Geo-Environmental

DESK STUDY REPORT

for the land at

HAYES LANE, SLINFOLD,

WEST SUSSEX, RH13 0SQ

on behalf of

TILCO



Report:	**DESK STUDY REPORT**
Site:	**HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ**
Client:	**TILCO**
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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by TILCo (the Client) to undertake a Phase 1 land contamination assessment of the geo-environmental factors pertaining to the proposed development of land at Hayes Lane, Slinfold, West Sussex, RH13 0SQ (herein referred to as 'the site'). The site's location is presented in Figure 1 and a site plan in Figure 2.

1.1 Proposed Development

It is understood that the proposed development will comprise the erection of residential units including private gardens, together with access from Hayes Lane, vehicle and cycle parking, landscaping, open space and play provision, sustainable drainage, and re-alignment of Public Right of Way. It is understood that outline planning permission for the site is being progressed through West Sussex County Council Planning Ref: DC/25/2006. An indicative site plan is presented in Figure 3.

1.2 Objectives

The investigation was to comprise a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historical maps, site walkover and an examination of other available sources of readily available geo-environmental information.

A Preliminary Risk Assessment (PRA) was to be undertaken as part of the desk study in accordance with Land Contamination Risk Management (LCRM). The objective of the risk assessment was to evaluate plausible contamination linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environmental Protection Act 1990, and risks posed to Controlled Waters under the Water Resources Act 1991.

1.3 Standards

Where practicable, the desk study was undertaken in accordance with the following documents and guidance:

- National Planning Policy Framework – Updated September 2026;
- Land Contamination Risk Management (LCRM), Environment Agency, updated June 2025;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2026 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2026;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC N94 - Hazardous Ground Gas - An essential guide for housebuilders, May 2023
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 – 1996 and CLAIRE updates March 2026).

1.4 Conditions

The desk study data obtained for the site is assumed to be factually correct and up to date at the point of their acquisition. No liability is taken for any omissions or inaccuracies in the data acquired. It should also be noted that changes to the desk study data may occur following the production of this report, Geo-Environmental accepts no liability where this subsequently affects the assessment presented herein.

The information collected from the desk study and site walkover has been used to provide an interpretation of the geotechnical and environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that have either not been revealed in the available records or that occur between or under points of any physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative and liability cannot be accepted for its accuracy.

It must be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of sampling. The absence of asbestos within soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as, or assumed to imply, any guarantee that a site is free of hazardous or potentially contaminative materials.

Information contained in this report is intended for the use of the Client, and Geo-Environmental can take no responsibility for the use of this information by any party for uses other than that described in this report. Geo-Environmental makes no warranty or representation whatsoever expressed or implied with respect to the use of this information by any third party. Geo-Environmental does not indemnify the Client or any third parties against any dispute or claim arising from any finding or other result of this investigation report or any consequential losses.

This report remains the property of Geo-Environmental and the Client has no rights to, or reliance upon this document or supporting documents until such time as payment has been received in full for all invoices for works undertaken in connection with this report.

Assessment criteria or other parameters developed for the evaluation of contamination on this site are based on a number of assumptions regarding exposure and toxicology. Exposure to contaminants and levels of adverse effects may therefore vary. Whilst reasonable care and expertise has been employed in the development of such criteria, no liability is accepted in this respect. Other criteria or guidance on the development of assessment criteria may be published in the future and no liability is accepted in this respect.

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

A site walkover was conducted on 21st October 2026 by an Engineer from Geo-Environmental. The site was irregular in shape and centred at NGR 511805 130674, extending to approximately 3.91ha. The topography was noted to be generally flat and level.

At the time of the walkover the site comprised rough grassland with scattered trees and shrubs accessed from a gravel footpath leading off from Hayes Lane. A footpath was present running through the centre of site that ran north-south. A portion of the western boundary was delineated by a drainage ditch which was dry at the time of the site walkover. It was, however, noted that the walkover was undertaken following a very dry summer. The field was dense with vegetation including thistles and other low-level plants and shrubs, grass and thorns, with the northeastern corner of the site being inaccessible due to the extent of the overgrowth. Small semi-mature to medium sized mature trees were interspersed throughout the site.

The site was bounded by treelines and thick hedges. Offsite to the west was Hayes Lane, a single-lane road, beyond which were residential dwellings. Boarding the site to the north was a gravel footpath leading off from Hayes Lane which branched off to the footpath located on site. Beyond the northern footpath were more residential dwellings. Fields extended beyond the eastern and southern site boundaries.

There were three telecommunication poles located along the western boundary which crossed Hayes Lane with overhead cables. Each pole was located by the site boundary. An electrical utility cabinet was located immediately northwest of the site adjacent to the gravel footpath.

A site walkover photographic record is presented in Appendix B.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the geology of the site was anticipated to comprise Mudstone of the Weald Clay Formation. No superficial deposits were mapped on or in immediate proximity to the subject site. While no areas of infilled or Made Ground were reported on BGS mapping there remains the possibility that there may be areas of Made Ground present across the site.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

The **Weald Clay** consists of shales and mudstones with occasional thin beds of siltstones, sandstone, shelly limestone and clay ironstone. When fresh, the beds are normally dark grey weathering to mottled yellow and brown near the surface or at outcrop. Bands of red clay occur within the bed, usually in association with the sandstone.

A review of available BGS records in proximity to the site was undertaken. One BGS Borehole record was identified within 250m of the site, details of which are provided in Table 2.1 below:

Location	Grid Reference	Name	Length	Record Details
75m W	511680, 130760	Hall Lane Brickyard, Slinfield	24.08	BGS ID: 578527 BGS Ref: TQ13SW8 - Weald Clay – Yellow Clay to 19ft (5.79m) - Weald Clay – sandy clay and water to 25ft (7.62m) - Weald Clay – Blue Clay to 79ft (24.08m) Water struck between 19-25ft (5.79-7.62m) bgl with resting water level at 18ft (5.49m) bgl Record from 1898

NB/ Depths reported on log in ft and converted to m for reporting herein.

Table 2.1 BGS Borehole Records within 100m of the site

2.3 Hydrogeology

With reference to the Groundsure dataset, the bedrock strata (Weald Clay Formation) was classified as Unproductive Strata. With the bedrock permeability recorded as very low to low with primarily fracture flow.

Unproductive Strata are defined as rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The site was not recorded as being within a Source Protection Zone. No groundwater abstractions were identified within a radius of 1km of the site boundary. The closest groundwater abstraction was located 1289m northwest of the site for spray irrigation – storage at Slinford Park Golf and Country Club Limited. The closest potable abstraction was located 1698m east of the site for drinking, cooking, sanitary, washing (small garden), household.

The site was not identified as being located within a Water Framework Directive groundwater body catchment.

The Groundsure dataset identified two records of discharge consents to controlled waters within a radius of 500m, details of which are provided in Table 2.2 below:

Location	Address	Type	Receiving Water	Status
55m NW	BASF (by farm track), Slinfold, Horsham	Trade discharges – cooling water	-	Revocation date: 12/11/2002
348m NW	BASF (Now Flint Group), Stane Street, Slinfold, Horsham	Trade discharges Process Effluent – Not Water Company	-	Revocation Date: 08/06/2009

Table 2.2 Summary of discharge consents to controlled waters within 500m

The site was indicated to be at a negligible to low risk of groundwater flooding across the site and within 50m of the site.

2.4 Hydrology

With reference to the historical maps and dataset provided as part of the Groundsure report, the closest surface water feature was located c. 20m northeast of the site and comprised an unnamed inland river not influenced by tidal action, located at surface level, containing water year-round (in normal circumstances).

Further features identified within 250m of the site are detailed below:

- 53-56m W, 58m NW, 94m NW, 133m W, 170m NW, 224m and 236m S - A Drain. A manmade watercourse for the removal of excess water from an area, on ground surface, Watercourse contains water year-round (in normal circumstances)
- 56-57m NW, 70m NW, 164m NW, 230m S - A Drain. A manmade watercourse for the removal of excess water from an area, underground, Watercourse contains water year-round (in normal circumstances)
- 217m S – Lake, Loch or Reservoir, on ground surface, Watercourse contains water year-round (in normal circumstances)

The site was identified as being in two Water Framework Directive (WFD) surface water body catchment areas for the River Arun Horsham and River Arun (U/S Pallingham) catchments with the ecological rating recorded as poor and moderate in 2022 respectively and no chemical rating provided.

No surface water abstractions were identified within a radius of 2km of the site boundary.

The Groundsure dataset identified five discharge consents to surface water within 250m of the site. This is detailed in Table 2.3.

Location	Address	Type	Receiving Water	Status
55m NW	Factory Site, Hayes Lane	Miscellaneous discharges – surface water	Freshwater River	Revocation date: 12/11/2002
58m W	Factory Extension, Hayes Lane	Miscellaneous discharges – surface water	Freshwater River	Revocation date: 11/05/1995 & 12/11/2002 (2 records)
75m W	Factory Site, Hayes Lane	Miscellaneous discharges – surface water	Freshwater River	Revocation date: 12/11/2002
75m W	BASF Coating & Inks Ltd, Slinfold, Horsham	Miscellaneous discharges – surface water	Freshwater River	Revocation date: 10/09/2012
184m W	Land Adj Hall Lane, The Street, Slinfold, Horsham	Miscellaneous discharges – surface water	Freshwater River	Revocation Date: 13/07/1998

Table 2.3 Summary of Discharge Consents to surface water within 250m

The Groundsure dataset identified one pollution incident within 500m of the site. This is detailed in Table 2.4.

Location	Details	Impacts
3m N	Incident Date: 13/12/2001 Incident Identification: 48085 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

Table 2.4 Summary of Pollution Incidents to surface water within 500m

Of these discharge consents and pollution incident identified, it is considered the type of and date of these discharges and incident together with their distances from site, or nature of the pollutants are such that these are unlikely to have resulted in a detrimental impact on the subject site.

The site was not located within 50m of any area mapped to be at risk from flooding from rivers and the sea, or from benefiting from flood defences or flood storage area and no historical flood events were recorded within 250m of the site.

The surface water flooding risk on site was recorded as negligible and the highest risk rating within 50m of the site was recorded as a 1 in 100 year event (0.3m – 1.0m) to the southwest.

2.5 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

The dataset identified areas of designated ancient and semi-natural woodland within 500m of the site comprised as detailed in Table 2.5 below.

Location	Woodland
309m W	Ancient & Semi-Natural Woodland
433m S	Ancient & Semi-Natural Woodland

Table 2.5 Summary of Designated Woodland within 500m of site.

The site was identified as being located in a surface water Nitrate Vulnerable Zone (NVZ) for the River Arun (U/S Pallingham).

The closest Site of Special Scientific Interest (SSSI) was identified 743m northeast of the site for Slinfold Stream and Quarry. The site was identified as being located in a SSSI Impact Risk Zone. Consultation was indicated to be required for various other types of applications as detailed below:

- **Infrastructure:** Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.
- **Minerals, Oil and Gas:** Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
- **Rural Non-Residential:** Large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha.
- **Rural Residential:** Any residential development of 100 or more units outside existing settlements/urban areas.
- **Air Pollution:** Livestock & poultry units with a floorspace > 500m², slurry lagoons > 4000m².

- **Combustion:** General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.
- **Waste:** Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.
- **Discharge:** Any discharge of water or liquid waste of more than 5m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.
- **Water Supply:** Large infrastructure such as warehousing/industry where the total net additional gross internal floorspace following development is 1,000m² or more.

Registered listed buildings (Grade II) were recorded 189m and 217m south of the site for Wild Harry's and Barn to south east of Wild Harry's.

The Groundsure data identified seven entries of Priority Habitat within 250m of site, presented in Table 2.6.

Location	Habitat
13m NW	Deciduous woodland
20m N	Traditional orchard
61m NW	Deciduous woodland
122m NW	Deciduous woodland
135m NW	Deciduous woodland
168m W	Deciduous woodland
220m W	Deciduous woodland

Table 2.6 Summary of Priority Habitat within 250m of site.

2.6 Agricultural Land Classification

The site was identified to be in an area which has been given agricultural classification of Grade 3. Grade 3 land comprises 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.

The site itself was not recorded as being located in an Environmental or Countryside Stewardship Scheme.

2.7 Environmental Data

Searches of other various environmental databases were made as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) sites, registered radioactive substances, Control of Major Accident Hazard (COMAH) sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, recent industrial land use entries and fuel station registers.

Six recent industrial land use entries were identified within 500m of the site, details of which are provided below in Table 2.7.

Location	Company	Address	Category	Category
156m W	Griffiths & Nielson Medical	Griffiths and Nielsen the Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
156m W	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities
194m W	G T Lifting Solutions Ltd	Southern Cranes and access Ltd, The Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Lifting and Handling Equipment	Industrial Products
196m W	G T Lifting Solutions Ltd	Southern Cranes and Access Ltd the Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Construction and Tool Hire	Hire Services
115m W	A J W Aviation	Logistics Centre, The Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Aeroplanes	Industrial Products
242m NE	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities

Table 2.7 Summary of recent industrial land use entries within 500m

The Groundsure dataset identified eleven historical industrial land use entries within 250m of the site, details of which are provided below in Table 2.8.

Location	Land Use	Dates mapped
Onsite*	Brick Field	1913
3m N	Railway Sidings	1913
65m W	Unspecified Ground Workings	1913
66m W	Unspecified Pit	1913-1956
129m NW	Unspecified Works	1979
160m W	Railway Sidings	1913
163m W	Railway Station	1956
236m NW	Unspecified Ground Workings	1913
237m NW	Unspecified Pit	1913-1956
242m W	Unspecified Pits	1913-1956

*It is noted that record only extends onto the northwestern corner boundary of the site and is not considered to be 'within' the site itself.

Table 2.8 Summary of historical industrial land use entries within 250m

Historical records indicated two entries for historical tanks and one entry for current/recent tanks being within 250m of the site, as detailed in Table 2.9 below.

Location	Land Use	Dates mapped
212m W	Roofed Storage Tank (Commercial Activity: Distribution Or Storage)	14/11/2014 (First identified)
231m W	Unspecified Tank/s	1994 (Historical)
243m NW	Tanks	1994 (Historical)

Table 2.9 Summary of historical tank entries within 250m

The Groundsure dataset recorded two Licensed industrial activities (Part A (1)) located within 250m of the site, as detailed in Table 2.10 below.

Location	Site	Process	No of Records
193m W	SI Group UK Limited	- Solvent emissions directive, activities exceeding solvent threshold - Organic Chemical, hydrocarbons EG Aromatics	Four
206m W	Hensel Recycling (UK) Ltd	- Directly associated activity - Disposal or recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving physio-chemical treatment - Disposal or recovery of hazardous waste with a capacity exceeding 10 tonnes per day involving biological treatment - Small waste incineration plant to which Schedule 13 of the regulations applies - The Incineration in a small waste incinerator plant with an aggregate capacity of 50kg or more per hour of wood waste with the execution of wood waste which may contain halogenated organic compounds - Temporary storage of Hazardous waste, >50 tonnes, excluding temp storage where generated	Ten

Table 2.10 Licensed industrial activities (Part A (1)) located within 250m

The Groundsure dataset recorded Control of Major Accident Hazards (COMAH) located within 250m of the site, as detailed in Table 2.11 below.

Location	Company	Operational Status
119m NE	BASF Printing Systems, Stane Street, Slinfold, Horsham, RH13 7SH	Historical COMAH Site

Table 2.11 COMAH Site located within 250m

The Groundsure dataset identified one site where hazardous substance storage or usage is recorded within 250m of the site, as detailed in Table 2.12 below.

Location	Company	Operational Status
161m W	Schenectady Europe Ltd, Slinfold, Horsham, West Sussex, England, RH13 0TW	Deemed hazardous substance consent for storage of cresol, phenol, xylenol, ddm, torebec, distillates & other raw materials & intermediates

Table 2.12 Hazardous Substance Storage or Usage within 250m

Schenectady Europe Ltd as detailed above was also recorded as being subject to historical licensed industrial activities (IPC) with five records recorded, 193m W of the site.

The Groundsure dataset recorded seven historical energy features located within 500m of the site, as detailed in Table 2.13 below.

Location	Land Use	Dates Mapped
322m N	Electricity Substation	1975-1995
343m N	Electricity Substation	1994-1995
246m N	Electricity Substation	1975
347m N	Electricity Substation	1992
443m N	Electricity Substation	1994-1995
446m N	Electricity Substation	1975
447m N	Electricity Substation	1992

Table 2.13 Historical Energy Features within 500m

The Groundsure dataset recorded two historical railway and tunnel features and three historical railway records within 250m of the site as detailed in Table 2.14 below.

Historical Railway and Tunnel Features		
Location	**Land Use**	**Dates Mapped**
3m N	Railway Sidings	1913
160m W	Railway Sidings	1913
Historical Railways		
Location	**Description**	
1m N	Historical OSM*	
3m N	Abandoned	
108m E	Historical OSM*	

*OSM - Openstreetmap

Table 2.14 Historical railway and tunnel features within 250m

The Groundsure dataset did not identify any historical petrol stations or historical garages, or military land within 500m of the site.

2.8 Geotechnical Data

The site was recorded as being in an area which might not be affected by past, current or future coal mining.

However, the site may have been subject to non-coal mining in relation to 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.

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.15.

Hazard	Hazard Rating
BritPits (BGS Recorded Mineral Sites) within 500m	**143m W** - Name: Hall Land Brick Yard Address: Slinfold, HORSHAM, West Sussex Commodity: Clay & Shale Type: Surface mineral working (opencast) Status: Ceased **296m W** - Name: Hall Land Brick Yard Address: Slinfold, HORSHAM, West Sussex Commodity: Clay & Shale Type: Surface mineral working (opencast) Status: Ceased
Collapsible ground	Very low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very low
Running sand	Negligible
Shrinking and swelling clay	Low

Table 2.15 Summary of BGS Geological Hazards

No natural cavities were recorded within 500m of the site.

2.9 Landfill and Ground Workings

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

The Groundsure dataset did not identify any active, recent or historical landfills sites within 500m of the site. Furthermore, no historical waste sites were identified within 500m of the site. However, one licensed waste site was identified within 500m of the site, details of which are provided in Table 2.16 below:

Location	Site	Details	Dates
206m W	HRUK Slinfold Site, 12 Maydwell Avenue, Slinfold	Type of Site: Transfer Station taking: Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 686528 EPR reference: EA/EPR/EP3439DW Operator: Hensel Recycling (Uk) Ltd Waste Management licence No:409065 Annual Tonnage: 5000	Issue Date: 09/11/2016 Effective Date: 09/11/2016 Modified: 23/05/2023 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

Table 2.16 Licensed Waste Site within 500m of site

Four waste exemptions were identified within 500m of the site boundary, details of which are provided in Table 2.17 below.

Location	Address	Category	License Holder
206m W	-	Storing waste exemption (not on a farm)	Storage of waste in a secure place
304m W	The Business Park, Maydwell Avenue, Slinfold, Horsham, RH13 0AS	Disposing of waste exemption (not on a farm)	Burning waste in the open
		Disposing of waste exemption (not on a farm)	Burning waste in the open
468m N	-	Using waste exemption (not on a farm)	Use of waste in construction

Table 2.17 Summary of waste exemption entries within 500m

The Groundsure dataset identified records of surface ground workings within 250m of the site, details of which are presented in Table 2.18 below.

Location	Land Use	Mapping
Onsite*	Brick Field	1913
65m W	Unspecified Ground Workings (2x records)	1913
66m W	Unspecified Pit	1913
68m W	Unspecified Pit	1956
236m NW	Unspecified Ground Workings (2x records)	1913
237m NW	Unspecified Pit (2x records)	1913 & 1956

*It is noted that record only extends onto the northwestern corner boundary of the site and is not considered to be 'within' the site itself.

Table 2.18 Summary of Surface Ground workings within 250m

2.10 Radon

The Groundsure data report indicated that the site lies within a lower probability radon area (where <1% of homes are estimated to be at or above the Action Level). No radon protection measures are reportedly necessary in the construction of new dwellings or extensions.

2.11 Unexploded Ordnance (UXO)

An initial assessment for Unexploded Ordnance (UXO) risk was undertaken and based on accessing Zetica's on-line screening tool (accessed 05/11/2026). This indicated the site to be within a 'low risk' area based on aerial bombing density. A copy of the initial assessment is presented in Appendix C.

2.12 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.19.

Determinand	Estimated concentration (mg/kg)
Arsenic	15 -25
Cadmium	1.8
Chromium	60-90
Lead	100 (60 Bioaccessible)
Nickel	15-30

Table 2.19 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential land use with plant uptake.

However, these values are not necessarily representative of the site's soil chemistry, nor do they account for a site's historical uses, nor the presence or condition of any Made Ground soils. Furthermore, some S4ULs and C4SLs are dependent on soil organic matter content. Therefore, concentrations of specific determinands and the utilised S4ULs/C4SLs cannot be determined without site specific investigation and analysis.

2.13 Historical Data

A summary of the apparent site history dating back to 1875 is presented in Table 2.20 and has been determined through examination of historical maps obtained as part of the desk study.

Date (scale)	On Site	Off Site
1875-1876 (1:2500 & 1:10560)	The site comprised a field with a road and trees bordering the site to the west a railway line bordering the site to the north and trees and vegetation along the eastern and southern boundaries. The southern tip of the site was noted to extend into the field to the south.	The railway line, located to the north of the site on an embankment, was labelled as the London Brighton and South Coast Rail (Horsham and Guildford Branch). Land within c.750m south of the railway line was noted to primarily comprise open fields, with Holmbush Farm noted c.300m south and Holmbush Upper Rough located c.450m south. Slinfold station was located 500, northwest of the site, with further fields and Gaskins's Farm located north of the railway line and the town of Slinfold c.600m north.
1896 (1:10560)	No significant changes noted.	Holmbush Cottages were shown to have been developed c.75m south of the site, with a well also marked associated with these cottages. Holmbush Farm was relabelled as Holmbush Manor Farm. Firtree Nursery, with associated tanks shown c.1km southwest of the site. No other significant changes noted.
1897 (1:2500)	No significant changes noted.	A pond was shown c.50m southeast of the site within the adjacent field.
1911 (1:2500)	No significant changes noted.	Residential development was noted on the western side of the road running along the western boundary of the site, with residential development also extending to the north of the railway line following the road. Beyond this to the west a Brick Field was

Date (scale)	On Site	Off Site
		shown and associated scar on the land.
1913 (1:10560)	No significant changes noted.	Further limited development was noted c.600m north extending east from Slinfold. No other significant changes noted.
1956 (1:10560)	No significant changes noted.	Further development was noted following Hayes Lane to the north of the railway line and joining up with Slinfold to the north.
1975-1977 (1:2500)	No significant changes noted.	The former brickworks to the west of the site was now shown to comprise an Electrical Insulation Works. With development of a number of buildings c.200m west of the site associated with the works. Allotment gardens were also labelled to the west of the properties beyond Hayes Lane to the north of the works. Further limited development was also to the west of Hayes Lane extending to the south.
1979-1981 (1:10000)	No significant changes noted.	The railway line to the north of the site was labelled as a dismantled railway and track. Slinfold Station was shown to have been redeveloped as a Caravan Site. Further development and expansion associated with Slinfold was noted c.250m north of the site. Further development was also evident c.250m south of the site in proximity to Holmbush Manor Farm with Wild Harry's shown.
1993 (1:2500)	No significant changes noted.	Tanks were labelled c.200m west of the site associated with the Works.
1994 (1:1500)	No significant changes noted.	The Works located to the west of the site (beyond the residential properties) c.150m west was shown to have been developed with a revised building layout, with structures extending all the way north to the railway line.
2001 (1:10000)	No significant changes noted.	No significant changes noted.
2003 (1:1250)	No significant changes noted.	No significant changes noted.
2010 (1:10000)	No significant changes noted.	Further development was evident c.100m north of the site, comprising primarily residential with the expansion of Slinfold to the south towards the site.
2015 (1:10000)	No significant changes noted.	No significant changes noted.
2025 (1:10000)	No significant changes noted.	Welwyn Way was shown to have been developed to the north of the site with properties developed immediately north of the site. Redevelopment was also noted immediately west of Hayes Lane to the west of the site associated with Brick Lane. The layout of the industrial units beyond the residential development was also noted to have changed.

Table 2.20 Summary of Site History

The site was shown from the historical mapping to comprise an open field and undeveloped land across the site since at least 1875.

The surrounding area initially comprised primarily open fields, with a railway line running along the north site boundary until the mid to late 60's, with this formally marked as disused on mapping following this period, residential to the west from 1911 to the present day and the town of Slinfold gradually expanding from the north to the south and reaching the northern boundary of the site in 2025. A brickworks was shown beyond the residential properties to the west of the site from 1911 and was subsequently redeveloped as an Electrical Insulation Works in 1975 to 1977 with the site remaining labelled as a works, but the layout of the works are noted to have several changes and expanded several times from this period to the present day.

2.14 Previous Ground Investigations

Geo-Environmental was not made aware of any previous investigations having been undertaken at the site.

2.15 Asbestos

As at all sites, consideration for the potential for asbestos to be present within the shallow soils or entrained within or below any concrete on the site should be given when designing any site investigations, therefore asbestos identification should be included within the suite of testing of contaminants on site. The absence of asbestos in soil samples analysed is not a guarantee of the absence of asbestos elsewhere on a site.

2.16 Potential Contamination

A review of the land uses covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]) and updated by CLAIRE (March 2026) has been undertaken. No specific profiles applicable to the site itself were identified however the presence of a former railway line immediately to the north of the site was noted to be covered by the DoE industry profile for Railway Land.

The potential contaminants associated with the site former and current land use, railway land to the north and brickyard and light Industrial land surrounding land uses identified include:

- Limited areas of Made Ground may be present associated as a result of the presence of a former railway line bordering the site to the north. Made Ground or shallow soils may contain contaminants of concern, including metals, non-metals, inorganic contaminants, organic contaminants (including such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils) and asbestos (potentially introduced in any Made Ground if present).
- Potential for area deposition of contaminants associated with the former railway line running along the northern boundary of the site until the mid to late 60's, with this formally marked as disused on mapping following this period (1979-1981).

Potential for asbestos or Asbestos Containing Materials (ACMs) to be present at surface or in near surface soils, associated with any Made Ground or historical fly tipping that may have occurred or as a result of development and redevelopment of land to the west and north of the site.

2.17 Ground Gas Summary

The desk study for the site has not identified any potential sources of ground gases on the subject site itself. However, if Made Ground was identified and contained a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

A period of ground gas monitoring in line with best practice is recommended only if areas of organic rich Made Ground/soils are identified.

2.18 Climate Change

Climate change is a factor for consideration under LCRM. Current climate models are showing an increase in extreme weather patterns, with extended periods of warm dry weather and/or extreme wet weather and flooding.

The effect of extreme and/or extended dry weather and extreme wet weather and flooding should be considered further as part of the proposed works. As such, the potential risk of mobilising contaminants if identified in relation to flooding, overland flow and high groundwater should be considered as part of the assessment. Consideration of the effect of extreme and/or extended dry weather should also be considered further as part of the proposed works in terms of an assessment of potential for contamination if/where contaminants are identified. However, the risks associated which such periods would only apply where contamination has been identified/is present which would be considered as part of the wider contamination assessment of the site.

3.0 PRELIMINARY ASSESSMENT

Based on the findings of the desk study, the following sections summarise the anticipated geotechnical and environmental factors likely to impact the site.

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the effect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The suitability of the shallow soils for the use of soakaways on the site as part of the proposed development.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 4.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to cause harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects arising from contamination. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks is derived and their definitions are presented in Tables 3.1 & 3.2 below.

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low Likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Table 3.1 Risk Ratings Matrix

Risk Rating	Definitions
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 already undertaken) and remediation are likely to be required.
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 already undertaken) is required and remediation works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it 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.
Moderate to low risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is unlikely that any such harm would be severe, or if any harm were to occur it is probable that the harm would be relatively mild.
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.
Very low risk	There is low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

Possible sources of contamination identified or discounted as part of the desk study are summarised in Table 3.3.

Source	Description	Comments
Shallow soils across the site	General chemical quality of the near surface soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, asbestos
Potential for limited areas of Made Ground soils and contamination associated with former railway line in proximity to site.	Chemical quality of any Made Ground soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, and asbestos.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.
Ground gases/vapours	Possible presence of Made Ground beneath the site (this is only considered a viable source of ground gas if significant proportions of organic material are present).	Methane, carbon dioxide, depleted oxygen and trace gases

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

The plausible pathways are summarised in Table 3.4. These pathways are based on the proposed residential use.

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation and home grown produce consumption.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
	Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present and, if encountered, could result in the vertical and lateral migration of contaminants.
Root Uptake	Uptake of soil and waterborne contaminants by plants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	The site was not recorded within an area at risk of flooding from rivers and the sea (within 50m), or from benefiting from flood defences or flood storage area. However, in line with consideration of climate change, an increase in extreme rainfall events could also result in periods of standing water due to increased frequency or intensity.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised in Table 3.5.

Receptor	Description	Comments
End Users	Future users of the residential dwellings.	The development is anticipated to comprise residential dwellings with associated infrastructure. Soft landscaping constituting gardens and communal landscaping and /or open space are likely.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential use to the north, residential and Slinfold Football club to the west (with light industrial beyond) and fields and open space to the south and east.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes (if required) may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The bedrock strata beneath the site (Weald Clay Formation) was classified as Unproductive Strata and the site is located outside any SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	The closest surface water feature was located c. 20m northeast of the site and comprised an unnamed inland river not influenced by tidal action, located at surface level, containing water year-round (in normal circumstances).
Ecological Receptors	Sensitive areas of ecological significance.	The closest priority habitat identified comprised an area of deciduous woodland located 13m NW of the site. (given this is located off site and in areas of other development this has not been considered further as part of this assessment).

Table 3.5 Possible Receptors of Contamination

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible contamination linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Contaminants of concern within shallow natural soils	End Users	Direct contact and inhalation of soil derived dust	Likely	Minor	**Low** The site is proposed to comprise residential dwellings alongside gardens and open space. Future occupiers may come into direct contact with soils where/if soft landscaping is present. Sampling and chemical testing required to assess the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Mild	**Very Low** Adjacent site users are unlikely to come into contact with soils. Sampling and chemical testing required to assess the risk.
	Soft Landscaping	Root uptake	Likely	Minor	**Low** Where soft landscaping is proposed on the site, root uptake is possible. No clear evidence of harm to existing vegetation was observed. Sampling and chemical testing required to assess the risk.
	Water Supply Pipes	Direct contact	Likely	Minor	**Low** Water supply pipes would come into contact with impacted or aggressive soils depending upon depth of installation and extent of soil impact. Sampling and chemical testing required to assess the risk.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations and utilities will be placed within potentially aggressive soils. Sampling and chemical testing required to assess the risk.
	Groundwater	Vertical Migration	Unlikely	Minor	**Very Low** The underlying geology is classified as Unproductive Strata (Weald Clay Formation) and is outside of any Source Protection Zones. Significant potentially mobile contamination is not anticipated to be present on site from natural soils. Sampling and chemical testing required to assess the risk.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Surface Water	Lateral migration within saturated and unsaturated zones	Low	Minor	**Very Low** Significant potentially mobile contamination is not anticipated to be present on site from general natural soils. Sampling and chemical testing required to assess the risk.
Contaminants of concern within Made Ground (if present) or associated with former railway line.	End Users	Direct contact and inhalation of soil derived dust	Likely	Mild	**Moderate to Low** Future occupiers may come into direct contact with soils where soft landscaping is present. Sampling and chemical testing required to assess the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Low	Mild	**Low** Adjacent site users are unlikely to come into contact with the Made Ground soils (if present) at the site.
	Soft Landscaping	Root uptake	Likely	Mild	**Moderate to Low** Where soft landscaping is proposed on the site, root uptake is possible. No clear evidence of harm to existing vegetation was observed. Sampling and chemical testing required to assess the risk.
	Water Supply Pipes	Direct contact	Likely	Mild	**Moderate to Low** Water supply pipes would come into contact with impacted or aggressive soils depending upon depth of installation and extent of soil impact. Sampling and chemical testing required to assess the risk.
	Buildings and Infrastructure	Direct contact	Likely	Mild	**Moderate to Low** Foundations and utilities will be placed within potentially aggressive soils. Sampling and chemical testing required to assess the risk.
	Groundwater	Vertical Migration	Unlikely	Mild	**Low** The underlying geology is classified as Unproductive Strata (Weald Clay Fomation) and is outside of any Source Protection Zones. Significant potentially mobile contamination is not anticipated to be present on site from natural soils. Sampling

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
					and chemical testing required to assess the risk.
	Surface Water	Lateral migration within saturated and unsaturated zones	Unlikely	Mild	**Very Low** Significant potentially mobile contamination is not anticipated to be present on site from expected natural soils. However, the closest surface water identified was located 20m NW of the site. Sampling and chemical testing required to assess the risk.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Low	Minor	**Very Low** No naturally occurring potential sources which could harm human health have been identified.
	Soft Landscaping	Root Uptake	Unlikely	Minor	**Very Low** Gardens and amenity soft landscaping are proposed but are unlikely to be affected by naturally occurring aggressive ground conditions.
	Adjacent land users	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified.
	Water supply pipes	Direct contact	Likely	Minor	**Low** Services will be placed within soils which may be an aggressive environment which may require specific pipework. Sampling and chemical testing required to assess the risk.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations will be placed within soils which may be an aggressive environment for concrete. Sampling and chemical testing required to assess the risk.
Ground gases and vapours from any Made Ground or organic rich contamination	End Users	Inhalation	Low	Mild	**Low** Future occupiers might inhale ground gases produced by this source (if present). Extensive or deep Made Ground on site sufficient for significant ground gas generation on site not expected. Intrusive investigation required to clarify the risk.
	Buildings and	Gas	Low	Mild	**Low**

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	infrastructure	accumulation of flammable gases			Extensive putrescible material sufficient for significant methane production is not anticipated at the site. However, if present, a period of monitoring in line with best practice would be required to clarify the risk.
Radon	End users	Inhalation	Likely	Medium	**Very Low** The Groundsure report states that the site lies in an area where less than 1% of homes are estimated to be at or above the Action Level as defined by Public Health England. Therefore, no radon protection measures would be required.

Table 3.6 Plausible Contamination Linkages

3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered as part of the desk study process have identified several plausible contamination linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the contamination linkages have been classified as moderate to low, low or very low.

The potential contamination linkages established within this desk study are not considered to prevent development on the subject site and the risk with respect to land contamination is considered to be low across the majority of the site with moderate to low risk associated with any potential Made Ground and in relation to the former railway land use in proximity to the site (if present).

In order to progress this assessment in line with the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and proposed development. As such, it is recommended that geochemical and geotechnical investigation be carried out on the site to include analysis of soil samples for the range of potential contaminants identified within the desk study.

While significant gross contamination is not expected as a result of the previous land uses identified across the majority of the site, should contamination be present on site, this should also be considered in the context of potential climate change, such as increase or more frequent rainfall events and/or increase in dry, potentially dusty conditions on the site, which may have an impact.

3.4 Preliminary Geotechnical Assessment Summary

The ground conditions are anticipated to comprise a Weald Clay Formation. It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at suitable depth. However, where foundations are required in any areas of deep Made Ground, desiccated clay soils or root zones, or where shallow water (perched or groundwater) causes excavation instability, a deeper or piled foundation solution may be required. Shallow groundwater and/or unstable soils could also impact the constructability of excavations and thus impact viability of shallow foundations and stability for services trenches and the like.

The development should also take into account the presence of trees and/or desiccation at the site if/where shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees and piled foundations may be required in proximity to trees (subject to tree type and ground conditions). Tree influence must be considered as part of any foundation strategy or design for this site.

In line with a SuDS approach, clean storm water should be discharged to the ground wherever possible. The Weald Clay Formation is often characterised by poor infiltration rates, and as such alterative drainage solutions may need to be considered in relation to the site.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The proposed development is understood to comprise the construction of residential dwellings, with private gardens, soft landscaping (communal or public open space), access roads and associated infrastructure.

In general, a maximum risk rating of moderate to low assigned in relation to potential areas of Made Ground on site has been identified. Moderate to Low, Low or Very low risk ratings have been classified related to the general shallow soils across the site and in relation to the potential for naturally occurring aggressive ground conditions at the site or ground gases.

It is possible that conventional foundations might be suitable for parts of the proposed development, although any design should account for the actual ground conditions beneath the site, the potential presence of shallow groundwater, unstable soils, shrinkable soils, as well as the presence of trees on site and/or desiccation of the shallow soils.

4.2 Recommendations

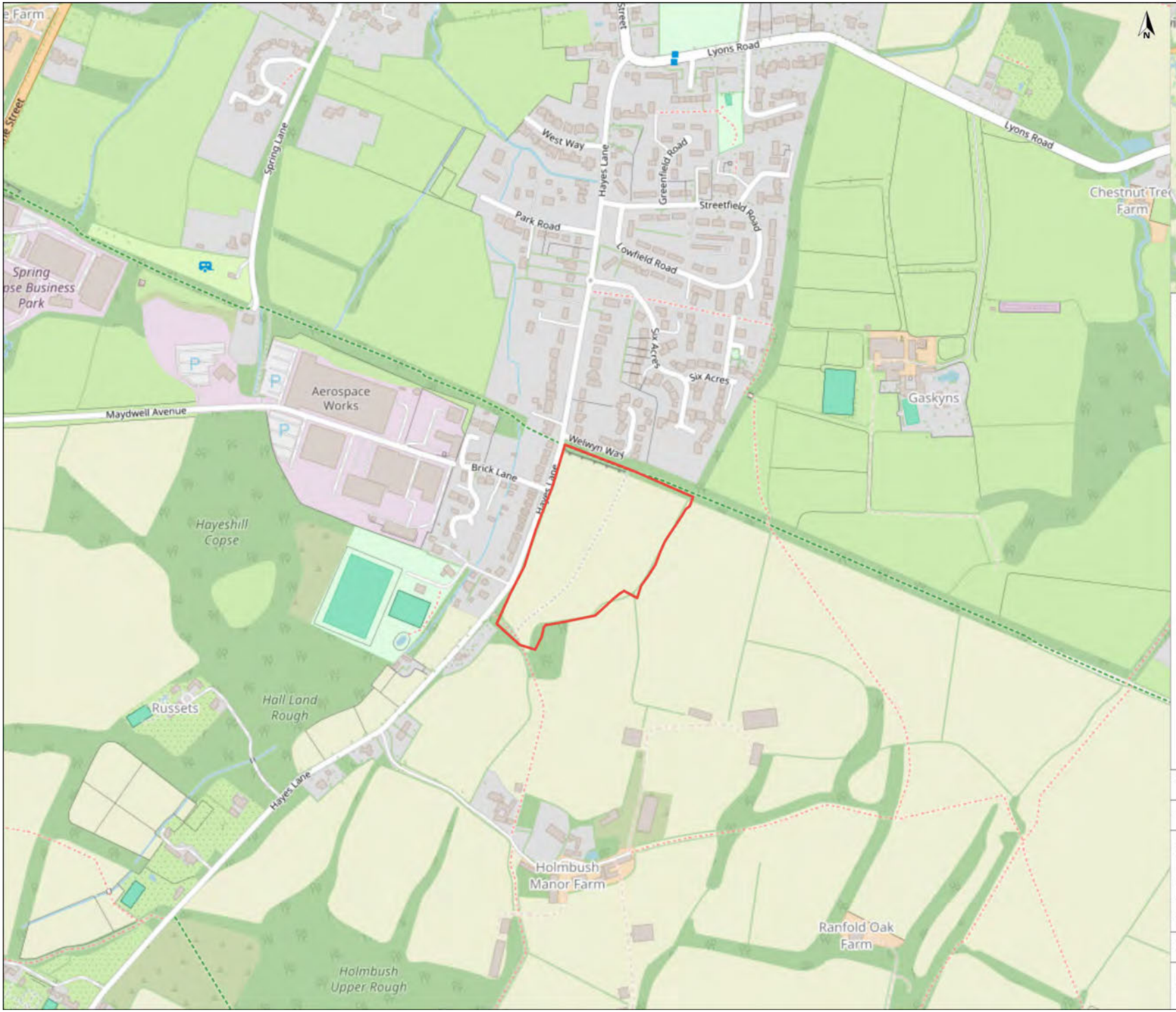
At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the intrusive investigation on the site.

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site. The investigation will need to include targeting of areas potential Made Ground and other possible geotechnical/geo-environmental hazards/constraints.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation and pavement design.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH.
- A period of ground gas and vapour spot monitoring in line with best practice (in the event that organic rich soils or organic contamination is identified).

It may be necessary to undertake remediation/risk mitigation measures on this site to break any perceived contamination linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed.

FIGURES







Legend

Site Boundary

0 100 m 200 m

© OpenStreetMap contributors

Geo-Environmental

Produced by **Datanest.earth**

Title: Site Location Plan		
Client: TILCo		Size: A4
Project: Land East of Hayes Lane, Slinfold, West Sussex	Drawn: DG	Figure No.: 1
Date: 21-10-2026	Checked: -	
Proj No: GE24231	Scale: 1:7157	Version: For DSR





Legend

Site Boundary

0 25 m 50 m

© Mapbox

Geo-Environmental

Produced by **Datanest.earth**

Title: Site Plan (Aerial Photograph)		
Client: TILCo		Size: A4
Project: Land East of Hayes Lane, Slinfold, West Sussex	Drawn: LL	Figure No.: 2
Date: 21-10-2026	Checked: LL	
Proj No: GE24231	Scale: 1:2109	Version: For DSR

1. Residential Landscaping

A variety of planting across the Site will achieve a high quality landscape design and help to integrate the new development into the existing landscape framework. The proposed planting will reflect the character of the area and provide an attractive place to live, with the native species introduced within the areas of open space and to strengthen the Site boundaries. Proposed planting will be easily maintained and complement the setting of the new residential development. The proposed planting will include a high proportion of native species and flowering non-native species of known benefits to wildlife. The palette of species will create a vibrant character to the development, helping to integrate it into the existing landscape.

Below is a suggested list for the soft landscaping:

Street Tree Planting (Residential Area)

Acer compestre 'Elsrijk'	Field Maple 'Elsrijk'
Crataegus laevigoto 'Paul Scarlet'	Hawthorn 'Paul Scarlet'
Pyrus calleryona 'Chanticleer'	Ornamental Pear

Hedge Planting

Carpinus betulus	Hornbeam
Escallonia 'Apple Blossom'	Escallonia
Fagus sylvatica	Common Beech

Shrubs

Choisya ternata 'Sundance'	Mexican Orange
Hebe 'Midsummer Beauty'	Shrubby Veronica
Lavandula ongustifolia 'Hidcote'	English Lavender 'Hidcote'
Mahonia media 'Winter Sun'	Oregon Grape 'Winter Sun'

Herbaceous

Geranium macrorrtiizum 'White Ness·	Cranesbill 'White-Ness
Rudbeckia fulgida 'Goldsturm'	Coneflower 'Goldsturm'
Verbena bonariensis	Argentinian Vervain
Stachys byzantina	Lamb's Ear

Augmentation of Existing Planting

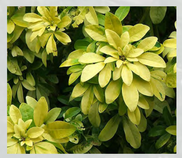
Quercus robur	English Oak
Fagus sylvatica	Common Beech
Crataegus monogyna	Common Hawthorn
Corylus avellana	Common Hazel
Carpinus betulus	Hornbeam
Salix cinerea	Grey Willow
Acer campestre	Field Maple

Native Thicket:

Ilex aquifolium	Common Holly
Crataegus monogyna	Common Hawthorn
Prunus spinosa	Blackthorn
Cornus sanguinea	Common Dogwood
Rosa canina	Dog rose
Sambuccus nigra	Common Elder
Viburnum lantana	Wayfaring tree



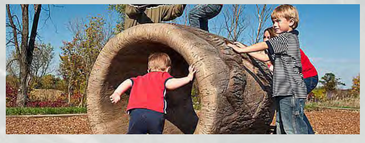





2. Play and Recreation Strategy

The play strategy will comprise of trim trails located within the open space to the northeast and south east part of the new residential development where it will be overlooked by the new homes.
The play strategy will focus on play features on timber play trim trail equipment and informal kickabout areas reflecting the edge of settlement location. Seating / picnic areas will be provided in the south east part of the Site.



3. Sustainable Drainage Features

A drainage basin will be included within proposed the Public Open Space and designed to form an integral element of the landscaping. The basin and surrounds will be sown with a native grassland/ flora mix, providing seasonal interest and wild-life habitat.



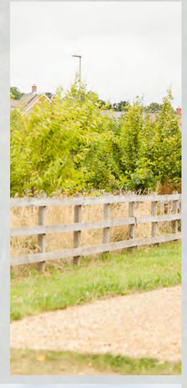
4. Public Open Spaces and Recreational Routes

A primary route of new recreational footpath will provide safe routes linking the new open spaces and connecting to the surrounding public rights of way, with seating provided at key intervals. The recreational routes will also include trim trails connecting to Hayes Lane, further enhancing sustainable travel options and enhancing play experiences for the younger population.




5. Landscape Framework

The Site is bound by existing mature trees and hedgerows to its boundaries, which provide a high degree of containment. The vast majority of these remain and the new homes will be orientated to overlook the Site boundaries. Existing young oak trees and scrub will be retained where possible within the open space to the south and east of the Site. New native tree planting will be undertaken within the open spaces. Other landscape enhancements will include improved management of the existing grassland to increase species diversity and floral interest, new scrub / thicket planting and damp grassland creation. Areas of shorter mown grass will be included at the edge of the development to encourage active games/ recreation. A dedicated reptile mitigation area has been established along the western edge of the Proposed Development, incorporating enhancements to the existing planting while carefully avoiding any disturbance to the established ecological habitats.




LEGEND

- Site boundary
- Vehicle access
- Shared surface
- Footpaths
- Existing vegetation
- Thicket planting
- Wildflower meadow
- Public Open Space
- Picnic spaces
- Front private gardens
- Rear private gardens
- Native hedge
- Ornamental hedge
- Ornamental planting
- Proposed trees
- Street trees
- SuDs Basin
- Wet thicket planting
- Natural play areas
- Short mown path
- Reptile Mitigation Area
- Realigned and resurfaced PRoW
- Existing Bridleway
- Existing Vegetation to be removed
- Tree protection zones for TPO'd trees

Rev	Date	By	Description
C	10/07/26	ZO	Scout hut provision text added.
B	26/06/26	ZO	Amendments following LPA response
A	20/08/25	ZO	Amendments following design team comments
-	-/-/-	-	-

Drawing Status

FOR PLANNING

CSA environmental
Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land off Hayes Lanes, Slinfold
Title	Illustrative Landscape Strategy Plan
Client	The Incidental Land Company
Scale	NTS
Drawn	ZO
Date	July 2026
Checked	CA/BS
Drawing No.	CSA/5675/118
Rev	C

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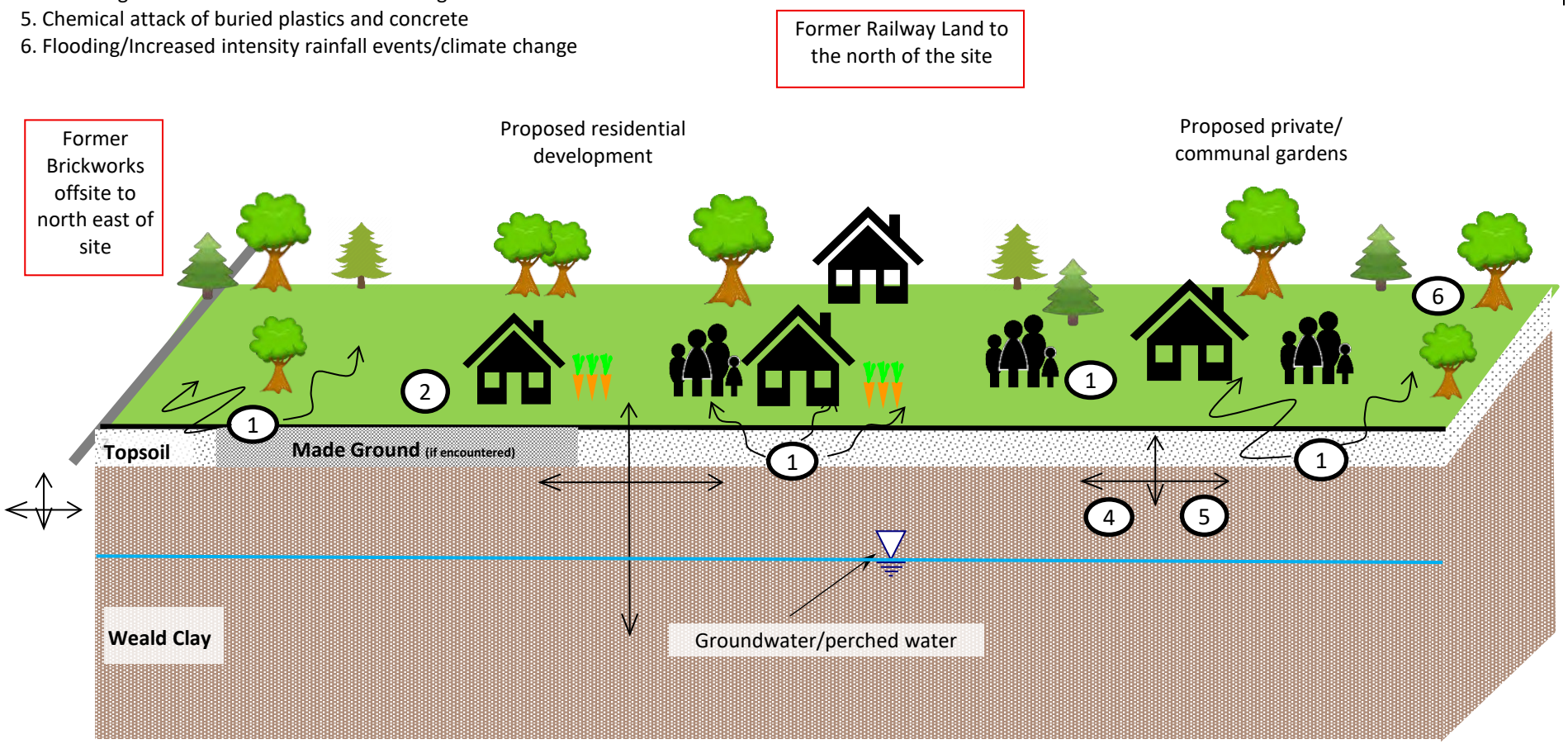
Possible Pollutant Linkages:
1. Direct contact with contaminated soils, ingestion of contaminated soils, biaccumulation in homegrown produce
2. Inhaltion of soil dusts indoor and outdoor, and inhaltion of gases/vapours within buildings
3. Vertical and lateral migration through permeable strata
4. Shallow groundwater vertical and lateral migration
5. Chemical attack of buried plastics and concrete
6. Flooding/Increased intensity rainfall events/climate change



Project:	Land East of Hayes Lane, Slinfold, West Sussex, RH13 0SQ			**Title**	Conceptual Site Model (Proposed Site Use)
Client:	TILCo			**Geo-Environmental Services Ltd**	
Ref No:	GE23241	**Revision:**	V1	**Unit 7 Danworth Farm, Cuckfield Road**	
Drawn:	LL	**Date:**	10/11/2026	**Hurstpierpoint, West Sussex BN6 9GL**	
Figure:	4	**Scale:**	Not To Scale	**+44(0)1273 832972 www.gesl.net**	Geo-Environmental

Geo-Environmental

APPENDIX A

Desk Study Information



Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ

Order Details

Date: 21/10/2026

Your ref: PO-10364/GE24231

Our Ref: GS-4E8-XRW-NV4-D7Q

Site Details

Location: 511808 130669

Area: 3.91 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!

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- Revisit and collaborate with your team

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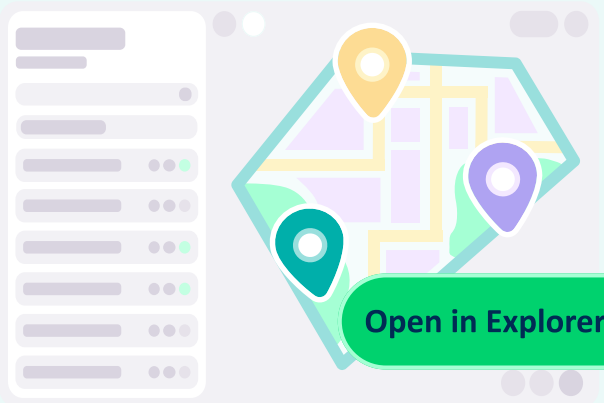
12 months access begins at purchase.



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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	1	9	2	-
16 >	1.2 >	Historical tanks >	0	0	2	3	-
17 >	1.3 >	Historical energy features >	0	0	0	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	1	1	13	5	-
20 >	2.2 >	Historical tanks >	0	0	4	6	-
21 >	2.3 >	Historical energy features >	0	0	0	12	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24 >	3.6 >	Licensed waste sites >	0	0	1	0	-
25 >	3.7 >	Waste exemptions >	0	0	1	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
27 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Sites determined as Contaminated Land	0	0	0	0	-
28 >	4.5 >	Control of Major Accident Hazards (COMAH) >	0	0	1	0	-

28	4.6	Regulated explosive sites	0	0	0	0	-
28 >	4.7 >	Hazardous substance storage/usage >	0	0	1	0	-
29 >	4.8 >	Historical licensed industrial activities (IPC) >	0	0	5	0	-
29 >	4.9 >	Licensed industrial activities (Part A(1)) >	0	0	14	0	-
32 >	4.10 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
32	4.11	Radioactive Substance Authorisations	0	0	0	0	-
32 >	4.12 >	Licensed Discharges to controlled waters >	0	0	7	5	-
34 >	4.13 >	Pollutant release to surface waters (Red List) >	0	0	0	1	-
35	4.14	Pollutant release to public sewer	0	0	0	0	-
35	4.15	List 1 Dangerous Substances	0	0	0	0	-
35	4.16	List 2 Dangerous Substances	0	0	0	0	-
35 >	4.17 >	Pollution Incidents (EA/NRW) >	0	1	0	0	-
36	4.18	Pollution inventory substances	0	0	0	0	-
36 >	4.19 >	Pollution inventory waste transfers >	0	0	1	0	-
37	4.20	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
38	5.1	Superficial aquifer	None (within 500m)				
39 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
40 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	5.6 >	Groundwater abstractions >	0	0	0	0	5
44	5.7	Surface water abstractions	0	0	0	0	0
44 >	5.8 >	Potable abstractions >	0	0	0	0	4
45	5.9	Source Protection Zones	0	0	0	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
46 >	6.1 >	Water Network (OS NGD) >	0	1	20	-	-
48 >	6.2 >	Surface water features >	0	1	9	-	-

48 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
49	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Flood Storage Areas	0	0	0	-	-
52	7.5	Flood Zone 2	None (within 50m)				
52	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
53 >	8.1 >	Surface water flooding >	1 in 100 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
55 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
56 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
58 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	51
60	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0
61	10.12	Proposed Ramsar sites	0	0	0	0	0
61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0

61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
63 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
64 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	11.4 >	Listed Buildings >	0	0	2	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	2	5	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	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
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-
74	14.3	Superficial geology (10k)	0	0	0	0	-
74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-

76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
77 >	**15.1 >**	**50k Availability >**	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79	15.4	Superficial geology (50k)	0	0	0	0	-
79	15.5	Superficial permeability (50k)	None (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	**15.8 >**	**Bedrock geology (50k) >**	1	0	0	0	-
81 >	**15.9 >**	**Bedrock permeability (50k) >**	Identified (within 50m)				
81	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
82 >	**16.1 >**	**BGS Boreholes >**	0	0	1	-	-
Page	Section	**Natural ground subsidence >**					
83 >	**17.1 >**	**Shrink swell clays >**	Low (within 50m)				
84 >	**17.2 >**	**Running sands >**	Negligible (within 50m)				
85 >	**17.3 >**	**Compressible deposits >**	Negligible (within 50m)				
86 >	**17.4 >**	**Collapsible deposits >**	Very low (within 50m)				
87 >	**17.5 >**	**Landslides >**	Very low (within 50m)				
88 >	**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
90 >	**18.1 >**	**BritPits >**	0	0	1	1	-
91 >	**18.2 >**	**Surface ground workings >**	1	0	8	-	-
92	18.3	Underground workings	0	0	0	0	0
92	18.4	Underground mining extents	0	0	0	0	-
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-
92 >	**18.6 >**	**Non-coal mining >**	1	0	0	0	1
93	18.7	JPB mining areas	None (within 0m)				

93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
93	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
94	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon** >					
98 >	**20.1** >	**Radon** >	Less than 1% (within 0m)				
Page	Section	**Soil chemistry** >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	**21.1** >	**BGS Estimated Background Soil Chemistry** >	1	2	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	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
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
102	22.3	Railway tunnels	0	0	0	-	-
102 >	**22.4** >	**Historical railway and tunnel features** >	0	1	1	-	-
102	22.5	Royal Mail tunnels	0	0	0	-	-
102 >	**22.6** >	**Historical railways** >	0	2	1	-	-
103	22.7	Railways	0	0	0	-	-
103	22.8	Crossrail 2	0	0	0	0	-

103	22.9	HS2		0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 3.91ha

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 3.91ha

Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 3.91ha

Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 3.91ha

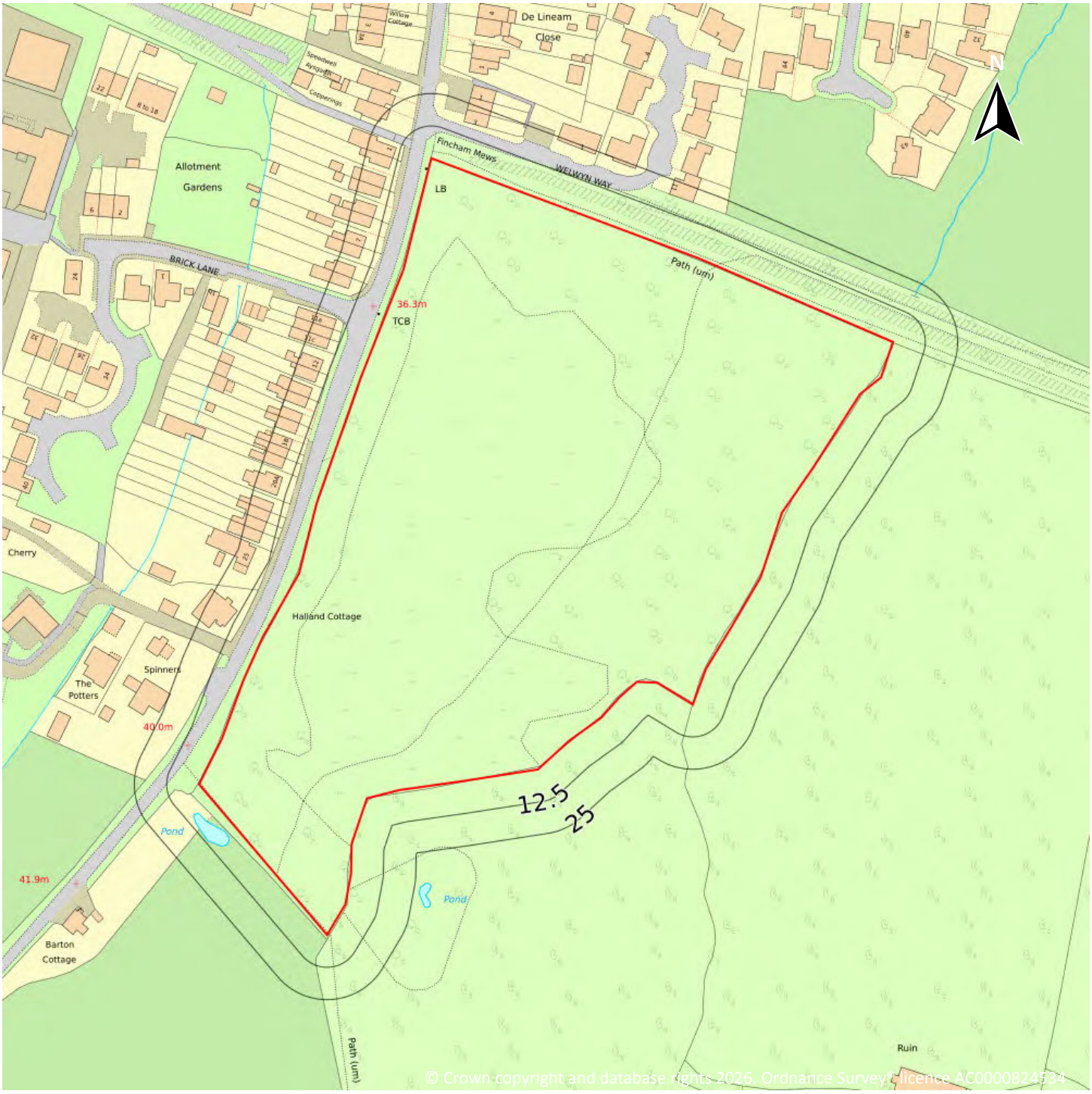
Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

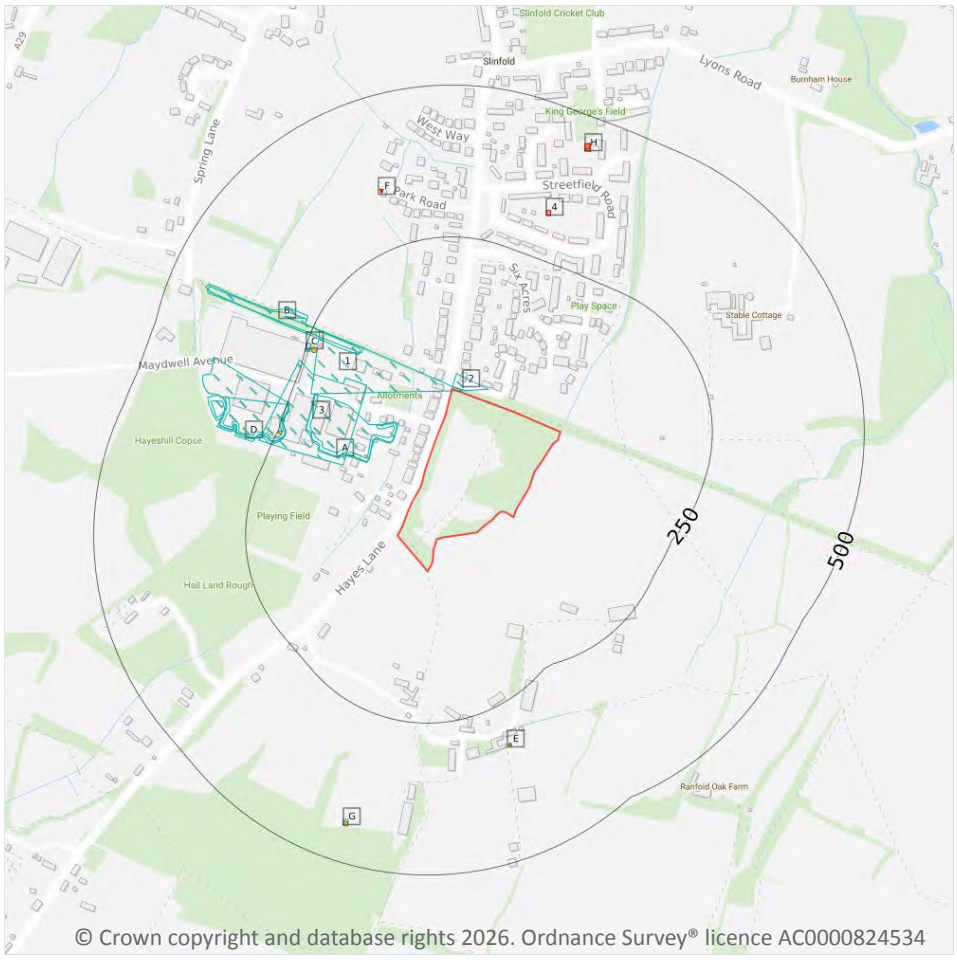
Site Area: 3.91ha

OS MasterMap site plan



Site Area: 3.91ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	13

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

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

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Brick Field**	**1913**	**2158608**

ID	Location	Land use	Dates present	Group ID
2	3m N	Railway Sidings	1913	2200478
A	65m W	Unspecified Ground Workings	1913	2202627
A	66m W	Unspecified Pit	1913 - 1956	2298547
3	129m NW	Unspecified Works	1979	2182533
B	160m W	Railway Sidings	1913	2200479
B	163m W	Railway Station	1956	2167916
D	236m NW	Unspecified Ground Workings	1913	2268315
D	237m NW	Unspecified Pit	1913 - 1956	2209935
D	237m NW	Unspecified Pits	1913	2255869
C	242m W	Unspecified Kilns	1913 - 1956	2321701
D	344m NW	Unspecified Pits	1956	2229135
G	429m S	Unspecified Tank	1979	2190684

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	**5**

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, 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
C	231m W	Unspecified Tank	1994	427782
D	243m NW	Tanks	1994	401334
E	314m SE	Unspecified Tank	1975	428770
E	315m SE	Unspecified Tank	1994	411291
G	433m S	Unspecified Tank	1975 - 1994	411480

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	7

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

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

ID	Location	Land use	Dates present	Group ID
4	322m N	Electricity Substation	1975 - 1995	310015
F	343m N	Electricity Substation	1994 - 1995	288978
F	346m N	Electricity Substation	1975	321904
F	347m N	Electricity Substation	1992	284500
H	443m N	Electricity Substation	1994 - 1995	316014
H	446m N	Electricity Substation	1975	301686
H	447m N	Electricity Substation	1992	295361

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	0

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

grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

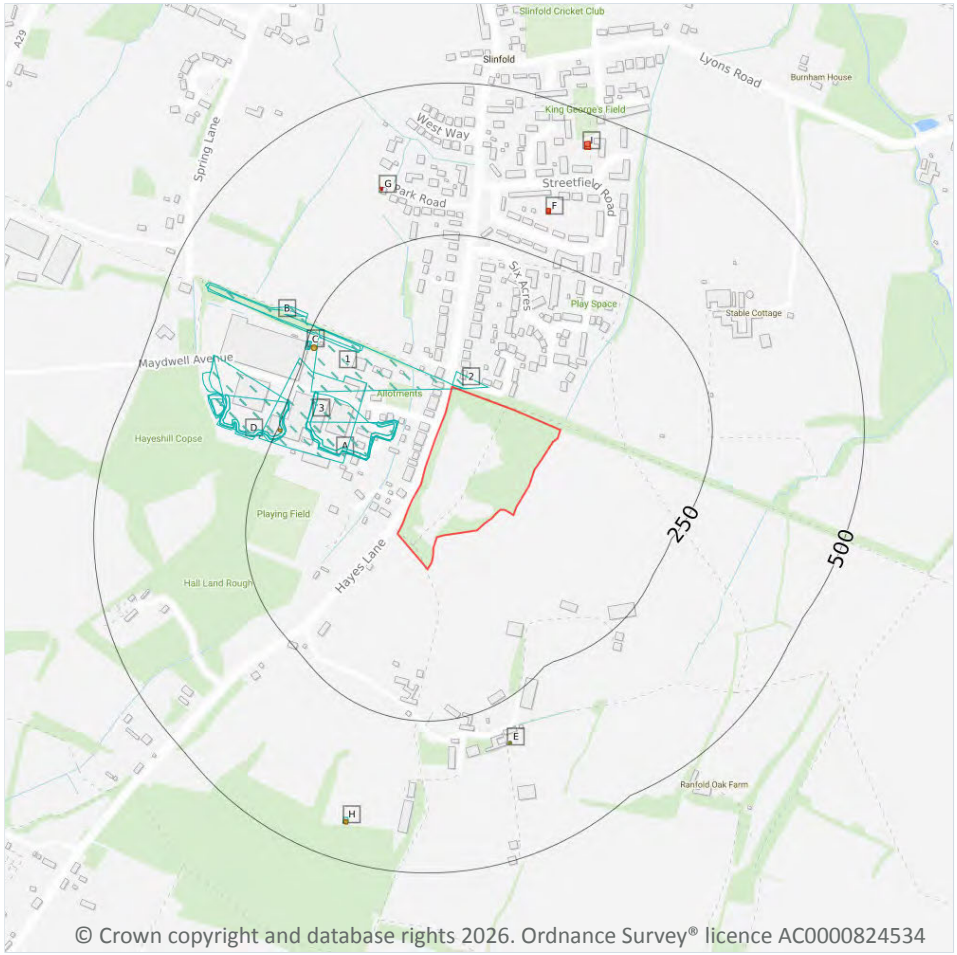
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	20

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

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

ID	Location	Land Use	Date	Group ID
1	**On site**	**Brick Field**	**1913**	**2158608**
2	3m N	Railway Sidings	1913	2200478
A	65m W	Unspecified Ground Workings	1913	2202627

ID	Location	Land Use	Date	Group ID
A	65m W	Unspecified Ground Workings	1913	2202627
A	66m W	Unspecified Pit	1913	2298547
A	68m W	Unspecified Pit	1956	2298547
3	129m NW	Unspecified Works	1979	2182533
B	160m W	Railway Sidings	1913	2200479
B	163m W	Railway Station	1956	2167916
D	236m NW	Unspecified Ground Workings	1913	2268315
D	236m NW	Unspecified Ground Workings	1913	2268315
D	237m NW	Unspecified Pit	1956	2209935
D	237m NW	Unspecified Pits	1913	2255869
C	242m W	Unspecified Kilns	1913	2321701
C	244m W	Unspecified Kilns	1956	2321701
D	343m NW	Unspecified Pits	1913	2255869
D	343m NW	Unspecified Pits	1913	2255869
D	344m NW	Unspecified Pits	1956	2229135
D	354m W	Unspecified Pit	1913	2209935
H	429m S	Unspecified Tank	1979	2190684

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m **10**

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

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

ID	Location	Land Use	Date	Group ID
C	231m W	Unspecified Tank	1994	427782
C	231m W	Unspecified Tank	1994	427782
D	243m NW	Tanks	1994	401334

ID	Location	Land Use	Date	Group ID
D	243m NW	Tanks	1994	401334
E	314m SE	Unspecified Tank	1975	428770
E	315m SE	Unspecified Tank	1994	411291
E	315m SE	Unspecified Tank	1994	411291
H	433m S	Unspecified Tank	1975	411480
H	433m S	Unspecified Tank	1994	411480
H	433m S	Unspecified Tank	1994	411480

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**12**

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

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

ID	Location	Land Use	Date	Group ID
F	322m N	Electricity Substation	1994	310015
F	322m N	Electricity Substation	1995	310015
F	324m N	Electricity Substation	1975	310015
F	324m N	Electricity Substation	1992	310015
G	343m N	Electricity Substation	1994	288978
G	343m N	Electricity Substation	1995	288978
G	346m N	Electricity Substation	1975	321904
G	347m N	Electricity Substation	1992	284500
I	443m N	Electricity Substation	1994	316014
I	443m N	Electricity Substation	1995	316014
I	446m N	Electricity Substation	1975	301686
I	447m N	Electricity Substation	1992	295361

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.

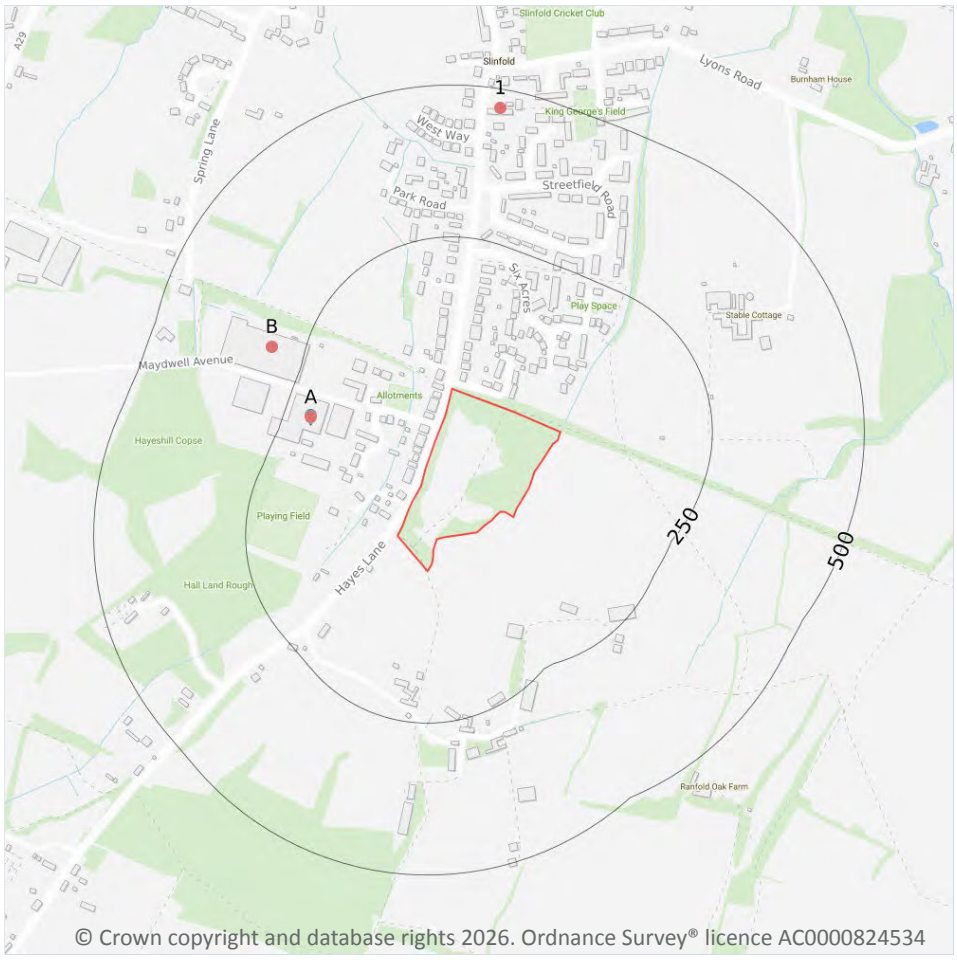
2.5 Historical garages

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



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Site Outline

Search buffers in metres (m)

Licensed waste sites

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	1

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

Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Details		
A	206m W	Site Name: HRUK Slinfold Site Site Address: HRUK Slinfold Site, 12 Maydwell Avenue, Slinfold, Horsham, West Sussex, RH13 0SH Correspondence Address: -	Type of Site: Transfer Station taking Non-Biodegradable Wastes Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 686528 EPR reference: EA/EPR/EP3439DW Operator: Hensel Recycling (Uk) Ltd Waste Management licence No: 409065 Annual Tonnage: 5000	Issue Date: 09/11/2016 Effective Date: 09/11/2016 Modified: 23/05/2023 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	4

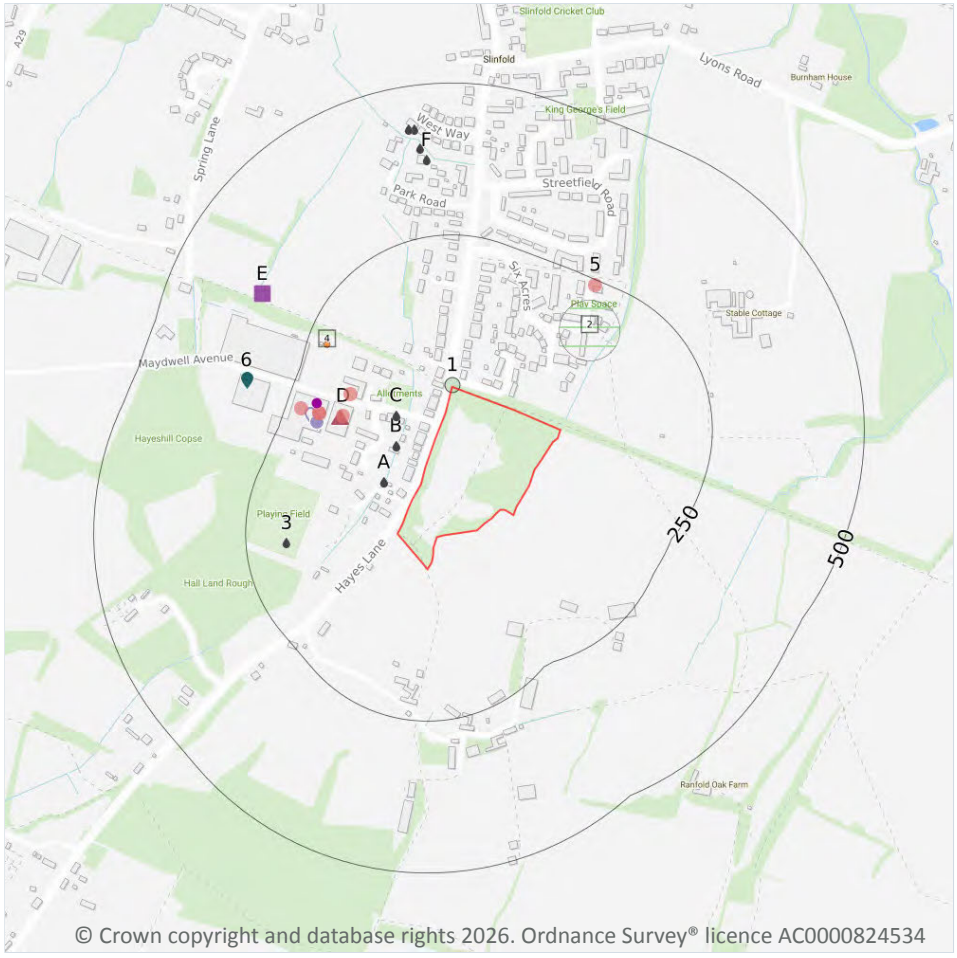
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 23 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	206m W	-	WEX415402	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	304m W	The Business Park, Maydwell Avenue, Slinfold, Horsham, Rh13 0as	WEX224903	Disposing of waste exemption	Not on a farm	Burning waste in the open
B	304m W	The Business Park, Maydwell Avenue, Slinfold, Horsham, Rh13 0as	WEX079856	Disposing of waste exemption	Not on a farm	Burning waste in the open
1	468m N	-	WEX429164	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- NGD current or recent tanks
- Control of Major Accident Hazards
- Hazardous substance storage/usage
- Historical licensed industrial activities
- Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollutant release to surface waters
- Pollution Incidents (EA/NRW)
- Pollution inventory waste transfers

4.1 Recent industrial land uses

Records within 250m	6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Activity	Category
D	156m W	Griffiths & Nielson Medical	Griffiths and Nielsen the Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
D	156m W	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
D	194m W	G T Lifting Solutions Ltd	Southern Cranes and Access Ltd, The Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Lifting and Handling Equipment	Industrial Products
D	194m W	G T Lifting Solutions Ltd	Southern Cranes and Access Ltd the Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Construction and Tool Hire	Hire Services
D	225m W	A J W Aviation	Logistics Centre, The Business Park, Maydwell Avenue, Slinfold, West Sussex, RH13 0AS	Aeroplanes	Industrial Products
5	242m NE	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

Records within 250m	**1**

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Tank description	Activity	Date first identified
4	212m W	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	14/11/2014

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 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	1

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.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Company	Address	Operational status	Tier
2	119m NE	Basf Printing Systems	Basf Printing Systems, Stane Street, Slinfold, Horsham,RH13 7SH	Historical COMAH Site	-

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	1

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.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
D	161m W	Application reference number: SF/56/99 Application status: Approved Application date: 06/11/1999 Address: Schenectady Europe Ltd, Slinfold, Horsham, West Sussex, England, RH13 0TW	Details: Deemed hazardous substance consent for storage of cresol, phenol, xylenol, ddm, torebec, distillates & other raw materials & intermediates Site: Schenectady Europe Ltd Hayes Lane Slinfold Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.8 Historical licensed industrial activities (IPC)

Records within 500m	5

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.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
D	193m W	Operator: Schenectady Europe Ltd Address: Slinfold, Horsham, West Sussex, RH13 0TW Process: Manufacture And Use Of Organic Chemicals Permit Number: AK5466	Original Permit Number: IPCAPP Date Approved: 28-2-1994 Effective Date: 28-2-1994 Status: Superseded By Variation
D	193m W	Operator: Schenectady Europe Ltd Address: Slinfold, Horsham, West Sussex, RH13 0TW Process: Manufacture And Use Of Organic Chemicals Permit Number: AO6944	Original Permit Number: IPCMINVAR Date Approved: 28-10-1994 Effective Date: 28-10-1994 Status: Superseded By Variation
D	193m W	Operator: Schenectady Europe Ltd Address: Slinfold, Horsham, West Sussex, RH13 0TW Process: Manufacture And Use Of Organic Chemicals Permit Number: BD0168	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Superseded By Variation
D	193m W	Operator: Schenectady Europe Ltd Address: Slinfold, Horsham, West Sussex, RH13 0TW Process: Manufacture And Use Of Organic Chemicals Permit Number: BG4666	Original Permit Number: IPCMAJVAR Date Approved: 23-12-1999 Effective Date: 24-12-1999 Status: Superseded By Variation
D	193m W	Operator: Schenectady Europe Ltd Address: Slinfold, Horsham, West Sussex, RH13 0TW Process: Manufacture And Use Of Organic Chemicals Permit Number: BR4519	Original Permit Number: IPCMINVAR Date Approved: 13-2-2002 Effective Date: 25-2-2002 Status: Revoked - Now Ippc

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

4.9 Licensed industrial activities (Part A(1))

Records within 500m	14

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Details	
D	193m W	Operator: SI GROUP-UK LTD Installation Name: SI Group UK Limited Process: SOLVENT EMISSIONS DIRECTVE; ACTIVITIES EXCEEDING SOLVENT THRESHOLD Permit Number: BT8686IF Original Permit Number: BT8686IF	EPR Reference: EPR/BT8686IF Issue Date: 22/11/2006 Effective Date: 29/11/2010 Last date noted as effective: 21/05/2026 Status: Surrendered
D	193m W	Operator: SI GROUP-UK LTD Installation Name: SI Group UK Limited Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS Permit Number: BT8686IF Original Permit Number: BT8686IF	EPR Reference: EPR/BT8686IF Issue Date: 22/11/2006 Effective Date: 29/11/2010 Last date noted as effective: 21/05/2026 Status: Surrendered
D	193m W	Operator: SI Group UK Limited Installation Name: SI Group UK Limited Process: SOLVENT EMISSIONS DIRECTVE; ACTIVITIES EXCEEDING SOLVENT THRESHOLD Permit Number: EP3436TL Original Permit Number: BT8686IF	EPR Reference: - Issue Date: - Effective Date: 29/11/2010 Last date noted as effective: 21/03/2023 Status: Surrender Effective
D	193m W	Operator: SI Group UK Limited Installation Name: SI Group UK Limited Process: ORGANIC CHEMICALS; HYDROCARBONS EG AROMATICS Permit Number: EP3436TL Original Permit Number: BT8686IF	EPR Reference: - Issue Date: - Effective Date: 29/11/2010 Last date noted as effective: 21/03/2023 Status: Surrender Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: DIRECTLY ASSOCIATED ACTIVITY (INCLUDED) Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: DIRECTLY ASSOCIATED ACTIVITY (INCLUDED) Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: DIRECTLY ASSOCIATED ACTIVITY (INCLUDED) Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: DIRECTLY ASSOCIATED ACTIVITY (INCLUDED) Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective

ID	Location	Details	
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: DISPOSAL OR RECOVERY OF HAZARDOUS WASTE WITH A CAPACITY EXCEEDING 10 TONNES PER DAY INVOLVING PHYSICO-CHEMICAL TREATMENT Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: SMALL WASTE INCINERATION PLANT TO WHICH SCHEDULE 13 OF THE REGULATIONS APPLIES Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: THE INCINERATION IN A SMALL WASTE INCINERATION PLANT WITH AN AGGREGATE CAPACITY OF 50KG OR MORE PER HOUR OF WOOD WASTE WITH THE EXCEPTION OF WOOD WASTE WHICH MAY CONTAIN HALOGENATED ORGANIC COMPOUNDS Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 21/05/2026 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: ASSOCIATED PROCESS Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 25/05/2023 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: DISPOSAL OR RECOVERY OF HAZARDOUS WASTE WITH A CAPACITY EXCEEDING 10 TONNES PER DAY INVOLVING BIOLOGICAL TREATMENT Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 25/05/2023 Status: Effective
D	206m W	Operator: HENSEL RECYCLING (UK) LTD Installation Name: HRUK Slinfold Site Process: TEMPORARY STORAGE OF HAZ WASTE NOT UNDER S 5.2 PENDING ACTIVITIES LISTED IN S 5.1, 5.2, 5.3 AND PARAGRAPH (B) OF THIS SECTION WITH A TOTAL CAPACITY > 50 TONNES, EXCL TEMP STORAGE WHERE GENERATED Permit Number: EP3439DW Original Permit Number: EP3439DW	EPR Reference: EPR/EP3439DW Issue Date: 09/11/2016 Effective Date: 09/11/2016 Last date noted as effective: 25/05/2023 Status: Effective

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

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

Records within 500m	1

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.

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Address	Details	
6	325m W	Flint Group UK Ltd, Stane Street, Slinfold, West Sussex, RH13 0SH	Process: Manufacture of Coating Materials Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

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	12

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Address	Details	
A	55m NW	BASF (BY FARM TRACK), SLINFOLD, HORSHAM	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: P05395 Permit Version: 1 Receiving Water: -	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 09/08/1994 Effective Date: 09/08/1994 Revocation Date: 12/11/2002
A	55m NW	FACTORY SITE, FACTORY SITE, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02027 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/10/1971 Effective Date: 15/10/1971 Revocation Date: 12/11/2002

ID	Location	Address	Details	
B	58m W	FACTORY EXTENSION, FACTORY EXTENSION, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01951 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 14/09/1970 Effective Date: 14/09/1970 Revocation Date: 11/05/1995
B	58m W	FACTORY SITE, FACTORY SITE, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02027 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/10/1971 Effective Date: 15/10/1971 Revocation Date: 12/11/2002
C	75m W	FACTORY SITE, FACTORY SITE, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02027 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/10/1971 Effective Date: 15/10/1971 Revocation Date: 12/11/2002
C	75m W	BASF COATINGS & INKS LTD., BASF COATINGS & INKS LTD., SLINFOLD, HORSHAM, WEST SUSSEX, RH13 7SH	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P05396 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: SURRENDERED UNDER EPR 2010 Issue date: 09/08/1994 Effective Date: 09/08/1994 Revocation Date: 10/09/2012
3	184m W	LAND ADJ HALL LAND, THE STREET, LAND ADJ HALL LAND, THE STREET, SLINFOLD, HORSHAM, WEST SUSSEX (RESIDENTIAL DEV)	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00717 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 17/11/1986 Effective Date: 17/11/1986 Revocation Date: 13/07/1998
E	348m NW	BASF (NOW FLINT GROUP), SLINDON, FLINT GROUP UK LTD (EMBANKMENT), STANE STREET, SLINFOLD, HORSHAM, WEST SUSSEX, RH13 0SH	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: P05394 Permit Version: 1 Receiving Water: -	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 09/08/1994 Effective Date: 09/08/1994 Revocation Date: 08/06/2009
F	375m N	WESTWAY, WESTWAY, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997

ID	Location	Address	Details	
F	396m N	WESTWAY, WESTWAY, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997
F	427m N	WESTWAY, WESTWAY, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997
F	429m N	WESTWAY, WESTWAY, HAYES LANE, SLINFOLD, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 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	**1**

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

Features are displayed on the Current industrial land use map on **page 26 >**

ID	Location	Address	Details	
E	348m NW	BASF COATINGS & INKS LTD, BASF (BY EMBANKMENT), SLINFOLD, HORSHAM	Permit Number: P05394 Permit Version: 1 Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Discharge Type: Undefined or Other	Effluent Type: TRADE DISCHARGES - COOLING WATER Catchment: UNKNOWN RIVER Approval Date: 09/08/1994

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	1

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 26 >**

ID	Location	Details	
1	3m N	Incident Date: 13/12/2001 Incident Identification: 48085 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.18 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	1

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.

Features are displayed on the Current industrial land use map on **page 26 >**

ID: D, Location: 203m W, Permit: EP3439DW
Operator: HENSEL RECYCLING UK LTD
Activity: DISPOSAL OR RECOVERY OF HAZARDOUS WASTE WITH A CAPACITY EXCEEDING 10 TONNES PER DAY INVOLVING BIOLOGICAL TREATMENT
Address: 12 Maydwell Avenue Slinford West Sussex RH13 0SH
Sector: Waste Treatment, Sub-sector: Metals Recycling
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R4	RECYCLING/RECLAMATION OF METALS AND METAL COMPOUNDS	-	ABSOLUTE VALUE	17 04 05	IRON AND STEEL	NO
R4	RECYCLING/RECLAMATION OF METALS AND METAL COMPOUNDS	-	ABSOLUTE VALUE	19 12 02	FERROUS METAL	NO
R4	RECYCLING/RECLAMATION OF METALS AND METAL COMPOUNDS	-	ABSOLUTE VALUE	16 02 15	HAZARDOUS COMPONENTS REMOVED FROM DISCARDED EQUIPMENT	YES

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

5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

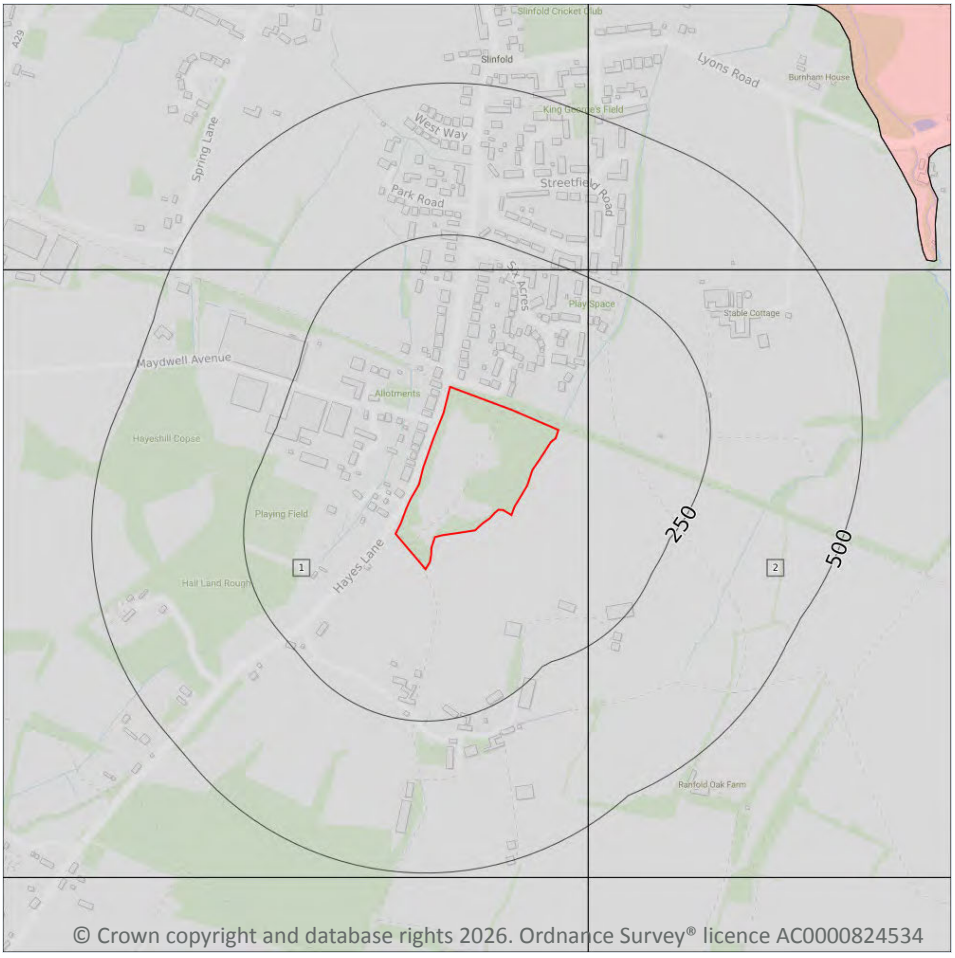
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 39 >**

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**

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 40 >**

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**
2	49m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

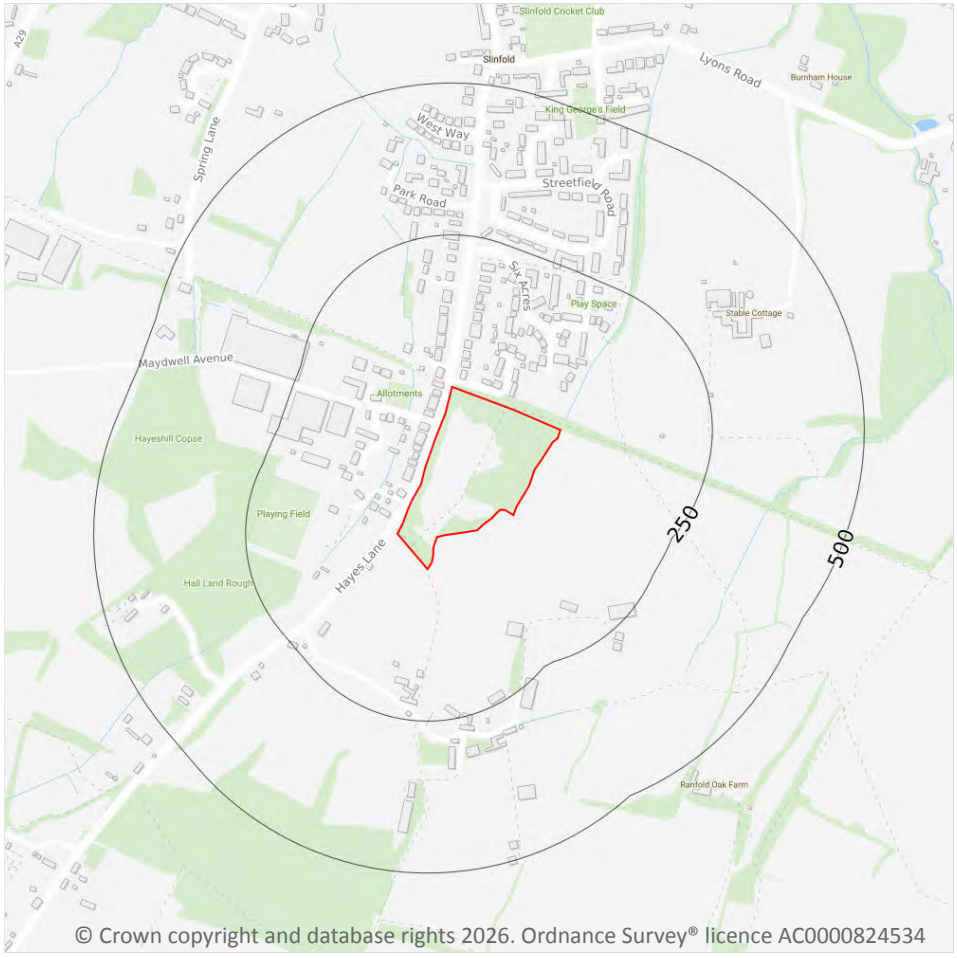
5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	5

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42 >**

ID	Location	Details	
-	1289m NW	Status: Active Licence No: 25/081 Details: Spray Irrigation - Storage Direct Source: Southern Region Groundwater Point: SLINFOLD PARK GOLF CLUB Data Type: Point Name: Slinfold Park Golf & Country Club Ltd Easting: 510510 Northing: 131100	Annual Volume (m^3): 7700 Max Daily Volume (m^3): 77 Original Application No: 169/1194 Original Start Date: 16/12/1992 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -
-	1698m E	Status: Active Licence No: SO/041/0025/020 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: AT NATIONAL GRID REFERENCE MARKED 'A' Data Type: Point Name: Prime UK Land Limited Easting: 513631 Northing: 130984	Annual Volume (m^3): 15695 Max Daily Volume (m^3): 43 Original Application No: NPS/WR/039840 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -
-	1702m E	Status: Active Licence No: SO/041/0025/020 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: AT NATIONAL GRID REFERENCE MARKED 'B' Data Type: Point Name: Prime UK Land Limited Easting: 513642 Northing: 130925	Annual Volume (m^3): 15695 Max Daily Volume (m^3): 43 Original Application No: NPS/WR/039840 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -
-	1950m E	Status: Active Licence No: SO/041/0025/019 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: WELLCROSS FARM BOREHOLE A Data Type: Point Name: Senior Living (Broadbridge Heath) Limited Easting: 513897 Northing: 130863	Annual Volume (m^3): 18177 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/039755 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -
-	1996m E	Status: Active Licence No: SO/041/0025/019 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: WELLCROSS FARM BOREHOLE B Data Type: Point Name: Senior Living (Broadbridge Heath) Limited Easting: 513946 Northing: 130779	Annual Volume (m^3): 18177 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/039755 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -

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	4

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 42 >**

ID	Location	Details	
-	1698m E	Status: Active Licence No: SO/041/0025/020 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: AT NATIONAL GRID REFERENCE MARKED 'A' Data Type: Point Name: Prime UK Land Limited Easting: 513631 Northing: 130984	Annual Volume (m^3): 15695 Max Daily Volume (m^3): 43 Original Application No: NPS/WR/039840 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -
-	1702m E	Status: Active Licence No: SO/041/0025/020 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: AT NATIONAL GRID REFERENCE MARKED 'B' Data Type: Point Name: Prime UK Land Limited Easting: 513642 Northing: 130925	Annual Volume (m^3): 15695 Max Daily Volume (m^3): 43 Original Application No: NPS/WR/039840 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -

ID	Location	Details	
-	1950m E	Status: Active Licence No: SO/041/0025/019 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: WELLCROSS FARM BOREHOLE A Data Type: Point Name: Senior Living (Broadbridge Heath) Limited Easting: 513897 Northing: 130863	Annual Volume (m^3): 18177 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/039755 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -
-	1996m E	Status: Active Licence No: SO/041/0025/019 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: WELLCROSS FARM BOREHOLE B Data Type: Point Name: Senior Living (Broadbridge Heath) Limited Easting: 513946 Northing: 130779	Annual Volume (m^3): 18177 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/039755 Original Start Date: 27/01/2025 Expiry Date: 31/03/2040 Issue No: 1 Version Start Date: 27/01/2025 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	**0**

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	**0**

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS 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	21

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 46 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
3	20m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	53m 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)	-
A	54m NW	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	54m 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)	-
A	54m 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)	-
A	55m 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)	-
A	55m 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)	-
A	55m 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)	-
A	56m 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)	-
A	56m W	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	57m NW	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	58m NW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	70m NW	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	94m NW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
6	133m 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)	-
C	164m NW	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	170m NW	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	217m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	224m S	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	230m S	Drain. A manmade watercourse for the removal of excess water from an area.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	236m S	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	10

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 46 >**

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	2

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 46 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Arun Horsham**	**GB107041012310**	**Arun Upper**	**Arun and Western Streams**
2	**On site**	**River**	**Arun (U/S Pallingham)**	**GB107041017950**	**Arun Upper**	**Arun and Western Streams**

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

6.4 WFD Surface water bodies

Records identified	**2**

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 46 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1339m N	River	Arun Horsham	GB107041012310 ↗	No longer applicable	Does not require assessment	Poor	2022
-	1519m N	River	Arun (U/S Pallingham)	GB107041017950 ↗	No longer applicable	Does not require assessment	Moderate	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

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m	0

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

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

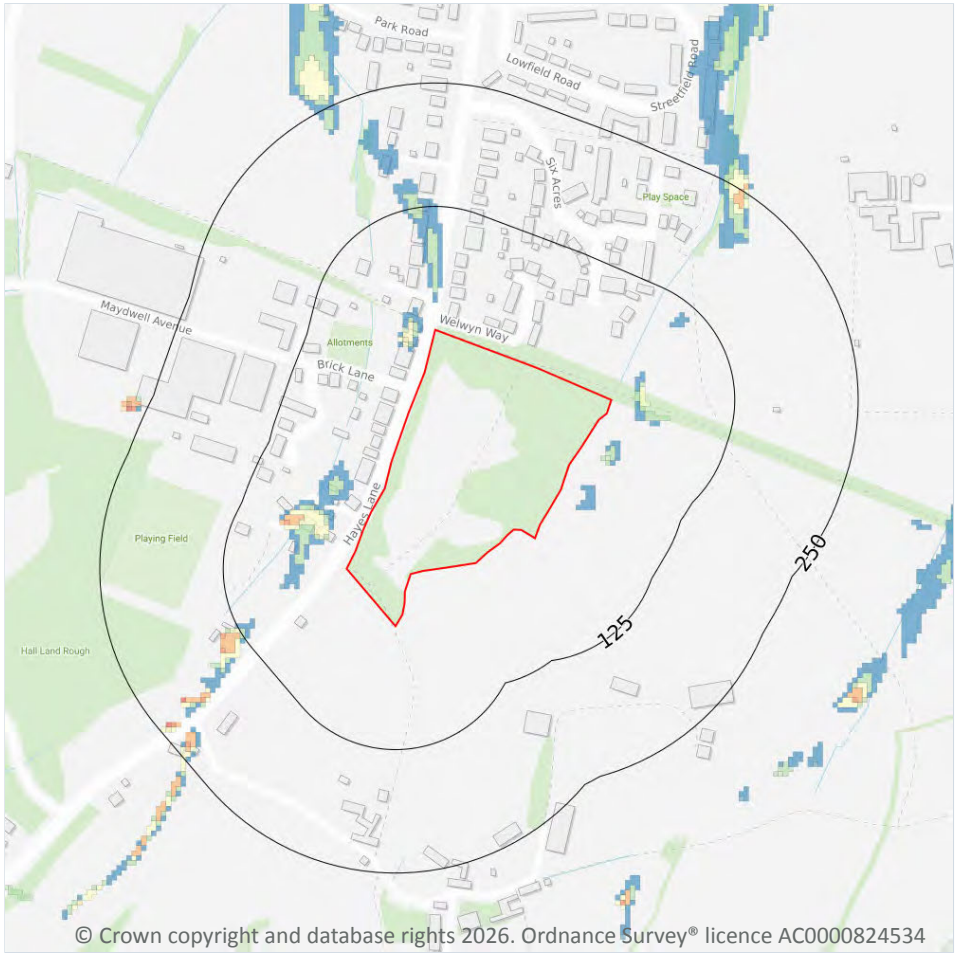
7.6 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 53 >**

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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

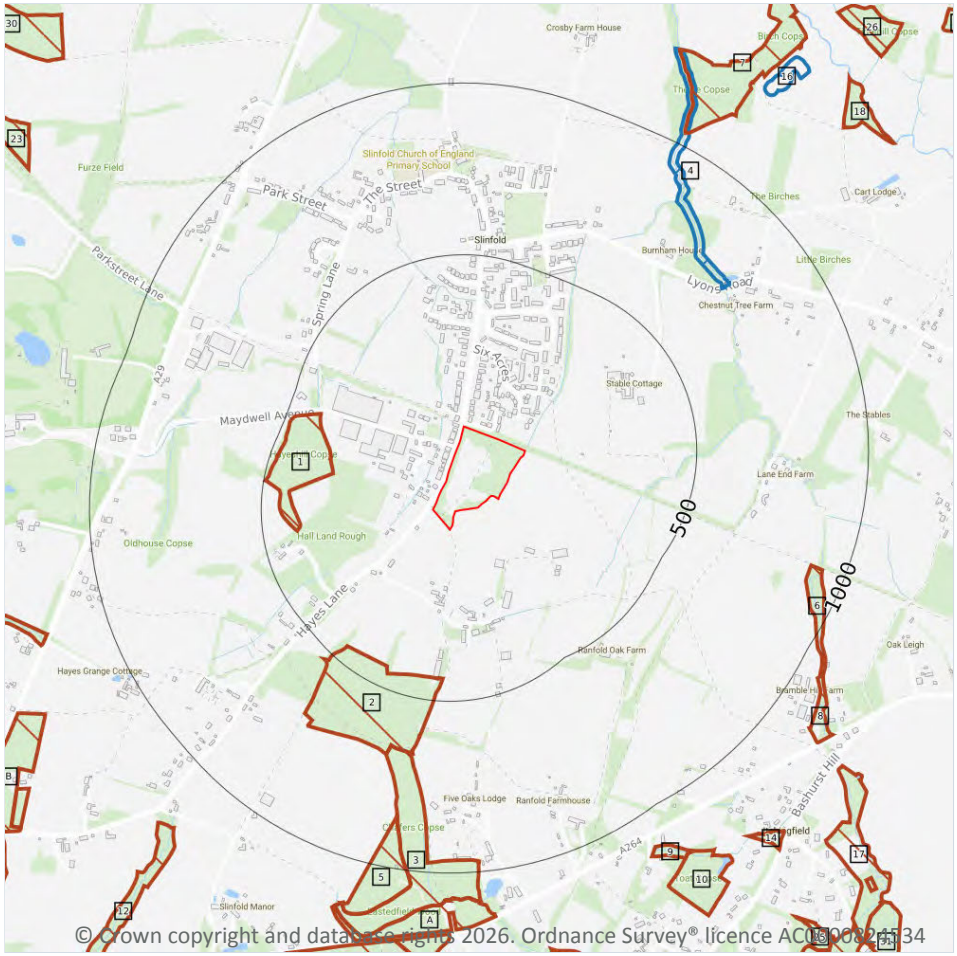
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 55 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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

Features are displayed on the Environmental designations map on **page 56 >**

ID	Location	Name	Data source
4	743m NE	Slinfold Stream and Quarry SSSI	Natural England

ID	Location	Name	Data source
16	1257m NE	Slinfold Stream and Quarry SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	53

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 56 >**

ID	Location	Name	Woodland Type
1	309m W	Unknown	Ancient & Semi-Natural Woodland
2	433m S	Unknown	Ancient & Semi-Natural Woodland
3	651m S	Chafers Copse	Ancient & Semi-Natural Woodland
5	850m S	Unknown	Ancient & Semi-Natural Woodland
6	896m E	Unknown	Ancient & Semi-Natural Woodland
7	1036m NE	Unknown	Ancient & Semi-Natural Woodland
8	1064m SE	Unknown	Ancient & Semi-Natural Woodland
A	1073m S	Unknown	Ancient & Semi-Natural Woodland
9	1100m SE	Unknown	Ancient & Semi-Natural Woodland
10	1166m SE	Unknown	Ancient & Semi-Natural Woodland
A	1178m S	Unknown	Ancient & Semi-Natural Woodland
11	1180m W	Unknown	Ancient & Semi-Natural Woodland
12	1183m SW	Unknown	Ancient & Semi-Natural Woodland
13	1207m S	Unknown	Ancient Replanted Woodland
14	1222m SE	Unknown	Ancient & Semi-Natural Woodland
15	1256m S	Unknown	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
17	1265m SE	Unknown	Ancient & Semi-Natural Woodland
B	1276m SW	Unknown	Ancient & Semi-Natural Woodland
18	1321m NE	Unknown	Ancient & Semi-Natural Woodland
-	1328m W	Unknown	Ancient & Semi-Natural Woodland
-	1359m S	Unknown	Ancient & Semi-Natural Woodland
-	1389m W	Unknown	Ancient Replanted Woodland
B	1429m SW	Unknown	Ancient & Semi-Natural Woodland
-	1440m W	Unknown	Ancient & Semi-Natural Woodland
-	1440m N	Unknown	Ancient & Semi-Natural Woodland
-	1441m W	Unknown	Ancient & Semi-Natural Woodland
23	1472m NW	Unknown	Ancient & Semi-Natural Woodland
-	1478m W	Unknown	Ancient & Semi-Natural Woodland
25	1493m SE	Unknown	Ancient & Semi-Natural Woodland
26	1547m NE	Unknown	Ancient & Semi-Natural Woodland
-	1553m S	Unknown	Ancient & Semi-Natural Woodland
28	1571m SW	Unknown	Ancient & Semi-Natural Woodland
29	1583m SE	Unknown	Ancient & Semi-Natural Woodland
30	1584m NW	Farm Copse	Ancient & Semi-Natural Woodland
31	1617m SE	Unknown	Ancient & Semi-Natural Woodland
-	1677m S	Unknown	Ancient & Semi-Natural Woodland
-	1718m W	Unknown	Ancient & Semi-Natural Woodland
34	1729m NE	Unknown	Ancient & Semi-Natural Woodland
-	1758m W	Unknown	Ancient & Semi-Natural Woodland
-	1777m NW	Unknown	Ancient & Semi-Natural Woodland
-	1789m SW	Unknown	Ancient & Semi-Natural Woodland
-	1800m NW	Unknown	Ancient & Semi-Natural Woodland
-	1825m W	Unknown	Ancient & Semi-Natural Woodland
-	1848m SE	Unknown	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1870m NE	Unknown	Ancient & Semi-Natural Woodland
-	1897m S	Unknown	Ancient & Semi-Natural Woodland
-	1918m NW	Unknown	Ancient & Semi-Natural Woodland
-	1918m NW	Unknown	Ancient & Semi-Natural Woodland
-	1923m NE	Unknown	Ancient & Semi-Natural Woodland
-	1932m NE	Unknown	Ancient & Semi-Natural Woodland
-	1938m W	Unknown	Ancient & Semi-Natural Woodland
-	1953m SE	Unknown	Ancient & Semi-Natural Woodland
-	1989m SW	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was

closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

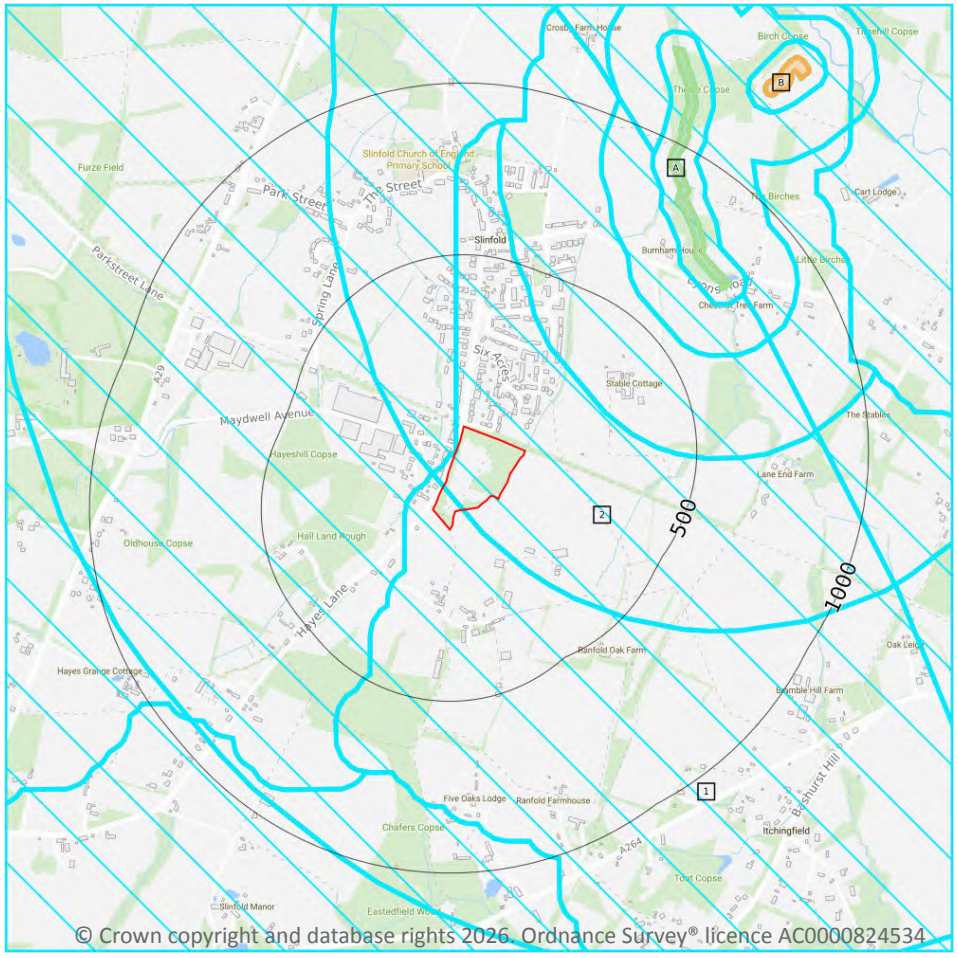
Records within 2000m	**1**

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

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

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

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	2

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 63 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101305632042&notes=&location=512298,129941%20(IRZ%20polygon%20centre)**
2	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101254632031&notes=&location=512355,130484%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2

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

Features are displayed on the SSSI Impact Zones and Units map on **page 63 >**

ID: A
Location: 743m NE
SSSI name: Slinfold Stream and Quarry
Unit name: Stream Exposures
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
EW - Wealden	Favourable	10/03/2022

ID: B
Location: 1257m NE
SSSI name: Slinfold Stream and Quarry
Unit name: Stream Section
Broad habitat: Earth Heritage
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Wealden	Unfavourable - Declining	10/03/2022

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	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 65 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	189m S	Wild Harry's	II	1026938	28/11/1980
2	217m S	Barn To South East Of Wild Harry's	II	1180939	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.

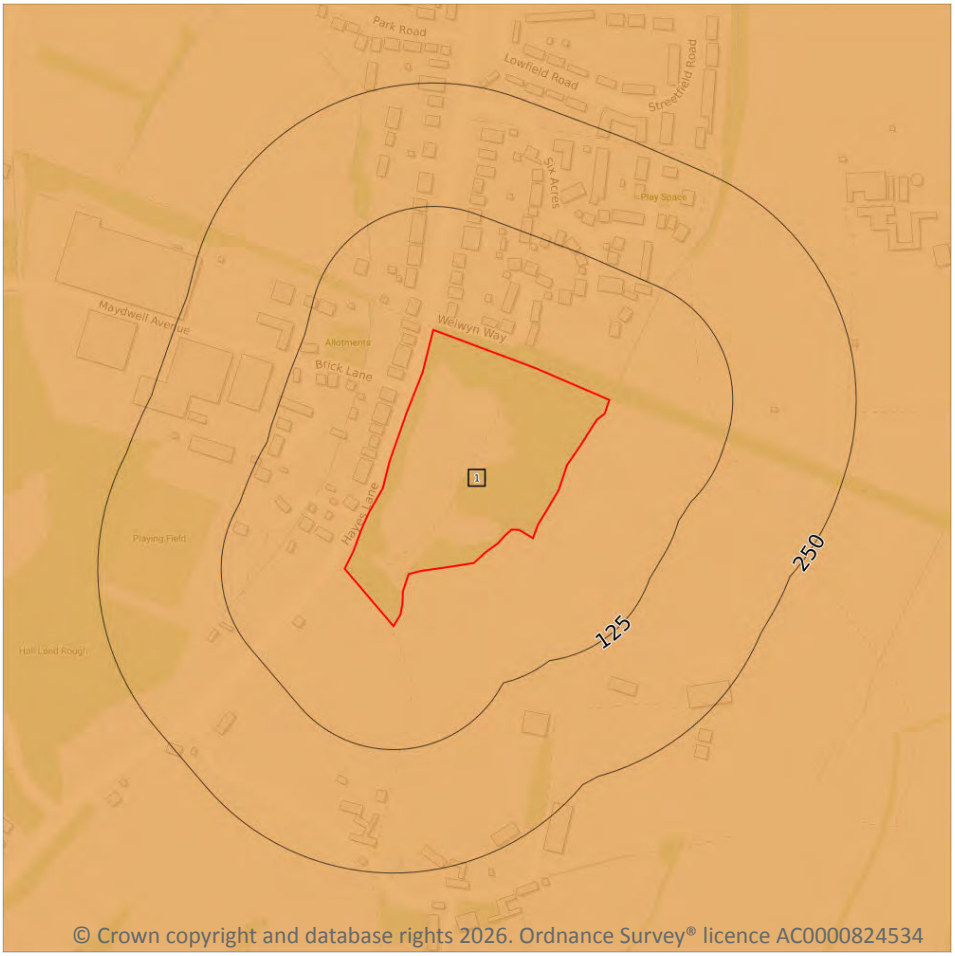
11.7 Registered Parks and Gardens

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	1

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

Features are displayed on the Agricultural designations map on **page 68 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	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.

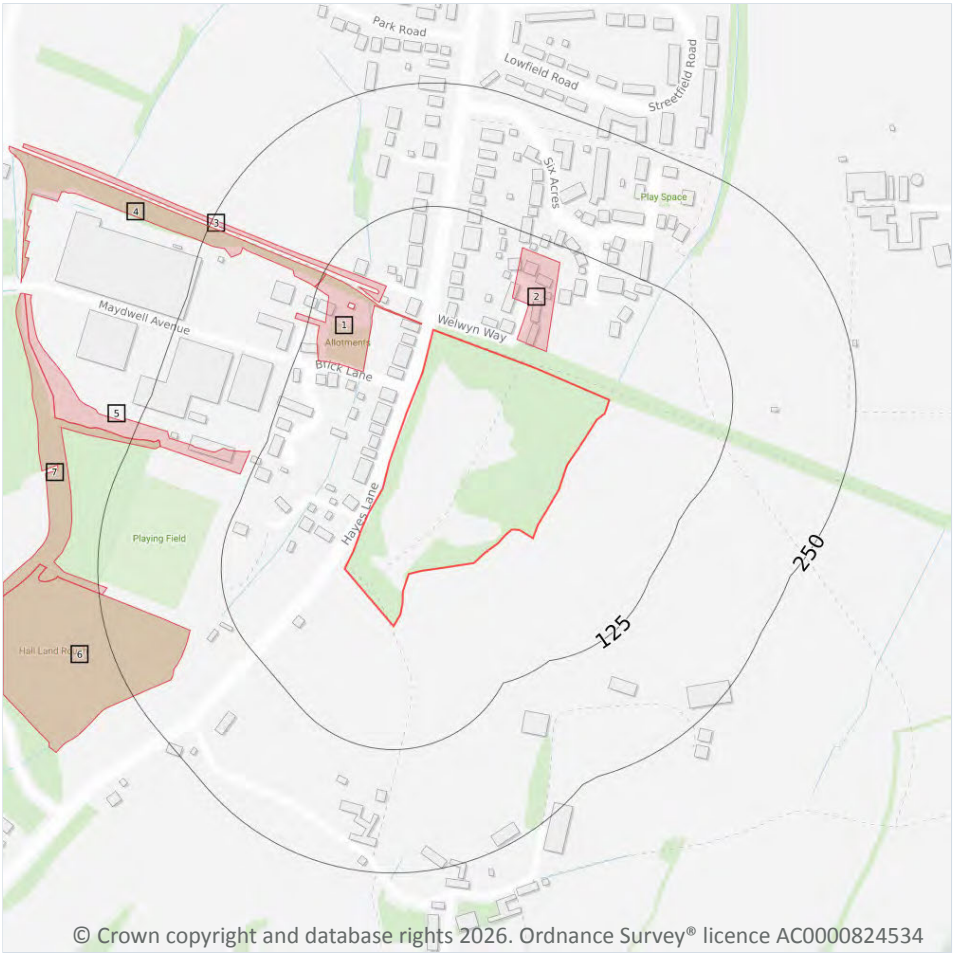
12.5 Countryside Stewardship Schemes

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	7

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 70 >**

ID	Location	Main Habitat	Other habitats
1	13m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	20m N	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
3	61m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	122m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	135m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	168m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	220m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

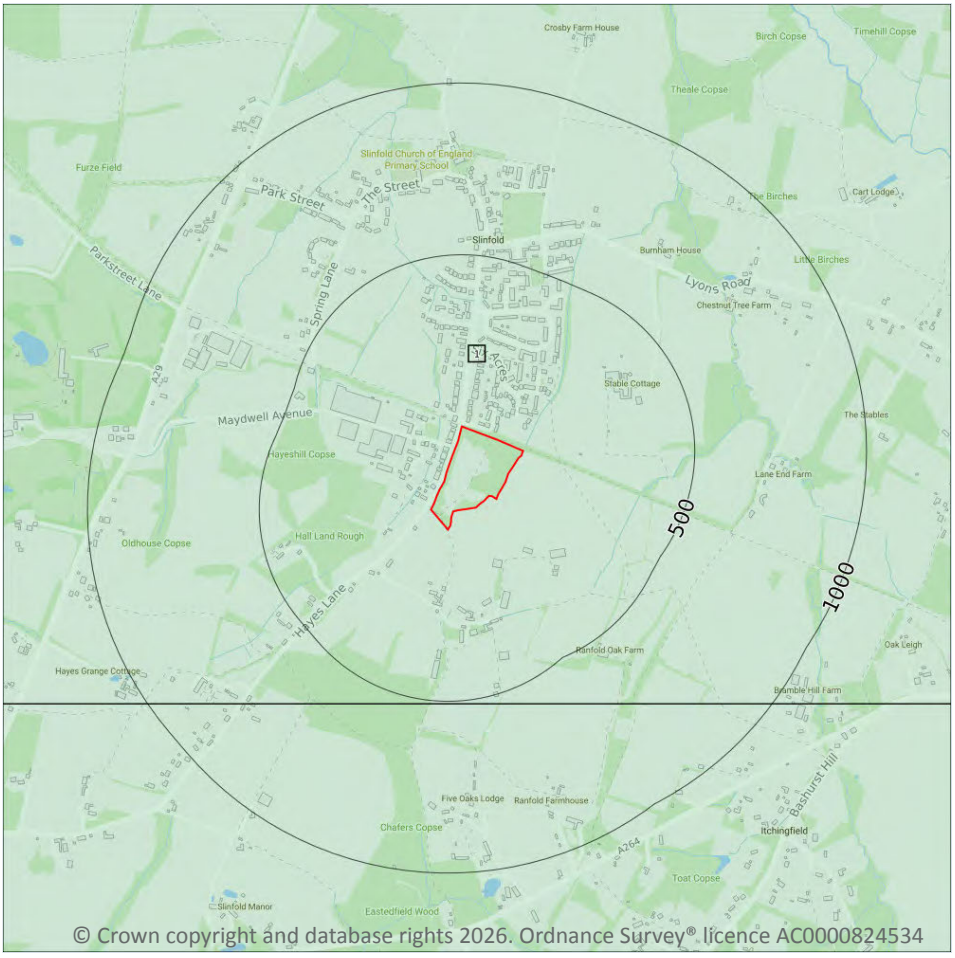
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 72 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**Full**	**TQ13SW**

This data is sourced from the British Geological Survey.

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

14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

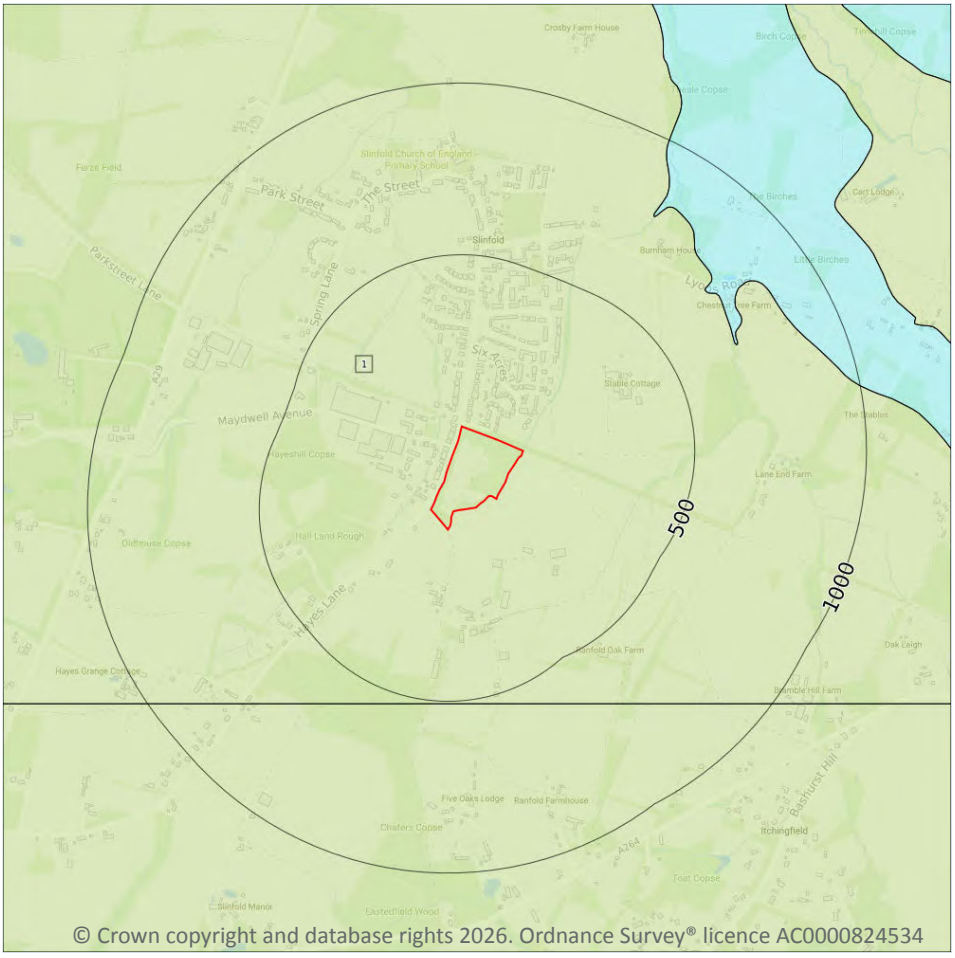
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	1

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 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**Weald Clay Formation-Mudstone**	**Hauterivian**

This data is sourced from the British Geological Survey.

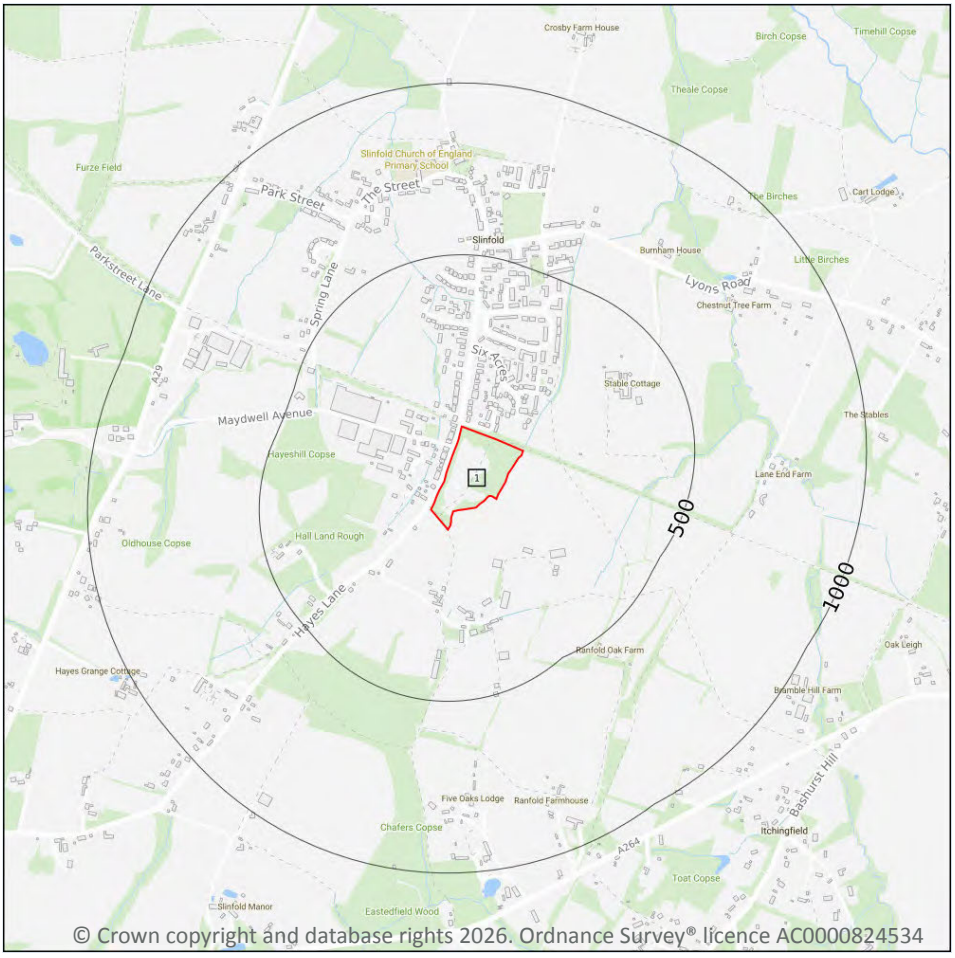
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77 >**

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

15.4 Superficial geology (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

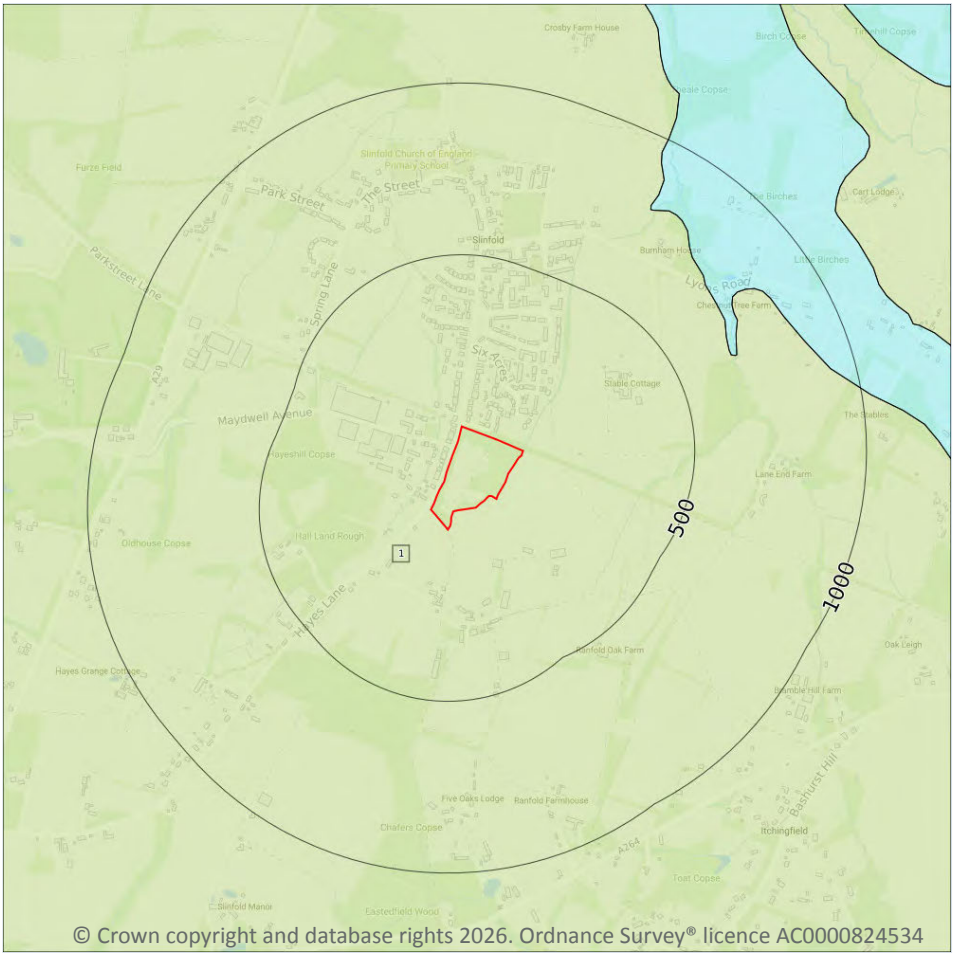
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

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	1

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 80 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**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	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	1

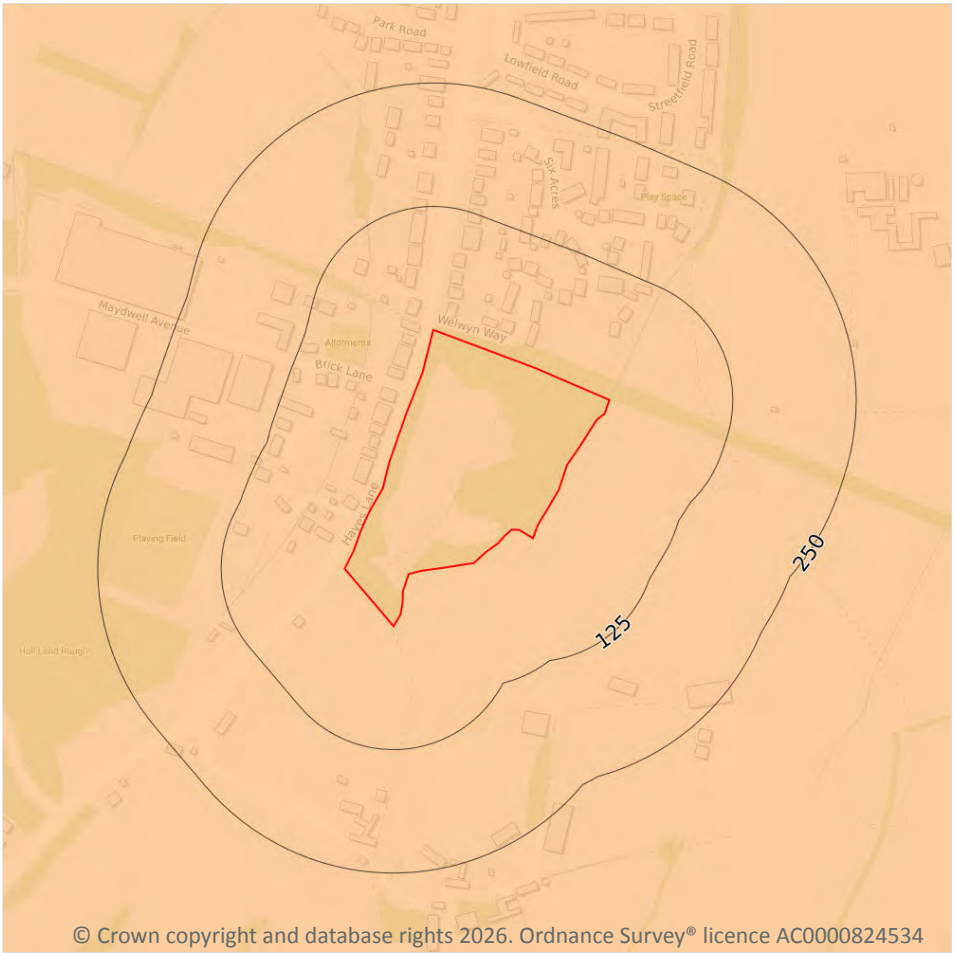
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 82 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	75m W	511680 130760	BRICKYARD	24.08	N	578527 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

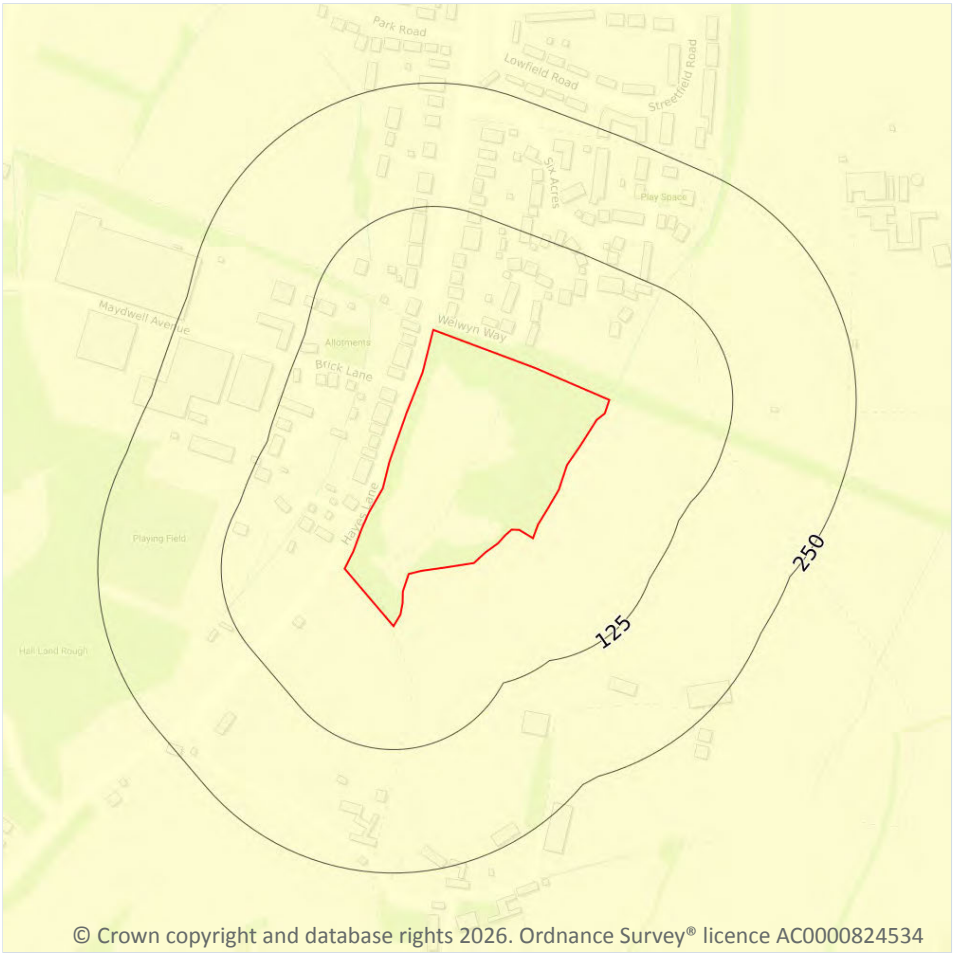
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 83 >**

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



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Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

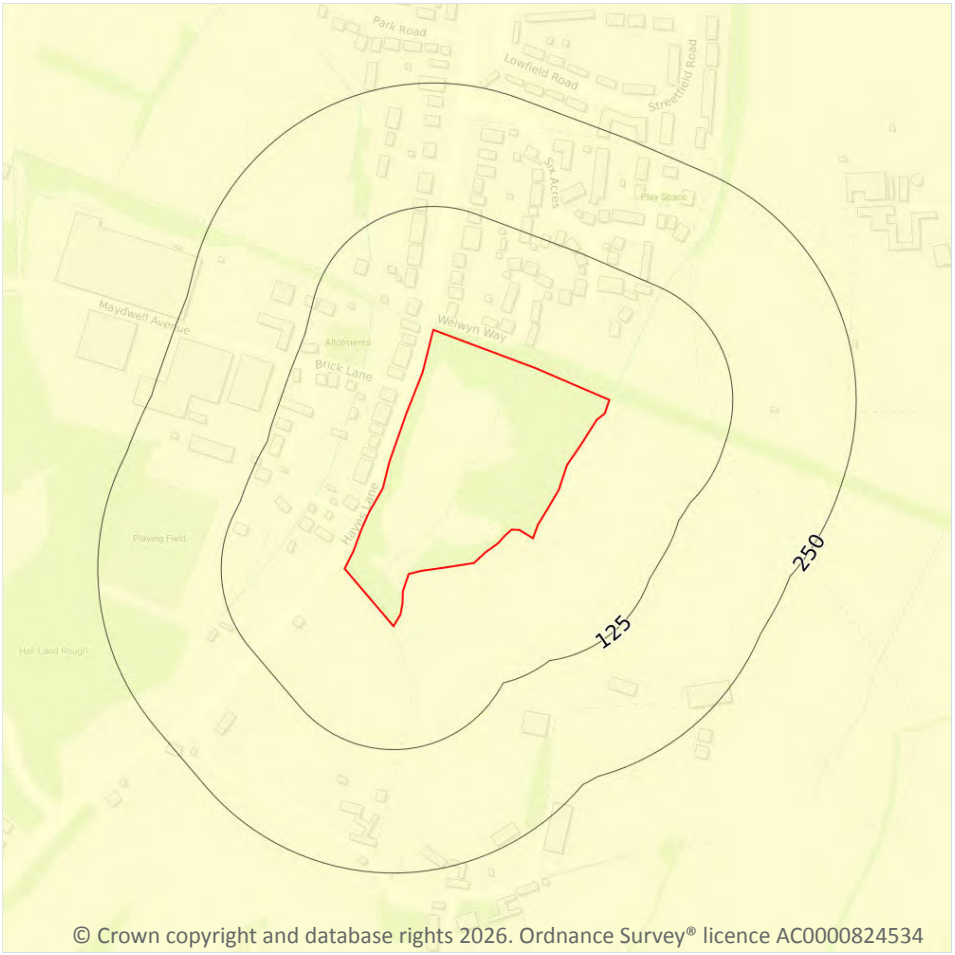
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 84 >**

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



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Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

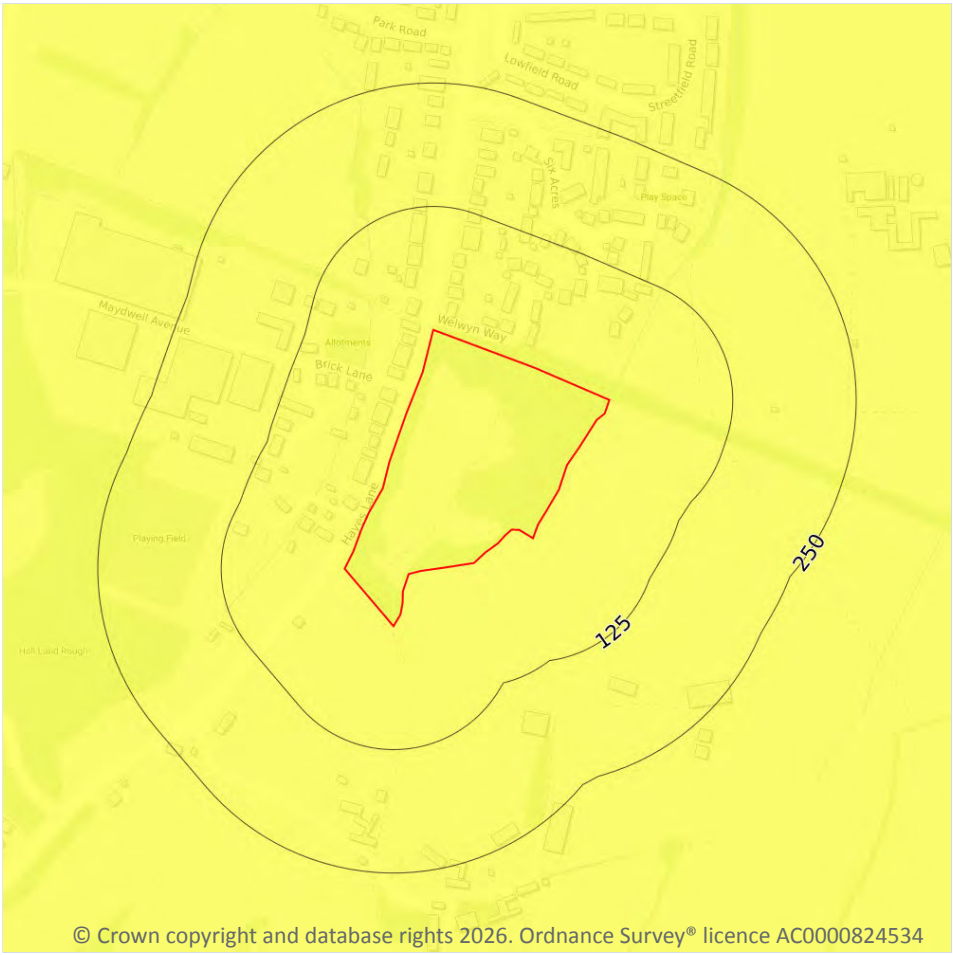
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 85 >**

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



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Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

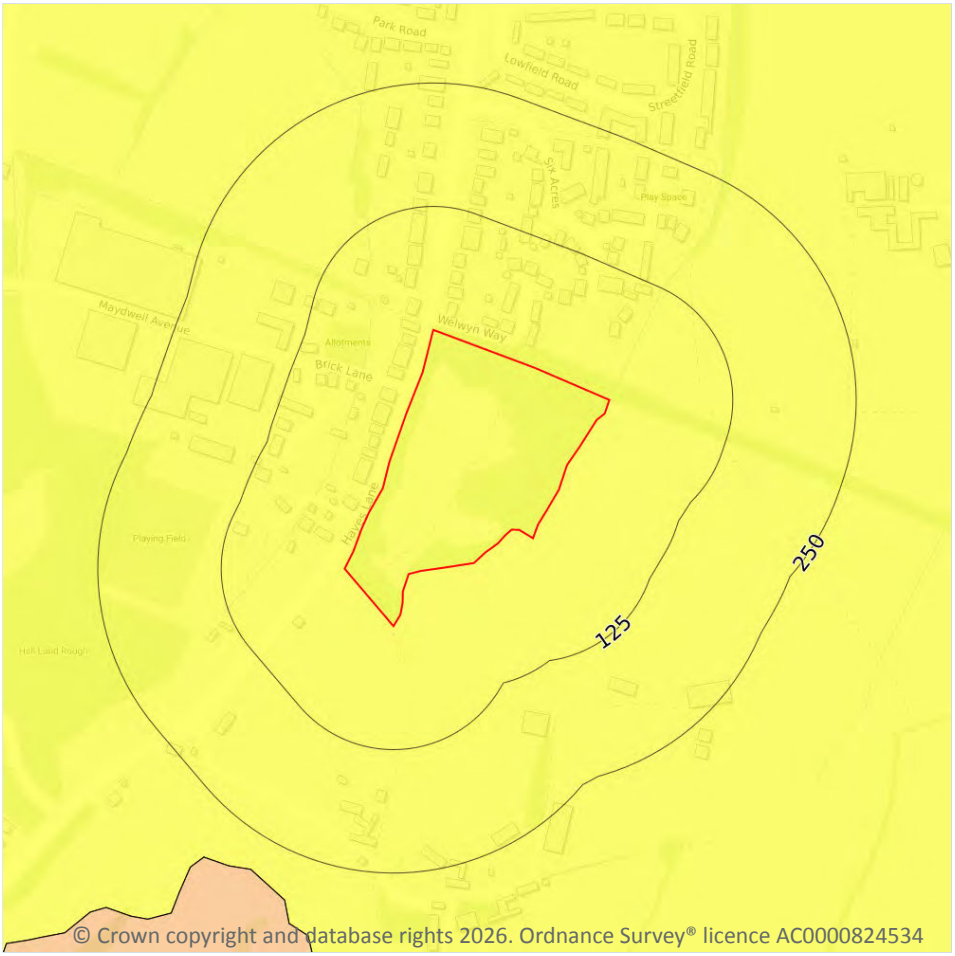
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 86 >**

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

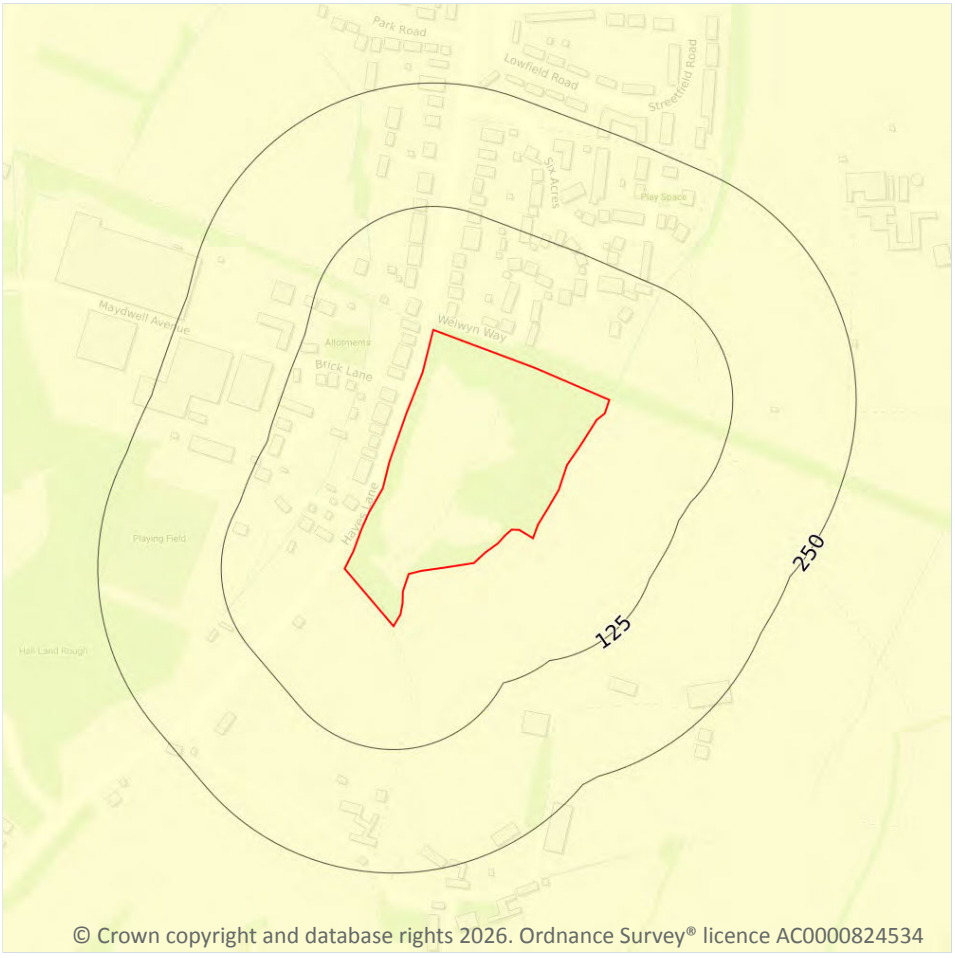
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 87 >**

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



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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

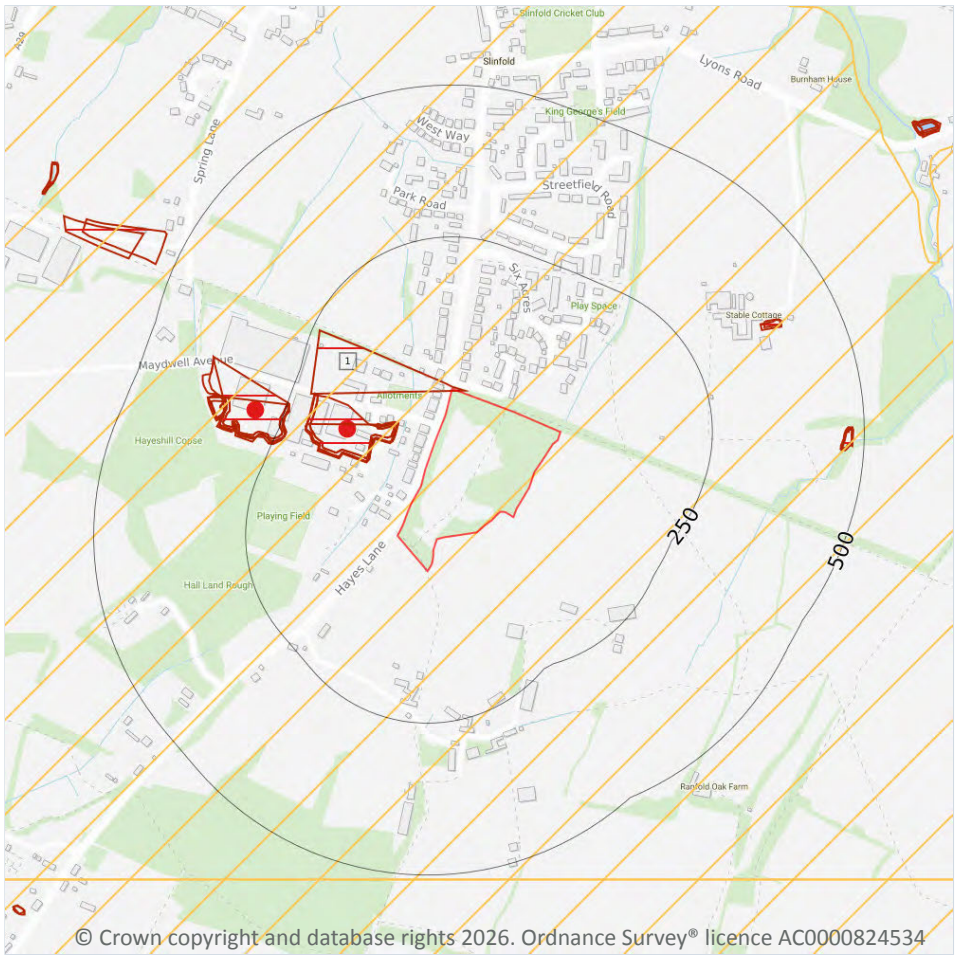
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 88 >**

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	2

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

Features are displayed on the Mining and ground workings map on **page 90 >**

ID	Location	Details	Description
A	143m W	Name: Hall Land Brick Yard Address: Slinfold, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
B	296m W	Name: Hall Land Brick Yard Address: Slinfold, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**9**

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 90 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Brick Field**	**1913**	**1:10560**
A	65m W	Unspecified Ground Workings	1913	1:10560
A	65m W	Unspecified Ground Workings	1913	1:10560
A	66m W	Unspecified Pit	1913	1:10560
A	68m W	Unspecified Pit	1956	1:10560
B	236m NW	Unspecified Ground Workings	1913	1:10560
B	236m NW	Unspecified Ground Workings	1913	1:10560
B	237m NW	Unspecified Pit	1956	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
B	237m NW	Unspecified Pits	1913	1:10560

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

18.3 Underground workings

Records within 1000m	0

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

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

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	2

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

Features are displayed on the Mining and ground workings map on **page 90 >**

ID	Location	Name	Commodity	Class	Likelihood
2	**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	507m S	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

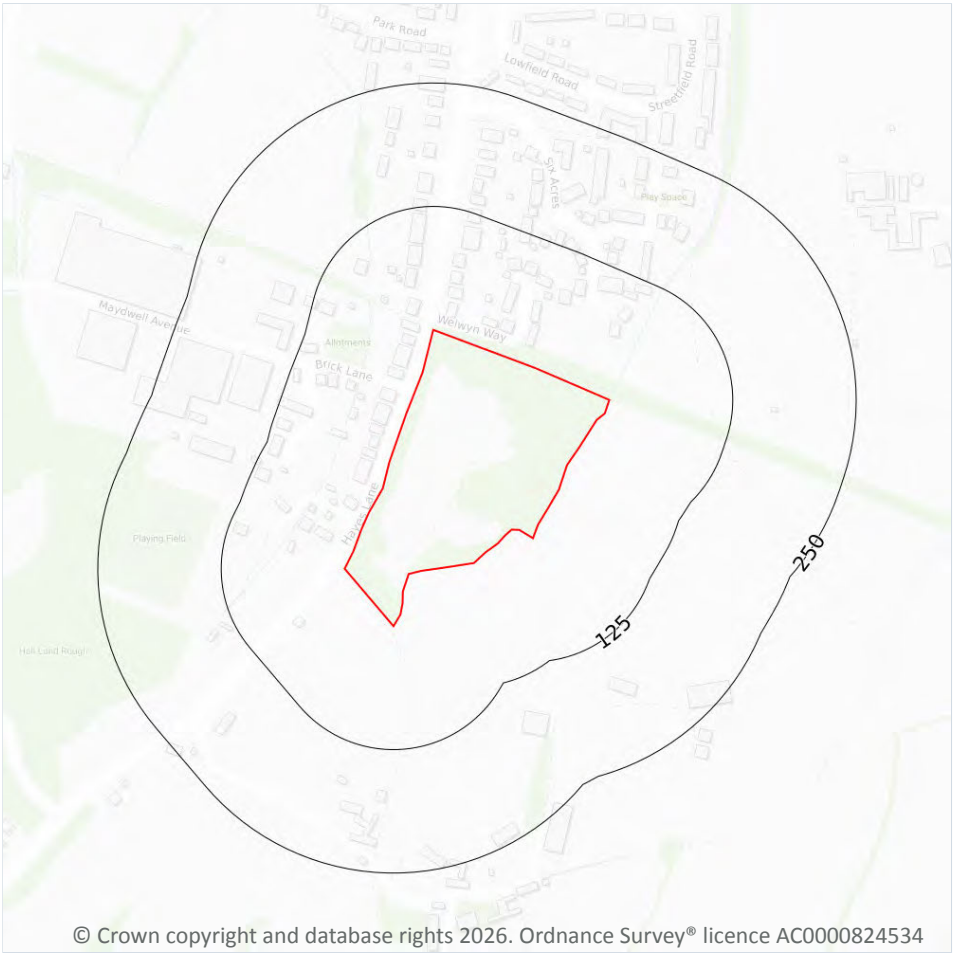
Records within 500m	0

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



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Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 98 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
7m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m E	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

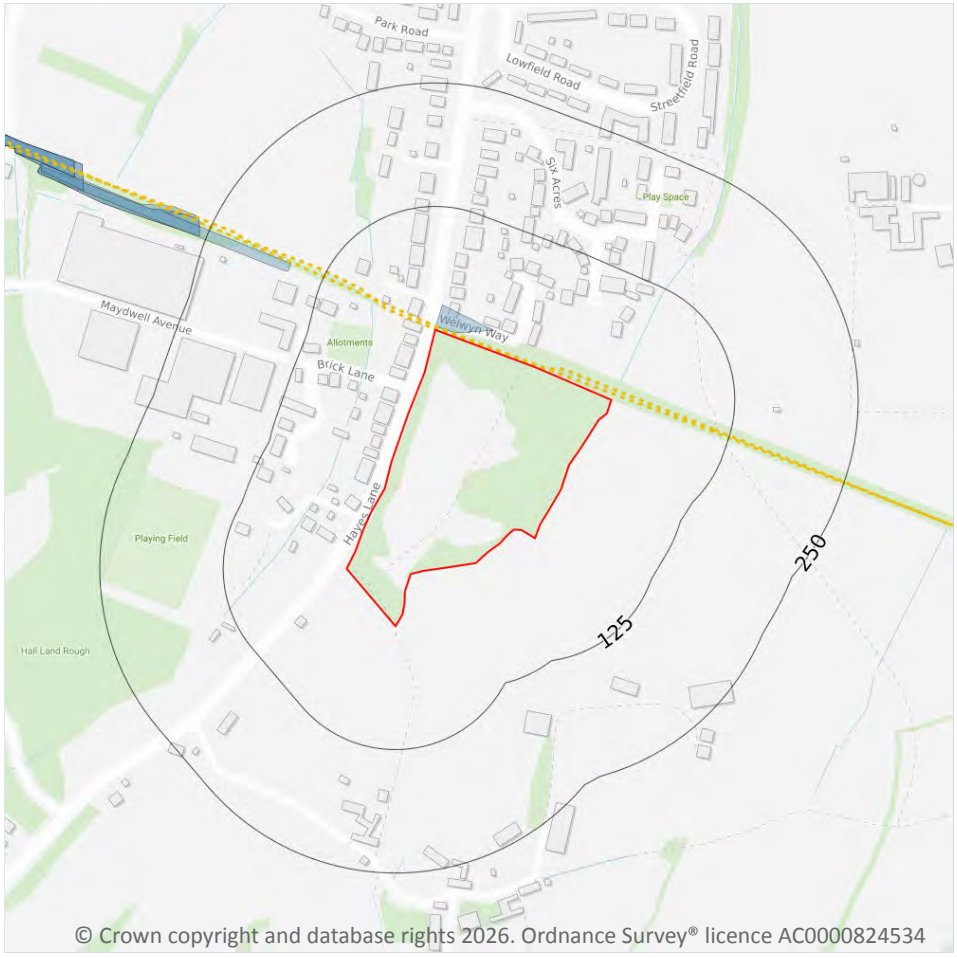
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	2

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

Features are displayed on the Railway infrastructure and projects map on **page 101 >**

Location	Land Use	Year of mapping	Mapping scale
3m N	Railway Sidings	1913	10560
160m W	Railway Sidings	1913	10560

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	3

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

Features are displayed on the Railway infrastructure and projects map on **page 101 >**

Location	Description
1m N	Historical OSM
3m N	Abandoned
108m E	Historical OSM

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.

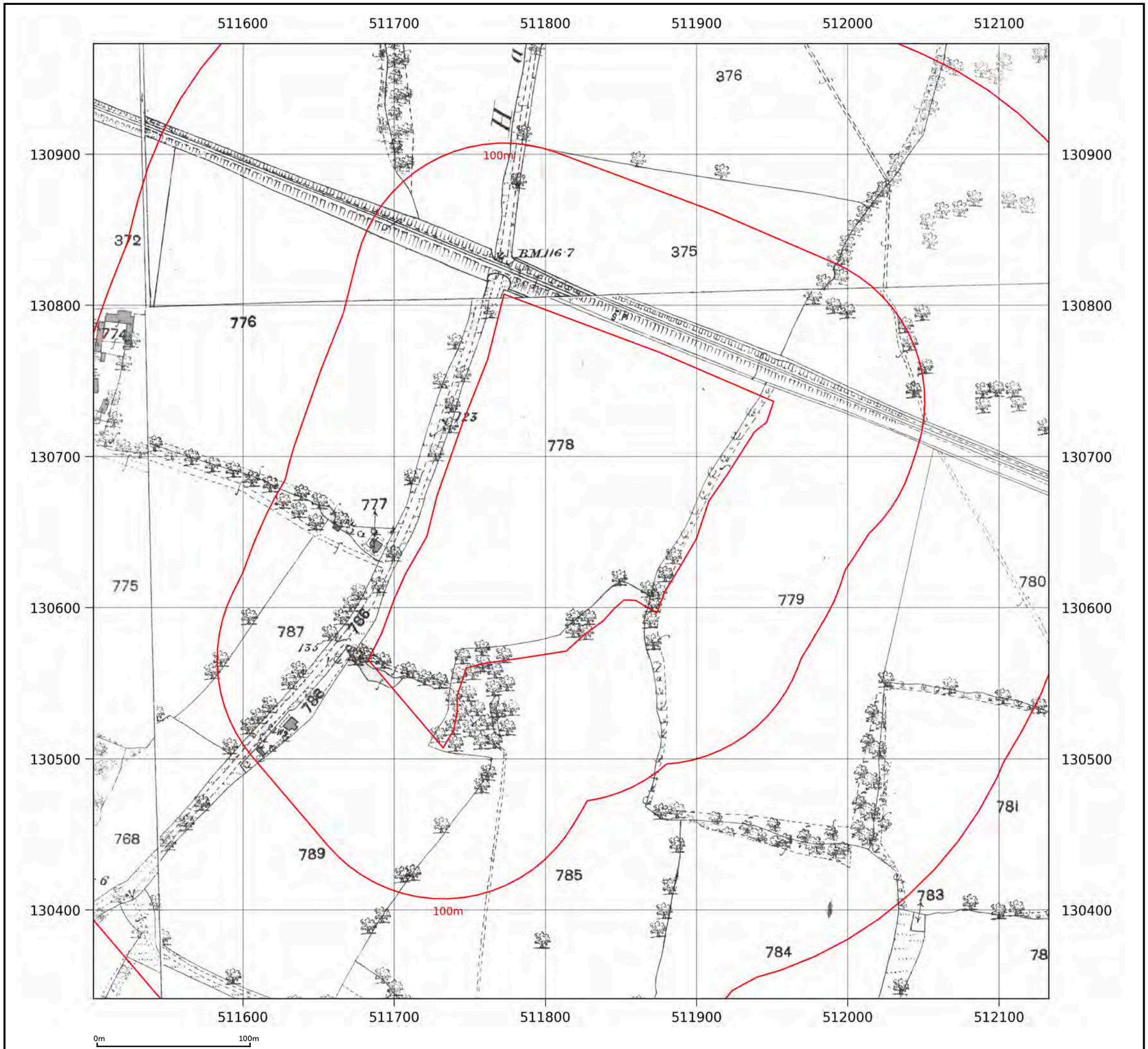
This data is sourced from HS2 ltd.

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/ ↗.



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

Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	County Series
Map date:	1875-1876
Scale:	1:2,500
Printed at:	1:2,500

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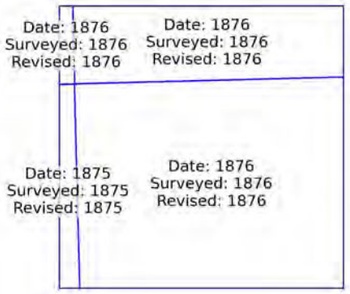

Contact us with any questions at:
info@groundsure.com
01273 257 755

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LOCATION INTELLIGENCE

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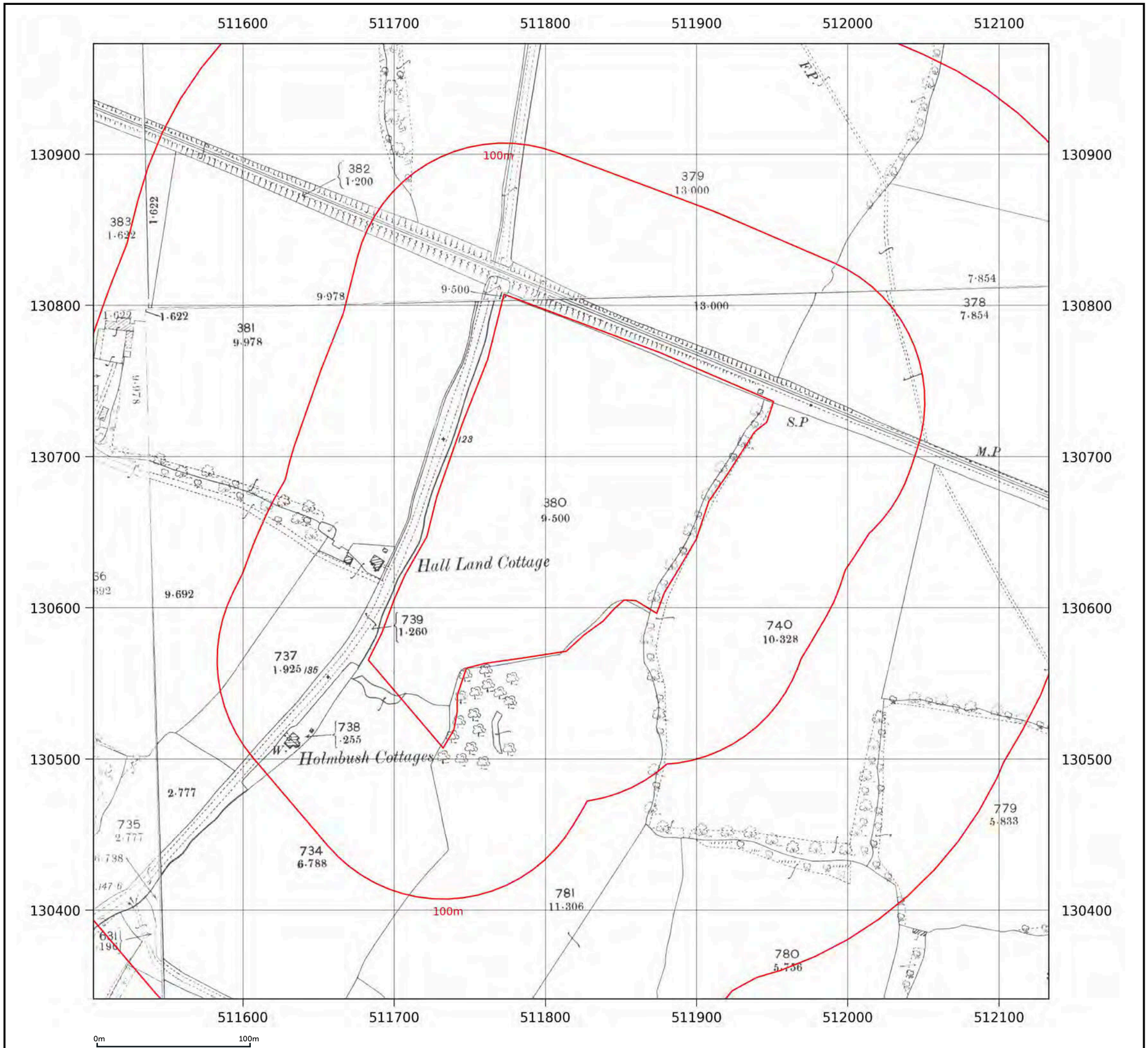

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

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Map date:	1897
Scale:	1:2,500
Printed at:	1:2,500

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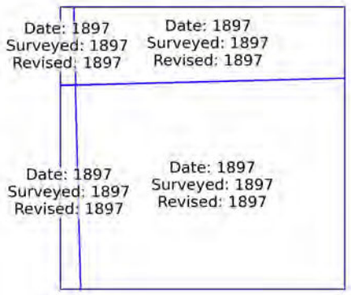

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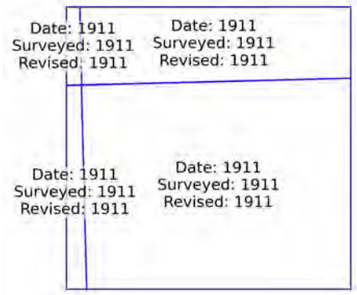
Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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



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511600 511700 511800 511900 512000 512100

130900 130800 130700 130600 130500 130400

0m 100m

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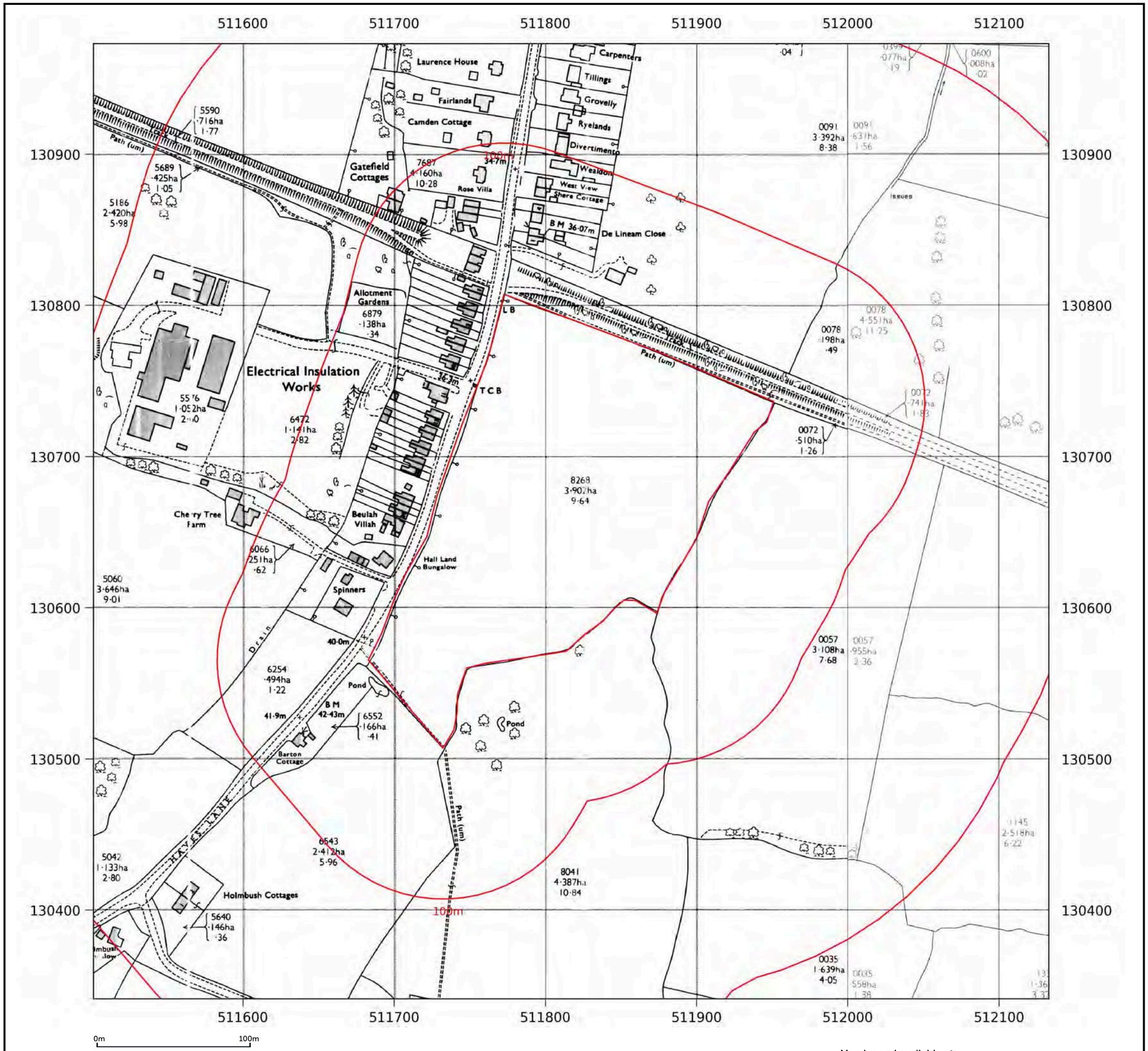

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Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	National Grid
Map date:	1975-1977
Scale:	1:2,500
Printed at:	1:2,500

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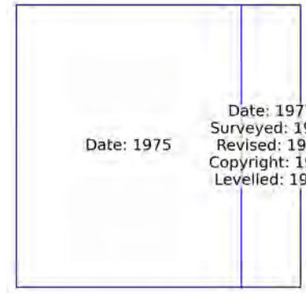

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	National Grid
Map date:	1975-1977
Scale:	1:2,500
Printed at:	1:2,500

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	National Grid
Map date:	1993
Scale:	1:2,500
Printed at:	1:2,500

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511600 511700 511800 511900 512000 512100

130900 130800 130700 130600 130500 130400

Laurence House
Fairlands
Camden Cottage
Gatefield Cottages
Rose Villa
Carpenters
Tillings
Gravelly
Ryelands
Divertimento
Wealden
West View
Shere Cottage
De Lineam Close
Orch
Track
Path (um)
Allotment Gardens
6879
Works
Tanks
LB
36.3m
TCB
Cherry Tree Farm
Beulah Villah
Hall Land Bungalow
Spinners
40.0m
Drain
Pond
BM 42.43m
Barlow Cottage
Pond
Nc (scat)
Path (Lm)
HAYES LANE
Holmbush Cottages
Holmbush Bungalow
6543
8268
8141
100m
0009
0078
0057
0045
0035

0m 100m

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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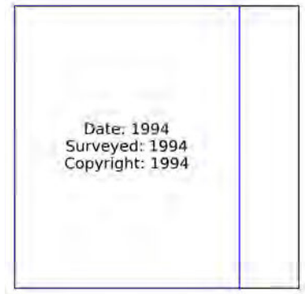

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Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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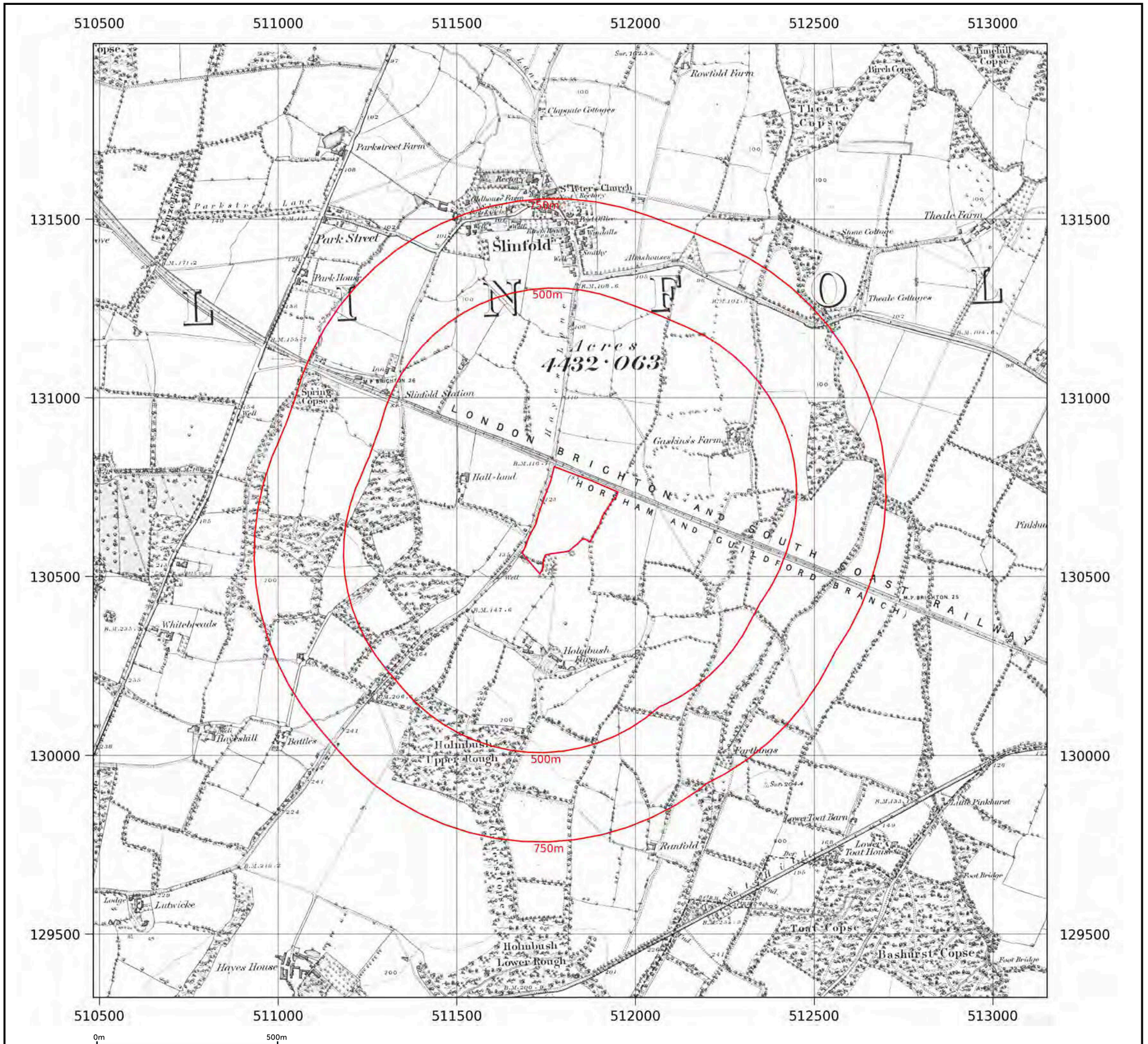

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Map legend available at:
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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

N
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Date: 1896
Surveyed: 1876
Revised: 1896

Date: 1896
Surveyed: 1876
Revised: 1896

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510500 511000 511500 512000 512500 513000

131500 131000 130500 130000 129500

750m
500m
500m
750m

SLINFOLD

0m 500m

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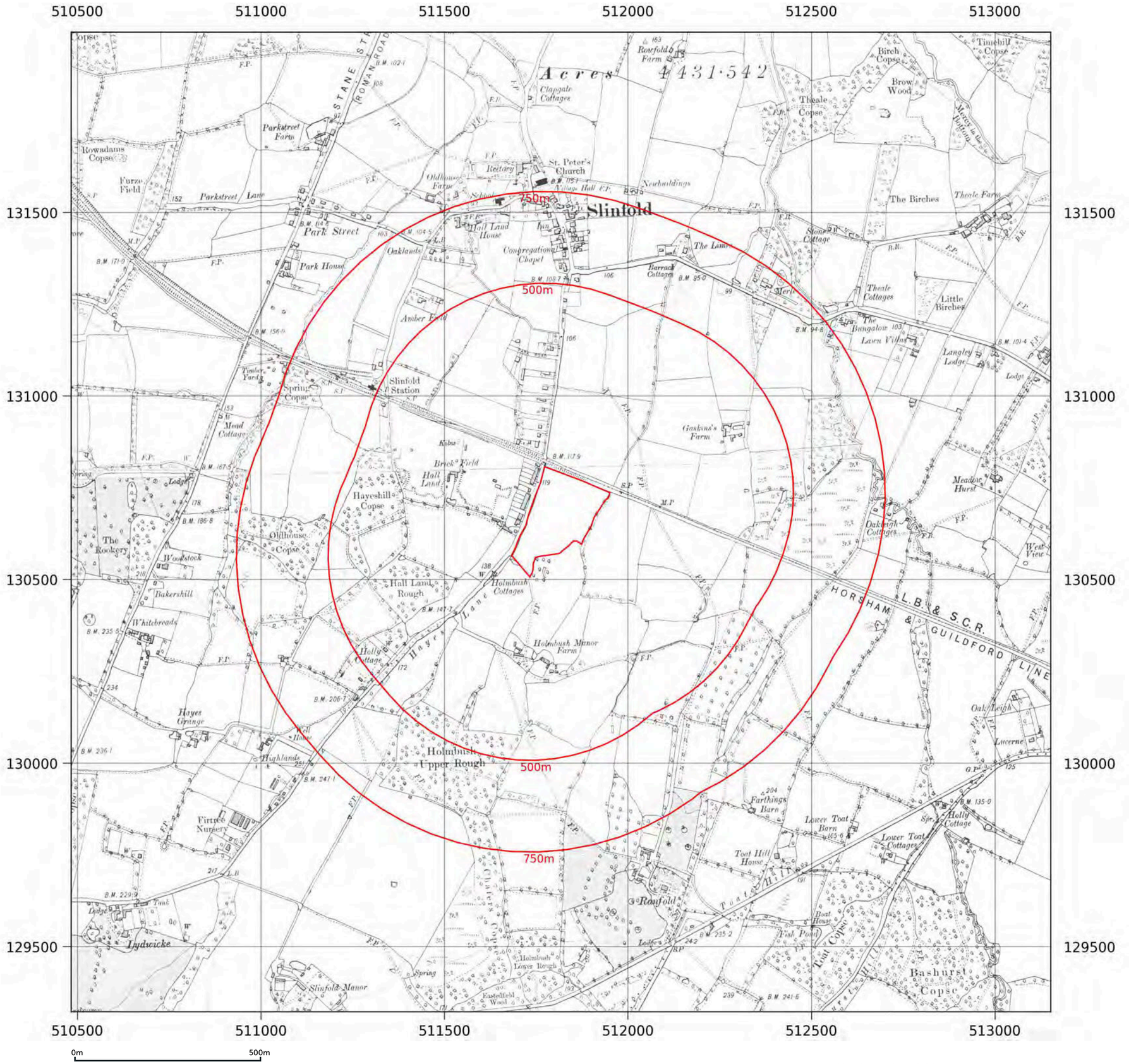

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	County Series
Map date:	1913
Scale:	1:10,560
Printed at:	1:10,560

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Date: 1913
Surveyed: 1874
Revised: 1913

Date: 1913
Surveyed: 1874
Revised: 1913
Edition: 1913

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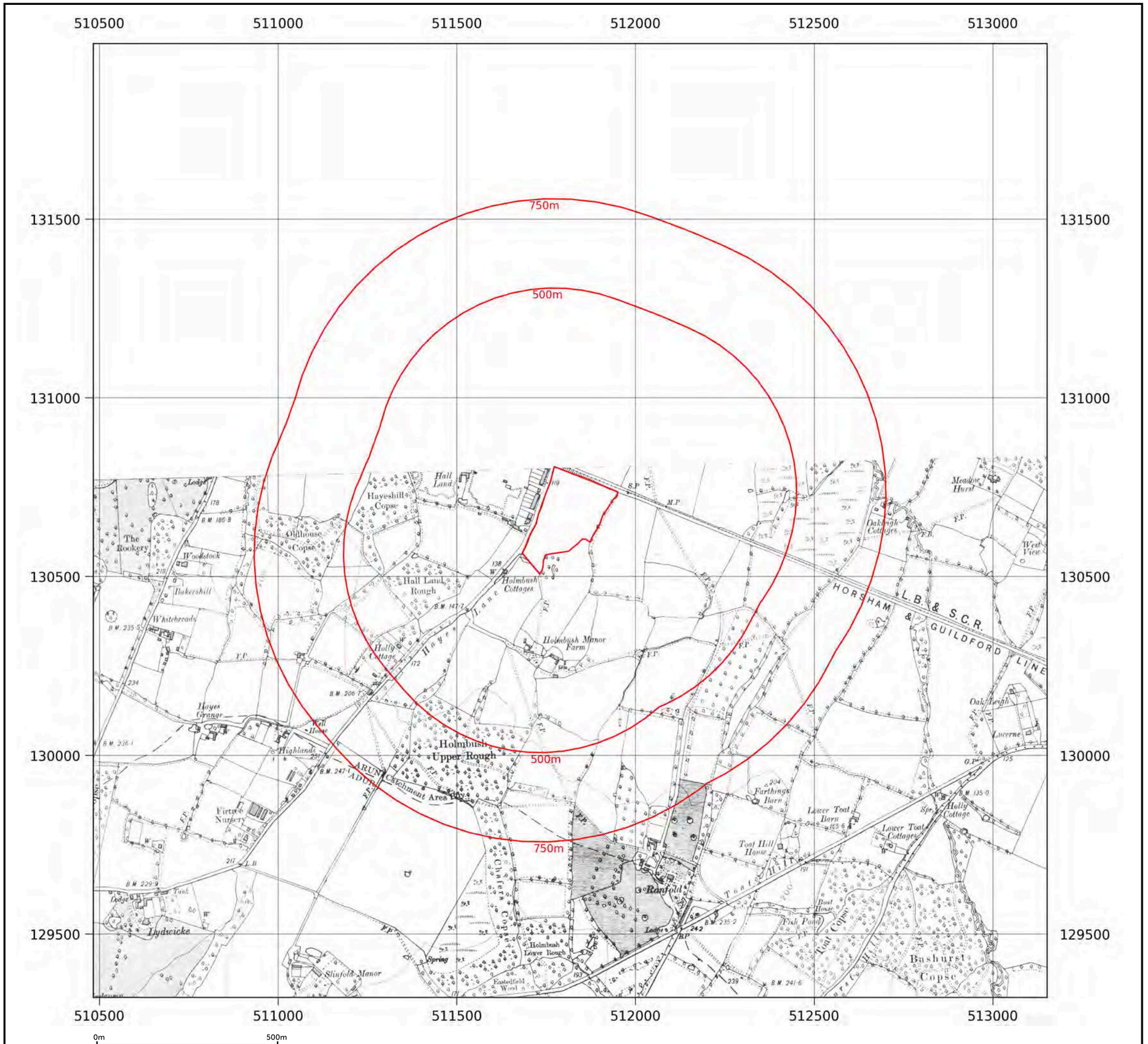

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Map legend available at:
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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	County Series
Map date:	1913
Scale:	1:10,560
Printed at:	1:10,560

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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Date: 1956
Surveyed: 1875
Revised: 1956

Date: 1956
Surveyed: 1956
Revised: 1956

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510500 511000 511500 512000 512500 513000

131500 131000 130500 130000 129500

250m 500m 750m

0m 500m

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Map legend available at:
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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

Map name:	National Grid
Map date:	1979-1981
Scale:	1:10,000
Printed at:	1:10,000

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Date: 1979
Surveyed: 1974
Revised: 1979

Date: 1981
Surveyed: 1975
Revised: 1981

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511000 511500 512000 512500 513000

131500 131000 130500 130000 129500

SLINFOLD CP
Slinfold
Park Street
750m
500m
750m
500m
Rowfold Farm
Clapgate Cottage
Bob Inn Farm
South Lodge
The Rectory
School
Newbuildings
Old Stables
Parkstreet Lane (Track)
Furze Field
Theale Copse
Mercy in the Bottom
The Birches
Theale Farm
Stone Cottage
Sports Ground
PH
Ch
Oaklands
Park House
Spring Lane
Amber Field
Pol Ho
Merle
Lime Kiln Cottage
Little Birches
Cattle Grid
Lions Road
Theale Croft
Timber Yard
Spring Fm
Caravan Site
Spring Copse
Mead Farm
Gaskyns
The Lodge
Hayeshill Copse
Hall Land
Works
Oldhouse Copse
Meadowhurst
Piggeries
The Rookery
Woodstock
Rosemary
Whitebreads
Hall Land Rough
Russees
Wild Harry's
Holmbush Manor Farm
Dismantled Railway
Hayes Grange
Highlands
Hill Croft
Holmbush Upper Rough
Tank
Bramble Hill Farm
Farthings Barn
Toat Hill Farm
Toat Hill House
Toat Copse
Ranfold
Lydwicke Farm
Hayes Lane
Fenze Copse Farm
Hayes Warren
Chafers Copse
Holmbush Lower Rough
Slinfold Manor
Fastedfield
Bashurst Copse
Drain
Track
Path
Ditch
Pond
Aids
FB
0m 500m

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Map legend available at:
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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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Date: 2010

Date: 2010

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Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

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Date: 2015

Date: 2015

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Map Insight

Site details:	HAYES LANE, SLINFOLD, WEST SUSSEX, RH13 0SQ
Client ref:	PO-10364/GE24231
Report ref:	GS-FMJ-NAK-AL2-MWX
Grid ref:	511808.4, 130669.94
Production date:	21 October 2026

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

N
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Date: 2025

Date: 2025

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511000 511500 512000 512500 513000

131500 131000 130500 130000 129500

Furze Field
Theale Copse
Cart Lodge
The Birches
Burnham House
Little Birches
Chestnut Tree Farm
Stable Cottage
The Stables
Lane End Farm
Education Facility
PARK STREET
STAKE STREET
A29
PARK STREET LANE
TANNERY CL
PW
PO
WICKET GARDENS
WICKET MEW
CLAPGATE LA
THE STREET
NIBLETTS WARD
LYONS CL
Slinfold
750m
500m
WEST WAY
SPRINGWOOD
SPRING LANE
GREENFIELD ROAD
THE GRATTONS
STREETFIELD ROAD
PARK ROAD
LOWFIELD ROAD
LYONS ROAD
SIX ACRES
MAYDWELL AVENUE
YEW TREES
BRICK LA
WELWYN WAY
HAYES LANE
Hayeshill Copse
Oldhouse Copse
Hall Land Rough
Ranfold Oak Farm
Oak Leigh
Bramble Hill Farm
Hayes Grange Cottage
Five Oaks Lodge
Ranfold Farmhouse
Chafers Copse
Itchingfield
FIVE OAKS ROAD
TOAT HILL
A264
Toat Copse
BASHURST HILL
BASHURST COPSE
Slinfold Manor

0m 500m

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Geo-Environmental

APPENDIX B

Photographic Record





Plate No: 1	Title: View from the north facing south. Site is highly vegetated.



Plate No: 2	Title: Rare small to medium sized trees across the site. The site is bounded by mature treeline on all borders.
Geo-Environmental	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane, Slinfold



Plate No: 3	Title: Proposed site entrance as seen from masterplan.



Plate No: 4	Title: View from the east facing west.
Geo-Environmental	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane, Slinfold



Plate No: 5	Title: View from the south of site facing north.



Plate No: 6	Title: Possible drainage ditch following the western boundary.
Geo-Environmental	
	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane, Slinfold



Plate No: 7	Title: Three medium sized trees located south of site.



Plate No: 8	Title: View from the east of site facing west.
Geo-Environmental	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane, Slinfold



Plate No: 9	Title: Footpath located centrally within the site running north-south.



Plate No: 10	Title: Group of dense semi-mature trees located in the northeastern corner of the site.
Geo-Environmental	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane, Slinfold



Plate No: 11	Title: Medium sized trees located centrally to site..



Plate No: 12	Title: Overgrown vegetation centrally within site.
Geo-Environmental	Ref No.: GE24231 | Client TILCo
	Project: Land East of Hayes Lane, Slinfold



Plate No: 13	Title: Overgrown portion covering the east and northeast.



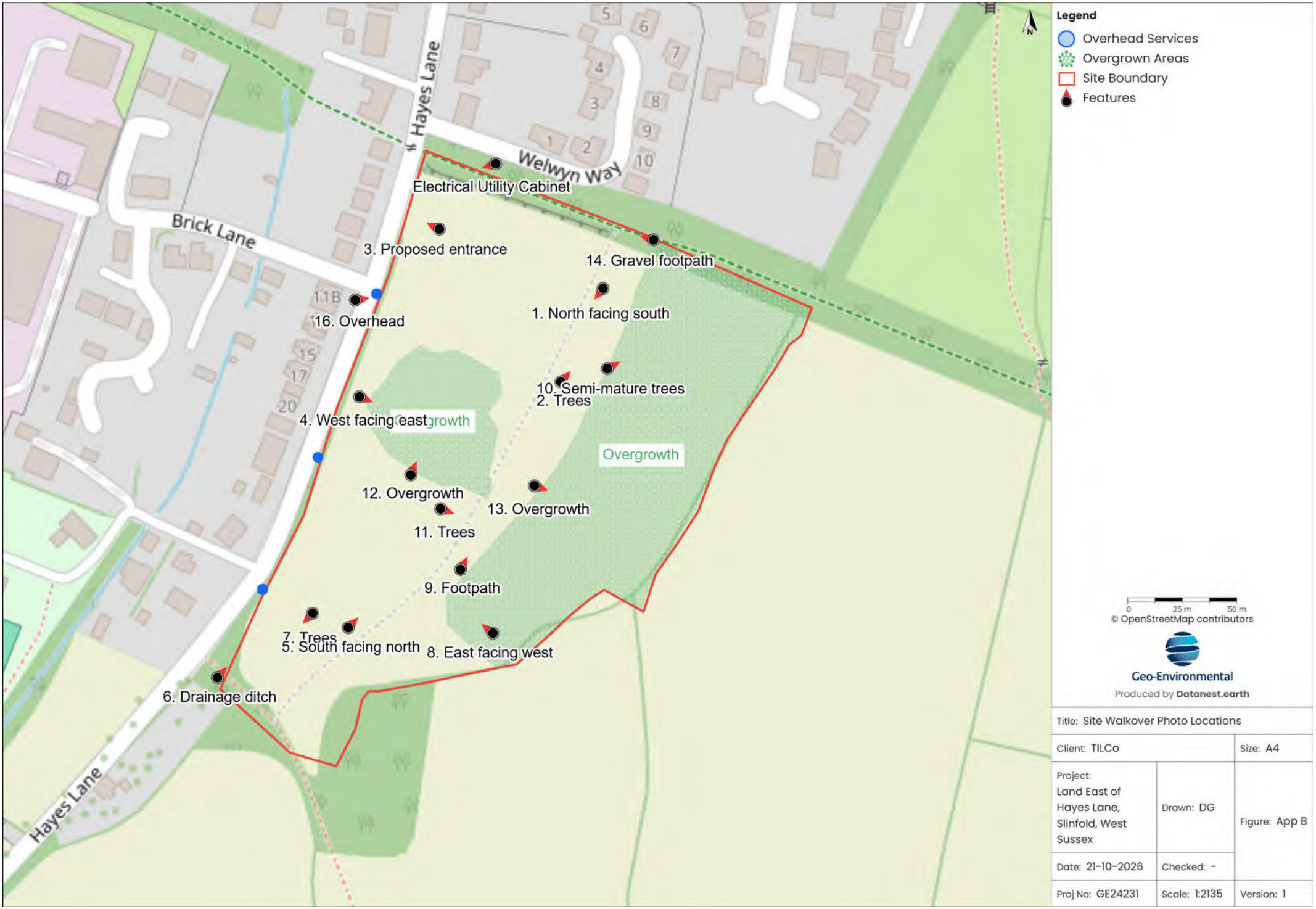
Plate No: 14	Title: Gravel footpath located north of the northern boundary running east-west. The gravel footpath connects to the footpath located on site.
Geo-Environmental	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane Slinfold



Plate No: 15	Title: Electrical Utility Cabinet located northwest of site boundary.



Plate No: 16	Title: Overhead service ending before site boundary crossing over Hayes Lane.
Geo-Environmental	Ref No.: GE24231 | Client: TILCo
	Project: Land East of Hayes Lane Slinfold



Title: Site Walkover Photo Locations		
Client: TILCo		Size: A4
Project: Land East of Hayes Lane, Slinfold, West Sussex	Drawn: DG	Figure: App B
Date: 21-10-2026	Checked: -	
Proj No: GE24231	Scale: 1:2135	Version: 1

Geo-Environmental

APPENDIX C

UXO Risk Screening Map



UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: RH13 0SQ,
Map Centre: 511746,130788



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.

Miltary | **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 **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.

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