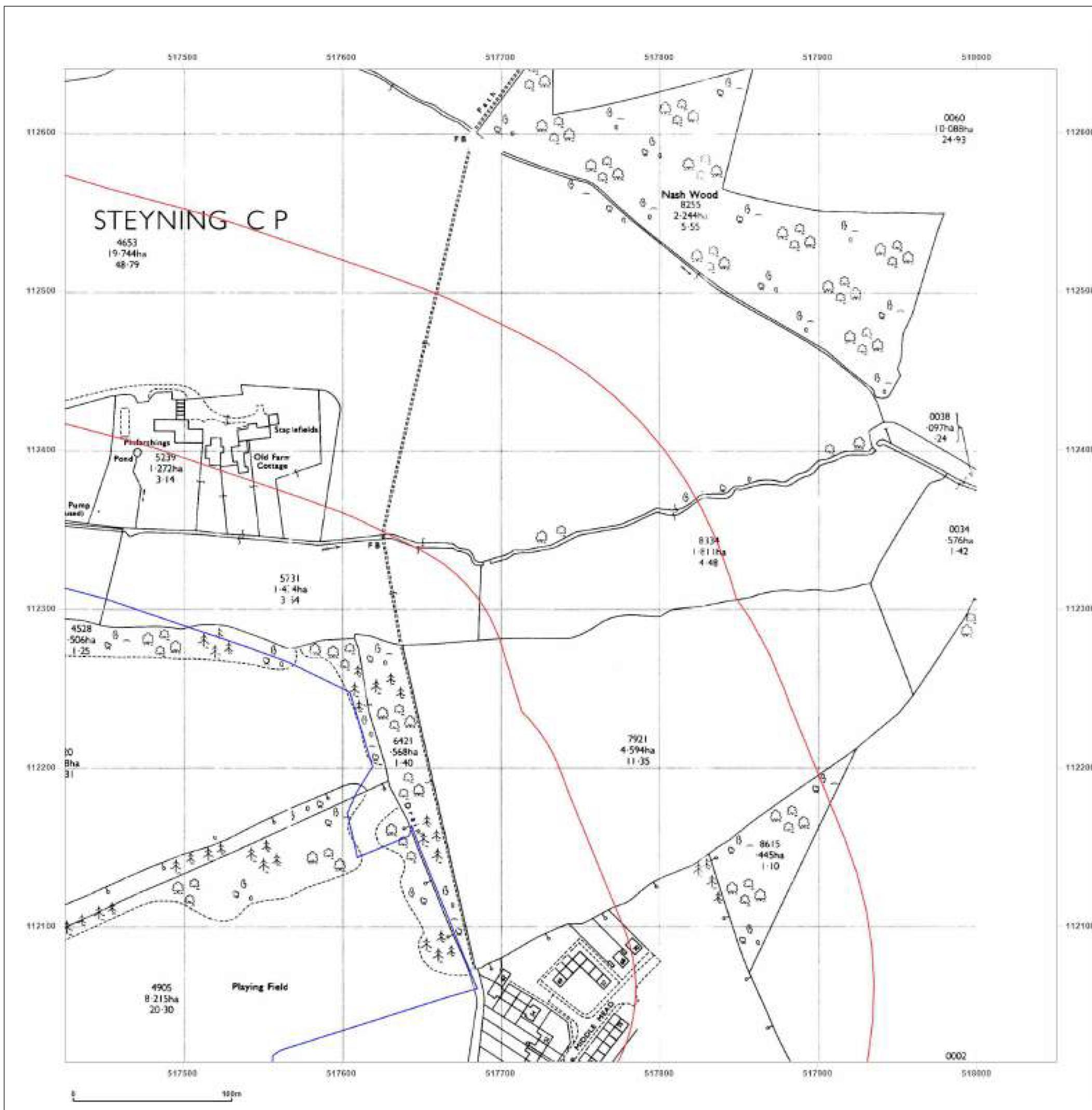


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Site Details:

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Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1981-1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1981
 Levelled 1966

Surveyed 1966
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1966

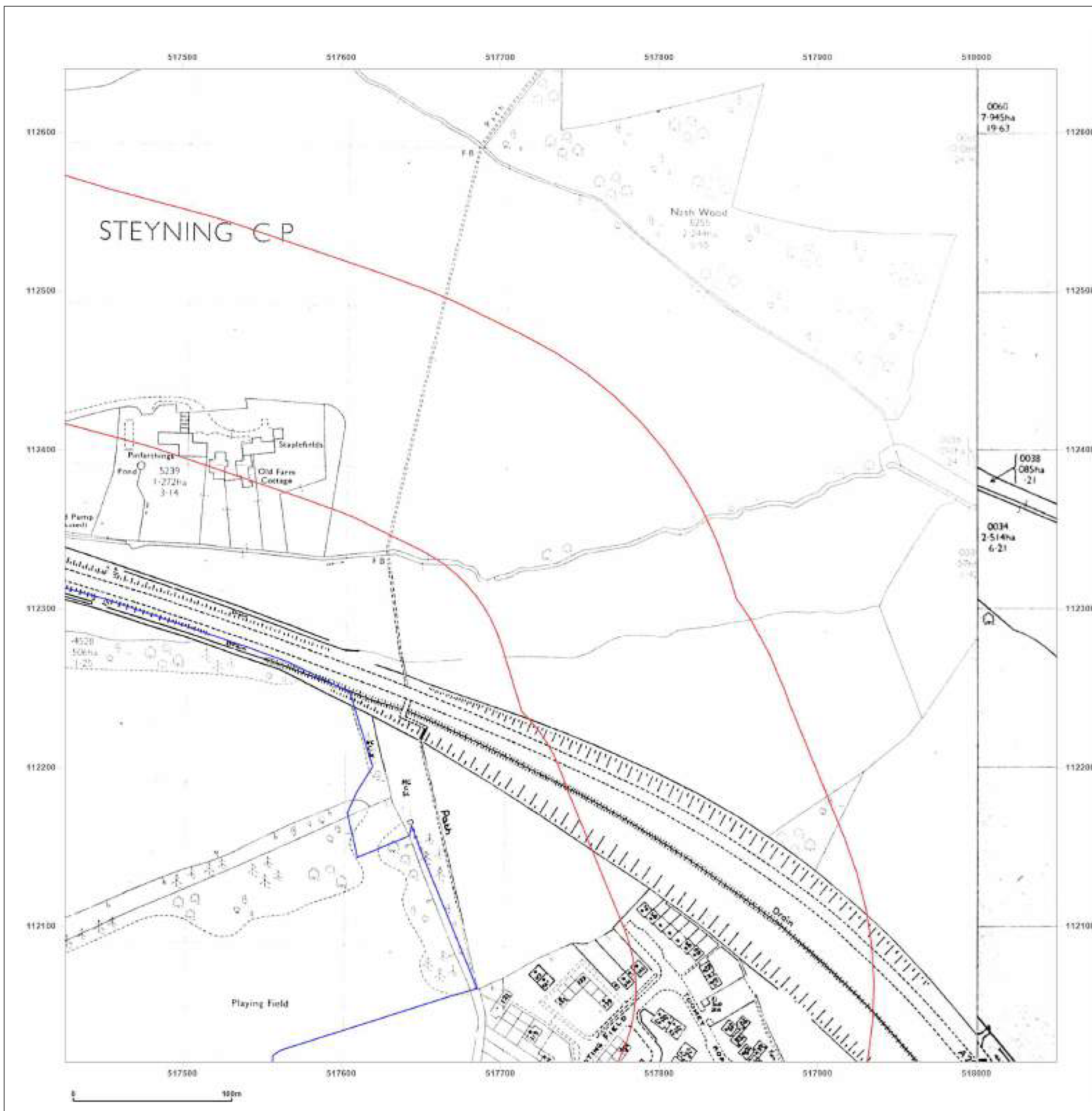


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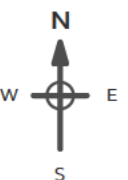
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Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled 1986

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

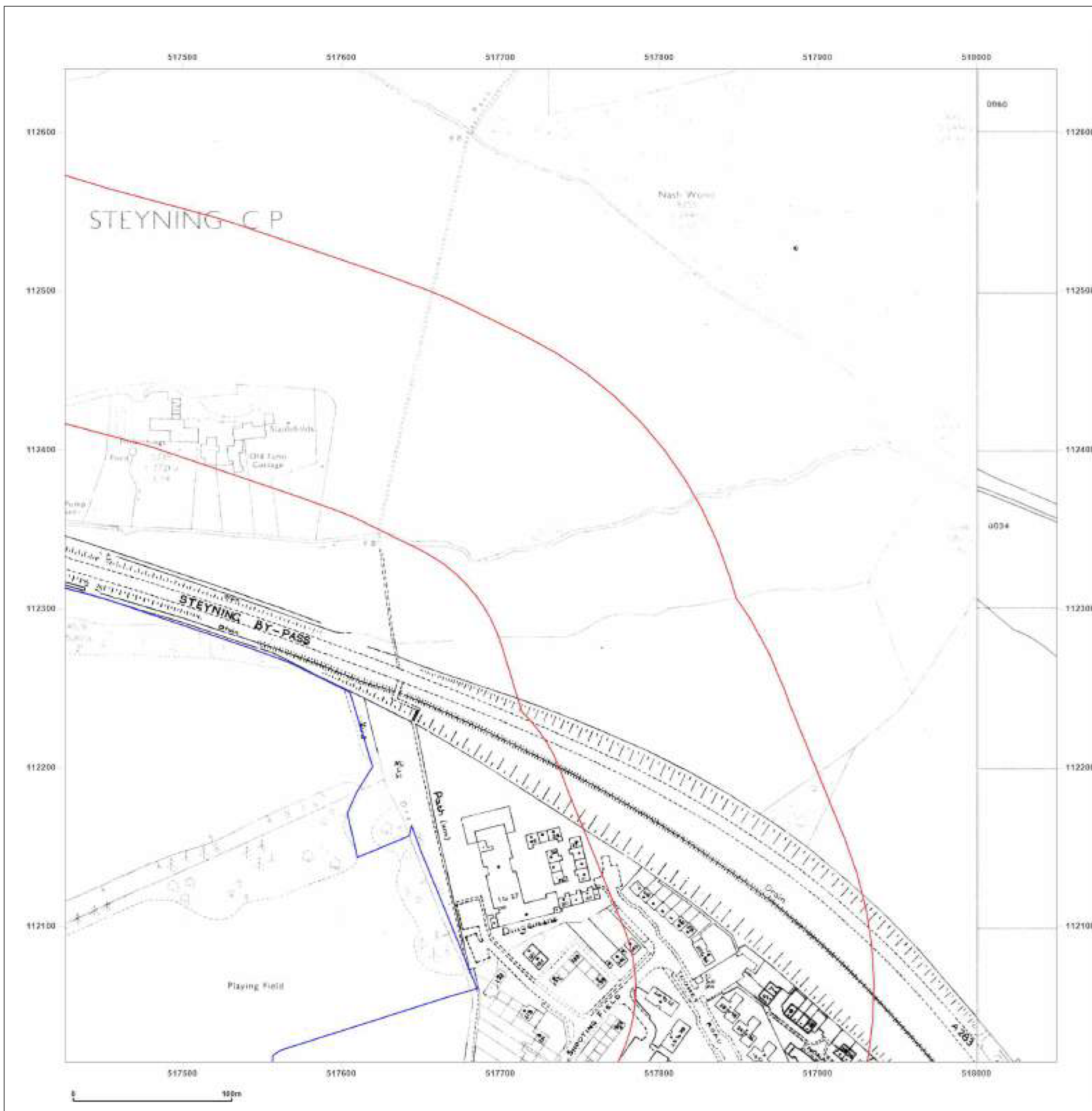


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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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

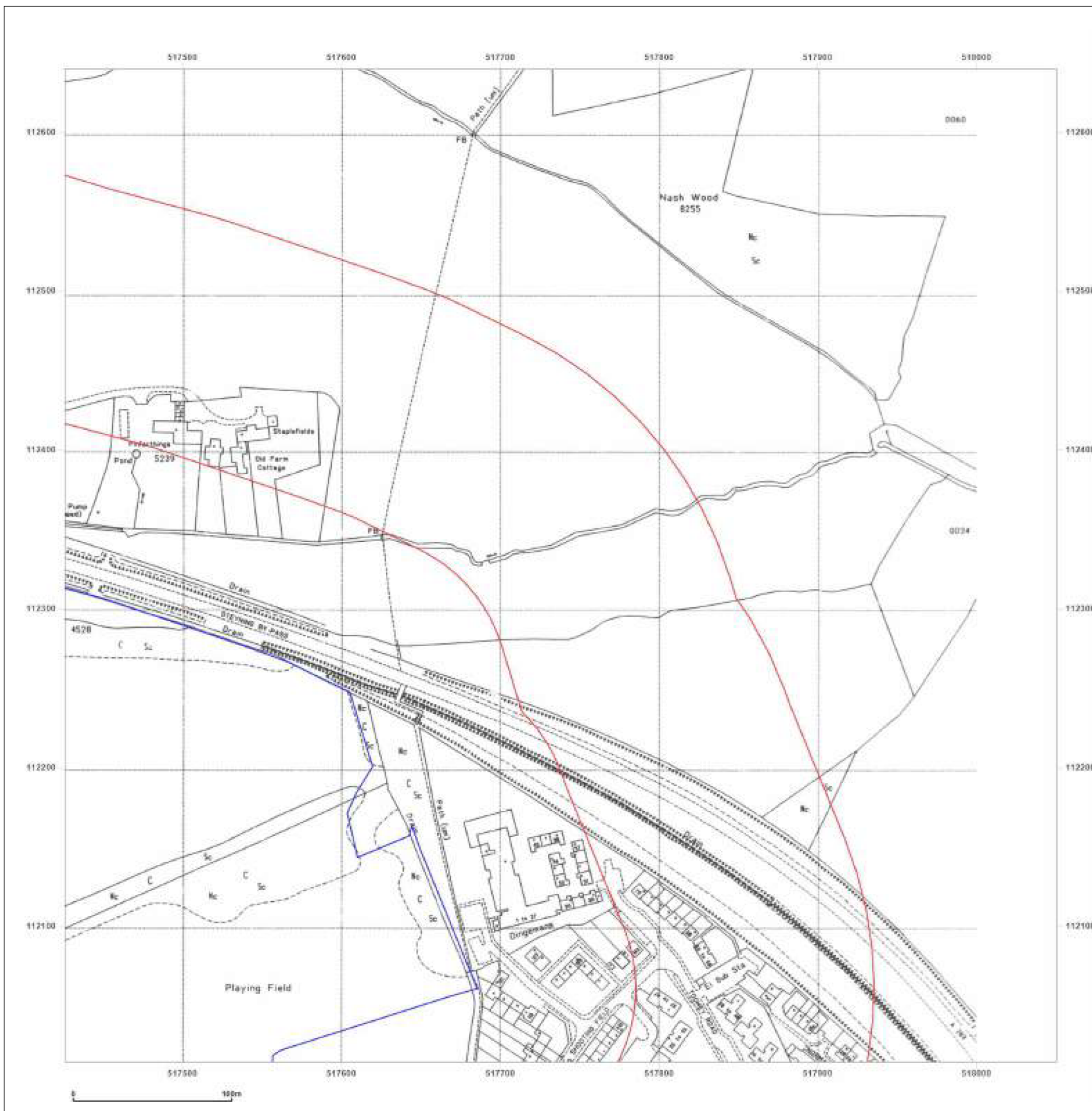


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1:2,500 Scale Grid Index

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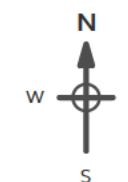
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Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: County Series

Map date: 1873-1876

Scale: 1:2,500

Printed at: 1:2,500



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

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

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

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

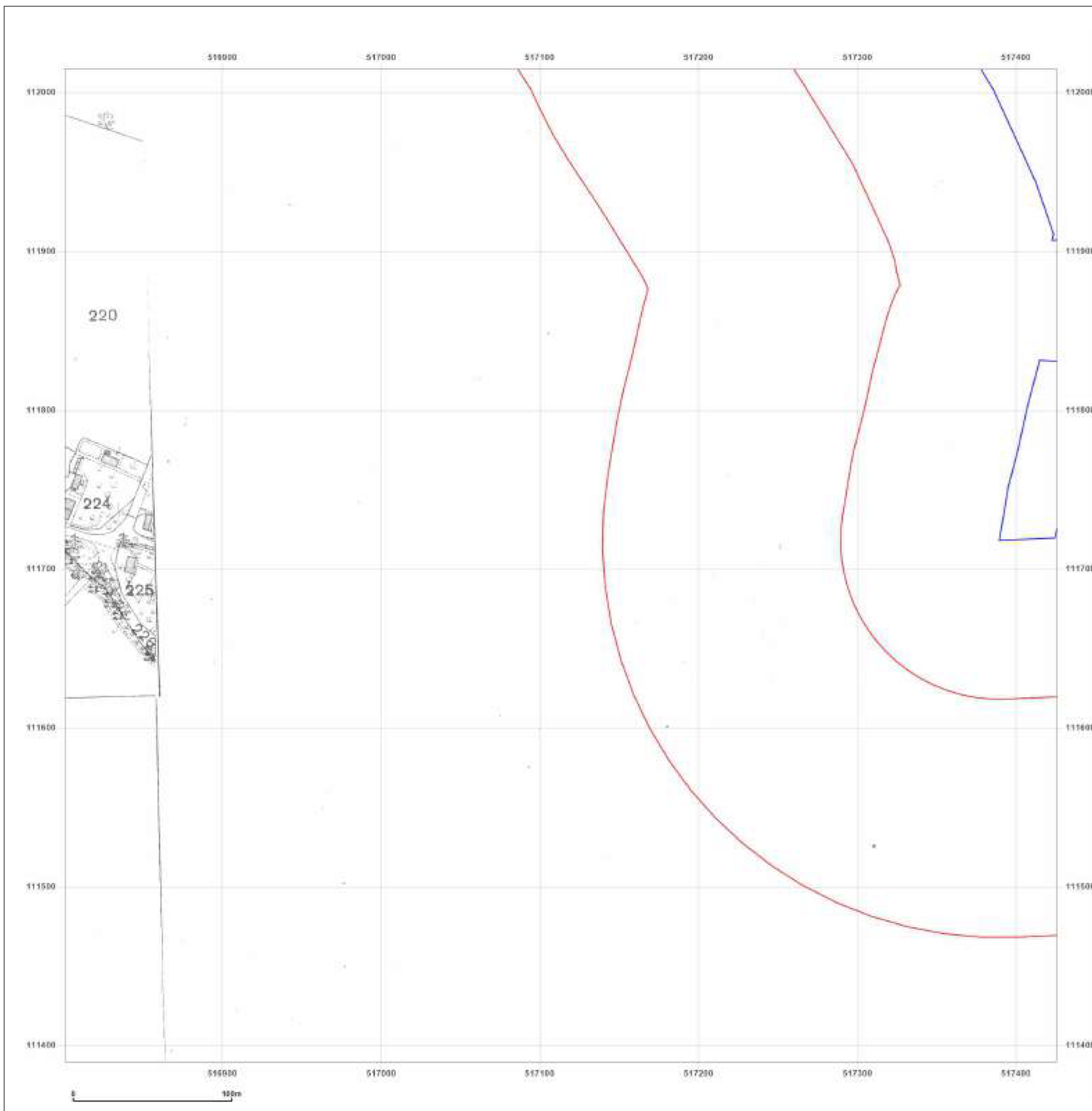


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

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

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

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

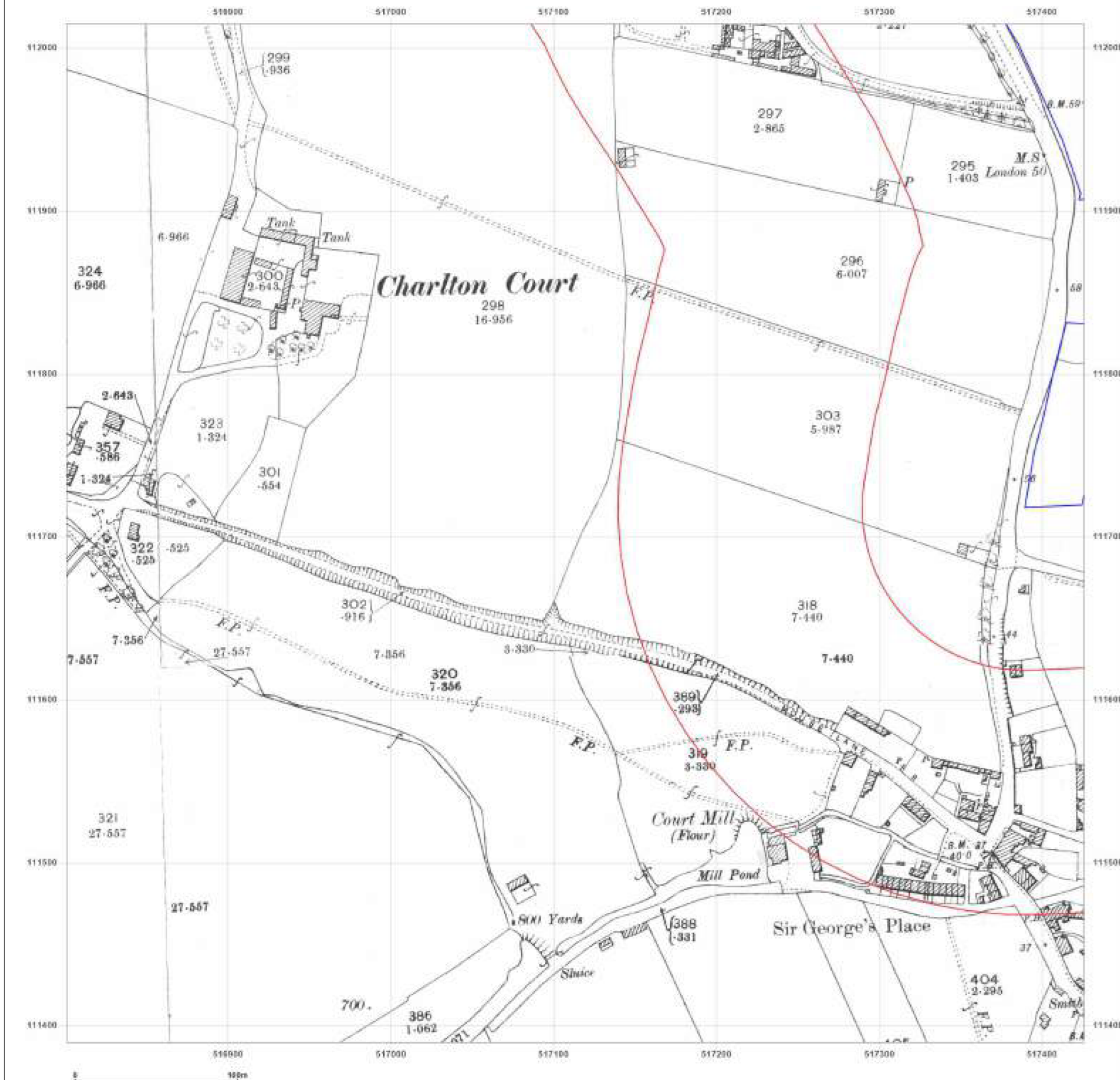


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Site Details:

517488, 111965

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Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1932
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A

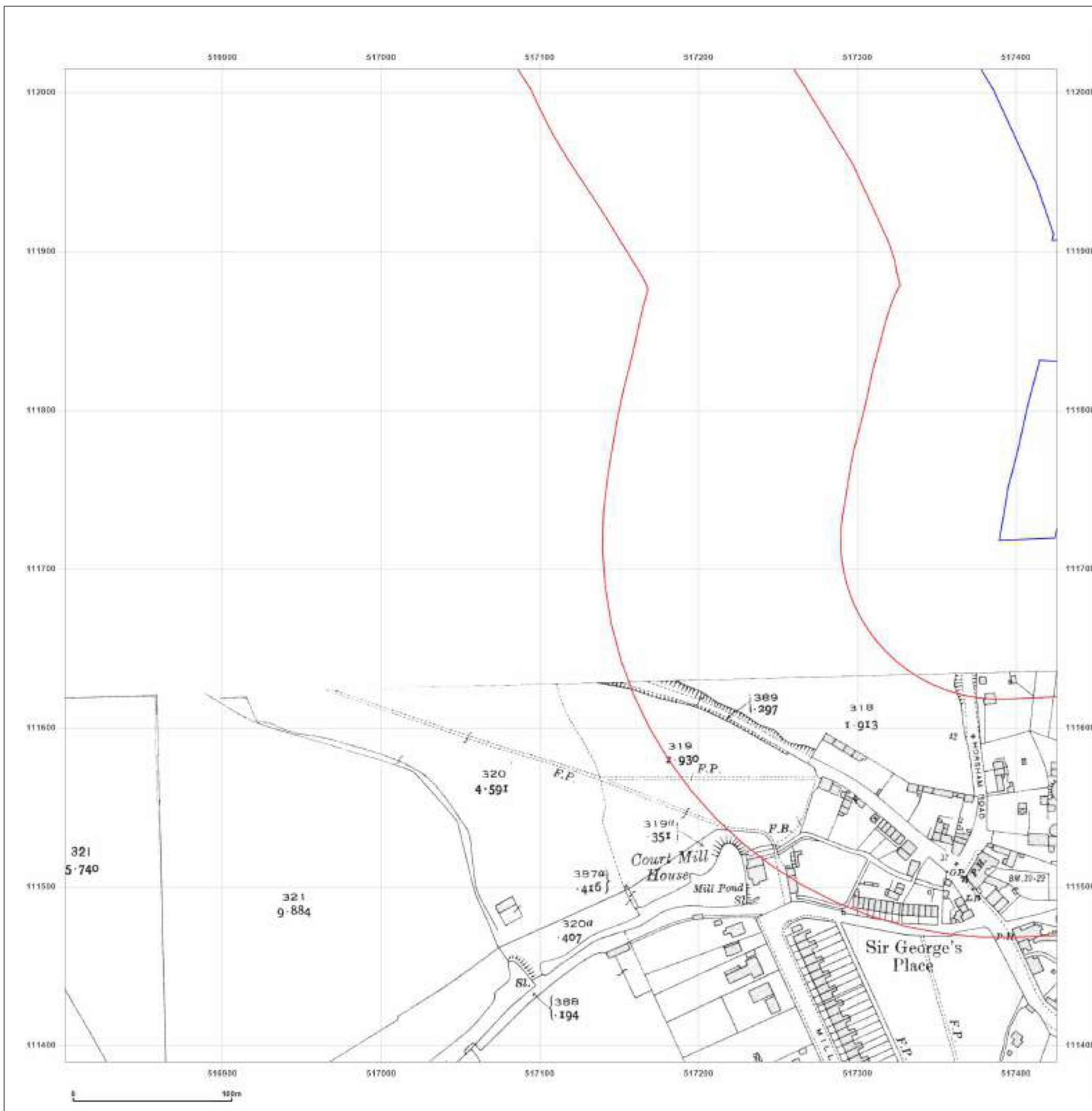


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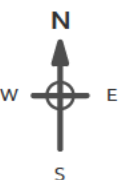
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Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: National Grid

Map date: 1972-1976

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1986

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

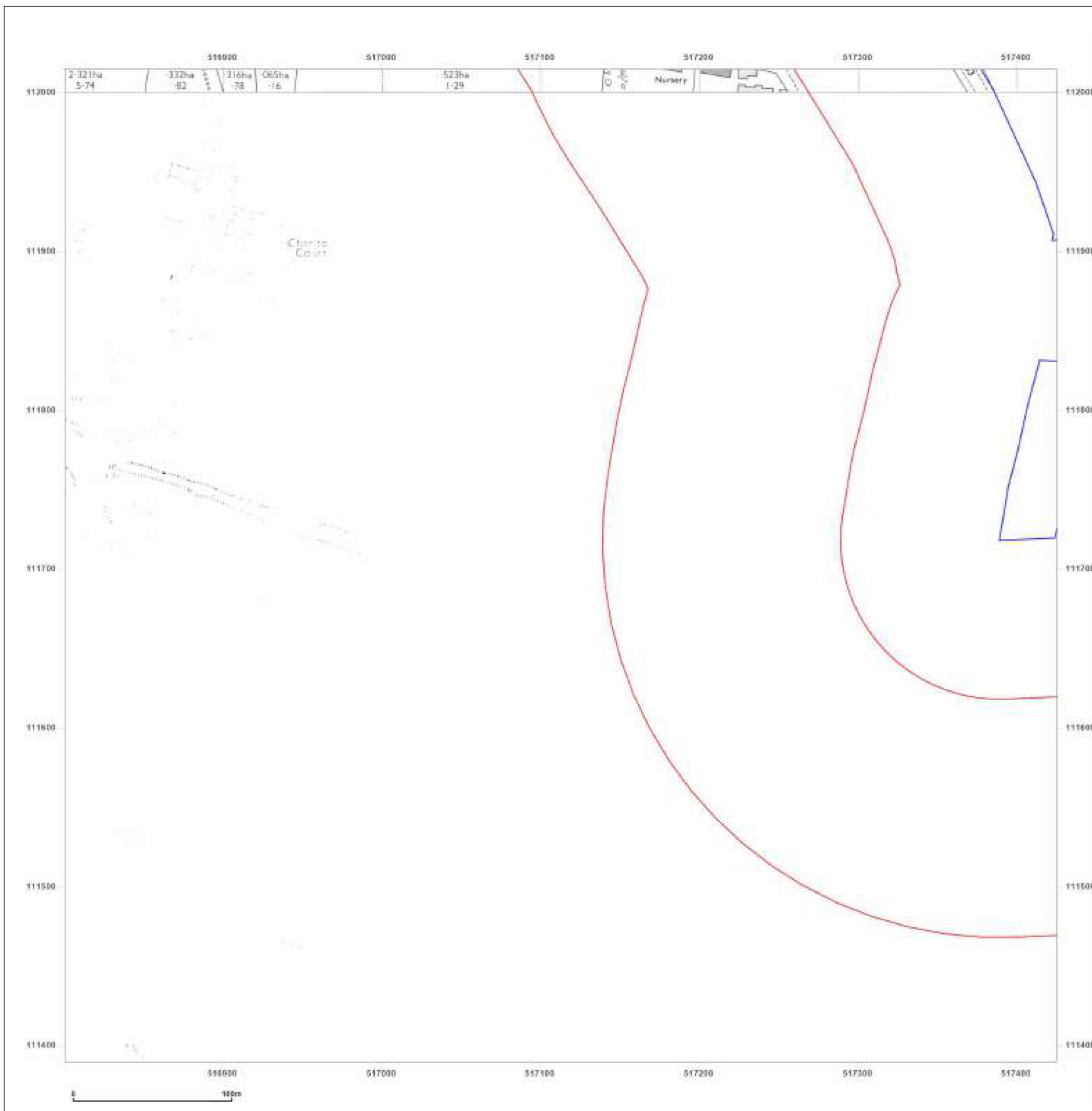


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Site Details:

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Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: National Grid

Map date: 1976-1978

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1976
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled 1966



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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: National Grid

Map date: 1981-1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1981
 Levelled 1986

Surveyed 1986
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1986



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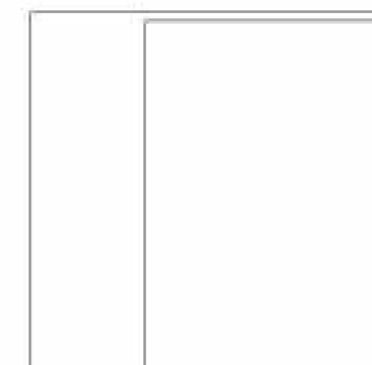
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Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1966

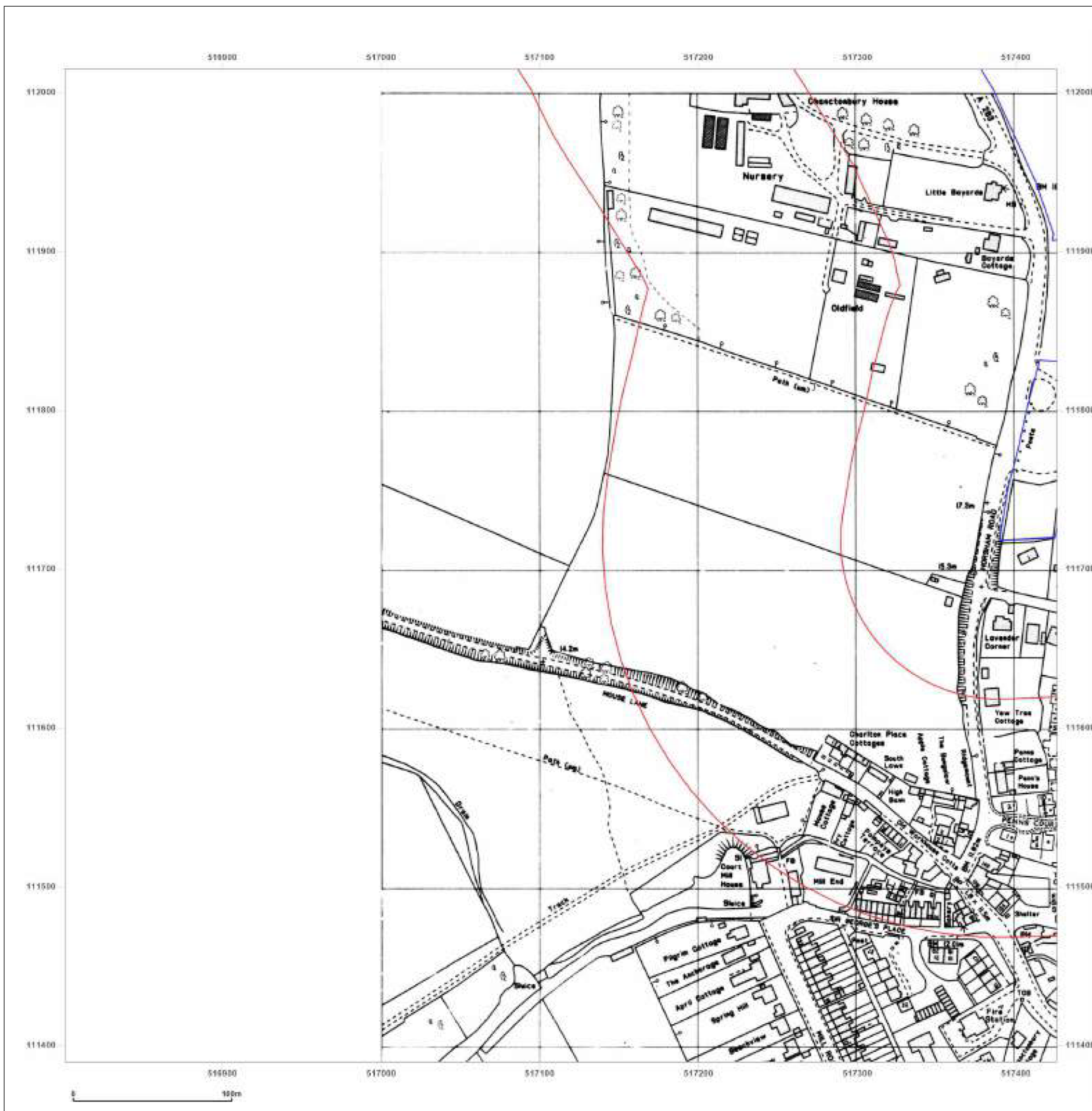


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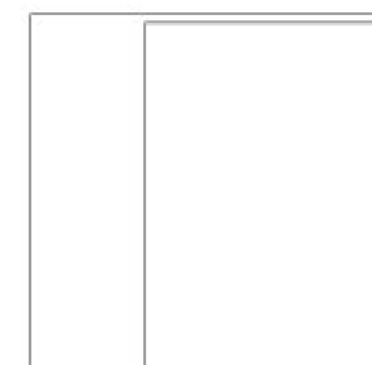
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Report Ref: GS-9195507_LS_1_1
Grid Ref: 517113, 111702

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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

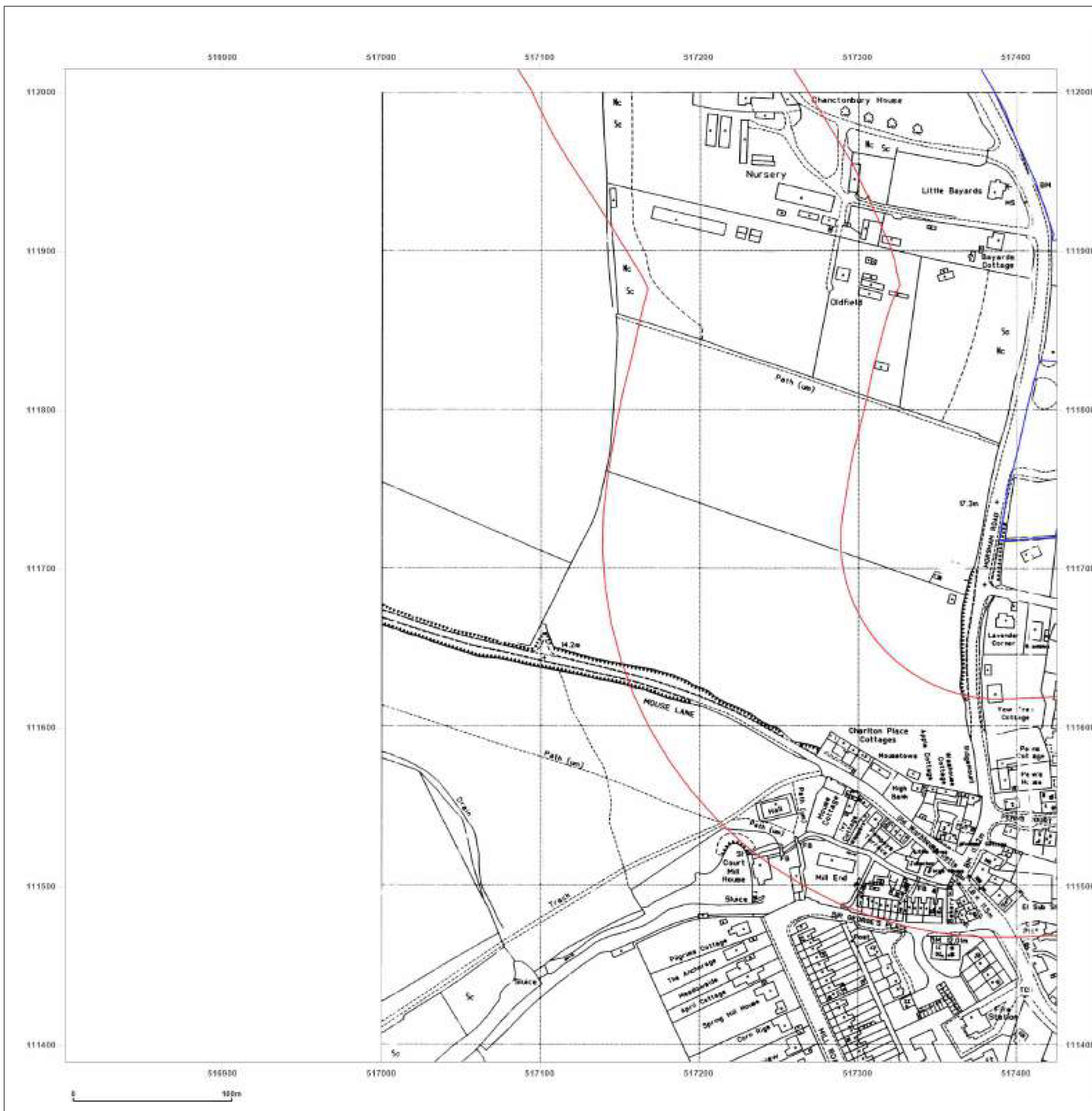


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: County Series

Map date: 1873-1875

Scale: 1:2,500

Printed at: 1:2,500



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

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

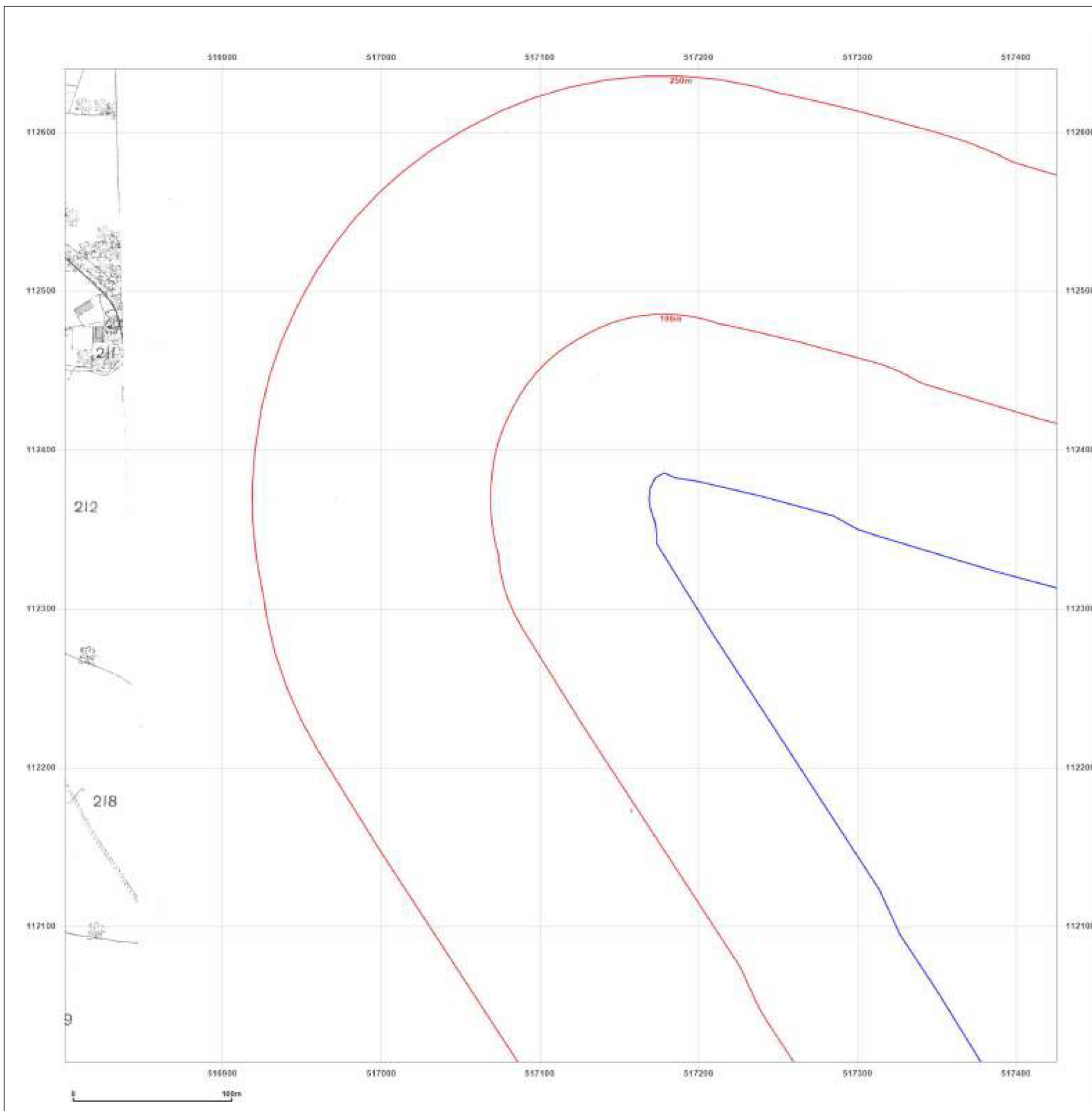


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Site Details:

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Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

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

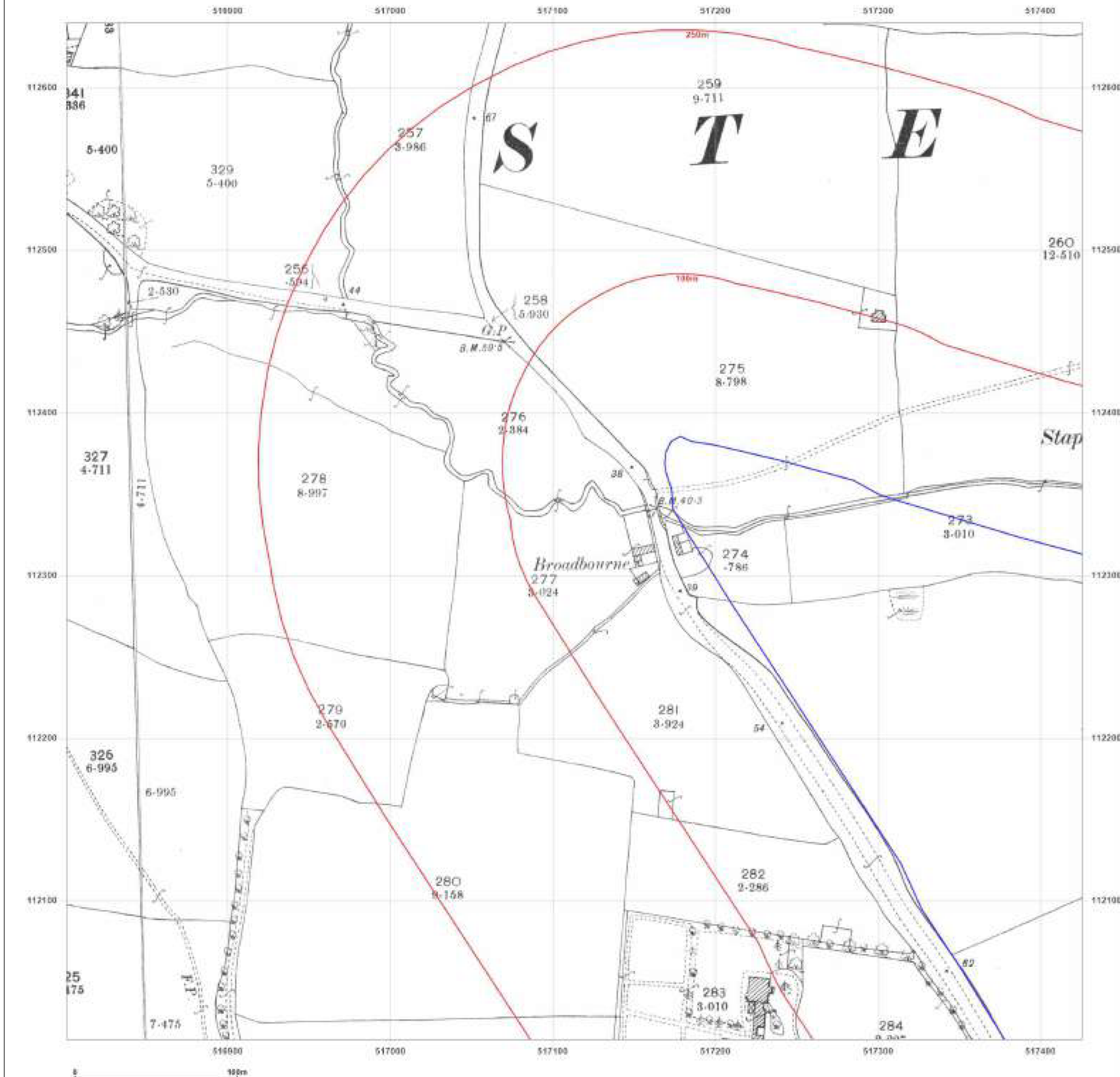


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Grid Ref: 517113, 112327

Map Name: County Series

Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



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

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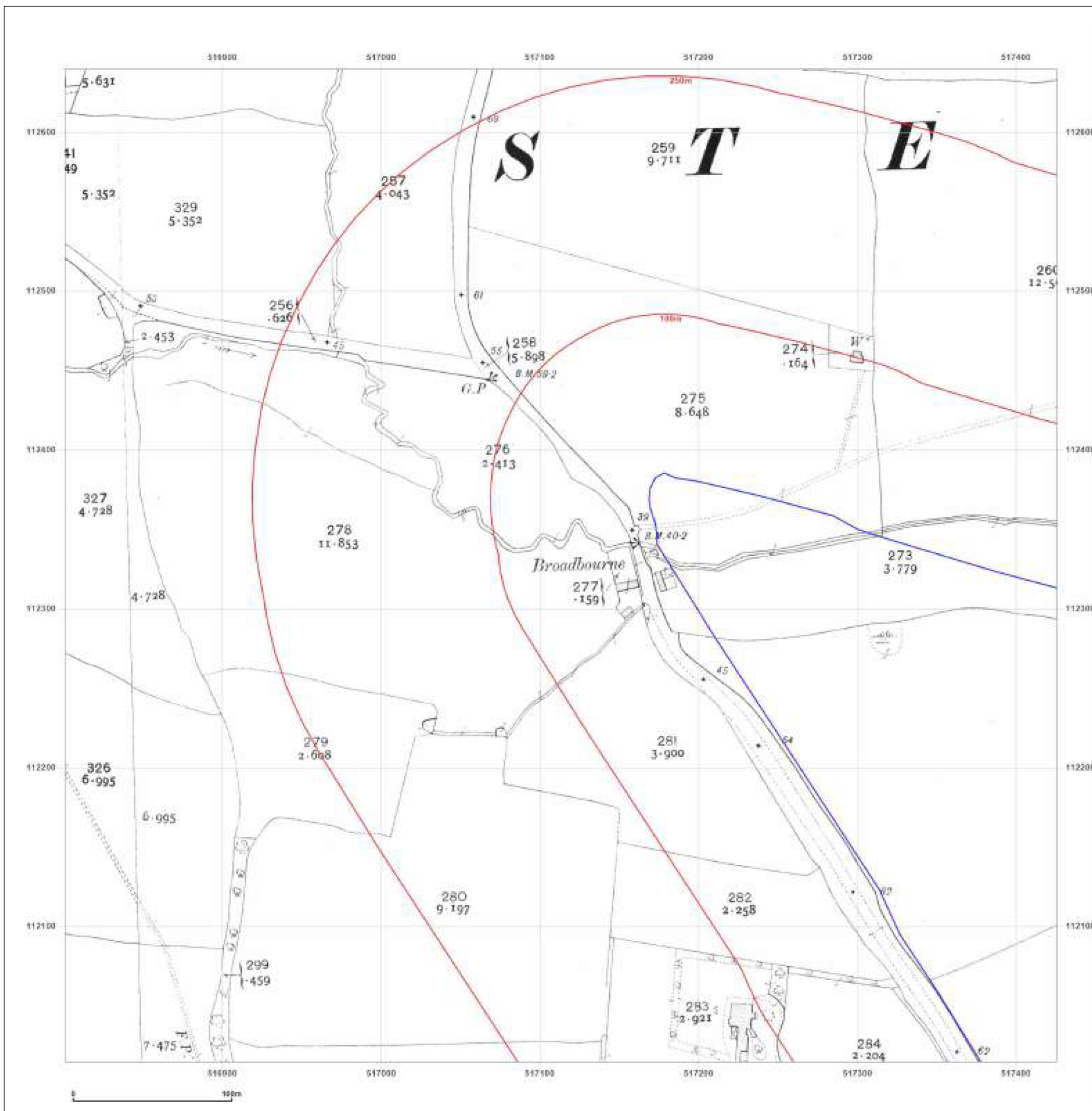


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Site Details:

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Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelling 1986

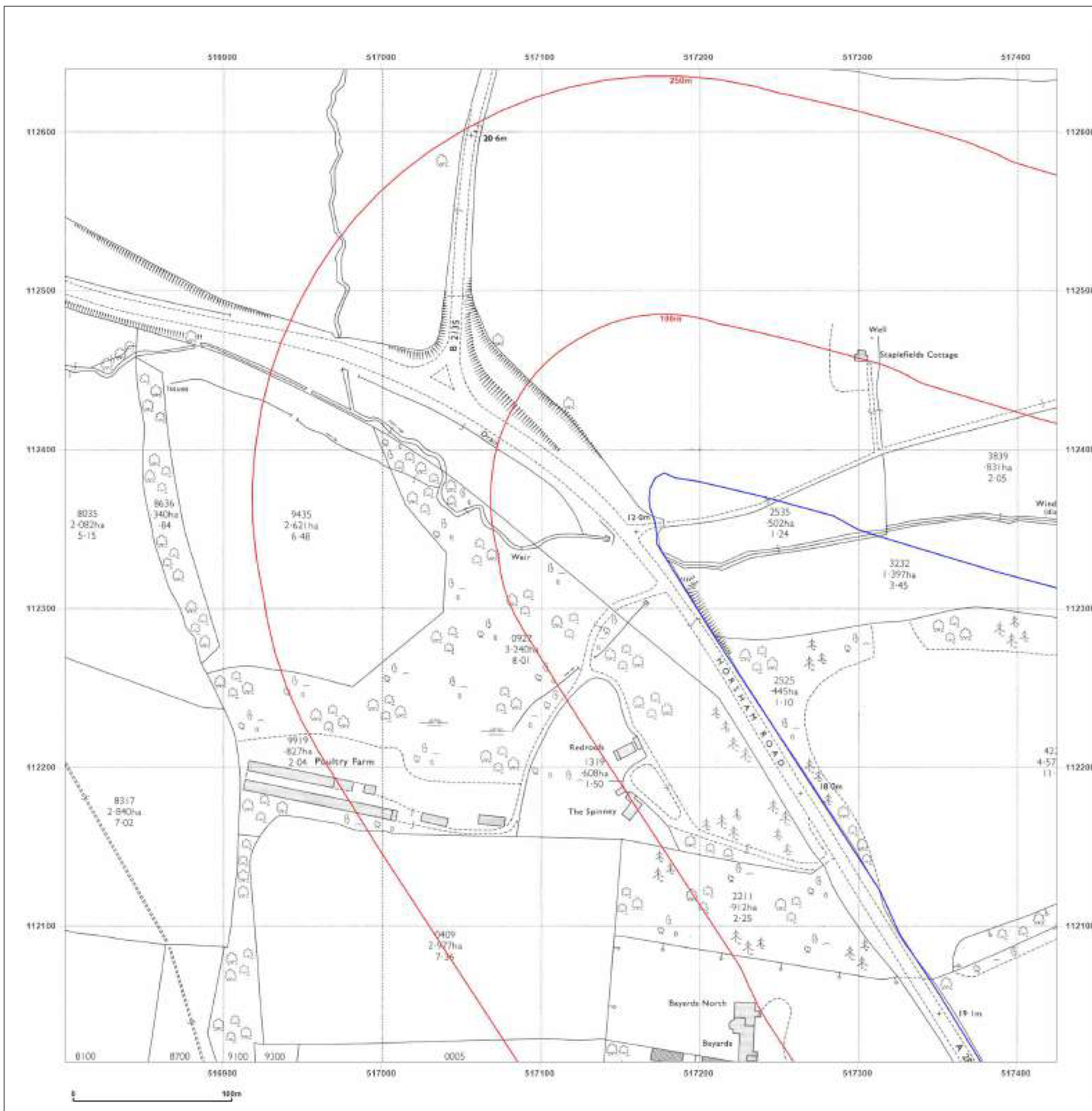


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Site Details:

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Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



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

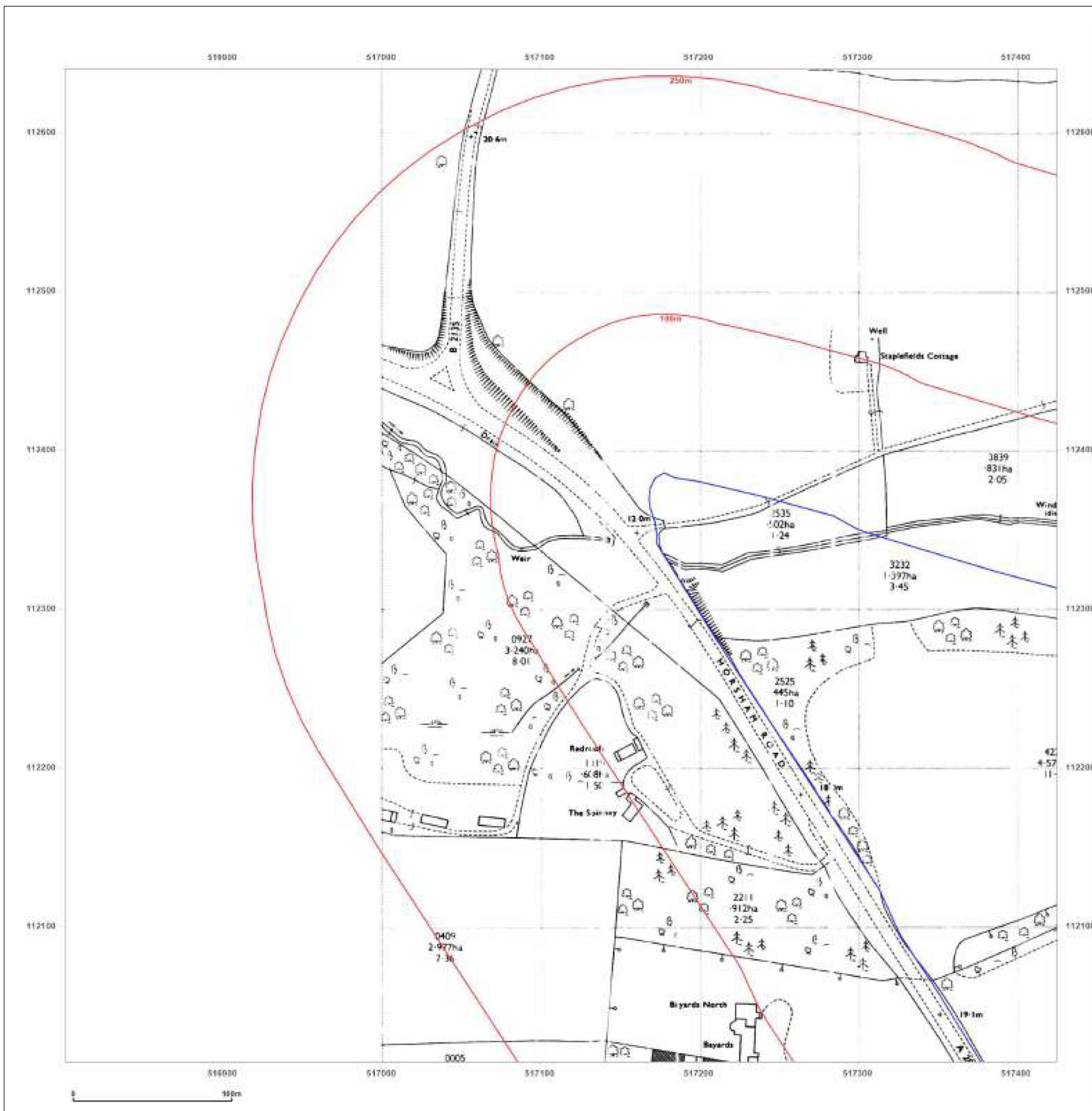


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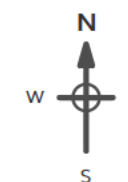
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Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: National Grid

Map date: 1976

Scale: 1:2,500

Printed at: 1:2,500



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

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

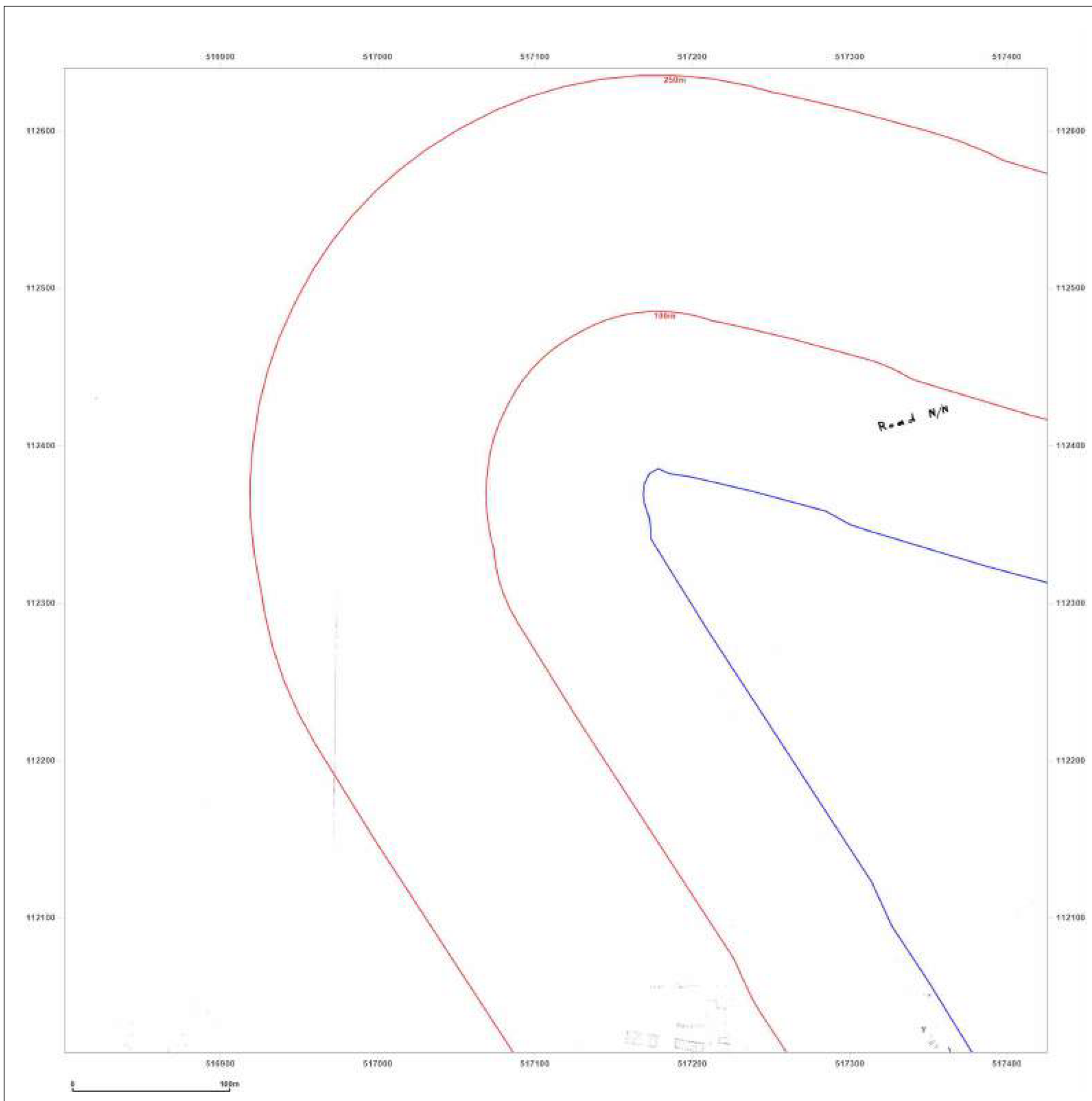


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Production date: 14 November 2022

Map legend available at:
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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: National Grid

Map date: 1981

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1981
 Levelled 1986

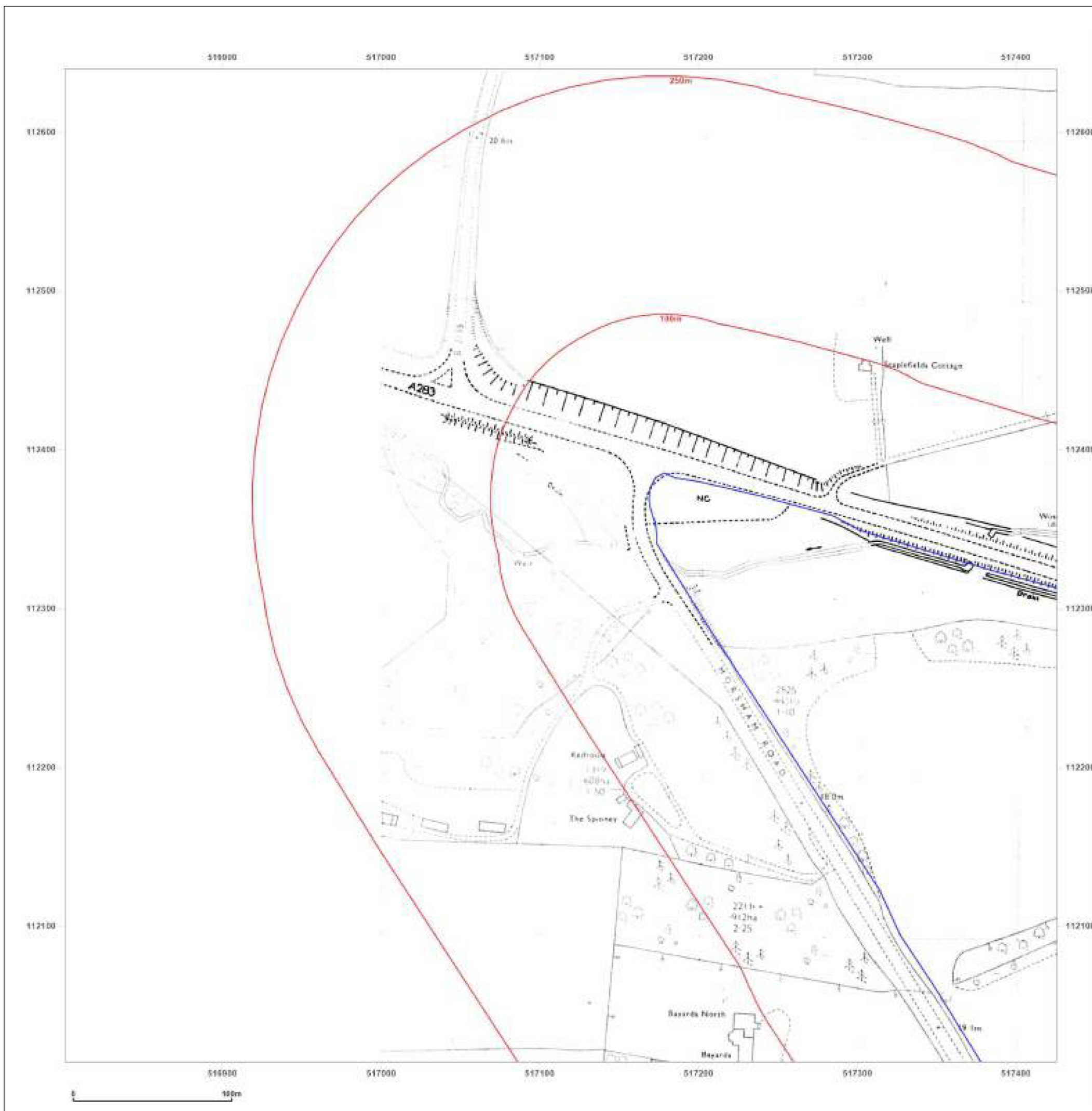


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Site Details:

517488, 111965

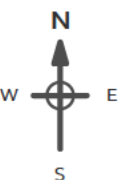
Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_1_2
Grid Ref: 517113, 112327

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelling 1988

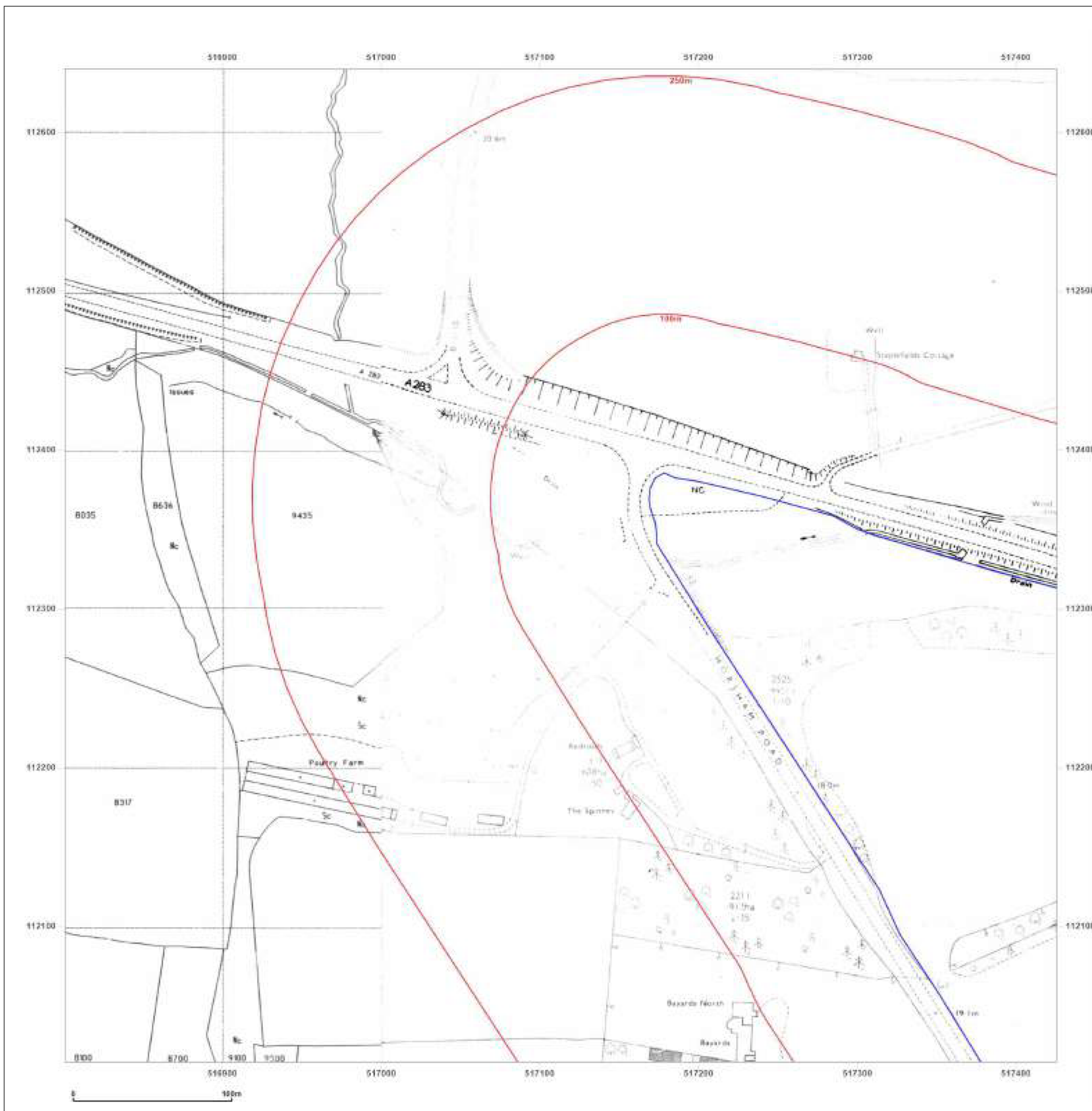


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: County Series

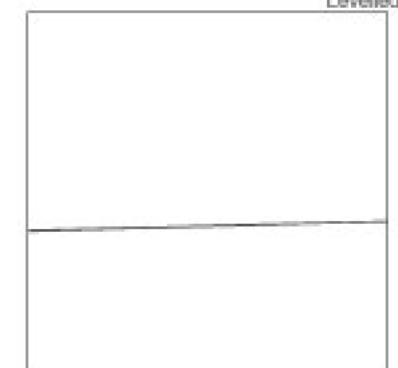
Map date: 1873

Scale: 1:2,500

Printed at: 1:2,500



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



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

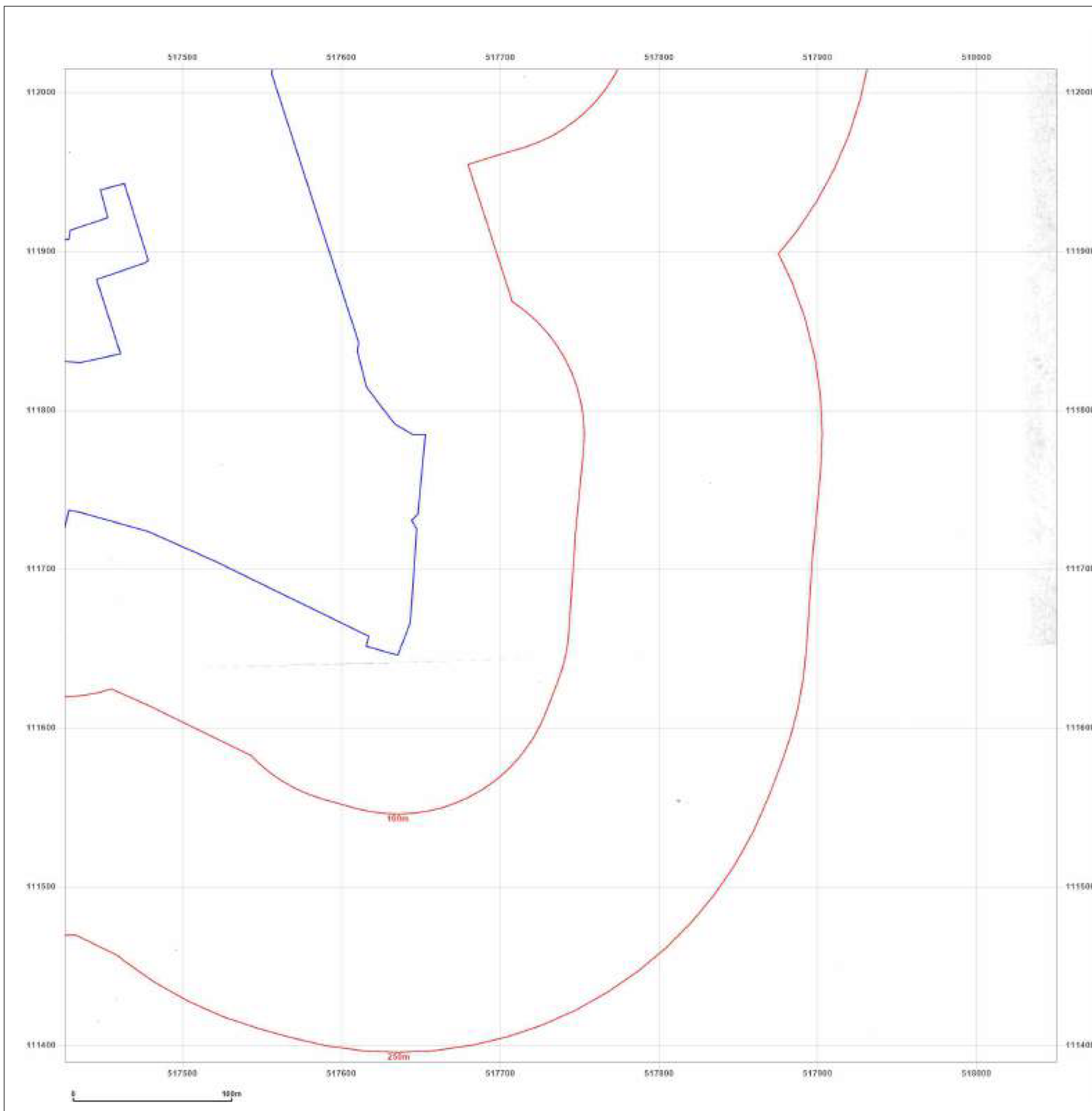


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

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

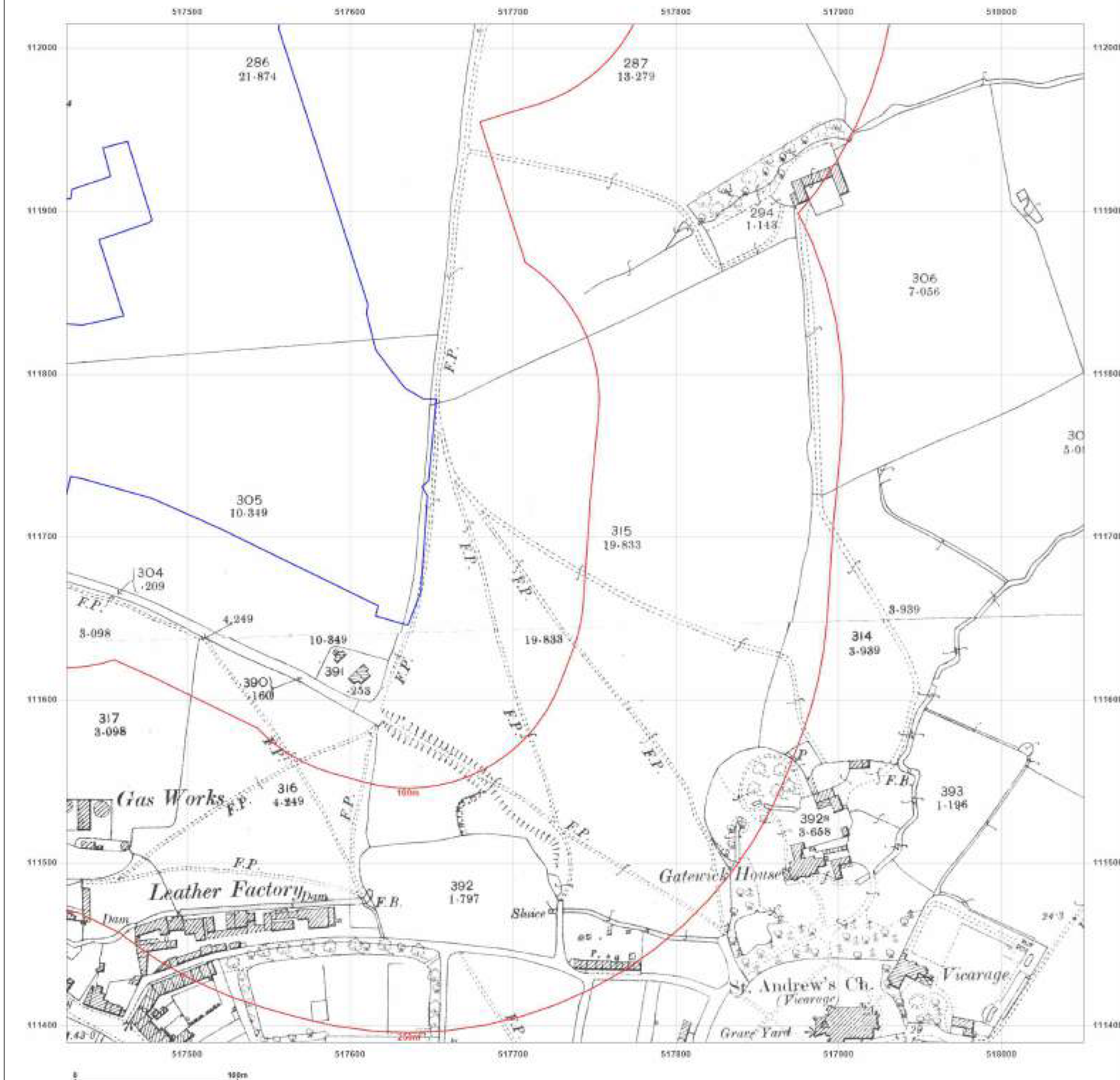


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: County Series

Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



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

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

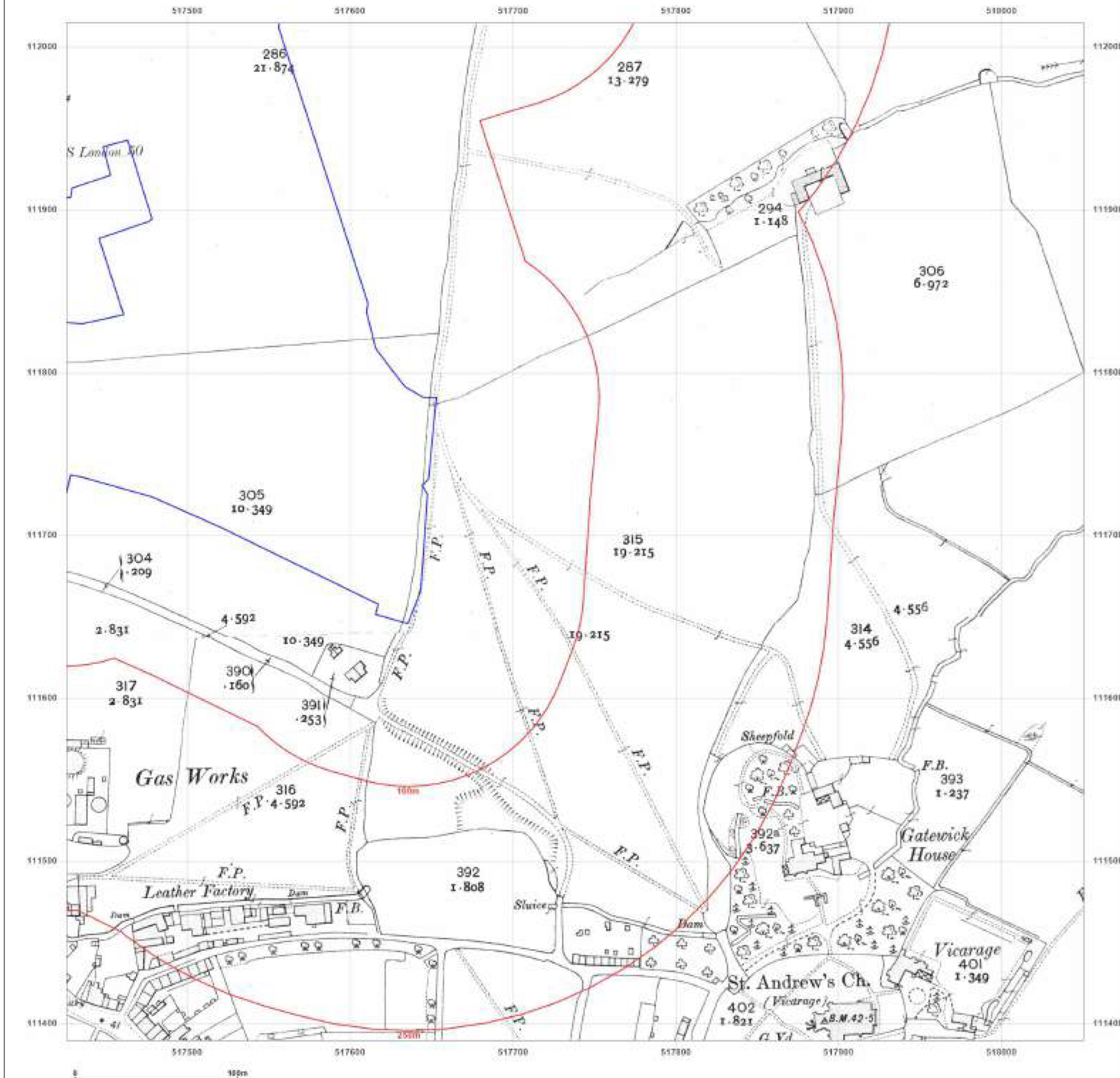


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Site Details:

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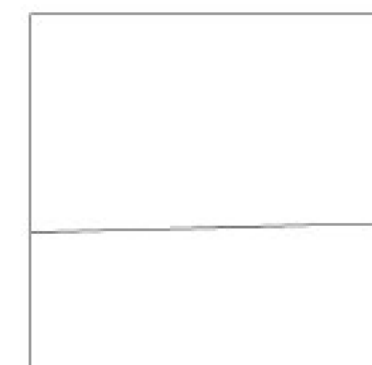
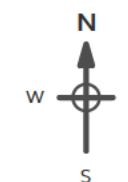
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Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A



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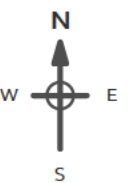
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Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1976-1978

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1976
 Revised 1976
 Edition N/A
 Copyright 1978
 Levelled 1986



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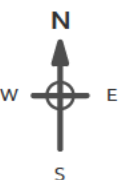
Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1981-1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1981
 Levelled 1986

Surveyed 1986
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1986

Surveyed 1986
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1986

Surveyed 1986
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1986

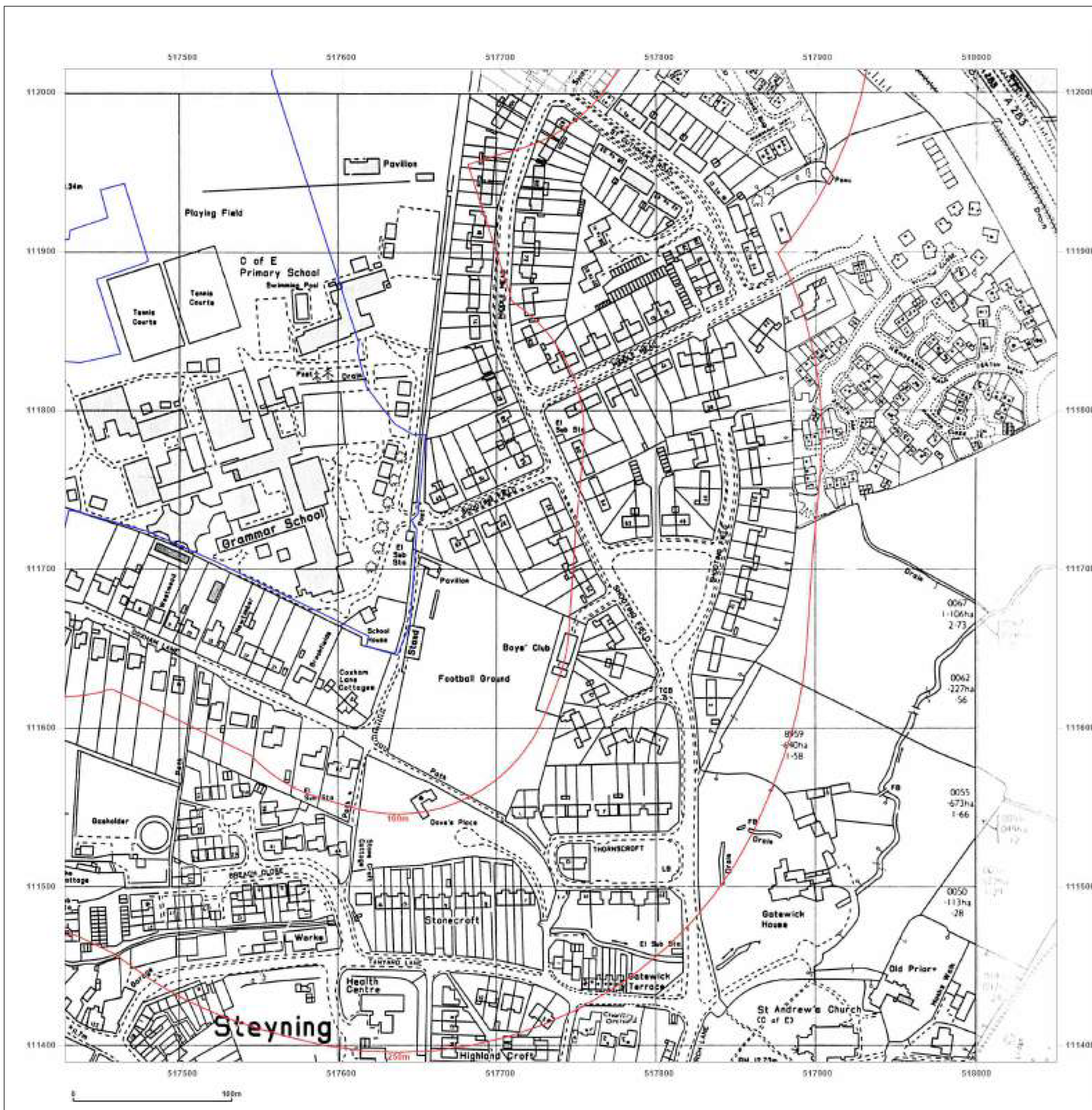


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1987-1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled 1988

Surveyed 1987
 Revised 1987
 Edition N/A
 Copyright 1987
 Levelled N/A

Surveyed 1988
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1988

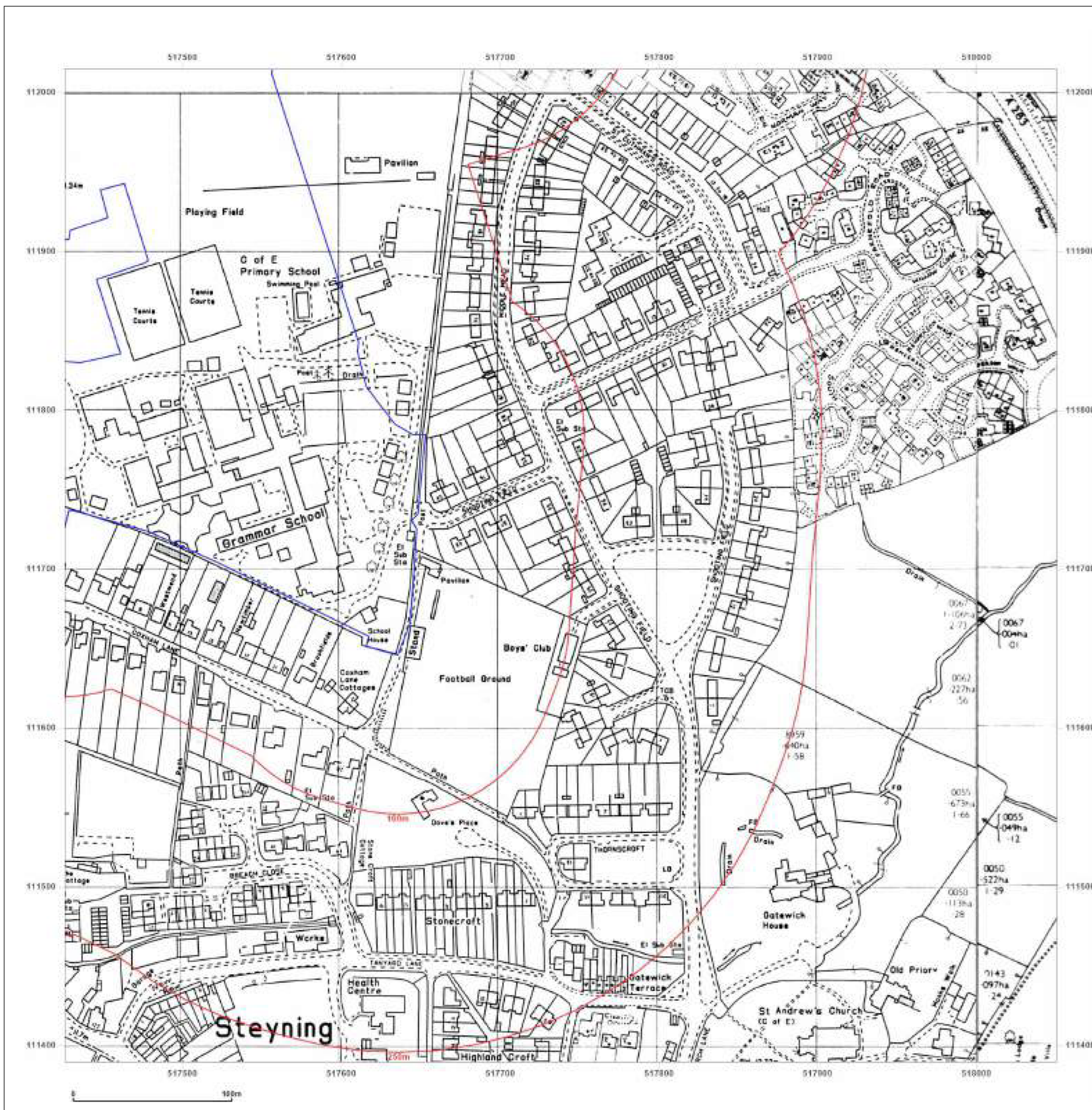


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1986
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1986

Surveyed 1986
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1986

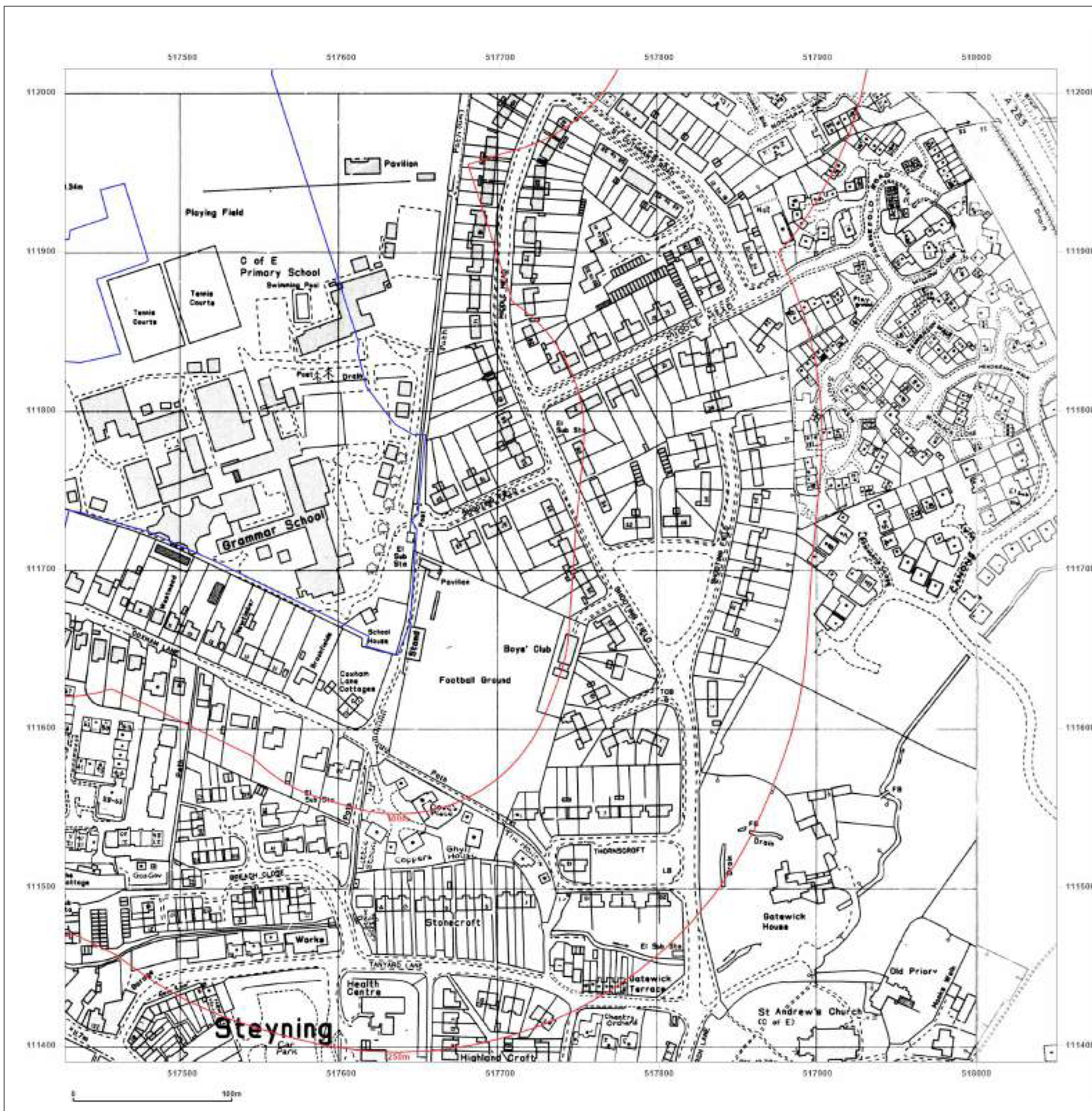


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1990-1993

Scale: 1:2,500

Printed at: 1:2,500



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

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

Surveyed 1986
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1986

Surveyed 1986
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1986

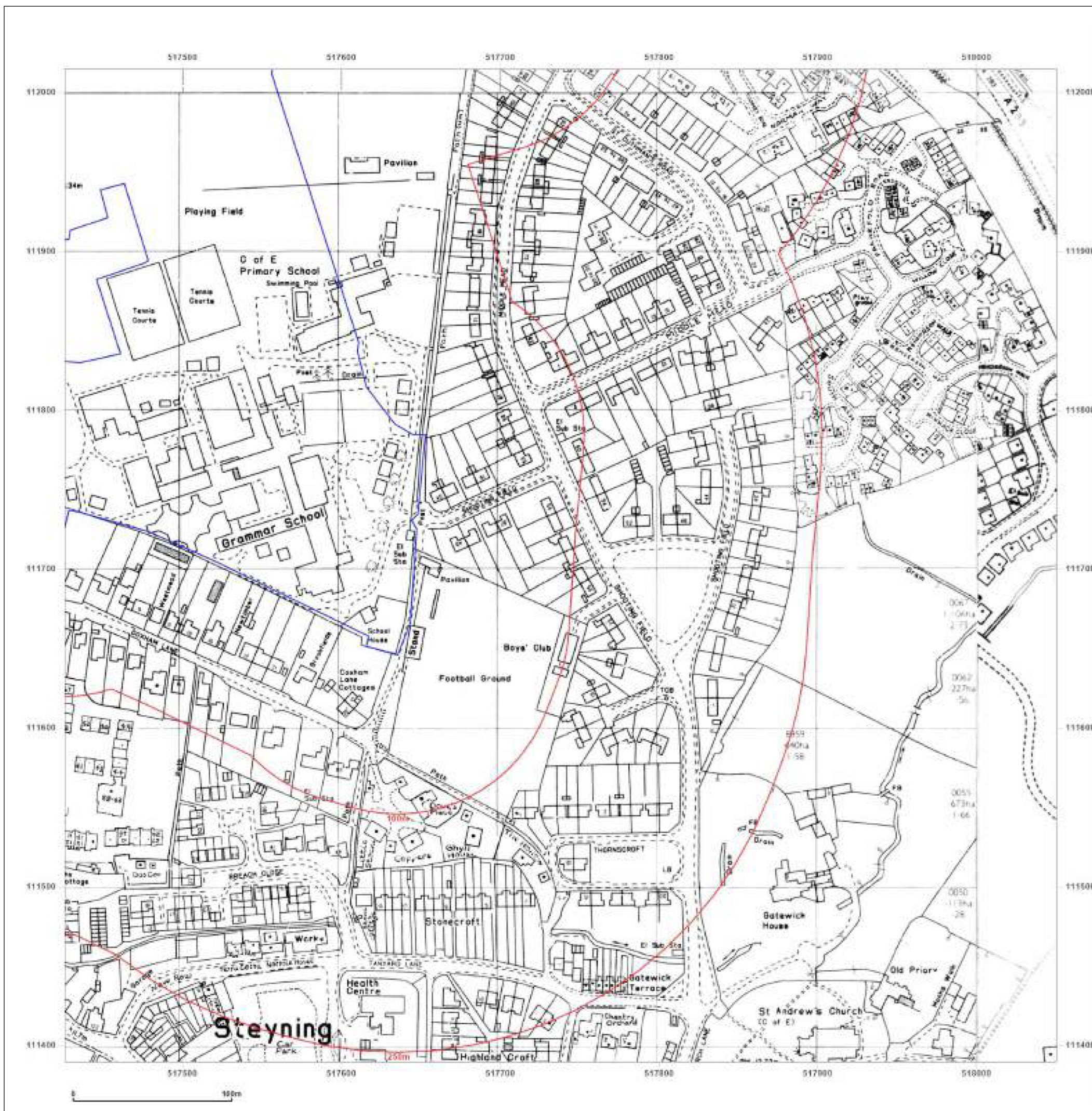


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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1992
 Levelled 1996

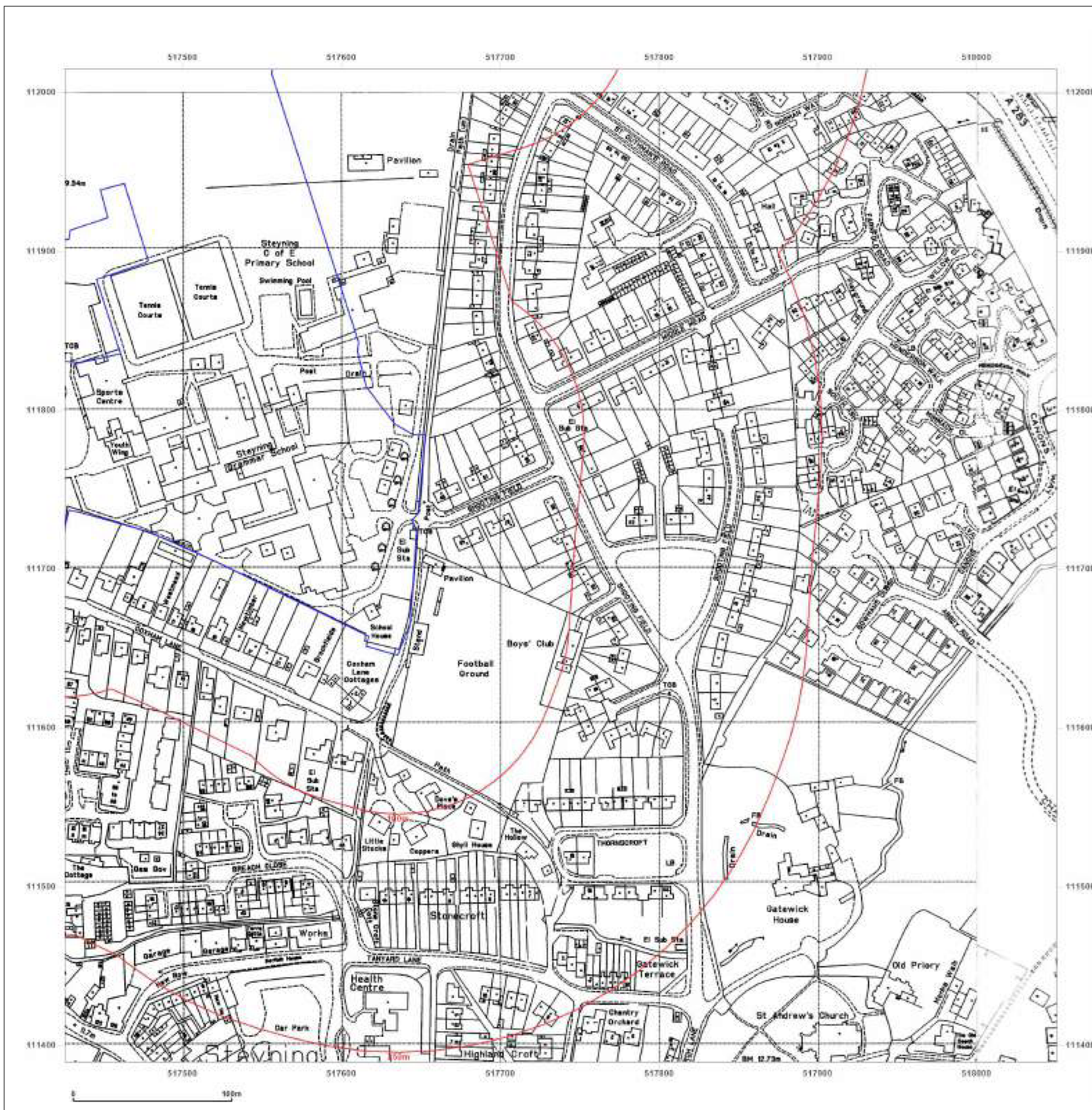


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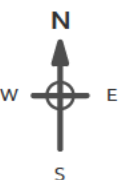
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Report Ref: GS-9195507_LS_2_1
Grid Ref: 517738, 111702

Map Name: National Grid

Map date: 1993-1994

Scale: 1:2,500

Printed at: 1:2,500



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

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



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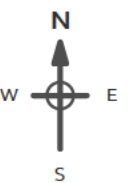
Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: County Series

Map date: 1873

Scale: 1:2,500

Printed at: 1:2,500



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

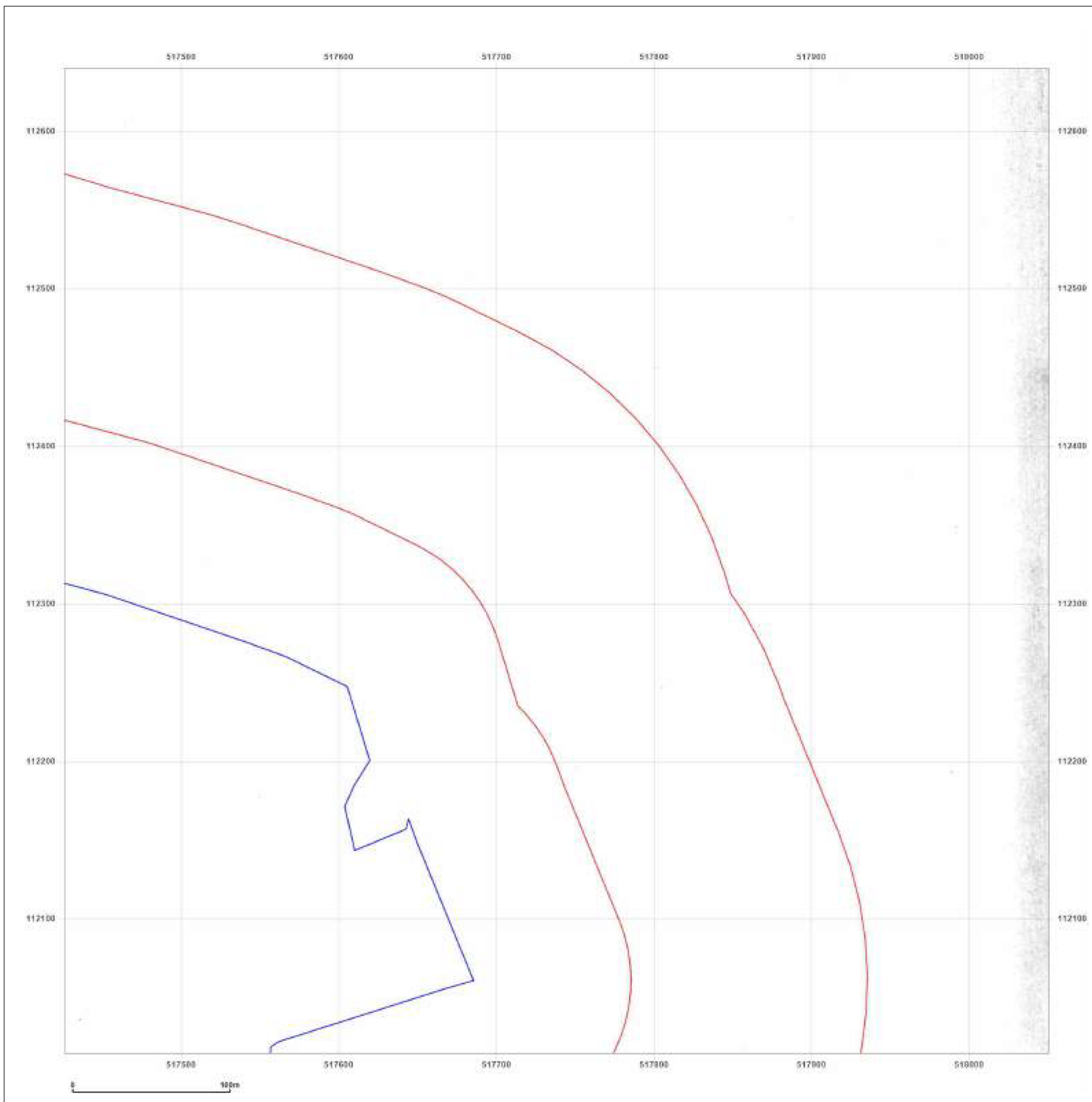


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

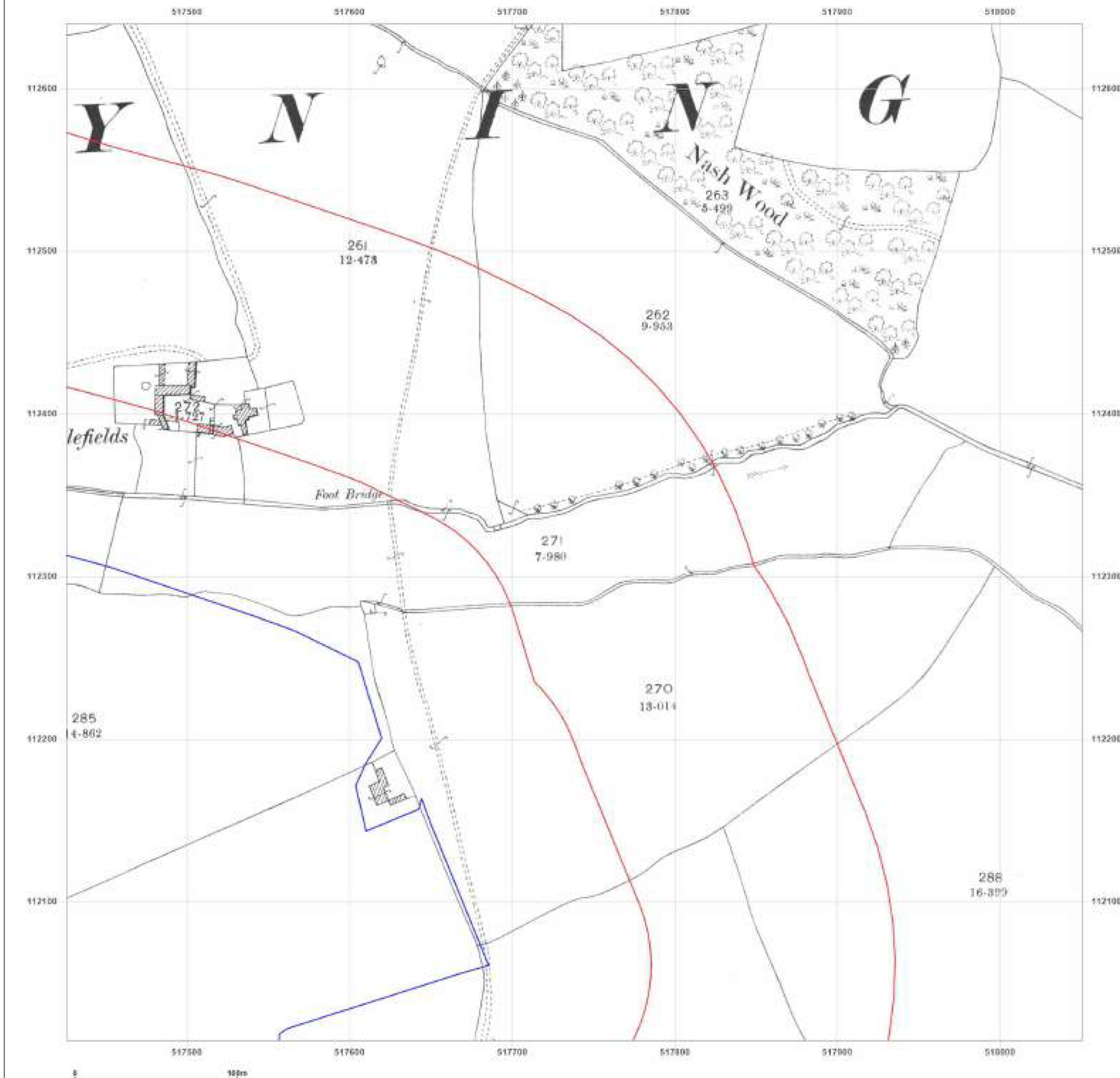


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: County Series

Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



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

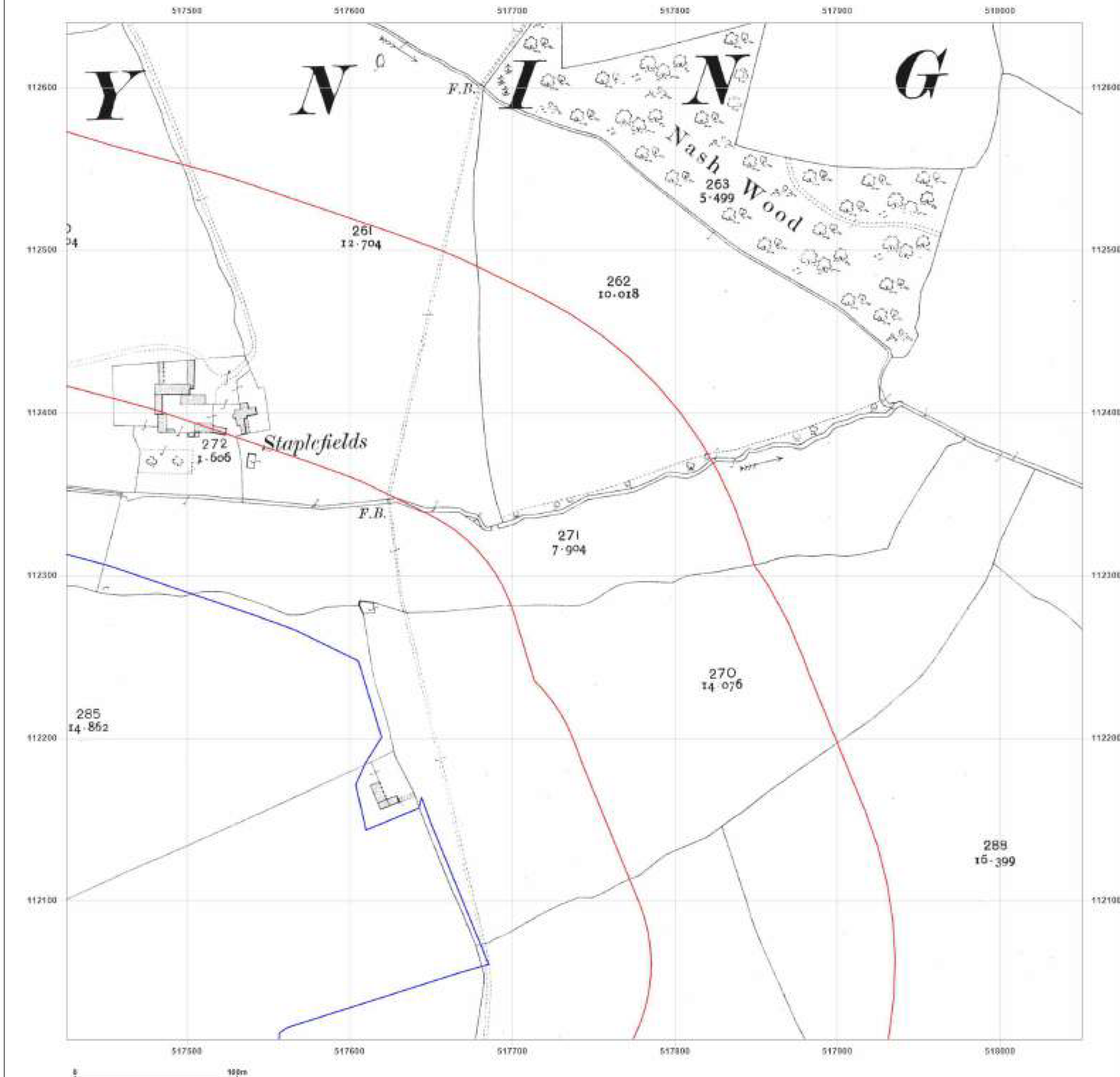


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1966

Surveyed 1971
 Revised 1971
 Edition N/A
 Copyright 1972
 Levelled 1966

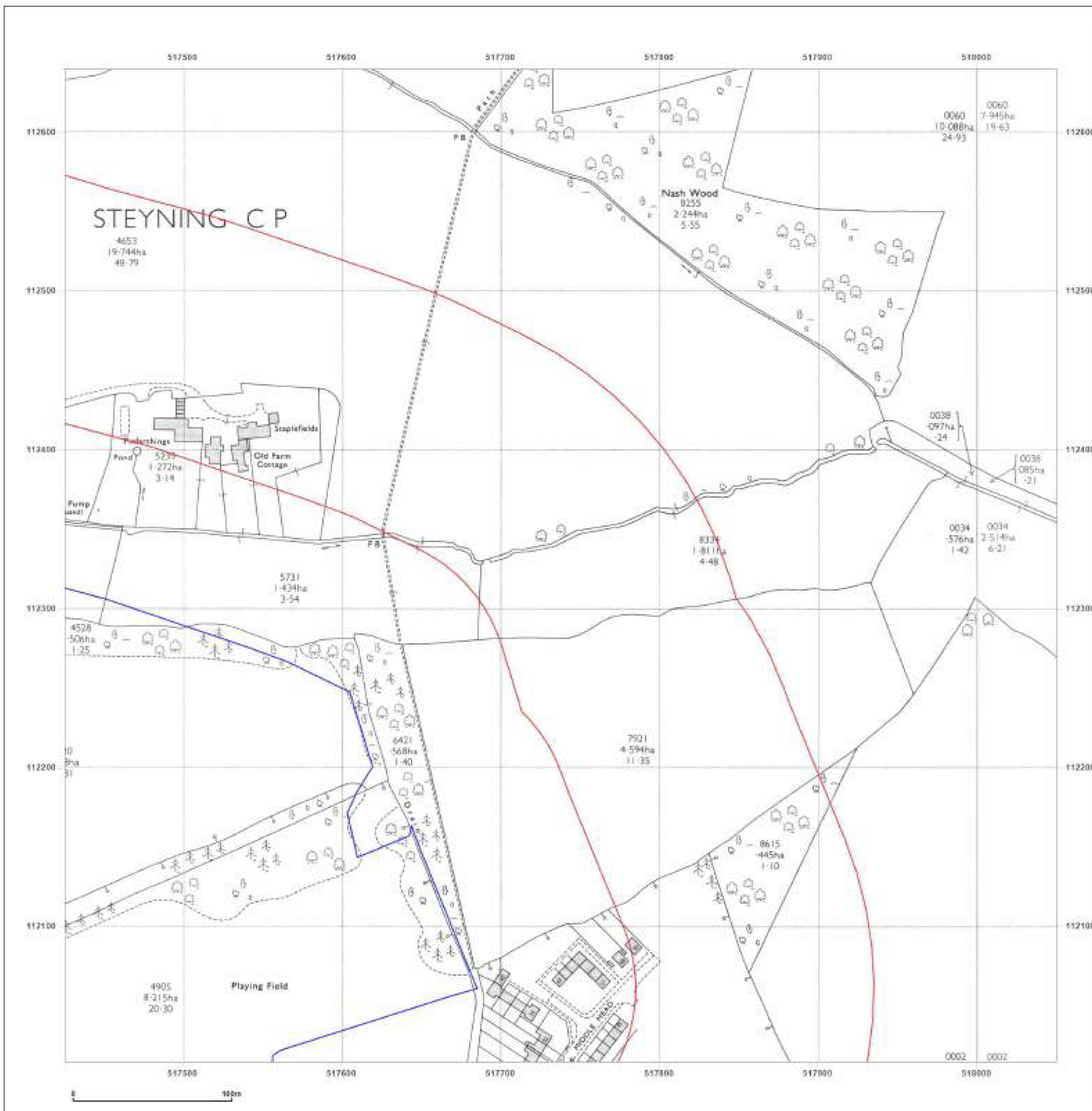


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



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

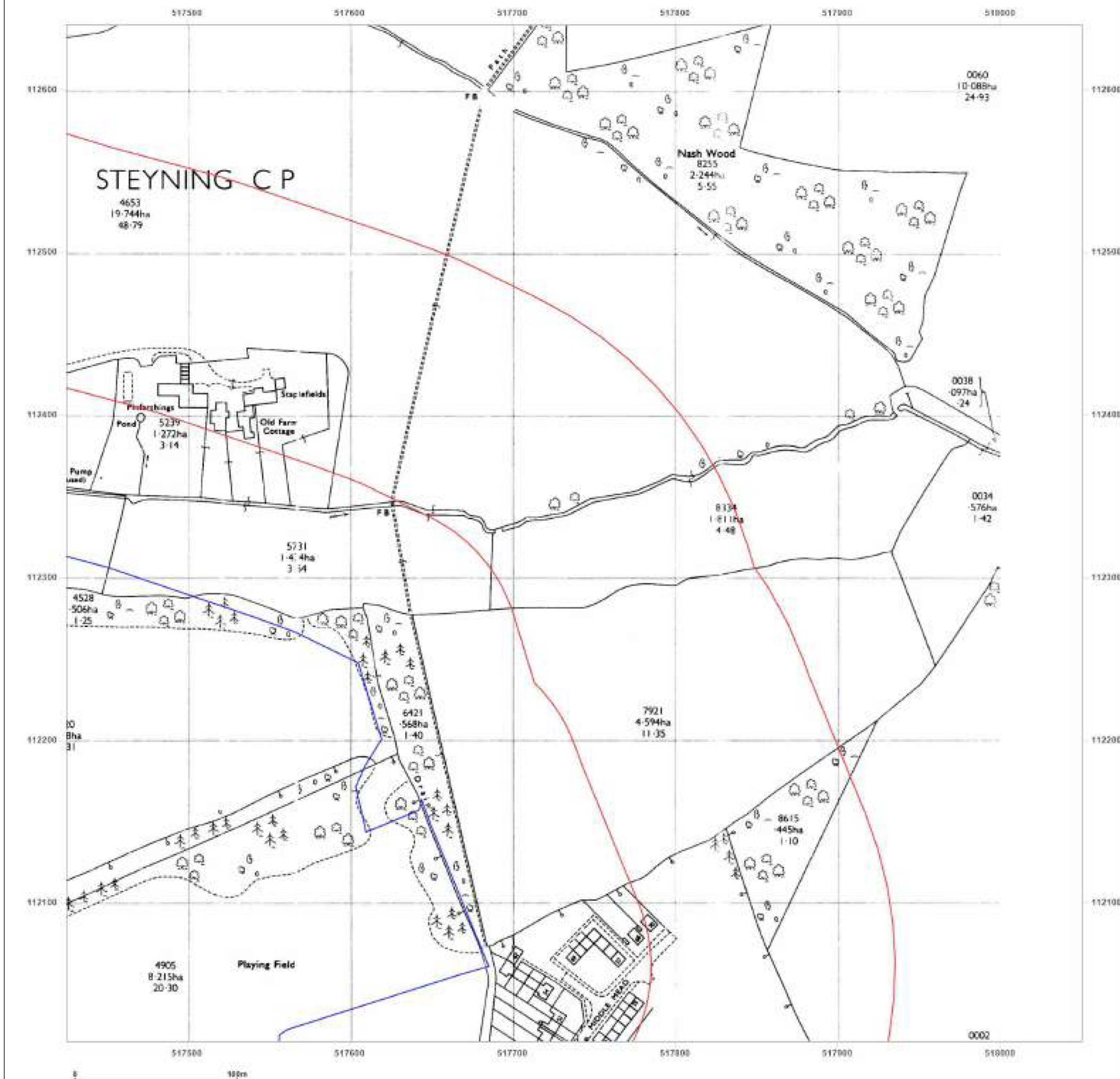


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1981-1984

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1981
 Levelled 1966

Surveyed 1966
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1966

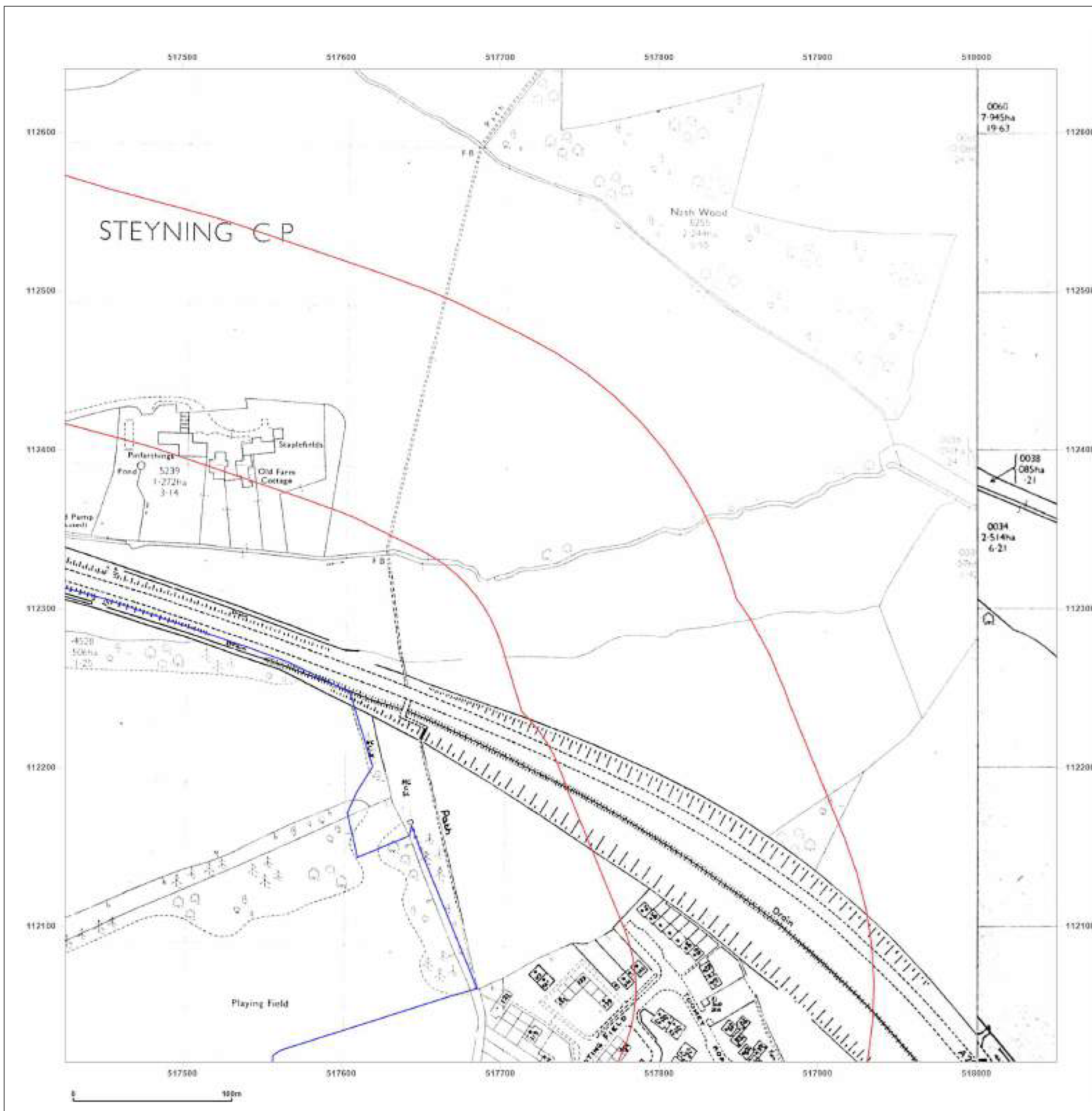


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Site Details:

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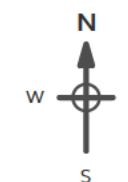
Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1988-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled 1986

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

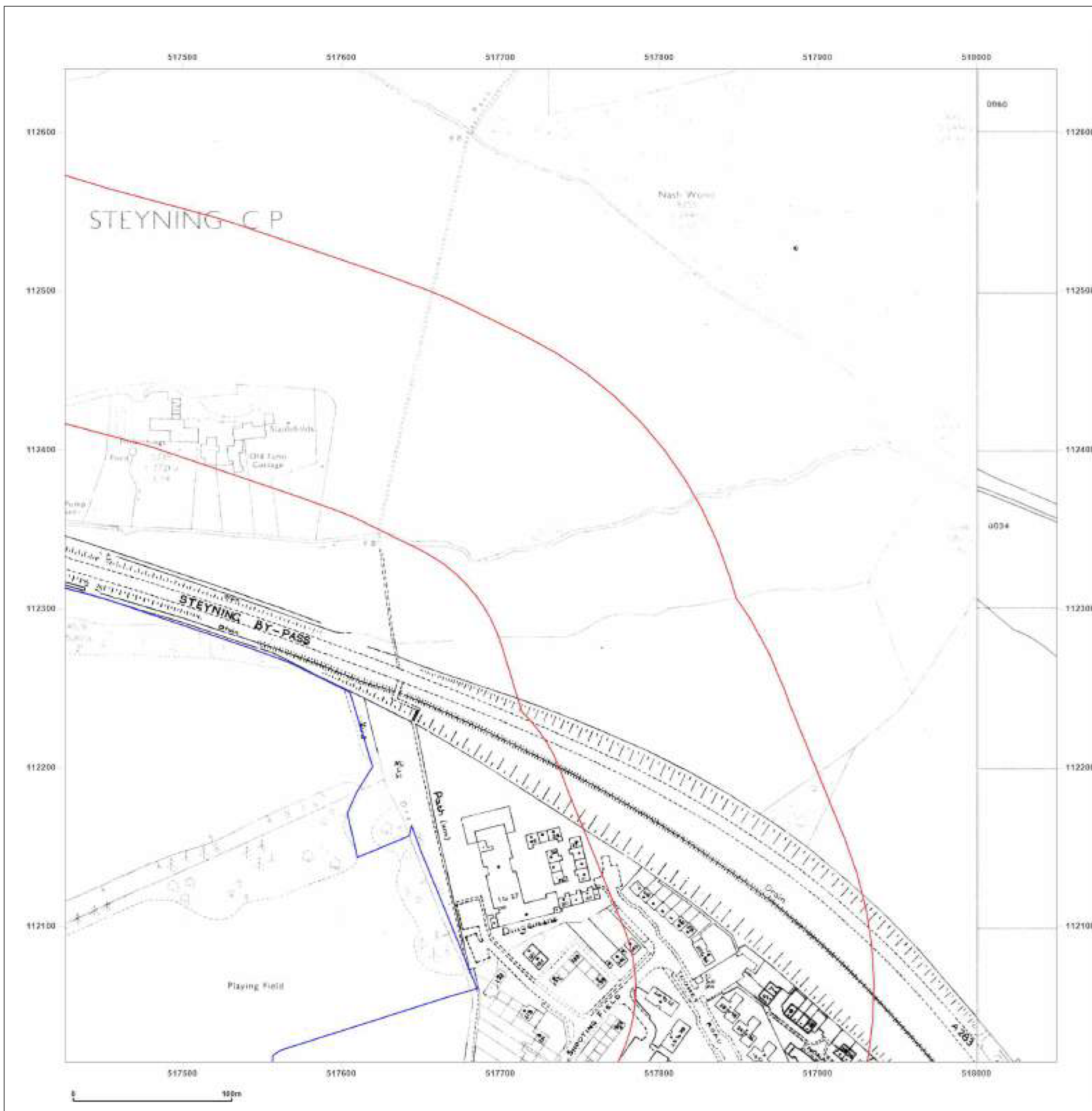


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Site Details:

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Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_LS_2_2
Grid Ref: 517738, 112327

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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

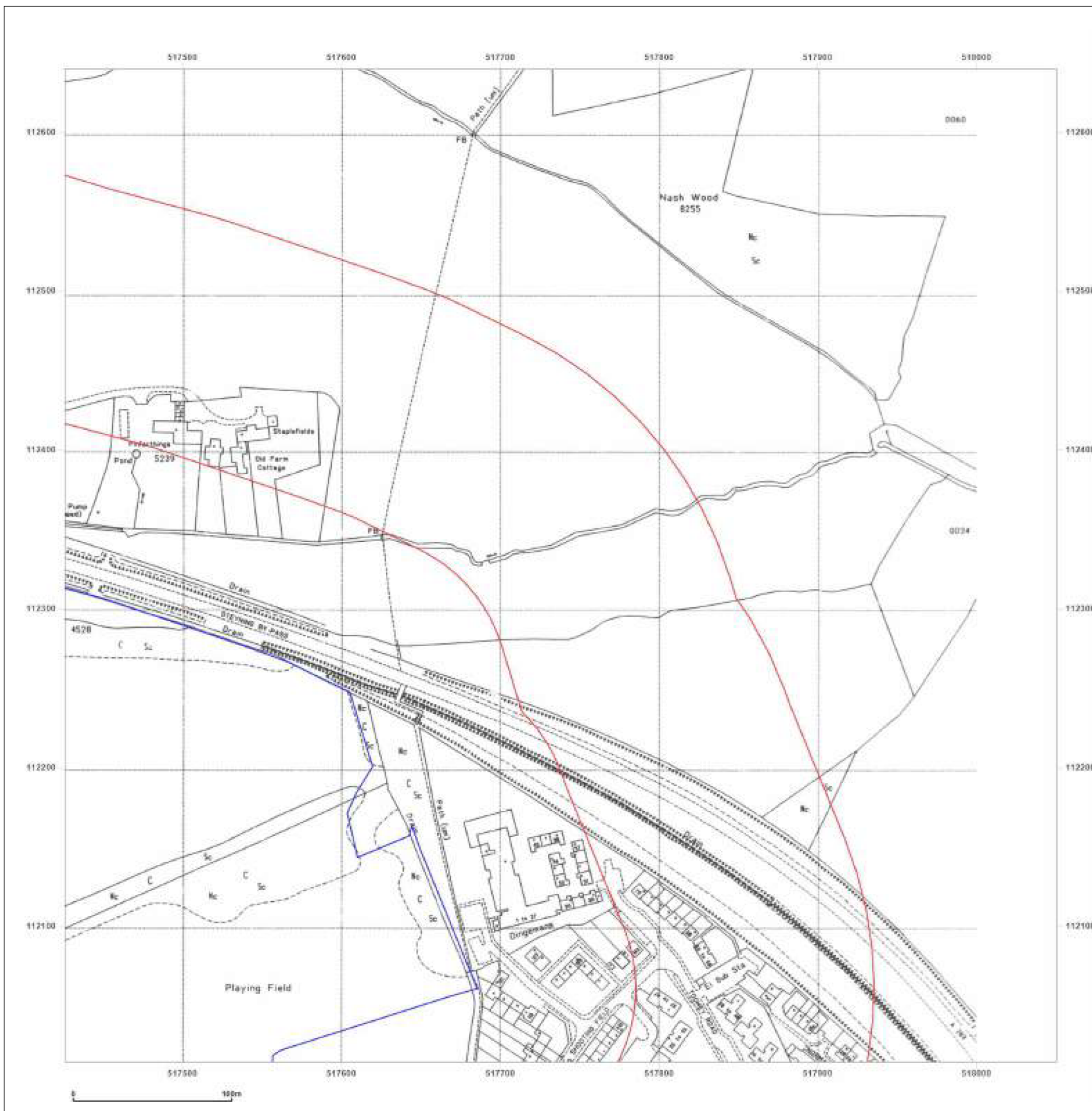


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Site Details:

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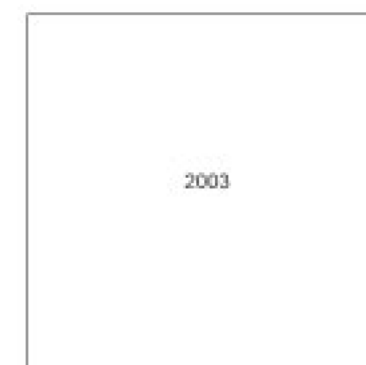
Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_Landline_1_2
Grid Ref: 517277, 112016

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

517488, 111965

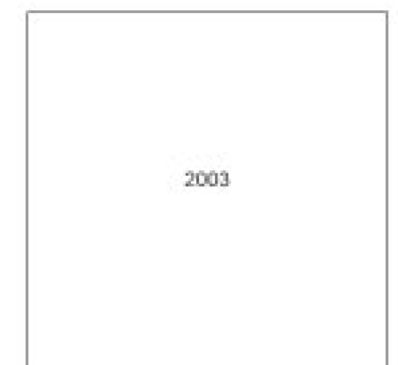
Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_Landline_1_3
Grid Ref: 517277, 112316

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

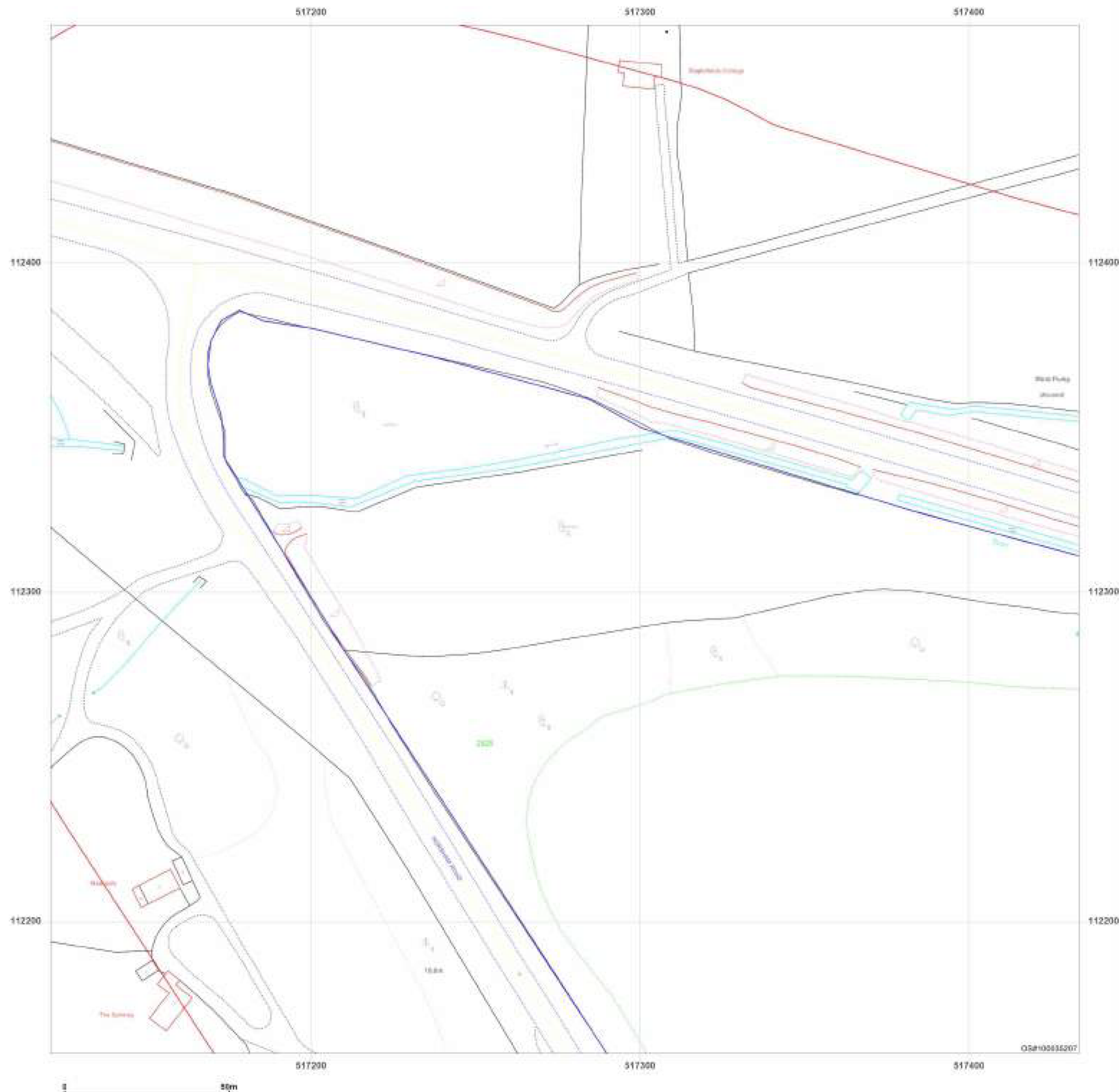


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_Landline_2_1
Grid Ref: 517577, 111716

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507_Landline_2_2
Grid Ref: 517577, 112016

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

517488, 111965

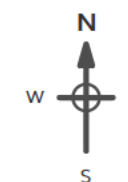
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Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003

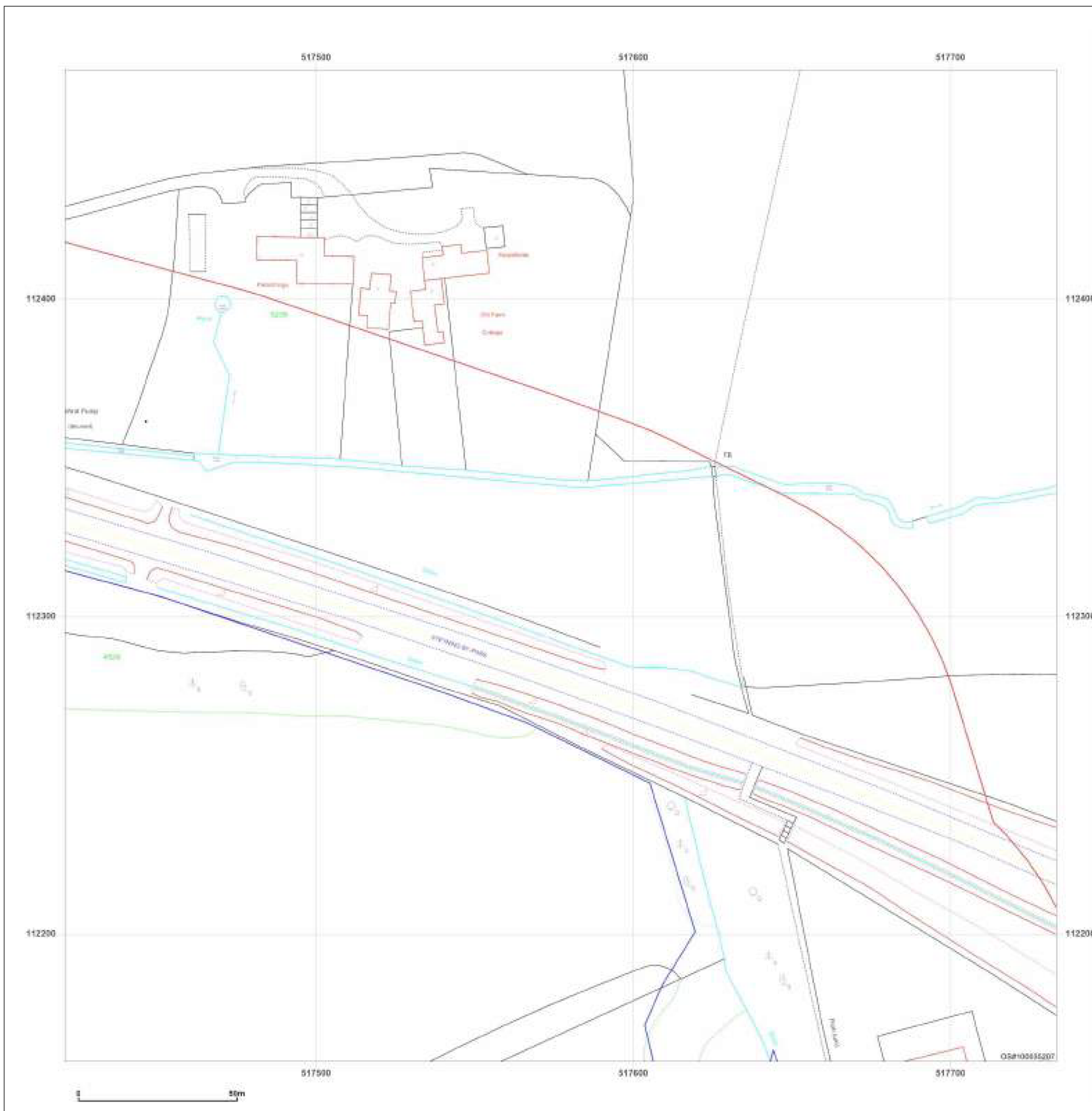


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Landline Scale Grid Index

Landline Scale Grid Index

Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



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

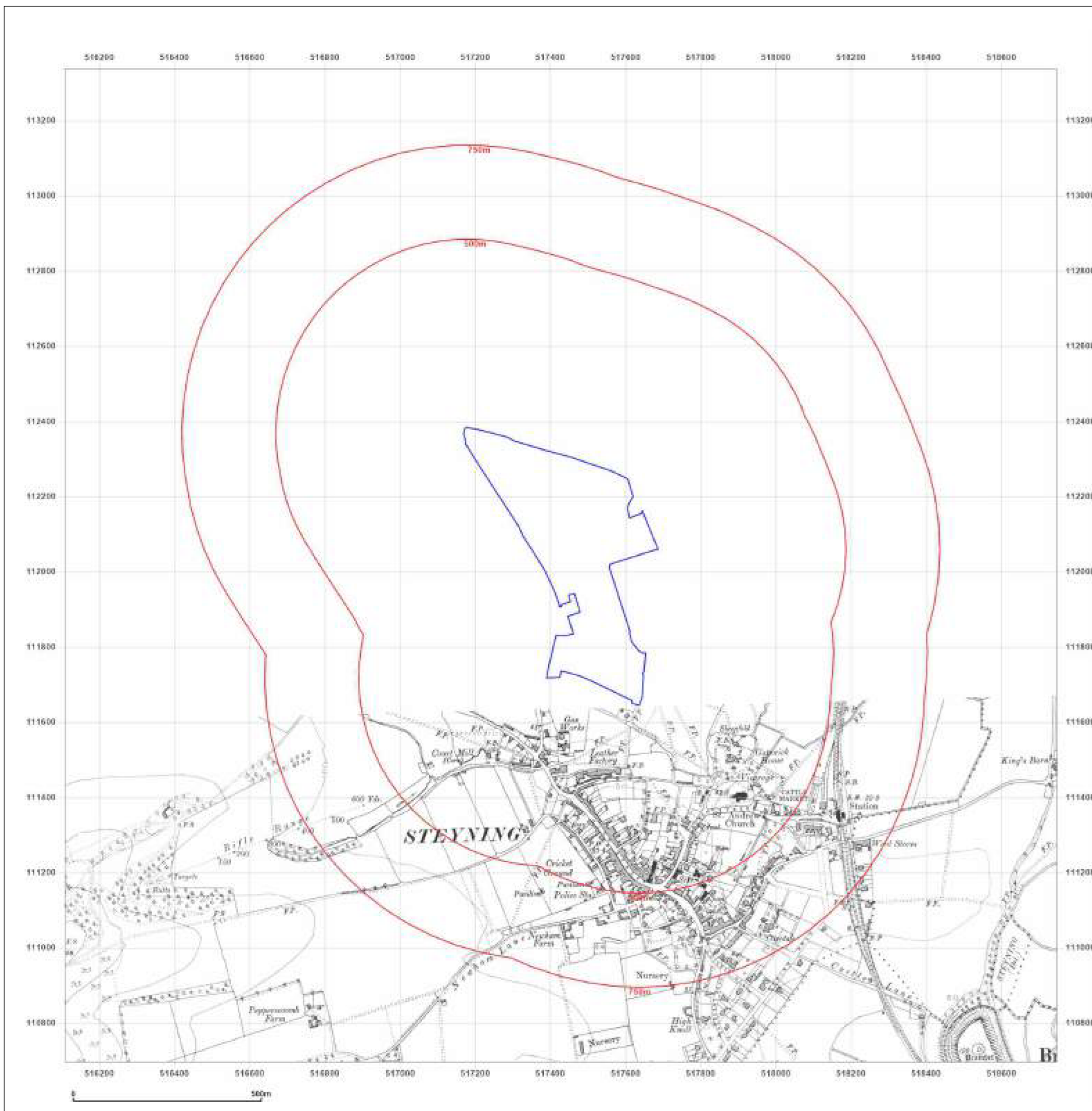


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Site Details:

517488, 111965

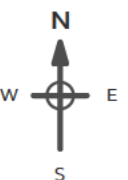
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Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: County Series

Map date: 1909-1914

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1875
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

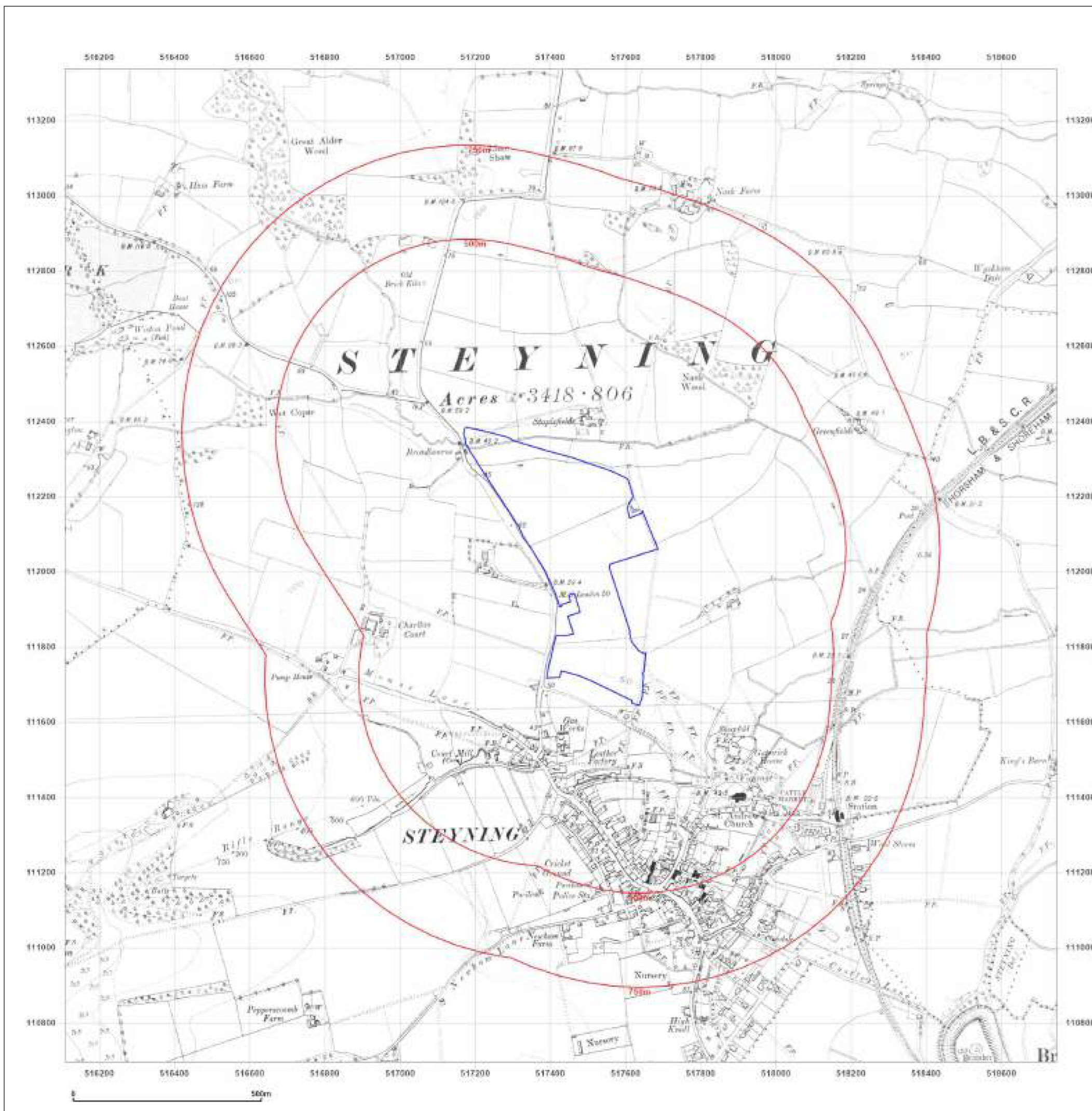


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Production date: 14 November 2022

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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: County Series

Map date: 1947

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
 Revised 1947
 Edition N/A
 Copyright N/A
 Levelled N/A

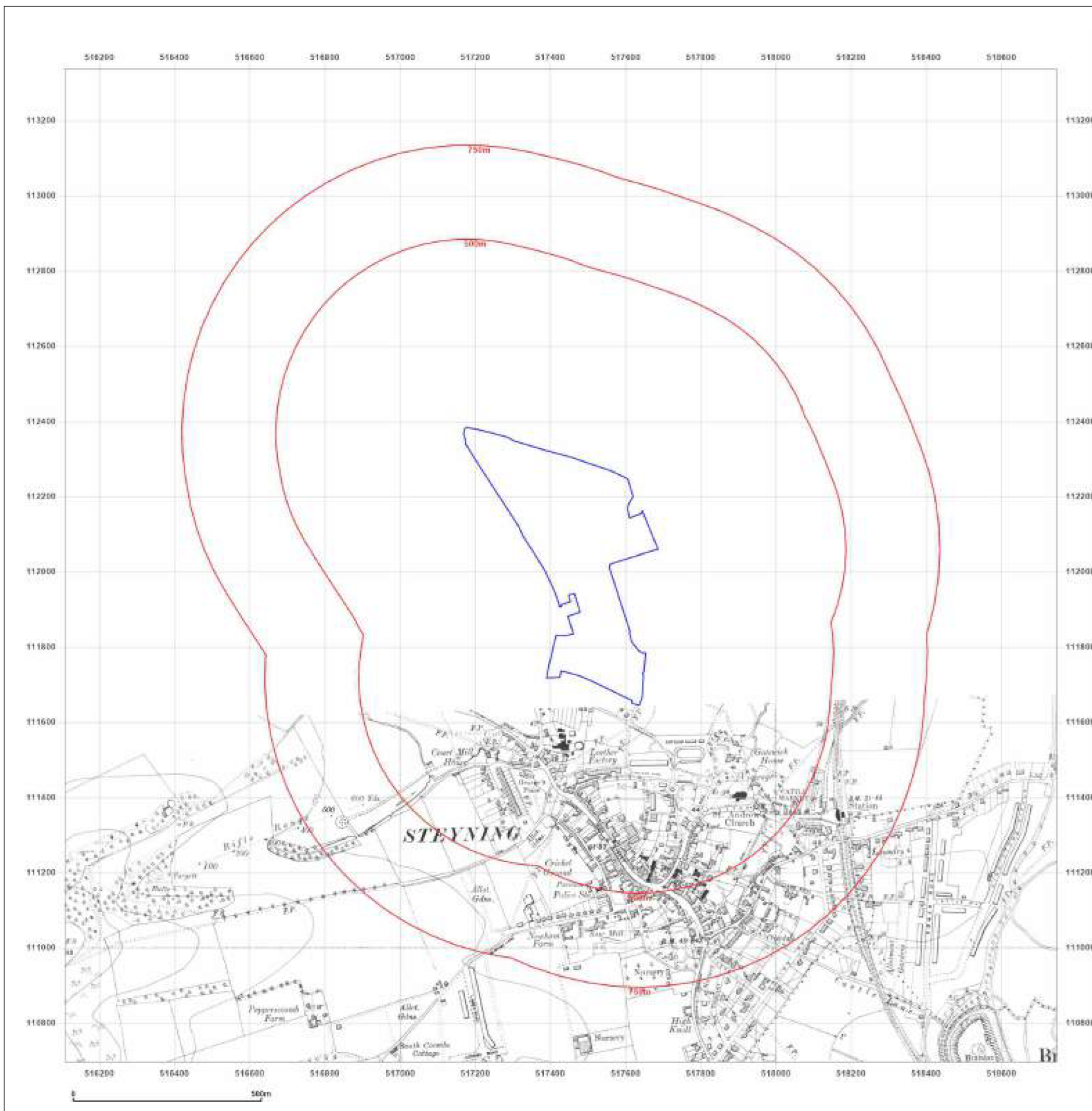


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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

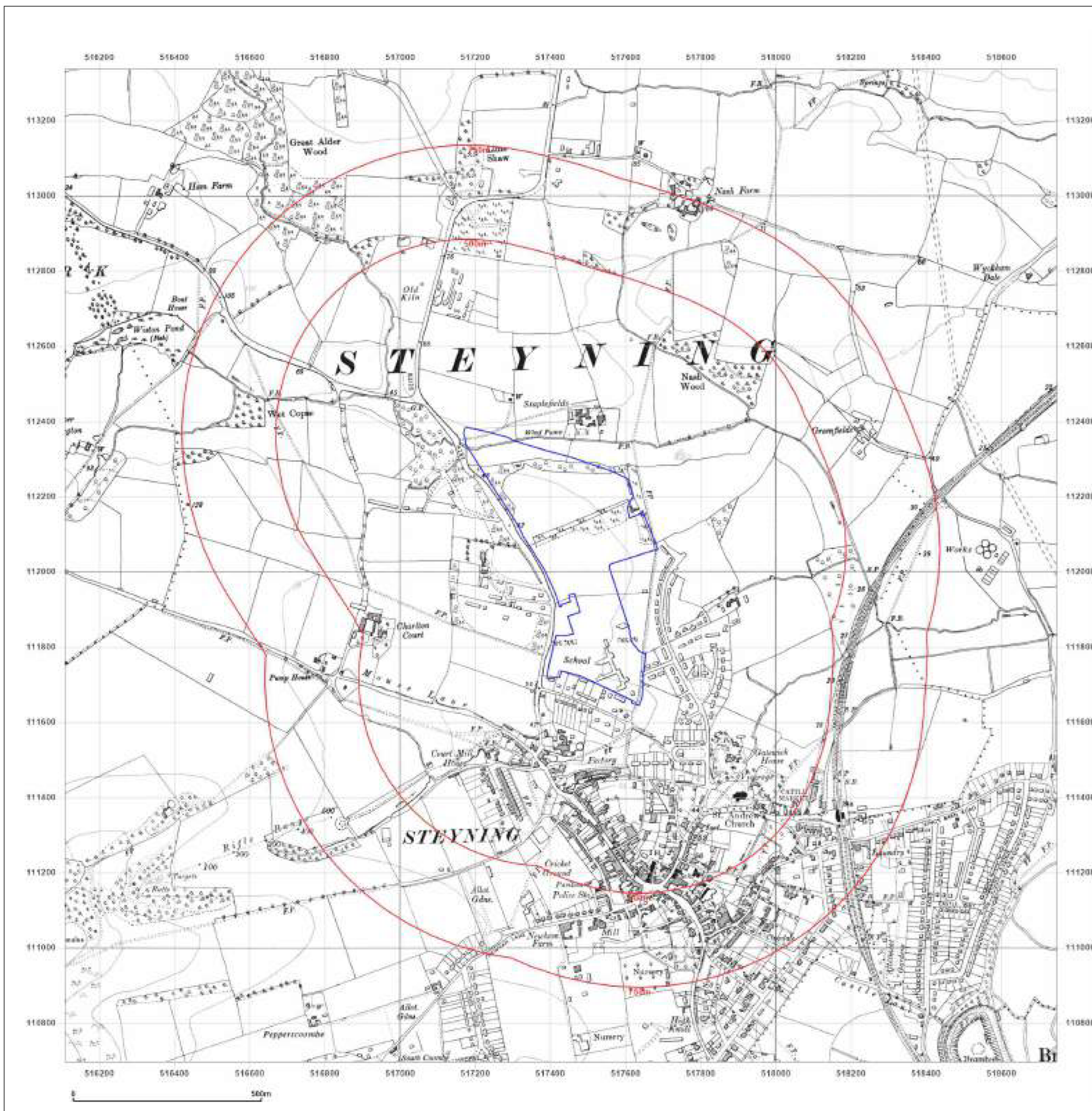


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Production date: 14 November 2022

Map legend available at:
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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: National Grid

Map date: 1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1971
 Revised 1976
 Edition N/A
 Copyright N/A
 Levelled N/A

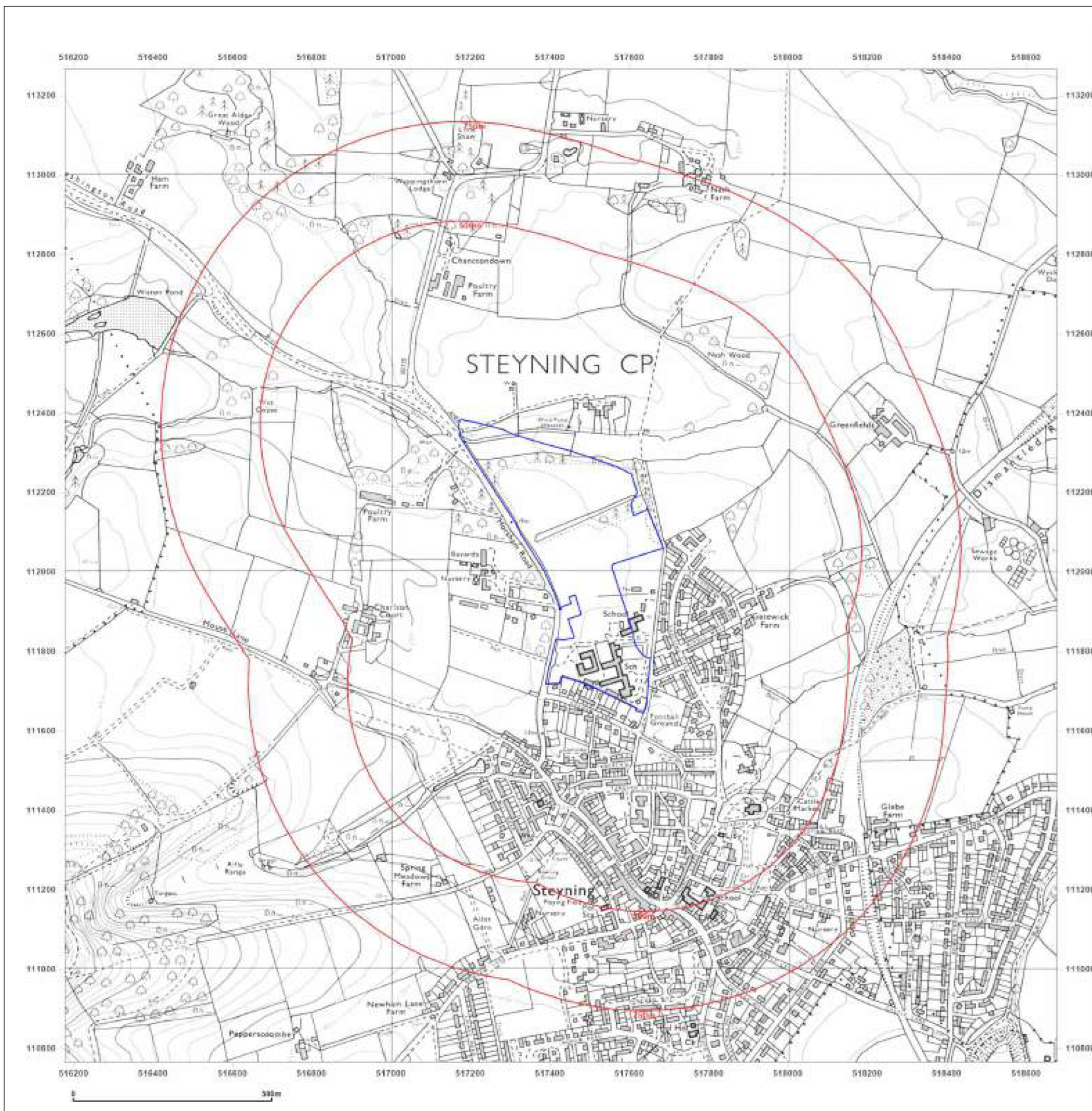


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Production date: 14 November 2022

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Site Details:

517488, 111965

Client Ref: 14070016_-_Steyning_Grammar_School_
Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

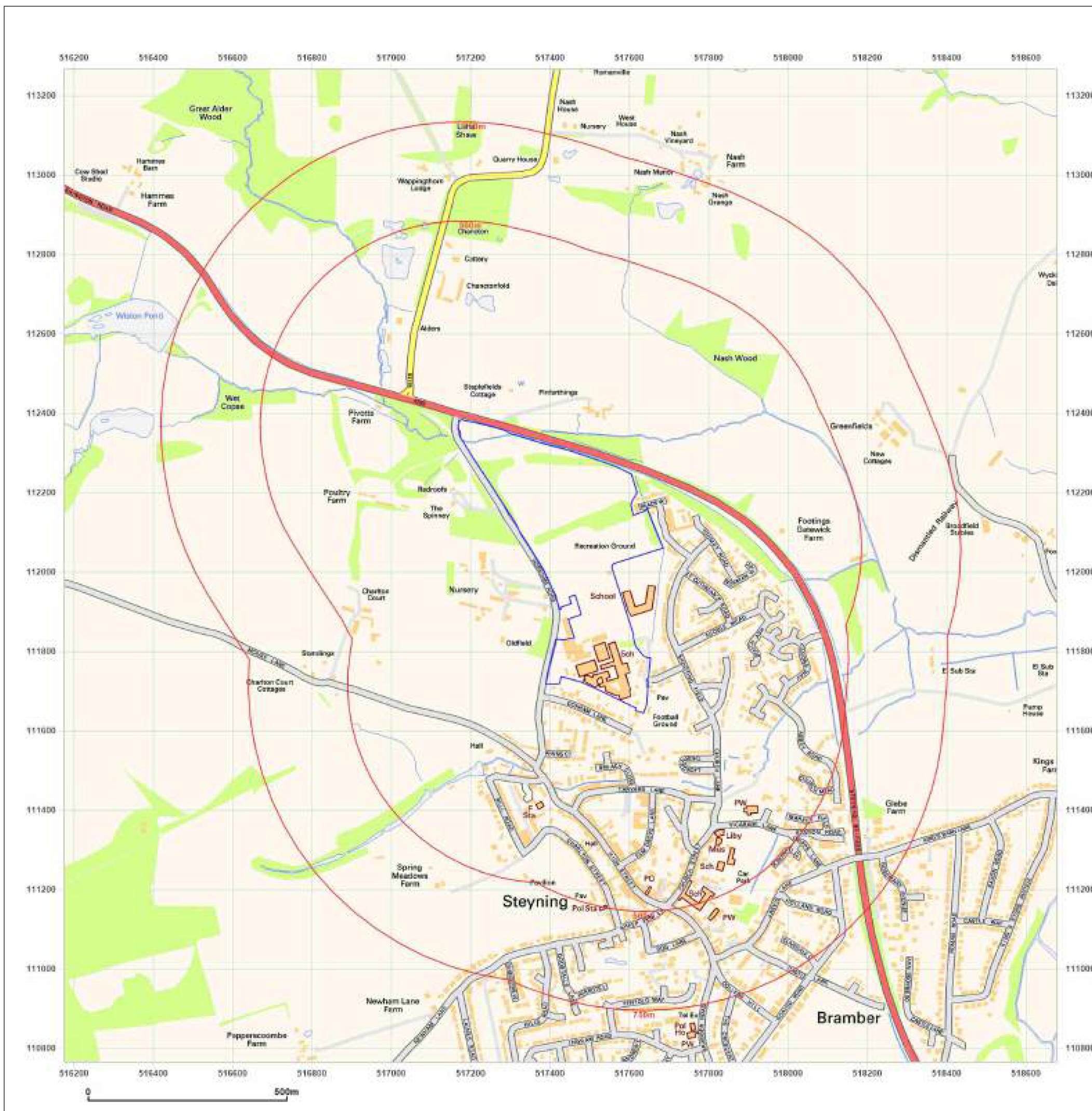


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Site Details:

517488, 111965

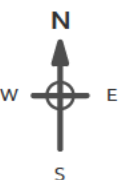
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Report Ref: GS-9195507
Grid Ref: 517427, 112016

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



2022

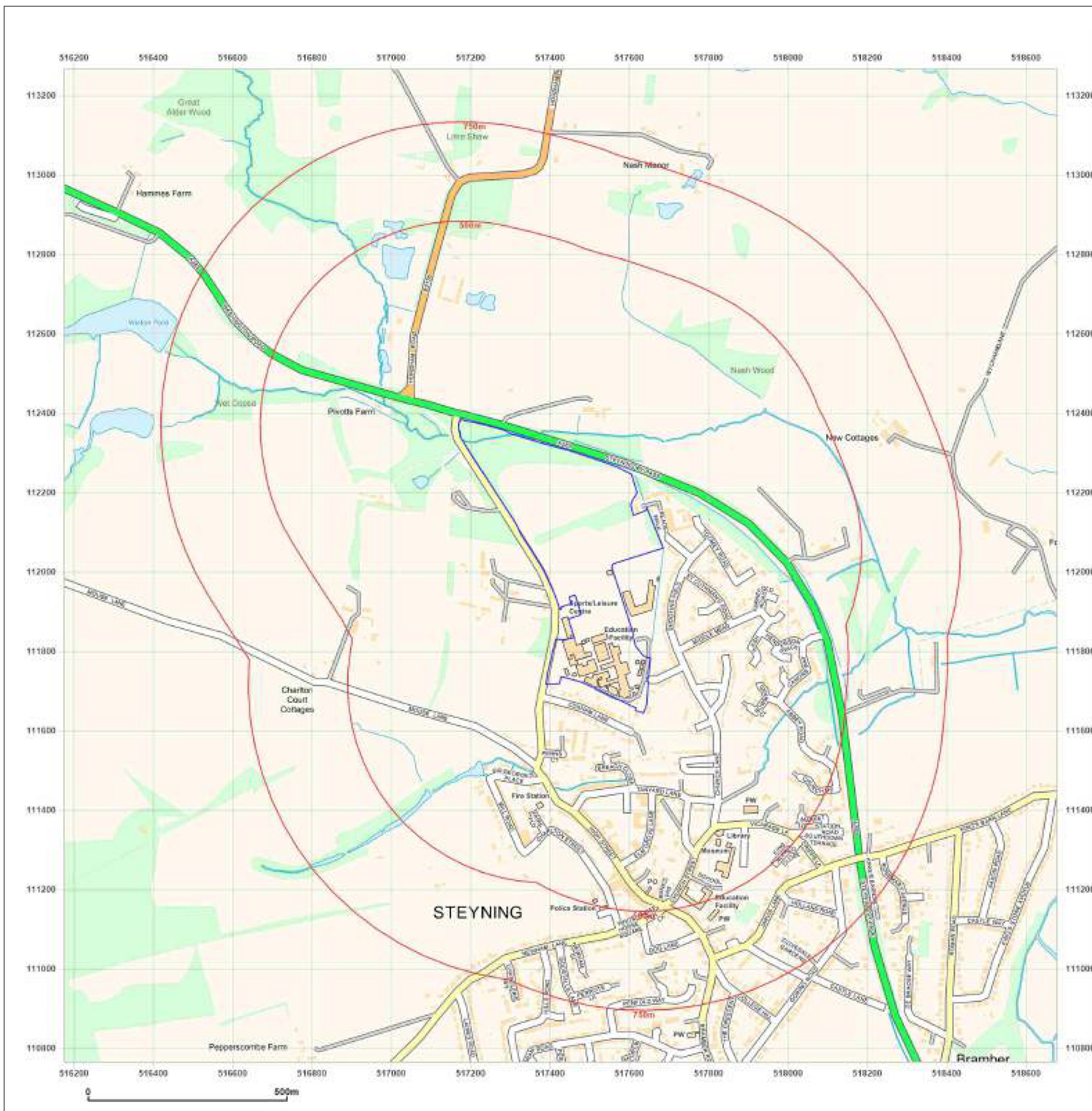


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Production date: 14 November 2022

Map legend available at:
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APPENDIX F

Borehole records

GROUND EXPLORATIONS LTD.

BOREHOLE NO. _____

TQ 11 SE/16

Contract Name ROADWORK/STEINING

Report No. 4556/87B 1739-1231

Client West Sussex County Council

Site Address _____

Address County Hall,

Staplefield Park,

Tower Street,

Steyning,

Chichester, Sussex.

Sussex.

Standing Water Level 1.52

Method of Boring Shell/auger

Water Struck 1.52 ± 3.66

Diameter 15 mm.

Ground Level 10.36

Start 13.5.69 Finish 13.5.69

Remarks _____

JARS		CORES		BULK	
2832	0.15	2834	1.07		
2833	0.61	2836	2.59		
2835	2.13	2838	4.11		
2837	3.66	2840	5.64		
2839	5.18				
2841	Water				
Description				Thickness	Depth
				m.	m.
Clayey topsoil				0.30	0.30
Soft brown clay				1.22	1.52
Soft grey silty clay, oxidising to brown.				2.14	3.66
Firm blue/brown mottled clay				0.91	4.57
Stiff grey fissured clay				1.53	6.10
TOTALS				6.10	6.10

- Notes
1. Descriptions are in accordance with B.S. Code of Practice C.P. 2001
Clients are requested to compare with samples submitted.
 2. Core samples are nominally 10mm diameter and 46 cm long.
Depths shown are to top of sample.

GROUND EXPLORATIONS LTD.

BOREHOLE NO. 17

TQ 11 SE/20

Contract Name BRANDB/STENING

Report No. 456/338 1734.1216

Client West Sussex County Council,

Site Address

Address County Hall,

Catwick Farm,

Tower Street,

Steyning,

Chichester, Sussex,

Sussex.

Standing Water Level 0.9

Method of Boring Shell/Auger

Water Struck 3.7

Diameter 15 mm

Ground Level 11.28

Start 29.4.69 Finish 29.4.69

Remarks

JARS			CORES			BULK		
532	0.30		534	1.22				
533	0.91		536	2.59				
535	2.13		538	4.11				
537	3.66		540	5.64				
539	5.18							
541	Water							
Description						Thickness	Depth	
						m.	m.	
Clayey topsoil						0.30	0.30	
Soft light brown clay with occasional flints						0.92	1.22	
Firm brown/grey mottled clay						1.83	3.05	
Stiff grey fissured clay						3.05	6.10	

Notes 1. Descriptions are in accordance with B.S. Code of Practice C.P. 2001

Clients are requested to compare with samples submitted.

2. Core samples are nominally 100mm diameter and 1/6 chiselled.

Depths shown are to top of sample.

APPENDIX G

UXO Risk Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 517535,111932



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military
- industry
- UXO find
- transport
- dock
- Luftwaffe targets
- utilities
- Bombing decoy
- other

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

tel: **+44 (0) 1993 886682**

email: **uxo@zetica.com**

web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

APPENDIX H

CON29M Mining Report

517488, 111965,

Professional opinion

Inc. integrated mine entry interpretive assessment



Site plan



Search results



1. Past underground coal mining
Not identified



2. Present underground coal mining
Not identified



3. Future underground coal mining
Not identified



4. Shafts and adits (mine entries)
Not identified



5. Coal mining geology
Not identified



6. Past opencast coal mining
Not identified



7. Present opencast coal mining
Not identified



8. Future opencast coal mining
Not identified



9. Coal mining subsidence claims
Not identified



10. Mine gas emissions
Not identified



11. Emergency Call Out incidents
Not identified



12. Withdrawal of support
Not identified



13. Working facilities orders
Not identified



14. Payments to copyhold owners
Not identified



Cheshire Brine
Not identified

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.



Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Coal mining (CON29M)



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- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.



The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- The property does not lie within the potential zone of influence of any recorded underground coal workings.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

the Coal Mining Subsidence Act 1991?

- No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.

4. Shafts and adits (mine entries)



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?



- The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- Not applicable.

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- Not applicable.

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- There are no current Stop Notices delaying the start of remedial works or repairs to the property.

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- No mine gas emissions are recorded within the boundary of the property.



11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- No Emergency Surface Hazard Call Out procedures are recorded against the property.

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- The property does not lie in an area where the right to withdraw support has been granted.

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- The property is not in an area where a court order has been issued.

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- The property does not lie within former copyholder land.

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- No notices of retained interests in coal and coal mines been given.

(c) If yes, has any acceptance notice or rejection notice been served?

- No acceptance or rejection notices have been served.

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- No compensation has been paid to a claimant.

CON29M notes and guidance

This report is prepared in accordance with The Law Society Guidance Notes 2018; under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website:

www.groundstability.com.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.

CON29M report licensing

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to [REDACTED] to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

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- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

Data providers

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

Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: [REDACTED] inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: [REDACTED] increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

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