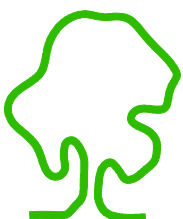


LAND AT NEW BARN FARM

CAPEL ROAD, RUSPER, HORSHAM, WEST SUSSEX, RH12 4PZ

Preliminary Contamination Risk Assessment

May 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	891/LDVArchitecture/NewBarnFarm/PCRA
Date	May 2026
Client	Steve Lamb
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning
Revisions	-
Prepared by	Xanthe Lyford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc  Signed

STEVE LAMB

**LAND AT NEW BARN FARM, CAPEL ROAD, RUSPER, HORSHAM, WEST
SUSSEX, RH12 4PZ**

Preliminary Contamination Risk Assessment

May 2026

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STEVE LAMB

**LAND AT NEW BARN FARM, CAPEL ROAD, RUSPER, HORSHAM, WEST
SUSSEX, RH12 4PZ**

Preliminary Contamination Risk Assessment

May 2026

1. CAUTION

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

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1 The site is currently used as a stud farm to train and house horses, comprising a central stable block with parking to the north and south of the building; to the west of the main entrance from Capel Road lies the original farmhouse and gardens (outside the redline boundary). To the east of the site lies another secondary entrance from Capel Road with an office building to the immediate west and paddocks to the east containing several shipping containers and a muck heap for horse manure. There is a track leading from this entrance southwards to connect to the wider site, with a storage unit and existing caravan located to the east of the track and a barn to the west (to remain). To the south of the site there is a sand school and another dwelling (to remain) There are three additional detached residences to the west of the site (to remain). The site area (redline boundary) is approximately 2.5 ha. The Ordnance Survey map reference for the centre of the site is TQ 18456 37489. The site elevation for the centre of the site is approximately +82 m OD. See Appendix A Figure 1 for the site location plan and Figure 2 for the existing site layout.
- 2.2 It is proposed to redevelop the site, after the demolition of the existing buildings, for residential accommodation comprising ten dwellings: three five-bedroom houses to the south, three two-bedroom chalets in the centre of the site, a four-bedroom detached house and two two-bedroom semi-detached houses towards the northern section of the site and a four-bedroom detached house adjacent to the northern redline boundary, all with associated gardens and parking. In the paddocks to the east of the site there is to be a new stable block, sand school and horse practice area.

- 2.3 There is also to be a three-bedroom detached house/chalet adjacent to the eastern track and a new office building is to replace the existing one in the same footprint (these buildings are to be addressed by separated planning applications). Access to the site is via the two existing entrances from Capel Road to the north. See Figure 3 in Appendix A for the proposed site layout.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey website the site lies on Weald Clay Formation-Limestone.
- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the northern boundary of the site to be lying on a Secondary A bedrock aquifer and unproductive superficial drift. DEFRA classify the soil type as “*slightly acid but base-rich loamy and clayey soils*”. The northern section of the site lies on an area of ‘high’ groundwater vulnerability, the site does not lie in a groundwater source protection zone (SPZ).
- 3.3 According to the Environment Agency’s Flood Maps for Planning, the site lies in Flood Zone 1 (low risk of flooding from fluvial sources where defences are not considered / <0.1%% AEP of flooding in any given year). The site is not shown to be at risk of surface water flooding in the 1 in 30-year scenario but has a small section of surface water flood risk in the western portion of the site in the 1 in 100-year scenario; this slightly increases in size in the 1 in 1000-year scenario. Groundwater and reservoir flooding at the site is considered unlikely at this location.

4. SITE DEVELOPMENT HISTORY

- 4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<500 m & >750 m)
1871 (1:2,500) 1870-1875 (1:10,560)	The site lies in the centre of an area of farmland to the south of Rome Wood. There is a building on the western central section of the site which is labelled Newbarn Farm. There is a small pond in the centre of the site to the south of the building and a larger pond surrounded by trees on the southwest corner of the site.	Directly adjacent to the site to the north lies Capel Road and a wood labelled Rome Wood lies within 500 m to the north. A watercourse, Cowick Gill with a sluice is shown within 750 m. There are treelined fields to the east of the site and a watercourse, Highams Gill within 750 m. To the south lies Horsegills Wood within 500m. Porters Farm and Homestead Copse lie to the southwest within 750 m.

		There are treelined fields to the west labelled Lipscomes Corner within 500 m.
18987(1:2,500), 1896 (1:10,560)	The site appears as previously stated.	A watercourse is shown to the north within 500 m labelled Mosshouse Gill To the south a watercourse is now shown running through the wood. To the west on either side of the road residential buildings have appeared, labelled Rome Cottages and Rose Cottages. A pond has appeared within 500 m west of the site. A farm is now shown 750 m to the west labelled Stammerham Farm.
1909-1914 (1:10,560), 1911 (1:2,500)	The site appears as previously stated.	The surrounding area appears as previously stated.
1919-1920 (1:10,560) 1915 (1:2,500)	No significant changes to the site.	No significant changes to the areas surrounding the site.
1961 (1:10,560) 1974 (1:2,500)	Two new buildings have appeared in the central section of the site and a sand school to the south. A track is now shown to the west and the ponds have disappeared.	No significant changes to the areas surrounding the site.
1939-1945	No recorded war-time incidents or activities affecting the site.	No recorded war-time incidents or activities affecting the surrounding area.
1977-1978 (1:10,000)	No significant changes to the site.	No significant changes to the surrounding area.
1989-1991 (1:10,000) 1993 (1:2,500)	No significant changes to the site.	No significant changes to the areas surrounding the site.
2001 (1:1,000) 2003 (1:2,500)	A large pond has appeared to the south of the site and an additional building to the west.	No significant changes to the areas surrounding the site.
2010 (1:10,00)	No significant changes to the site.	A Nunnery, North Lodge is now labelled adjacent and to the west of the site.

- 4.2 The post war development history may also be traced from the planning history of the site. There are twenty relevant planning applications associated with the site and two with the adjacent plot on the Horsham District Council Planning Application website and Planning Statement for the development. See Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
RS/6/02	New Barn Farmhouse – Retention of 1 mobile home as stud grooms accommodation & 1 mobile home as a staff mess room.	✓ 21/01/2002
RS/5/02	New Barn Farm – Infill former dairy slurry lagoon, construct a track & hardstanding for dung.	✓ 21/01/2002
RS/21/02	New Barn Farm – Continued use of buildings as a stud farm.	✓ 13/03/2002

RS/66/02	New Barn Farm – Demolition of former cow shed and erection of building for 44 stables veterinary and tack room and grooms accommodation.	✓ 28/02/2003
DC/05/2024	New Barn Farm – Erection of 10 stables.	W 19/08/2005
DC/06/0615	New Barn Farm - Erection of stables.	✓ 08/05/2006
DC/07/2297	New Barn Farm - Maintenance and enhancement works to ponds.	* 22/10/2007
DC/08/0198	New Barn Farm – Erection of conservatory to rear.	W 31/01/2008
DC/11/2193	Nunnery North Lodge - Demolition of existing property and the erection of a replacement (4-bed) detached dwelling.	✓ 14/11/2011
DC/16/1587	New Barn Farm - Proposed engineering works to fill in existing lake with inert soils, create cross-falls and improve land drainage and grazing.	✓ 19/12/2016
DC/16/1696	New Barn Farm - Proposed change of use of the existing site for long term B8 open car storage / airport parking site for a temporary 5 year period.	* 24/08/2016
DC/17/2016	New Barn Farm - Prior approval for a Change of Use from 3x storage/warehouse buildings, class B8 use, to 5x residential dwellings (class C3).	* 25/09/2017
DC/17/2161	New Barn Farm - Application to confirm occupation of four buildings as self-contained independent dwellings for a period in excess of 4 years. (Lawful Development Certificate - Existing).	* 25/09/2017
DC/17/2714	New Barn Farm - Prior approval for a proposed change of use from 3x storage/warehouse, class B8 use, to 5x residential dwellings (class C3).	✓ 05/12/2017
DC/17/2821	New Barn Farm - Application to confirm the occupation of four buildings as four self-contained independent dwellings (Lawful Development Certificate - Existing).	✓ 19/01/2018
DC/17/2835	New Barn Farm - Conversion and partial demolition of commercial equestrian buildings into 10 dwellings (4 x 1 bed and 6 x 2 bed) and a retail shop, to create courtyard and replacement of all concrete hardstanding with permeable surfacing and landscaping.	* 22/01/2018
DC/19/0745	New Barn Farm - Retrospective application for engineering works to infill lake to improve land drainage and grazing.	✓ 29/04/2019
DC/20/1077	New Barn Farm - External alterations to building B to facilitate the change of use of the buildings/part of the buildings to residential.	✓ 15/06/2020
DC/20/1315	New Barn Farm - Partial demolition and conversion of redundant B8 storage unit to create 4No residential units including associated external alterations. Creation of parking areas and bin stores.	* 14/07/2020
DC/20/2581	New Barn Farm - Change of use to create residential curtilages for 7no. dwellings approved under refs: DC/17/2714 and DC/17/2821 including hard landscaping to create internal access road, and the provision of parking areas and bin/cycle store.	✓ 04/01/2021
DC/23/1080	New Barn Farm - Change of use of land to the front and rear of Plot 9 to create residential curtilage and amenity including a parking area with two parking bays and an enclosed rear garden with patio.	✓ 30/05/2023
DC/25/0756	New Barn Farm - Application to confirm the siting of a 'Static Van' and its use as a dwellinghouse with related incidental curtilage and container (Lawful Development Certificate - Existing).	✓ 07/05/2025
DC25/1716	North Lodge - Change of use of outbuildings to holiday lets.	✓ 12/03/2026

Key: ✓ planning permission granted ✗ planning permission refused r registered w withdrawn

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

TABLE 4.3
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
04/09/1999	The stable block in the centre of the site can be seen and the sand school to the south with a building adjacent and to the north of it. Another building can be seen in the northwest corner of the site.	Adjacent to the site and to the north lies a wood. To the east lies an arable field with a track running diagonally through the centre from Capel Road to a cleared area of ground. To the south and west the site is bordered by arable fields.
17/07/2005	Three additional buildings have appeared, two to the east of the stable block and one to the east of the sand school.	The field to the east now contains a large, cleared section to the north and a vegetated mound to the south. A circular structure (possible house exerciser) has appeared to the northwest of the site and a residential property.
31/08/2012	The site appears as previously stated.	The field to the east is now divided into two (east to west).
08/05/2018	The site appears as previously stated.	The land to the east now contains a number of shipping containers stored in the northeast corner.
24/04/2021	No significant changes to the site.	The number of vehicles to the east has increased.

5. THE EXISTING SITE

- 5.1 The site was visited on 5th and 12th of March and the 7th of April 2026. Photographs of the site are provided in Appendix C.

- 5.2 The site is approximately 2.5 ha and comprises a number of equine and residential buildings and a sand school to the south. The site lies to the south of Capel Road public highway with two entrances onto the highway.
- 5.3 The site is bordered to the north by a wooded area, Rome Wood, to the east by a field with vehicles stored on it, to the south by a field laid to pasture and to the west and by a field laid to pasture and the main farmhouse with associated garden and parking.
- 5.4 There was no evidence of any contamination at the time of our visit and no evidence of past storage of fuels onsite. There was a stand of Japanese Knotweed seen on the far side of the paddock to the east of the site (to be treated) and some vintage busses stored on the eastern side of the track to the east of the site, these were in good condition and there was no evidence of any fuel leakage at the time of our visit. See Appendix C for photographs of the site as existing.

6. RECORD DATA SEARCH RESULTS

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

6.1.1 *Historical Land Use*

There are no records of potentially contaminative land uses recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site.

6.1.2 *Landfill and other Waste Sites*

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

There are eight records of waste exemptions within 500 m of the site: The closest being: two onsite -15 m and 16 m north of the site at New Barn Farm for “use of waste in construction”.

6.1.3 *Current Land Uses*

There is one current record of recent land uses thought to be of contamination risk to the site within 250 m: 143 m east for construction services.

6.1.4 *Environmental Permits, Incidents and Registers*

There are no records of pollution incidents within 500 m of the site

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

There is one record of discharge to controlled waters within 500 m of the site: onsite for “final treated effluent – not water company.

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

6.1.5 *Hydrology and Flood Risk*

The northern section of the site lies on a bedrock Secondary A aquifer with unproductive superficial drift. The site lies on Weald Clay Formation-Limestone; groundwater vulnerability within the site ranges from high in the north to low in the south of the site.

The site does not lie within a Source Protection Zone (SPZ). There is one record of an onsite watercourse: Boldings Brook in the upper operational catchment of the River Arun.

There is one record of licenced groundwater abstractions within 2000 m of the site: 1526 m northwest of the site.

The site lies in Flood Zone 1 (less than 0.1% chance of flooding from rivers or the sea in any year). In the present-day scenario, the site is not considered to be at risk of surface water flooding. The site is not at risk of groundwater flooding and reservoir flooding is considered unlikely.

There are no historic records of flooding onsite.

6.1.6 *Designated Environmentally Sensitive Sites*

There is one recorded Site of Special Scientific Interest (SSSI) within 200 m of the site: 1532 m northwest at Clock House Brickworks

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

There are 55 records for designated Ancient Woodland within 2000 m of the site, the closest being 95 m south for ancient and semi-natural woodland.

There are no records for Biosphere Reserves, Forest Parks, Green Belt, Special Areas of Conservation (SAC) or Special protection Areas (SPA) within 2000 m of the site.

There are two records of a Nitrate Vulnerable Zones within 2000 m: onsite and 1490 m south River Arun (u/s Pallingham) NVZ.

The site and the surrounding area lie within an SSSI Impact Risk Zone; however, this type of development does not require consultation with regards to

the SSSI. The proposed development is not thought likely to impact any statutory or non-statutory sites.

There are no world heritage sites, areas of outstanding natural beauty or national parks, listed buildings, conservation areas, scheduled Ancient Monuments or Registered Parks and Gardens within 250 m of the site.

6.1.7 *Agricultural Designations*

There is one agricultural designation within 250 m of the site: onsite – Grade 4 Poor quality agricultural land.

There is no open land access and one tree felling licence within 250 m of the site: 99 m south for selective fell/thin (conditional).

There are no environmental or countryside stewardship schemes within 250 m of the site.

6.1.8 *Priority Habitat Inventory*

There are thirteen records of priority habitats within 250 m of the site, the closest being 10 m northwest of the site for deciduous woodland.

6.1.9 *Geology*

The geology of the site is registered as Weald Clay Formation - Limestone. There is mixed moderate to poor permeability onsite.

There are no boreholes within 150 m of the site.

There are two records of shrink swell clay onsite: negligible-low with ground conditions being predominantly non-medium plasticity, and one record of running sands natural ground subsidence onsite: Negligible risk “*Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on land use due to running conditions*”.

There is a negligible risk rating for compressible deposits, a very low risk for collapsible deposits, a very low risk for landslides and a negligible risk for ground dissolution of soluble rocks onsite, as identified from BGS GeoSure Data.

6.1.10 *Natural Hazards Findings and Mining*

There are no records of britpits, surface ground workings, underground workings or historical mining within 500 m of the site.

There are two records for non-coal mining within 1000 m of the site: two onsite and one 689 m east of the site, all for iron ore, also one record for researched mining 461 m north of the site.

There are no other mining related activities recorded within 2000 m of the site and no natural cavities or sink holes.

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

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

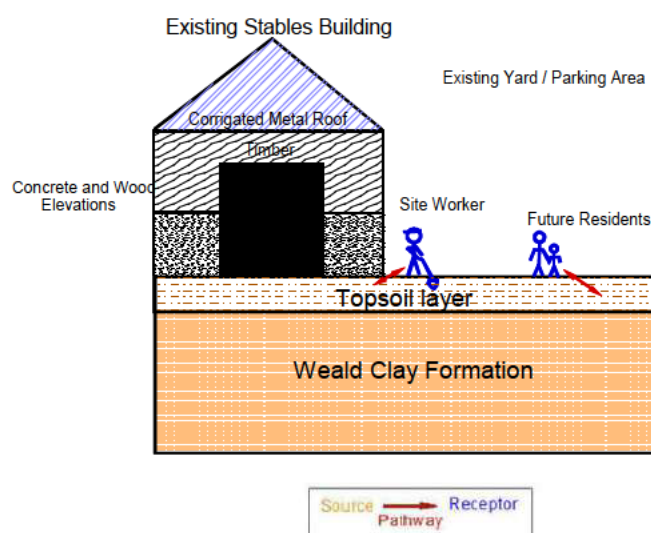
- Agricultural use up to the present day.

7.2 Recent land use at the site has comprised use as an equine yard for training and housing horses.

8. RISK ASSESSMENT

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

DIAGRAM 8.1
CONCEPTUAL MODEL



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

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

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

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

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

8.4 It is proposed to redevelop the existing site for residential use (10 dwellings) with associated parking and garden provision. In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include adults and children), buildings and services (including underground water mains) and the wider environment (considered not to be particularly hydro-geologically sensitive).

8.5 Source – Receptor Pathways.

8.5.1 Site workers (notably construction and ground workers) may come into contact with contaminated soil, groundwater and/or soil gas during the development of the site.

8.5.2 Future site users could come into direct contact with soils in soft landscaped and garden areas of the residences. Exposure to contamination in the soil may be via dermal contact and /or inhalation.

9. CONCLUSIONS

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

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

- 9.2 The site lies on Weald Clay Formation bedrock, with high-low groundwater vulnerability (north-south). The site does not lie within a groundwater Source Protection Zone (SPZ).
- 9.3 The site is not considered to be at significant risk of ground gas migration. The site does not lie within 250 m of waste disposal landfill. The site lies within an area where less than 1 % of properties are affected by radon and no protection measures are required.
- 9.4 The land-use history at the site has comprised of historic and current agricultural use as an equine yard and does not appear to have included activities with a significant contamination risk. There was no evidence of the current or past storage of significant quantities of liquid fuels or other potentially contaminating fluids at the site.
- 9.5 The site lies within a SSSI Risk Impact Zone; however, this relates to the development of major infrastructure and the proposed residence will not need further consultation.
- 9.6 It is proposed to redevelop the site for residential use comprising 10 dwellings with associated parking and garden areas.
- 9.7 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

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

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

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

10. RECOMMENDATIONS

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

- 10.2 Exposure to any potential soil contaminants during construction is most effectively addressed by appropriate industrial hygiene when the surface soil and made ground is handled during site clearance and groundworks. Measures should include the wearing of boots, gloves and coveralls, and dust masks (particularly on dry days) wherever dust is generated. Eating and smoking in excavations should be avoided.
- 10.3 Observations / awareness for the potential of unexpected contamination should be implemented as standard in any construction; should any unexpected contamination be identified during the development phase, the Horsham District Council is to be notified, and any necessary remediation work carried out as required.

☆ ☆ ☆ ☆ ☆ ☆ ☆

APPENDIX A

- Figure 1: **Site Location Plan**
- Figure 2: **Site as Existing**
- Figure 3: **Proposed Development**
- Figure 4: **Conceptual Model**



1 Location Plan
1 : 1250

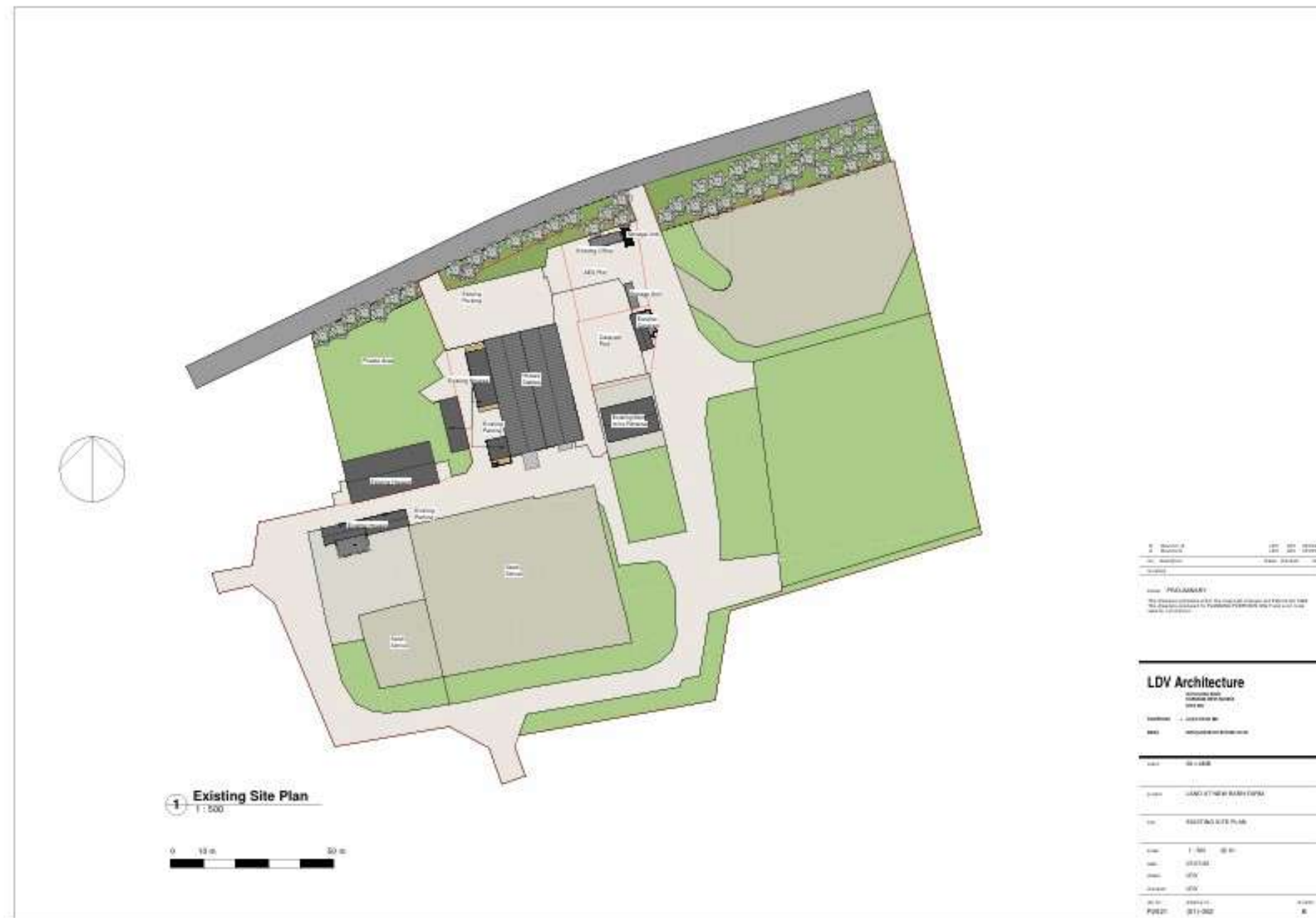


New Barn Farm
Capel Road, Horsham, West Sussex, RH12 4PZ

Scale as shown

Figure 1: Location

May 2026

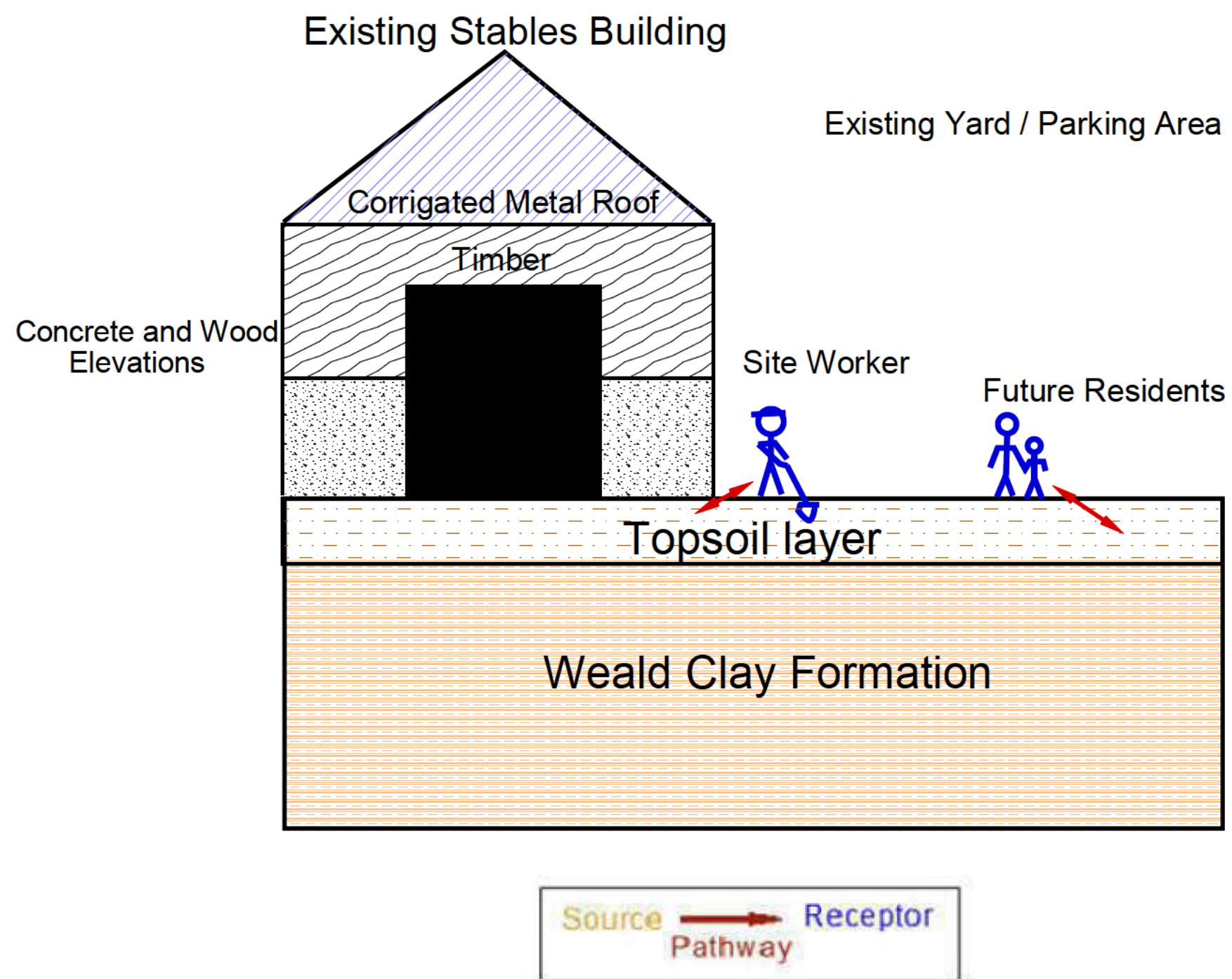


New Barn Farm Capel Road, Horsham, West Sussex, RH12 4PZ

Figure 2: Site as Existing

Scale as shown

May 2026



New Barn Farm
 Capel Road, Horsham, West Sussex, RH12 4PZ

Scale as shown

Figure 4: Conceptual Model

May 2026

APPENDIX B **Historic Maps**

Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: County Series

Map date: 1871

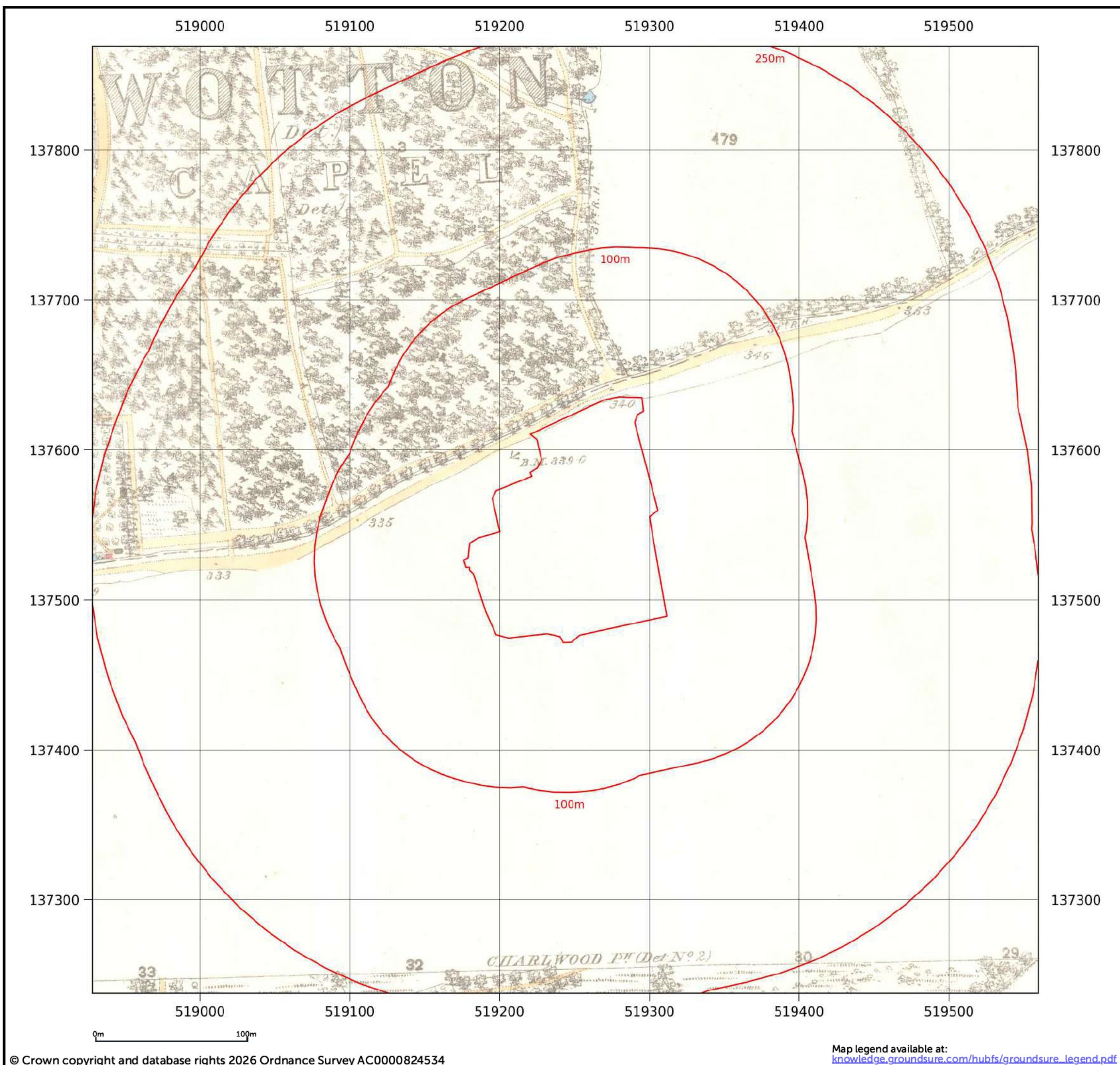
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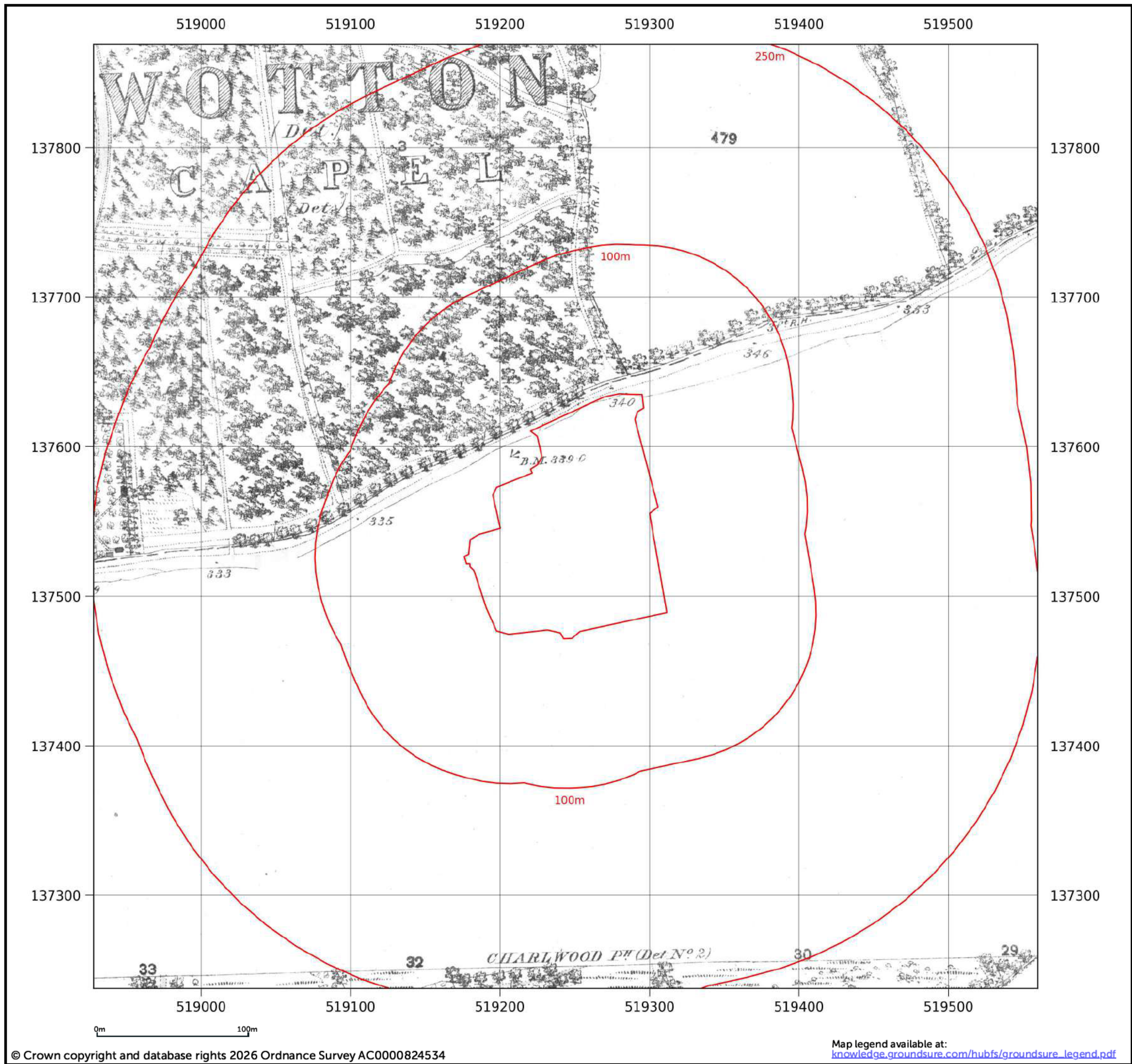
Printed at: 1:2,500



Date: 1871
Surveyed: 1871
Revised: 1871

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





Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

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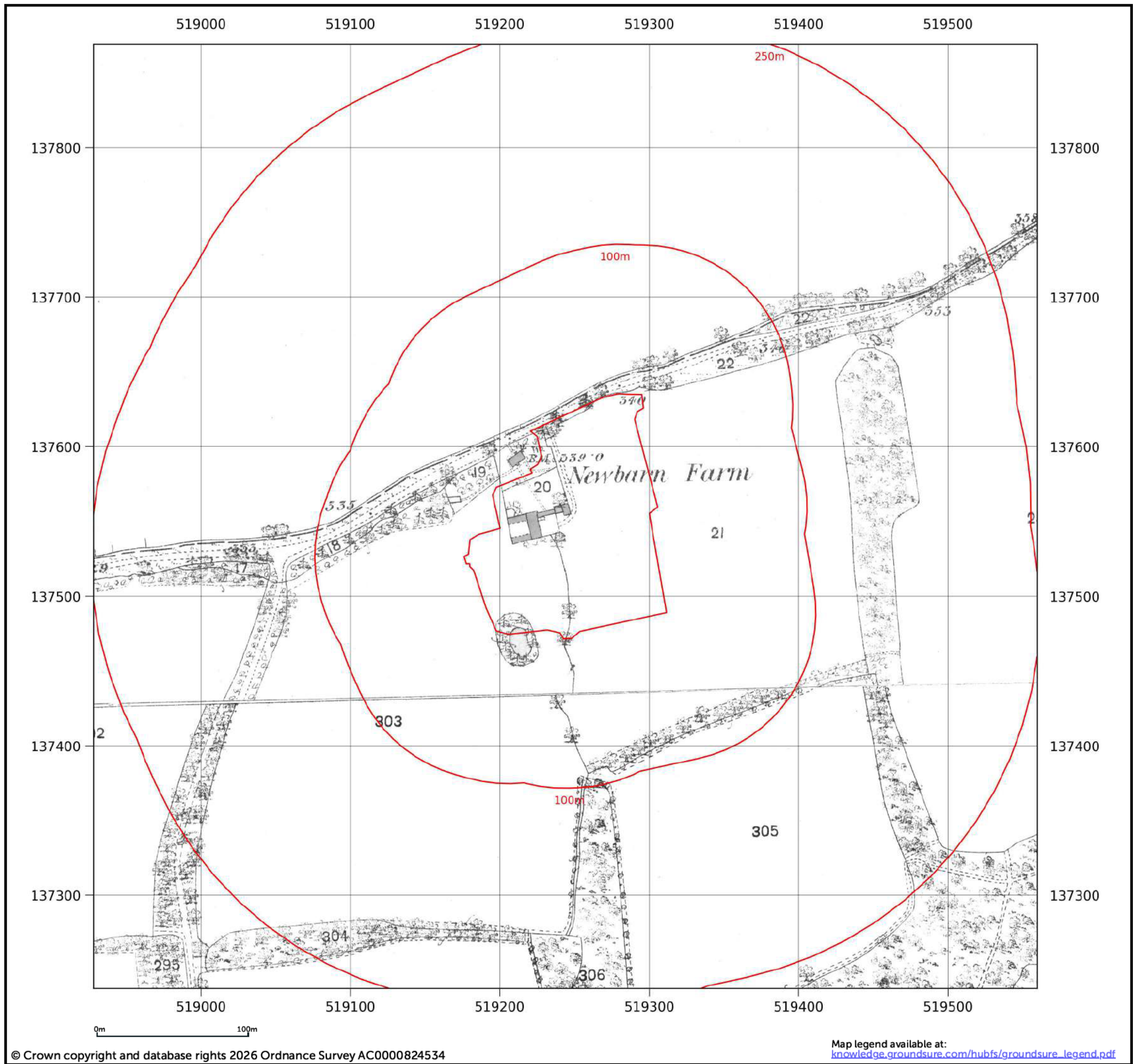
Scale: 1:2,500

Printed at: 1:2,500



Date: 1871
Surveyed: 1871
Revised: 1871

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



Site details:	NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref:	891
Report ref:	HMD-47-6VN-8WQ-AXE-4LU
Grid ref:	519250.14, 137544.47
Production date:	5 March 2026

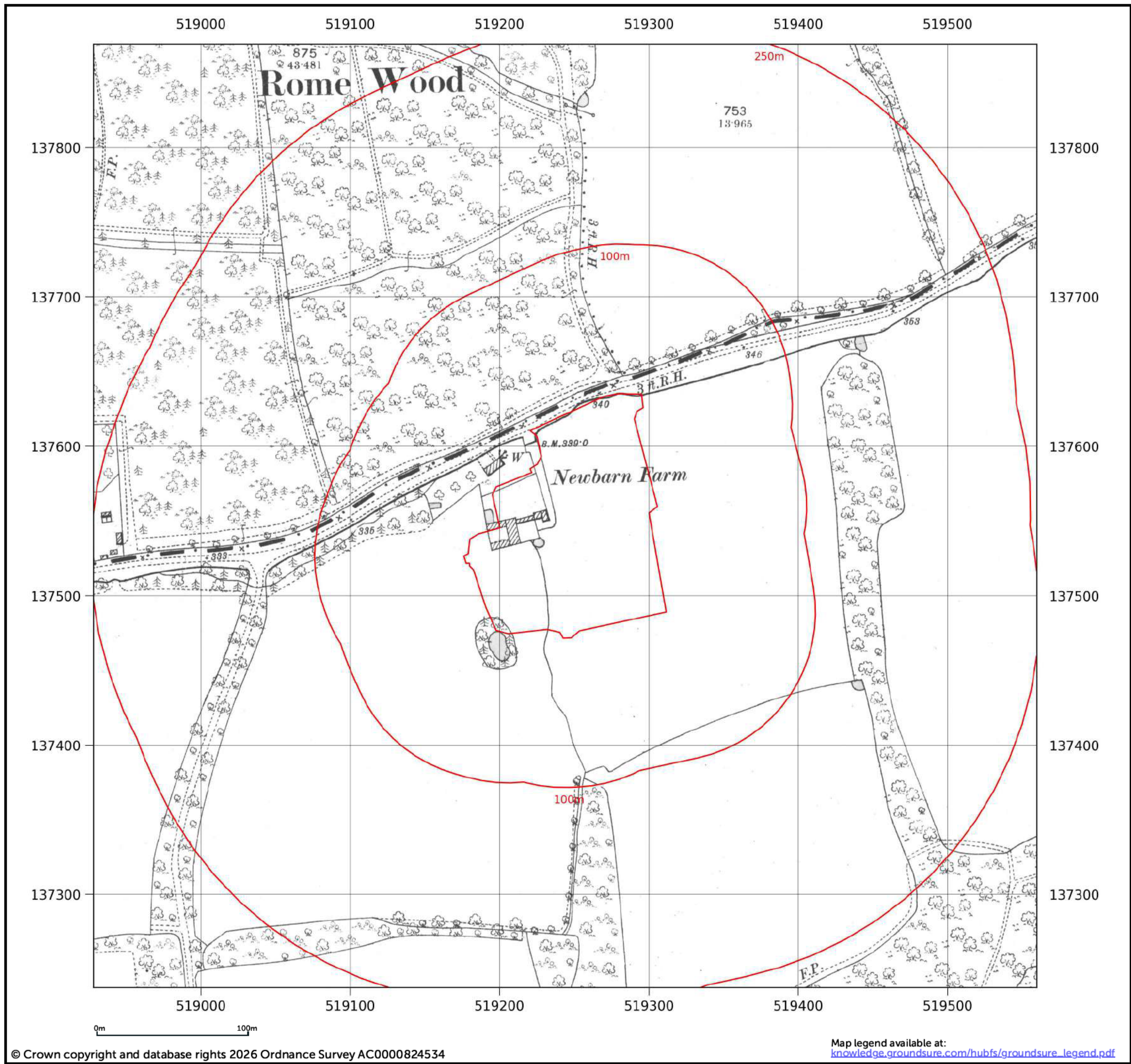
Map name:	County Series
Map date:	1875
Scale:	1:2,500
Printed at:	1:2,500

Date: 1875
Surveyed: 1875
Revised: 1875

Date: 1875
Surveyed: 1875
Revised: 1875

North arrow pointing up, with N, S, E, W labels.

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



Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref: 891
Report ref: HMD-47-6VN-8WQ-AXE-4LU
Grid ref: 519250.14, 137544.47
Production date: 5 March 2026

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



Date: 1897
Surveyed: 1897
Revised: 1897

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: County Series

Map date: 1897-1898

Scale: 1:2,500

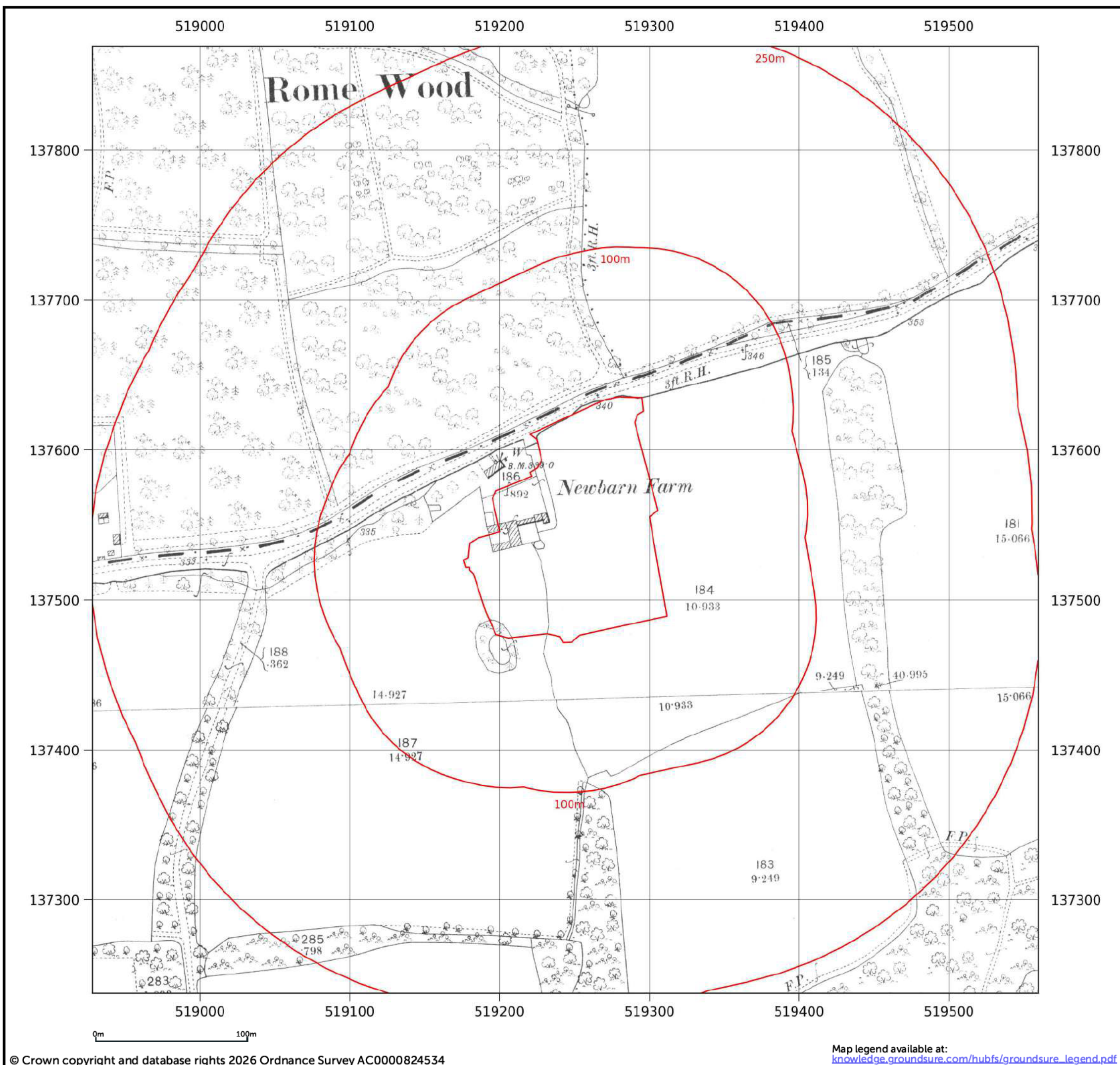
Printed at: 1:2,500



Date: 1898
Surveyed: 1898
Revised: 1898

Date: 1897
Surveyed: 1897
Revised: 1897

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref: 891
Report ref: HMD-47-6VN-8WQ-AXE-4LU
Grid ref: 519250.14, 137544.47
Production date: 5 March 2026

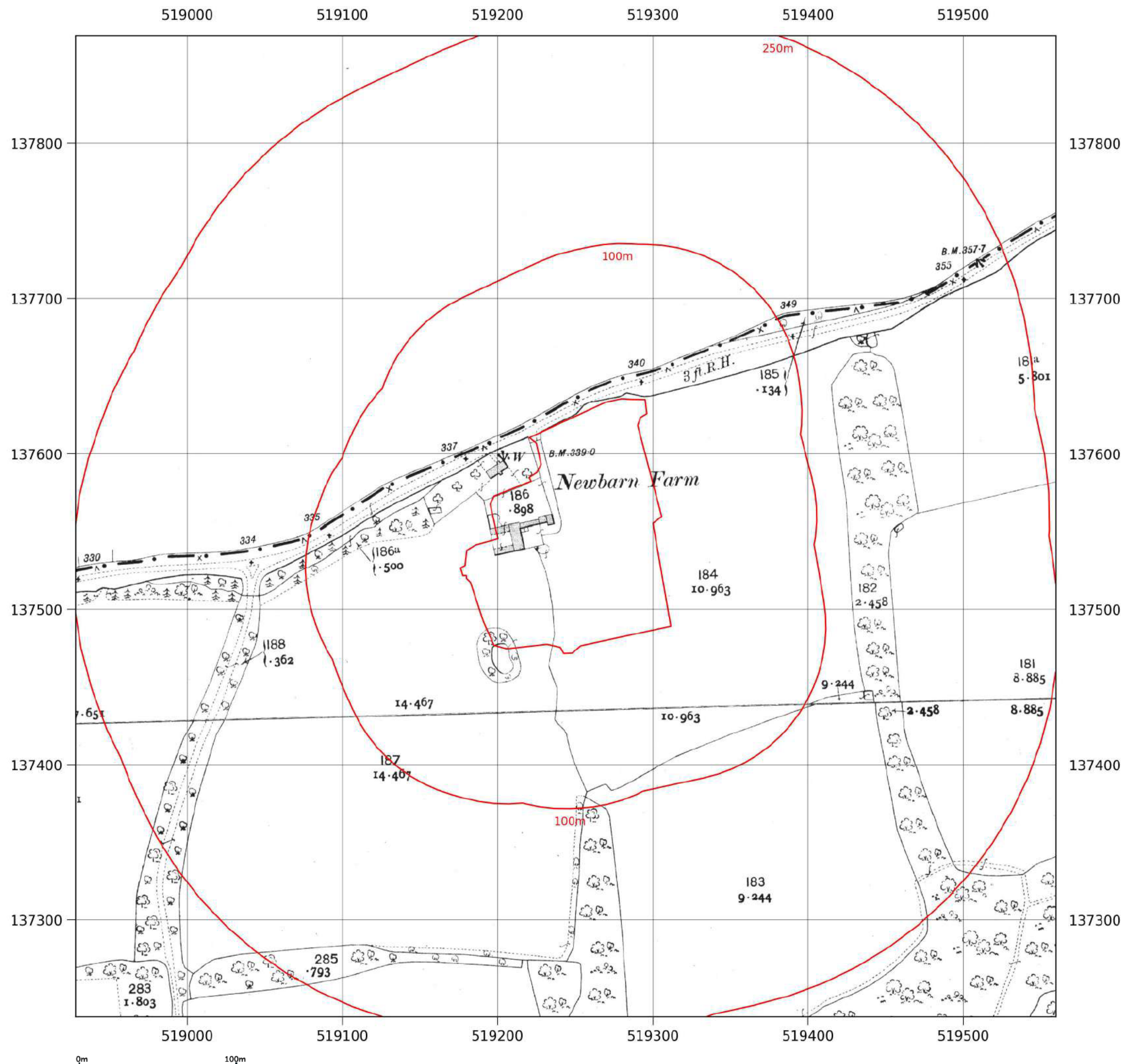
Map name: County Series
Map date: 1911
Scale: 1:2,500
Printed at: 1:2,500



Date: 1911
 Surveyed: 1911
 Revised: 1911

Date: 1911
 Surveyed: 1911
 Revised: 1911

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

Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: County Series

Map date: 1915

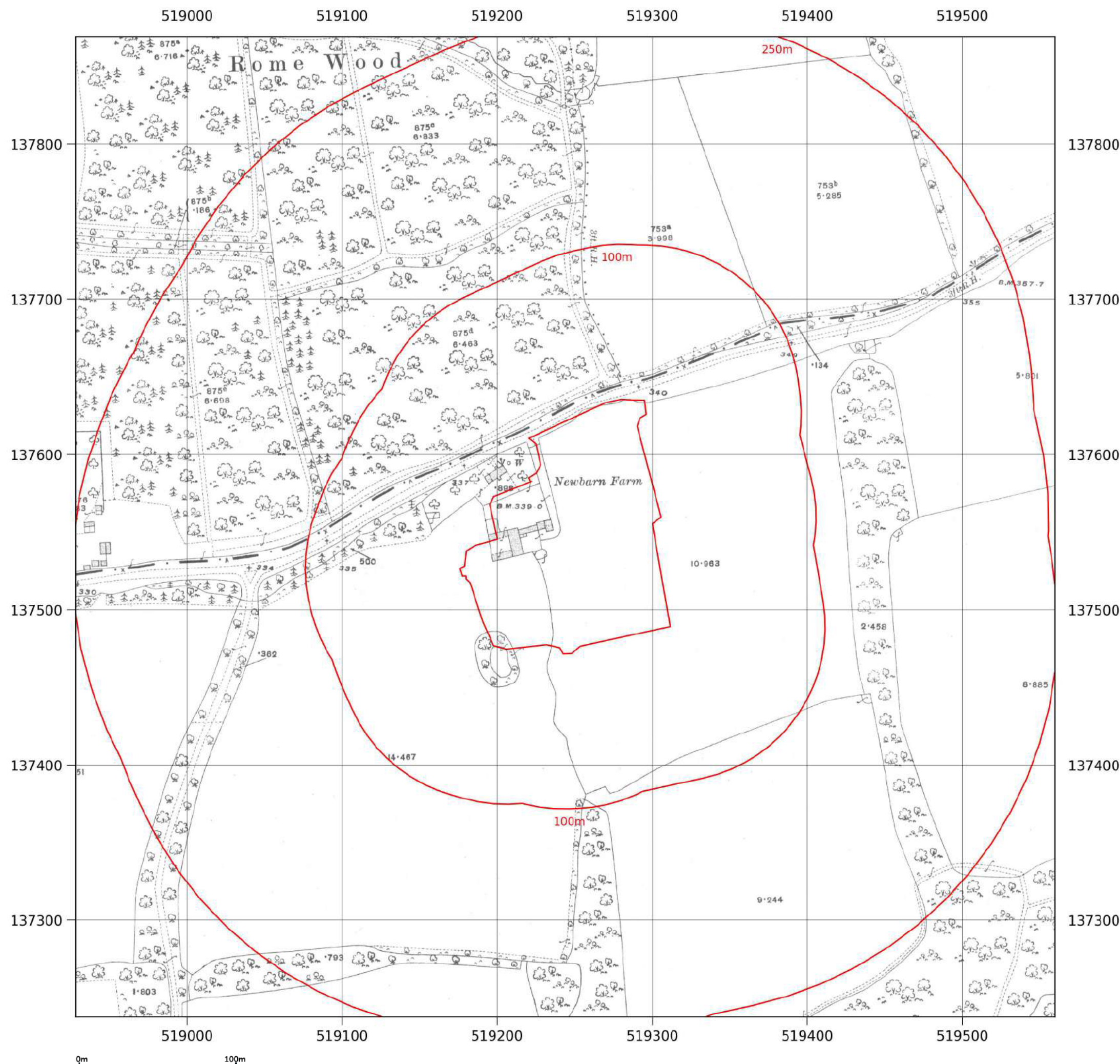
Scale: 1:2,500

Printed at: 1:2,500



Date: 1915
Surveyed: 1915
Revised: 1915

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

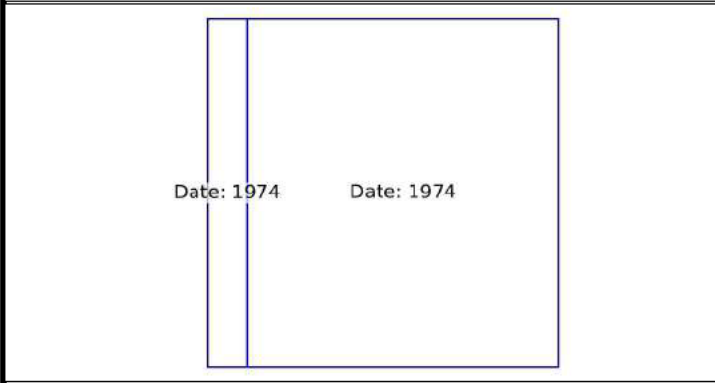
Production date: 5 March 2026

Map name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



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info@groundsure.com
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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: National Grid

Map date: 1974

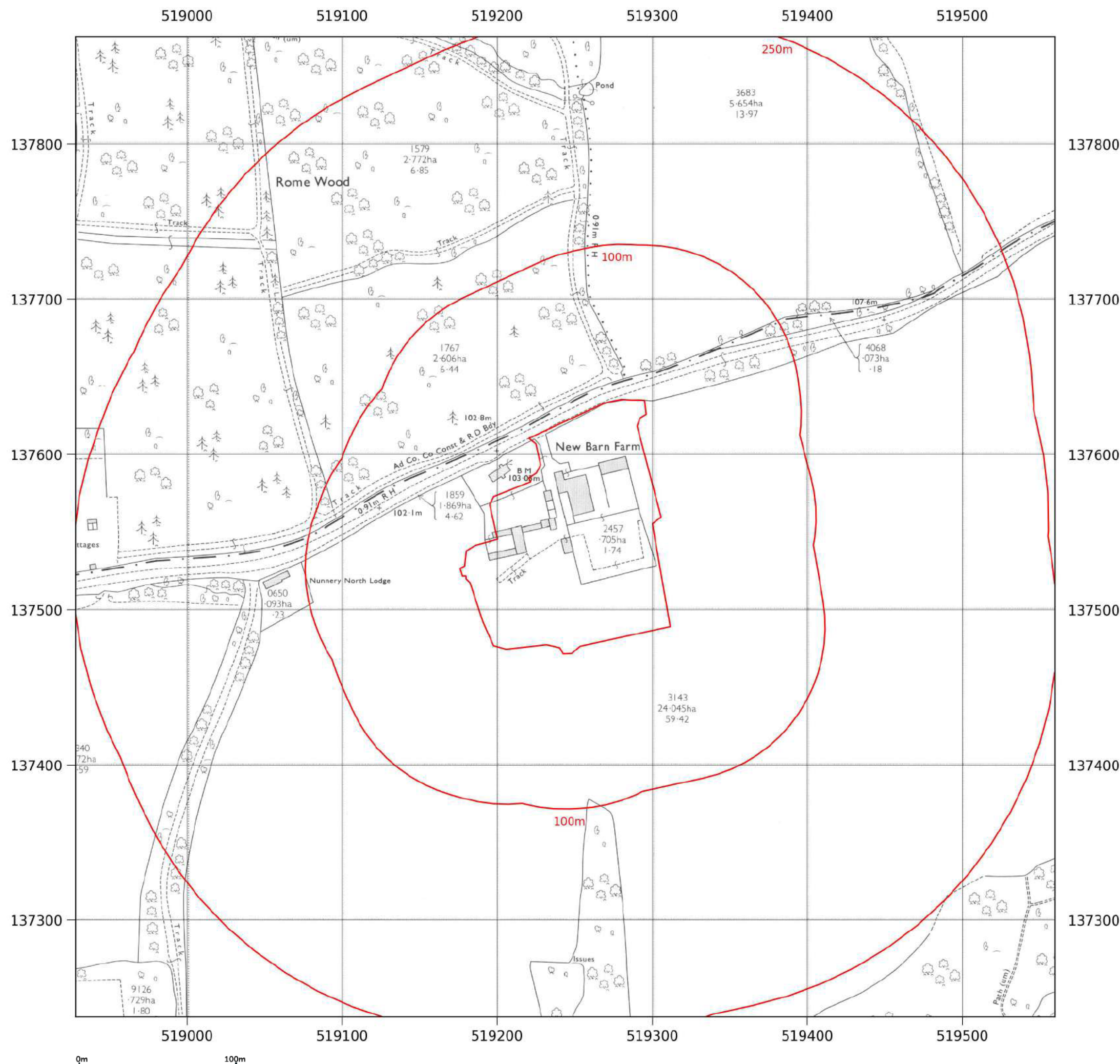
Scale: 1:2,500

Printed at: 1:2,500



Date: 1974
Surveyed: 1974
Revised: 1974
Copyright: 1974
Levelled: 1972

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: National Grid

Map date: 1993

Scale: 1:2,500

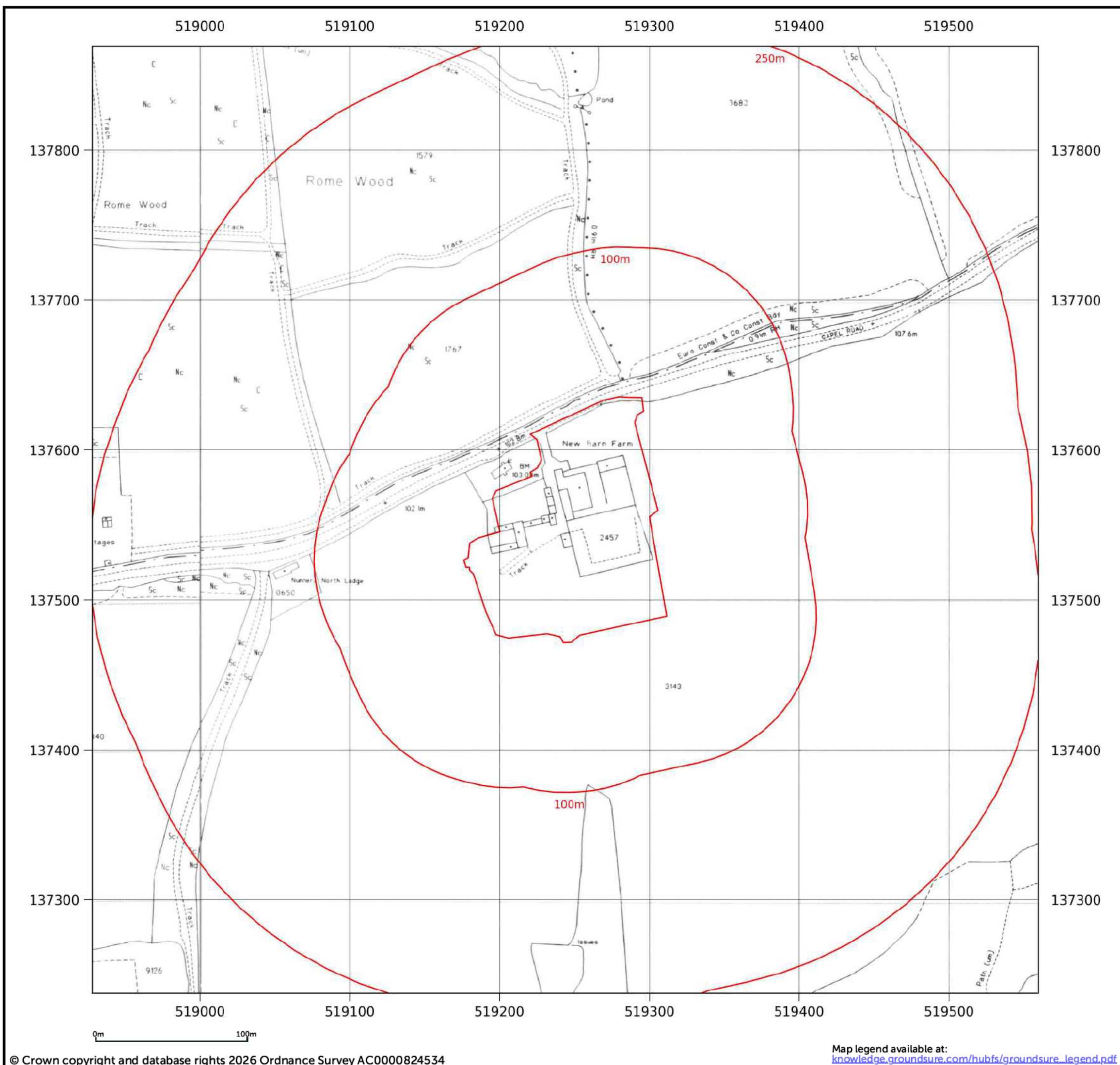
Printed at: 1:2,500

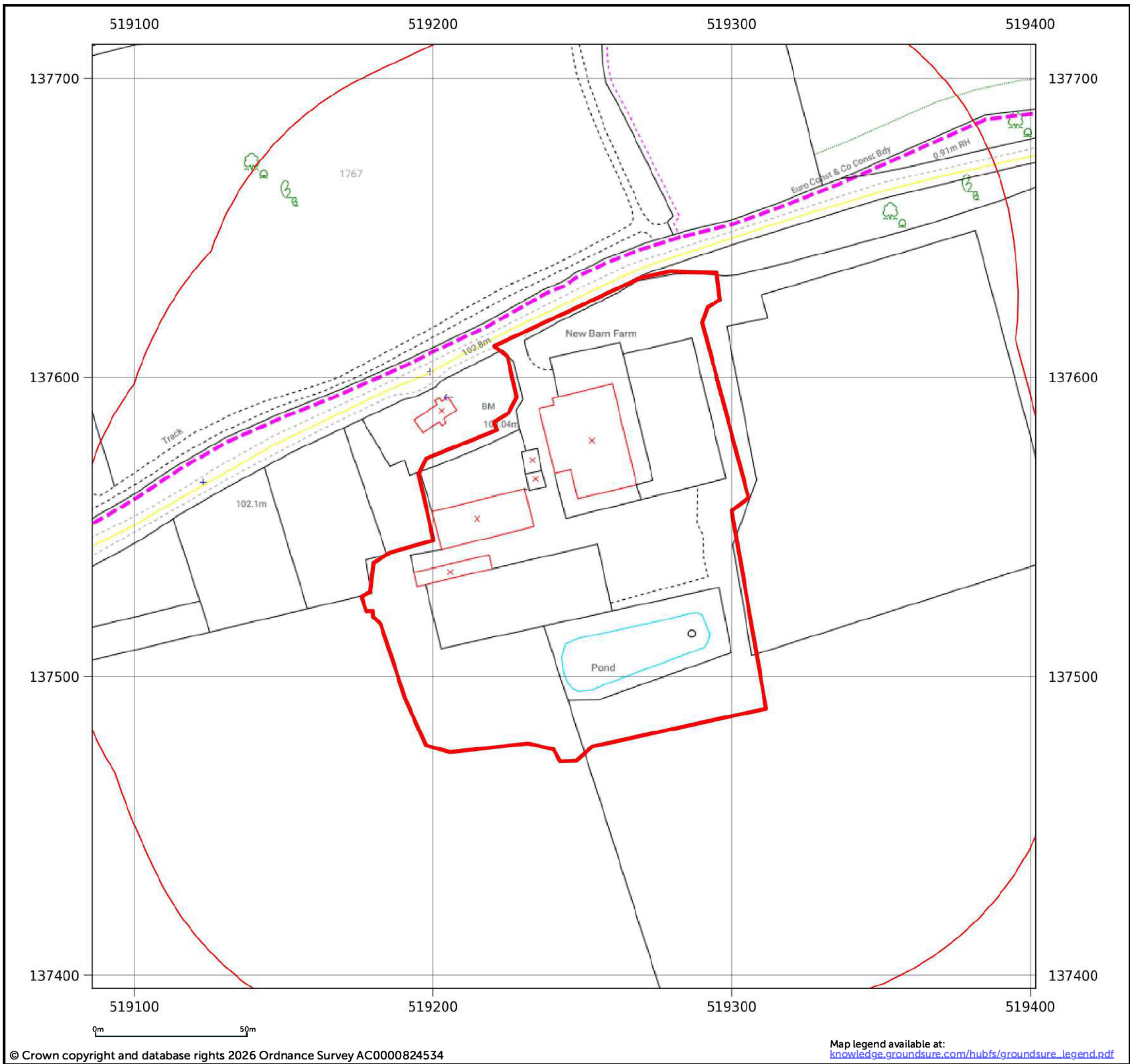


Date: 1993
Surveyed: 1993
Copyright: 1993

Date: 1993
Surveyed: 1993
Copyright: 1993

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Date: 2003

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: County Series

Map date: 1896

Scale: 1:10,560

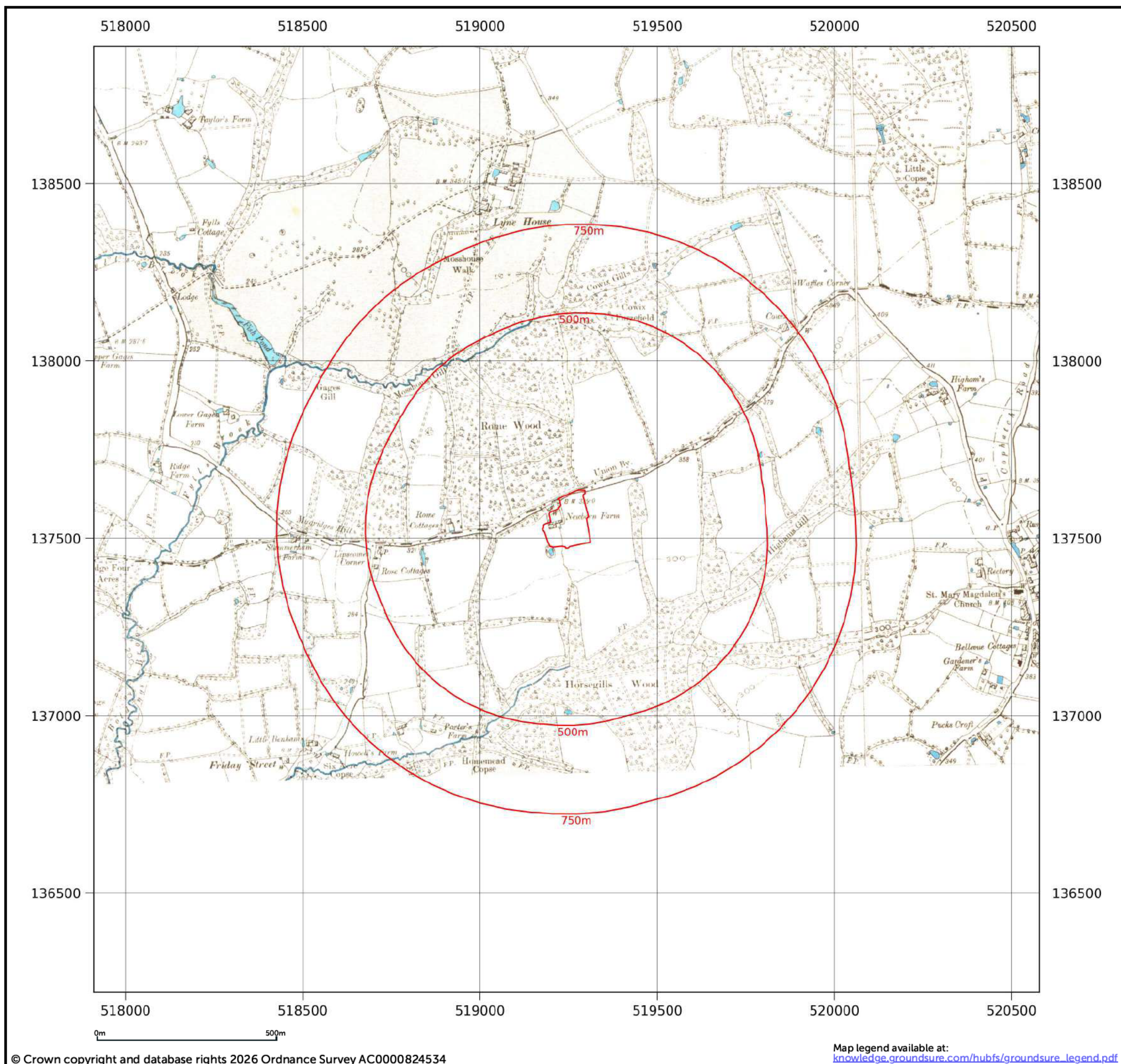
Printed at: 1:10,560



Date: 1896
Surveyed: 1874
Revised: 1896

Date: 1896
Surveyed: 1875
Revised: 1896

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Site details:

NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref:

891

Report ref:

HMD-47-6VN-8WQ-AXE-4LU

Grid ref:

519250.14, 137544.47

Production date:

5 March 2026

Map name:

County Series

Map date:

1896

Scale:

1:10,560

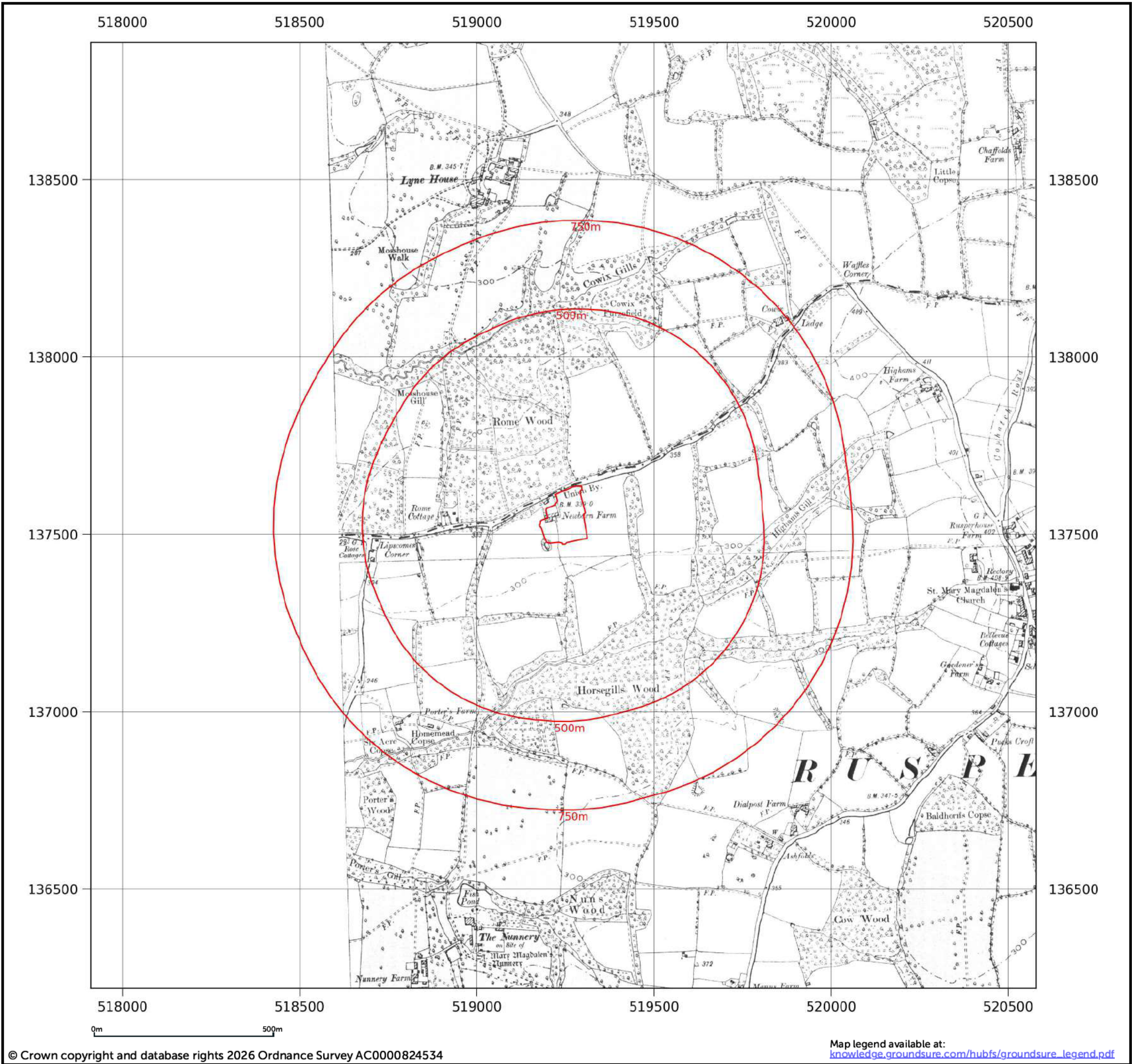
Printed at:

1:10,560

Date: 1896
Surveyed: 1875
Revised: 1896

Date: 1896
Surveyed: 1875
Revised: 1896

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



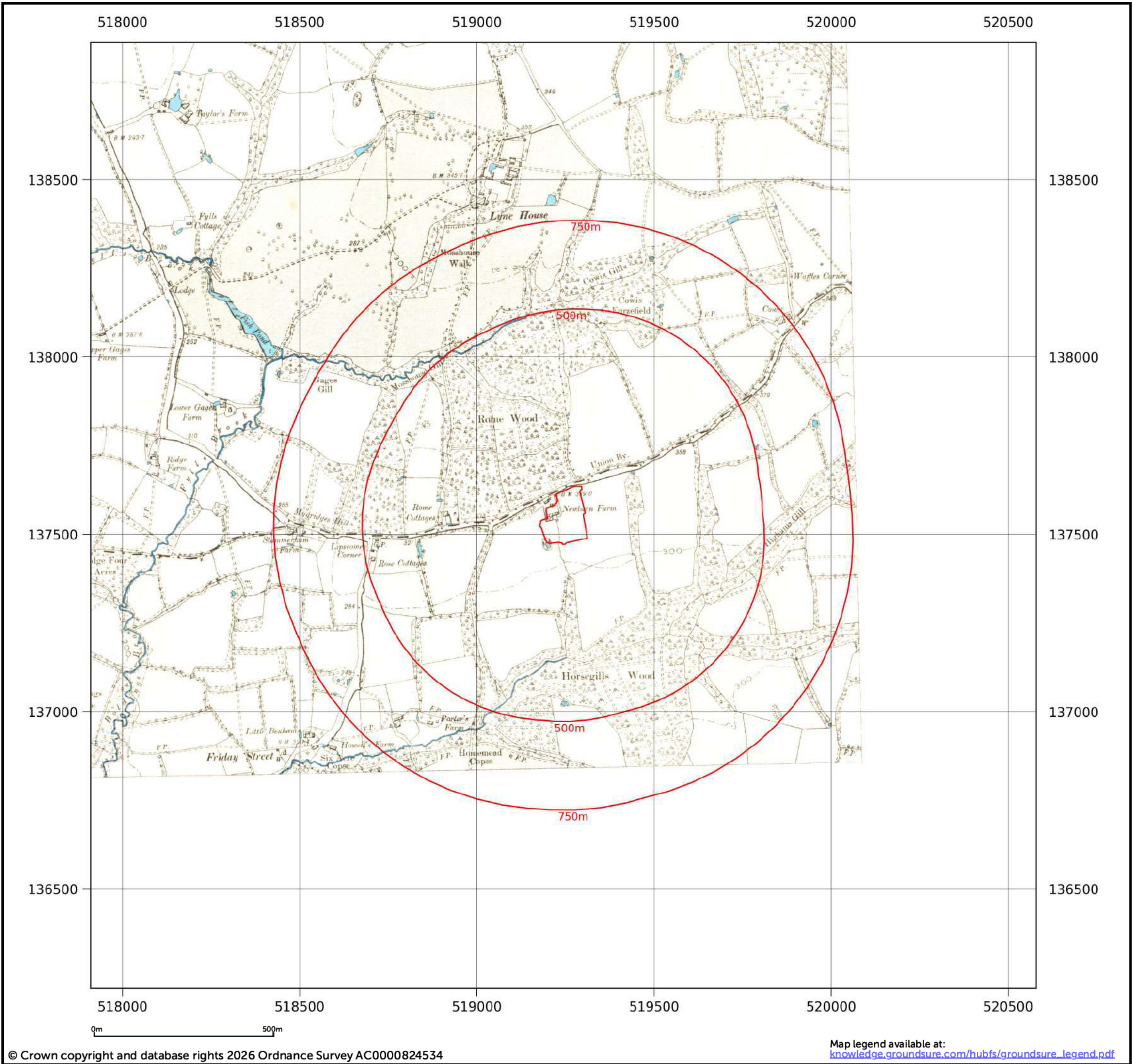
Site details:	NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref:	891
Report ref:	HMD-47-6VN-8WQ-AXE-4LU
Grid ref:	519250.14, 137544.47
Production date:	5 March 2026

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



Date: 1896 Surveyed: 1875 Revised: 1896

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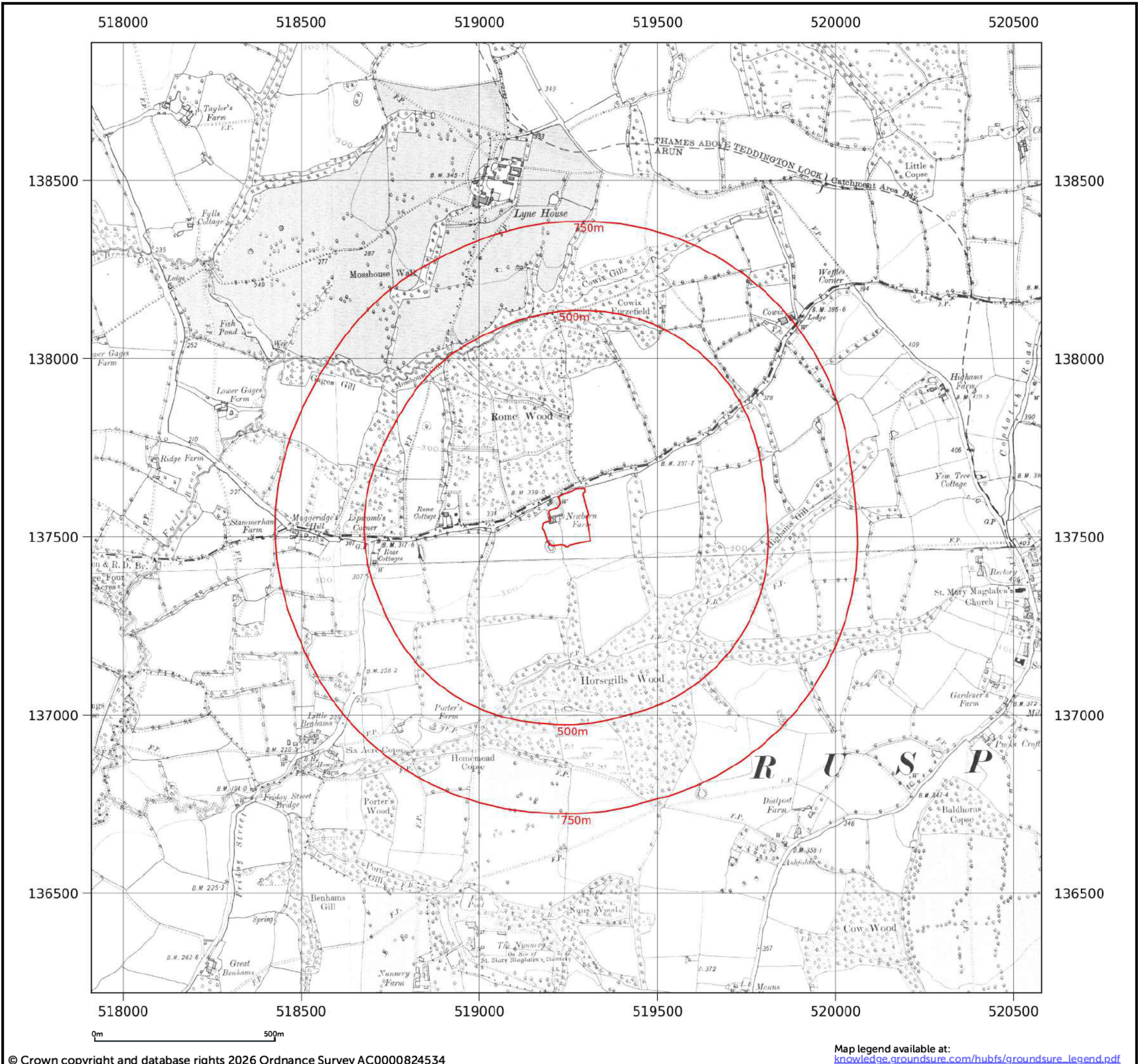


Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref: 891
Report ref: HMD-47-6VN-8WQ-AXE-4LU
Grid ref: 519250.14, 137544.47
Production date: 5 March 2026

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

Date: 1914 Surveyed: 1874 Revised: 1914 Edition: 1914	Date: 1914 Surveyed: 1874 Revised: 1914
Date: 1914 Surveyed: 1874 Revised: 1914	Date: 1909 Surveyed: 1874 Revised: 1909

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Site details:

NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref:

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Report ref:

HMD-47-6VN-8WQ-AXE-4LU

Grid ref:

519250.14, 137544.47

Production date:

5 March 2026

Map name:

County Series

Map date:

1909-1914

Scale:

1:10,560

Printed at:

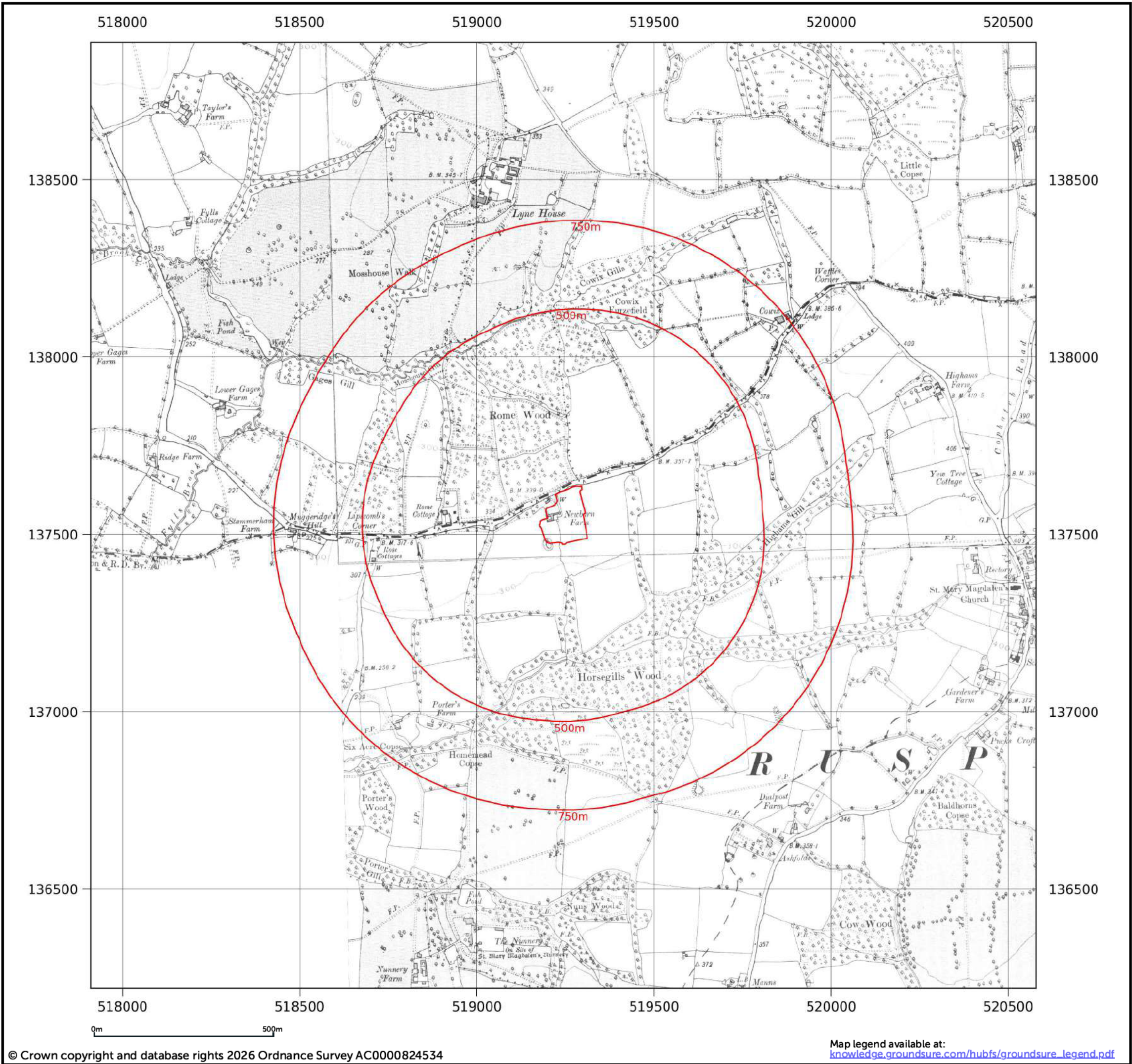
1:10,560

Date: 1914
Surveyed: 1874
Revised: 1914

Date: 1914
Surveyed: 1874
Revised: 1914
Edition: 1914

Date: 1909
Surveyed: 1874
Revised: 1909

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: County Series

Map date: 1919-1920

Scale: 1:10,560

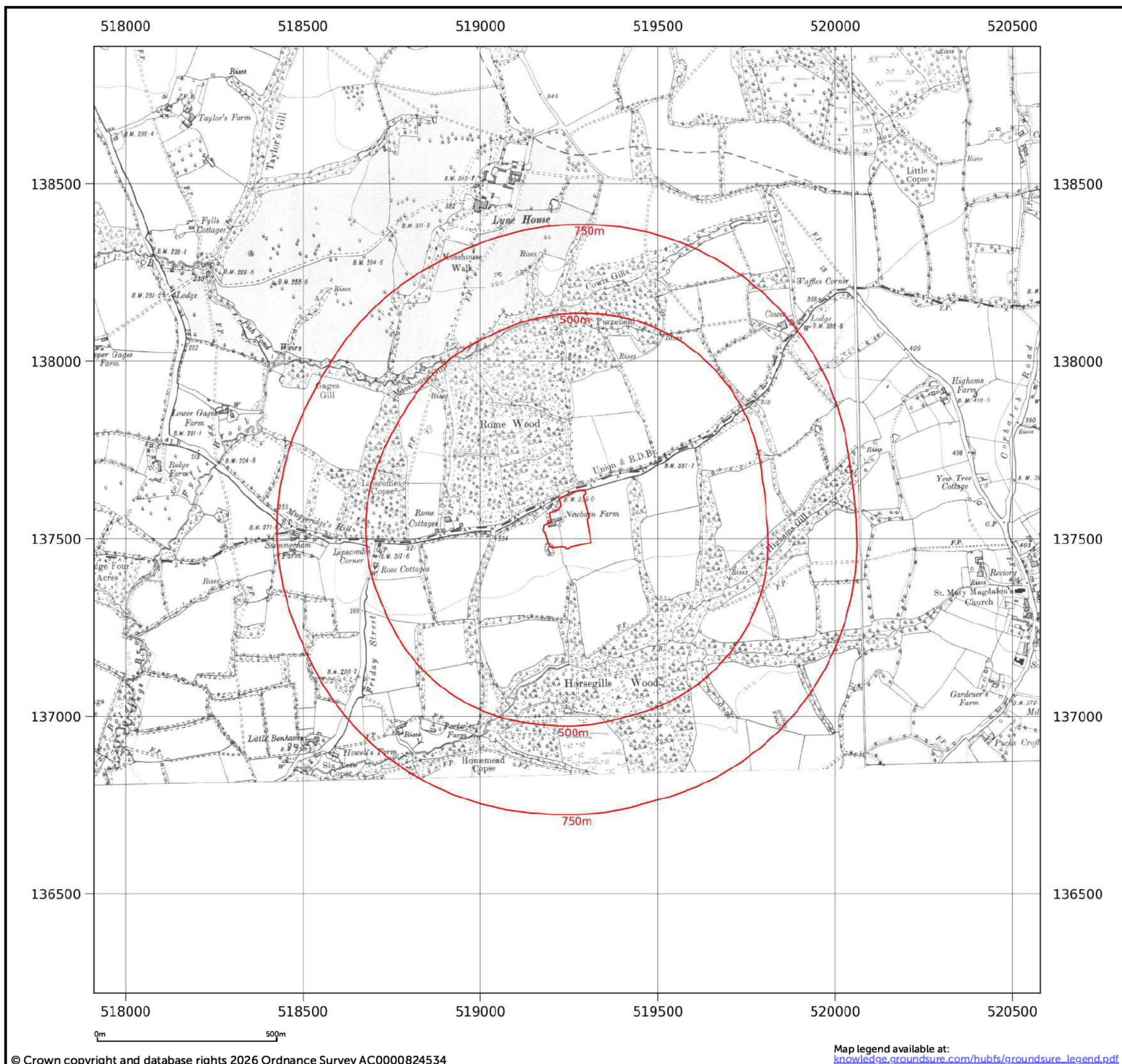
Printed at: 1:10,560



Date: 1919
Surveyed: 1870
Revised: 1919

Date: 1920
Surveyed: 1870
Revised: 1920

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: County Series

Map date: 1920

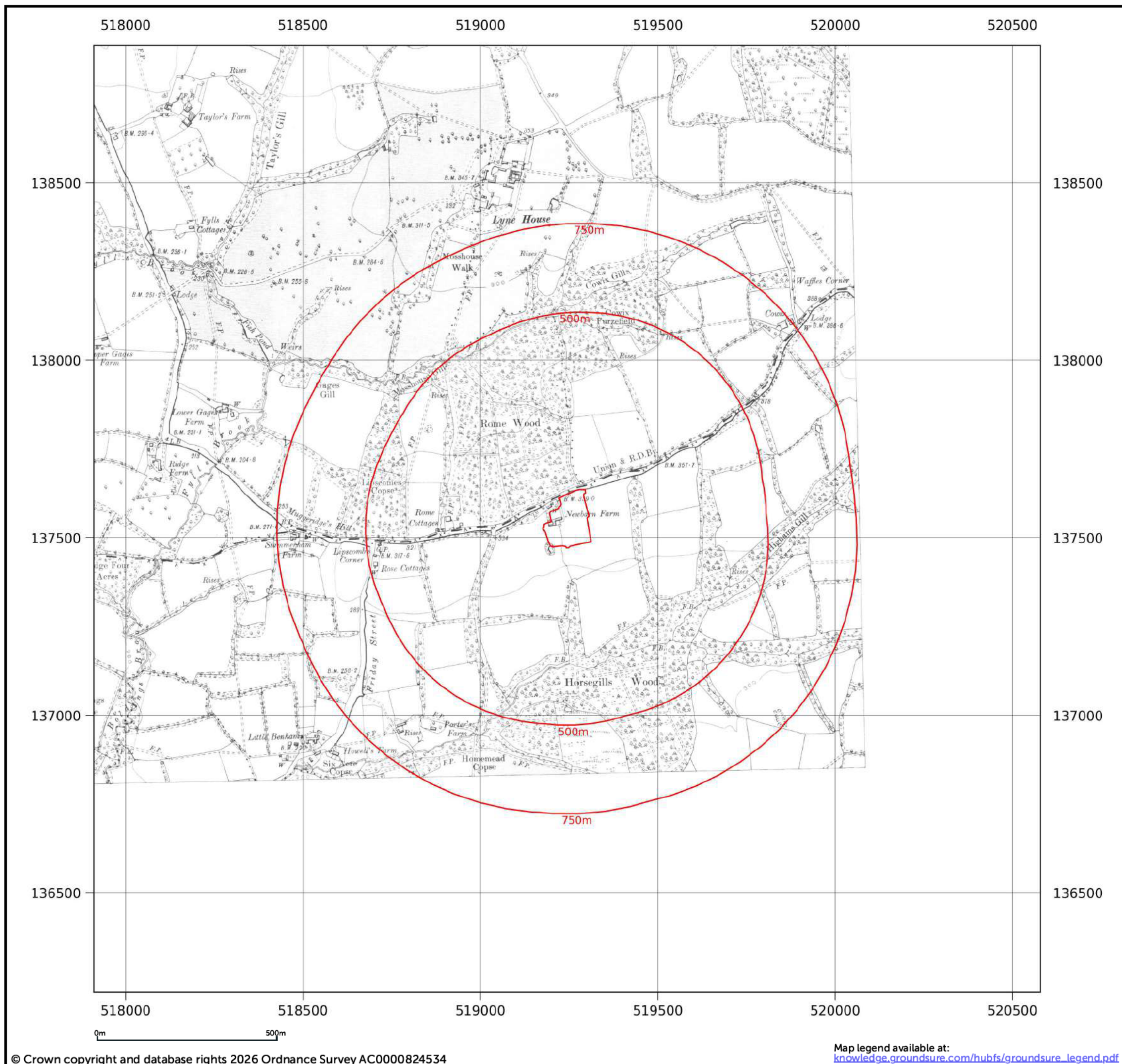
Scale: 1:10,560

Printed at: 1:10,560



Date: 1920
Surveyed: 1870
Revised: 1920
Edition: 1920

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref: 891
Report ref: HMD-47-6VN-8WQ-AXE-4LU
Grid ref: 519250.14, 137544.47
Production date: 5 March 2026

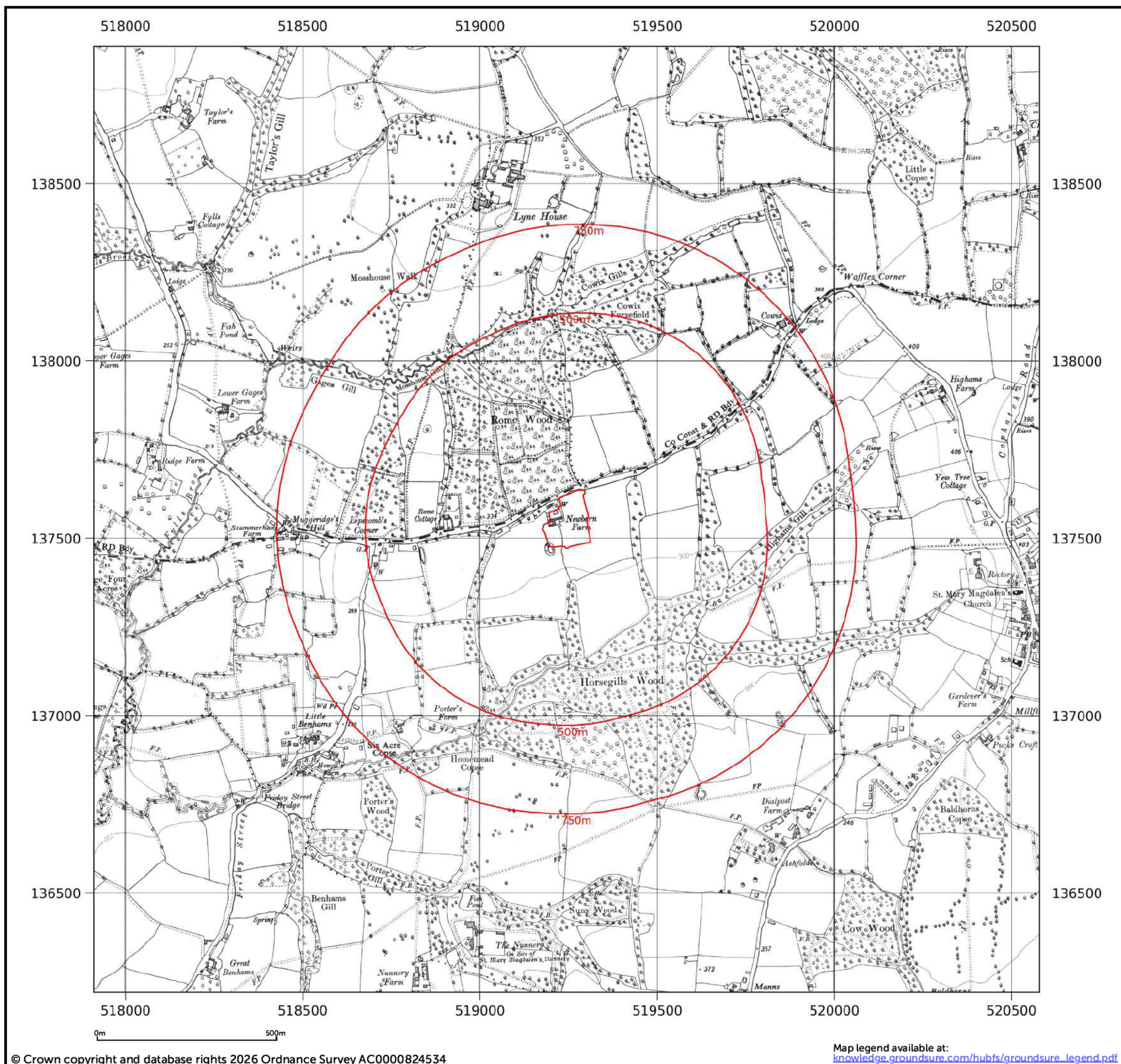
Map name: Provisional
Map date: 1961
Scale: 1:10,560
Printed at: 1:10,560

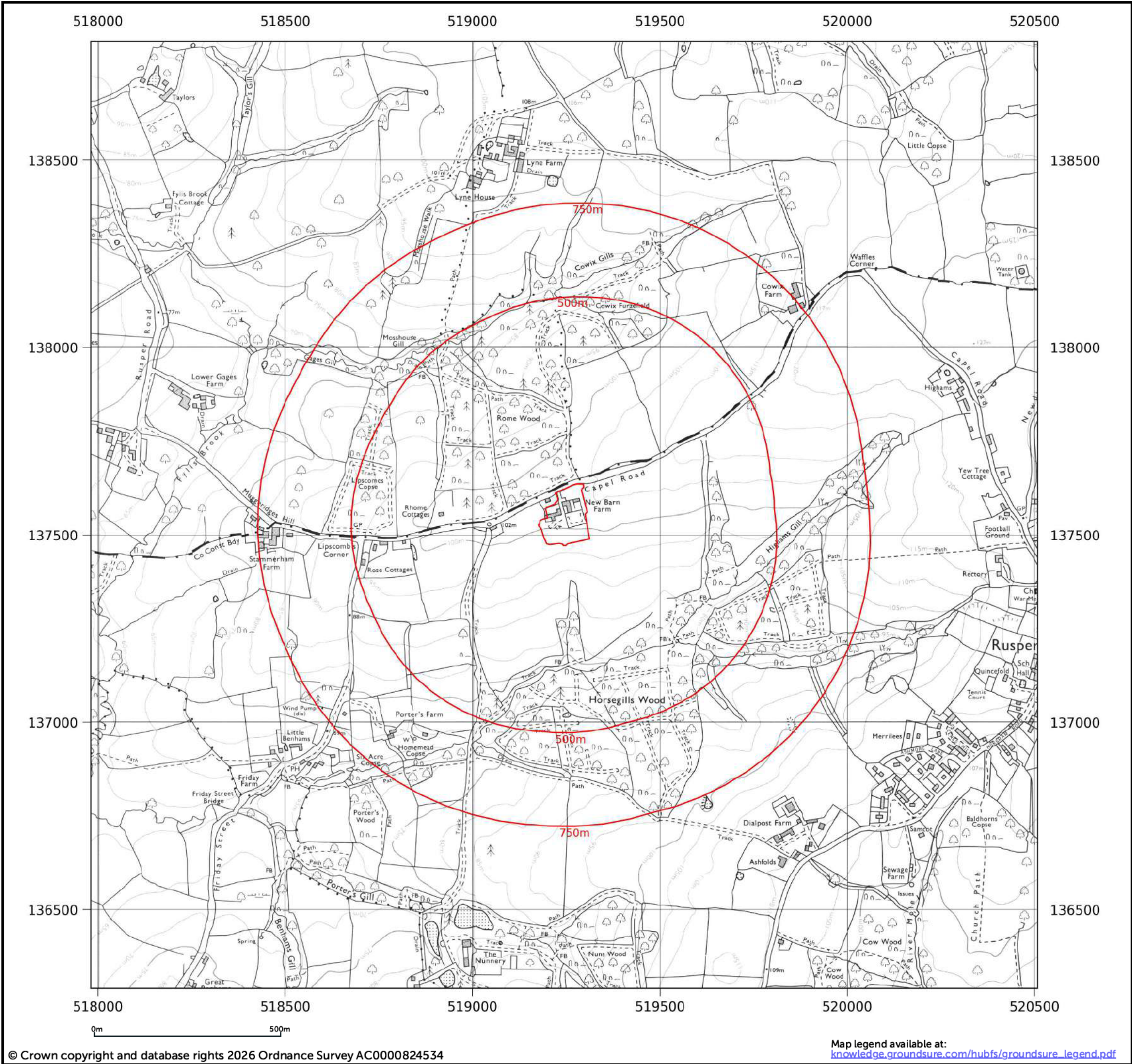


Date: 1961
 Surveyed: 1955
 Revised: 1961

Date: 1961
 Surveyed: 1955
 Revised: 1955
 Copyright: 1961

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Site details:	NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref:	891
Report ref:	HMD-47-6VN-8WQ-AXE-4LU
Grid ref:	519250.14, 137544.47
Production date:	5 March 2026
Map name:	National Grid
Map date:	1977-1978
Scale:	1:10,000
Printed at:	1:10,000

Date: 1978
Surveyed: 1974
Revised: 1978

Date: 1977
Surveyed: 1974
Revised: 1977

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Site details: NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref: 891

Report ref: HMD-47-6VN-8WQ-AXE-4LU

Grid ref: 519250.14, 137544.47

Production date: 5 March 2026

Map name: National Grid

Map date: 1989-1991

Scale: 1:10,000

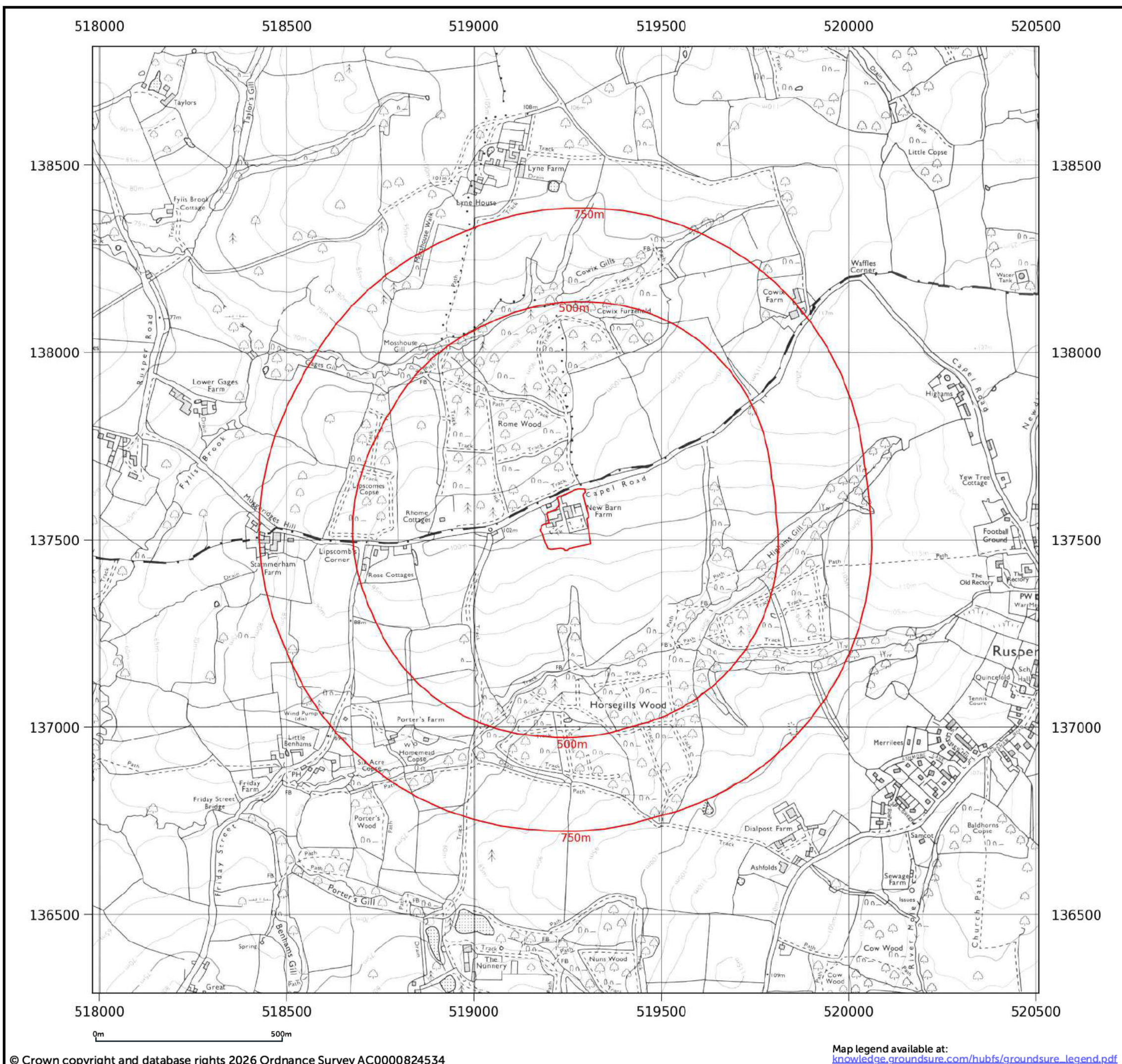
Printed at: 1:10,000



Date: 1989
Surveyed: 1974
Revised: 1989

Date: 1991
Surveyed: 1991
Revised: 1991

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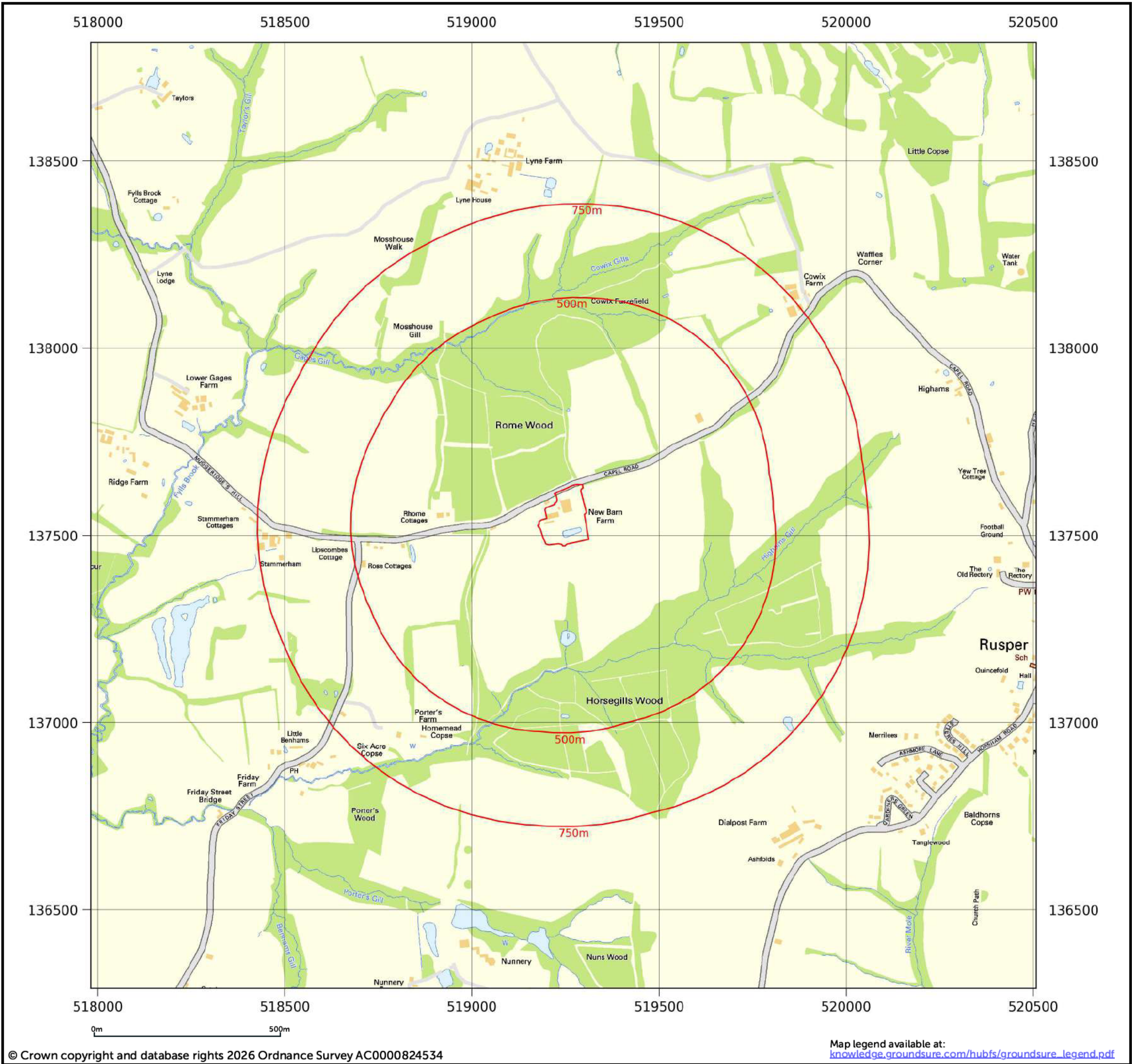
Site details:	NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref:	891
Report ref:	HMD-47-6VN-8WQ-AXE-4LU
Grid ref:	519250.14, 137544.47
Production date:	5 March 2026

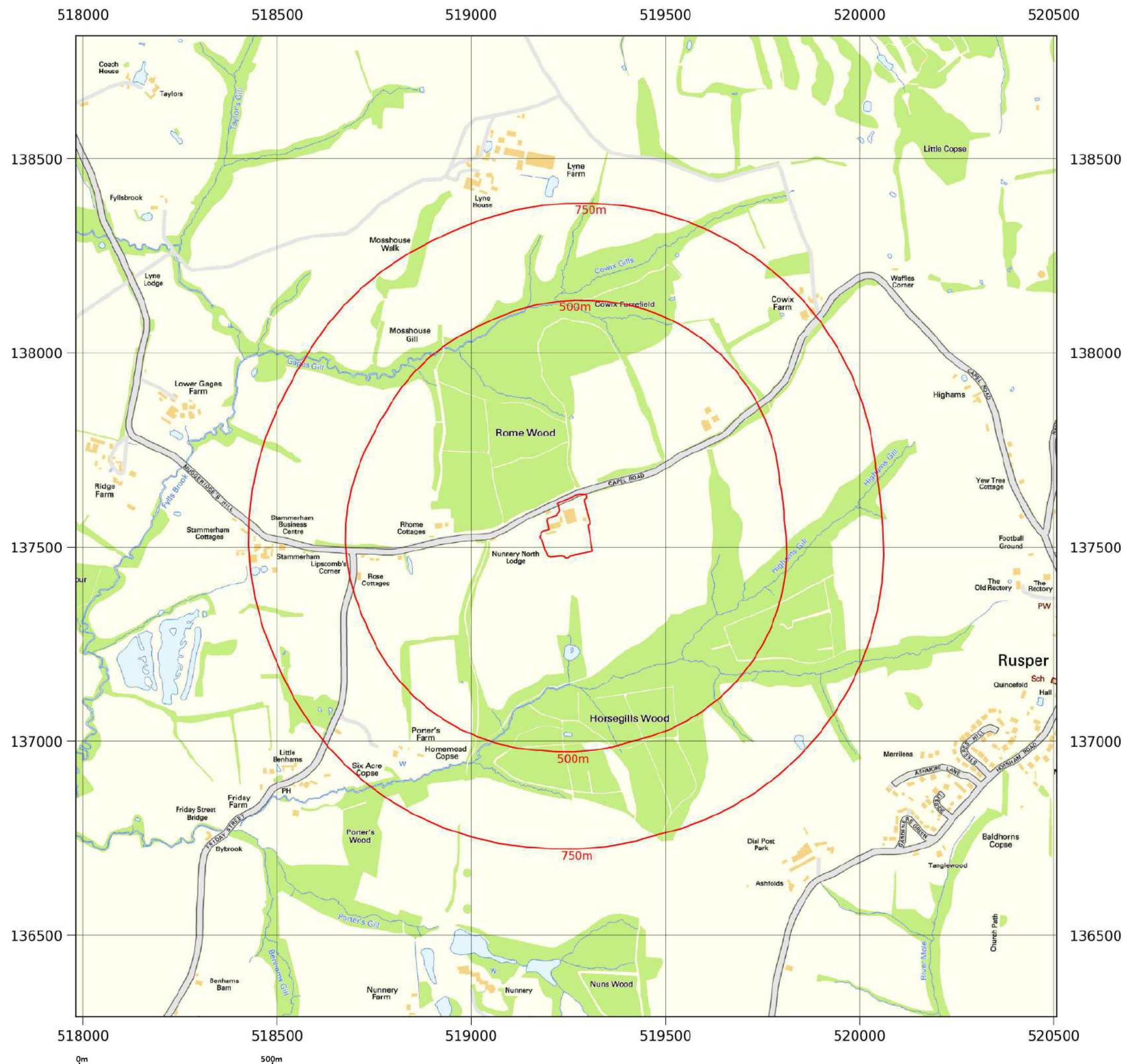
Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000



Date: 2001	Date: 2001
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Client ref:	891
Report ref:	HMD-47-6VN-8WQ-AXE-4LU
Grid ref:	519250.14, 137544.47
Production date:	5 March 2026

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



Date: 2010 Date: 2010

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Site details:

NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Client ref:

891

Report ref:

HMD-47-6VN-8WQ-AXE-4LU

Grid ref:

519250.14, 137544.47

Production date:

5 March 2026

Map name:

National Grid

Map date:

2015

Scale:

1:10,000

Printed at:

1:10,000

Date: 2015

Date: 2015

N

W

E

S

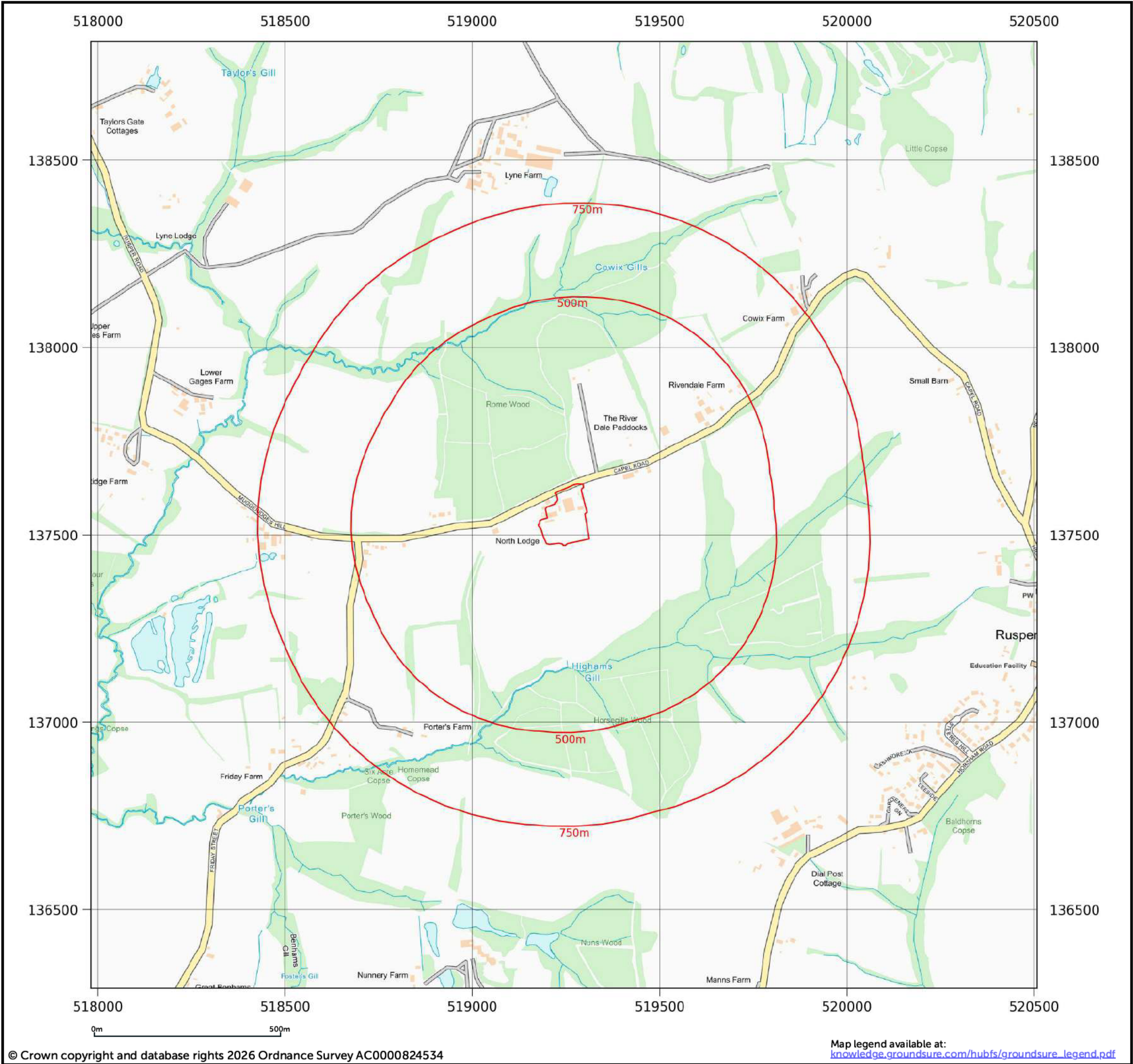
Contact us with any questions at:
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Map legend available at:
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LOCATION INTELLIGENCE

**Ordnance Survey**
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Site details:	NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ
Client ref:	891
Report ref:	HMD-47-6VN-8WQ-AXE-4LU
Grid ref:	519250.14, 137544.47
Production date:	5 March 2026

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



Date: 2025

Date: 2025

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APPENDIX C

Photographs

Car parking area showing entrance to main farmhouse and stable block



Stable block



Office building



Existing caravan to the east



Secondary entrance to Capel Road



Sand school to the east of the site



Existing dwelling to the east (to remain)



APPENDIX D
GroundSure EnviroInsight Report

NEW BARN FARM, CAPEL ROAD, RUSPER, WEST SUSSEX, RH12 4PZ

Order Details

Date: 05/03/2026
Your ref: 891
Our Ref: HMD-47-M8H-BF5-7HO-9TY

Site Details

Location: 519250 137544
Area: 1.5 ha
Authority: [Horsham District Council](#) ↗

Site plan



Quick Links

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

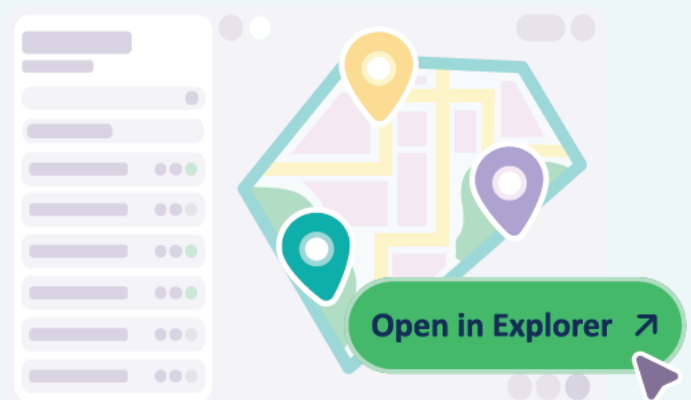
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

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

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



Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
15	1.1	Historical industrial land uses	0	0	0	0	-
15	1.2	Historical tanks	0	0	0	0	-
15	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
17	2.1	Historical industrial land uses	0	0	0	0	-
17	2.2	Historical tanks	0	0	0	0	-
17	2.3	Historical energy features	0	0	0	0	-
17	2.4	Historical petrol stations	0	0	0	0	-
18	2.5	Historical garages	0	0	0	0	-
Page	Section	<u>Waste and landfill</u> >	On site	0-50m	50-250m	250-500m	500-2000m
19	3.1	Active or recent landfill	0	0	0	0	-
19	3.2	Historical landfill (BGS records)	0	0	0	0	-
20	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
20	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
20	3.5	Historical waste sites	0	0	0	0	-
20	3.6	Licensed waste sites	0	0	0	0	-
20 >	3.7 >	<u>Waste exemptions</u> >	0	3	1	4	-
Page	Section	<u>Current industrial land use</u> >	On site	0-50m	50-250m	250-500m	500-2000m
22 >	4.1 >	<u>Recent industrial land uses</u> >	0	0	1	-	-
23	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
23	4.3	Current or recent petrol stations	0	0	0	0	-
23	4.4	Electricity cables	0	0	0	0	-
23	4.5	Gas pipelines	0	0	0	0	-



23	4.6	Sites determined as Contaminated Land	0	0	0	0	-
23	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
24	4.8	Regulated explosive sites	0	0	0	0	-
24	4.9	Hazardous substance storage/usage	0	0	0	0	-
24	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
24	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
24	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
25	4.13	Radioactive Substance Authorisations	0	0	0	0	-
25 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	1	0	0	0	-
25	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
25	4.16	Pollutant release to public sewer	0	0	0	0	-
26	4.17	List 1 Dangerous Substances	0	0	0	0	-
26	4.18	List 2 Dangerous Substances	0	0	0	0	-
26	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
26	4.20	Pollution inventory substances	0	0	0	0	-
26	4.21	Pollution inventory waste transfers	0	0	0	0	-
27	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
29 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
31 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
32	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
32	5.5	Groundwater vulnerability- local information	None (within 0m)				
33 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	1
34	5.7	Surface water abstractions	0	0	0	0	0
34	5.8	Potable abstractions	0	0	0	0	0
34	5.9	Source Protection Zones	0	0	0	0	-
35	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



36 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
37 >	6.2 >	Surface water features >	0	0	1	-	-
37 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
37 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
38	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
39	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
39	7.2	Historical Flood Events	0	0	0	-	-
39	7.3	Flood Defences	0	0	0	-	-
40	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
40	7.5	Flood Storage Areas	0	0	0	-	-
41	7.6	Flood Zone 2	None (within 50m)				
41	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
42	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
43 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
45	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
45	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
45	10.4	Special Protection Areas (SPA)	0	0	0	0	0
45	10.5	National Nature Reserves (NNR)	0	0	0	0	0
46	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
46 >	10.7 >	Designated Ancient Woodland >	0	0	2	1	52
48	10.8	Biosphere Reserves	0	0	0	0	0
48	10.9	Forest Parks	0	0	0	0	0
49	10.10	Marine Conservation Zones	0	0	0	0	0
49	10.11	Green Belt	0	0	0	0	0



49	10.12	Proposed Ramsar sites	0	0	0	0	0
49	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
49	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
50	10.15	Nitrate Sensitive Areas	0	0	0	0	0
50 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
51 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
52 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
53	11.1	World Heritage Sites	0	0	0	-	-
53	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
53	11.3	National Parks	0	0	0	-	-
53	11.4	Listed Buildings	0	0	0	-	-
54	11.5	Conservation Areas	0	0	0	-	-
54	11.6	Scheduled Ancient Monuments	0	0	0	-	-
54	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
56	12.2	Open Access Land	0	0	0	-	-
56 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
56	12.4	Environmental Stewardship Schemes	0	0	0	-	-
57	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	13.1 >	Priority Habitat Inventory >	0	3	10	-	-
59	13.2	Habitat Networks	0	0	0	-	-
59	13.3	Open Mosaic Habitat	0	0	0	-	-
59	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	14.1 >	10k Availability >	Identified (within 500m)				
62	14.2	Artificial and made ground (10k)	0	0	0	0	-

63 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-
64	14.4	Landslip (10k)	0	0	0	0	-
65 >	14.5 >	Bedrock geology (10k) >	2	0	2	0	-
66	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
67 >	15.1 >	50k Availability >	Identified (within 500m)				
68	15.2	Artificial and made ground (50k)	0	0	0	0	-
68	15.3	Artificial ground permeability (50k)	0	0	-	-	-
69 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
70	15.5	Superficial permeability (50k)	None (within 50m)				
70	15.6	Landslip (50k)	0	0	0	0	-
70	15.7	Landslip permeability (50k)	None (within 50m)				
71 >	15.8 >	Bedrock geology (50k) >	2	0	2	0	-
72 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
72	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
73	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
74 >	17.1 >	Shrink swell clays >	Low (within 50m)				
75 >	17.2 >	Running sands >	Negligible (within 50m)				
76 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
77 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
78 >	17.5 >	Landslides >	Very low (within 50m)				
79 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
81	18.1	BritPits	0	0	0	0	-
82	18.2	Surface ground workings	0	0	0	-	-
82	18.3	Underground workings	0	0	0	0	0
82	18.4	Underground mining extents	0	0	0	0	-



82	18.5	Historical Mineral Planning Areas	0	0	0	0	-
82 >	18.6 >	Non-coal mining >	1	0	0	0	1
83	18.7	JPB mining areas	None (within 0m)				
83	18.8	The Coal Authority non-coal mining	0	0	0	0	-
83 >	18.9 >	Researched mining >	0	0	0	1	-
84	18.10	Mining record office plans	0	0	0	0	-
84	18.11	BGS mine plans	0	0	0	0	-
84	18.12	Coal mining	None (within 0m)				
84	18.13	Brine areas	None (within 0m)				
85	18.14	Gypsum areas	None (within 0m)				
85	18.15	Tin mining	None (within 0m)				
85	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
86	19.1	Natural cavities	0	0	0	0	-
86	19.2	Mining cavities	0	0	0	0	0
86	19.3	Reported recent incidents	0	0	0	0	-
86	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
88 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	0	-	-	-
90	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
90	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
91	22.1	Underground railways (London)	0	0	0	-	-
91	22.2	Underground railways (Non-London)	0	0	0	-	-
91	22.3	Railway tunnels	0	0	0	-	-
91	22.4	Historical railway and tunnel features	0	0	0	-	-
91	22.5	Royal Mail tunnels	0	0	0	-	-



92	22.6	Historical railways	0	0	0	-	-
92	22.7	Railways	0	0	0	-	-
92	22.8	Crossrail 2	0	0	0	0	-
92	22.9	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 1.5ha



Recent site history - 2018 aerial photograph



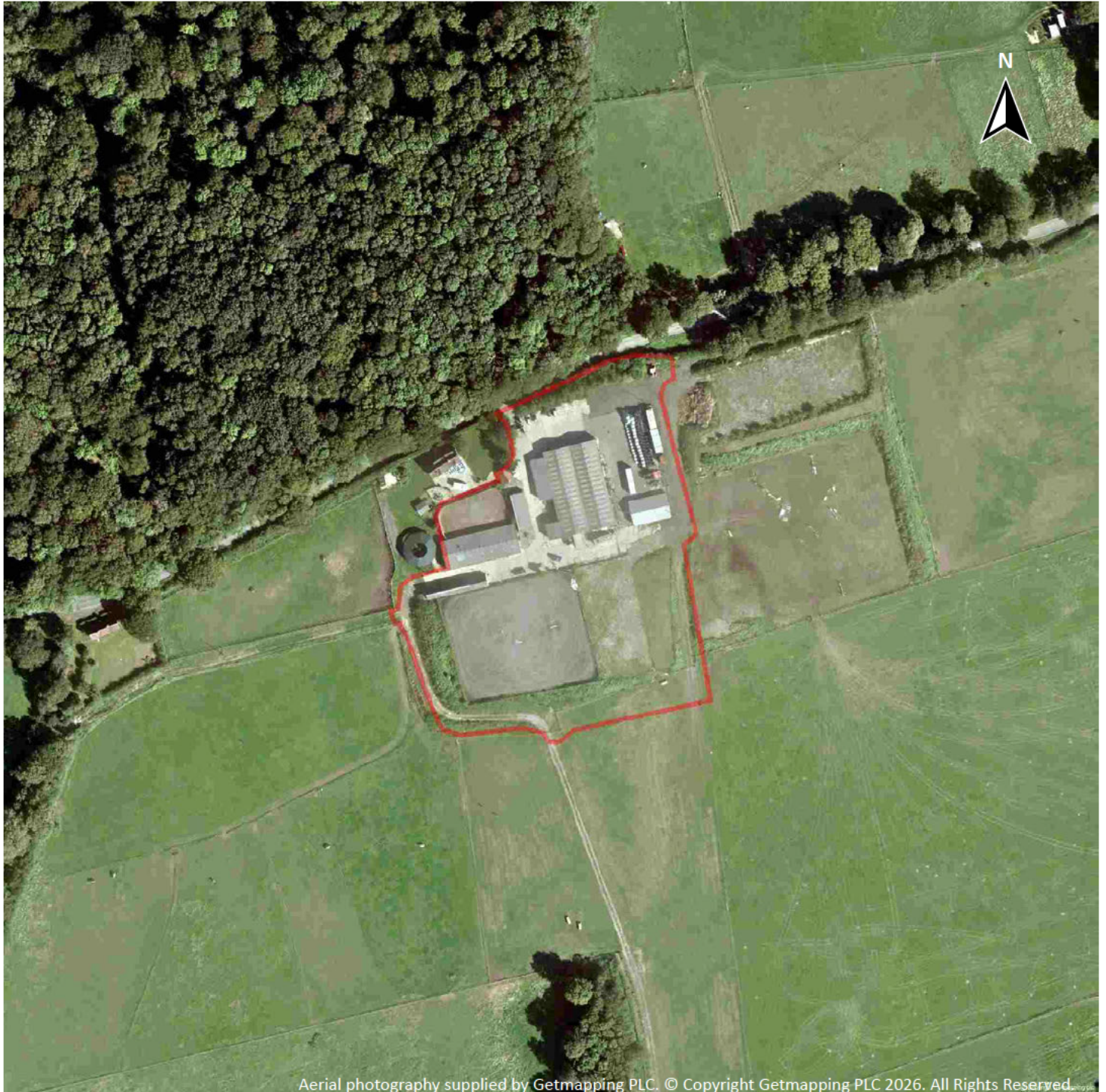
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 08/05/2018

Site Area: 1.5ha



Recent site history - 2012 aerial photograph

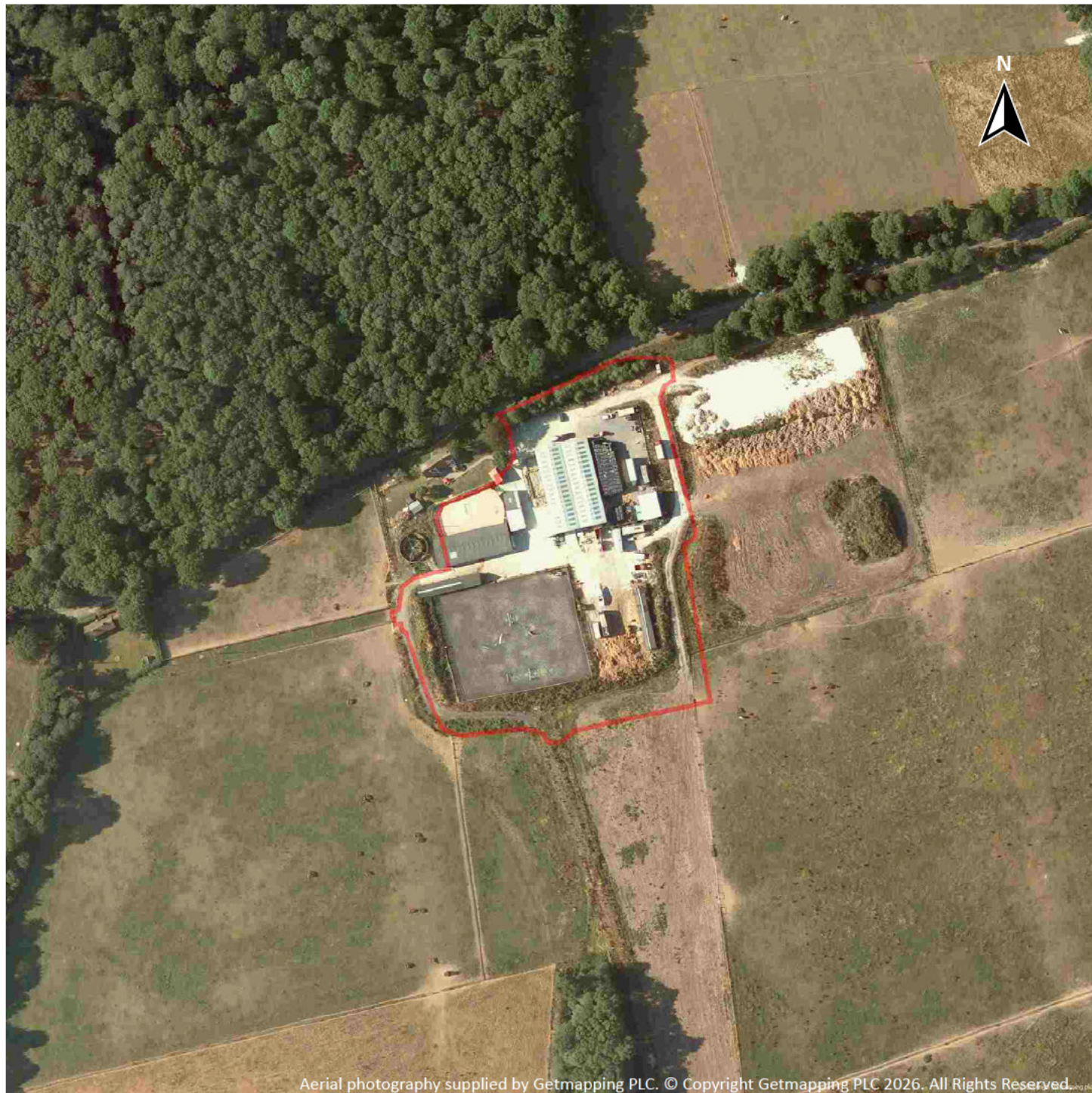


Capture Date: 31/08/2012

Site Area: 1.5ha



Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 1.5ha



Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 1.5ha



OS MasterMap site plan



Site Area: 1.5ha



1 Past land use

1.1 Historical industrial land uses

Records within 500m

0

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'.

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped

2.1 Historical industrial land uses

Records within 500m

0

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'.

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



2.5 Historical garages

Records within 500m

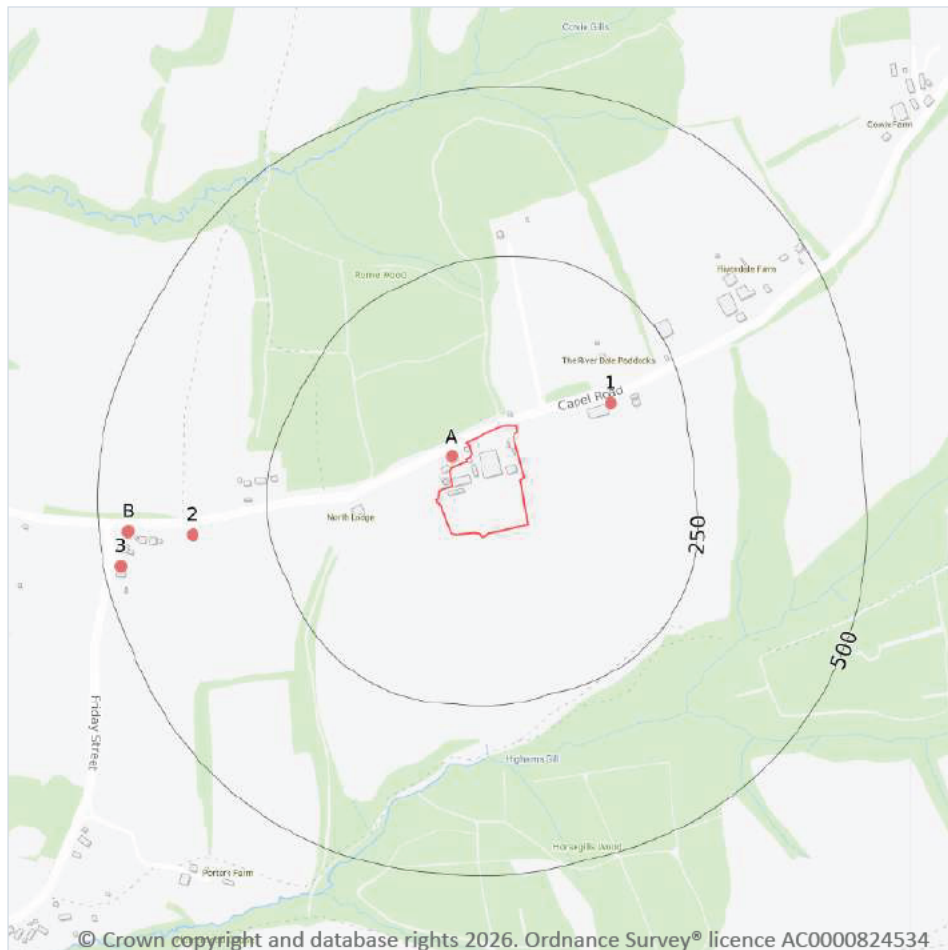
0

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

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

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

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

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

3.4 Historical landfill (EA/NRW records)

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

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

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

3.5 Historical waste sites

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

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

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

3.6 Licensed waste sites

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

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

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

3.7 Waste exemptions

Records within 500m	8
----------------------------	----------

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 19](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	15m N	Newbarn Farm, Capel Road, Rusper, Horsham, Rh12 4pz	WEX250968	Using waste exemption	On a farm	Use of waste in construction

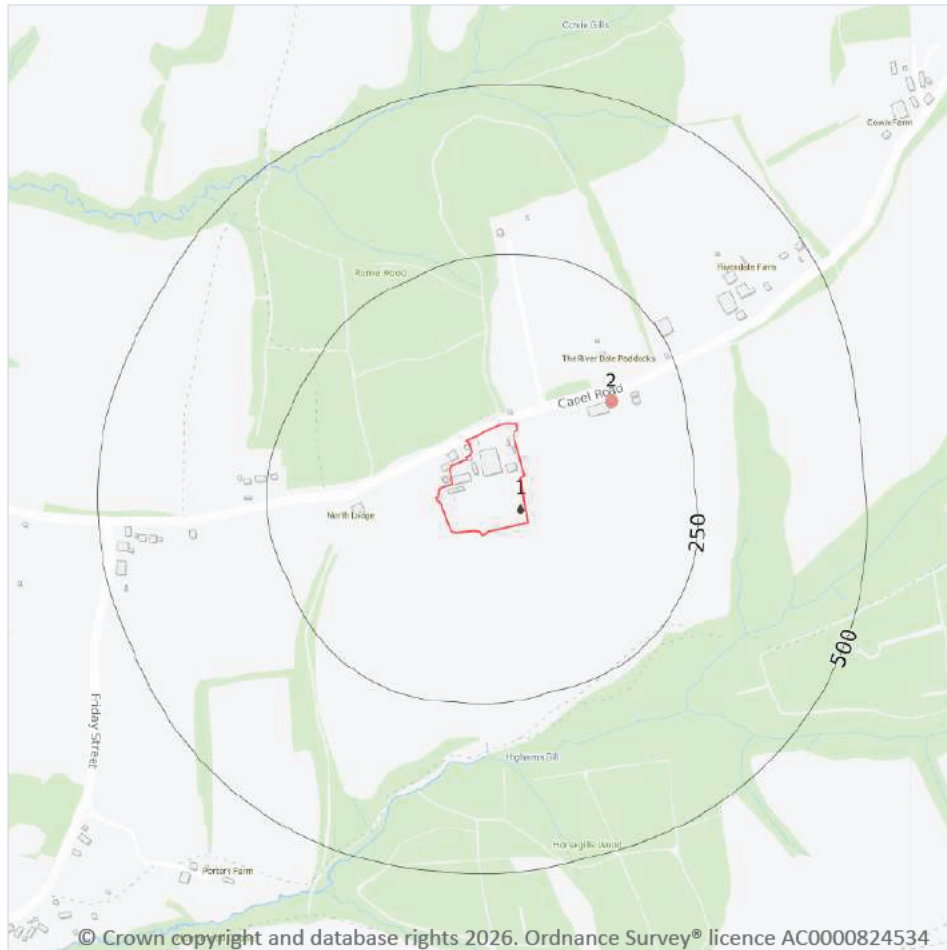


ID	Location	Site	Reference	Category	Sub-Category	Description
A	15m N	Newbarn Farm, Capel Road, Rusper, Horsham, Rh12 4pz	WEX287254	Using waste exemption	On a farm	Use of waste in construction
A	16m N	Newbarn Farm Capel Road Horsham West Sussex Rh12 4pz	EPR/UE5846U T/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
1	142m E	Horse Ghylls Wood Farm, Capel Road, Rusper, Horsham, Rh12 4pz	WEX114684	Using waste exemption	On a farm	Use of waste in construction
2	364m W	Newbarn Farm, Capel Road, Rusper, Horsham, Rh12 4pz	WEX418416	Using waste exemption	On a farm	Use of waste in construction
B	457m W	Riverdale Farm, Capel Road, Rusper, Rh12 4pz	WEX145836	Using waste exemption	On a farm	Use of waste in construction
B	459m W	New Barn Farm, Capel Road, Rusper, Horsham, Rh12 4pz	WEX100447	Using waste exemption	On a farm	Use of waste in construction
3	476m W	The Old Royal Oak Pub, Friday Street, Horsham, Rh12 4qa	WEX279027	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 22](#) >

ID	Location	Company	Address	Activity	Category
2	143m E	Trojan Stripout Ltd	Horse Ghylls Wood Farm, Capel Road, Rusper, West Sussex, RH12 4PZ	Demolition Services	Construction Services

This data is sourced from Ordnance Survey®.



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

Records within 250m

0

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.



4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.



4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

1

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 22](#) >

ID	Location	Address	Details	
1	On site	1-9 SIX ACRE VIEWS, CAPEL ROAD, RUSPER, HORSHAM, WEST SUSSEX, RH12 4PZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRVB3594WQ Permit Version: 1 Receiving Water: TRIBUTARY OF BOLDINGS BROOK	Status: NEW ISSUED UNDER EPR 2010 Issue date: 12/09/2022 Effective Date: 12/09/2022 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.17 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.18 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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



4.22 Pollution inventory radioactive waste

Records within 500m

0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

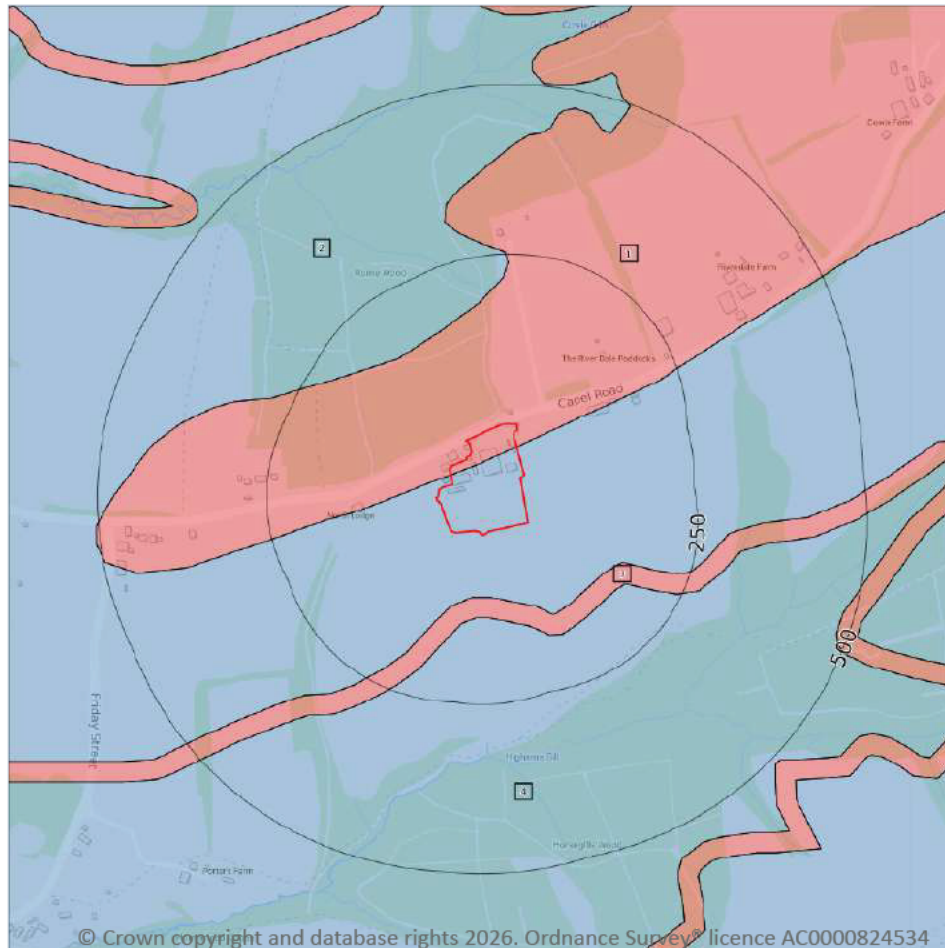
Features are displayed on the Hydrogeology map on [page 28 >](#)

ID	Location	Designation	Description
1	471m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



— Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 29](#) >

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

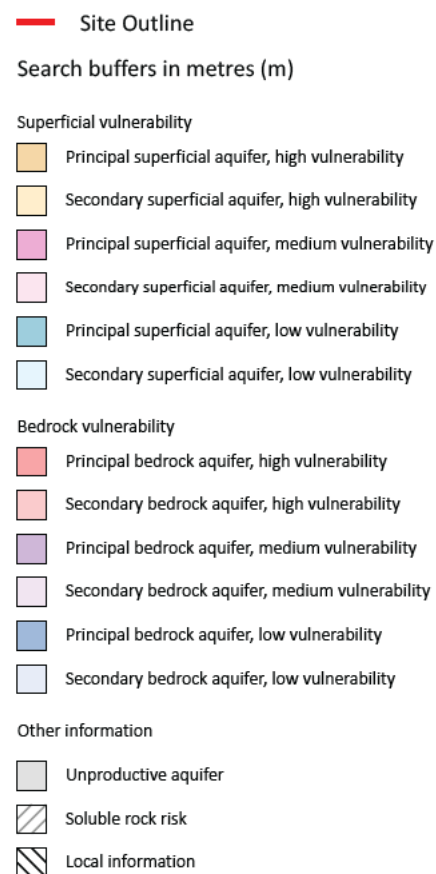
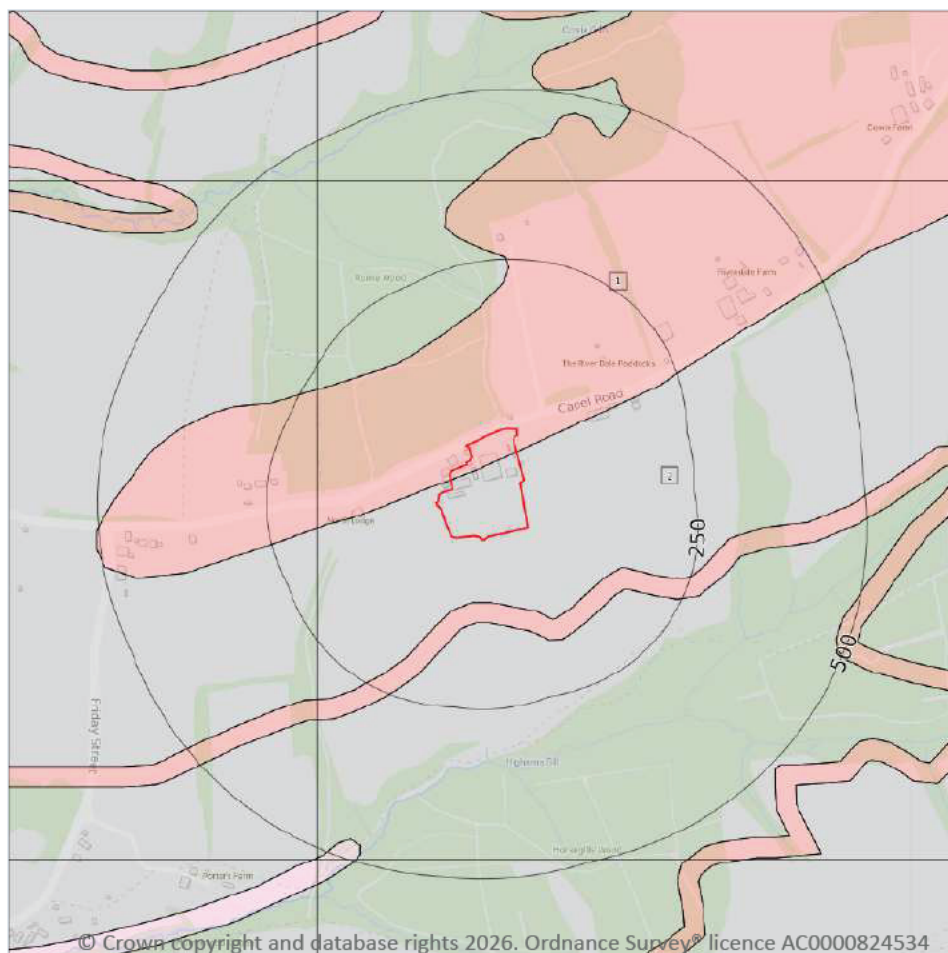


ID	Location	Designation	Description
3	93m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	123m S	Unproductive	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

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 31](#) >

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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 33](#) >

ID	Location	Details	
-	1526m NE	Status: Historical Licence No: 28/39/32/0083 Details: Spray Irrigation - Direct Direct Source: THAMES GROUNDWATER Point: RUSPER GOLF COURSE BOREHOLE Data Type: Point Name: Kenward Farms Easting: 520280 Northing: 138800	Annual Volume (m ³): 15970 Max Daily Volume (m ³): 87.28 Original Application No: - Original Start Date: 26/05/1992 Expiry Date: - Issue No: 105 Version Start Date: 11/12/2020 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
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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

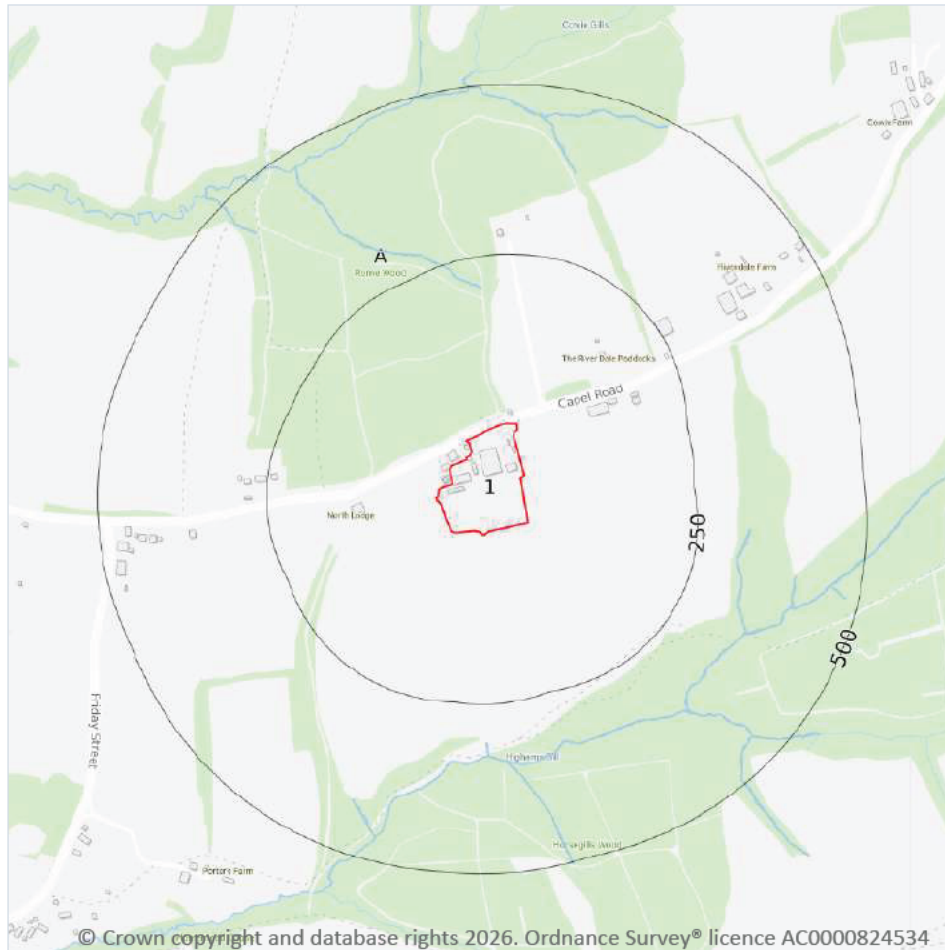
0

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

1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 36 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	203m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

1

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

Features are displayed on the Hydrology map on [page 36 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 36 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Boldings Brook	GB107041012910	Arun Upper	Arun and Western Streams

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 36 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3192m SW	River	Boldings Brook	GB107041012910 ↗	Poor	Fail	Poor	2019

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



6.5 WFD Groundwater bodies

Records on site	0
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

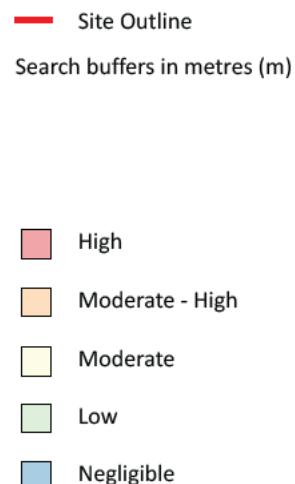
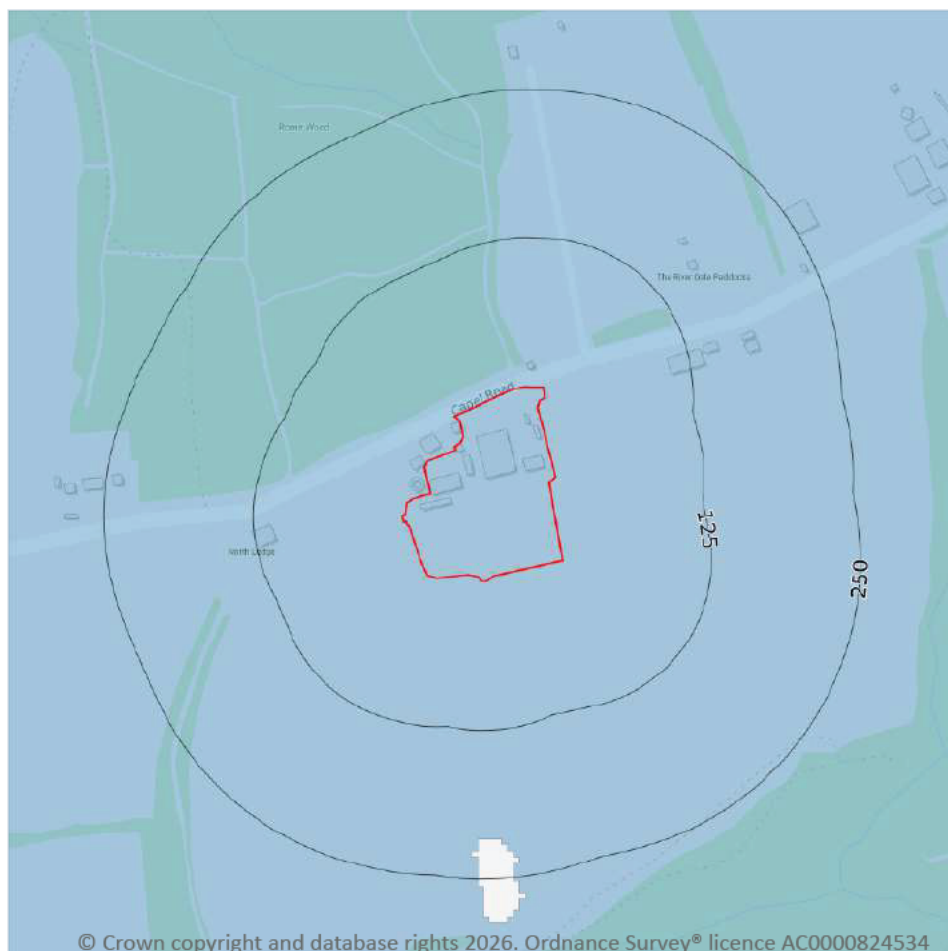
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

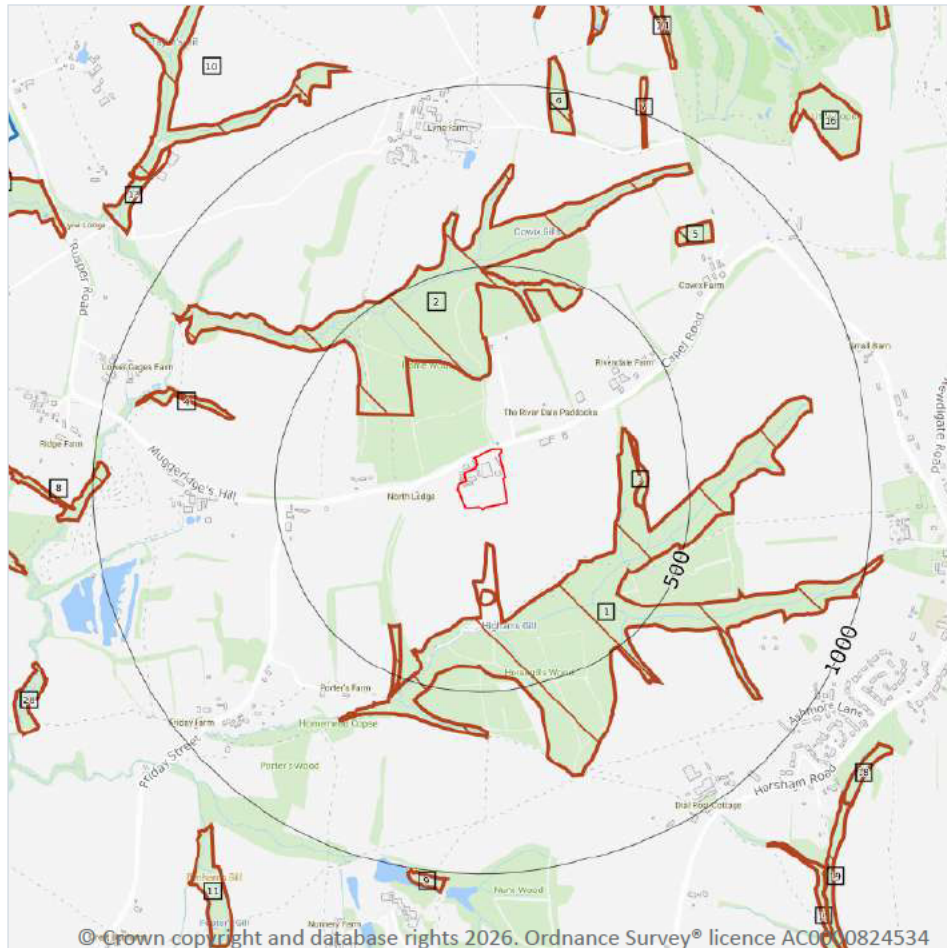
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks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

Features are displayed on the Groundwater flooding map on [page 43](#) >

This data is sourced from Ambient Risk Analytics.



10 Environmental designations



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

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 44](#) >

ID	Location	Name	Data source
27	1532m NW	Clock House Brickworks SSSI	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

55

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 44](#) >

ID	Location	Name	Woodland Type
1	95m S	Unknown	Ancient & Semi-Natural Woodland
2	197m N	Unknown	Ancient & Semi-Natural Woodland
3	350m E	Unknown	Ancient & Semi-Natural Woodland
4	643m W	Unknown	Ancient & Semi-Natural Woodland
5	743m NE	Unknown	Ancient & Semi-Natural Woodland
6	882m N	Unknown	Ancient & Semi-Natural Woodland
7	916m NE	Unknown	Ancient & Semi-Natural Woodland
8	954m W	Unknown	Ancient & Semi-Natural Woodland
9	1007m S	Unknown	Ancient & Semi-Natural Woodland
10	1068m NW	Unknown	Ancient & Semi-Natural Woodland
11	1116m SW	Benhams Gill	Ancient & Semi-Natural Woodland
12	1134m NW	Unknown	Ancient & Semi-Natural Woodland
13	1138m N	Unknown	Ancient & Semi-Natural Woodland
14	1144m NE	Unknown	Ancient & Semi-Natural Woodland
15	1179m SE	Unknown	Ancient & Semi-Natural Woodland
16	1183m NE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
17	1204m W	Unknown	Ancient & Semi-Natural Woodland
18	1205m SE	Unknown	Ancient & Semi-Natural Woodland
19	1216m SE	Unknown	Ancient & Semi-Natural Woodland
20	1242m SW	Unknown	Ancient & Semi-Natural Woodland
21	1246m E	Unknown	Ancient & Semi-Natural Woodland
22	1278m NW	Unknown	Ancient & Semi-Natural Woodland
-	1312m N	Unknown	Ancient & Semi-Natural Woodland
-	1367m S	Unknown	Ancient & Semi-Natural Woodland
25	1393m NE	Unknown	Ancient & Semi-Natural Woodland
-	1476m W	Unknown	Ancient & Semi-Natural Woodland
-	1495m NW	Unknown	Ancient & Semi-Natural Woodland
-	1537m SE	Kiln Copse	Ancient & Semi-Natural Woodland
-	1538m N	Unknown	Ancient & Semi-Natural Woodland
30	1549m NE	Unknown	Ancient & Semi-Natural Woodland
-	1571m W	Unknown	Ancient & Semi-Natural Woodland
-	1585m W	Unknown	Ancient & Semi-Natural Woodland
-	1626m E	Unknown	Ancient & Semi-Natural Woodland
-	1635m SE	Hand Copse	Ancient & Semi-Natural Woodland
-	1663m NE	Unknown	Ancient & Semi-Natural Woodland
-	1675m W	Unknown	Ancient & Semi-Natural Woodland
-	1691m E	Unknown	Ancient & Semi-Natural Woodland
-	1698m SW	Unknown	Ancient & Semi-Natural Woodland
-	1729m NE	Unknown	Ancient Replanted Woodland
-	1759m SW	Unknown	Ancient & Semi-Natural Woodland
-	1764m SW	Old Barn Gill	Ancient & Semi-Natural Woodland
-	1771m SW	Unknown	Ancient Replanted Woodland
-	1789m N	Unknown	Ancient & Semi-Natural Woodland
-	1797m NE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1801m E	Unknown	Ancient & Semi-Natural Woodland
-	1818m W	Unknown	Ancient & Semi-Natural Woodland
-	1829m NE	Unknown	Ancient Replanted Woodland
-	1843m N	Unknown	Ancient & Semi-Natural Woodland
-	1849m S	Unknown	Ancient & Semi-Natural Woodland
-	1866m E	Unknown	Ancient & Semi-Natural Woodland
-	1871m E	Unknown	Ancient & Semi-Natural Woodland
-	1891m N	Unknown	Ancient & Semi-Natural Woodland
-	1909m E	Unknown	Ancient & Semi-Natural Woodland
-	1946m NW	Unknown	Ancient & Semi-Natural Woodland
-	1994m S	Sloughbrook Gill	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

2

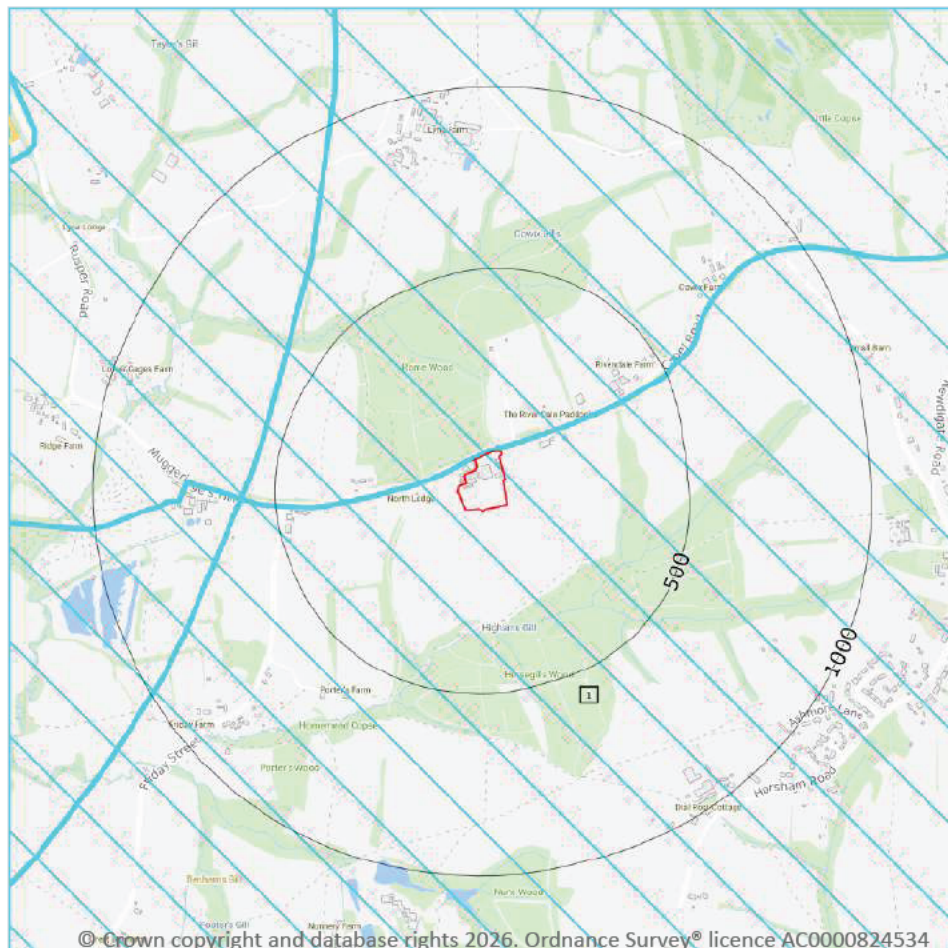
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing
1490m S	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 51](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&notes=11301&location=520685,125264%20(IRZ%20polygon%20centre)

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 51](#) >

ID: 5
Location: 1532m NW
SSSI name: Clock House Brickworks
Unit name: 1
Broad habitat: Earth Heritage
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
EA - Palaeoentomology	Favourable	16/11/2021
EA - Wealden	Favourable	16/11/2021
FD - Palaeoentomology	Unfavourable - No change	30/03/2022

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

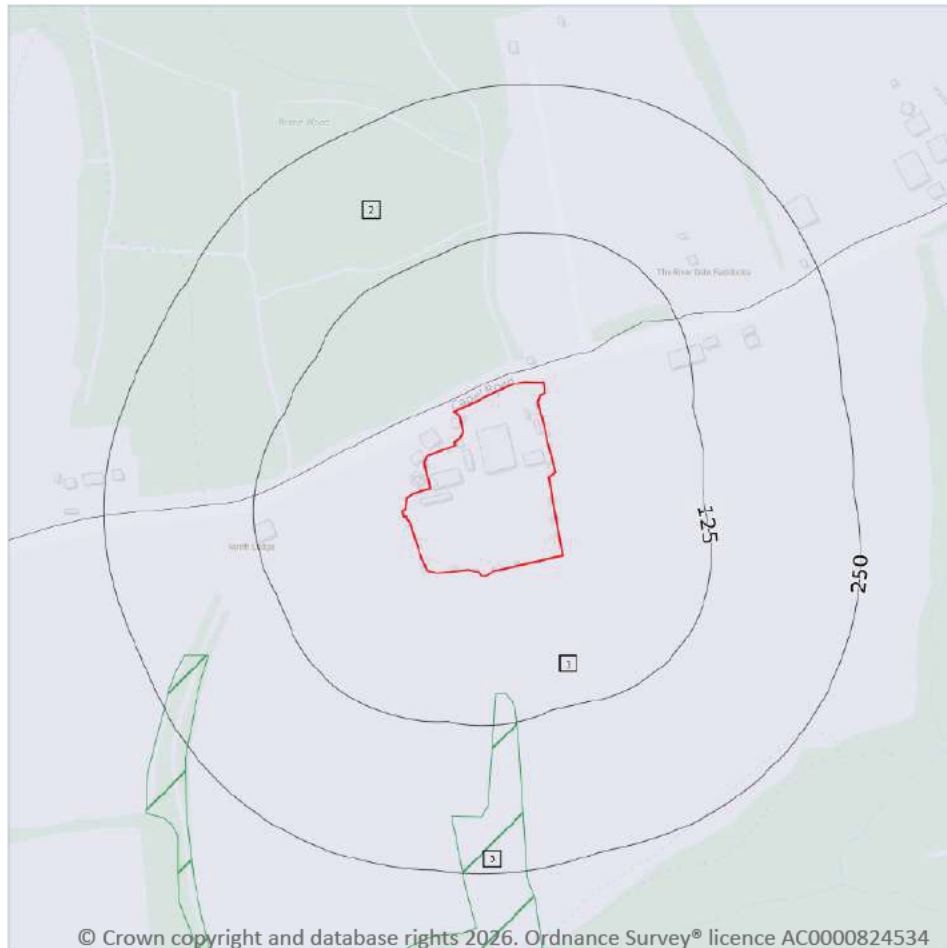
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 55](#) >

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



ID	Location	Classification	Description
2	9m N	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
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The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

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

12.3 Tree Felling Licences

Records within 250m	1
---------------------	---

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

Features are displayed on the Agricultural designations map on [page 55](#) >

ID	Location	Description	Reference	Application date
3	99m S	Selective Fell/Thin (Conditional)	019/302/98-99	28/04/1998

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

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

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

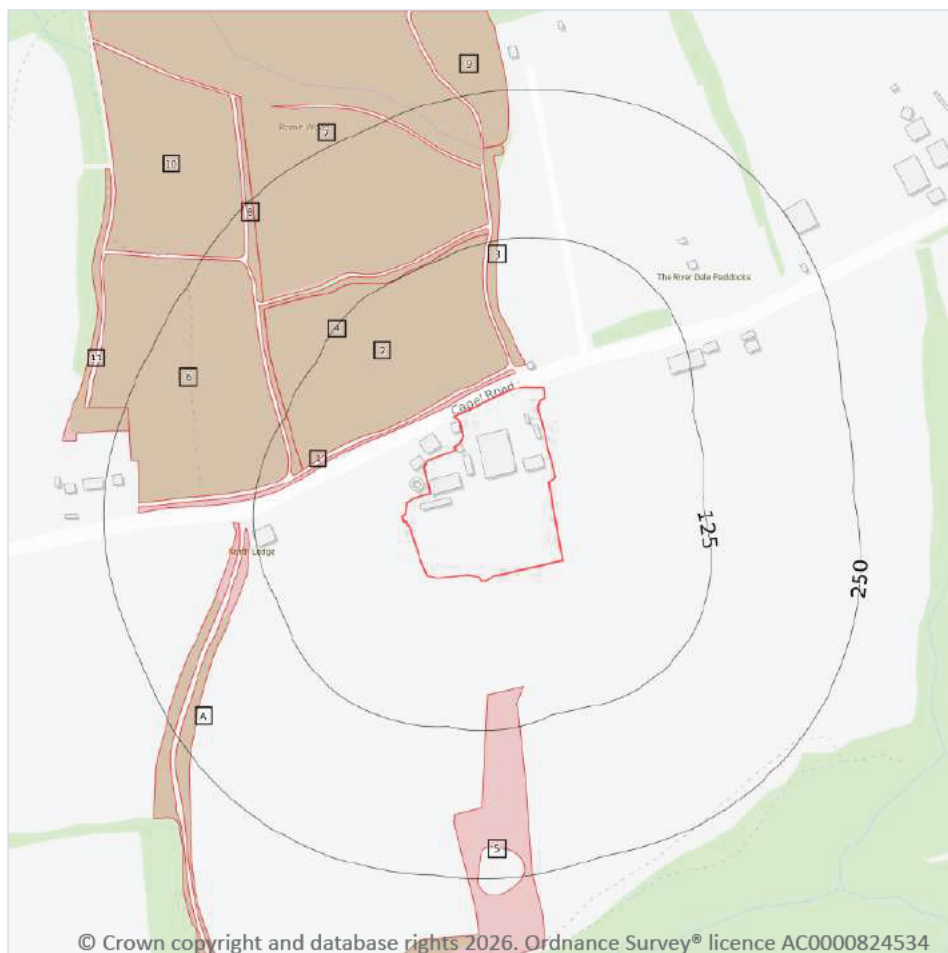
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

13

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

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

ID	Location	Main Habitat	Other habitats
1	10m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	17m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	17m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	91m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	93m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	103m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	130m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	134m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	137m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	187m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	204m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	223m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	240m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave

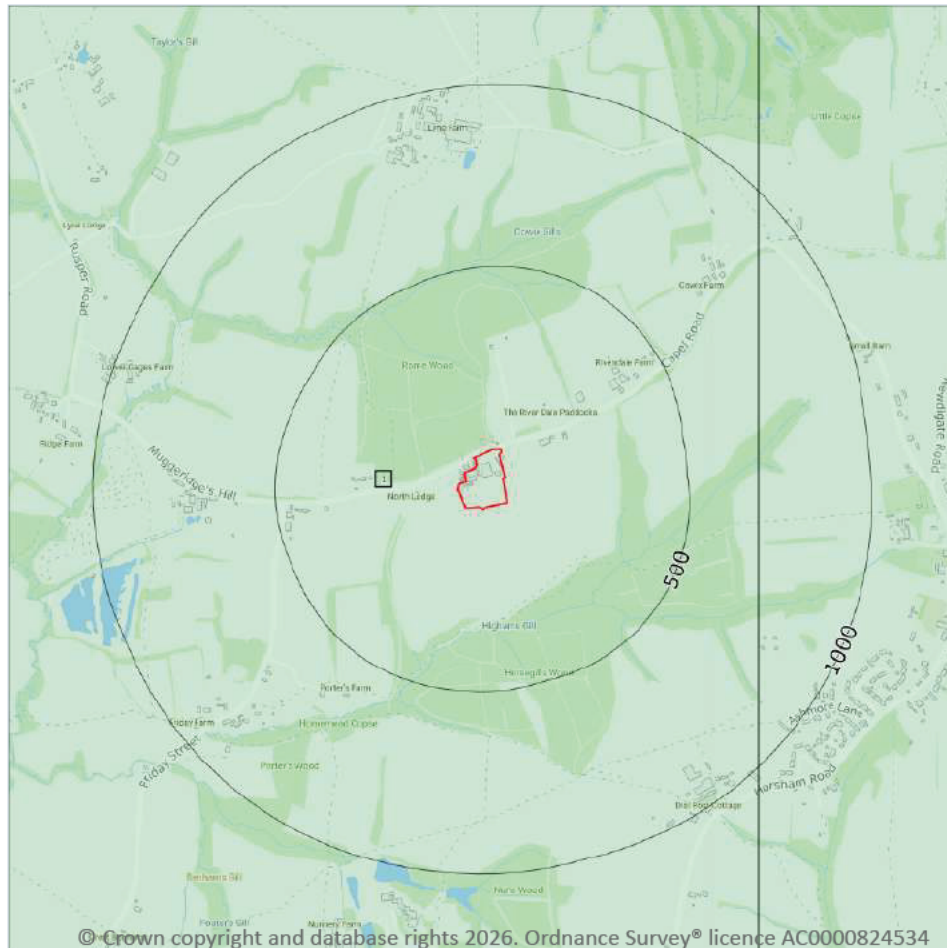


them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

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 61](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	TQ13NE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

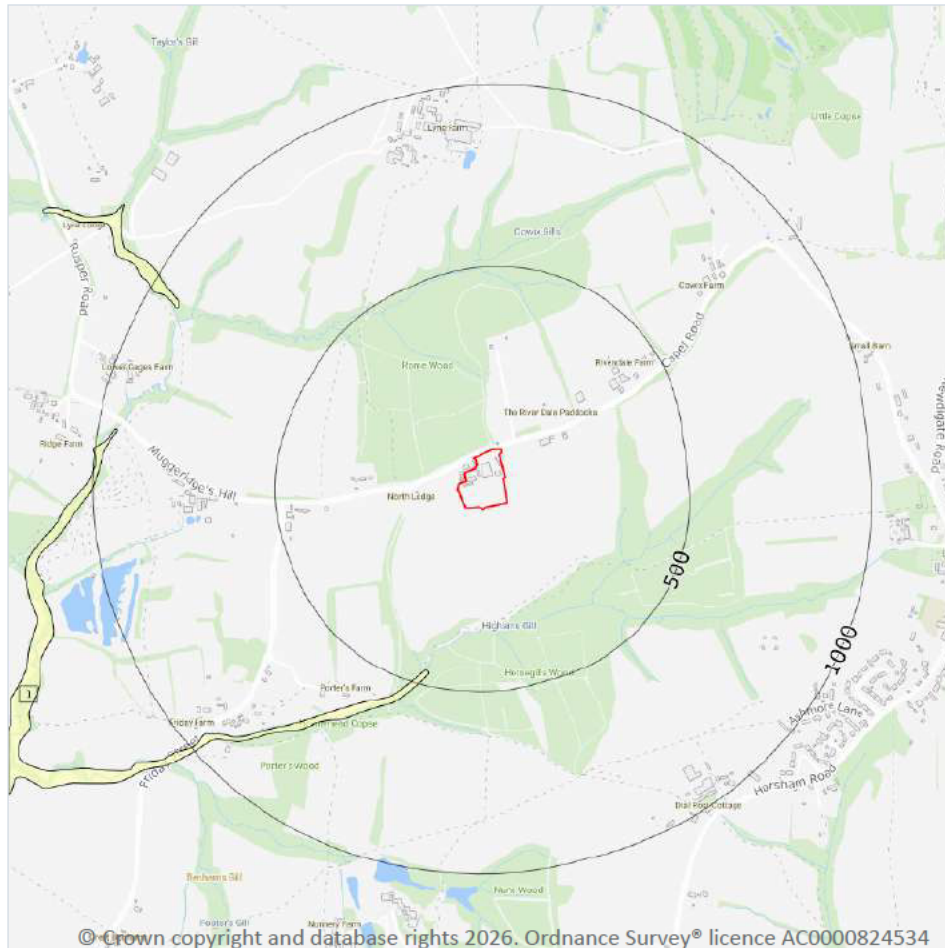
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 63](#) >

ID	Location	LEX Code	Description	Rock description
1	459m S	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

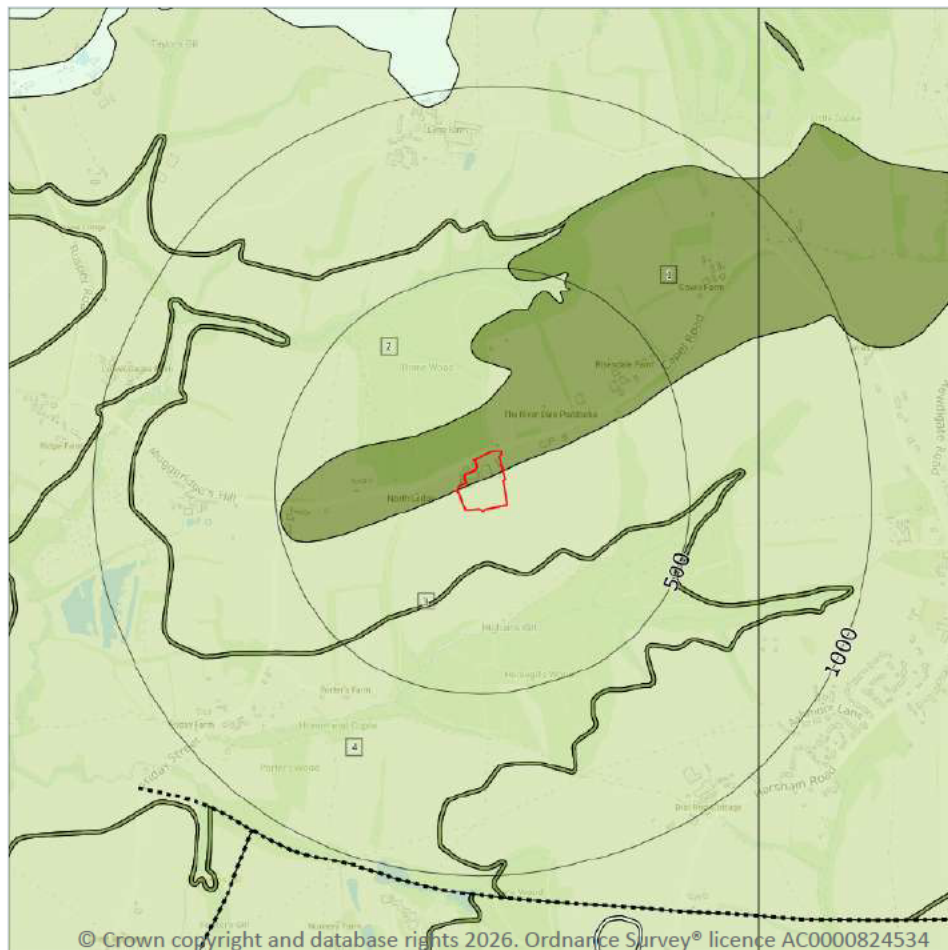
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 65](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-LMST	Weald Clay Formation-Limestone	Hauterivian
2	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
3	139m S	WC-LMST	Weald Clay Formation-Limestone	Hauterivian
4	149m S	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

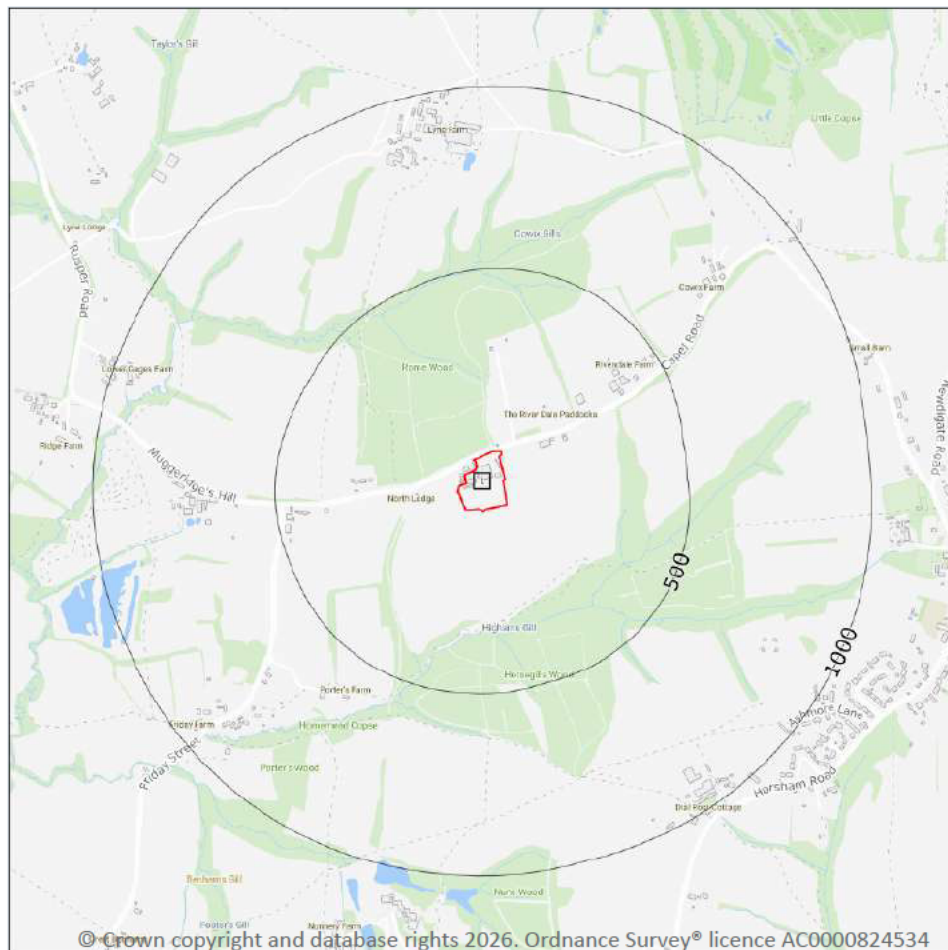
0

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 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW302_horsham_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

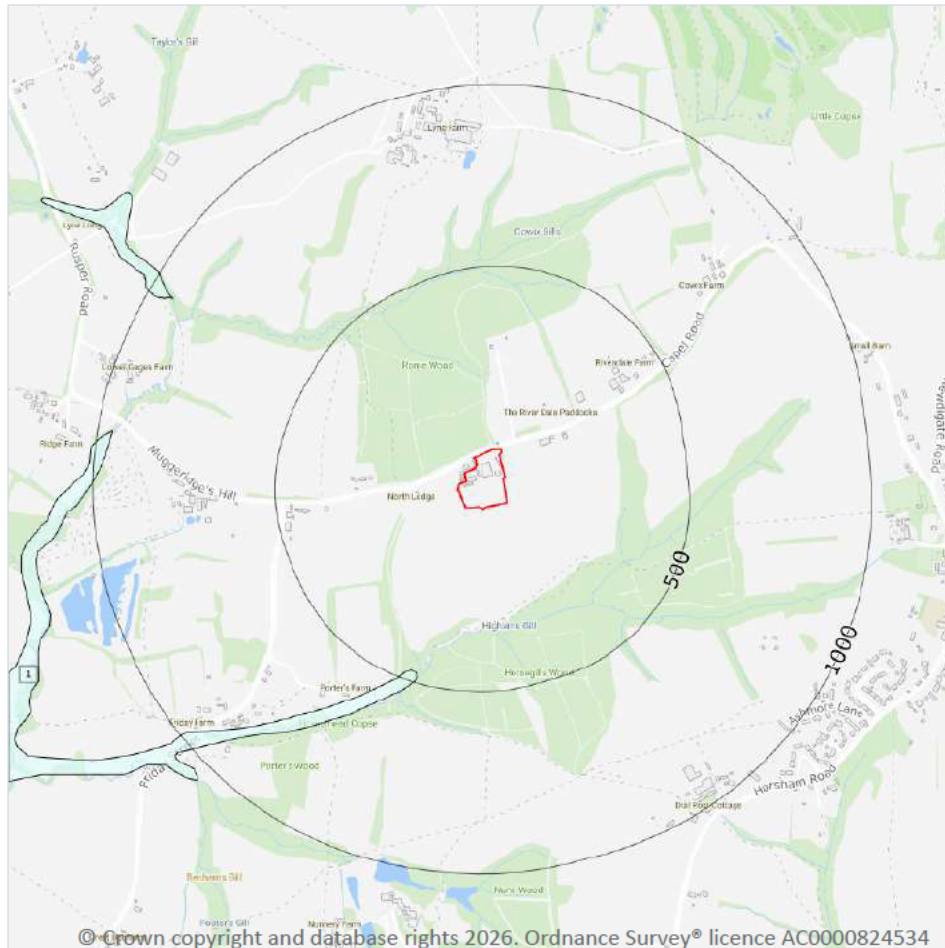
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

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

ID	Location	LEX Code	Description	Rock description
1	471m S	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

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



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

71

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	High	High
On site	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

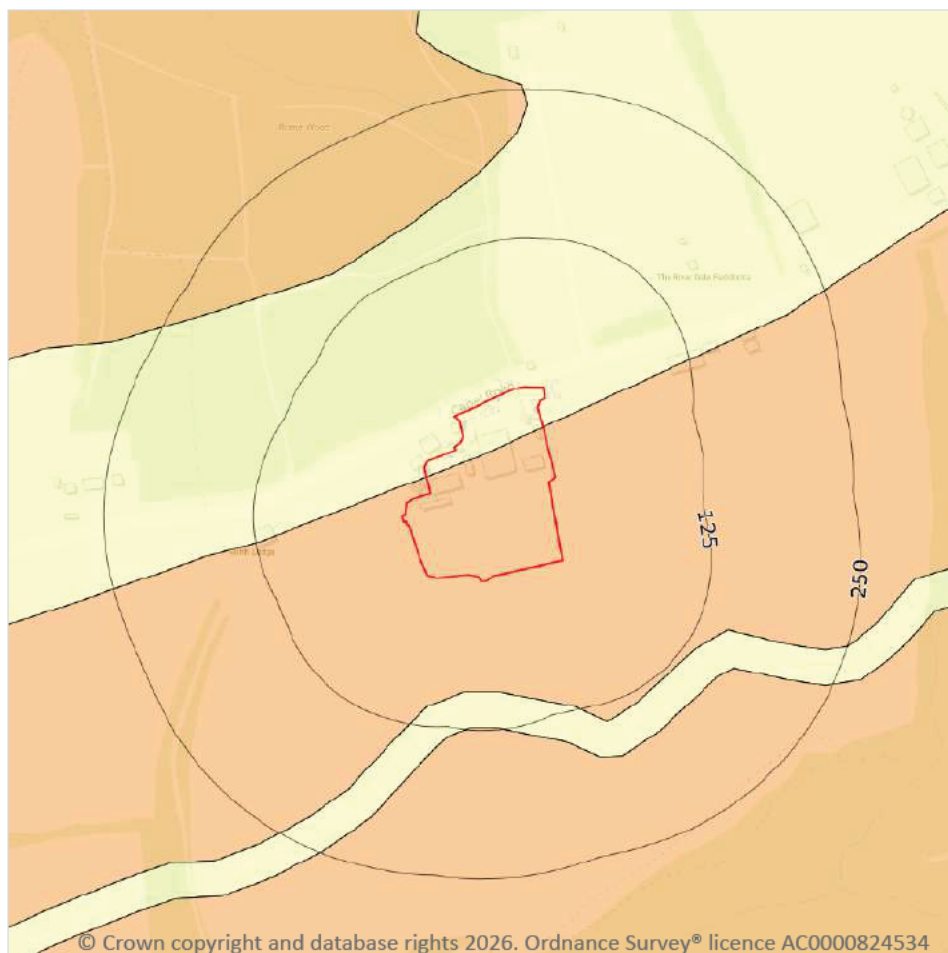
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

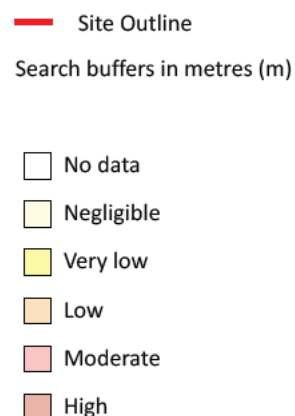
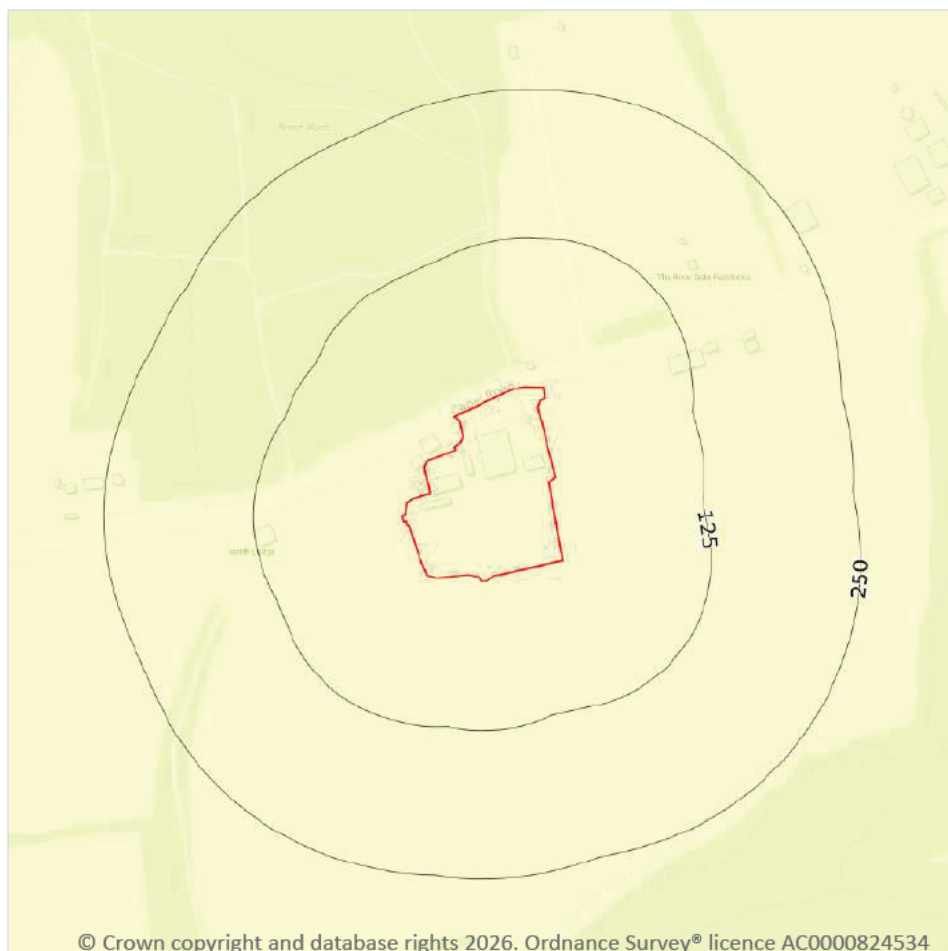
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 74](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

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

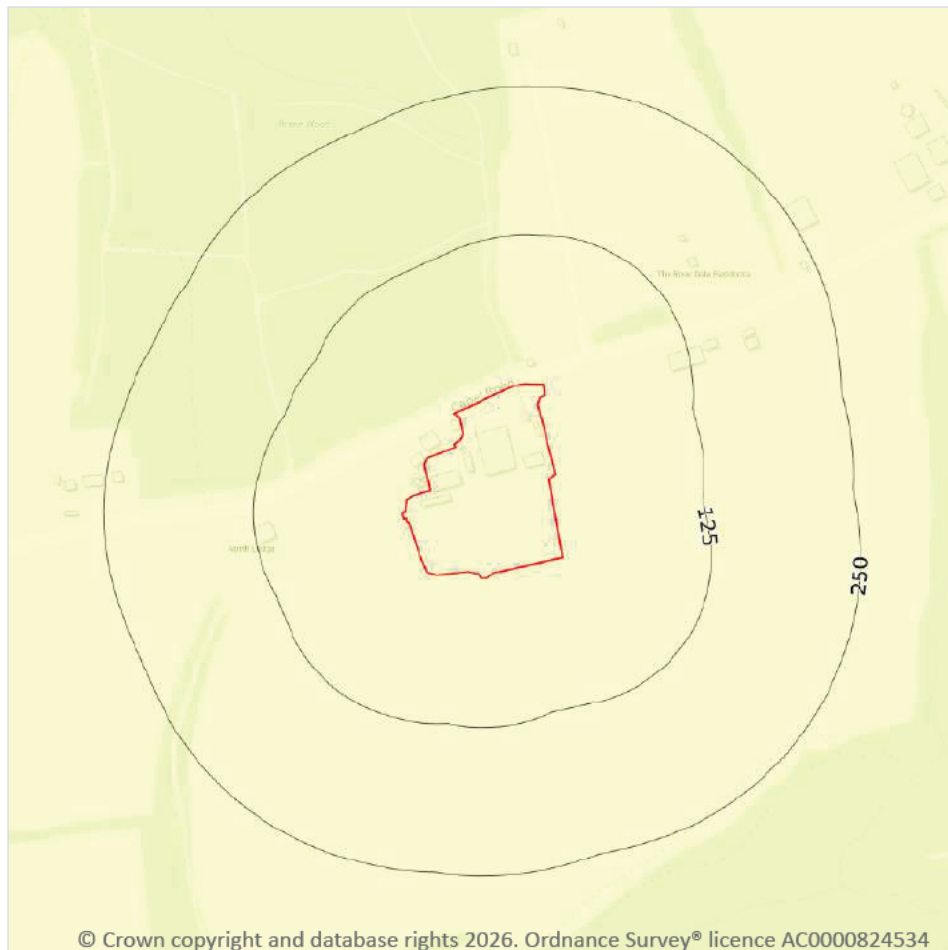
Features are displayed on the Natural ground subsidence - Running sands map on [page 75 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

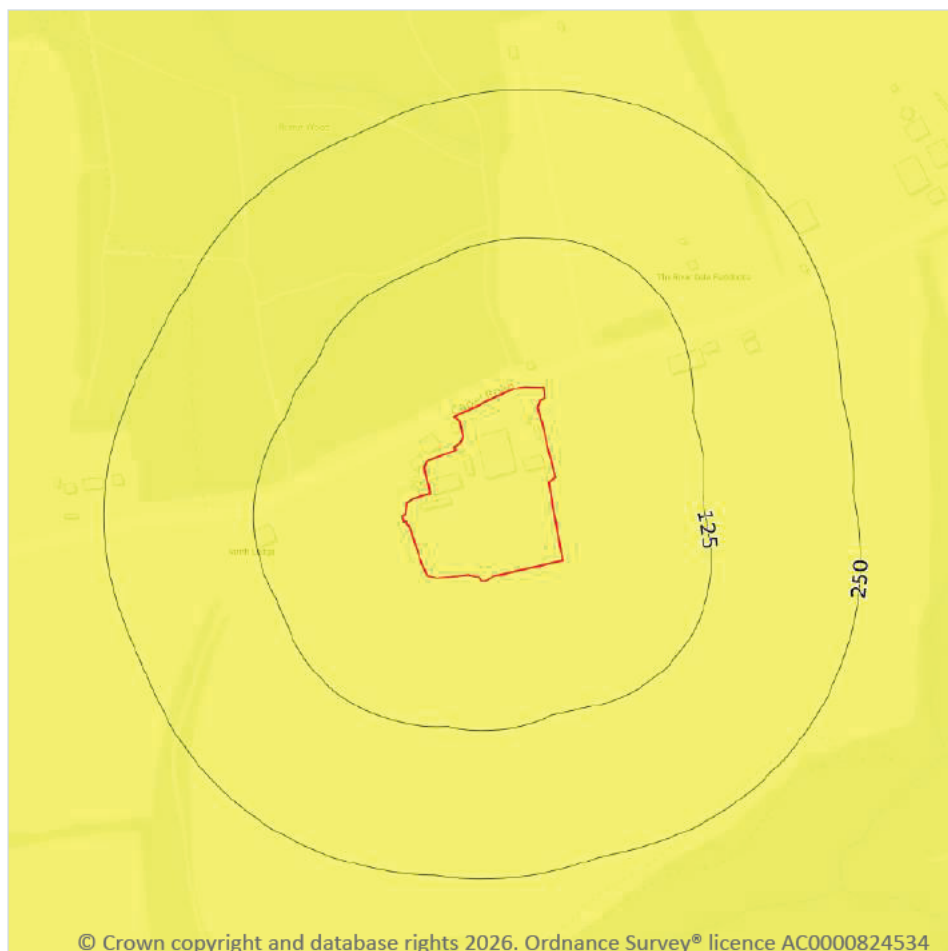
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 76 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

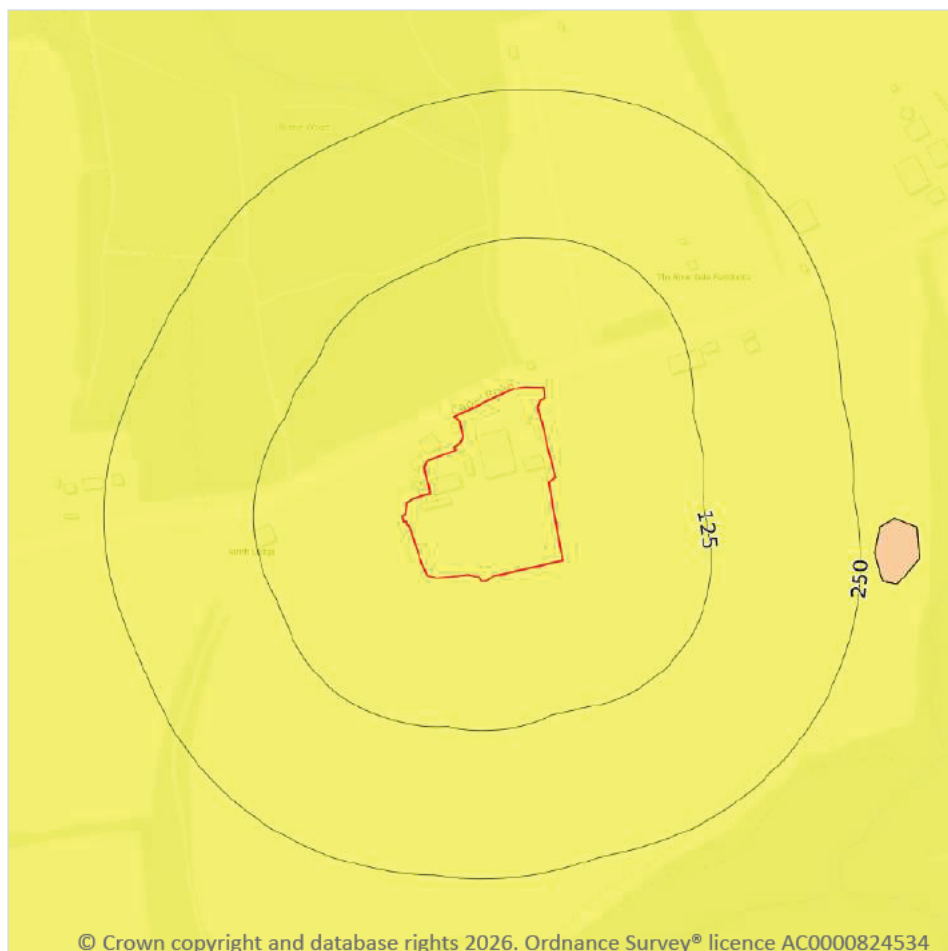
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 77](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

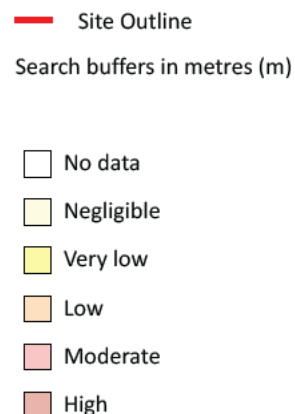
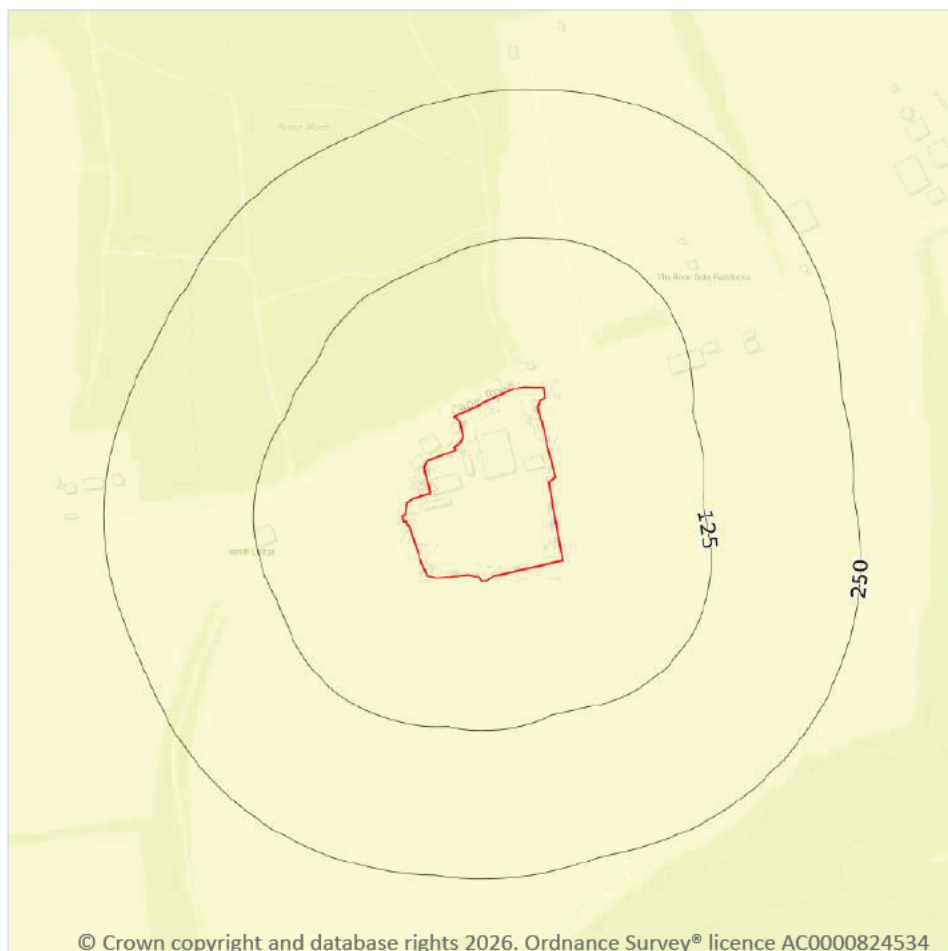
Features are displayed on the Natural ground subsidence - Landslides map on [page 78 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 79](#)

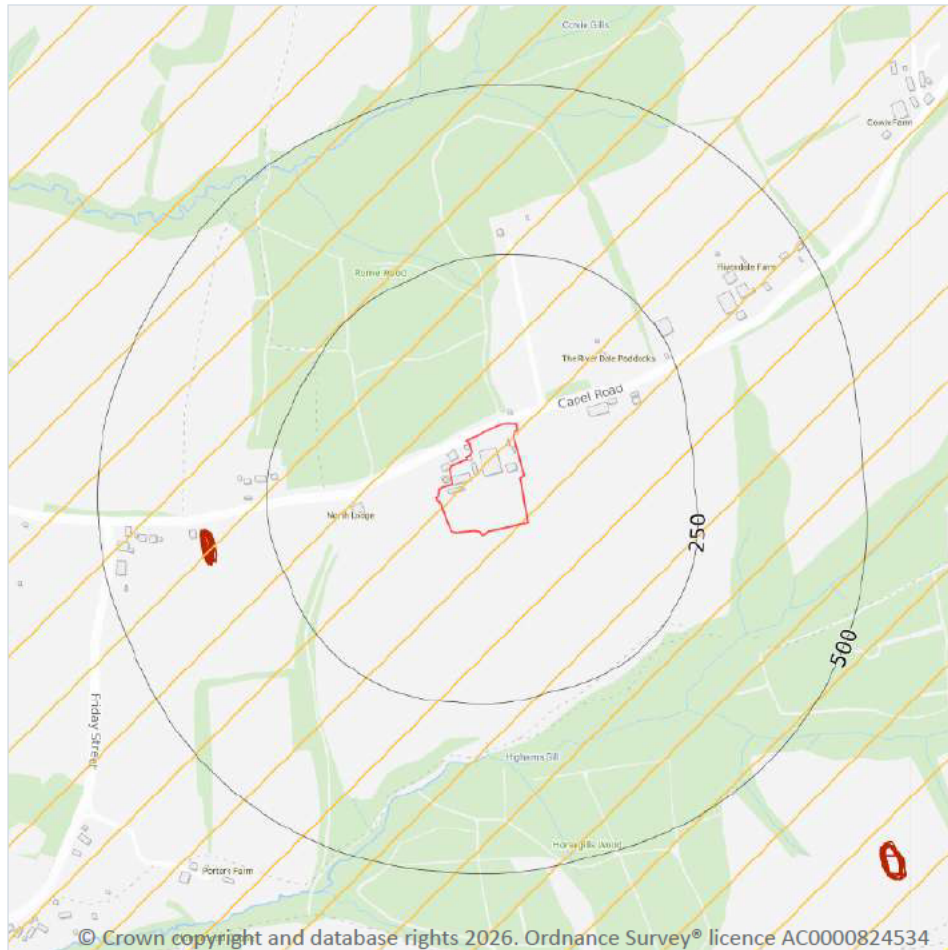
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining and ground workings map on [page 81](#) >



ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	689m E	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

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

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1
---------------------	---

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

Location	Mineral type
461m N	Unspecified

This data is sourced from Groundsure.

18.10 Mining record office plans

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

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

This data is sourced from Groundsure.

18.11 BGS mine plans

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

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

This data is sourced from Groundsure.

18.12 Coal mining

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

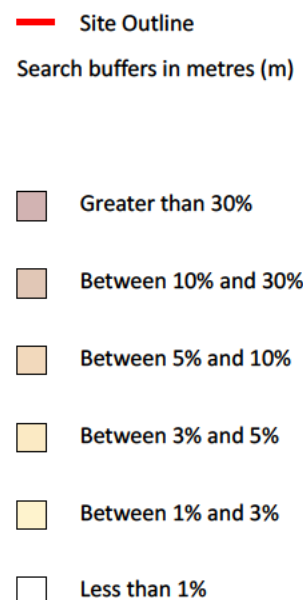
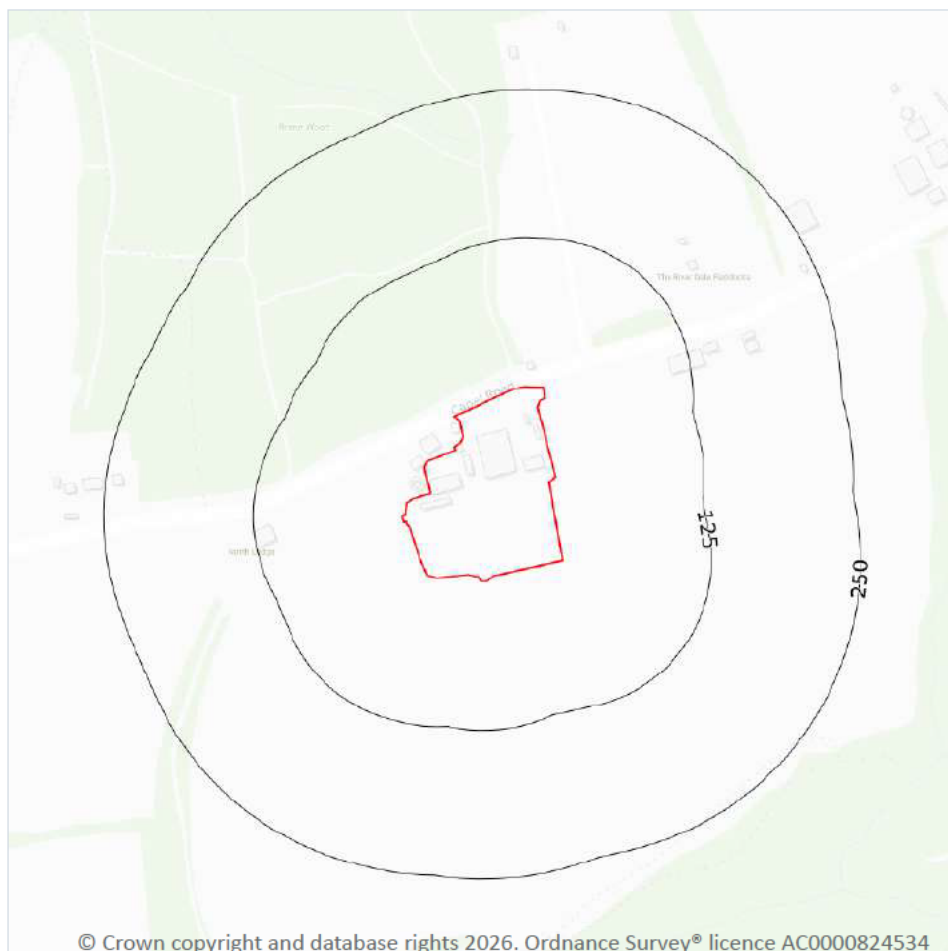
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 88](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0
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Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0
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Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0
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Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0
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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.



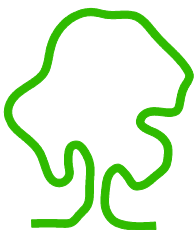
Data providers

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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