



Preliminary Risk Assessment: Desk Study

R. Wedekind

Pemberley

Copsale Road

Maplehurst

RH13 6QY

13 August 2026

D Lee-Browne BSc Hons MSc (Research)

Executive Summary

Brief	This report presents a preliminary (Phase 1) risk assessment of land contamination at Pemberley, Copsale Road, Maplehurst, RH13 6QY. The assessment reviews historical and current site uses, surrounding activities, environmental setting and potential pollutant linkages to identify risks to human health, controlled waters and the wider environment associated with the proposed conversion of part of an agricultural building to a dwelling.
Site Use & Surrounding Area	The site comprises an existing agricultural barn, grassed areas and a compacted earth and sparse gravel area. The barn is proposed to be partly converted to residential use, with part retained for agricultural use. Historically, the site formed part of open land likely associated with agriculture, with the barn evident by 2005. Surrounding land is predominantly agricultural and wooded, with equestrian use to the east and residential development to the south. No significant historical industrial land uses have been identified within 100m.
Environmental Setting	The site is underlain by Weald Clay Formation mudstone, with no superficial geology or Artificial/Made Ground recorded. The bedrock is classified as an Unproductive Aquifer, with well-connected fractures noted. No groundwater abstractions or Source Protection Zones are recorded nearby. A surface water feature is located approximately 20m west. Controlled waters are retained as receptors, but the risk of significant impact is considered low.
Contamination Sources	Potential on-site sources relate to current and historical agricultural use, including the barn, compacted ground and access track. Potential contaminants include metals, pesticides, herbicides, fertiliser-related nutrients and localised petroleum hydrocarbons. Off-site sources are limited to agricultural and equestrian uses, with no significant industrial sources identified.
Development Considerations	Construction workers could potentially be exposed to soil or dust during localised excavation, particularly for service installation. The proposed residential use introduces a more sensitive human receptor, although exposure is expected to remain limited where the existing barn and hardstanding are retained. Risks are considered low and can be managed through appropriate good practice, including PPE, dust suppression and hygiene. No specific remediation, ground gas or vapour protection measures are currently anticipated.
Uncertainty and Data Gaps	This assessment is based on desk study, historical mapping, environmental databases and site reconnaissance. No intrusive investigation or analytical data are available to confirm shallow ground conditions or the presence or absence of localised contamination. Some uncertainty remains beneath compacted earth, gravel and areas affected by future service excavations. Any unexpected contamination encountered during works should be assessed and appropriately managed.
Recommendations	Intrusive ground investigation is not considered necessary for land contamination purposes at this stage. During groundworks, exposed soils should be visually and olfactorily assessed for evidence of contamination, with appropriate precautions maintained during excavation and service installation. Excavated materials should be assessed for suitability for reuse or disposal, and any unexpected contamination should trigger appropriate investigation, risk assessment and mitigation. Materials should be demonstrably suitable for the proposed residential end use. A discovery strategy should be implemented.

This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.

Contents

Introduction	4
Background	4
Objectives	4
Scope of Works	4
Site Context	5
Site Information	5
Data Review	6
Historical Features	6
Environmental Setting	7
Environmental Database Review	10
Planning Review	11
Conceptual Site Model	12
Overview	12
Overall Site Sensitivity	12
Contamination Sources	13
Receptors	13
Pathways	13
Pollutant Linkage Assessment	14
CSM Summary	17
Conclusions and Recommendations	18
Land Contamination Summary	18
Recommendations and Development	19
Appendices	20
Appendix 1: Risk Evaluation	21
Appendix 2: Site Photographs	24
Appendix 3: Groundsure Enviro + Geo Insight	27
Appendix 4: Historical Map Selection	126
Appendix 5: Zetica UXO Mapping	138
Appendix 6: Development Plans	140
Appendix 7: Document Production Record	142

Introduction

Background

Arbtech Consulting Ltd (Arbtech) was instructed by R. Wedekind to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning proposal with Horsham District Council for *Conversion of Part of an Agricultural Building to a Dwelling* at the site known as Pemberley, Copsale Road, Maplehurst RH13 6QY.

A Phase I report is required to assess the historical use and present condition of the site, determine the extent and nature of any contamination risk, and identify potential risks to future users of the land, neighbouring properties, workers, and other offsite receptors. This assessment will ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, controlled waters, property, or ecological systems with suitable recommendations.

Objectives

The objectives of the Arbtech Consulting preliminary geoenvironmental site assessment were to undertake a Phase I Desk Study for the site. Guidance set out in LCRM¹, GPLC1-³², and the National Planning Policy Framework (NPPF)³ states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a possible contamination risk. If contamination is identified, then site investigation works are carried out to establish a viable pollutant linkage to assess the associated risks to human health and controlled water receptors. Based on the findings of this report, an appropriate site investigation can be derived, if required, once planning approval has been granted.

1 EA (2020). Land contamination risk management (LCRM).

2 EA (2016). Guiding Principles for Land Contamination. GPLC1- Risk Assessment and Conceptual Models GPLC 2. Site Investigation and Good Practice GPLC 3

3 Department for Levelling Up, Housing and Communities (2023). National Planning Policy Framework.

Scope of Works

- ☐ Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ☐ Review of the historical activities of the Site and surrounding area;
- ☐ Review of regulatory information relating to the Site;
- ☐ Review of the online planning records for the Site;
- ☐ Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act; and
- ☐ Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to the likelihood of contamination focussed on the proposed end use of the Site.

In completing this Assessment, Arbtech Consulting Ltd has utilised the following data sources and third-party information:

- ☐ Current and Historical Ordnance Survey (OS) maps;
- ☐ British Geological Survey (BGS) data;
- ☐ Environment Agency (EA) online data; and
- ☐ Review of third-party environmental reports.

Site Context

Site Information



Fig.1 2021 Aerial Photograph
Contains Data from, © 2026 Groundsure Insights (Appendix 3)

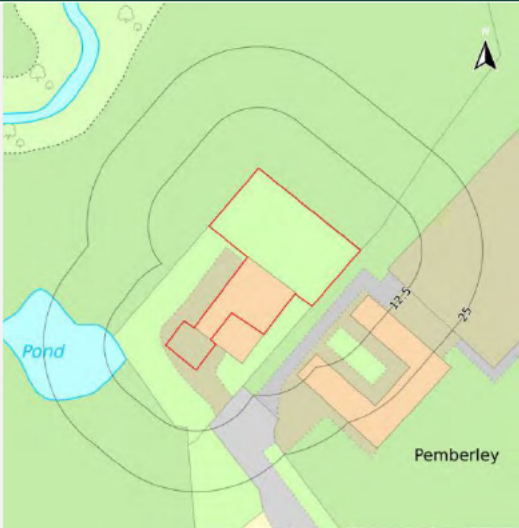


Fig 2 OS Mastermap site plan
Contains Data from, © 2026 Groundsure Insights

Site co-ordinates:	(NGR) 518464 124595	Site Area:	0.07ha
Site Location	The application site is located to the west of Maplehurst, northwest of Copsale Road which is oriented roughly east to west. The site is situated within a predominantly rural landscape, with surrounding agricultural land and established vegetation and some residential development in the area.		
Current Site use	The site is an irregular shape, comprising a rectangular grassed area to the north, an 'L' shaped section of the existing barn building southwest of the grassed area, and a square grassed/gravelled area to the southwest of the building. The overall site area is roughly oriented northeast to southwest. Access is gained via a track to the south of the site that leads to Copsale Road. The site is relatively level. The barn is to be retained and partly converted from agricultural to residential use, with an area of the barn to the southeast kept for agricultural use. The hardstanding within the barn appears of good quality. Wooden pallets, fencing materials and piping, among other items, were noted inside the barn during the site reconnaissance. The building itself has historically been used for agricultural storage associated with the management of the land, including fencing, tools and small agricultural equipment. The area to the southwest of the barn is compacted earth surfaced in sparse gravel. A caravan is noted adjacent to the southwest side of the building but located outside of the subject site boundary. Representative photos from the site reconnaissance carried out on 24 th July 2026 are presented as Appendix 2.		
Surrounding Area features	The site is bounded by an equestrian building and paddock to the east, by residential dwellings to the south and by wooded agricultural land to the north and west. Beyond these immediate boundaries, small residential areas are noted to the south and to the southeast towards Maplehurst. Agricultural and wooded land dominates to the north and south.		

Data Review

Historical Features	
Strategy	The Groundsure Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Groundsure Report is provided in Appendix 3, and the most relevant information is summarised below. The historical development of the Site and surrounding area has been assessed through a review of available historical OS maps and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix 4.
Historical Features On-Site (N.B: Due to the nature of historical Ordnance Survey mapping, site boundaries may vary)	Historically, based on the earliest available mapping dated 1875-1876 the site features as part of a wider area of open land, likely agricultural with a field boundary located along the southeast boundary. 1976 Mapping: Identifies a small increase in residential development to the south of the site. No changes are noted on the site itself. 2005 Satellite Imagery: Shows a rectangular barn building, oriented northeast to southwest, in the centre of the site, with an access track curving round the west-south sides of the building. 2025 Satellite Imagery: No significant changes are noted and the site remains in the previously described configuration.
Contaminative Historical Features Off-Site	No significant historical industrial land uses are recorded within 100m of the site. Any contamination associated with historic agricultural use is considered likely to be localised, given the absence of evidence for significant contaminative activities.
Implications for historic Land Contamination Risk	A review of historical mapping and aerial imagery indicates that the site has historically formed part of a wider area of open land, likely associated with agricultural use, with a field boundary recorded along the southeast boundary. No significant changes to the site are identified on the available historical mapping, although a rectangular barn is shown within the centre of the site by 2005, with an associated access track. The site remains in broadly the same configuration on 2025 satellite imagery. No significant historical industrial land uses are recorded within 100m of the site. The potential for historic contamination is therefore considered to be primarily associated with agricultural activity and the presence of the former barn and associated access track. Any Made Ground or localised contamination associated with these features is likely to be limited in extent. The overall risk of historic land contamination affecting the site is considered to be low.

Environmental Setting

Feature		Information	
Published Geology	Artificial	No Artificial and Made Ground recorded on site.	
	Superficial	No Superficial geology is recorded on site. The nearest record is 219m southwest Alluvium – Clay, Silt, Sand and Gravel. No landslip recorded within 500m.	
	Bedrock	Bedrock geology is recorded as Weald Clay Formation - Mudstone. Recorded as fractured with low to very low permeability. 4No. records of Bedrock faults or any other linear features present within 500m – the nearest is 39m northwest Fault, inferred, displacement unknown.	
	BGS Logs	No BGS logs recorded within 250m.	
Hydrogeology	Aquifer Designation	Superficial	None recorded
		Bedrock	Unproductive No records of groundwater vulnerability - soluble rock risk.
	Source Protection Zone (SPZ)	No Source Protection Zone recorded within 500m. The site is in an area of Unproductive Aquifer. Bedrock shows well connected fractures.	
	Groundwater Abstractions	No recorded groundwater abstractions within 1km. No potable abstractions recorded within 2km.	
Hydrology	Surface Water Abstractions	No surface water abstractions recorded within 1km.	
	Nearest Surface Water	6No. surface water features, and 14No. Water Network (OS NGD) recorded within 250m – the nearest is 20m west Lake, loch or reservoir. 1No. record on site for WFD Surface water body catchments for Blakes Gill.	
	Water Quality Data	Blakes Gill is recorded as No longer applicable Does not require assessment. No Groundwater Body is recorded on site.	

Environmental Setting

	Flooding	3No. recorded risk of flooding from rivers or sea within 50m – on site N/A, 0-50m High. No historical flood events recorded within 250m. No flood defences or areas benefiting from flood defences, and no flood storage areas recorded within 250m. Flood Zone 2 recorded within 50m - 37m northwest (fluvial/tidal models). Flood Zone 3 recorded within 50m - 37m northwest (fluvial/tidal models). Surface water highest flooding risk recorded on site: negligible and in 50m - 1 in 30 year, 0.1m - 0.3m. Highest groundwater flooding risk recorded on site: negligible and within 50m - high.
	Discharge Consents	10No. Licensed discharge to controlled waters recorded within 500m – the nearest is 174m south sewage discharges – final/treated effluent – not water company. No Licensed pollutant (Part A(2)/B) release records within 500m.
	Pollution Incidents	5No. pollution incidents recorded within 500m - the nearest is 335m southwest - Water impact: Cat. 4 (no impact).
Minerals and Mining	Coal Report	The site and surrounding areas are not recorded to be within a JPB mining area. The site is not recorded to be within an area which could be affected by past, current or future coal mining.
	Coal Mining Development Risk	No recorded development high risk is associated with the site from coal mining.
	Surface Extractions	6No. records within 250m for Surface Ground Workings – the nearest is 128m northeast Fish Pond 1912. No Brit pits recorded within 500m.
	Mining Instability/Non-Coal Mining Area	2No. records for non-coal mining within 1km – the nearest is on site for Iron Ore. 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.
Ground Stability	Shrink/Swell Clay	Low

Environmental Setting

	Running Sand	Negligible
	Compressible Ground	Negligible
	Collapsible Ground	Very low
	Landslide	Very low
	Ground Dissolution	Negligible
Landfill Site	Registered	No active, recent or historical landfill records within 500m. No licensed or historic waste site records within 500m. 8No. Waste exemption sites within 500m - the nearest is 402m south for deposit of waste from dredging of inland waters.
	Infilled land	No Artificial and Made Ground records within 500m.
Radon	Less than 1% no protective measures required.	
Designated Sites	Recorded within 1km: ☐ 11No. Designated Ancient Woodland – the nearest is 113m west Unknown. ☐ 2No. Listed Buildings – the nearest is 66m south Sheepwash Farmhouse (grade II) ☐ Agricultural Land Classification on site – Grade 3, good to moderate quality agricultural land ☐ 9No. Priority Habitat Inventory – the nearest is 84 northwest deciduous woodland No other environmental designation records.	
Contemporary Trade Directory	No records for Recent industrial land uses within 250m. The surrounding area is predominantly rural in character, with agricultural use the dominant commercial activity. The identified off-site land uses are typical of a rural setting and will be considered within the Conceptual Site Model.	
Fuel Station Records	No current or recent fuel station records within 500m	
Unexploded Bomb Risk (UXO)	Zetica Risk maps presented in Appendix 5 identifies a low risk of UXO.	
Environmental Search (other)	N/A	

Environmental Database Review

Features on Site	The site currently comprises an agricultural barn, grassed areas, an area of compacted earth and sparse gravel, and an access track. The barn is to be partly converted to residential use, with no obvious evidence of significant contamination identified during the site reconnaissance. General agricultural items and building materials, including plastic piping and fencing materials, were noted within the barn. Prior to construction of the barn the site was likely associated with agriculture, therefore potential contamination is primarily associated with current and historical agricultural use. Any risk would principally relate to localised ground disturbance, such as service installation. Given the absence of significant industrial use, the overall contamination risk is considered low.
Contaminative Features Off-Site (100m)	Potential sources of contamination within 100m are limited, with no significant historical industrial land uses identified. The surrounding area is predominantly rural and agricultural, with residential development and equestrian use nearby. Historical and current agricultural activities represent the main potential off-site source of contamination. Given the absence of significant industrial or contaminative land uses within 100m, the potential for off-site contamination to have affected the site is considered low.
Implications for Land Contamination Risk	Potential contamination sources are considered limited on and around the site. On-site risks are primarily associated with current and historical agricultural use, with no significant industrial or contaminative land uses identified. Off-site land uses within 250m are predominantly agricultural, residential and equestrian, with no significant potential contaminative sources identified. Given the limited extent of proposed ground disturbance and the absence of significant industrial use, the overall risk of land contamination is considered low. These potential sources and pathways are further considered in the Conceptual Site Model.
Geotechnical Consideration	Published geological mapping indicates that the site is underlain by Weald Clay Formation bedrock, with no superficial deposits or Artificial/Made Ground recorded on site. No BGS borehole records are present within 250m. Ground stability assessment indicates low potential for shrink/swell, with negligible to very low risks associated with running sand, compressible ground, collapsible ground, landslides and ground dissolution. Overall, ground conditions are considered typical of the locality, with any requirements associated with the proposed conversion and localised service excavations to be considered during detailed design.

Planning Review

Planning Records	Portal	The site is presented to inform a planning proposal with Horsham District Council for <i>Conversion of Part of an Agricultural Building to a Dwelling</i>. Indicative development plans are presented as Appendix 6. Planning portal records identifies: ☐ DC/26/0279, Pemberley Copsale Road Maplehurst West Sussex RH13 6QY - Prior Notification for Change of Use of part of an Agricultural Building to 1no. dwellinghouse (C3 Use Class). Prior Approval Required and REFUSED (appealed and prior approval granted). ☐ DC/25/0006, Great Steeds Farm House Copsale Road Maplehurst West Sussex RH13 6QY - Application to confirm the use of the 'Woodstore' building as a self-contained independent dwellinghouse. (Lawful Development Certificate - Existing). Application Permitted.
Part 2A of the Environmental Protection Act (EPA) 1990		No recorded sites determined as Contaminated Land within 500m.
Local Authority Records		Arbtech Consulting Ltd. have not contacted Horsham District Council. The contaminated land public register is held in the Public Health and Licensing Department at Park House. Horsham District Council Contaminated Land Strategy can be accessed for further information.

Conceptual Site Model

Overview

A conceptual site model (CSM) is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors. The CSM is used to identify the likelihood of contaminants present, receptors (e.g., humans, groundwater), and pathways (e.g., inhalation, ingestion) associated with the site and proposed residential development.

Overall Site Sensitivity

The preliminary assessment indicates limited potential for land contamination. The site comprises an existing agricultural barn, a grassed area and adjoining area to the southwest proposed for parking. Prior to construction of the barn the site was likely associated with agriculture, and no significant industrial uses have historically occurred. Agricultural items and building materials were noted within the barn, but no obvious evidence of significant contamination was identified.

Potential exposure pathways are principally associated with localised ground disturbance, particularly service installation. Construction workers could potentially be exposed through direct contact with soils, ingestion or inhalation of dust. Future residential users are expected to have limited exposure to underlying ground as the existing barn is being retained and converted rather than substantially redeveloped. The potential for significant contamination affecting the proposed residential use is therefore considered low.

The site is underlain by Weald Clay Formation, with no superficial geology or Artificial/Made Ground recorded. The bedrock is an Unproductive Aquifer with well-connected fractures. No groundwater abstractions or Source Protection Zones are recorded within 1km and 500m respectively. A surface water feature is located approximately 20m west. The potential for contaminant migration to groundwater and surface water has been considered, with controlled waters retained as receptors and the overall risk considered low.

Ecological receptors include Ancient Woodland and Priority Habitat within 250m, with the nearest Priority Habitat approximately 84m northwest and Ancient Woodland approximately 113m west. Given the limited contaminant sources and proposed retention of the existing building, significant effects on ecological receptors are considered unlikely. Ground stability risks are generally low, including low shrink/swell potential and negligible to very low risks from running sand, compressible ground, collapsible ground, landslides and ground dissolution. Flood risk is not considered to represent a significant land contamination linkage.

Other considerations include no active or historical landfill sites within 500m, low UXO risk and no requirement for radon protective measures. Retention of the existing barn also limits new ground disturbance.

Overall, considering the historical and current agricultural use, limited nearby contaminative land uses, environmental setting and proposed residential end use, the potential contaminant linkages identified for the site are considered to present a low overall risk.

Contamination Sources

Ref.	Source	Location	Dates Present	Associated Contaminants of Concern
Source	On-Site	Historical agricultural use and construction of the existing barn.	Pre-2005	Metals Petroleum hydrocarbons may be present locally in association with agricultural machinery/fuel use, although no specific fuel storage or significant spill source has been identified.
Source 2	On-Site Current	Existing agricultural barn, historically used for agricultural storage, including fencing, tools and small agricultural equipment.	Current	Metals; petroleum hydrocarbons and lubricating oils (low potential) associated with agricultural equipment.
Source 3	Off-Site Historic	Historical agricultural land uses and associated rural activities surrounding the site. No significant historical industrial land uses identified within 100m.	Historical	Metals; pesticides/herbicides; fertiliser-related nutrients; petroleum hydrocarbons only where specific machinery/fuel-related activities provide a plausible source.
Source 4	Off-Site Current	Agricultural and equestrian land uses.	Current	Metals; pesticides/herbicides; fertiliser-related nutrients; potentially hydrocarbons where specific agricultural/machinery activities provide a source.

Receptors

Relevant receptors are considered to include:

- Construction workers undertaking localised groundworks.
- Future site users (residential).
- Adjacent residents and other third parties.
- Controlled waters (Unproductive Aquifer within the Weald Clay Formation and nearby surface water features).
- Ecological receptors (Priority Habitat and Ancient Woodland).
- Human receptors, including construction workers and nearby residents.

Pathways

The pathways are considered to be:

- Direct contact with, ingestion of, or inhalation of potentially contaminated soils or dust.
- Inhalation of dust generated during localised excavation and service installation.
- Leaching of contaminants through soils into the underlying fractured Weald Clay bedrock.
- Lateral migration of dissolved contaminants towards nearby surface water features.
- Surface runoff or erosion transporting contaminants to surrounding land or surface water.
- Windborne dust transporting contaminants to adjacent areas.
- Uptake of contaminants by vegetation and potential ingestion by fauna.
- Handling, stockpiling or transport of potentially contaminated soils or materials.

Pollutant Linkage Assessment

Source	Pathway	Receptor	Potential Contaminants	Consequence	Probability	Risk Level	Justification & Mitigation	Further Assessment / Recommendations
On-site historic: historical agricultural use and open land prior to construction of the barn	Direct contact, ingestion and inhalation of soil/dust during localised groundworks	Construction workers; future residential users	Metals Petroleum hydrocarbons may be present locally	Minor	Low	Low	The site has historically been used for agriculture, with no significant industrial or contaminative activities identified.	No intrusive investigation considered necessary for contamination purposes. Maintain appropriate precautions during service installation and investigate any unexpected contamination encountered. Based on anecdotal information from the developer there is an absence of presence of pesticides, herbicides, fertilisers or similar contaminants, stored or likely to have been used at this site. Arbtech have based any presence of such contaminants on the guidance: CL:AIRE/DoE CLR 8, <i>Potential Contaminants for the</i>

								<i>Assessment of Land,</i> though it is clear the proposed development is low risk with no significant contamination and as such does not warrant investigation. With this in mind a discovery strategy will be implemented as a contingency.
On-site current: agricultural barn, compacted earth, sparse gravel and access track	Direct contact, ingestion and inhalation of dust during service installation or other ground disturbance	Construction workers; future residential users	Metals; petroleum hydrocarbons and lubricating oils (low potential) associated with agricultural equipment.	Minor	Low	Low	The existing barn and surrounding ground have been associated with agricultural use, including agricultural equipment. The proposed conversion to residential use may increase the potential for direct contact with shallow soils, although no visual or olfactory evidence of significant contamination was identified during the site reconnaissance.	No further contamination assessment considered necessary. Apply standard good practice during localised groundworks.
Off-site historic: historical agricultural land uses	Limited lateral migration through soil/groundwater; surface runoff	Controlled waters; adjacent land; ecological receptors	Metals; pesticides/herbicides; fertiliser-related nutrients;	Minor	Very Low	Low	Surrounding land has historically been predominantly agricultural. The underlying Unproductive Aquifer and absence of groundwater abstractions or SPZs reduce groundwater sensitivity,	No further assessment considered necessary.

surrounding the site			petroleum hydrocarbons				while no significant contamination or preferential pathway to the nearby surface water feature has been identified.	
Off-site current: agricultural and equestrian land uses, including equestrian use immediately east of the site	Surface runoff, windborne dust and limited migration through soil/groundwater	Adjacent residents; construction workers; ecological receptors; controlled waters	Metals; pesticides/herbicides; fertiliser-related nutrients; potentially hydrocarbons	Minor	Very Low	Low	Current surrounding land uses are predominantly agricultural and equestrian, with no significant contaminative activities identified within 100m. The potential for runoff or migration to groundwater and nearby surface water has been considered, but no significant source or preferential migration pathway has been identified.	No further assessment considered necessary. Consider potential runoff or migration during groundworks.

CSM Summary

The Conceptual Site Model identifies a low complexity pollutant linkage scenario, with potential sources primarily associated with current and historical agricultural use. The existing barn, areas of compacted earth and sparse gravel, and access track represent the principal on-site features. No significant industrial or contaminative activities have been identified.

Potential contaminants associated with agricultural use include metals, with petroleum hydrocarbons considered potentially present locally where associated with agricultural machinery or fuel-related activities. No significant contamination was identified during site reconnaissance.

The most plausible pollutant linkages are associated with localised ground disturbance, particularly service installation. These activities could result in direct contact with, ingestion of, or inhalation of potentially contaminated soils or dust by construction workers. Retention of the existing barn limits the extent of ground disturbance and exposure for future residential users.

Controlled waters are considered a relevant receptor. The site is underlain by fractured Weald Clay Formation, classified as an Unproductive Aquifer, with no groundwater abstractions within 1km or Source Protection Zones within 500m. A surface water feature is located approximately 20m west; however, the limited contaminant sources and absence of identified significant contamination indicate a low likelihood of significant contaminant migration to groundwater or surface water.

Ecological receptors, including Priority Habitat approximately 84m northwest and Ancient Woodland approximately 113m west, are considered unlikely to be significantly affected given the limited contaminative potential and restricted extent of proposed ground disturbance. Ground stability risks are generally low.

Overall, the potential pollutant linkages identified for the site are considered to present a low overall risk. Some uncertainty remains regarding shallow ground conditions and potential localised contamination associated with historical agricultural use and areas of compacted ground and gravel.

Conclusions and Recommendations

Land Contamination Summary

Uncertainty and Data Gaps	The assessment is based on desk study, historical mapping, environmental databases and site reconnaissance. No intrusive investigation has been undertaken, but no significant contamination or contaminative land uses were identified. Uncertainty remains regarding shallow ground conditions and the presence or absence of localised contamination beneath areas of compacted earth, gravel and around future service excavations. No analytical data or intrusive investigation are available to confirm soil conditions.
Soils	No Artificial or Made Ground is recorded at the site. Potential contamination is primarily associated with historical and current agricultural use and may include metals, with localised petroleum hydrocarbons possible where associated with agricultural machinery or fuel use. Overall risk to human health is considered low.
Groundwater and controlled waters	The site is underlain by fractured Weald Clay Formation, classified as an Unproductive Aquifer, with no groundwater abstractions within 1km or Source Protection Zone within 500m. A surface water feature is located approximately 20m west; controlled waters are retained as receptors, but the risk of significant impact is considered low given the limited contaminant sources and no identified preferential migration pathway.
Ground Gas	No significant ground gas sources have been identified. No landfill sites or significant Made Ground are recorded within 500m, and historical site use has been predominantly agricultural. The potential for significant methane or carbon dioxide generation is therefore considered very low and no ground gas protection measures are anticipated.
Volatile Organic Vapours	No significant VOC sources have been identified on or near the site, and the barn has no identified history of fuel, solvent or other contaminative storage. The potential for significant vapour generation or migration is considered very low and no specific vapour mitigation measures are anticipated.
Geotechnical considerations	Published information indicates generally low ground stability risks, including low shrink/swell potential and negligible to very low risks from other assessed hazards. Any requirements relating to the conversion and localised service installation should be considered during detailed geotechnical and structural design.
Contaminated Land Development Risks	The potential pollutant linkages identified for the site are considered to present a low overall risk. Potential exposure is principally associated with localised ground disturbance during service installation or other works affecting the existing ground. Risks to future residential users, construction workers, controlled waters and ecological receptors are considered low, reflecting the limited contaminant source potential, absence of significant industrial use and retention of the existing barn. Some uncertainty remains regarding shallow ground conditions and potential localised contamination.

Recommendations and Development

Ground Investigation Recommendations	Based on the Preliminary assessment, intrusive ground investigation is not considered necessary for land contamination purposes at this stage. The proposed development involves retention and conversion of the existing agricultural barn, with ground disturbance expected to be limited, principally associated with localised service installation. This conclusion is based on the absence of significant historical industrial or contaminative uses, the absence of recorded Made Ground or landfill within the site, the limited extent of proposed ground disturbance, the absence of visible or olfactory evidence of significant contamination during the site walkover, and the absence of identified complete pollutant linkages presenting a significant risk to the proposed residential receptors or controlled waters. During any excavation, exposed soils should be visually and olfactorily assessed for evidence of contamination. If unexpected contamination is encountered, works should be reviewed and appropriate investigation, risk assessment and mitigation undertaken. Any excavated materials should also be assessed for suitability for reuse or disposal in accordance with their intended destination and applicable waste requirements.
Development Considerations	Health and Safety: Appropriate site health and safety procedures should be followed during groundworks, including suitable PPE, dust suppression and good hygiene practices. Particular care should be taken during service installation or other localised excavation. Mitigation Measures: Given the limited and localised contamination potential, specific remediation or gas/vapour protection measures are not anticipated. If unexpected contamination is encountered, appropriate controls, investigation and remediation should be implemented as necessary. Material Management: Excavated materials should be assessed for suitability for reuse. Any soils requiring removal from site should be appropriately classified and managed in accordance with relevant waste requirements. Materials should be demonstrably suitable for the proposed residential end use. The site is required to be suitable for its proposed use as residential with plant uptake.
Discovery Strategy	A discovery strategy should be implemented during groundworks to identify and manage any previously unidentified contamination. Groundworks personnel should remain alert for unusual staining, odours, waste materials, asbestos-containing materials or other unexpected ground conditions. If suspected contamination is encountered, works should cease locally and the material assessed by a suitably qualified environmental professional. Where necessary, targeted sampling and analysis should be undertaken to inform appropriate risk assessment and mitigation. Any unsuitable materials should be appropriately segregated and managed in accordance with their intended reuse or disposal destination.

Appendices

Appendix 1: Risk Evaluation

Appendix 2: Site Photographs

Appendix 3: Groundsure Enviro + Geo Insight

Appendix 4: Historical Map Selection

Appendix 5: Zetica UXO Mapping

Appendix 6: Development Plans

Appendix 7: Document Production Record

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Charlie Radiven BSc Hons, MIENVSc, MIMMM

Geo-Environmental Director

[Redacted signature]

[Redacted contact information]

Appendix 1: Risk Evaluation

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

- ☐ The magnitude of the consequence (severity) of risk occurring
- ☐ The magnitude of the probability (likelihood) of the risk occurring
- ☐ These are then considered in conjunction to give a risk matrix

Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions

Probability	Definition in Context
Higher	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a pollution linkage, and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	Medium	Mild	Minor
Probability	High	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Appendix 2: Site Photographs

Site Walkover Photos



Plate 1: Facing northeast from the southwest corner.



Plate 2: Northwest elevation of the barn.



Plate 3: Facing south from the north corner.



Plate 4: Internal of the barn.



Plate 5: Internal of the barn.



Plate 6: Internal of the barn.



Plate 7: Internal showing hardstanding within the barn.



Plate 8: Internal of the barn.



Plate 9: Facing northwest along the southwest boundary towards the grassed area north of the building.



Plate 10: Facing south towards the site entrance.



Plate 11: Caravan located to the southwest of the barn.



Plate 12: Gravelled access area adjacent to the site entrance.

Appendix 3: Groundsure Enviro + Geo Insight

PEMBERLEY, COPSAL ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Order Details

Date: 24/07/2026
Your ref: PEMBERLEY, RH13 6QY 48130734
Our Ref: GS-TLS-6XR-4UE-B5B

Site Details

Location: 518464 124595
Area: 0.07 ha
Authority: [Horsham District Council](#) ↗

Site plan



Quick Links

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

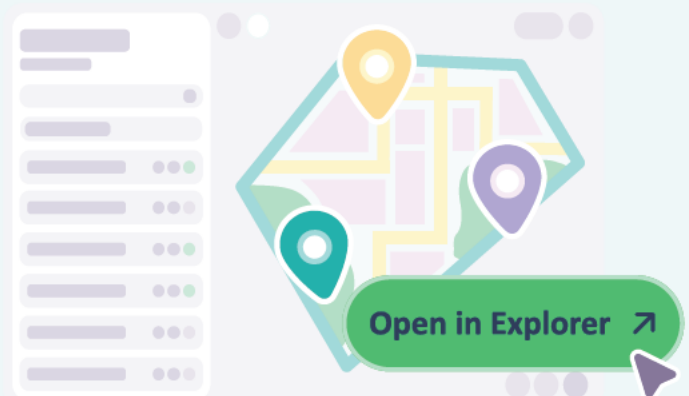
[Insight User Guide](#) ↗

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	11	-
16 >	1.2 >	Historical tanks >	0	0	0	4	-
17	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	0	12	-
19 >	2.2 >	Historical tanks >	0	0	0	7	-
20	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	8	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24	4.1	Recent industrial land uses	0	0	0	-	-
24	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
25	4.3	Current or recent petrol stations	0	0	0	0	-
25	4.4	Sites determined as Contaminated Land	0	0	0	0	-
25	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



25	4.6	Regulated explosive sites	0	0	0	0	-
25	4.7	Hazardous substance storage/usage	0	0	0	0	-
26	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.11	Radioactive Substance Authorisations	0	0	0	0	-
26 >	4.12 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	9	-
28	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.14	Pollutant release to public sewer	0	0	0	0	-
29	4.15	List 1 Dangerous Substances	0	0	0	0	-
29	4.16	List 2 Dangerous Substances	0	0	0	0	-
29 >	4.17 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	5	-
30	4.18	Pollution inventory substances	0	0	0	0	-
30	4.19	Pollution inventory waste transfers	0	0	0	0	-
30	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
31 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
32 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36	5.6	Groundwater abstractions	0	0	0	0	0
36	5.7	Surface water abstractions	0	0	0	0	0
36	5.8	Potable abstractions	0	0	0	0	0
36	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
38 >	6.1 >	<u>Water Network (OS NGD) ></u>	0	3	11	-	-
40 >	6.2 >	<u>Surface water features ></u>	0	2	4	-	-



40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
41	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
43	7.4	Flood Storage Areas	0	0	0	-	-
44 >	7.5 >	Flood Zone 2 >	Identified (within 50m)				
45 >	7.6 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
46 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
48 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
49	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
50	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
50	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
50	10.4	Special Protection Areas (SPA)	0	0	0	0	0
50	10.5	National Nature Reserves (NNR)	0	0	0	0	0
51	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
51 >	10.7 >	Designated Ancient Woodland >	0	0	2	1	36
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0
53	10.12	Proposed Ramsar sites	0	0	0	0	0
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0

54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	0	2	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	13.1 >	Priority Habitat Inventory >	0	0	9	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	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
66 >	14.1 >	10k Availability >	Identified (within 500m)				
67	14.2	Artificial and made ground (10k)	0	0	0	0	-
68 >	14.3 >	Superficial geology (10k) >	0	0	1	0	-
69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	1	0	4	3	-

71 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	1	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
75	15.5	Superficial permeability (50k)	None (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76 >	15.8 >	Bedrock geology (50k) >	1	0	3	3	-
77 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
77 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	2	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
78	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
79 >	17.1 >	Shrink swell clays >	Low (within 50m)				
80 >	17.2 >	Running sands >	Negligible (within 50m)				
81 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
82 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
83 >	17.5 >	Landslides >	Very low (within 50m)				
84 >	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
86	18.1	BritPits	0	0	0	0	-
87 >	18.2 >	Surface ground workings >	0	0	6	-	-
87	18.3	Underground workings	0	0	0	0	0
87	18.4	Underground mining extents	0	0	0	0	-
88	18.5	Historical Mineral Planning Areas	0	0	0	0	-
88 >	18.6 >	Non-coal mining >	1	0	0	1	0
88	18.7	JPB mining areas	None (within 0m)				



89	18.8	The Coal Authority non-coal mining	0	0	0	0	-
89	18.9	Researched mining	0	0	0	0	-
89	18.10	Mining record office plans	0	0	0	0	-
89	18.11	BGS mine plans	0	0	0	0	-
90	18.12	Coal mining	None (within 0m)				
90	18.13	Brine areas	None (within 0m)				
90	18.14	Gypsum areas	None (within 0m)				
90	18.15	Tin mining	None (within 0m)				
90	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
91	19.1	Natural cavities	0	0	0	0	-
91	19.2	Mining cavities	0	0	0	0	0
91	19.3	Reported recent incidents	0	0	0	0	-
91	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
93 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
95	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-
97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 2	0	0	0	0	-



Recent aerial photograph

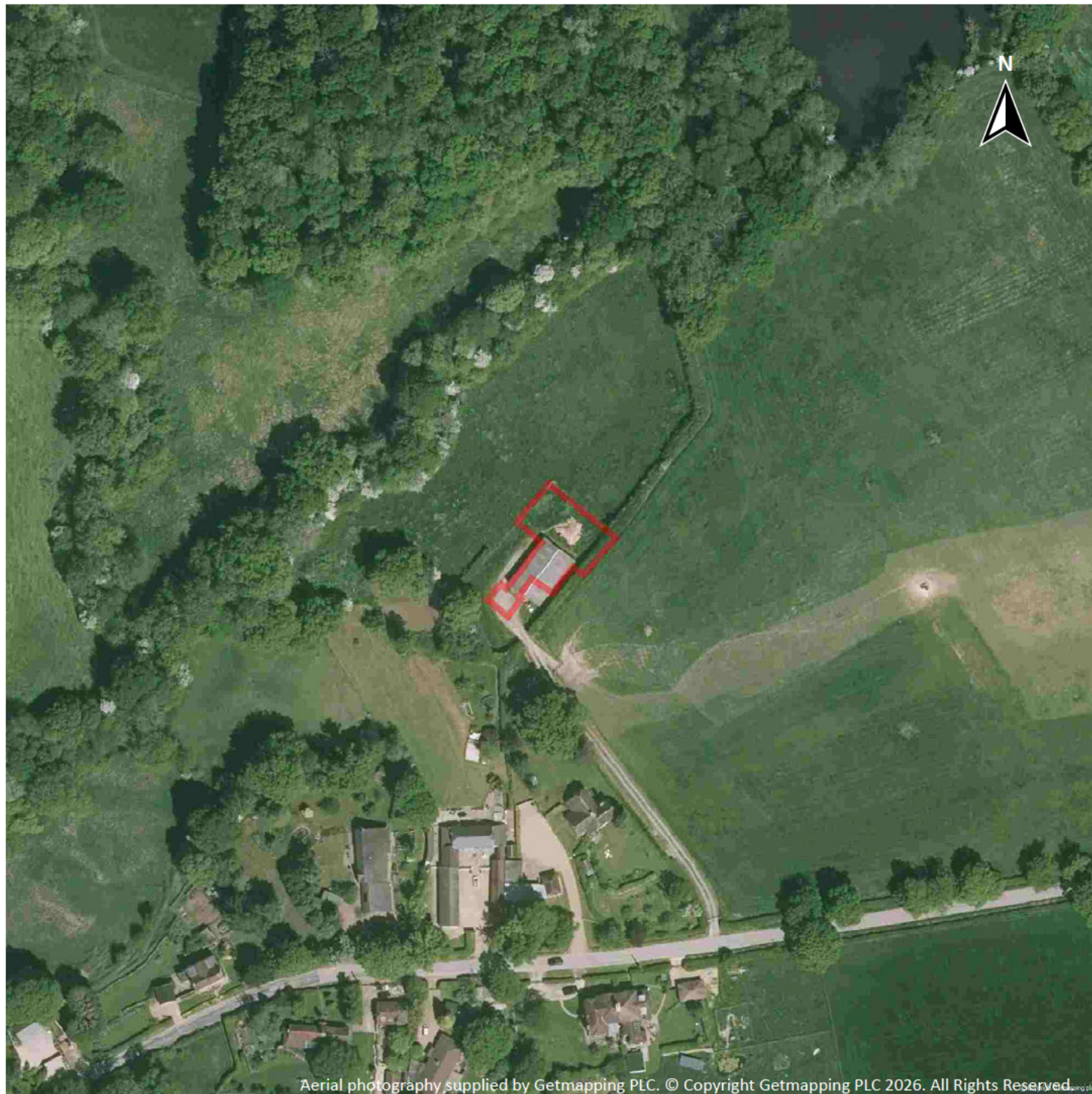


Capture Date: 24/04/2021

Site Area: 0.07ha



Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.07ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.07ha



Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.07ha



Recent site history - 1999 aerial photograph



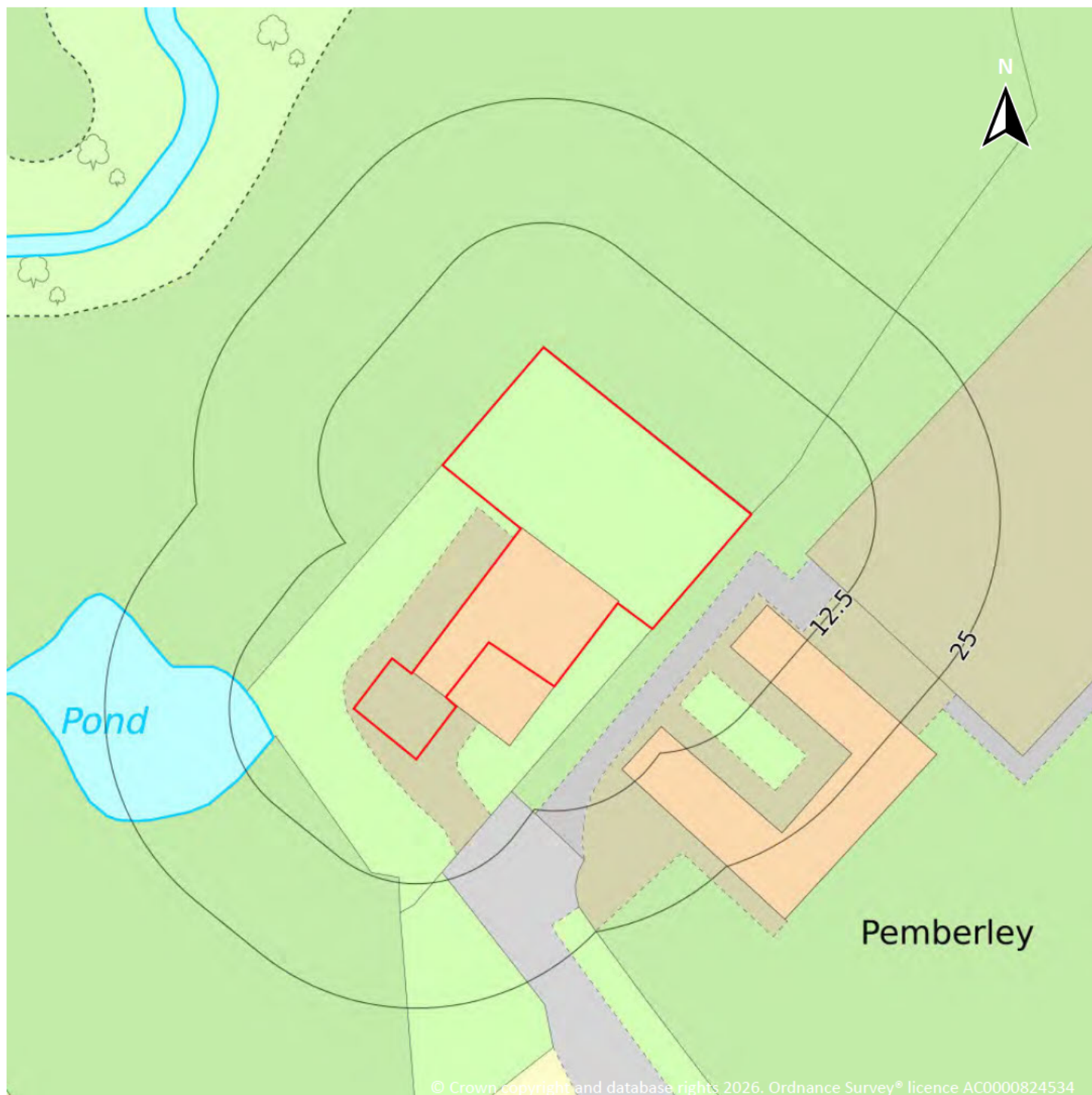
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.07ha



OS MasterMap site plan



Site Area: 0.07ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

11

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

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

ID	Location	Land use	Dates present	Group ID
A	309m NE	Boat House	1896	2172851



ID	Location	Land use	Dates present	Group ID
A	318m NE	Boat House	1912	2232698
A	318m NE	Boat House	1912	2256179
A	324m NE	Boat House	1956	2295208
A	325m NE	Boat House	1956	2204352
1	358m SE	Unspecified Ground Workings	1914	2165489
B	383m E	Smithy	1912	2321649
B	391m E	Smithy	1896	2207727
B	409m E	Smithy	1912	2273274
B	418m E	Smithy	1876	2236237
C	455m N	Pump House	1912	2303734

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	4
----------------------------	----------

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

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

ID	Location	Land use	Dates present	Group ID
2	400m NE	Unspecified Tank	1976 - 1994	406907
3	408m E	Unspecified Tank	1897 - 1911	419893
C	455m N	Unspecified Tank	1911 - 1977	416368
C	455m N	Unspecified Tank	1993	420899

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

12

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

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	309m NE	Boat House	1896	2172851
A	318m NE	Boat House	1912	2232698
A	318m NE	Boat House	1912	2256179

ID	Location	Land Use	Date	Group ID
A	324m NE	Boat House	1956	2295208
A	325m NE	Boat House	1956	2204352
1	358m SE	Unspecified Ground Workings	1914	2165489
B	383m E	Smithy	1912	2321649
B	391m E	Smithy	1896	2207727
B	409m E	Smithy	1912	2273274
B	418m E	Smithy	1876	2236237
E	455m N	Pump House	1912	2303734
E	458m N	Pump House	1912	2303734

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

7

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

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
C	400m NE	Unspecified Tank	1976	406907
C	401m NE	Unspecified Tank	1994	406907
D	408m E	Unspecified Tank	1897	419893
D	408m E	Unspecified Tank	1911	419893
E	455m N	Unspecified Tank	1911	416368
E	455m N	Unspecified Tank	1977	416368
E	455m N	Unspecified Tank	1993	420899

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 21](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Aerobic composting and associated prior treatment
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Using waste exemption	Both agricultural and non-agricultural waste	Incorporation of ash into soil
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
A	402m S	Maplehurst Farm Nuthurst Road Horsham West Sussex Rh13 6rb	EPR/QF0331L D/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
1	456m S	Maplehurst Farm, Nuthurst Road, Maplehurst, Horsham, Rh13 6rb	WEX109023	Using waste exemption	On a farm	Use of waste in construction

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



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 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.

4.5 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.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

4.12 Licensed Discharges to controlled waters

Records within 500m

10

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

Features are displayed on the Current industrial land use map on [page 24](#) >

ID	Location	Address	Details	
1	174m S	YEW TREE COTTAGE, YEW TREE COTTAGE, MAPLEHURST	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02779 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 20/03/1963 Effective Date: 20/03/1963 Revocation Date: 31/03/1997
2	270m S	1 NEW COTTAGES STP, 1 NEW COTTAGES, COPSALE ROAD, MAPLEHURST HORSHAM, WEST SUSSEX, RH13 6QY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRMB3590VU Permit Version: 1 Receiving Water: TRIB OF NUTHURST STREAM	Status: NEW ISSUED UNDER EPR 2010 Issue date: 10/04/2019 Effective Date: 10/04/2019 Revocation Date: -
A	331m NE	STW SERVING GAVESTON HALL, GAVESTON HALL, NUTHURST, HORSHAM, WEST SUSSEX, RH13 6RF	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: NPSWQD004892 Permit Version: 1 Receiving Water: GROUNDWATERS VIA A SOAKAWAY	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 23/01/2009 Effective Date: 23/01/2009 Revocation Date: 20/12/2012
A	331m NE	STW SERVING GAVESTON HALL, GAVESTON HALL, NUTHURST, HORSHAM, WEST SUSSEX, RH13 6RF	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: NPSWQD004892 Permit Version: 2 Receiving Water: GROUNDWATERS VIA A SOAKAWAY	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2012 Effective Date: 21/12/2012 Revocation Date: -
4	351m SE	SOUTHVIEW SEWAGE TREATMENT SYSTEM, SOUTHVIEW, COPSALE ROAD, MAPLEHURST, HORSHAM, SUSSEX, RH13 6QY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRPB3298EB Permit Version: 1 Receiving Water: TRIBUTARY OF THE RIVER ADUR	Status: NEW ISSUED UNDER EPR 2010 Issue date: 18/10/2019 Effective Date: 18/10/2019 Revocation Date: -
5	379m E	LAND AT WHEELERS, LAND AT WHEELERS, NUTHURST ROAD, MAPLEHURST, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P04694 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 05/02/1993 Effective Date: 05/02/1993 Revocation Date: -



ID	Location	Address	Details	
6	387m E	MAPLE EAVES, MAPLE EAVES, MAPLEHURST	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02794 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/02/1982 Effective Date: 22/02/1982 Revocation Date: 31/03/1997
7	419m W	BAKERS, COPSALE ROAD, MAPLEHURST, HORSHAM, WEST SUSSEX, RH13 6QY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRSB3097NG Permit Version: 1 Receiving Water: DRAIN TRIB NUTHURST STREAM	Status: NEW ISSUED UNDER EPR 2010 Issue date: 18/08/2020 Effective Date: 18/08/2020 Revocation Date: -
8	461m S	MAPLEHURST FARM, MAPLEHURST FARM, MAPLEHURST, HORSHAM, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: S01042 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 03/09/1964 Effective Date: 03/09/1964 Revocation Date: 31/03/1997
10	496m NE	GAVESTON HALL STW, NUTHURST, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N01343 Permit Version: 1 Receiving Water: -	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/02/1982 Effective Date: 22/02/1982 Revocation Date: 31/03/1997

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

4.13 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.

4.14 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.



4.15 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.

4.16 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.

4.17 Pollution Incidents (EA/NRW)

Records within 500m

5

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

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Details	
3	335m SW	Incident Date: 11/06/2003 Incident Identification: 164976 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	406m SW	Incident Date: 17/06/2002 Incident Identification: 85346 Pollutant: Inert Materials and Wastes:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	406m SW	Incident Date: 17/06/2002 Incident Identification: 85346 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
B	406m SW	Incident Date: 17/06/2002 Incident Identification: 85346 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)



ID	Location	Details	
9	477m SE	Incident Date: 16/08/2002 Incident Identification: 100995 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.18 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.

4.19 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.

4.20 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.

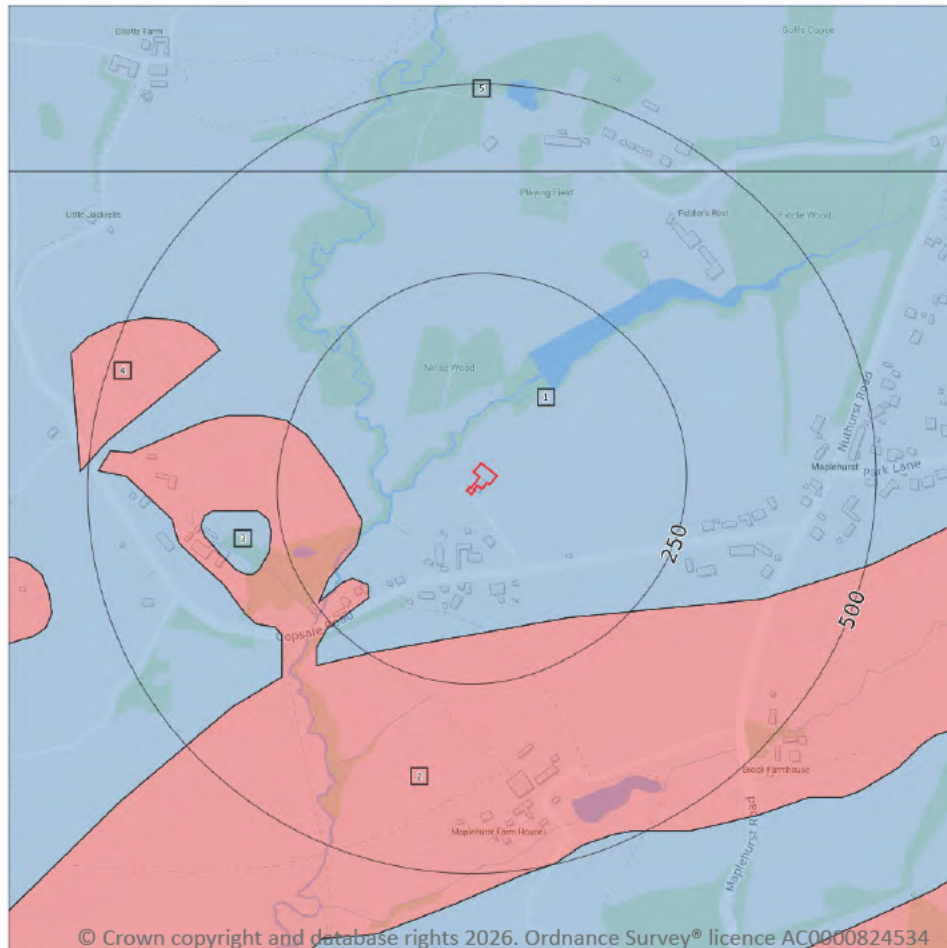
Features are displayed on the Hydrogeology map on [page 31](#) >

ID	Location	Designation	Description
1	312m SW	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

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 32 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	144m W	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

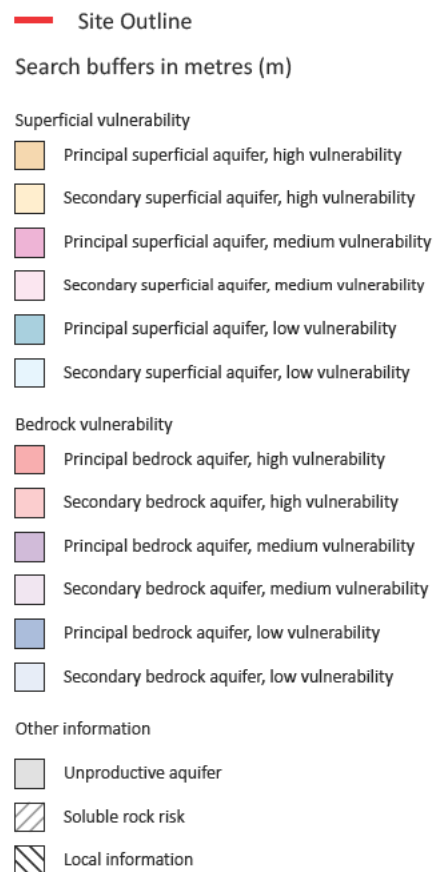
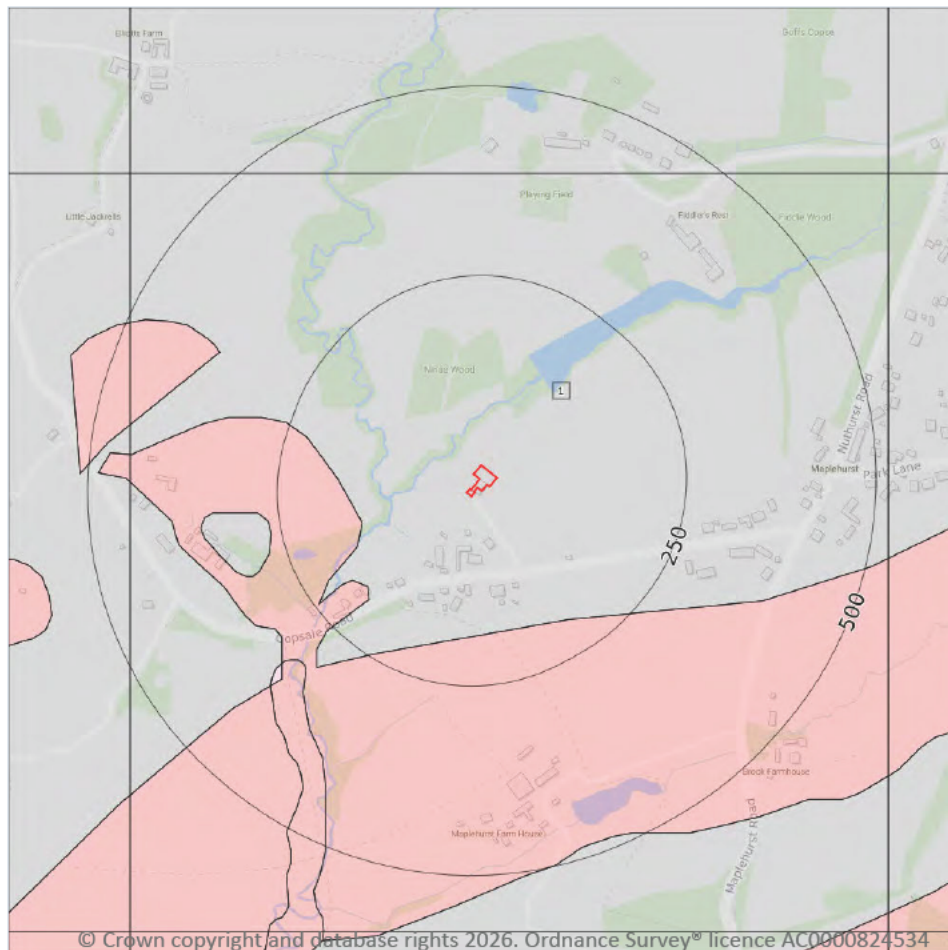


ID	Location	Designation	Description
3	264m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	372m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	385m N	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

1

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

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

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



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m	0
----------------------	---

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

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

5.7 Surface water abstractions

Records within 2000m	0
----------------------	---

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

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

5.8 Potable abstractions

Records within 2000m	0
----------------------	---

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

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

5.9 Source Protection Zones

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

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS NGD)
- 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 NGD)

Records within 250m

14

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

Features are displayed on the Hydrology map on [page 38](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	20m W	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	33m W	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
1	40m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	90m NE	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	91m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	96m SW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	100m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nuthurst Stream
2	102m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nuthurst Stream
A	106m SW	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	109m SW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	111m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nuthurst Stream
4	142m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	171m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Nuthurst Stream
7	173m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Nuthurst Stream

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

6

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

Features are displayed on the Hydrology map on [page 38](#) >

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 38](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Blakes Gill	GB107041012280	Adur Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 38](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1085m SW	River	Blakes Gill	GB107041012280 ↗	No longer applicable	Does not require assessment	Poor	2022



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

6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding



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

7.1 Risk of flooding from rivers and the sea

Records within 50m

3

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

Features are displayed on the River and coastal flooding map on [page 42 >](#)



Distance	Flood risk category
On site	N/A
0 - 50m	High

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.

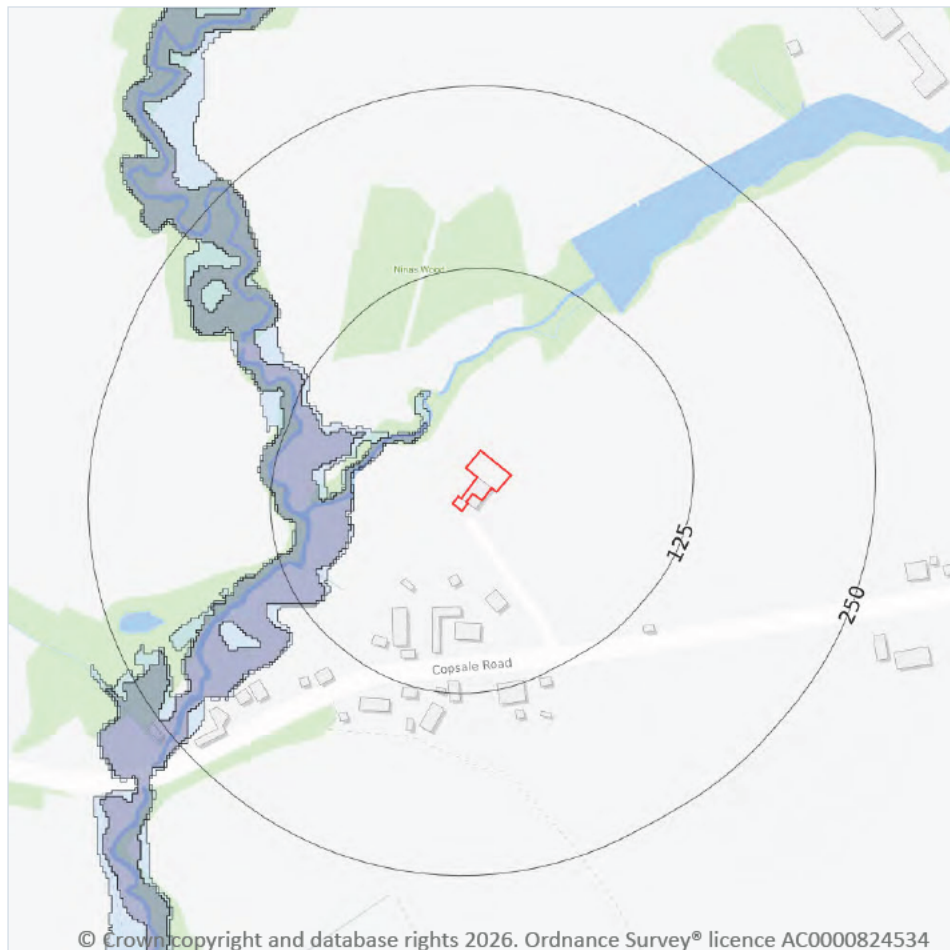
7.4 Flood Storage Areas

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

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

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

River and coastal flooding - Flood Zones



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

7.5 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 42 >](#)

Location	Type
37m NW	Zone 2 - (Fluvial /Tidal Models)

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

7.6 Flood Zone 3

Records within 50m

1

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

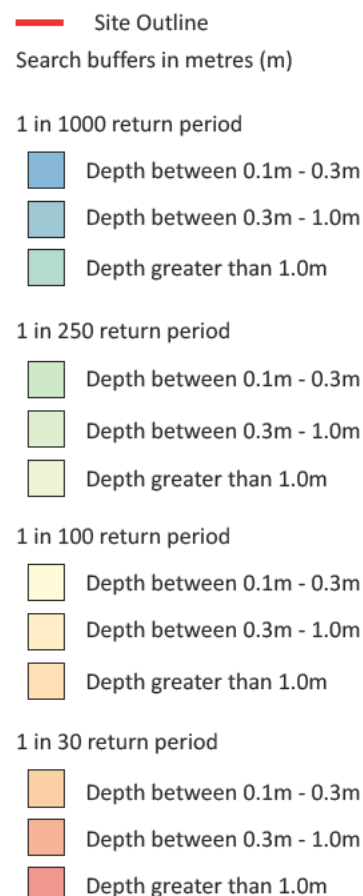
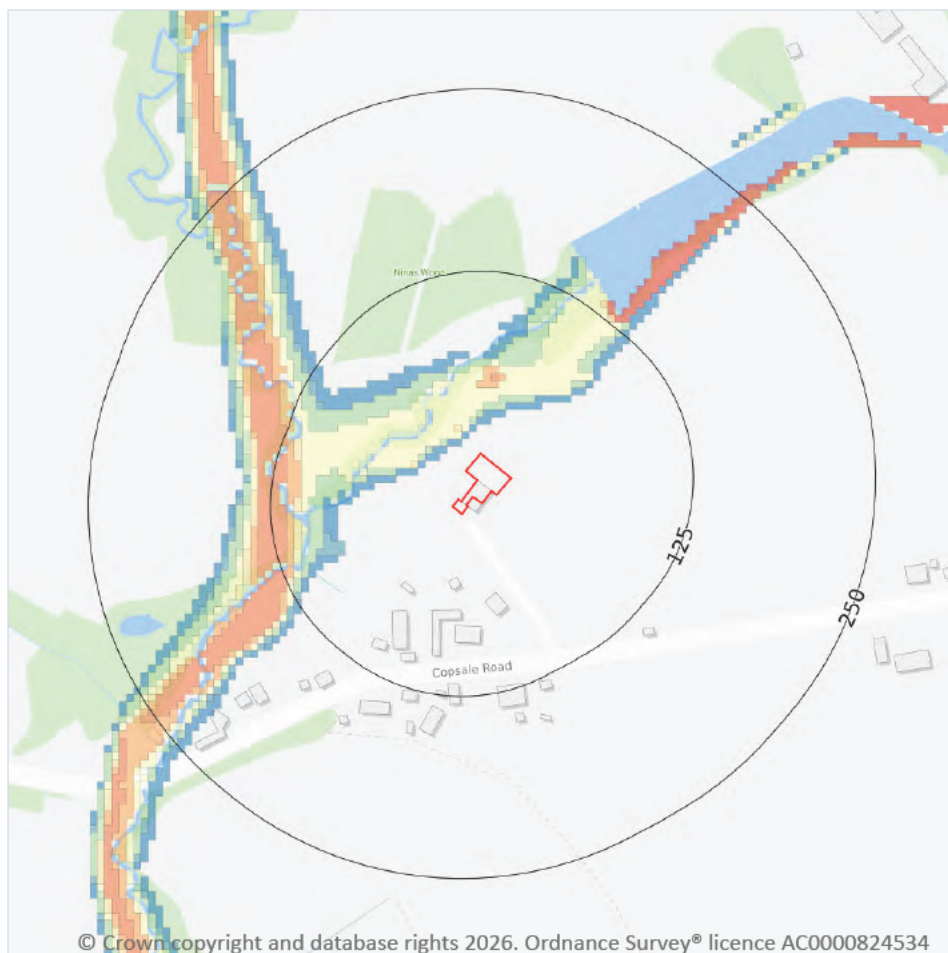
Features are displayed on the River and coastal flooding map on [page 42](#) >

Location	Type
37m NW	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

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

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

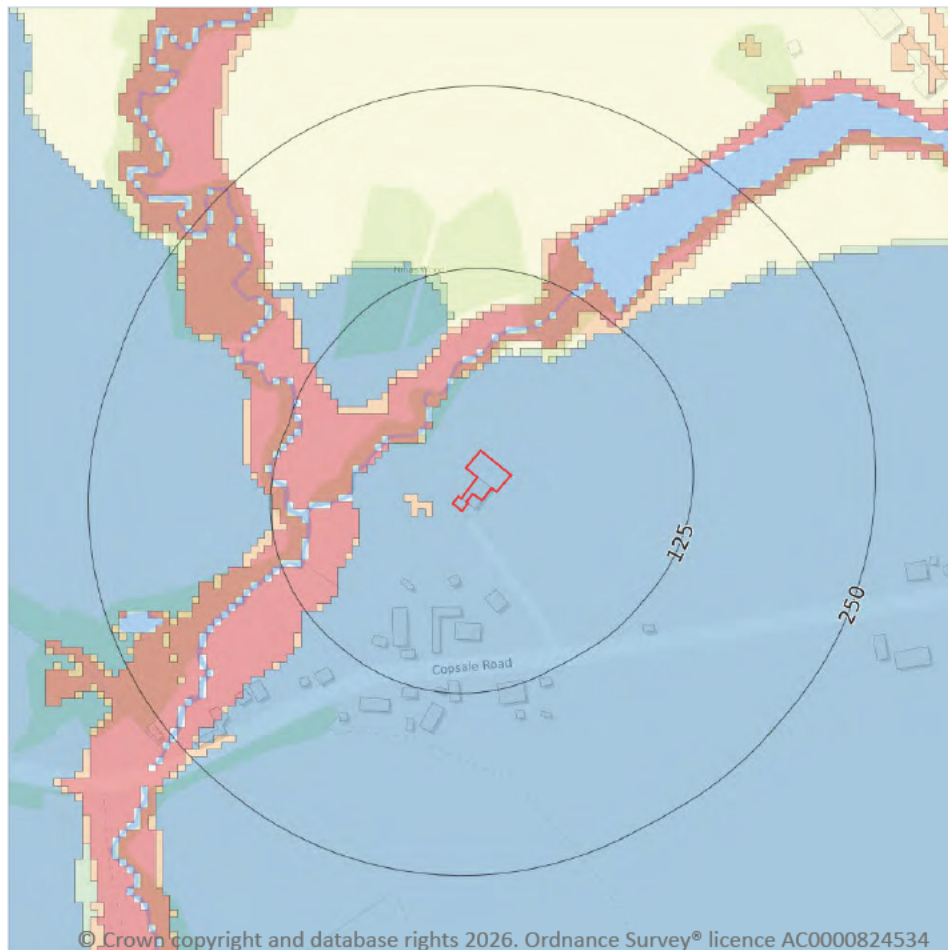
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



- Site Outline**
- Search buffers in metres (m)**
- High
 - Moderate - High
 - Moderate
 - Low
 - Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

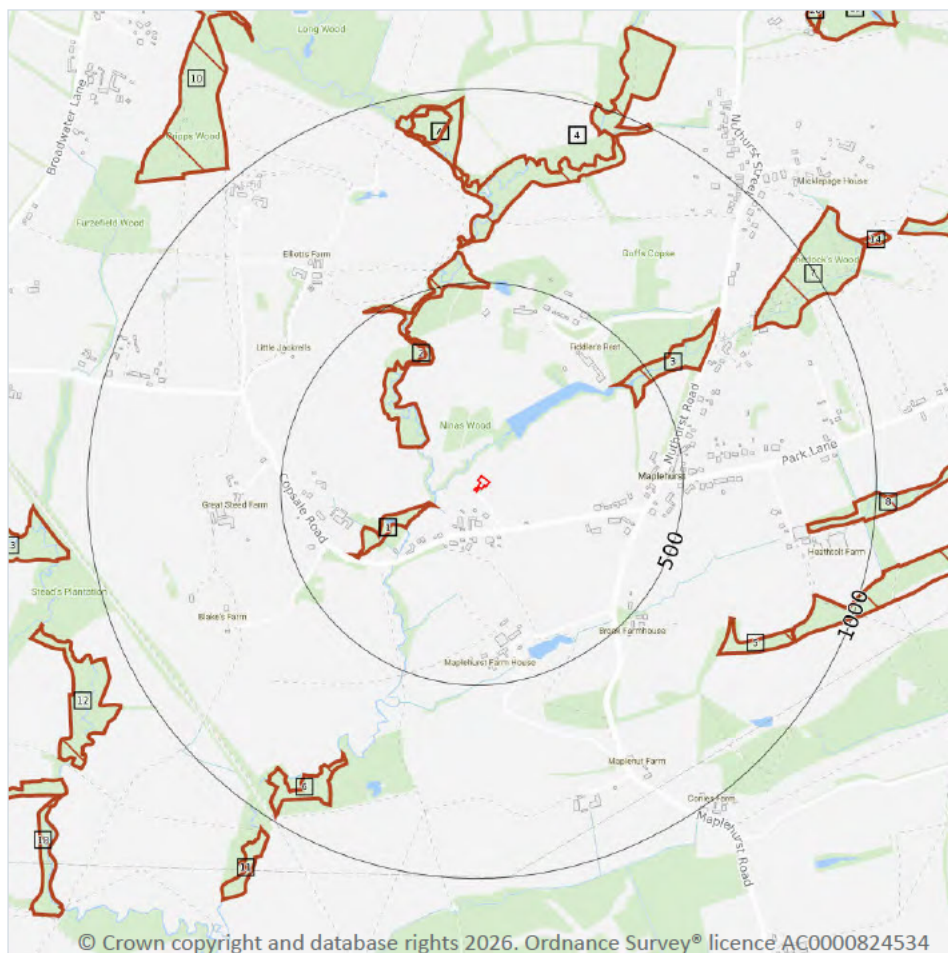
High

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

Features are displayed on the Groundwater flooding map on [page 48](#) >

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

39

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

Features are displayed on the Environmental designations map on [page 49](#) >

ID	Location	Name	Woodland Type
1	113m W	Unknown	Ancient & Semi-Natural Woodland
2	165m NW	Unknown	Ancient & Semi-Natural Woodland
3	412m NE	Unknown	Ancient & Semi-Natural Woodland
4	592m N	Unknown	Ancient & Semi-Natural Woodland
5	715m SE	Unknown	Ancient & Semi-Natural Woodland
6	761m SW	Unknown	Ancient & Semi-Natural Woodland
7	792m NE	Sherlocks Wood	Ancient & Semi-Natural Woodland
A	802m N	Unknown	Ancient & Semi-Natural Woodland
8	829m E	Unknown	Ancient & Semi-Natural Woodland
A	869m N	Unknown	Ancient & Semi-Natural Woodland
9	872m SE	Unknown	Ancient & Semi-Natural Woodland
10	1031m NW	Unknown	Ancient & Semi-Natural Woodland
11	1033m SW	Unknown	Ancient & Semi-Natural Woodland
12	1050m SW	Unknown	Ancient & Semi-Natural Woodland
13	1062m W	Unknown	Ancient & Semi-Natural Woodland
14	1135m NE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
15	1242m NE	Unknown	Ancient & Semi-Natural Woodland
-	1274m N	Unknown	Ancient & Semi-Natural Woodland
-	1300m E	Unknown	Ancient & Semi-Natural Woodland
18	1303m SW	Unknown	Ancient & Semi-Natural Woodland
19	1437m NE	Furzefield Copse	Ancient & Semi-Natural Woodland
20	1439m NE	Unknown	Ancient & Semi-Natural Woodland
-	1439m N	Unknown	Ancient & Semi-Natural Woodland
-	1685m NE	Unknown	Ancient & Semi-Natural Woodland
-	1702m S	Unknown	Ancient & Semi-Natural Woodland
-	1776m N	Unknown	Ancient & Semi-Natural Woodland
-	1777m SE	Unknown	Ancient & Semi-Natural Woodland
-	1784m E	Unknown	Ancient & Semi-Natural Woodland
-	1787m SE	Unknown	Ancient & Semi-Natural Woodland
-	1819m W	Alder Coppice	Ancient & Semi-Natural Woodland
-	1821m N	Unknown	Ancient & Semi-Natural Woodland
-	1849m E	Unknown	Ancient Replanted Woodland
-	1852m N	Unknown	Ancient & Semi-Natural Woodland
-	1865m W	Nuthorn Wood, Upper Lag	Ancient & Semi-Natural Woodland
-	1866m NW	Rushetts Gill	Ancient & Semi-Natural Woodland
-	1866m N	Unknown	Ancient & Semi-Natural Woodland
-	1928m W	Nuthorn Wood, Upper Lag	Ancient Replanted Woodland
-	1931m NE	Lodgesale Wood	Ancient & Semi-Natural Woodland
-	1999m NW	Stakers Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

1

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

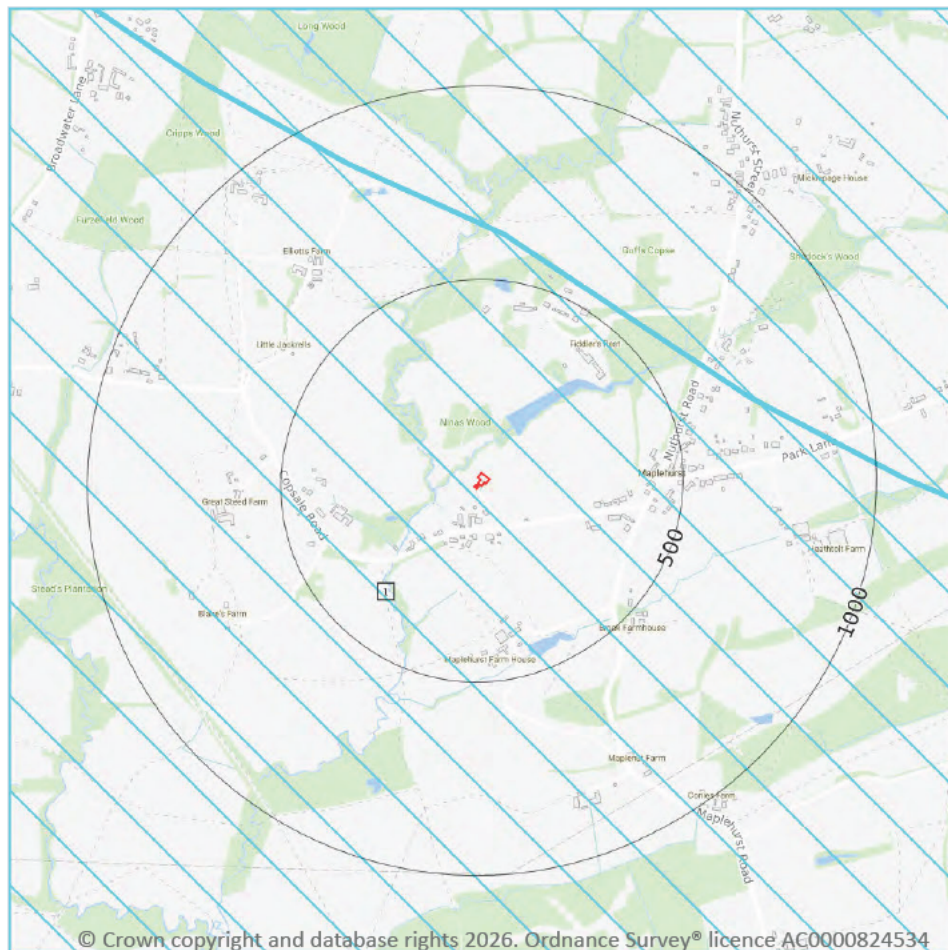
Location	Name	Type	NVZ ID	Status
743m SE	Adur East (Sakeham) NVZ	Surface Water	522	Existing



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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 56 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000000000&notes=&location=518461,122815%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

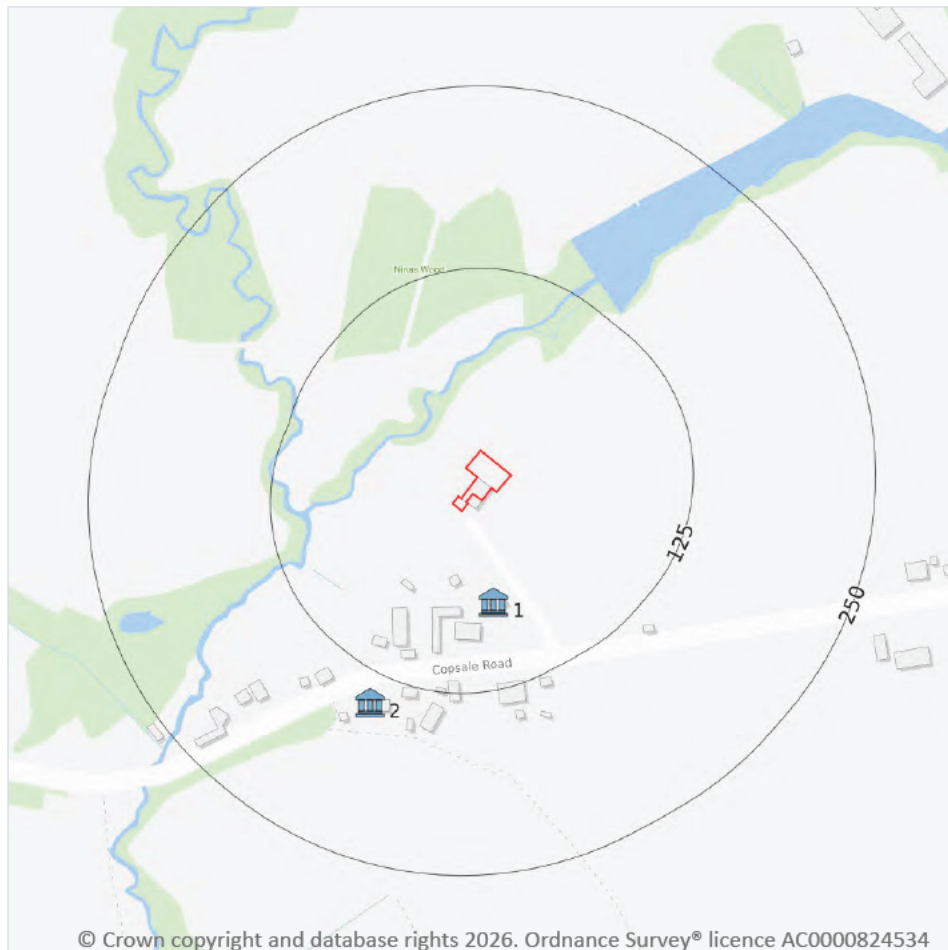
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

2

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

Features are displayed on the Visual and cultural designations map on [page 58 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	66m S	Sheepwash Farmhouse	II	1285813	22/09/1959
2	146m SW	Cedar Cottage	II	1027025	28/11/1980

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

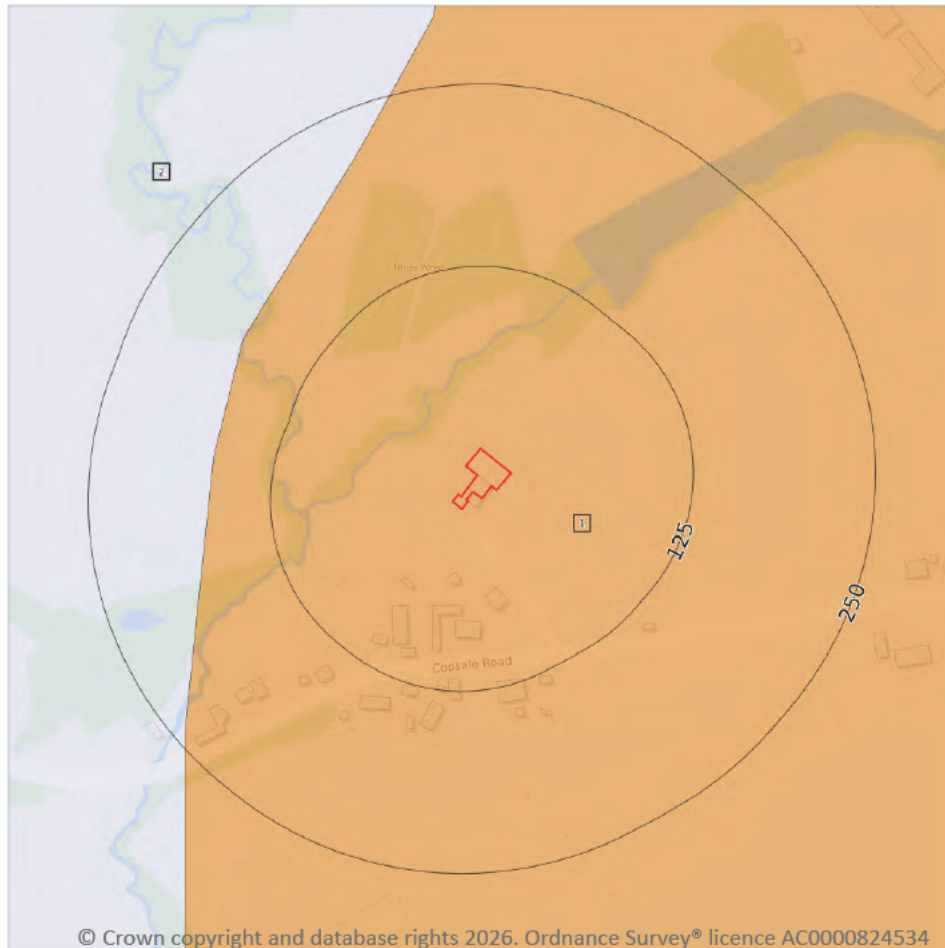
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

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

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



ID	Location	Classification	Description
2	166m W	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

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

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

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

12.3 Tree Felling Licences

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

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

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

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

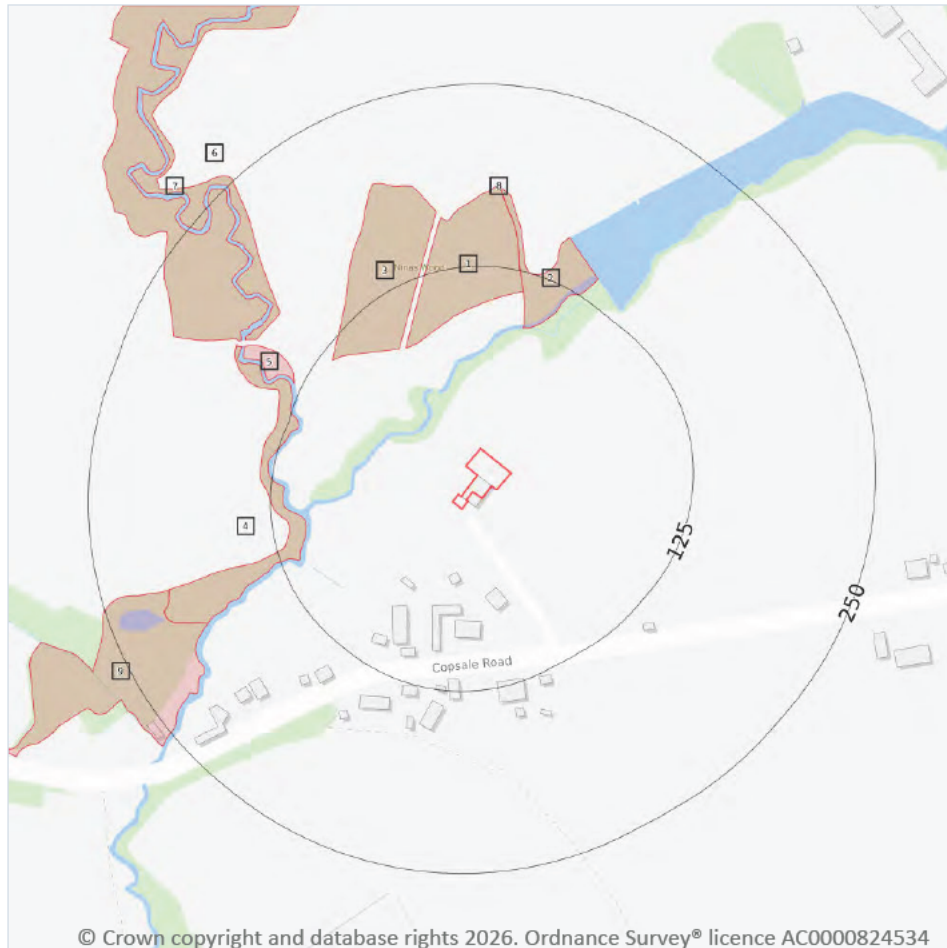
0

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

9

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 64](#) >

ID	Location	Main Habitat	Other habitats
1	84m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	88m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	88m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	102m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	131m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	165m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	173m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	180m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	187m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

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

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

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

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

This data is sourced from Natural England.

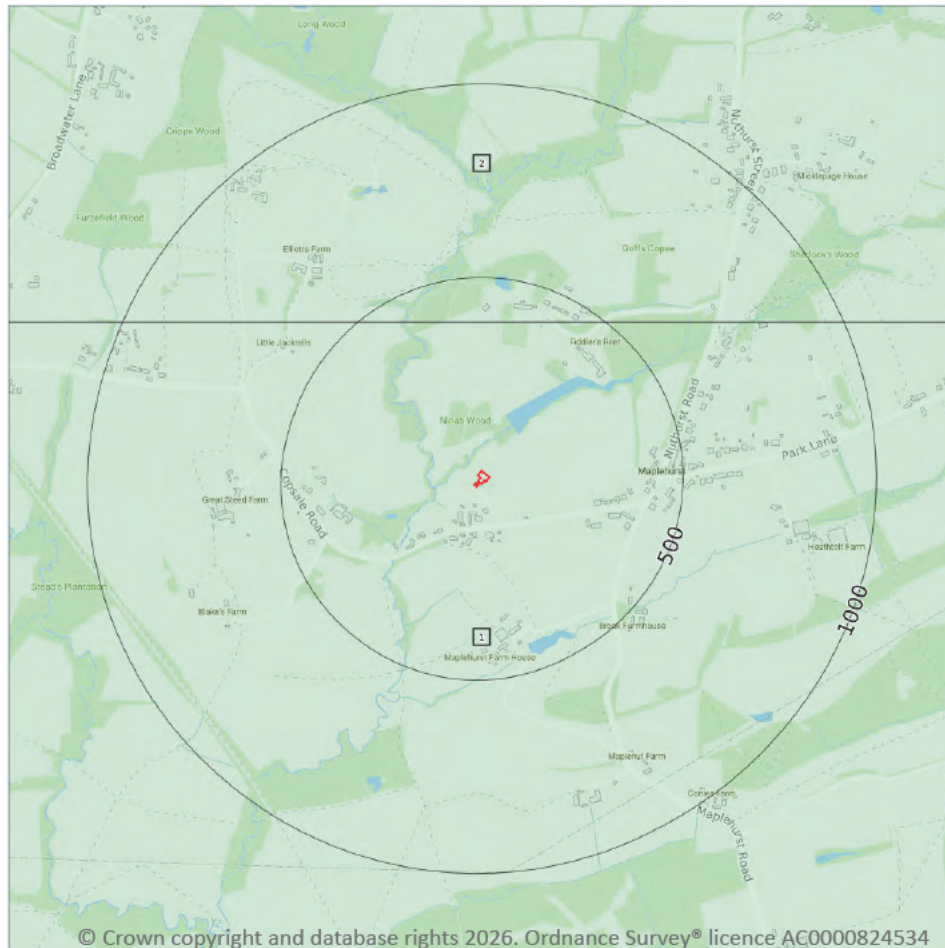
13.4 Limestone Pavement Orders

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

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 66](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ12SE
2	385m N	Full	Full	Full	No coverage	TQ12NE

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

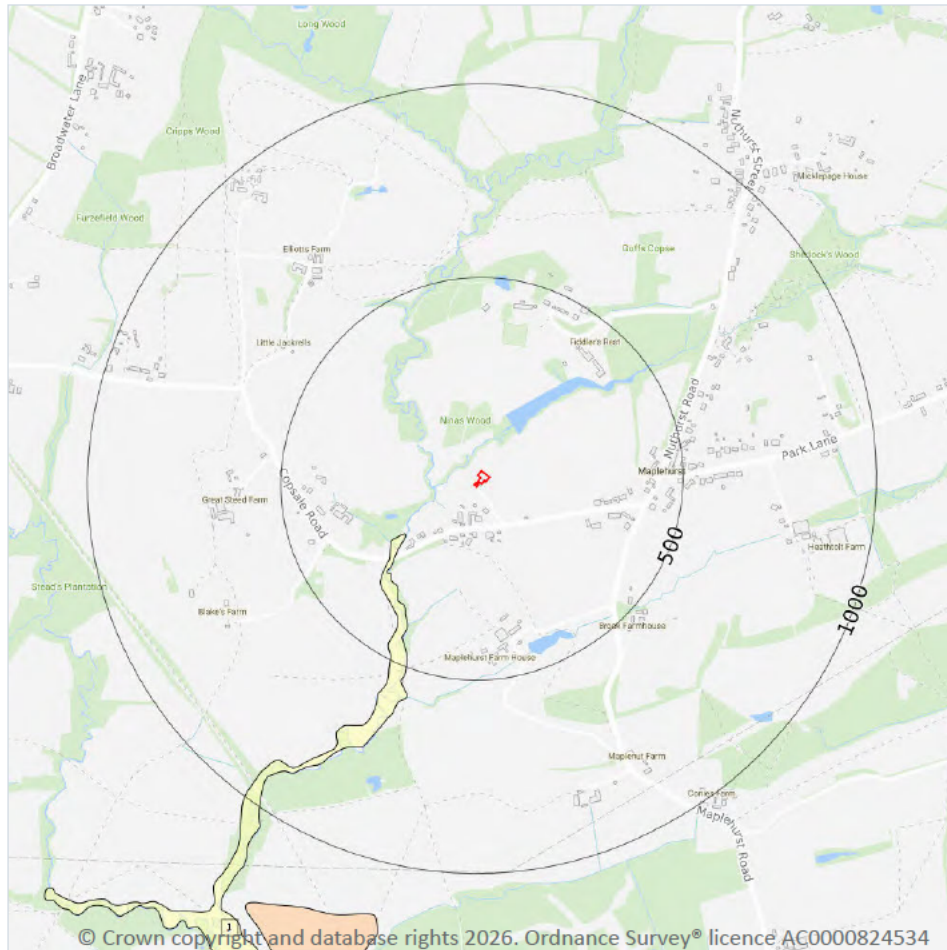
0

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 68](#) >

ID	Location	LEX Code	Description	Rock description
1	219m SW	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

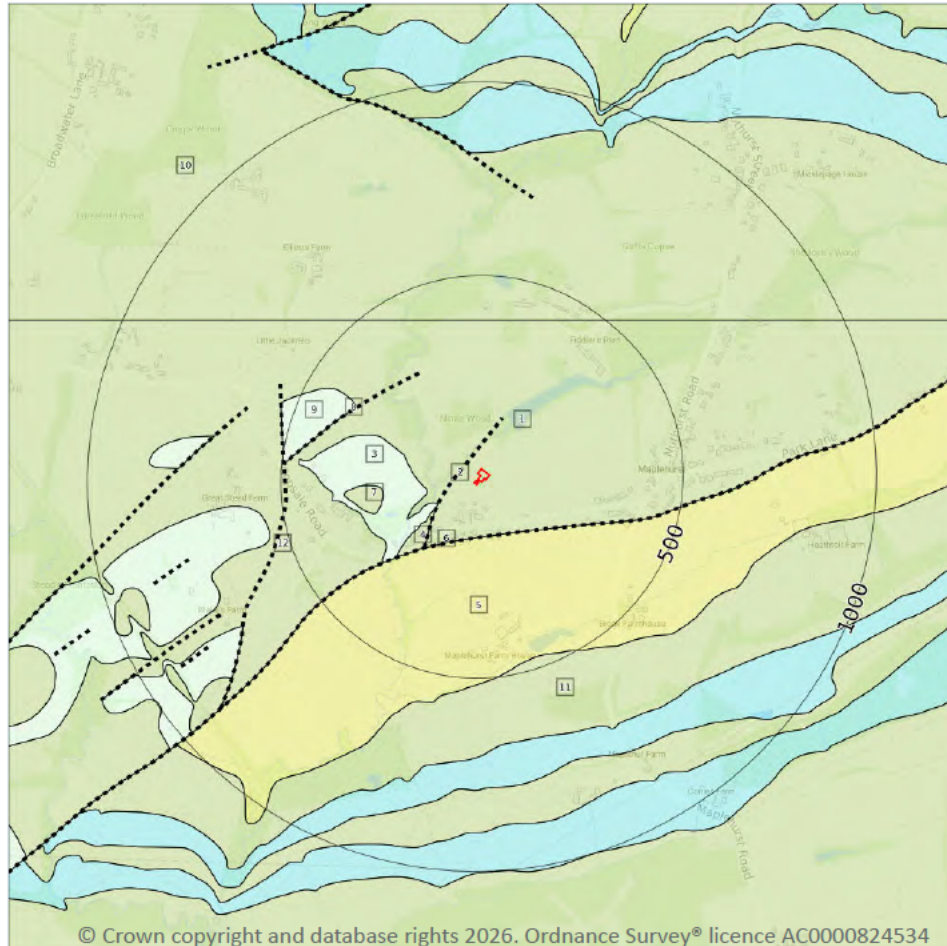
0

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

8

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 70](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
3	108m SW	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
4	117m SW	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian

ID	Location	LEX Code	Description	Rock age
5	135m S	UTW-SIMS	Upper Tunbridge Wells Sand-Siltstone, Mudstone And Sandstone	Valanginian
7	237m W	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
9	354m NW	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
10	385m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
11	471m 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

4

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

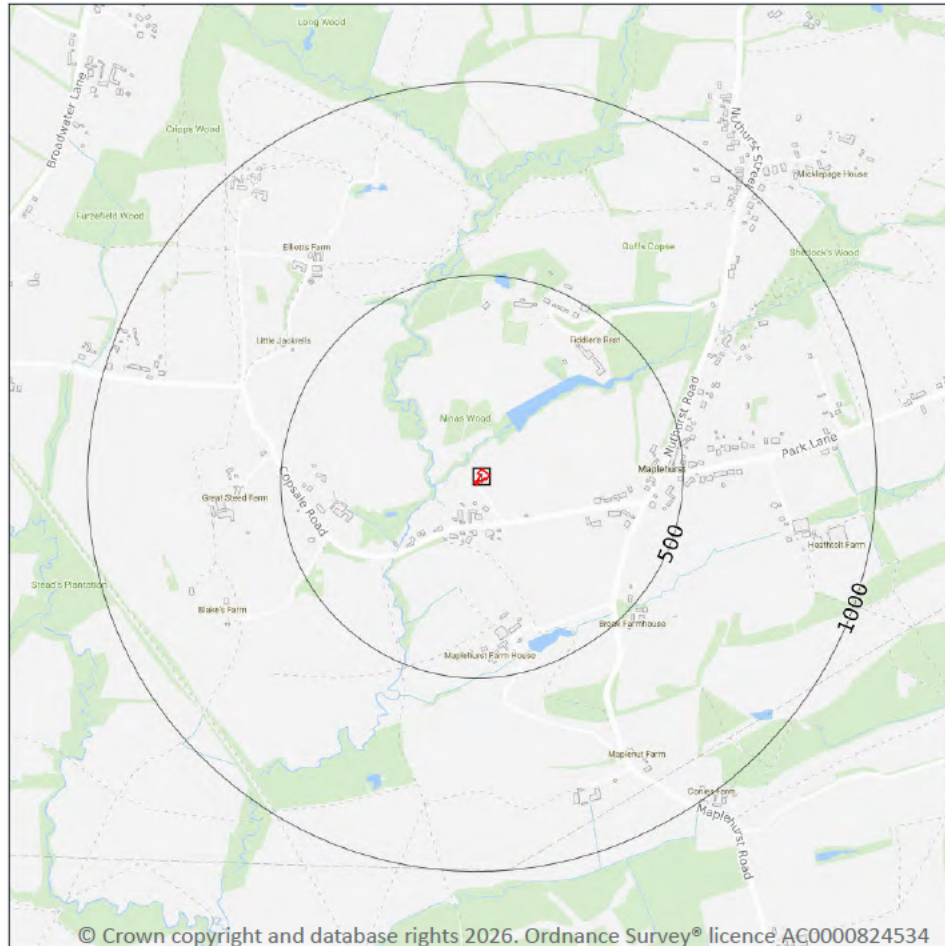
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 70 >](#)

ID	Location	Category	Description
2	39m NW	FAULT	Fault, inferred, displacement unknown
6	135m S	FAULT	Fault, inferred, displacement unknown
8	296m NW	FAULT	Fault, inferred, displacement unknown
12	488m W	FAULT	Fault, inferred, displacement unknown

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 72](#) >

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

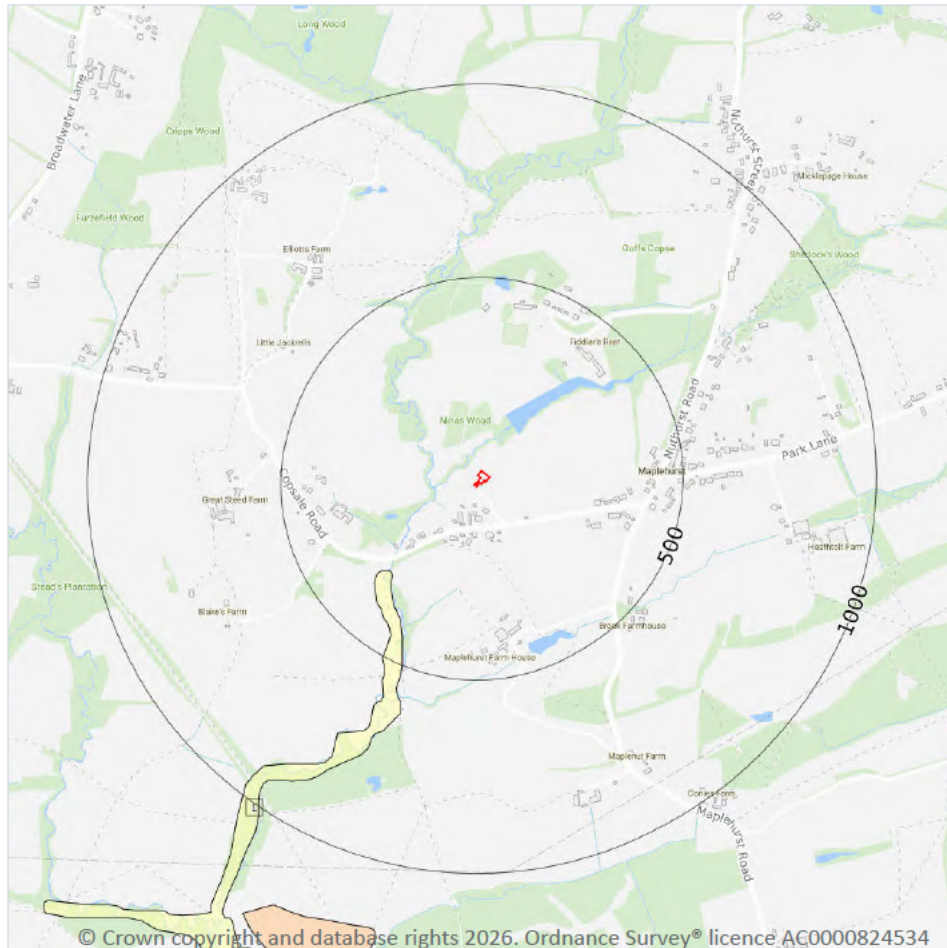
0

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 74](#) >

ID	Location	LEX Code	Description	Rock description
1	312m SW	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

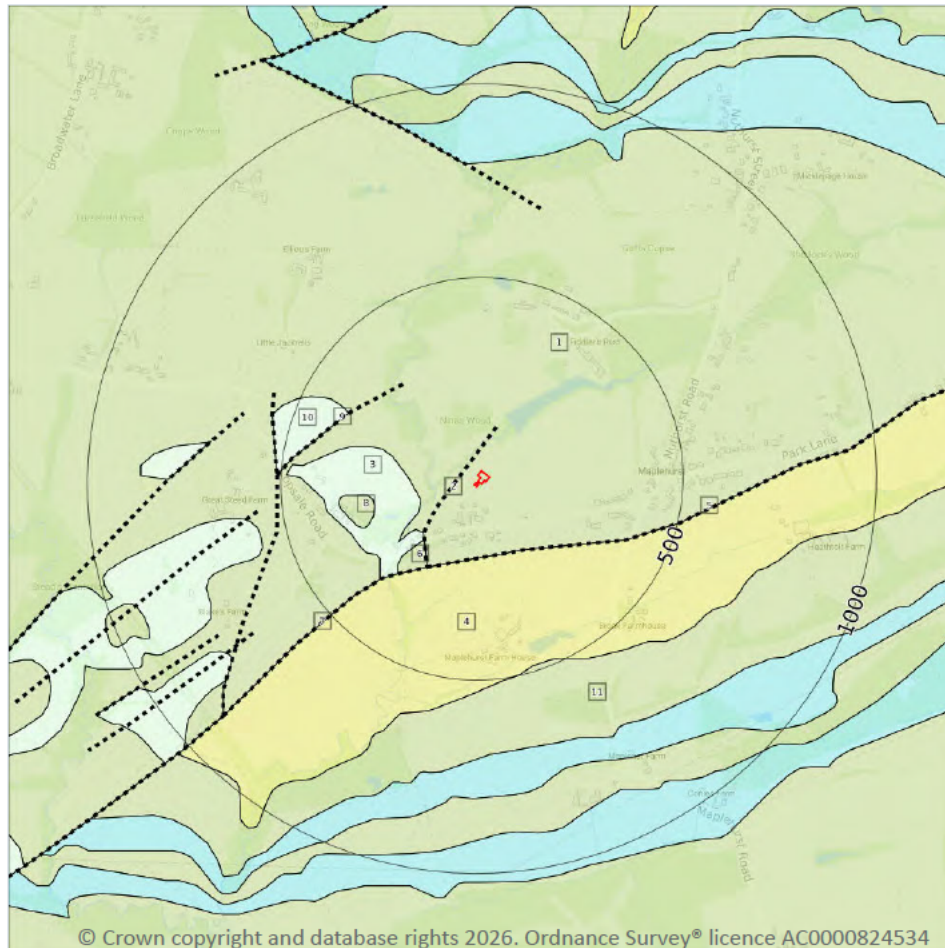
0

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.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

7

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 76](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
3	144m W	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
4	182m S	UTW-SDSL	Upper Tunbridge Wells Sand-Sandstone and siltstone, interbedded	Valanginian

ID	Location	LEX Code	Description	Rock age
6	191m SW	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
8	264m W	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
10	372m NW	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
11	485m S	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
--------------------	---

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	4
---------------------	---

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 76 >](#)

ID	Location	Category	Description
2	36m NW	FAULT	Fault, inferred, displacement unknown
5	182m S	FAULT	Fault, inferred, displacement unknown
7	244m SW	FAULT	Fault, inferred, displacement unknown
9	301m NW	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

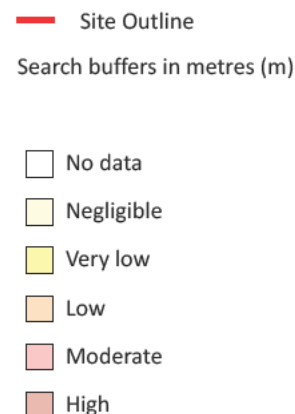
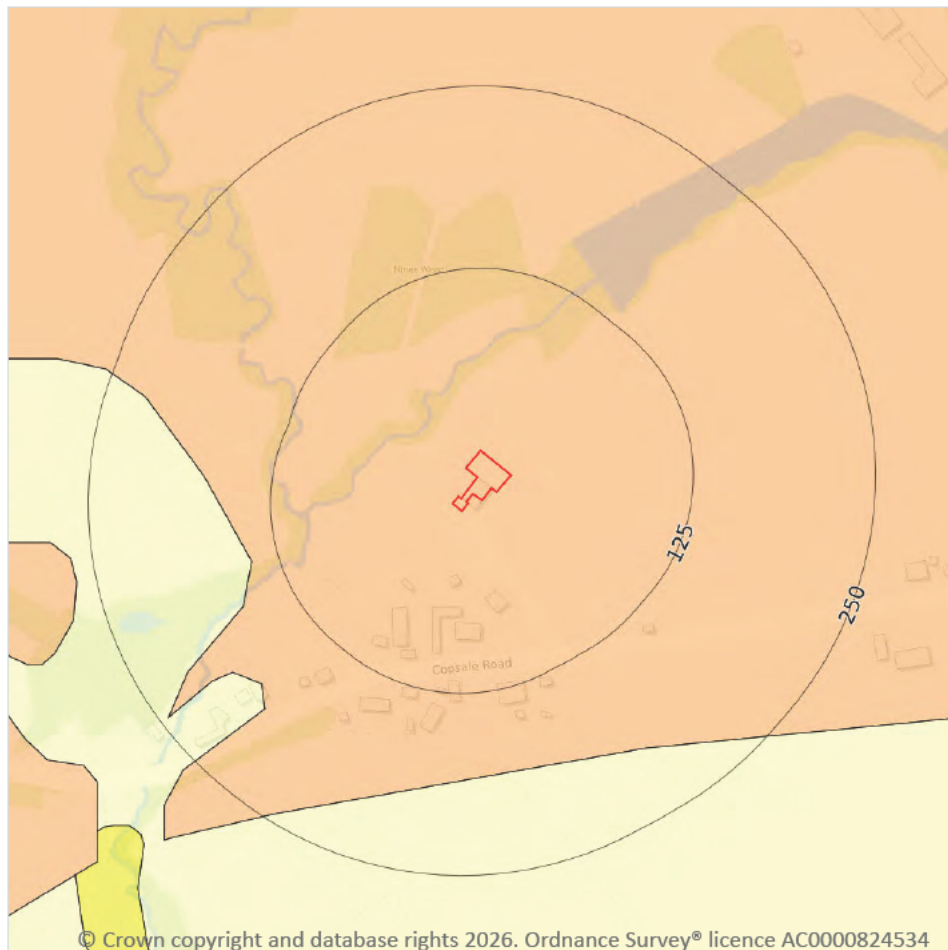
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

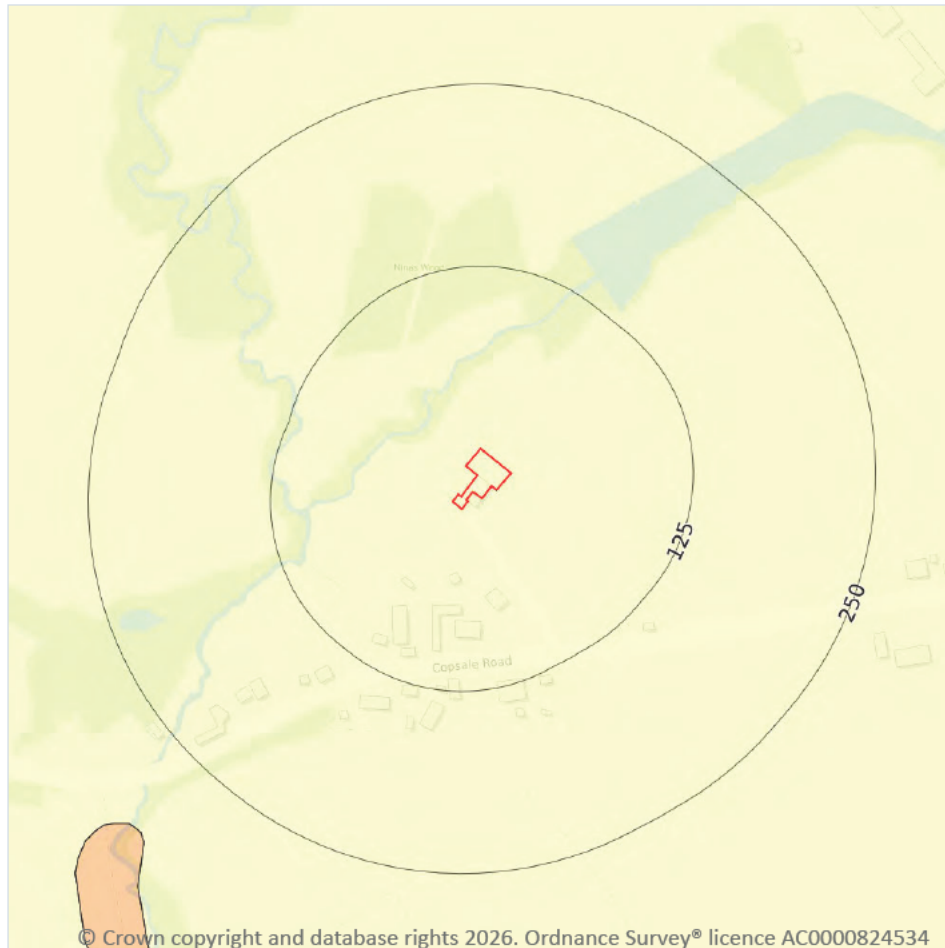
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 79](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

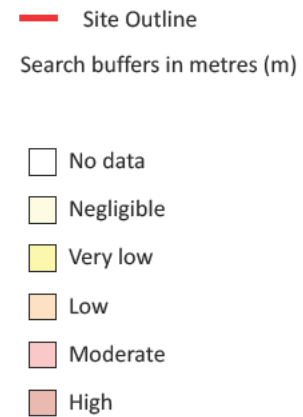
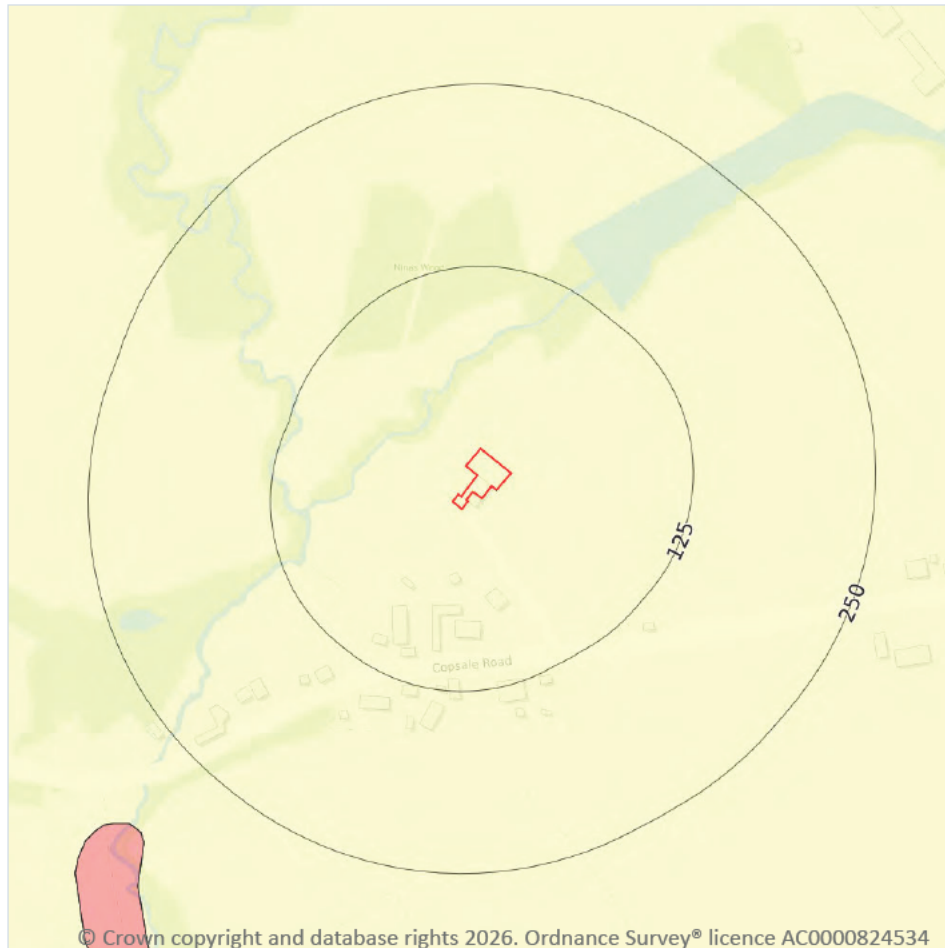
Features are displayed on the Natural ground subsidence - Running sands map on [page 80](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

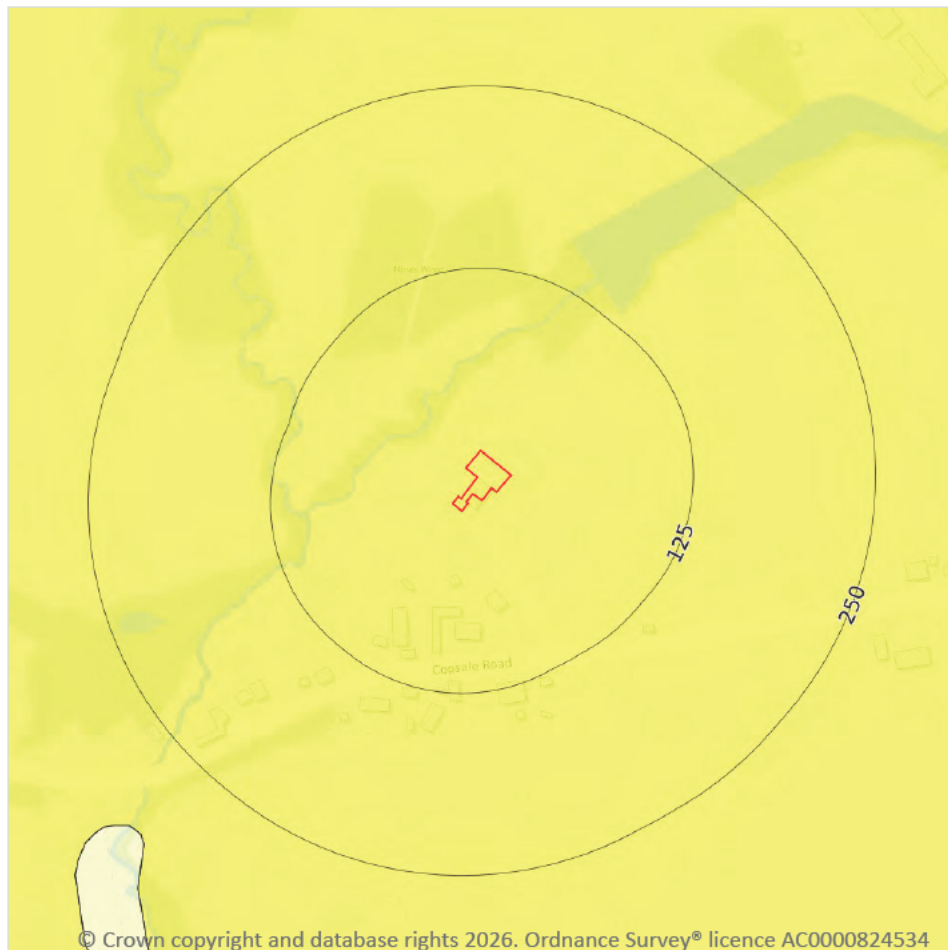
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 81](#) >

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.

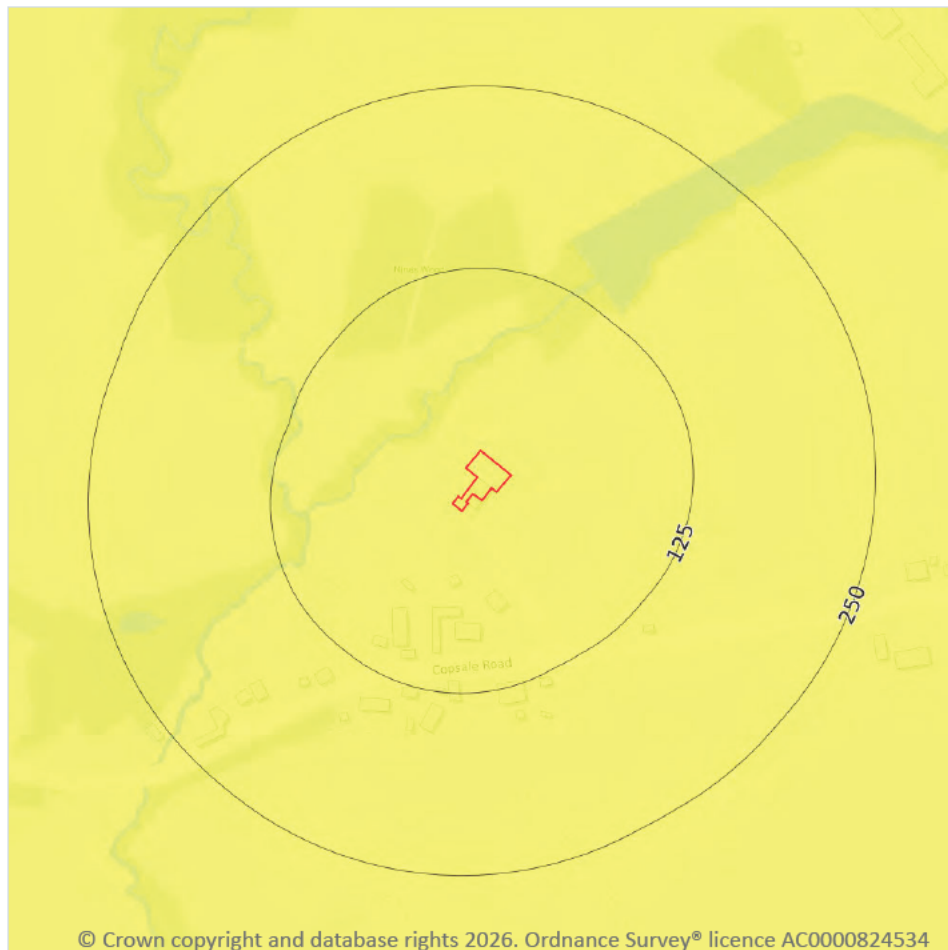
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 82 >](#)

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.

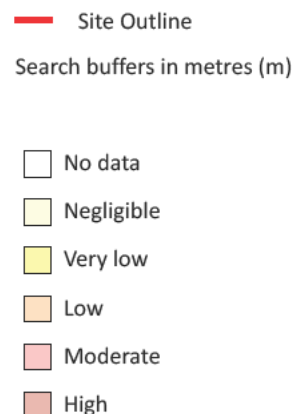
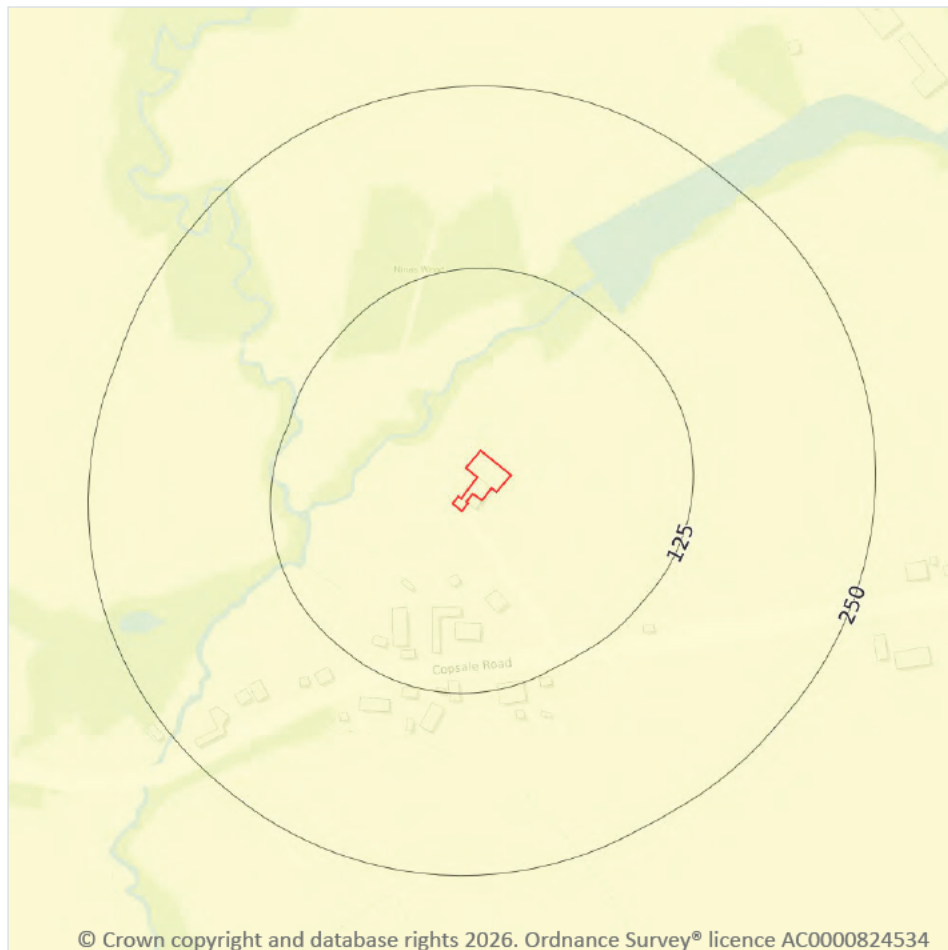
Features are displayed on the Natural ground subsidence - Landslides map on [page 83](#) >

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 84](#)

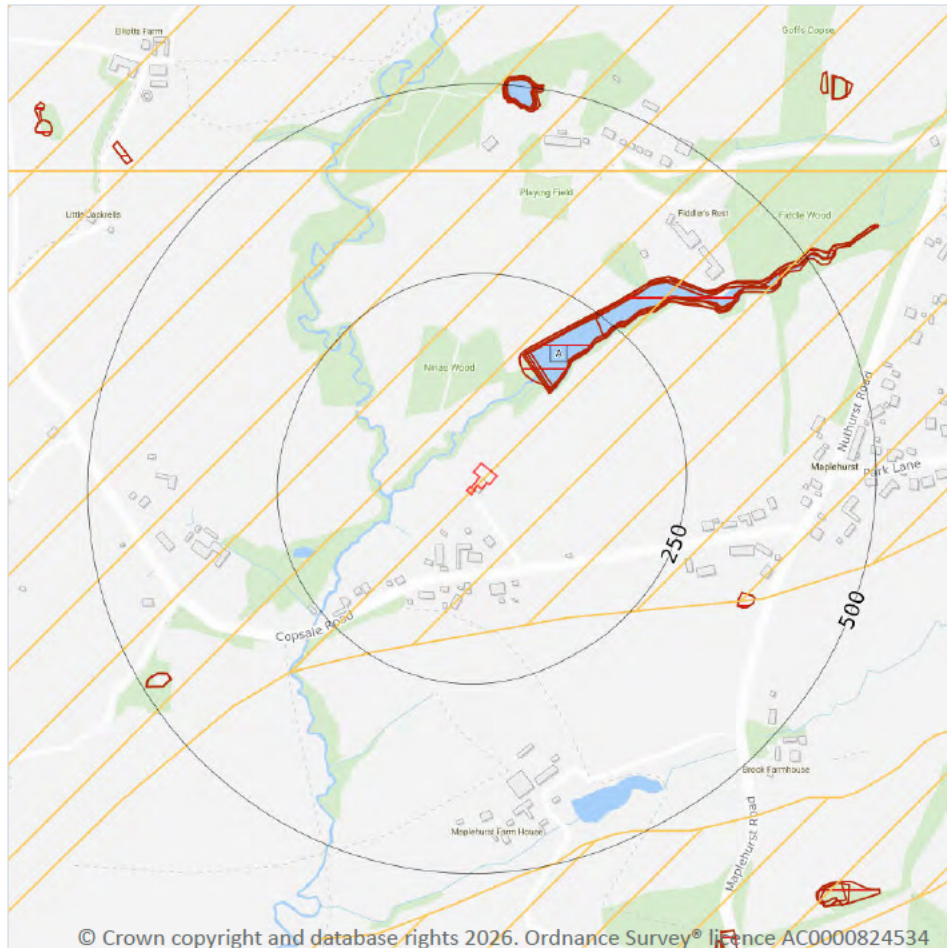
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

6

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

Features are displayed on the Mining and ground workings map on [page 86](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	128m NE	Fish Pond	1912	1:10560
A	128m NE	Fish Pond	1956	1:10560
A	130m NE	Fish Pond	1912	1:10560
A	134m NE	Fish Pond	1956	1:10560
A	137m NE	Fish Pond	1981	1:10000
A	231m NE	Fish Pond	1896	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

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 86](#) >

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.
3	385m N	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.



18.12 Coal mining

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

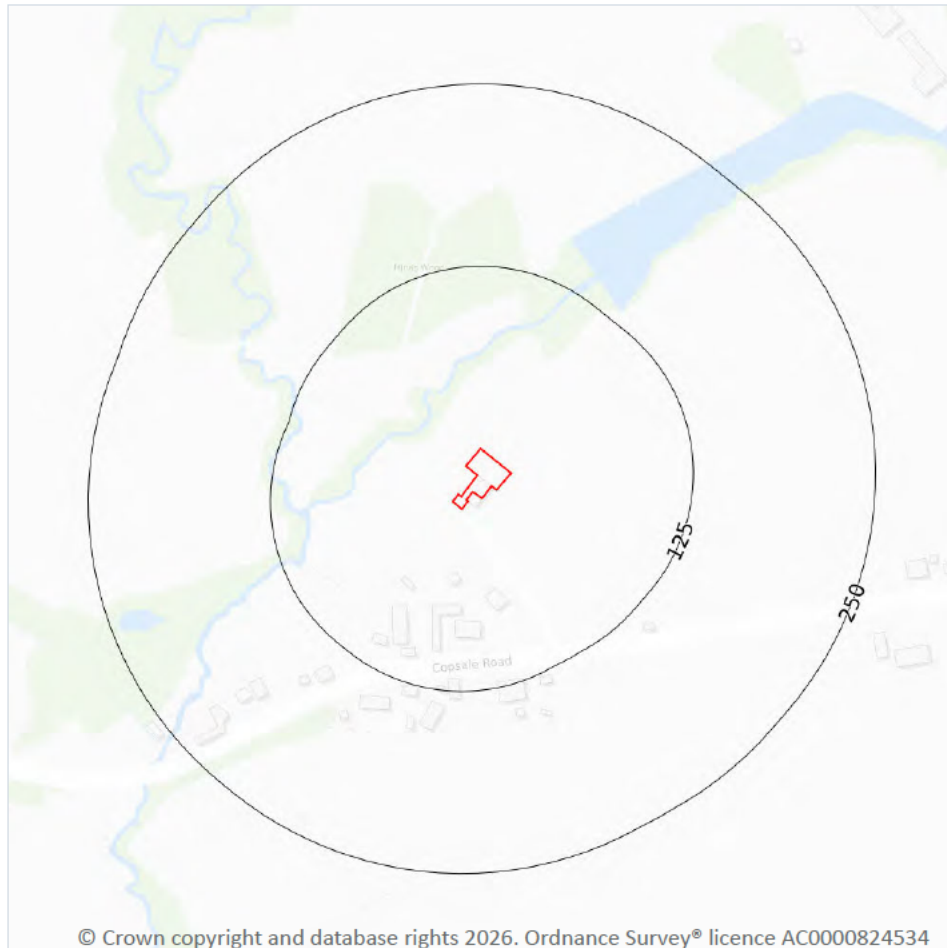
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



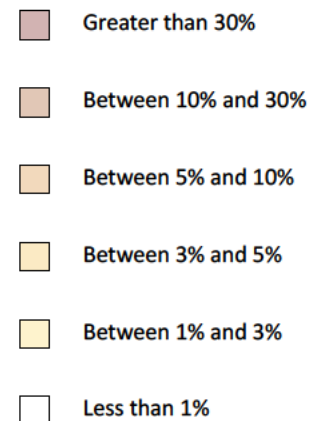
This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)



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 93](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
16m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



Appendix 4: Historical Map Selection

Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Client ref: PEMBERLEY, RH13 6QY 48130734

Report ref: GS-2MD-FWB-FIG-DUW

Grid ref: 518464.73, 124595.61

Production date: 24 July 2026

Map name: County Series

Map date: 1875-1876

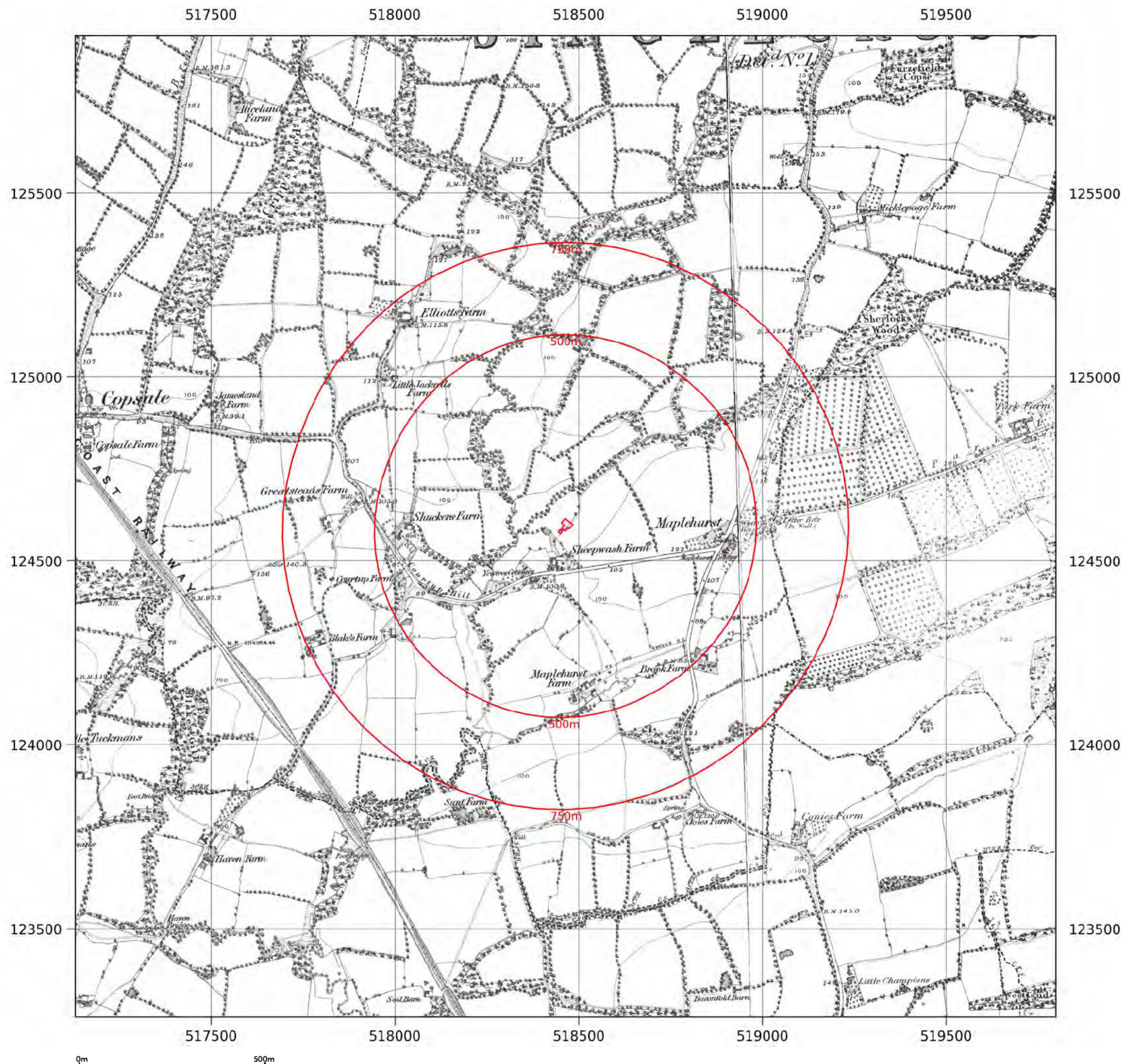
Scale: 1:10,560

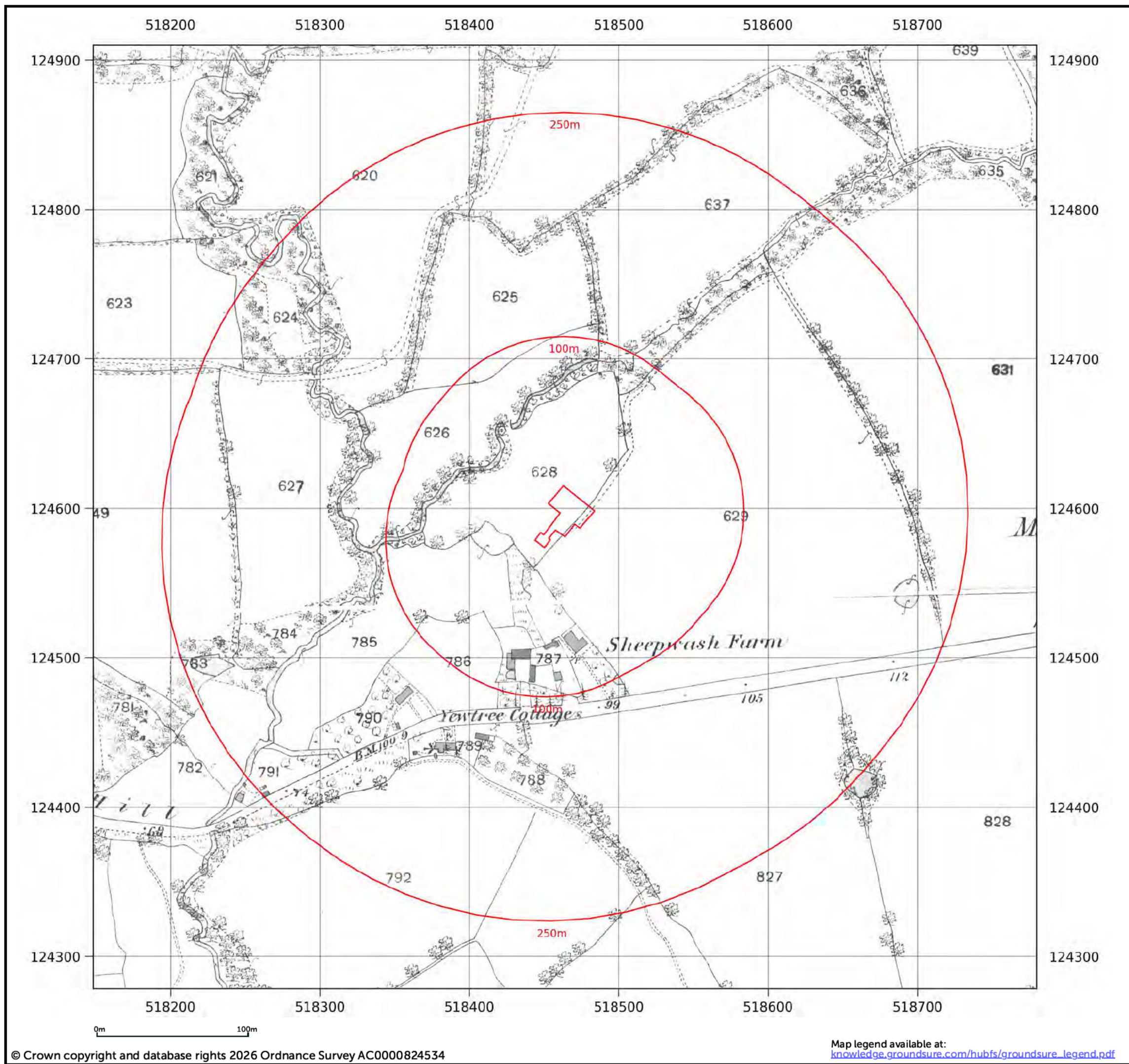
Printed at: 1:10,560



Date: 1876 Surveyed: 1876 Revised: 1876	Date: 1875 Surveyed: 1875 Revised: 1875
---	---

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





Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY
Client ref: PEMBERLEY, RH13 6QY 48130734
Report ref: GS-2MD-FWB-FIG-DUW
Grid ref: 518464.73, 124595.61
Production date: 24 July 2026

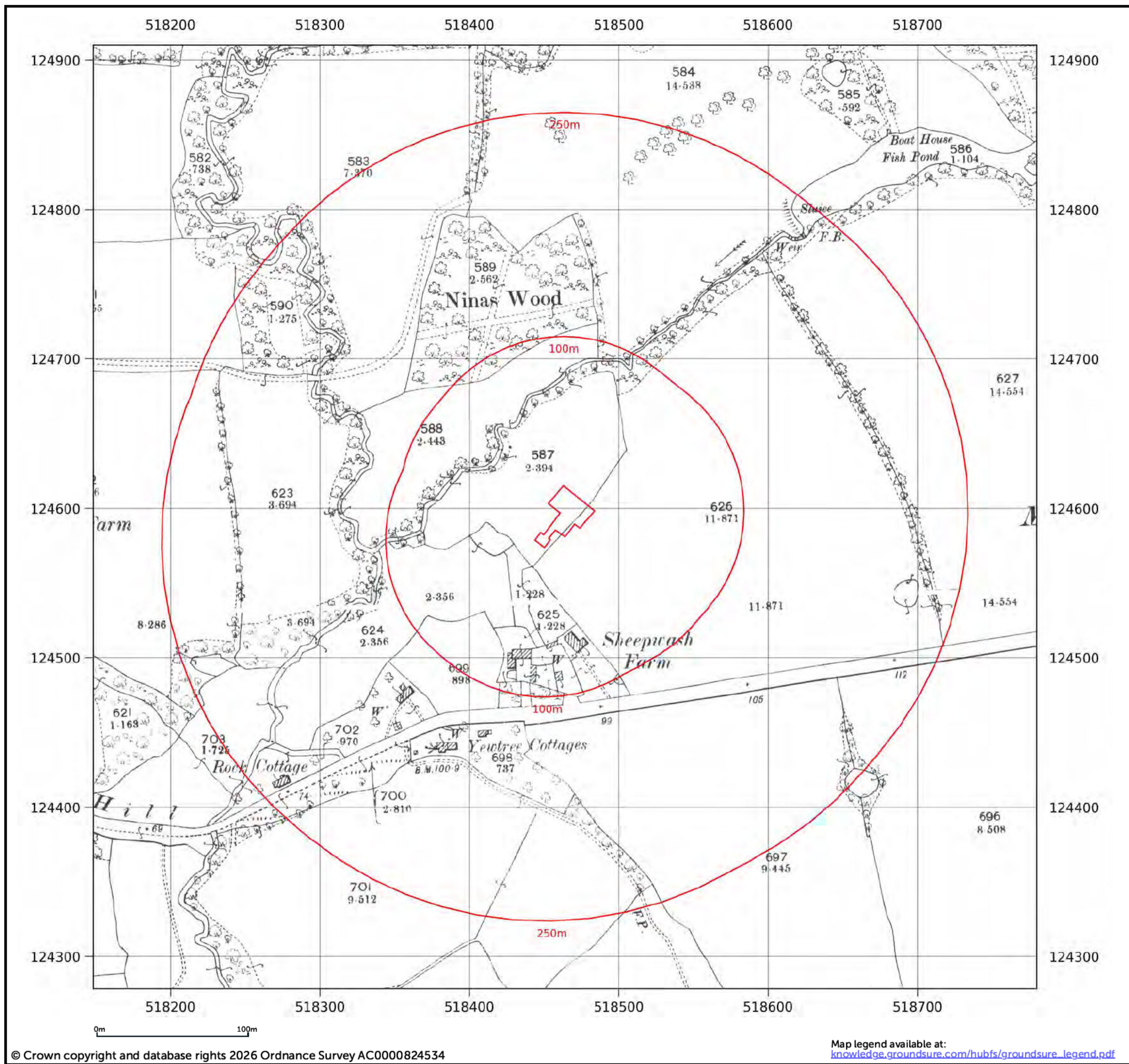
Map name: County Series
Map date: 1875
Scale: 1:2,500
Printed at: 1:2,500



Date: 1875
Surveyed: 1875
Revised: 1875

Date: 1875
Surveyed: 1875
Revised: 1875

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



Site details:	PEMBERLEY, COPSAL ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY
Client ref:	PEMBERLEY, RH13 6QY 48130734
Report ref:	GS-2MD-FWB-FIG-DUW
Grid ref:	518464.73, 124595.61
Production date:	24 July 2026

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

Date: 1897
Surveyed: 1897
Revised: 1897

Date: 1897
Surveyed: 1897
Revised: 1897

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

Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Client ref: PEMBERLEY, RH13 6QY 48130734

Report ref: GS-2MD-FWB-FIG-DUW

Grid ref: 518464.73, 124595.61

Production date: 24 July 2026

Map name: County Series

Map date: 1911

Scale: 1:2,500

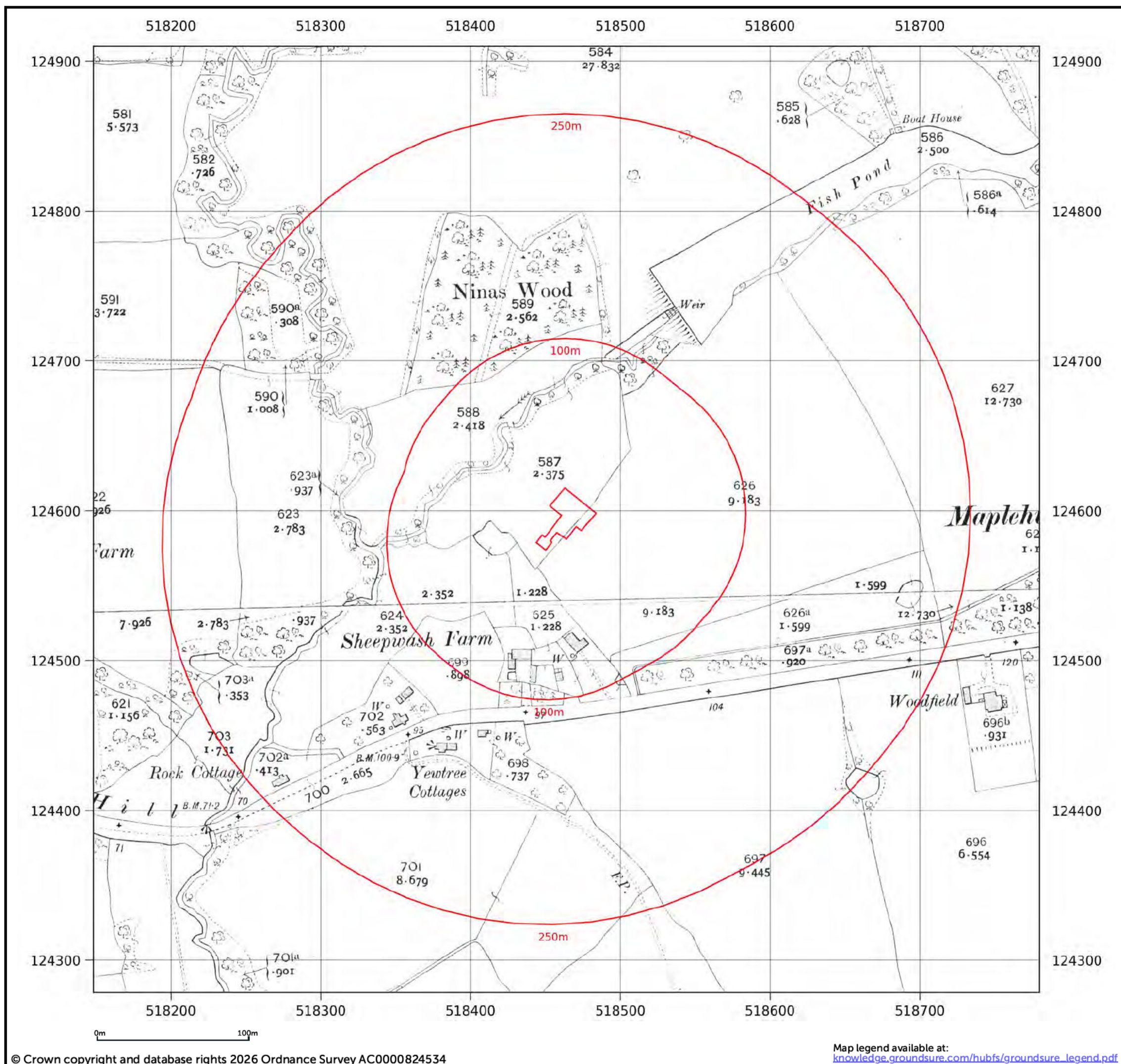
Printed at: 1:2,500



Date: 1911
Surveyed: 1911
Revised: 1911

Date: 1911
Surveyed: 1911
Revised: 1911

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



Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY
Client ref: PEMBERLEY, RH13 6QY 48130734
Report ref: GS-2MD-FWB-FIG-DUW
Grid ref: 518464.73, 124595.61
Production date: 24 July 2026

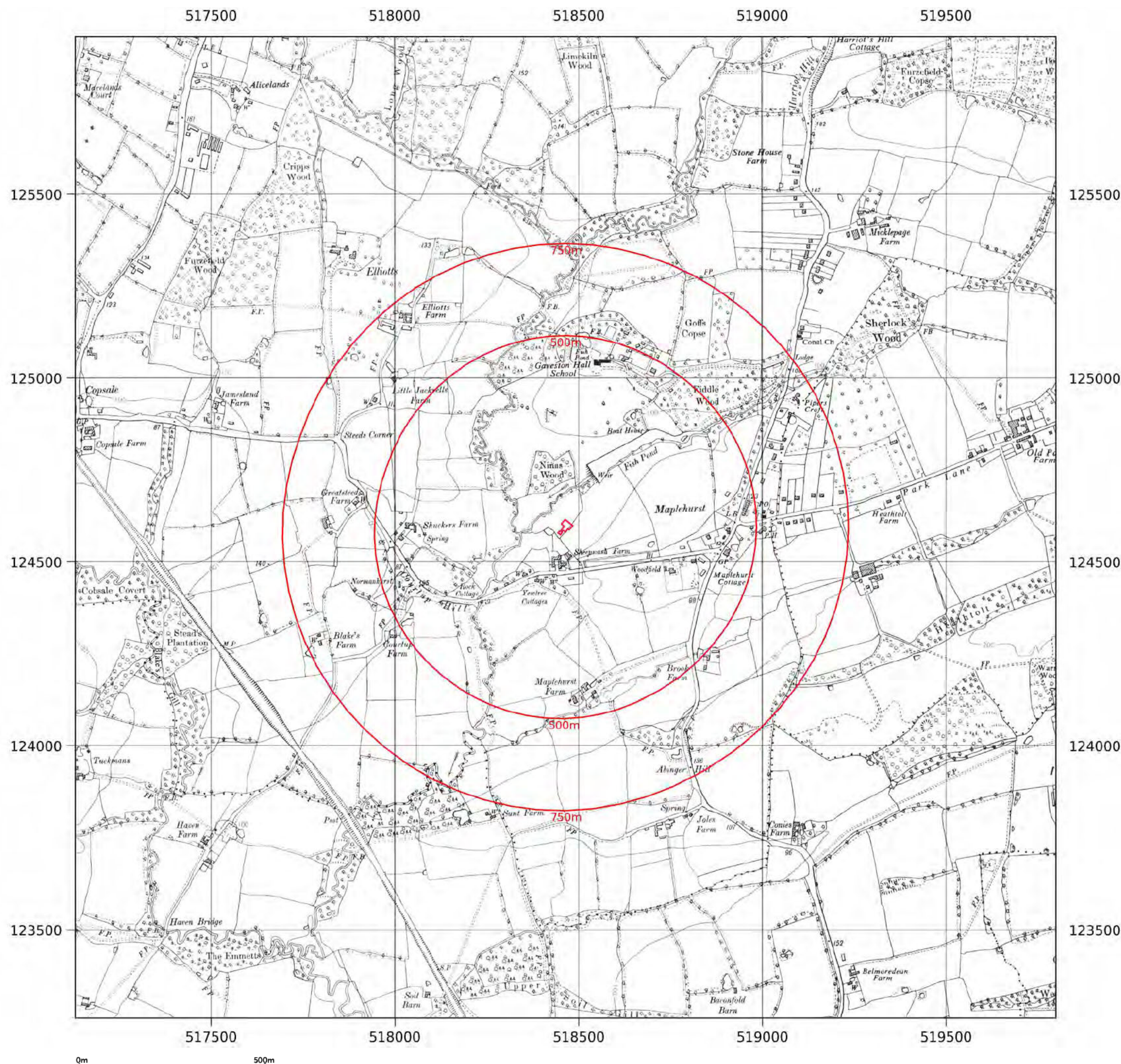
Map name: Provisional
Map date: 1956-1961
Scale: 1:10,560
Printed at: 1:10,560



Date: 1961
 Revised: 1961
 Copyright: 1961

Date: 1956
 Surveyed: 1956
 Revised: 1956

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



Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Client ref: PEMBERLEY, RH13 6QY 48130734

Report ref: GS-2MD-FWB-FIG-DUW

Grid ref: 518464.73, 124595.61

Production date: 24 July 2026

Map name: National Grid

Map date: 1976

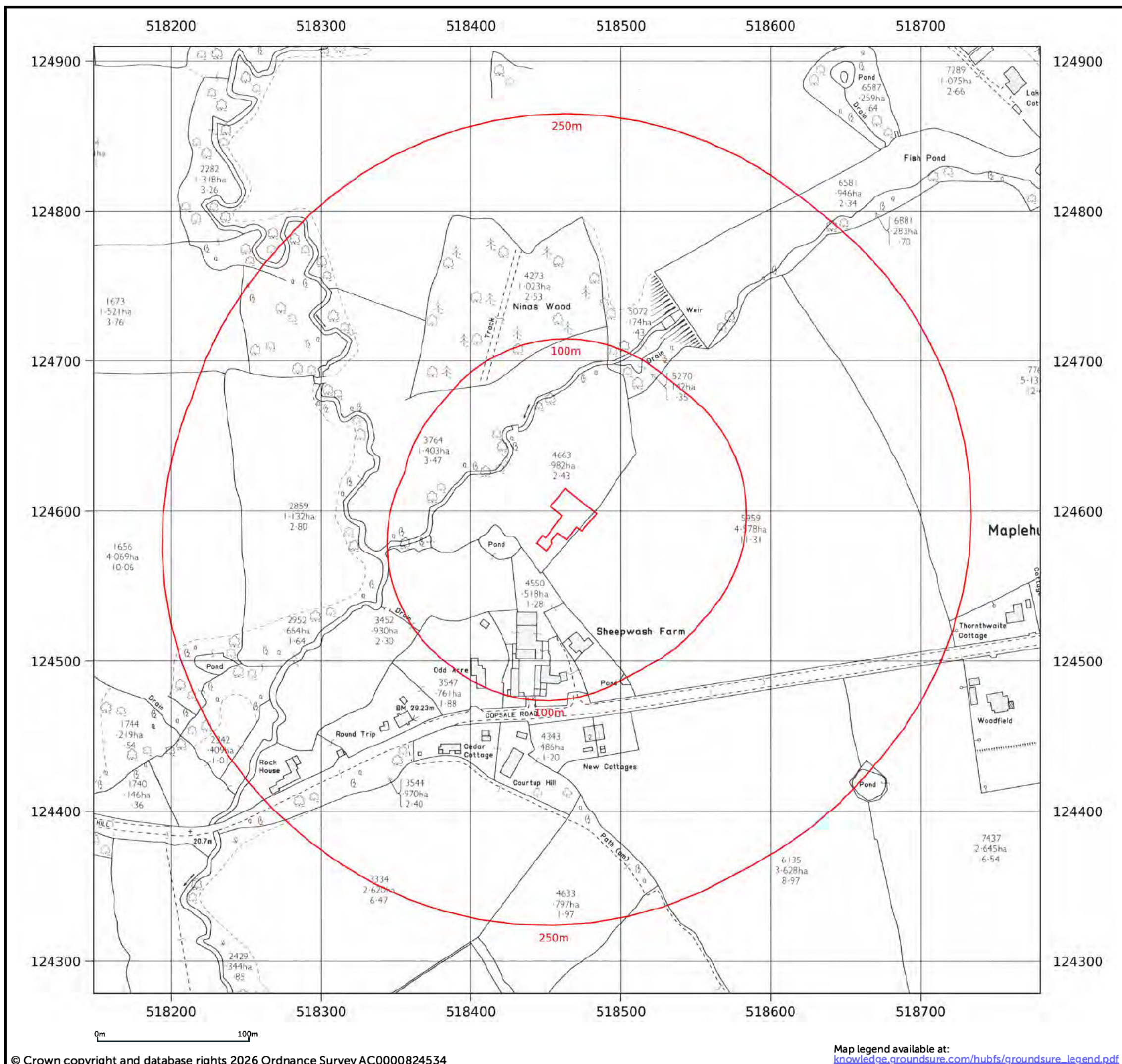
Scale: 1:2,500

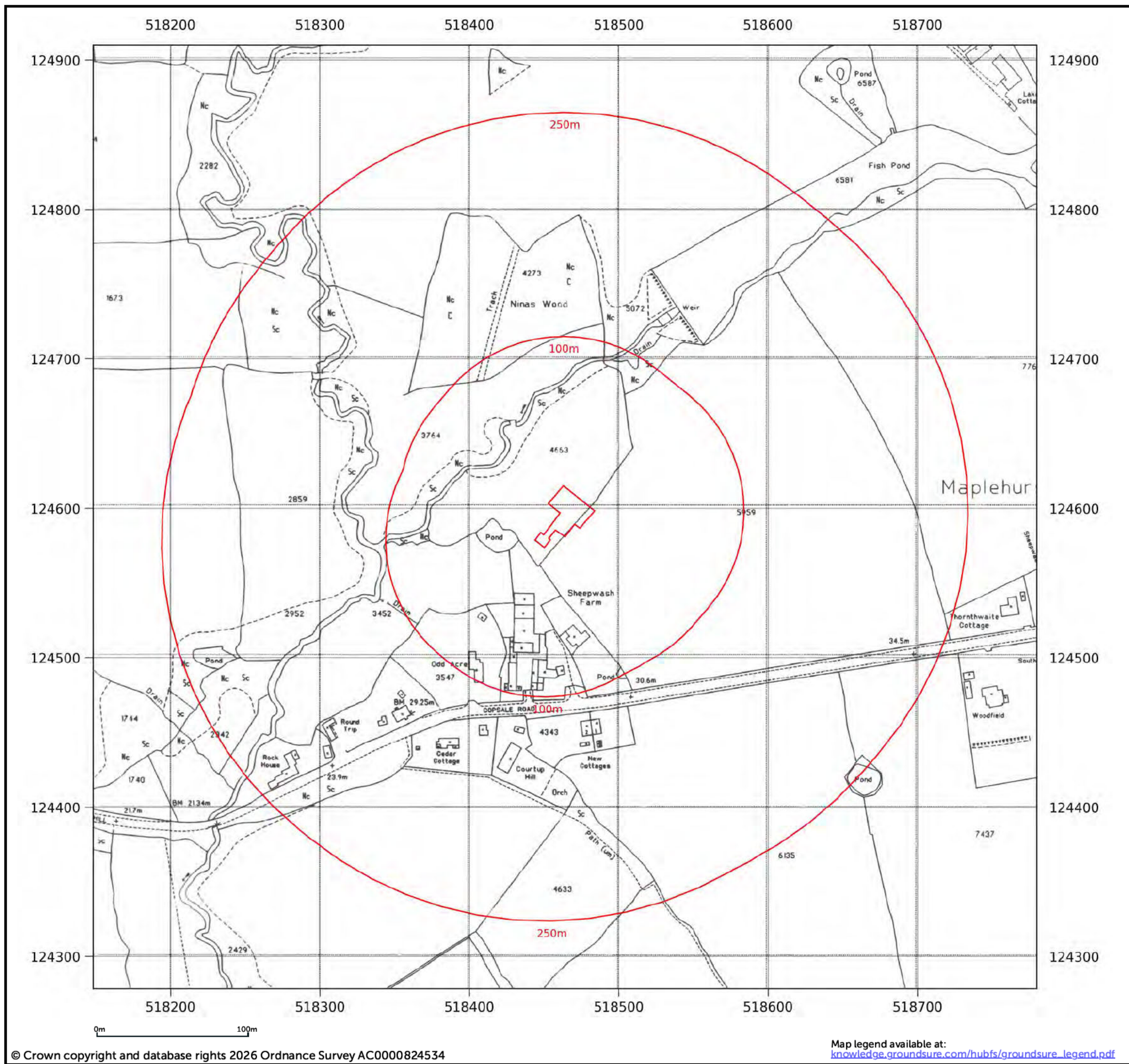
Printed at: 1:2,500



Date: 1976
Surveyed: 1975
Revised: 1975
Copyright: 1976
Levelled: 1952

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





Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY
Client ref: PEMBERLEY, RH13 6QY 48130734
Report ref: GS-2MD-FWB-FIG-DUW
Grid ref: 518464.73, 124595.61
Production date: 24 July 2026

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



Date: 1994
Surveyed: 1994
Copyright: 1994

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

Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Client ref: PEMBERLEY, RH13 6QY 48130734

Report ref: GS-2MD-FWB-FIG-DUW

Grid ref: 518464.73, 124595.61

Production date: 24 July 2026

Map name: LandLine

Map date: 2003

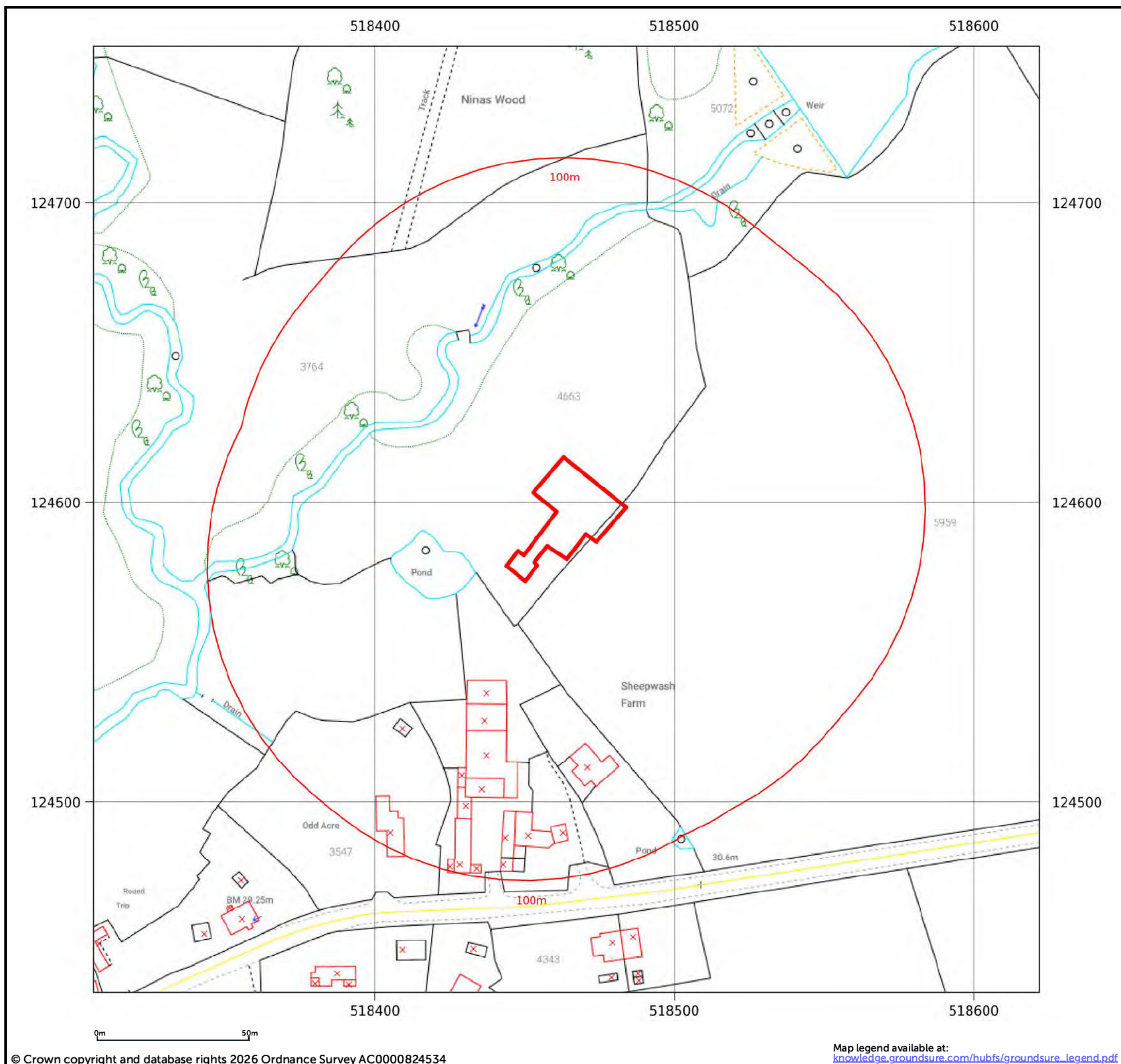
Scale: 1:1,250

Printed at: 1:1,250



Date: 2003

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



Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Client ref: PEMBERLEY, RH13 6QY 48130734

Report ref: GS-2MD-FWB-FIG-DUW

Grid ref: 518464.73, 124595.61

Production date: 24 July 2026

Map name: National Grid

Map date: 2010

Scale: 1:10,000

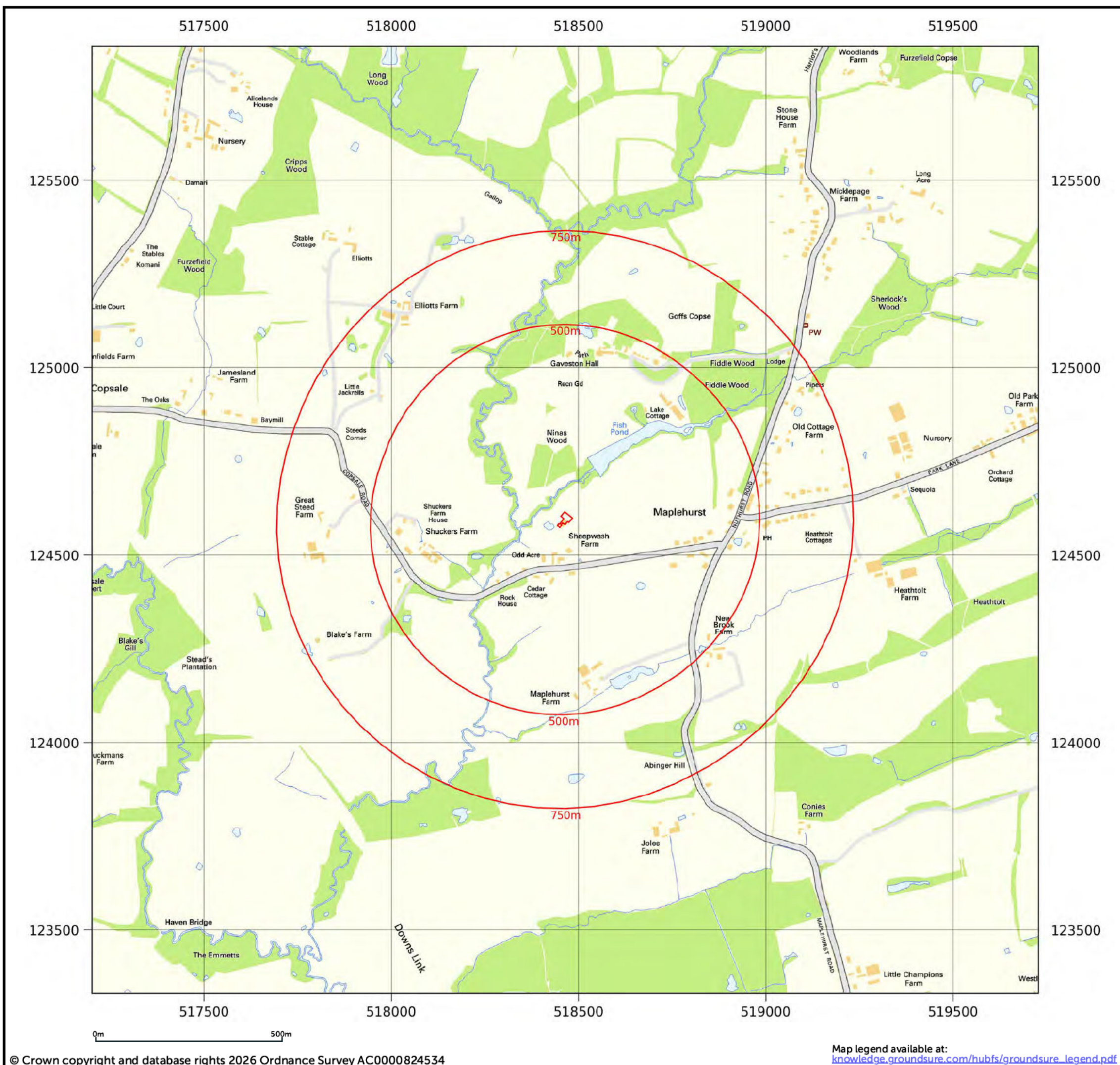
Printed at: 1:10,000



Date: 2010

Date: 2010

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



Site details: PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY

Client ref: PEMBERLEY, RH13 6QY 48130734

Report ref: GS-2MD-FWB-FIG-DUW

Grid ref: 518464.73, 124595.61

Production date: 24 July 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

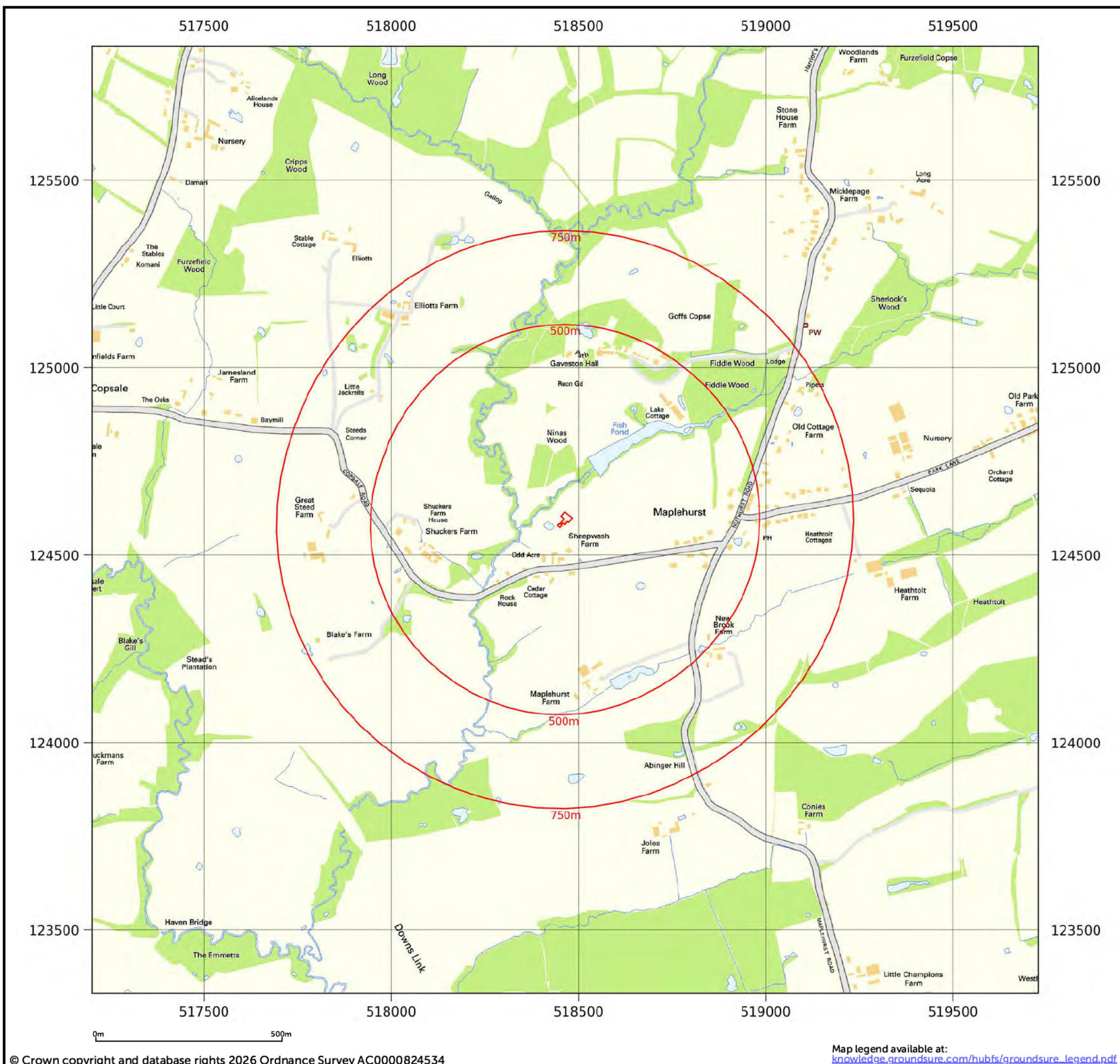
Printed at: 1:10,000



Date: 2015

Date: 2015

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



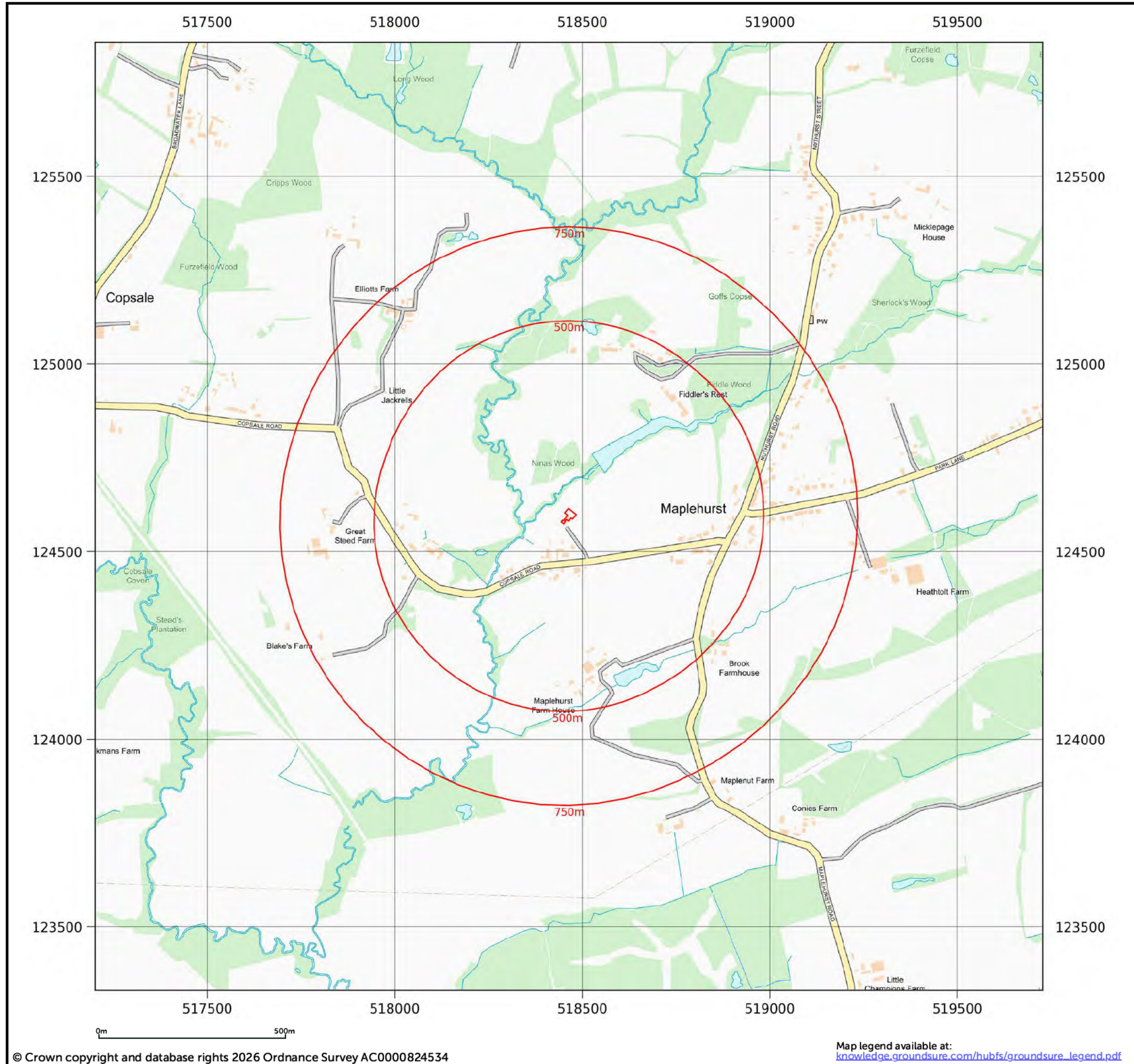
Site details:	PEMBERLEY, COPSALE ROAD, MAPLEHURST, WEST SUSSEX, RH13 6QY
Client ref:	PEMBERLEY, RH13 6QY 48130734
Report ref:	GS-2MD-FWB-FIG-DUW
Grid ref:	518464.73, 124595.61
Production date:	24 July 2026

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



Date: 2025
Date: 2025

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



Appendix 5: Zetica UXO Mapping

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: RH13 6QY,
Map Centre: 518409,124489



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

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

- Military**
- Industry**
- UXO find**
- Other**
- Transport**
- Docks**
- Luftwaffe targets**
- Utilities**
- Bombing decoy**
- Airfields**

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

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

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

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

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: [+44 \(0\) 1993 886682](tel:+441993886682) email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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

Appendix 6: Development Plans

LP

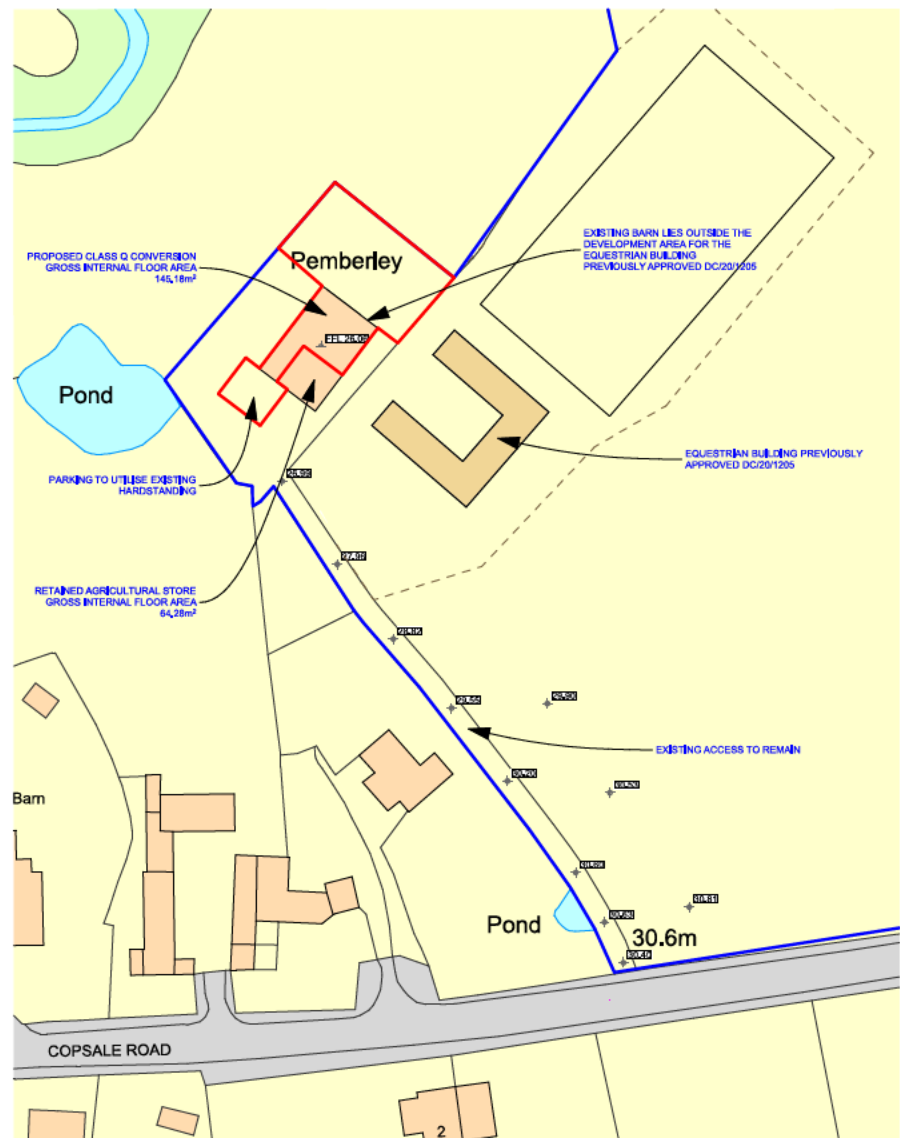
1:2500
LOCATION PLAN



- PROPOSED RESIDENTIAL CURTILAGE INC. GARDEN AND PARKING AREAS - 641,3m²
- BOUNDARY OF OTHER LAND OWNED BY THE APPLICANT THAT DOES NOT FORM PART OF THE APPLICATION.

BP

1:500
BLOCK PLAN



Appendix 7: Document Production Record

Document number	Author	Position	Editor	Position	Issue number	Date
Arbtech LQ-PRARH136QYR1V048130734	D Lee-Browne BSc Hons MSc (Research)	Graduate Consultant	C.A.Radiven Bsc Hons MiEnvSci, MIMMM	Geo-Environmental Director	01	13/08/26

Report Limitations

Arbtech Consulting Ltd has prepared this report for the sole use of the above-named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Arbtech Consulting Ltd.

Copyright

© This Report is the copyright of Arbtech Consulting Ltd. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.