Dice Environmental

48 – 50 Springfield Road, Phase 1 Geo-Environmental Report

October 2024

Project Ref: 101654

Document Ref: SFR-DEL-XX-XX-RP-GE-0002

Revision P01

Site 48 – 50 Springfield Road, Horsham, RH12 2PD

Client	Guava Holdings Ltd
Date	11/10/2024
Project Reference	101654
Document Reference	SFR-DEL-XX-XX-RP-GE-0002
Revision	P01

Prepared by: [redacted] Abbie Davies BSc AMIEnvSc
Geo-Environmental Consultant

Date 9th October 2024

Prepared by: [redacted] Michael D'Elia BSc FGS
Geo-Environmental Consultant

Date 10th October 2024

Authorised by: [redacted] Jake Bayne MSc MIEnvSc CEnv
Director

Date 11th October 2024

Executive Summary	
Site Description	The site comprises a plot of land occupied by a 2-storey office building. The main building is accessible via a front door from Springfield Road, to the west of the site, and access to the rear is gained through a walkway along the south of the site. Whilst the eastern portion of the site is occupied by the office building, thew south-west of the site comprises parking facilities, which is surfaced with hardstanding. These are accessible off of Springfield Road. The external space associated with the site is also surfaced with hardstanding materials, and minimal vegetation is present on-site beyond small shrubs and weeds growing along the edges of the building and in the cracks of the hardstanding. Beyond the presence of Made Ground, no significant visual or olfactory evidence of contamination was observed.
Proposed Development	The proposed development on site is to include the conversion of an existing office building into one 3 bed dwelling. The external space is to be surfaced with hardstanding.
Geology	Geological maps of the area show the site not to be underlain by superficial strata. Geological maps of the area show most of the site to be situated upon bedrock of the Roffey Park Sandstone, comprising Sandstone.
Hydrogeology	The underlying bedrock geology is classified as an Secondary A Aquifer, comprising permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. The underlying bedrock aquifer is classified as being of high groundwater vulnerability, an area able to easily transmit pollution to groundwater. They are characterised by high leaching soils and the absence of low permeability superficial deposits. The site is not located within a Source Protection Zone. There is 1No. historical groundwater abstraction license, relating to process water, recorded 205m west of the site.
Hydrology	A pond is present approximately 225m north-east of the site.

Radon	The Groundsure reports included within Appendix C shows that the site is located within an area where the percentage of homes above the radon action level is below 1%. Therefore, it is considered that no specific radon protection measures are required for this development.
Ground Gas	Off-site potential significant sources of ground gas have been considered for the site including the historic proximal gas works, and potential spillages associated with the petrol station 36m west. Due to the age and/or distance of these potential sources from the proposed development boundary, the likely risk posed from ground gases (CH4, CO2) is considered to be low.
Conclusions / Recommendations	This report concludes that there is a 'Low' potential risk of dermal contact with potentially contaminated soils to future site users and 'Low' potential risk to controlled waters. This is due to the lack of viable pathway to residential end users of the site, resulting from the site being hard landscaped. However, due to the potential sources of ground gas identified proximal to the site, a 'Low to Moderate risk' of ground gas and vapours has been identified for future residential users. Therefore, the following recommendations are considered appropriate for this development: - No further action is required at this time with regards to potentially contaminated soil, in relation to the proposed development of internal refurbishment and change of use of the existing property. Should the development proposal be altered so as to external areas with alternative surfacing than hardstanding, the recommendations of this Phase 1 should be reviewed and updated if required. These recommendations are considered appropriate based on the site's history, site walkover observations, and scale of the proposed development. These conclusions & recommendation should be approved by the local planning authority.

Contents

Executive Summary 2
1. Introduction 5
1.1. Client Brief 5
1.2. Report Objectives 5
1.3. References 5
1.4. Limitations 6
2. Site Information 7
2.1. Site Location 7
2.2. Site Description 7
2.3. General Area Context 7
3. Geo-Environmental Setting 8
3.1. Geology 8
3.1.1 Mapping Data 8
3.1.2 BGS Borehole Archive 8
3.1.3. Soil Chemistry 8
3.2. Hydrogeology 9
3.3. Hydrology 9
3.4. Ecology 9
3.5. Radon 9
3.6 Heritage & Archaeological Sites 9
3.7. Historical Coal & Non-Coal Mining 10
3.8. Landfills & Waste Sites 10
3.9. Industrial Land Use 10
3.9.1. Current Industrial Land Use 10
3.9.2. Historic Industrial Land Use 10
4. Site History 11
4.1. Historical Map Review 11
4.2 Council Records 12
4.2.1. Planning Application History 12
5. Conceptual Site Model 13
5.1. Potential Sources 13
5.2. Potential Pathways 13
5.3. Potential Receptors 14
5.4. Classification of Consequence, Probability and Risk 15
6. Phase I Conceptual Site Model 16
7. Conclusions and Recommendations 18

Appendices

Appendix A – Figures
Appendix B – Environmental data summary (Groundsure Report)
Appendix C – Historical Maps (Groundsure)
Appendix D – Aerial Photograph Timeline

1. Introduction

1.1. Client Brief

Dice Environmental was instructed by Guava Holdings Ltd to undertake a Phase 1 Geo-Environmental Report for the site known as '48 – 50 Springfield Road, Horsham, RH12 2PD'.

The proposed development on site is to include the conversion of an existing office building into one 3 bed dwelling. The external space is to be surfaced with hardstanding.

The site location plan and layout are included within Appendix A.

1.2. Report Objectives

This Phase I Geo-Environmental Assessment includes:

- A record, including photographic evidence, of a site inspection walkover, subsequent site description, and appraisal of any observed land contamination, or potential contaminative sources.
- A review of historical maps, including aerial imagery, for the site and surrounding area, with respect to potential sources of contamination.
- A review of the general expected environmental setting, including geology, hydrogeology and hydrology, alongside BGS Borehole Archive records.
- The development of a preliminary conceptual site model based on the concept of 'contaminant linkage', which considers potential contamination sources, pathways and receptors.
- Conclusions and Recommendations drawn from the qualitive risk assessment.
- An Executive Summary.

1.3. References

Assessment guidance and site-specific information has been sought from the following locations:

- EA/DEFRA (2020) LCRM: Land contamination Risk Management (Supersedes (2004), CLR11: Model Procedures for the Assessment of Land Contamination).
- CIRIA. (2001). *Contaminated land risk assessment A guide to good practice.*
- DEFRA. (2018). *MAGIC. Retrieved from Magic Map:* http://magic.defra.gov.uk/MagicMap.aspx

- Environment Agency. (March 2017). *New Groundwater Vulnerability Mapping Methodology in England and Wales. Reference SC040016/R. Environment Agency.*

- Environment Agency. (2008). *R&D Publication 66. Guidance for the Safe Development of Housing on Land Affected by Contamination.*

- Google (2024) *Google Earth Pro 7.3.6.9796. Retrieved from:* https://www.google.com/intl/en_uk/earth/about/versions/#earth-pro

- Scivyer, C. (2015). *BRE 211. Radon: Guidance on protective measures for new buildings (including supplementary advice for extensions, conversions and refurbishment projects). Fifth Edition.*

- Richmond.gov.uk (2024) Planning Search *Retrieved from:* https://www2.richmond.gov.uk/lbrplanning/Planning_search.aspx

- The Coal Authority. (2018). *Coal Authority Interactive Viewer. Retrieved from* http://mapapps2.bgs.ac.uk/coalauthority/home.html

1.4. Limitations

The recommendations and opinions expressed in this report are based on information obtained as part of the desk study or provided by others. Information provided from other sources is taken in good faith and Dice Environmental cannot guarantee its accuracy. The ultimate responsibility for any action taken, or lack thereof, shall lie with the developer.

This report does not include specific investigation for the presence of either Potential Asbestos Containing Material (PACM) or Japanese Knotweed at the subject site however, if obvious evidence of either is observed during site walkover, details will be provided in this report. Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected. This report takes into account coal mining areas as a potential source of contamination (ground gas (CH_4 &CO_2)), however makes no comment on other potential associated concerns (geo-technical).

The information contained in this report is intended for the use of Guava Holdings Ltd and Dice Environmental can take no responsibility for the use of this information by any third party or for uses other than that described in this report or detailed within the terms of our engagement.

2. Site Information

2.1. Site Location

The site is located within Horsham town centre. The national grid reference (NGR) for the approximate centre of the site is TQ 171 308 and the coordinates are 517129E, 130879N.

A site plan is presented within Appendix A.

2.2. Site Description

The site comprises a plot of land occupied by a 2-storey office building. The main building is accessible via a front door from Springfield Road to the west of the site, and access to the rear is gained through a walkway along the south of the site.

Whilst the eastern portion of the site is occupied by the office building, thew south-west of the site comprises parking facilities, which is surfaced with hardstanding. These are accessible off of Springfield Road.

The external space associated with the site is also surfaced with hardstanding materials, and minimal vegetation is present on-site beyond small shrubs and weeds growing along the edges of the building and in the cracks of the hardstanding.

Beyond the presence of Made Ground, no significant visual or olfactory evidence of contamination was observed.

2.3. General Area Context

North: To the north of the site there is a supermarket, with predominantly residential properties with associated gardens and parking facilities to the north-west, and Horsham Park to the north-west.

East: To the east of the site there is a small business estate comprising a doctors surgery, a beauty products supplier and multiple corporate offices, with restaurants and residential properties to the south-east.

South: To the south of the site there are offices, manufacturers, restaurants, shops and parking facilities associated with Horsham town centre.

West: To the west of the site there are predominantly residential properties/apartments with associated gardens and parking facilities.

3. Geo-Environmental Setting

3.1. Geology

3.1.1 Mapping Data

Geological maps of the area show the site not to be underlain by superficial strata.

Geological maps of the area show most of the site to be situated upon bedrock of the Roffey Park Sandstone, comprising Sandstone.

3.1.2 BGS Borehole Archive

3No. BGS borehole records are available within 250m of the site. These are detailed in the below table:

Borehole Record			Soil Logs
Reference	Max Depth (mbgl)	Location	
Horsham Gas Works	30.48	20m south-east of site. Grid Ref - 517140 130850	Rock and thin seams of clay to 30.48mbgl..
Horsham Brewery	85.34	200m west of site. Grid Ref - 516930 130800	Brown clay with sandstone gravel to 2.7mbgl. Light blue clay to 19mbgl. Predominantly shale and sand to 85.34mbgl.
Horsham Brewery	54.56	40m south-east of site. Grid Ref - 438418 334310	Clay to 11mbgl. Predominantly shale sandstone and blue clay to 54.56mbgl.

Table 1: BGS Borehole Archive

3.1.3. Soil Chemistry

Estimated natural background concentrations of potentially harmful elements available for the site are recorded within the Groundsure Reports (Appendix B) and reproduced in the table below:

Element	Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
Concentration (mg/kg)	15	100	60	1.8	60-90	15-30

Table 2: Background urban soil chemistry values

3.2. Hydrogeology

The underlying bedrock geology is classified as an Secondary A Aquifer, comprising permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

The underlying bedrock aquifer is classified as being of high groundwater vulnerability, an area able to easily transmit pollution to groundwater. They are characterised by high leaching soils and the absence of low permeability superficial deposits.

The site is not located within a Source Protection Zone.

There is 1No. historical groundwater abstraction license, relating to process water, recorded 205m west of the site.

3.3. Hydrology

A pond is present approximately 225m north-east of the site.

3.4. Ecology

There are no Sites of Special Scientific Interest (SSSIs), Conserved wetland sites (Ramsar Sites), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), Local Nature Reserves (LNRs) or National Nature Reserves (NNRs) recorded within 500m of the site.

The site is located within the River Arun Nitrate Vulnerable Zone, identified as an area at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC)

3.5. Radon

The Groundsure reports included within Appendix B shows that the site is located within an area where the percentage of homes above the radon action level is less than 1%.

Therefore, it is considered that no specific radon protection measures are required for this development.

3.6 Heritage & Archaeological Sites

No Areas of Outstanding Natural Beauty, World Heritage Sites or Scheduled Ancient monuments are present within 500m of the site.

The site is located within a Conservation Area (area of special architectural or historic interest), identified as Horsham, London Road.

12No. Listed Buildings are present within 250m of the site, the closest being 63 London Road, 25m north-east of the site.

3.7. Historical Coal & Non-Coal Mining

The site is not located within a coal mining reporting area as defined by the Coal Authority.

No non-coal mining is recorded on or within 500m of the site.

3.8. Landfills & Waste Sites

The Groundsure reports included within Appendix B show that:

- There are no active landfills recorded within 250m of the site.
- There are no historical landfills recorded within 250m of the site.

3.9. Industrial Land Use

3.9.1. Current Industrial Land Use

The Groundsure reports included within Appendix B show that:

- No waste treatment works are recorded within 250m of the site.
- 2No. recently obsolete petrol stations are present 36m west and 492m north of the site.

Currently, the site is not recorded to contain any industrial land use.

The closest industrial land use recorded to the site includes industrial product stores from 13m south-west, electricity substations from 45m south-west and an electrical repair and servicing company 247m south.

3.9.2. Historic Industrial Land Use

The Groundsure reports included within Appendix C show that:

- No historic petrol stations are recorded within 500m of the site.

Historically, a smithy was identified adjacent north-east of the site around 1909. Further from the site, a brewery (later identified as a garage) was present around 1896 approximately 12m west of the site, a gas works 47m south of the site around 1876 and multiple tanks from 38m south-east of the site. A fire engine station was present 381m east, a tan field 398m west and a malthouse 422m south-west.

4. Site History

4.1. Historical Map Review

A review of all relevant mapping resources, including aerial images and Groundsure Mapping, has been undertaken below, identifying all the significant changes between 1865 and 2024. Groundsure mapping provides data between 1875 and 2024. Supplementary aerial images between 2001 and 2024 have been obtained from Google Earth Pro.

Map Date	Significant Changes on Site	Significant Changes in the Surrounding Area
1875-76	An unspecified structure is present along the northern border of the site.	Malthouses are present from 50m south of the site. A gas works with associated gasometers is present from 70m south of the site. A timber yard and smithy are located approximately 65m north-east. Multiple breweries are present from approximately 200m west. A smithy is present approximately 240m east. Flour mills and malthouses are present from 500m south-west.
1896	No significant change.	A fire engine station is present approximately 400m east of the site. A tan field is present approximately 400m west.
1932	No significant change.	The gas works is no longer labelled, yet the gasometers remain. Much of the industrial land use, including the smithies and malthouses, are no longer specified.
1963	An additional building is present along the western border, with an access road along the southern border. The buildings are identified as 50-48 Springfield Road.	The buildings previous occupied by malthouses are identified as a works, and a works is also present 70m north-east, adjacent to a builder's yard. Garages are present 50m north-east and 90m south of the site. The gas works has been demolished, and a large car park is now present in its place. A smithy is identified 210m south of the site. A slaughterhouse is present 70m south-west.
1979-1980	No significant change	Alboin Way has been constructed approximately 90m south of the site, with car parking facilities either side of the road, an a shopping centre beyond. Electricity substations are present from 150m south.
1984 – 88	50 Springfield Road is identified as a surgery.	No significant change.
2003	50 Springfield Road is no longer identified as a surgery.	The garages to the north-east have been demolished and replaced with residential properties.
2024	No significant change.	No significant change.

Table 3: Summary of site targeted historical map data.

A copy of the historical maps and aerial images used for this review are included within Appendix C and Appendix D.

Mapping data available demonstrates the site contained a single building along the northern border by 1875 and was later developed with an additional building in the west of the site by 1963. By 1984 the northern building was identified as a surgery, but by 2003 the use was no longer specified. In the present day, the buildings are in use as an office and residential dwelling.

Significant changes in the surrounding area include the development of a gas works approximately 70m south of the site by 1875, which was later demolished by 1963 and replaced with parking facilities. Additional significant industrial land use in the surrounding area includes malthouses from 50mm south of the site by 1875, and garages 50m north-east of the site by 1963, which were demolished in 2003 and replaced with residential properties.

4.2 Council Records

4.2.1. Planning Application History

Significant planning applications previously submitted at the site include:

Application Reference	Date	Description
HU/106/01	15/03/2001	Change of use to d1 learning assessment centre Site: 48-50 Springfield Road Horsham
HU/248/01	09/07/2001	Alterations to shop front Site: 48-50 Springfield Road Horsham.
DC/16/2277	23/11/2016	Prior Notification for a change of use of part of the office to residential (refused)
DC/16/2893	13/12/2016	Change of Use from offices to accommodate a single one-bedroom residential dwelling (50 Springfield Road)
DC/16/2885	15/12/2016	Prior Notification for Change of Use from Office (B1a) to a dwellinghouse (Class C3)

Table 4: Previous site planning applications

Planning applications indicate the site was potentially in use as a shop around 2001, and later identified as an office in 2016. 50 Springfield Road was then proposed to change from office use to residential use.

Opposite the site, at 1 Potters Place, a planning application was made in 1999 for the construction of 36 flats forming a residential retirement development of 12 houses (HU/224/99), in place of the old garages. 30m west of the site, an application was submitted in 1994 to change the existing slaughterhouse site from a cattle storage building to retail, wholesale and distribution in 1996 (HU/160/96), and later to residential use in 2003 (HU/295/03)

The majority of planning applications made within the immediate surroundings of the site relate to residential changes (DC/07/0930) and office use (HU/329/96).

5. Conceptual Site Model

5.1. Potential Sources

Significant potential on-site sources of contamination which have been identified for the site include:

- Shallow made ground across the site associated with the general use of the site as parking facilities. The potential contaminants of concern associated with this potential source include:
    - Heavy Metals, Polyaromatic Hydrocarbon (PAHs), Petroleum Hydrocarbons (TPH), asbestos containing materials (ACMs) and fibres.

Significant potential off-site sources of contamination which have been identified for the site include:

- Made Ground and migratory dusts associated with the historic industrial land use proximal to the site including the smithy, garages and gas works. The potential contaminants of concern associated with this potential source include:
    - Heavy Metals, Polyaromatic Hydrocarbon (PAHs), Petroleum Hydrocarbons (TPH), Cyanide, Phenols, asbestos containing materials (ACMs) and fibres.

Off-site potential significant sources of ground gas have been considered for the site including the historic proximal gas works, and potential spillages associated with the petrol station 36m west. Due to the age and/or distance of these potential sources from the proposed development boundary, the likely risk posed from ground gases (CH4, CO2) is considered to be low.

5.2. Potential Pathways

Pathways to human receptors:

- Direct dermal contact or ingestion of soils, or inhalation of dust/fibres and/or vapours (i.e. human interaction with surface and subsurface materials).

- The migration and accumulation of ground gases through permeable sub-surface materials and/ or preferential pathways.

Pathways to environmental receptors:

- Lateral and vertical migration of groundwater through permeable sub-surface materials and/ or preferential pathways, alongside overland flow.

- Direct dermal contact or ingestion of soils by fauna.

5.3. Potential Receptors

The potential receptors for the site include:

- Humans: site workers during the redevelopment of the site, intended end users of the site (residents) and neighbours.
- Groundwater: The Secondary A Aquifer within the underlying bedrock strata.
- Ecology: Flora and fauna associated with the end use of the site.

5.4. Classification of Consequence, Probability and Risk

Classification of Consequence of Risk

Category	Definition
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined within Part 2A of the Environment Protection Act (1990). Short-term risk of pollution of a sensitive water resource. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem.
Medium	Chronic damage to human health (significant harm). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures, services or the environment. Non-permanent health effects to human health.
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Easily repairable effects of damage to buildings, structures and services.

Classification of Probability of Risk

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

Risk as a Function of Consequence and Probability

		Consequence			
		Severe	*Medium*	*Mild*	*Minor*
Risk	*High*	Very High Risk	High Risk	Moderate Risk	Low to Moderate Risk
	Likely	High Risk	Moderate Risk	Low to Moderate Risk	Low Risk
	Low	Moderate Risk	Low to Moderate Risk	Low Risk	Very Low Risk
	Unlikely	Low to Moderate Risk	Low Risk	Very Low Risk	Very Low Risk

6. Phase I Conceptual Site Model

Sources	Potential Contaminants of Concern	Pathway	Receptor	Probability	Consequence	Overall Risk
On – Site Sources						
Shallow made ground across the site associated with the general use of the site as parking facilities.	Heavy Metals, Polyaromatic Hydrocarbon (PAHs), Petroleum Hydrocarbons (TPH), asbestos containing materials (ACMs) and fibres.	Direct dermal contact or ingestion of soils, or inhalation of dust/fibres.	Site workers during the redevelopment of the site.	Low	Mild	Low
		Direct dermal contact or ingestion of soils, or inhalation of dust/fibres is mitigated by the proposed hardstanding barrier, breaking the source-receptor pathway.	Intended end users of the site (residents).	Unlikely no soft landscaping proposed	Medium	Low
			Neighbours	Unlikely no soft landscaping proposed	Medium	Low
		Lateral and vertical migration of groundwater, alongside overland flow.	The Secondary A aquifer within the underlying bedrock strata.	Unlikely	Medium	Low
		Root uptake of plant life and subsequent ingestion by fauna. Direct dermal contact or ingestion of soils.	Flora and fauna associated with the end use of the site.	Unlikely no soft landscaping proposed	Mild	Very Low

Off – Site Sources						
Made Ground and migratory dusts associated with the historic industrial land use proximal to the site including the smithy, garages, slaughterhouse and gas works.	Heavy Metals, Polyaromatic Hydrocarbon (PAHs), Petroleum Hydrocarbons (TPH), Cyanide, Phenols, asbestos containing materials (ACMs) and fibres.	Direct dermal contact or ingestion of soils, or inhalation of dust/fibres	Site workers during the redevelopment of the site.	Low	Mild	Low
		Direct dermal contact or ingestion of soils, or inhalation of dust/fibres is mitigated by the proposed hardstanding barrier, breaking the source-receptor pathway.	Intended end users of the site (residents).	Unlikely no soft landscaping proposed	Medium	Low
		Lateral and vertical migration of groundwater, alongside overland flow.	The Secondary A aquifer within the underlying bedrock strata.	Unlikely no soft landscaping proposed	Medium	Low
historic proximal gas works, and potential spillages associated with the petrol station 36m west	Ground Gas (CO2 & CH4) and Vapours.	The migration and accumulation of ground gas through permeable sub-surface materials and/ or preferential pathways.	Site workers during the redevelopment of the site.	Unlikely	Mild	Very Low
			Intended end users of the site (residents).	Unlikely	Medium	Low

7. Conclusions and Recommendations

This report concludes that there is a 'Low' potential risk to future site users and 'Low' potential risk to controlled waters. This is due to the lack of viable pathway to residential end users of the site, resulting from the site being hard landscaped.

Therefore, the following recommendations are considered appropriate for this development:

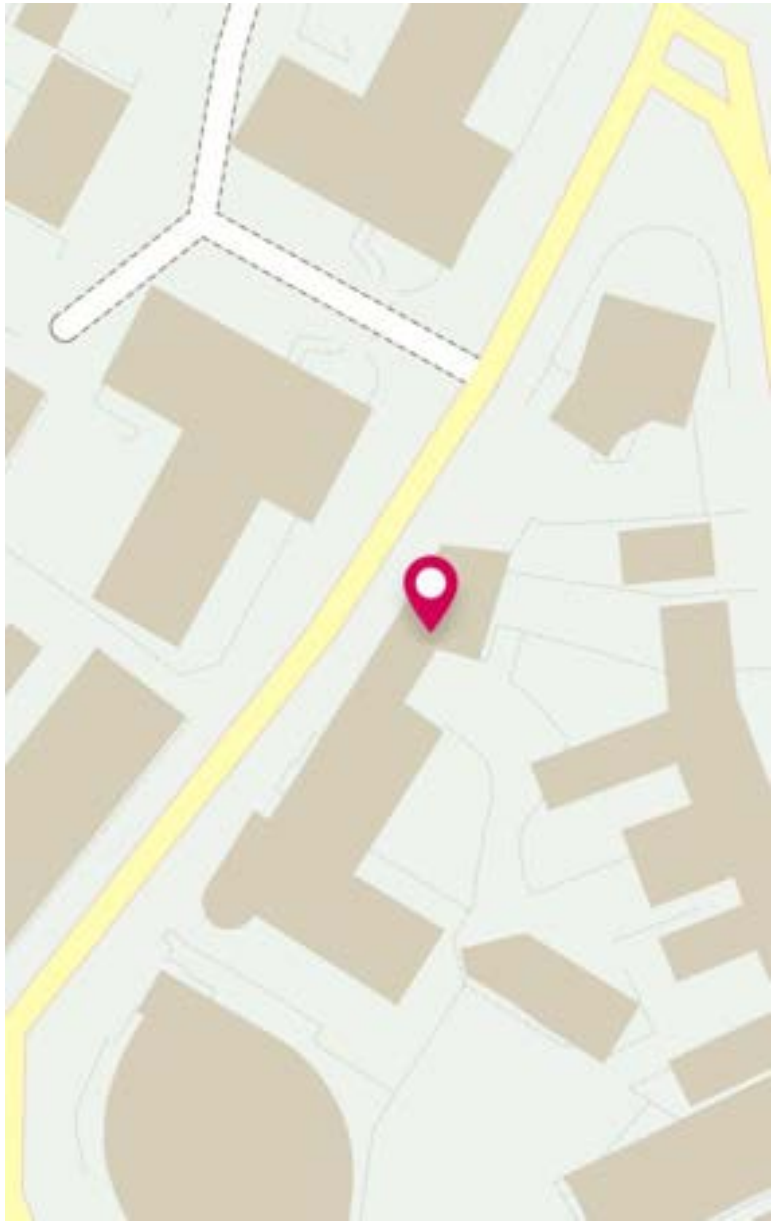
- No further action is required at this time with regards to potentially contaminated soil, in relation to the proposed development of internal refurbishment and change of use of the existing property. Should the development proposal be altered so as to external areas with alternative surfacing than hardstanding, the recommendations of this Phase 1 should be reviewed and updated if required.

These recommendations are considered appropriate based on the site's history, site walkover observations, and scale of the proposed development. These conclusions & recommendation should be approved by the local planning authority.

Dice Environmental

APPENDIX A





Dice Environmental

Title
Site Location

Reference	Date
101654	09/10/2024

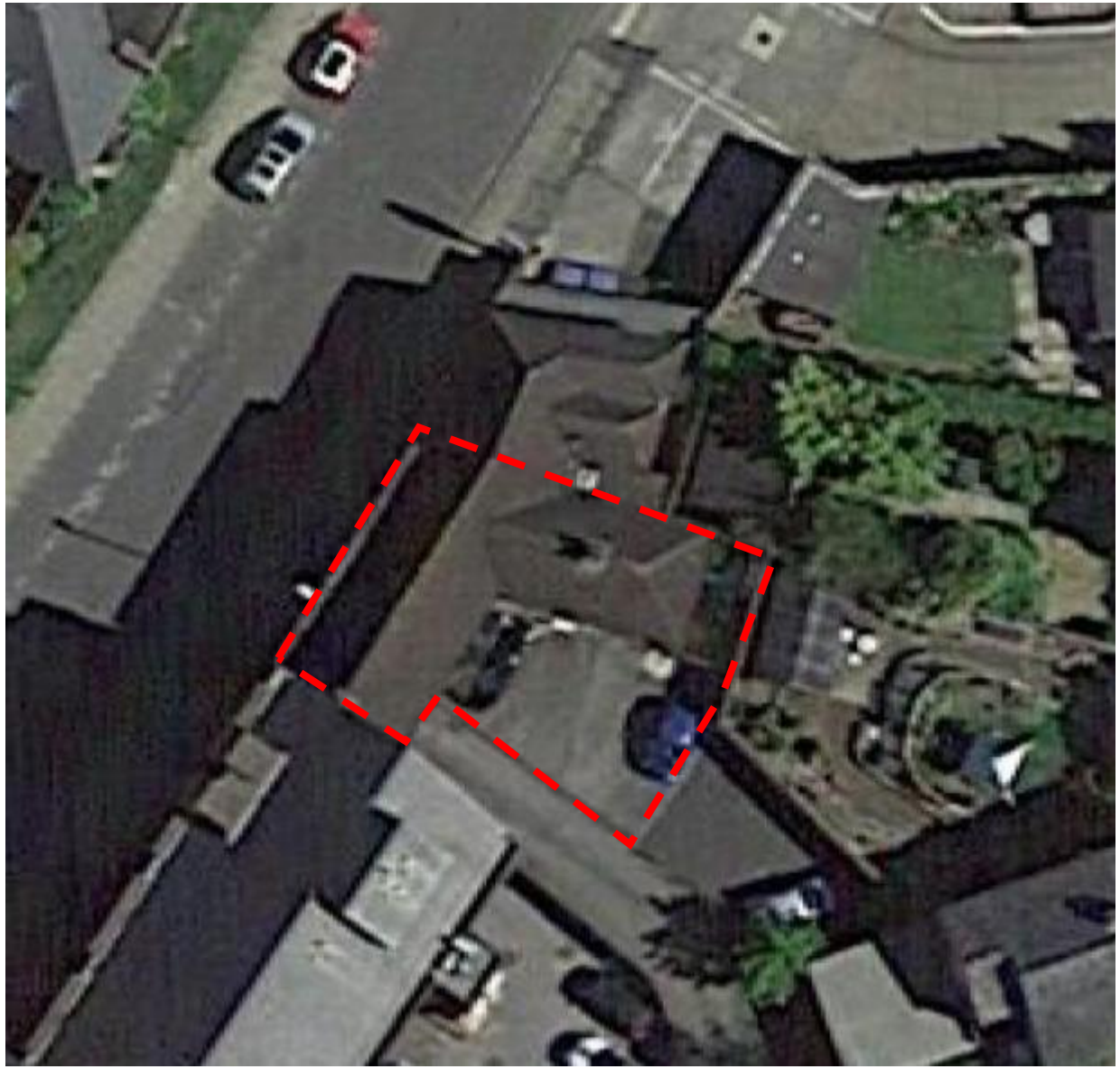
Site Address

48 – 50 Springfield Road,
Horsham,
RH12 2PD

Legend

Approximate Site Centre

Scale	Drawn	Figure Number
NTS	AMD	Fig.1



Dice Environmental

Title
Site Layout

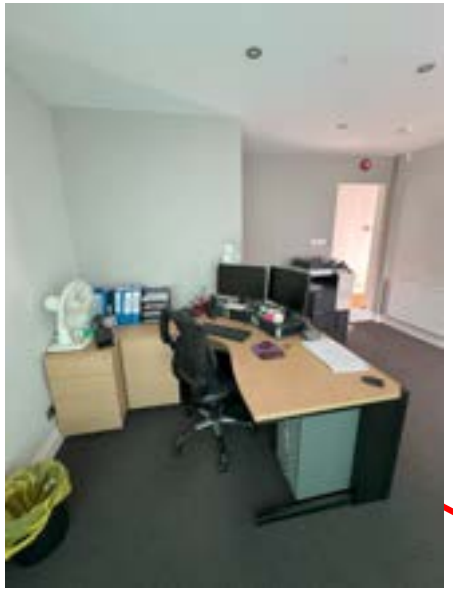
Reference	Date
101654	09/10/2024

Site Address

48 – 50 Springfield Road,
Horsham,
RH12 2PD

Legend

Scale	Drawn	Figure Number
NTS	AMD	Fig.2















Dice Environmental

Title
Photos

Reference
101654

Date
09/10/2024

Site Address

48 – 50 Springfield Road,
Horsham,
RH12 2PD

Legend

Scale
NTS

Drawn
AMD

Figure Number
Fig.3

Dice Environmental

APPENDIX B

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

unspecified

Order Details

Date: 09/10/2024

Your ref: EMS_976763_1214303

Our Ref: EMS-976763_1238594

Site Details

Location: 517126 130876

Area: 0.02 ha

Authority: Horsham District Council ↗



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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	4	16	9	-
17 >	1.2 >	Historical tanks >	0	1	23	23	-
19 >	1.3 >	Historical energy features >	0	0	21	18	-
21	1.4	Historical petrol stations	0	0	0	0	-
21 >	1.5 >	Historical garages >	0	6	1	12	-
22	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
23 >	2.1 >	Historical industrial land uses >	1	5	25	11	-
25 >	2.2 >	Historical tanks >	0	1	33	27	-
28 >	2.3 >	Historical energy features >	0	0	40	32	-
30	2.4	Historical petrol stations	0	0	0	0	-
31 >	2.5 >	Historical garages >	0	7	2	18	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
33	3.1	Active or recent landfill	0	0	0	0	-
33	3.2	Historical landfill (BGS records)	0	0	0	0	-
34	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
34	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
34	3.5	Historical waste sites	0	0	0	0	-
34	3.6	Licensed waste sites	0	0	0	0	-
34 >	3.7 >	Waste exemptions >	0	17	1	7	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	4.1 >	Recent industrial land uses >	0	4	16	-	-
39 >	4.2 >	Current or recent petrol stations >	0	1	0	1	-
39	4.3	Electricity cables	0	0	0	0	-
39	4.4	Gas pipelines	0	0	0	0	-
40	4.5	Sites determined as Contaminated Land	0	0	0	0	-

40	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
40	4.7	Regulated explosive sites	0	0	0	0	-
40	4.8	Hazardous substance storage/usage	0	0	0	0	-
40	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
41	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
41 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	5	-
42	4.12	Radioactive Substance Authorisations	0	0	0	0	-
42 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	0	1	-
42	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
42	4.15	Pollutant release to public sewer	0	0	0	0	-
43	4.16	List 1 Dangerous Substances	0	0	0	0	-
43	4.17	List 2 Dangerous Substances	0	0	0	0	-
43 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	1	0	3	-
44	4.19	Pollution inventory substances	0	0	0	0	-
44	4.20	Pollution inventory waste transfers	0	0	0	0	-
44	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
45	5.1	Superficial aquifer	None (within 500m)				
46 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
47 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
48	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
48	5.5	Groundwater vulnerability- local information	None (within 0m)				
49 >	**5.6 >**	**Groundwater abstractions >**	0	0	1	0	2
50 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	1
51	5.8	Potable abstractions	0	0	0	0	0
51	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	Water Network (OS MasterMap)	0	0	0	-	-

52 >	6.2 >	Surface water features >	0	0	1	-	-
53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
56 >	7.2 >	Historical Flood Events >	0	0	2	-	-
56	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
57	7.5	Flood Storage Areas	0	0	0	-	-
58	7.6	Flood Zone 2	None (within 50m)				
58	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
59	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
60 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
63	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	Green Belt	0	0	0	0	0
64	10.12	Proposed Ramsar sites	0	0	0	0	0

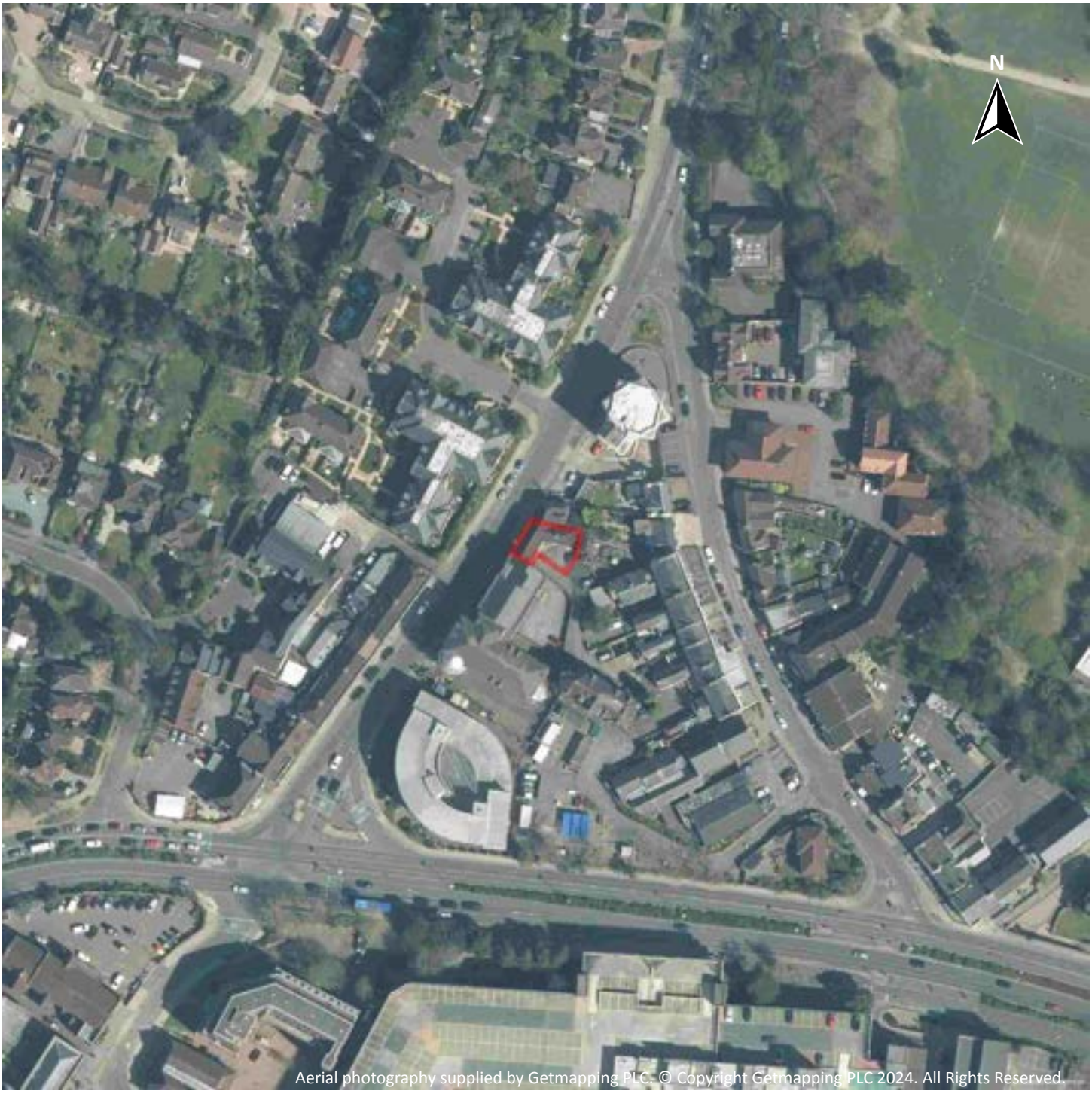
64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
66 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69 >	11.4 >	Listed Buildings >	0	2	10	-	-
70 >	11.5 >	Conservation Areas >	1	0	1	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
73	12.2	Open Access Land	0	0	0	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
74	13.1	Priority Habitat Inventory	0	0	0	-	-
74	13.2	Habitat Networks	0	0	0	-	-
74	13.3	Open Mosaic Habitat	0	0	0	-	-
74	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
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76	14.2	Artificial and made ground (10k)	0	0	0	0	-
77	14.3	Superficial geology (10k)	0	0	0	0	-

77	14.4	Landslip (10k)	0	0	0	0	-
78 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
79	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
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82	15.4	Superficial geology (50k)	0	0	0	0	-
82	15.5	Superficial permeability (50k)	None (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84	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
85 >	16.1 >	BGS Boreholes >	0	1	2	-	-
Page	Section	Natural ground subsidence >					
87 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
88 >	17.2 >	Running sands >	Very low (within 50m)				
89 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	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
94	18.1	BritPits	0	0	0	0	-
95 >	18.2 >	Surface ground workings >	0	0	19	-	-
96	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-
96	18.5	Historical Mineral Planning Areas	0	0	0	0	-

96 >	18.6 >	Non-coal mining >	0	0	0	0	2
97	18.7	JPB mining areas	None (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
97	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98	18.12	Coal mining	None (within 0m)				
98	18.13	Brine areas	None (within 0m)				
98	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
101 >	19.2 >	Mining cavities >	0	0	0	0	1
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
102	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
103 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
105 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	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
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-

107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 1	0	0	0	0	-
107	22.9	Crossrail 2	0	0	0	0	-
107	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.02ha

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.02ha

Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.02ha

Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.02ha

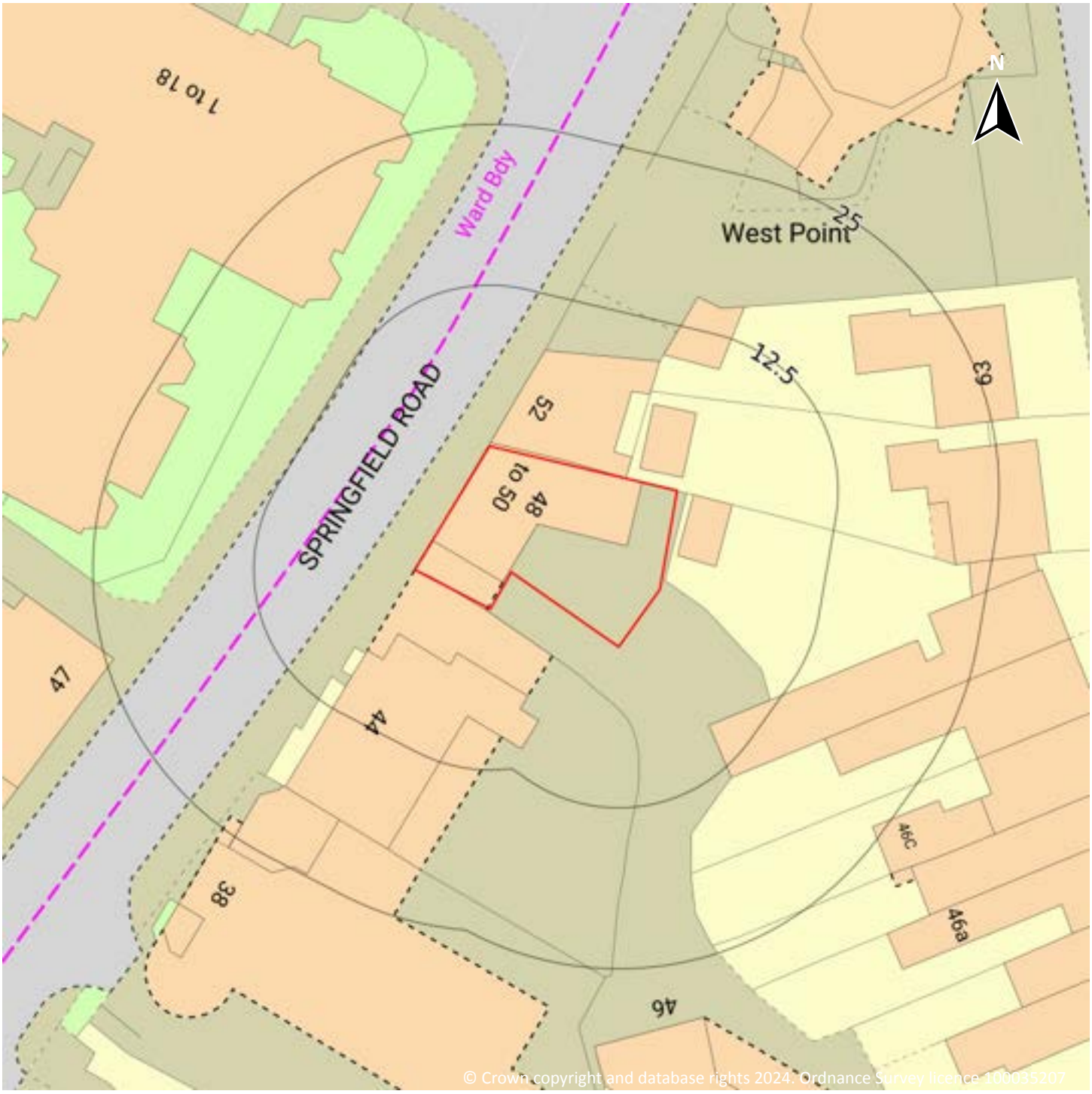
Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

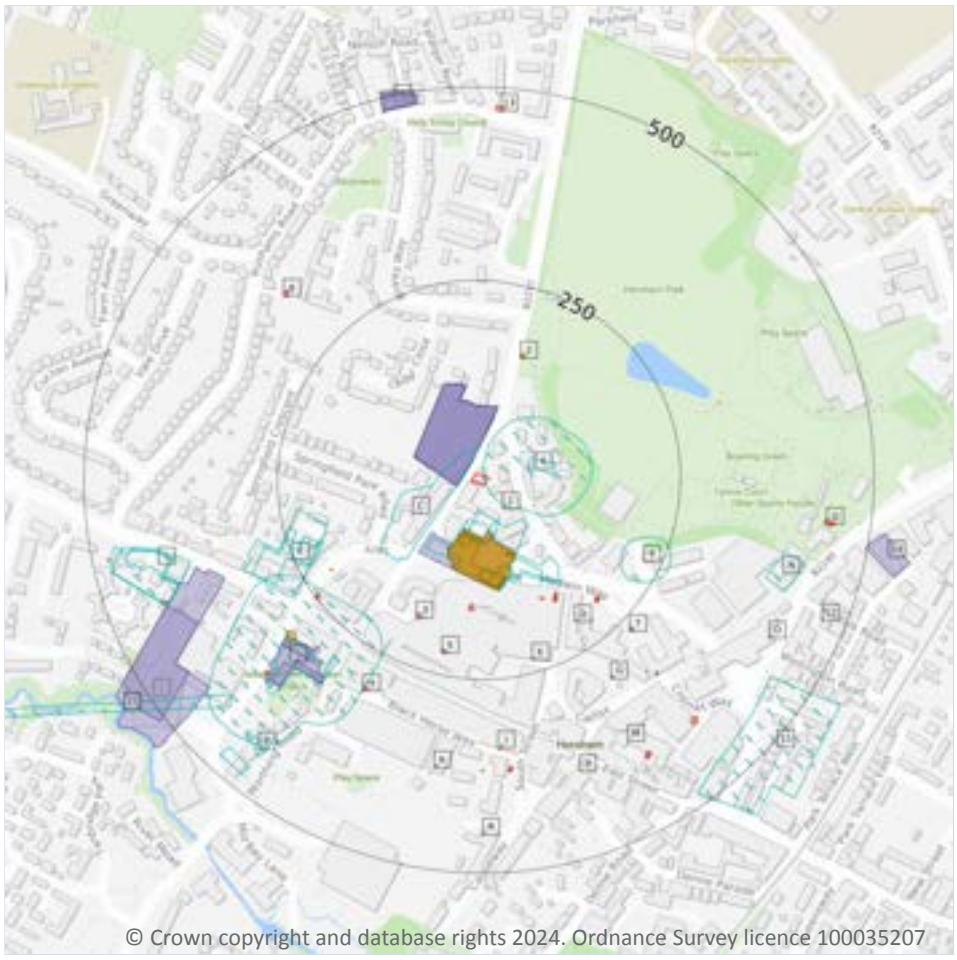
Site Area: 0.02ha

OS MasterMap site plan



Site Area: 0.02ha

1 Past land use



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	30

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

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

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Smithy**	**1909**	**2240495**

ID	Location	Land use	Dates present	Group ID
C	12m W	Brewery	1896	2159148
C	30m S	Unspecified Commercial/Industrial	1966	2303938
C	47m S	Gas Works	1876	2194787
C	48m S	Unspecified Commercial/Industrial	1933 - 1938	2308123
A	53m E	Smithy	1876	2317038
C	59m S	Unspecified Commercial/Industrial	1909	2244801
C	60m S	Tank	1966	2172259
C	64m S	Gasometer	1876	2161583
C	66m S	Unspecified Tank	1876	2192369
C	68m S	Unspecified Tank	1909 - 1938	2316711
C	102m S	Tanks	1966	2174853
C	106m S	Unspecified Tank	1933 - 1938	2220757
C	106m S	Unspecified Tank	1909 - 1938	2318867
C	117m S	Gasometer	1876	2161582
C	119m S	Unspecified Tank	1909 - 1938	2238764
E	195m W	Brewery	1909 - 1933	2276419
4	197m SE	Smithy	1909	2181307
E	206m W	Brewery	1876	2303817
E	211m W	Brewery	1992	2312430
F	220m SW	Brewery	1896 - 1909	2327702
F	288m SW	Brewery	1876	2237811
L	377m W	Tan Field	1933 - 1938	2320509
N	381m E	Fire Engine Station	1896	2201389
L	398m W	Tan Field	1909	2228208
L	398m W	Tan Field	1896	2263619
10	415m SW	Rifle Range	1876 - 1896	2328814
P	422m SW	Malthouse	1876	2184415
11	445m SE	Nursery	1876	2179937

ID	Location	Land use	Dates present	Group ID
P	464m SW	Malthouse	1896 - 1909	2222012

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**47**

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
1	38m SE	Unspecified Tank	1875	387153
C	58m S	Gas Works	1911	412919
C	61m S	Gas Works	1875 - 1897	422044
C	63m S	Gasometer	1875 - 1911	418597
C	66m S	Gasometer	1875	401765
C	67m S	Gas Works	1875	406943
C	68m S	Unspecified Tank	1932 - 1937	399827
C	90m S	Tanks	1932 - 1937	403158
C	92m S	Gasometers	1911	381398
C	94m SW	Unspecified Tank	1875	387160
A	98m E	Unspecified Tank	1875	387154
C	107m S	Tanks	1932 - 1937	418280
C	108m S	Gasometers	1897 - 1911	404531
C	114m S	Gasometer	1875	407503
C	120m SW	Tank or Trough	1875	381766
C	131m SW	Unspecified Tank	1875	387142
C	138m SW	Unspecified Tank	1875	387159

ID	Location	Land use	Dates present	Group ID
C	169m S	Unspecified Tank	1875	387144
C	173m S	Unspecified Tank	1875	387158
C	207m S	Unspecified Tank	1875	387147
D	210m SE	Unspecified Tank	1875	387155
C	212m S	Unspecified Tank	1875	387157
E	212m SW	Unspecified Tank	1897	387149
6	231m S	Unspecified Tank	1875	387156
G	296m SE	Unspecified Tank	1964	416233
G	297m SE	Unspecified Tank	1980	402936
G	297m SE	Unspecified Tank	-	376303
F	300m SW	Unspecified Tank	1897 - 1911	399612
G	319m SE	Tank or Trough	1875	381765
G	328m SE	Unspecified Tank	1964 - 1980	412745
G	328m SE	Unspecified Tank	-	376302
I	335m S	Unspecified Tank	1875	387145
I	340m S	Unspecified Tank	1874	387162
K	365m S	Unspecified Tank	1875	387148
I	366m S	Unspecified Tank	1897 - 1911	418851
G	369m SE	Pump and Tank	1875	383080
K	376m S	Unspecified Tank	1874	387161
M	377m SE	Pump and Tank	1874	383079
9	387m S	Pump and Tank	1874	383078
N	405m E	Tank or Trough	1875	381767
O	417m SE	Tank or Trough	1875	381764
O	419m SE	Tank or Trough	1875	381769
G	441m SE	Tank or Trough	1875	381770
R	447m S	Unspecified Tank	1875	387143
R	450m S	Unspecified Tank	1874	387163

ID	Location	Land use	Dates present	Group ID
12	467m E	Tank or Trough	1875	381768
L	477m W	Unspecified Tank	1932 - 1937	418005

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**39**

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
C	58m S	Gas Works	1911	306724
C	61m S	Gas Works	1875 - 1897	319856
C	63m S	Gasometer	1875 - 1911	309814
C	66m S	Gasometer	1875	308925
C	67m S	Gas Works	1875	279583
C	92m S	Gasometers	1911	275426
C	108m S	Gasometers	1897 - 1911	288835
C	114m S	Gasometer	1875	314731
C	154m S	Electricity Substation	1980 - 1996	306057
2	160m N	Electricity Substation	1969 - 1999	323171
D	162m SE	Electricity Substation	1988 - 1991	315233
D	166m SE	Electricity Substation	1980	279332
D	168m SE	Electricity Substation	-	265780
D	168m SE	Electricity Substation	1996	286374
3	183m SW	Electricity Substation	1988 - 1996	277958
D	204m SE	Electricity Substation	1980 - 1991	315012

ID	Location	Land use	Dates present	Group ID
D	206m SE	Electricity Substation	-	265781
D	206m SE	Electricity Substation	1996	307485
5	217m S	Electricity Substation	1980 - 1988	305538
E	243m SW	Electricity Substation	1995	288237
E	244m SW	Electricity Substation	1979	307717
7	263m SE	Electricity Substation	1980 - 1996	281538
H	299m SW	Electricity Substation	1979	288213
H	299m SW	Electricity Substation	1995 - 1997	282008
8	333m NW	Electricity Transformer	1970	276749
F	357m SW	Electricity Substation	1979 - 1984	311163
I	364m S	Electricity Substation	1980	277069
I	364m S	Electricity Substation	1996	311684
I	369m S	Electricity Substation	1990	277126
I	369m S	Electricity Substation	1995	277127
I	369m S	Electricity Substation	1995	277128
G	403m SE	Electricity Substation	1991 - 1996	314431
M	403m SE	Electricity Substation	1980 - 1996	278511
M	404m SE	Electricity Substation	-	265782
L	422m W	Electricity Substation	1979 - 1997	284026
Q	440m E	Electricity Substation	1996	291780
Q	449m E	Electricity Substation	1991	294672
Q	449m E	Electricity Substation	1982	322848
13	469m N	Electricity Substation	1999	267243

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	19

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

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

ID	Location	Land use	Dates present	Group ID
B	12m W	Garage	-	81013
B	12m W	Garage	1996	93313
B	13m NW	Garage	1963 - 1964	84765
B	13m NW	Garage	1980	85893
B	13m NW	Garage	1988	89805
B	13m NW	Garage	1991	87770
C	82m SW	Garage	1963 - 1964	85166
F	291m SW	Garage	1963	85602
F	298m SW	Garage	1964	95921
F	301m SW	Garage	1963	82857
F	315m SW	Garage	1963	93958
F	318m SW	Garage	1964	91929
F	333m SW	Garage	1964	89885
J	342m W	Garage	1995 - 1997	92964

ID	Location	Land use	Dates present	Group ID
J	397m SW	Garage	1979 - 1984	83937
S	482m N	Garage	1969	91436
S	483m N	Garage	1970 - 1985	89255
S	484m N	Garage	1999	94622
14	498m E	Garage	1963 - 1969	93822

This data is sourced from Ordnance Survey / Groundsure.

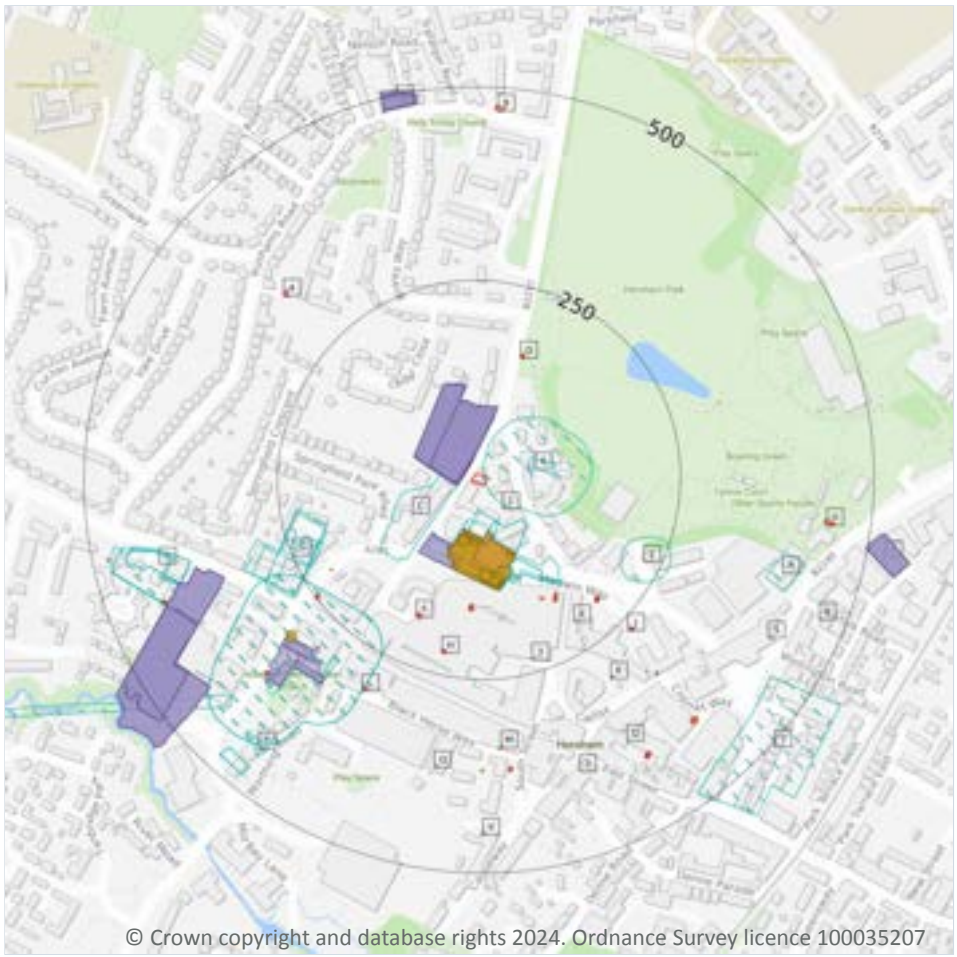
1.6 Historical military land

Records within 500m	**0**

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	42

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 23 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Smithy**	**1909**	**2240495**
C	12m W	Brewery	1896	2159148
C	30m S	Unspecified Commercial/Industrial	1966	2303938

ID	Location	Land Use	Date	Group ID
C	47m S	Gas Works	1876	2194787
C	48m S	Unspecified Commercial/Industrial	1938	2308123
C	48m S	Unspecified Commercial/Industrial	1933	2308123
A	53m E	Smithy	1876	2317038
C	59m S	Unspecified Commercial/Industrial	1909	2244801
C	60m S	Tank	1966	2172259
C	64m S	Gasometer	1876	2161583
C	66m S	Unspecified Tank	1876	2192369
C	68m S	Unspecified Tank	1938	2316711
C	68m S	Unspecified Tank	1933	2316711
C	68m S	Unspecified Tank	1909	2316711
C	102m S	Tanks	1966	2174853
C	106m S	Unspecified Tank	1938	2220757
C	106m S	Unspecified Tank	1933	2220757
C	106m S	Unspecified Tank	1938	2318867
C	106m S	Unspecified Tank	1933	2318867
C	110m S	Unspecified Tank	1909	2318867
C	117m S	Gasometer	1876	2161582
C	119m S	Unspecified Tank	1938	2238764
C	119m S	Unspecified Tank	1933	2238764
C	121m S	Unspecified Tank	1909	2238764
G	195m W	Brewery	1933	2276419
G	197m W	Brewery	1909	2276419
2	197m SE	Smithy	1909	2181307
G	206m W	Brewery	1876	2303817
G	211m W	Brewery	1992	2312430
I	220m SW	Brewery	1909	2327702
I	220m SW	Brewery	1896	2327702

ID	Location	Land Use	Date	Group ID
I	288m SW	Brewery	1876	2237811
P	377m W	Tan Field	1938	2320509
P	377m W	Tan Field	1933	2320509
R	381m E	Fire Engine Station	1896	2201389
P	398m W	Tan Field	1909	2228208
P	398m W	Tan Field	1896	2263619
6	415m SW	Rifle Range	1876	2328814
T	422m SW	Malthouse	1876	2184415
7	445m SE	Nursery	1876	2179937
T	464m SW	Malthouse	1909	2222012
T	464m SW	Malthouse	1896	2222012

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**61**

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 23 >**

ID	Location	Land Use	Date	Group ID
1	38m SE	Unspecified Tank	1875	387153
C	58m S	Gas Works	1911	412919
C	61m S	Gas Works	1875	422044
C	63m S	Gasometer	1875	418597
C	65m S	Gas Works	1897	422044
C	66m S	Gasometer	1875	401765
C	67m S	Gas Works	1875	406943
C	68m S	Gasometer	1897	418597
C	68m S	Gasometer	1911	418597

ID	Location	Land Use	Date	Group ID
C	68m S	Unspecified Tank	1932	399827
C	68m S	Unspecified Tank	1937	399827
C	69m S	Gasometer	1875	418597
C	71m S	Gasometer	1875	401765
C	90m S	Tanks	1932	403158
C	90m S	Tanks	1937	403158
C	92m S	Gasometers	1911	381398
C	94m SW	Unspecified Tank	1875	387160
A	98m E	Unspecified Tank	1875	387154
C	107m S	Tanks	1932	418280
C	107m S	Tanks	1937	418280
C	108m S	Gasometers	1897	404531
C	108m S	Gasometers	1911	404531
C	114m S	Gasometer	1875	407503
C	119m S	Gasometer	1875	407503
C	120m SW	Tank or Trough	1875	381766
C	131m SW	Unspecified Tank	1875	387142
C	138m SW	Unspecified Tank	1875	387159
C	169m S	Unspecified Tank	1875	387144
C	173m S	Unspecified Tank	1875	387158
C	207m S	Unspecified Tank	1875	387147
E	210m SE	Unspecified Tank	1875	387155
C	212m S	Unspecified Tank	1875	387157
G	212m SW	Unspecified Tank	1897	387149
3	231m S	Unspecified Tank	1875	387156
K	296m SE	Unspecified Tank	1964	416233
K	297m SE	Unspecified Tank	1980	402936
K	297m SE	Unspecified Tank	-	376303

ID	Location	Land Use	Date	Group ID
I	300m SW	Unspecified Tank	1897	399612
I	300m SW	Unspecified Tank	1911	399612
K	319m SE	Tank or Trough	1875	381765
K	328m SE	Unspecified Tank	1964	412745
K	328m SE	Unspecified Tank	-	376302
K	328m SE	Unspecified Tank	1980	412745
M	335m S	Unspecified Tank	1875	387145
M	340m S	Unspecified Tank	1874	387162
O	365m S	Unspecified Tank	1875	387148
M	366m S	Unspecified Tank	1897	418851
M	366m S	Unspecified Tank	1911	418851
K	369m SE	Pump and Tank	1875	383080
O	376m S	Unspecified Tank	1874	387161
Q	377m SE	Pump and Tank	1874	383079
5	387m S	Pump and Tank	1874	383078
R	405m E	Tank or Trough	1875	381767
S	417m SE	Tank or Trough	1875	381764
S	419m SE	Tank or Trough	1875	381769
K	441m SE	Tank or Trough	1875	381770
V	447m S	Unspecified Tank	1875	387143
V	450m S	Unspecified Tank	1874	387163
8	467m E	Tank or Trough	1875	381768
P	477m W	Unspecified Tank	1932	418005
P	477m W	Unspecified Tank	1937	418005

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**72**

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 23 >**

ID	Location	Land Use	Date	Group ID
C	58m S	Gas Works	1911	306724
C	61m S	Gas Works	1875	319856
C	63m S	Gasometer	1875	309814
C	65m S	Gas Works	1897	319856
C	66m S	Gasometer	1875	308925
C	67m S	Gas Works	1875	279583
C	68m S	Gasometer	1897	309814
C	68m S	Gasometer	1911	309814
C	69m S	Gasometer	1875	309814
C	71m S	Gasometer	1875	308925
C	92m S	Gasometers	1911	275426
C	108m S	Gasometers	1897	288835
C	108m S	Gasometers	1911	288835
C	114m S	Gasometer	1875	314731
C	119m S	Gasometer	1875	314731
C	154m S	Electricity Substation	1988	306057
C	154m S	Electricity Substation	1991	306057
C	155m S	Electricity Substation	1980	306057
C	156m S	Electricity Substation	1996	306057
D	160m N	Electricity Substation	1969	323171
D	160m N	Electricity Substation	1999	323171
D	160m N	Electricity Substation	1970	323171
D	160m N	Electricity Substation	1985	323171

ID	Location	Land Use	Date	Group ID
E	162m SE	Electricity Substation	1988	315233
E	162m SE	Electricity Substation	1991	315233
E	166m SE	Electricity Substation	1980	279332
E	168m SE	Electricity Substation	-	265780
E	168m SE	Electricity Substation	1996	286374
F	183m SW	Electricity Substation	1988	277958
F	183m SW	Electricity Substation	1991	277958
F	184m SW	Electricity Substation	1996	277958
E	204m SE	Electricity Substation	1988	315012
E	204m SE	Electricity Substation	1991	315012
E	205m SE	Electricity Substation	1980	315012
E	206m SE	Electricity Substation	-	265781
E	206m SE	Electricity Substation	1996	307485
H	217m S	Electricity Substation	1988	305538
H	218m S	Electricity Substation	1980	305538
G	243m SW	Electricity Substation	1995	288237
G	244m SW	Electricity Substation	1979	307717
J	263m SE	Electricity Substation	1988	281538
J	263m SE	Electricity Substation	1991	281538
J	265m SE	Electricity Substation	1980	281538
J	265m SE	Electricity Substation	1996	281538
L	299m SW	Electricity Substation	1979	288213
L	299m SW	Electricity Substation	1996	282008
L	299m SW	Electricity Substation	1995	282008
L	299m SW	Electricity Substation	1997	282008
4	333m NW	Electricity Transformer	1970	276749
I	357m SW	Electricity Substation	1979	311163
I	358m SW	Electricity Substation	1984	311163

ID	Location	Land Use	Date	Group ID
M	364m S	Electricity Substation	1980	277069
M	364m S	Electricity Substation	1996	311684
M	369m S	Electricity Substation	1995	277127
M	370m S	Electricity Substation	1990	277126
M	370m S	Electricity Substation	1995	277128
K	403m SE	Electricity Substation	1991	314431
Q	403m SE	Electricity Substation	1988	278511
Q	403m SE	Electricity Substation	1991	278511
Q	404m SE	Electricity Substation	1980	278511
Q	404m SE	Electricity Substation	1996	278511
Q	404m SE	Electricity Substation	-	265782
K	405m SE	Electricity Substation	1996	314431
P	422m W	Electricity Substation	1996	284026
P	422m W	Electricity Substation	1995	284026
P	422m W	Electricity Substation	1997	284026
P	422m W	Electricity Substation	1979	284026
P	423m W	Electricity Substation	1984	284026
U	440m E	Electricity Substation	1996	291780
U	449m E	Electricity Substation	1982	322848
U	449m E	Electricity Substation	1991	294672
9	469m N	Electricity Substation	1999	267243

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	**27**

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

Features are displayed on the Past land use - un-grouped map on **page 23 >**

ID	Location	Land Use	Date	Group ID
B	12m W	Garage	-	81013
B	12m W	Garage	1996	93313
B	13m NW	Garage	1980	85893
B	13m NW	Garage	1963	84765
B	13m NW	Garage	1988	89805
B	13m NW	Garage	1991	87770
B	15m NW	Garage	1964	84765
C	82m SW	Garage	1964	85166
C	83m SW	Garage	1963	85166
I	291m SW	Garage	1963	85602
I	298m SW	Garage	1964	95921
I	301m SW	Garage	1963	82857
I	315m SW	Garage	1963	93958
I	318m SW	Garage	1964	91929
I	333m SW	Garage	1964	89885
N	342m W	Garage	1996	92964
N	342m W	Garage	1995	92964
N	342m W	Garage	1997	92964
N	397m SW	Garage	1984	83937
N	399m SW	Garage	1979	83937
W	482m N	Garage	1969	91436
W	483m N	Garage	1985	89255
W	484m N	Garage	1970	89255

ID	Location	Land Use	Date	Group ID
W	484m N	Garage	1999	94622
X	498m E	Garage	1963	93822
X	498m E	Garage	1969	93822
X	499m E	Garage	1964	93822

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	25

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 33 >**

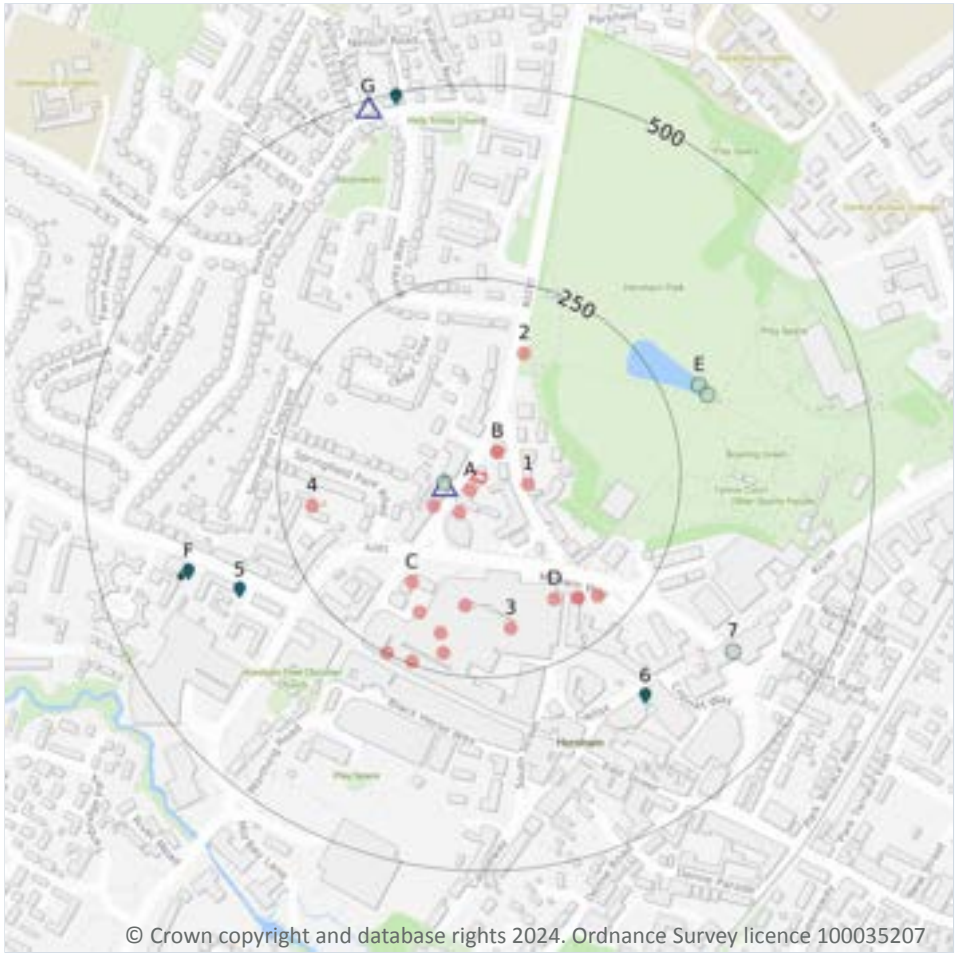
ID	Location	Site	Reference	Category	Sub-Category	Description
A	27m SW	Linear Network - Details On Request Cheshire East	EPR/ZE5049ZT/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

ID	Location	Site	Reference	Category	Sub-Category	Description
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100080	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100083	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100086	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100097	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100114	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100116	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100086	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100088	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100076	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100088	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100076	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100080	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100083	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100097	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100114	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	30m SW	Albion House, 38, Springfield Road, Horsham, Rh12 2rw	WEX100116	Storing waste exemption	Not on a farm	Storage of waste in a secure place
1	210m S	Swan Walk Shopping Centre Albion Way Car Park Horsham Rh12 1hq	EPR/LF0701UU/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
B	348m E	County Hall North, Chart Way, Horsham, Rh12 1xh	WEX132002	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	349m E	County Hall North Chart Way Horsham West Sussex Rh12 1xh	EPR/SF0103GN/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	466m SW	Jlp Horsham At Home, Albion Way, Horsham, Rh12 1lp	WEX141694	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	466m SW	Jlp Horsham At Home, Albion Way, Horsham, Rh12 1lp	WEX141694	Using waste exemption	Not on a farm	Use of waste for a specified purpose
C	466m SW	Jlp Horsham At Home, Albion Way, Horsham, Rh12 1lp	WEX141694	Storing waste exemption	Not on a farm	Storage of waste in a secure place
2	477m E	-	WEX370125	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	482m SE	Piries Place Car Park, 8 Park Place, Horsham, West Sussex, Rh12 1dg	WEX137559	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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	20

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 37 >**

ID	Location	Company	Address	Activity	Category
A	13m SW	Graphic Design Supplies	44, Springfield Road, Horsham, West Sussex, RH12 2PD	Printing Related Machinery	Industrial Products
B	33m NE	Aircraft Commerce	Second Floor West Point, Springfield Road, Horsham, West Sussex, RH12 2PD	Published Goods	Industrial Products

ID	Location	Company	Address	Activity	Category
B	33m NE	Skytrail	Third Floor West Point, Springfield Road, Horsham, West Sussex, RH12 2PD	Aircraft Charters	Contract Services
A	45m SW	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
1	55m E	Novatron Scientific	46, London Road, Horsham, West Sussex, RH12 1AY	Air and Water Filtration	Industrial Products
A	59m SW	Berwicks of Horsham	35-37, Springfield Road, Horsham, West Sussex, RH12 2PG	Construction Completion Services	Construction Services
C	153m SW	C S A Global UK Ltd	Part First Floor Lhs Springfield House, Springfield Road, Horsham, West Sussex, RH12 2RG	Ore Mining	Extractive Industries
C	159m S	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
2	164m N	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
D	174m SE	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
C	184m SW	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
3	189m S	Jessops Plc	7, Swan Walk, Horsham, West Sussex, RH12 1HQ	Photographic and Optical Equipment	Household, Office, Leisure and Garden
D	191m SE	Jones & Tomlin Workshops Ltd	Central House 8, Medwin Walk, Horsham, West Sussex, RH12 1AG	Beds and Bedding	Consumer Products
D	191m SE	Horsham Bedding Centre	Central House 8, Medwin Walk, Horsham, West Sussex, RH12 1AG	Beds and Bedding	Consumer Products
C	201m S	The Linen Cupboard	65, Swan Walk Shopping Centre, Swan Walk, Town Centre, Horsham, West Sussex, RH12 1PT	Beds and Bedding	Consumer Products
D	207m SE	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
4	208m W	Electricity Sub Station	West Sussex, RH12	Electrical Features	Infrastructure and Facilities
C	225m S	Caroline at Home	28, Springfield Court, Horsham, West Sussex, RH12 1PT	Curtains and Blinds	Consumer Products

ID	Location	Company	Address	Activity	Category
C	247m S	7th Generation 6 Ltd	43, West Street, Horsham, West Sussex, RH12 1PP	Electrical Equipment Repair and Servicing	Repair and Servicing
C	249m SW	Boots Hearing Care	Boots Opticians, 38, West Street, Horsham, West Sussex, RH12 1PP	Disability and Mobility Equipment	Consumer Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 37 >**

ID	Location	Company	Address	LPG	Status
A	36m W	OBSOLETE	Springfield Road, Horsham, West Sussex, RH12 2PH	Not Applicable	Obsolete
G	492m N	OBSOLETE	Rushams Road, Horsham, West Sussex, RH12 2NT	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 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.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 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.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	5

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 37 >**

ID	Location	Address	Details	
5	332m SW	Rapide Dry Clean, 1 Shelley House, Bishopric, Horsham, West Sussex, RH12 1QF	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
6	345m SE	Johnson Cleaners UK Ltd, 24C Carfax, Horsham, West Sussex, RH12 1EE	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
F	384m W	Lifestyle Europe Ltd, 53-55 Bishopric, Horsham, West Sussex, RH12 1QJ	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
F	384m W	Hancock Ford Ltd, Bishopric, Horsham, West Sussex, RH12 1QJ	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
G	495m N	Texaco Rushams, Rushams Road, Horsham, West Sussex, RH12 2NT	Process: Petrol Vapour Recovery 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.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 37 >**

ID	Location	Address	Details	
F	395m W	53-55 BISHOPRIC, HORSHAM, SUSSEX, 53-55 BISHOPRIC, HORSHAM, SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02683 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 31/07/1972 Effective Date: 31/07/1972 Revocation Date: 30/05/1997

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	4

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 37 >**

ID	Location	Details	
A	35m W	Incident Date: 17/10/2001 Incident Identification: 37287 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Food and Drink	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	298m NE	Incident Date: 23/07/2001 Incident Identification: 18400 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	302m E	Incident Date: 19/12/2001 Incident Identification: 48932 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7	388m SE	Incident Date: 03/09/2021 Incident Identification: 1988403 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer

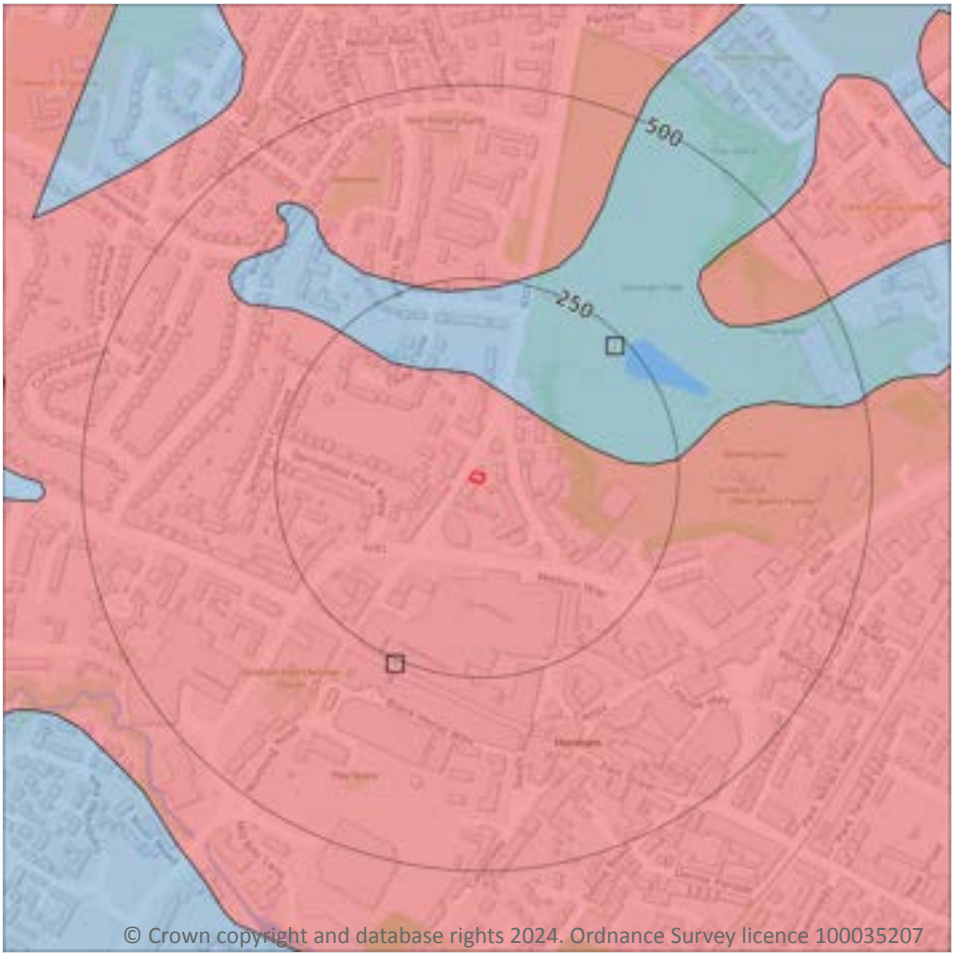
5.1 Superficial aquifer

Records within 500m	0

Aquifer status of groundwater held within superficial geology.

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

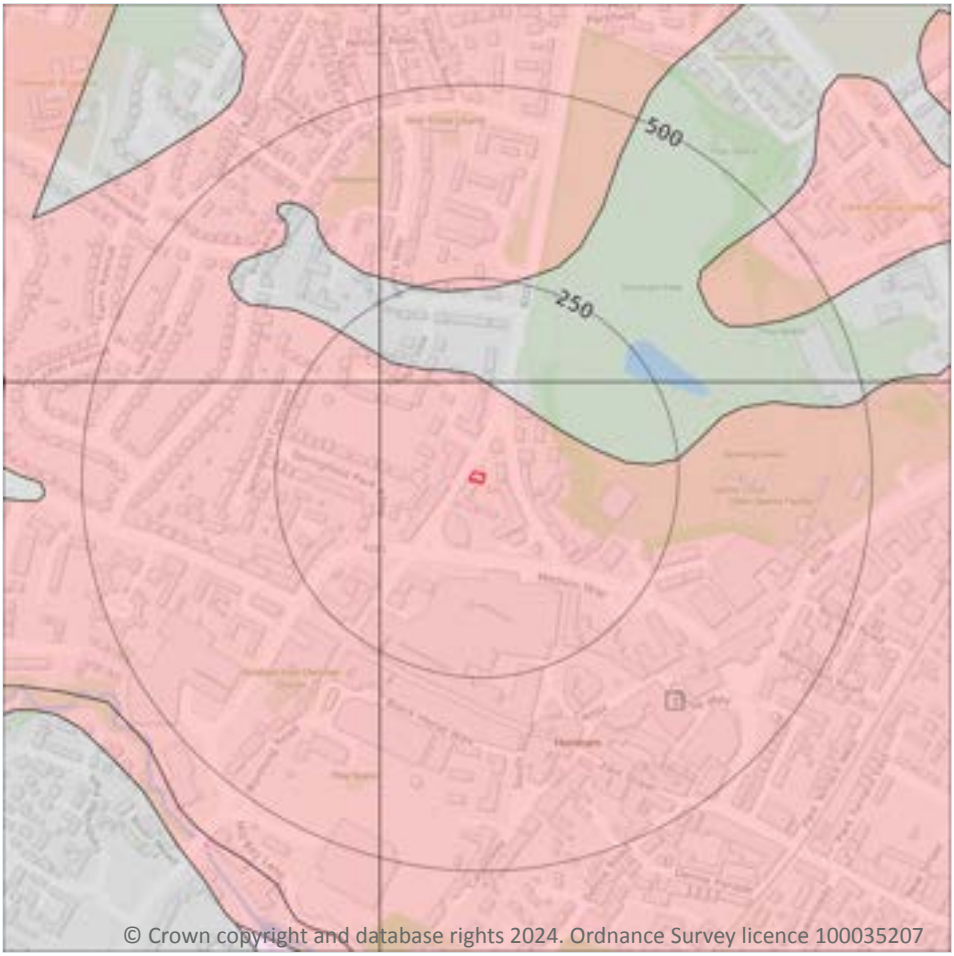
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 46 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	101m NE	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	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 47 >**

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

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.

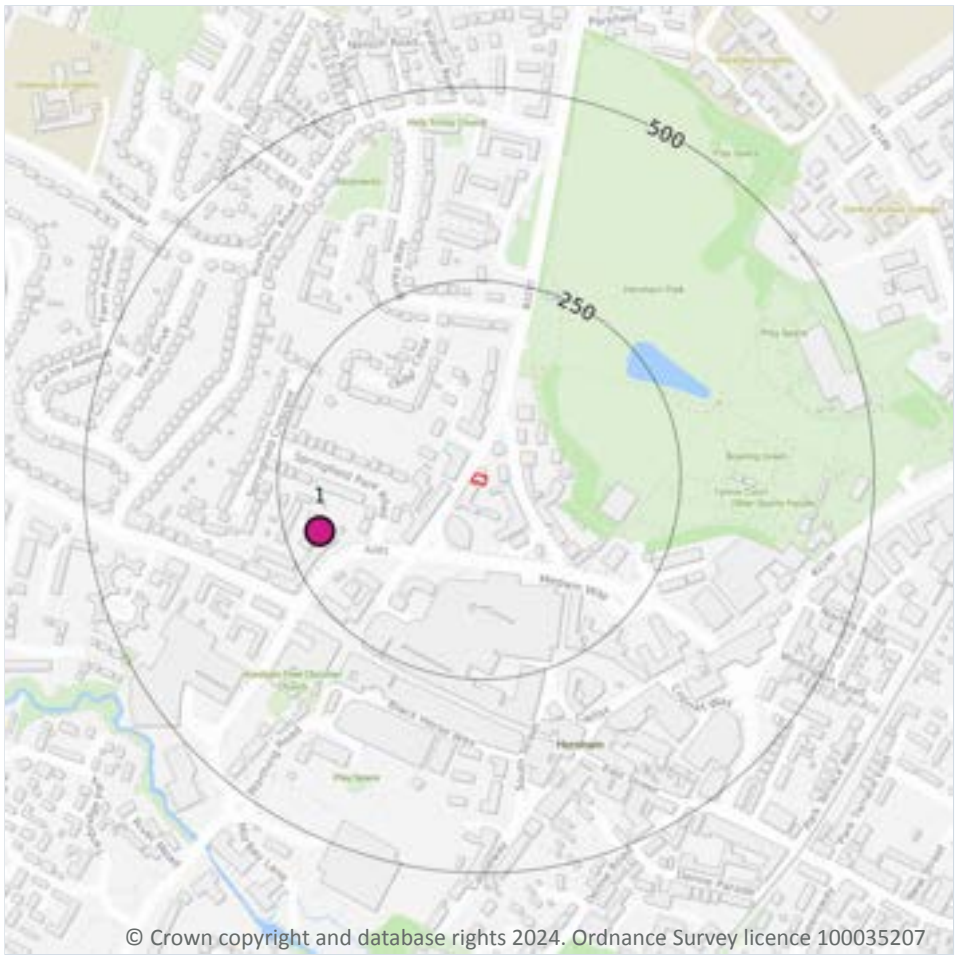
5.5 Groundwater vulnerability- local information

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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	3

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 49 >**

ID	Location	Details	
1	205m W	Status: Historical Licence No: 10/41/429004 Details: Process water Direct Source: Southern Region Groundwater Point: 18 BISHOPRIC, HORSHAM Data Type: Point Name: King & Barnes Ltd Easting: 516920 Northing: 130810	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 15/06/1988 Version End Date: -
-	1076m NE	Status: Historical Licence No: 10/41/429003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: WIMBLEHURST ROAD, HORSHAM Data Type: Point Name: Novartis Pharmaceuticals UK Ltd Easting: 517820 Northing: 131710	Annual Volume (m^3): 36368 Max Daily Volume (m^3): 796 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 09/06/2009 Version End Date: -
-	1076m NE	Status: Historical Licence No: 10/41/429005 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: WIMBLEHURST ROAD, HORSHAM (B LICENCE) Data Type: Point Name: Novartis Pharmaceuticals UK Ltd Easting: 517820 Northing: 131710	Annual Volume (m^3): 54552 Max Daily Volume (m^3): 796 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 08/06/2009 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**1**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 49 >**

ID	Location	Details	
-	1456m N	Status: Active Licence No: 25/086 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: WARNHAM MILL POND Data Type: Point Name: Horsham District Council Easting: 516830 Northing: 132310	Annual Volume (m^3): 23700 Max Daily Volume (m^3): 1200 Original Application No: 169/1360 Original Start Date: 18/02/1994 Expiry Date: - Issue No: 100 Version Start Date: 16/04/2019 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	1

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

Features are displayed on the Hydrology map on **page 52 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	**1**

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

Features are displayed on the Hydrology map on **page 52 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Arun Source**	**GB107041012920**	**Arun Upper**	**Arun and Western Streams**

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

6.4 WFD Surface water bodies

Records identified	**1**

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

Features are displayed on the Hydrology map on **page 52 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	538m SW	River	Arun Source	GB107041012920 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 52 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Arun & Western Streams Hastings Beds**	**GB40702G500600** ↗	**Good**	**Good**	**Good**	**2019**

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

High

Medium

Low

Very Low

Historical Flood Events

Areas Used for Flood Storage

Areas Benefiting from Flood Defences

Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	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	2

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

Features are displayed on the River and coastal flooding map on **page 55 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	52m N	Horsham 1968	1968-09-15 1968-09-15	Main river	Channel capacity exceeded (no raised defences)	Fluvial
2	174m N	Horsham 1968	1968-09-15 1968-09-15	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

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

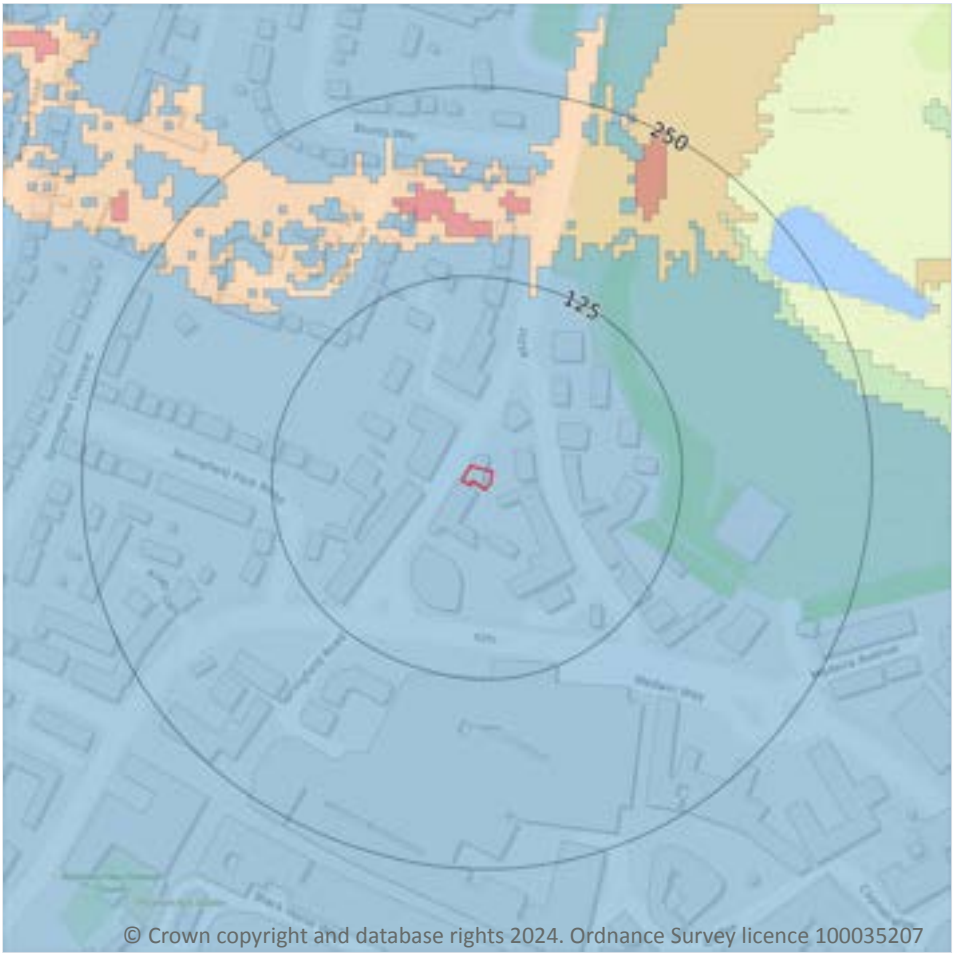
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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 60 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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.

Features are displayed on the Environmental designations map on **page 61 >**

ID	Location	Name	Data source
-	1355m N	Warnham	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	2

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 61 >**

ID	Location	Name	Woodland Type
-	1951m S	Unknown	Ancient & Semi-Natural Woodland
-	1998m N	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	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



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 66 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Notes: SUSSEX NORTH WATER SUPPLY ZONE. All new development that requires a public water supply requires an HRA to assess the impacts of groundwater abstraction on Arun Valley SPA/SAC/Ramsar. LPAs to refer to Natural England's Statement and Advice Note.**

This data is sourced from Natural England.

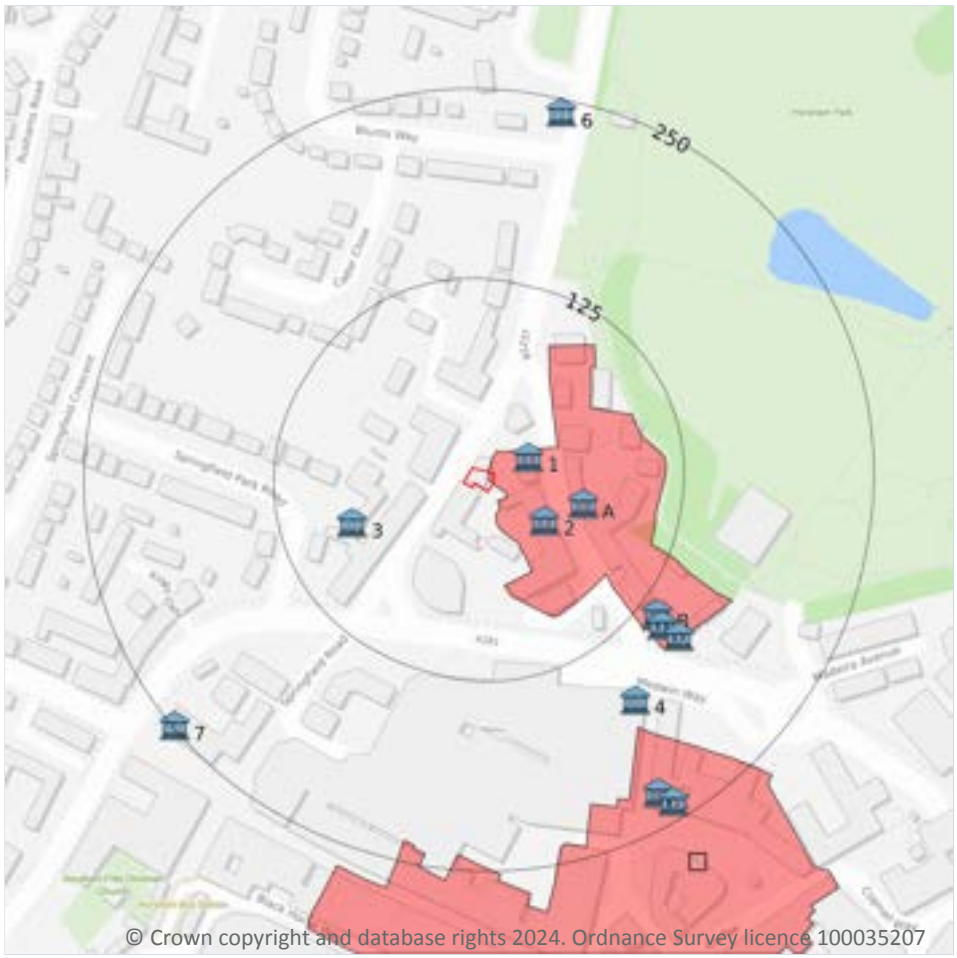
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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	12

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 68 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	25m NE	63, London Road	II	1027517	20/05/1949
2	41m SE	Brunswick Place	II	1191732	26/07/1974
A	61m E	44 And 46, London Road	II	1027516	26/07/1974
3	78m W	Slaughterhouse	II	1252760	09/02/1984
B	138m SE	22, London Road	II	1286932	26/07/1974
B	145m SE	20, London Road	II	1027515	26/07/1974

ID	Location	Name	Grade	Reference Number	Listed date
B	158m SE	16 And 18, London Road	II	1027514	20/05/1949
4	168m SE	17, London Road	II	1353932	26/07/1974
C	228m SE	Richmond House	II	1027513	26/07/1974
C	238m SE	14, Carfax	II	1287055	20/05/1949
6	242m N	Estate Wall Of Springfield Park	II	1286822	26/07/1974
7	249m SW	The Green Dragon	II	1353920	26/07/1974

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

11.5 Conservation Areas

Records within 250m	**2**

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

Features are displayed on the Visual and cultural designations map on **page 68 >**

ID	Location	Name	District	Date of designation
A	**On site**	**Horsham, London Road**	**Horsham**	**01/08/1984**
5	184m SE	Horsham	Horsham	1972

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 72 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

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

13.1 Priority Habitat Inventory

Records within 250m	0

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

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.

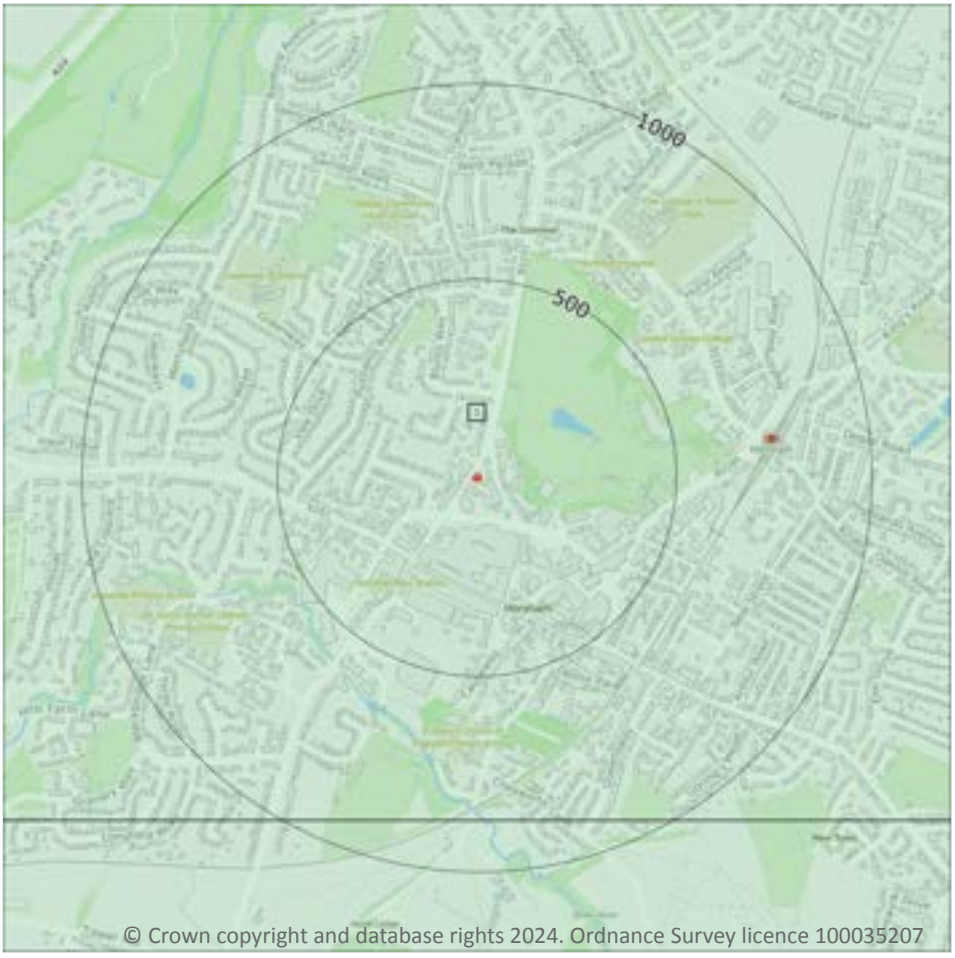
13.4 Limestone Pavement Orders

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 75 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ13SE**

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.

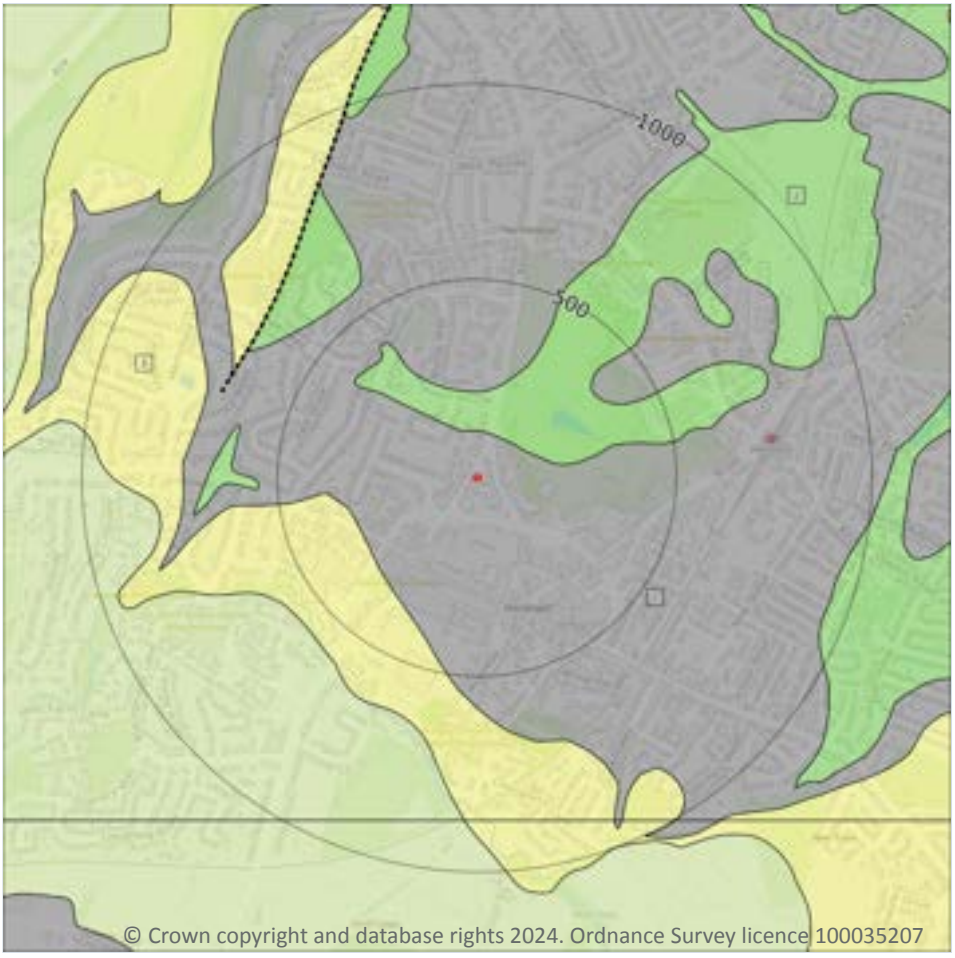
14.4 Landslip (10k)

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 **3**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 78 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**RPS-SDST**	**Roffey Park Sandstone - Sandstone**	**Valanginian Age**
2	109m NE	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
3	316m SW	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80 >**

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.

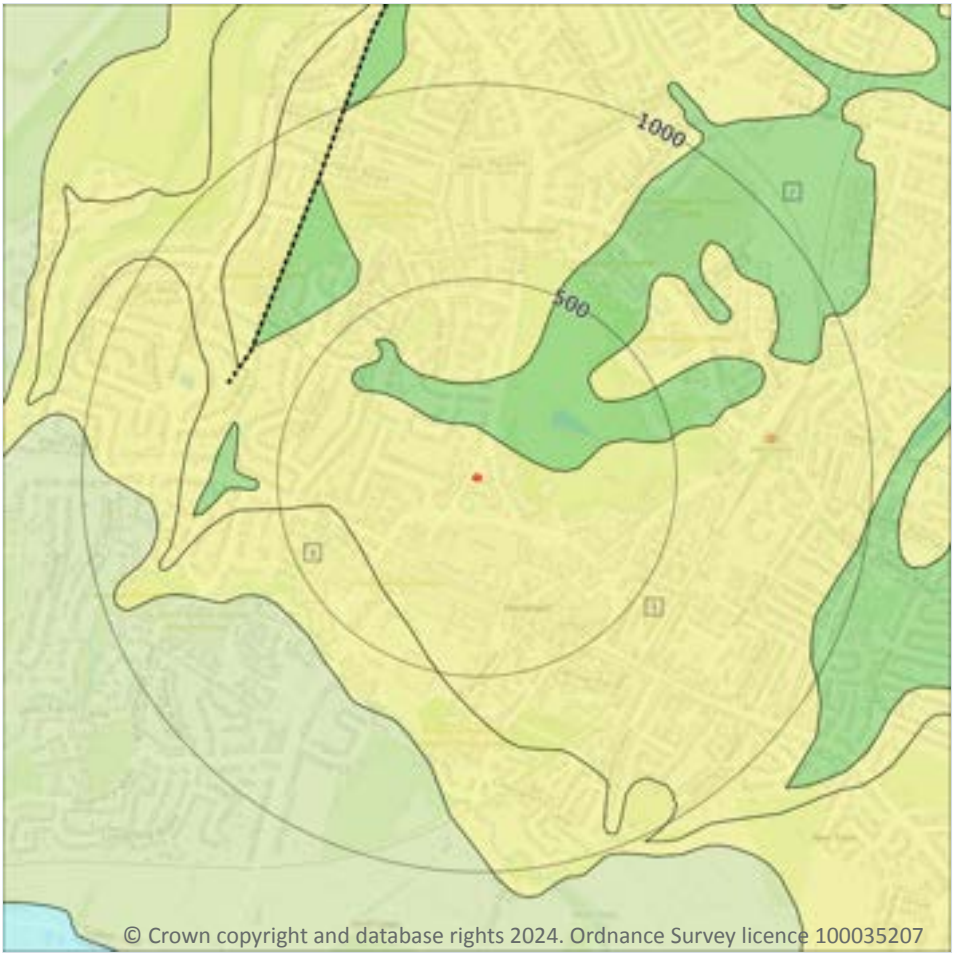
15.7 Landslip permeability (50k)

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 **3**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**UTW-STMD**	**UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND MUDSTONE**	**VALANGINIAN**
2	101m NE	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
3	338m SW	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN

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	**Mixed**	**High**	**Low**

This data is sourced from the British Geological Survey.

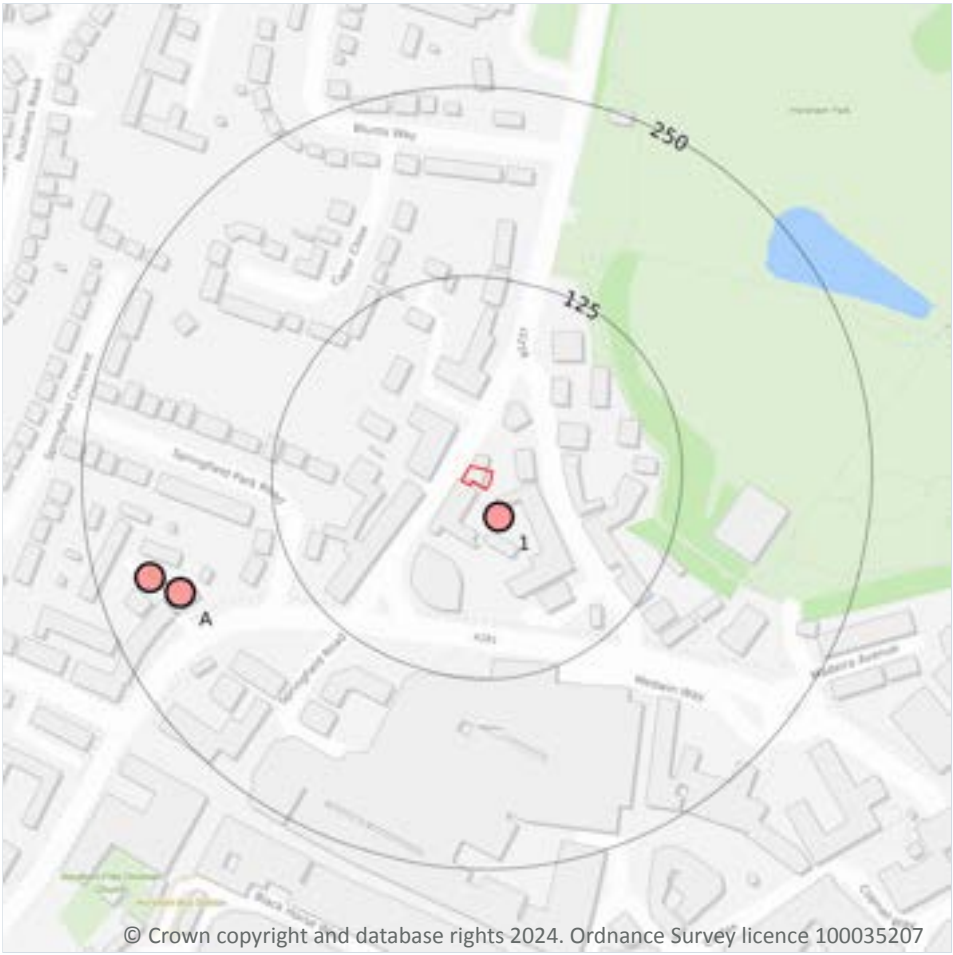
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	3

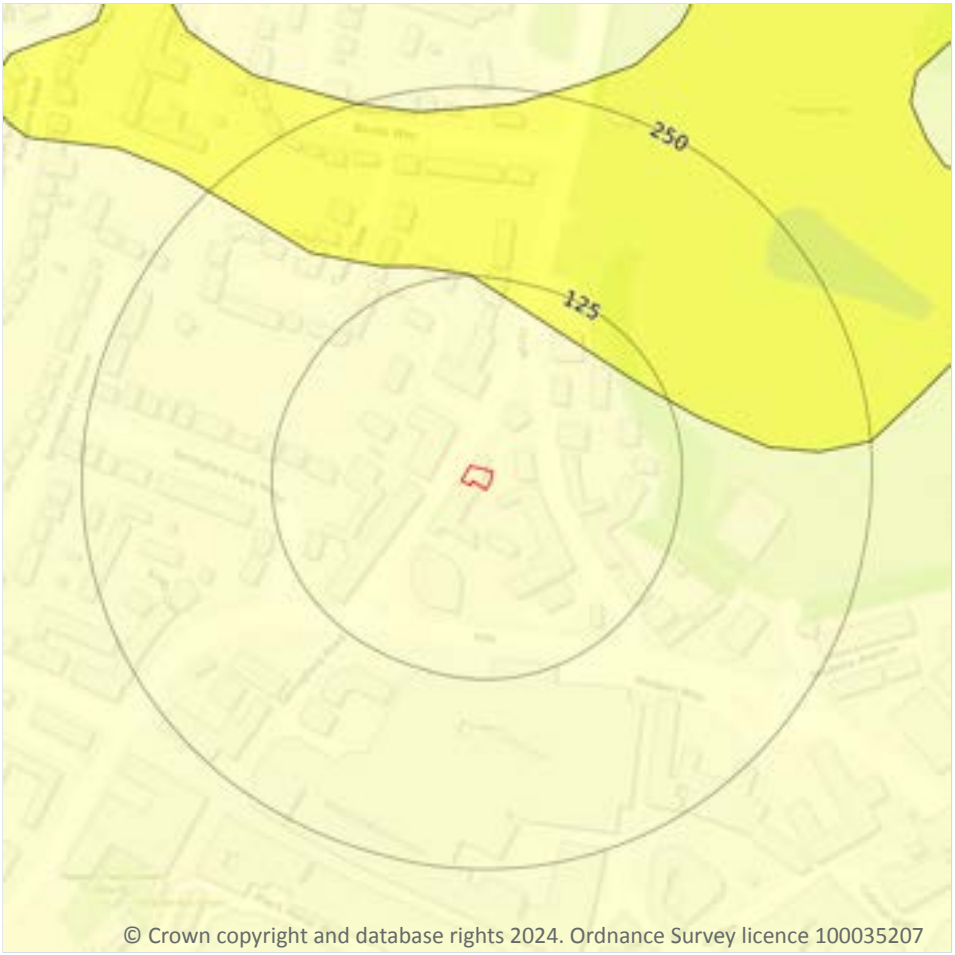
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 85 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	20m SE	517140 130850	HORSHAM GAS WORKS	30.48	N	578693 ↗
A	200m W	516930 130800	HORSHAM BREWERY	85.34	N	578684 ↗
A	215m W	516910 130810	HORSHAM BREWERY	54.56	N	578683 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

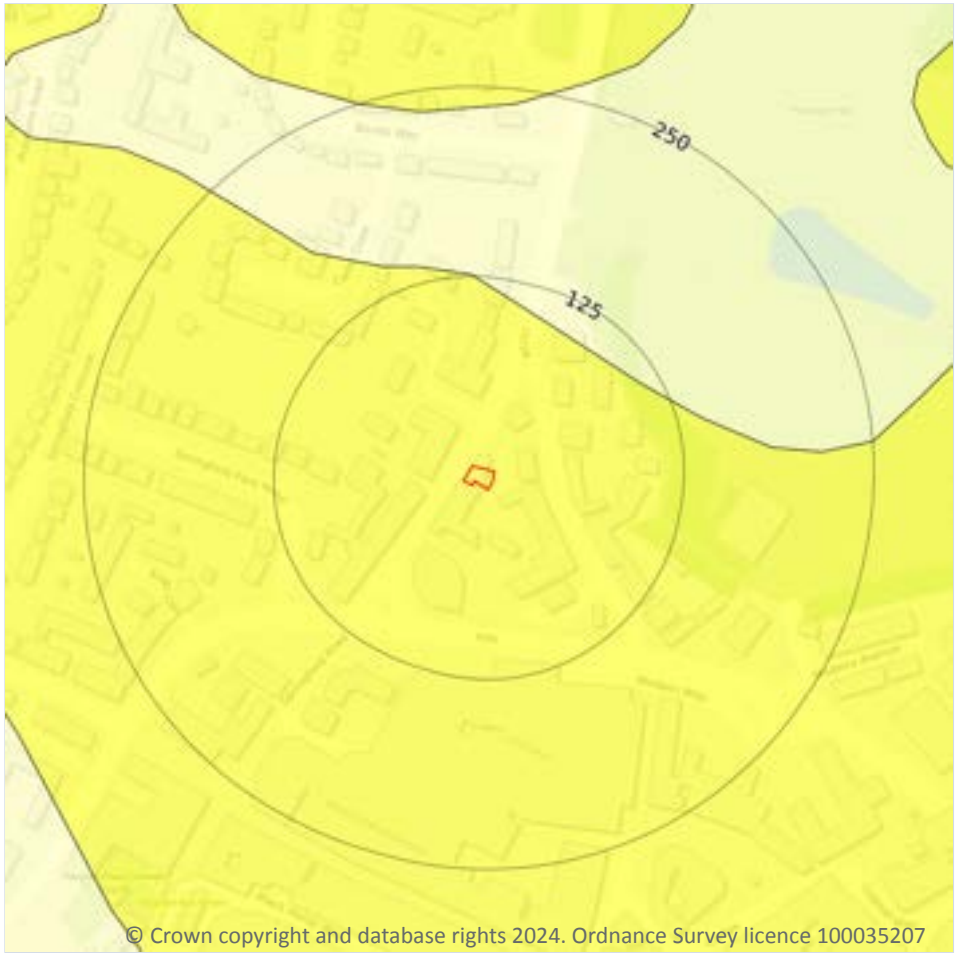
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 87 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 88 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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 89 >**

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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 90 >**

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 91 >**

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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 92 >**

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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	19

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 94 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	158m N	Fish Pond	1961	1:10560
A	161m N	Fish Pond	1966	1:10560
A	161m N	Fish Pond	1876	1:10560
B	161m N	Ponds	1961	1:10560
A	162m N	Fish Pond	1938	1:10560
B	165m N	Pond	1876	1:10560
A	165m N	Fish Pond	1896	1:10560
B	165m N	Ponds	1932	1:10560
A	166m N	Fish Pond	1932	1:10560
A	166m N	Fish Pond	1909	1:10560
C	222m NE	Fish Pond	1961	1:10560
C	224m NE	Fish Pond	1966	1:10560
C	228m NE	Fish Pond	1938	1:10560
C	229m NE	Pond	1876	1:10560
C	230m NE	Pond	1992	1:10000
C	230m NE	Pond	1979	1:10000
C	231m NE	Fish Pond	1932	1:10560
C	231m NE	Fish Pond	1909	1:10560
C	231m NE	Fish Pond	1896	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 94 >**

ID	Location	Name	Commodity	Class	Likelihood
2	582m SW	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.

ID	Location	Name	Commodity	Class	Likelihood
-	870m 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



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

Mining cavities

Reported recent incidents

Historical incidents

BGS karst database (Point)

BGS karst database (Line)

BGS karst database (Area)

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	1

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

Features are displayed on the Ground cavities and sinkholes map on **page 100 >**

ID	Location	Mine Address	Mineral	Data source	Publisher
-	878m S	Horsham, West Sussex	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone	MINERAL EXTRACTION DATABASE	PRIVATE

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.

19.5 National karst database

Records within 500m	0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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 103 >**

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	1

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

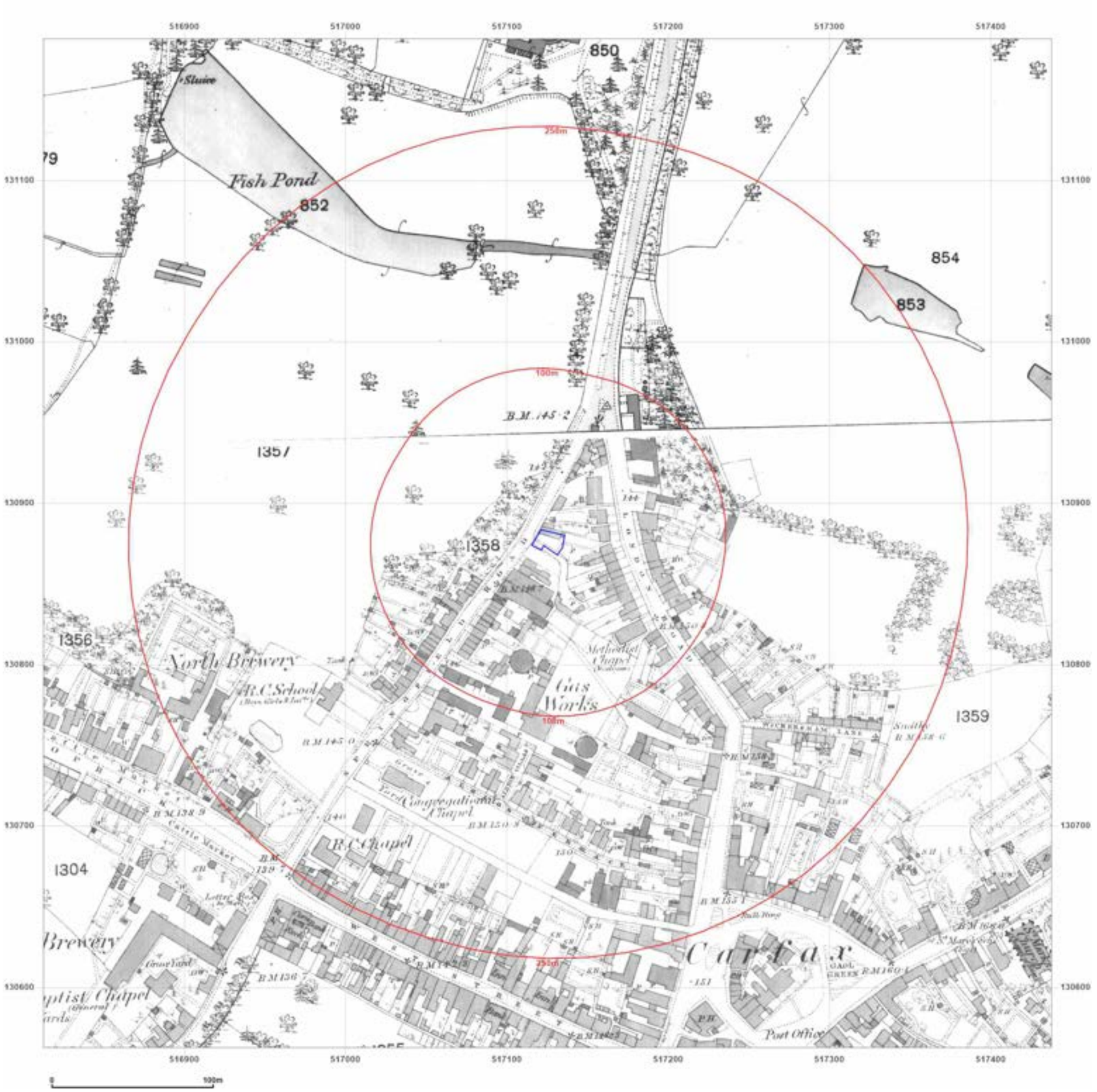
Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

Dice Environmental

APPENDIX C



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

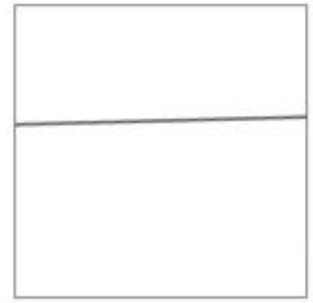
Map Name: County Series

Map date: **1875**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



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

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

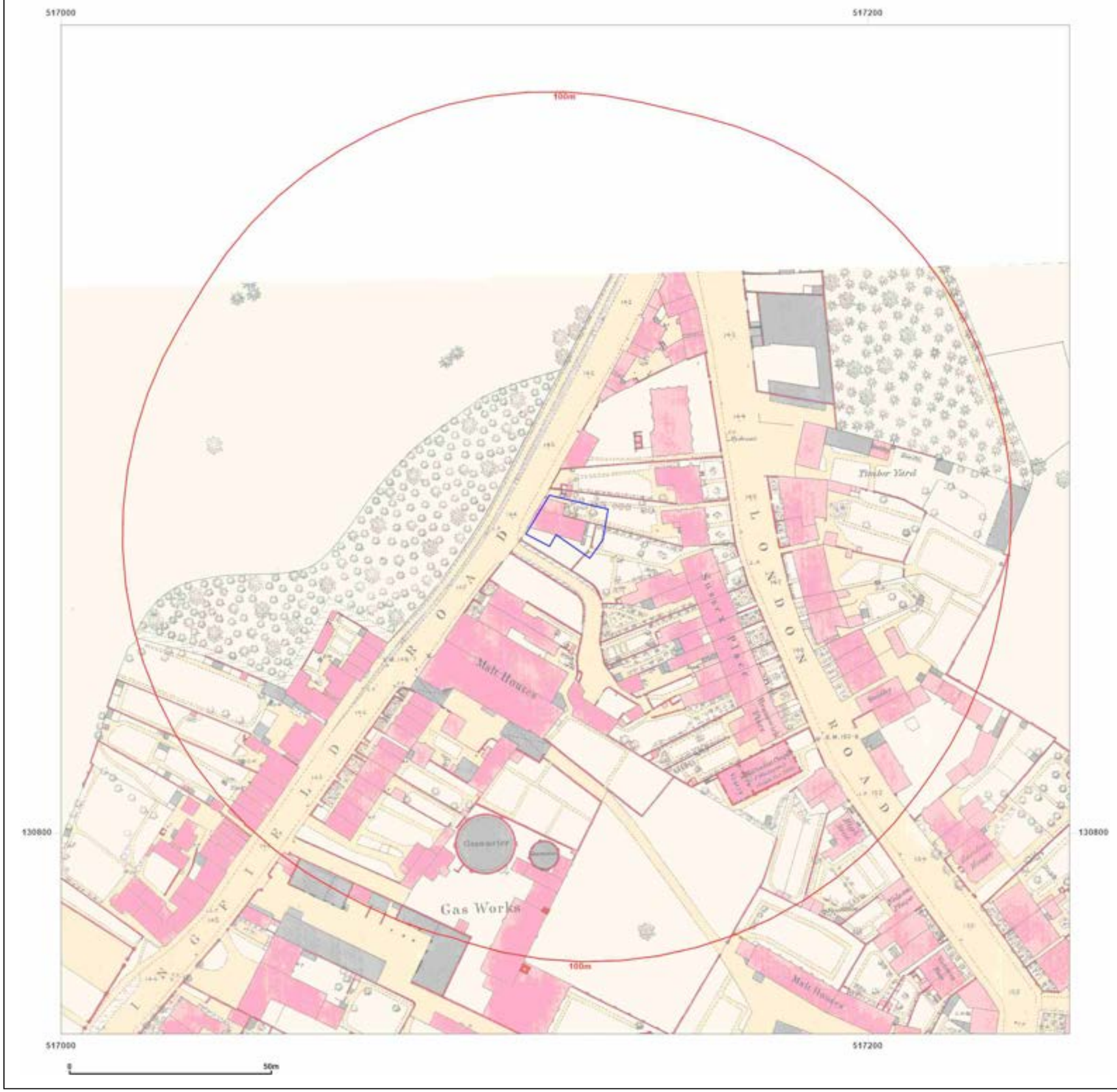
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series Town Plan
Map date: **1875**
Scale: 1:500
Printed at: 1:1,000

N
W E
S

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

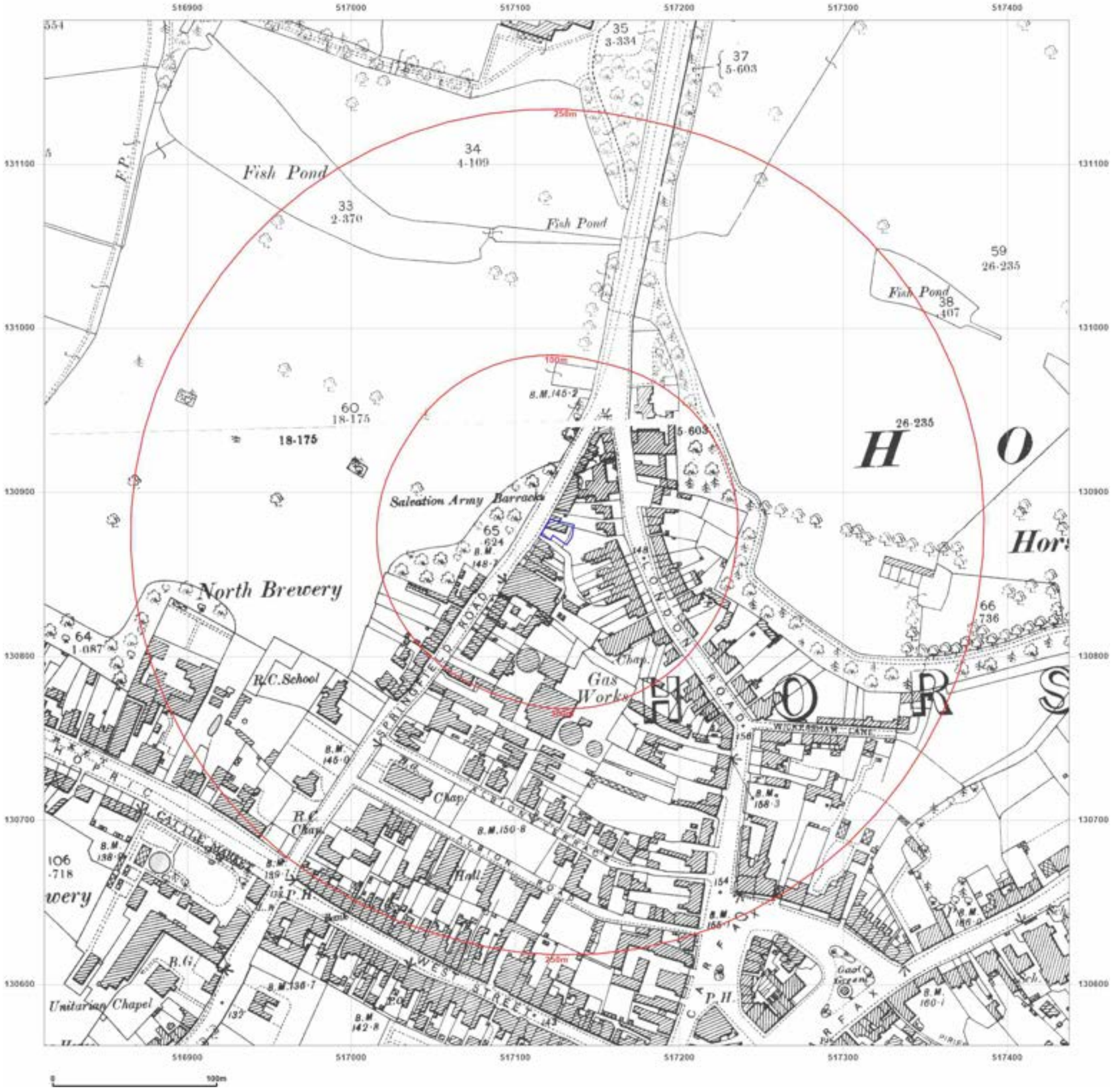
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series

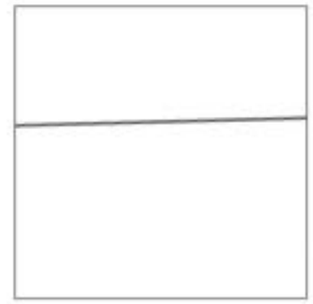
Map date: **1897**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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



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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

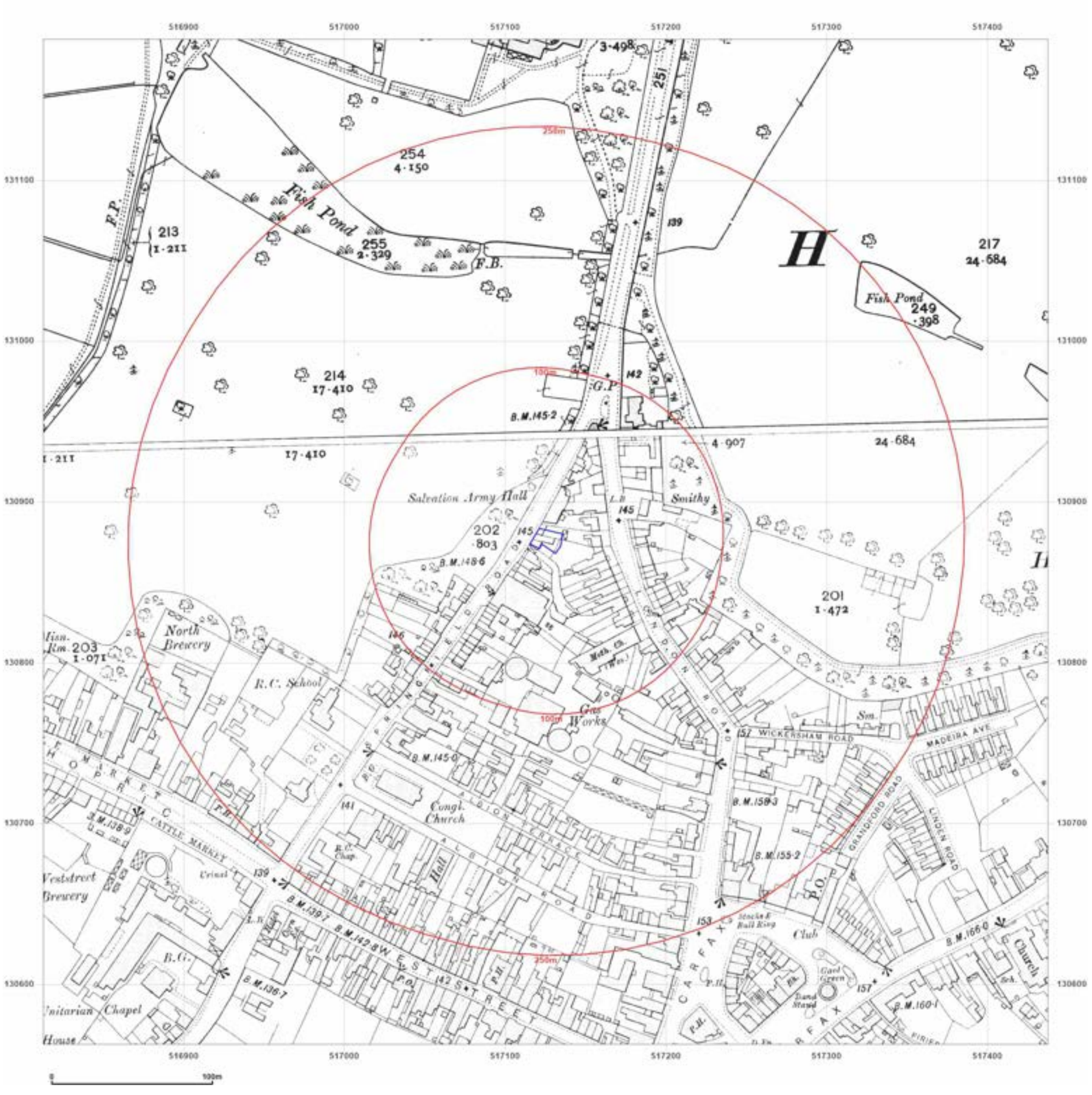
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

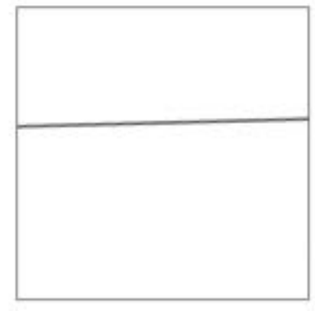
Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

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

N
W E
S



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

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

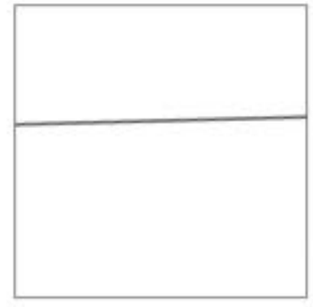
Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



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

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

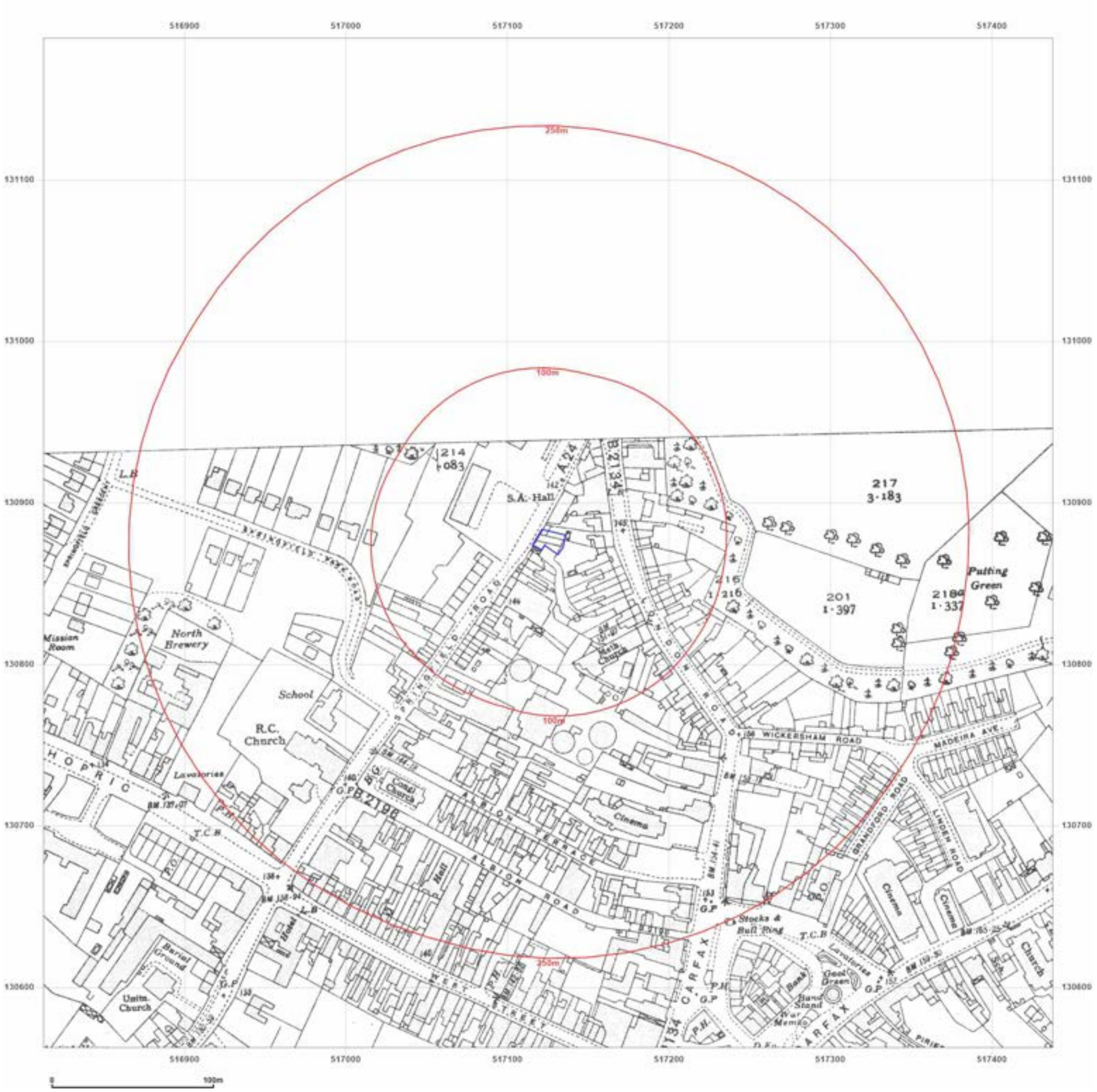
Produced by
Groundsure Insights
www.groundsure.com

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

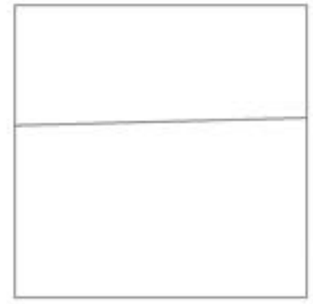
Map Name: County Series

Map date: **1937**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S



Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

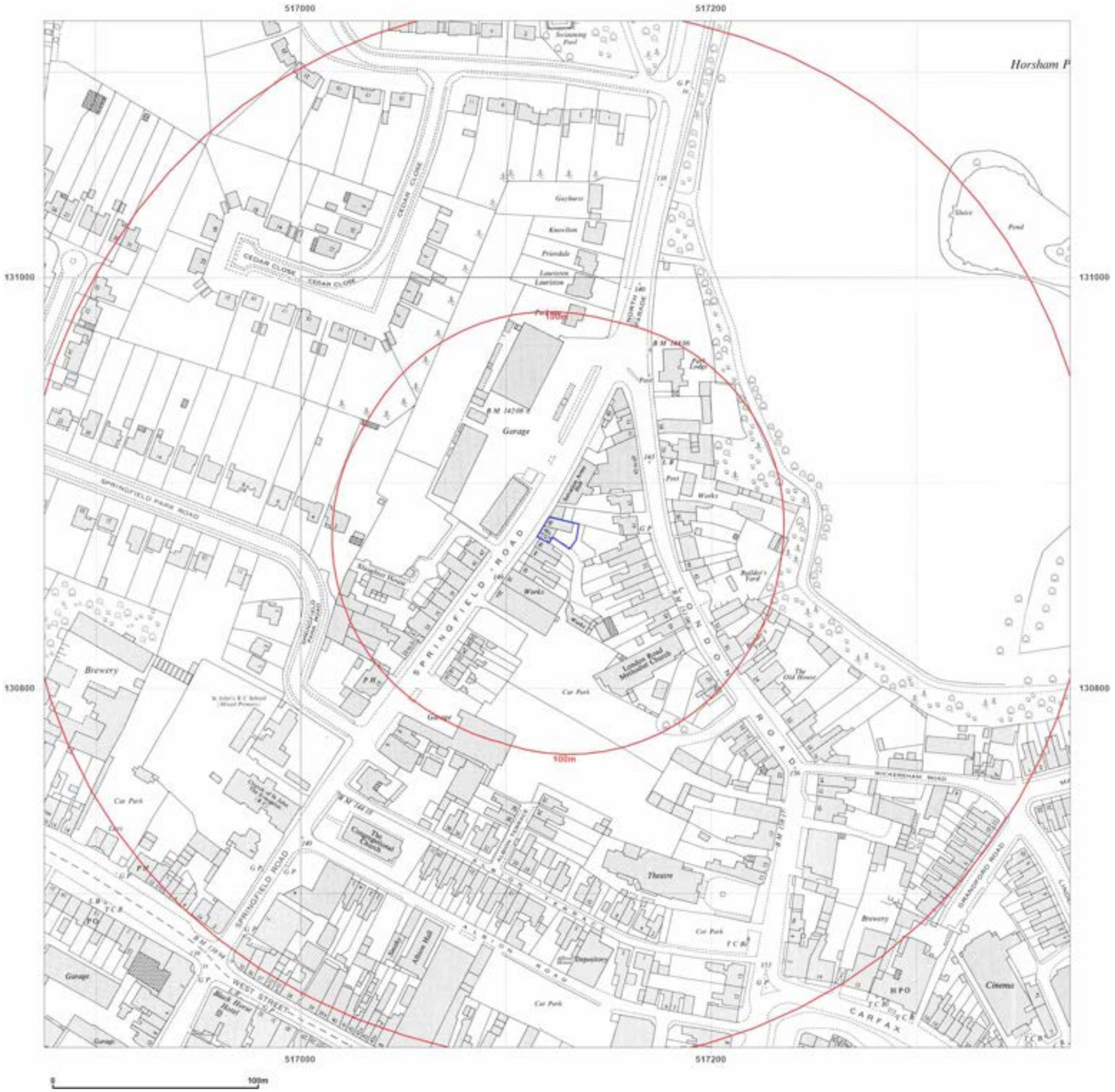
Powered by OS

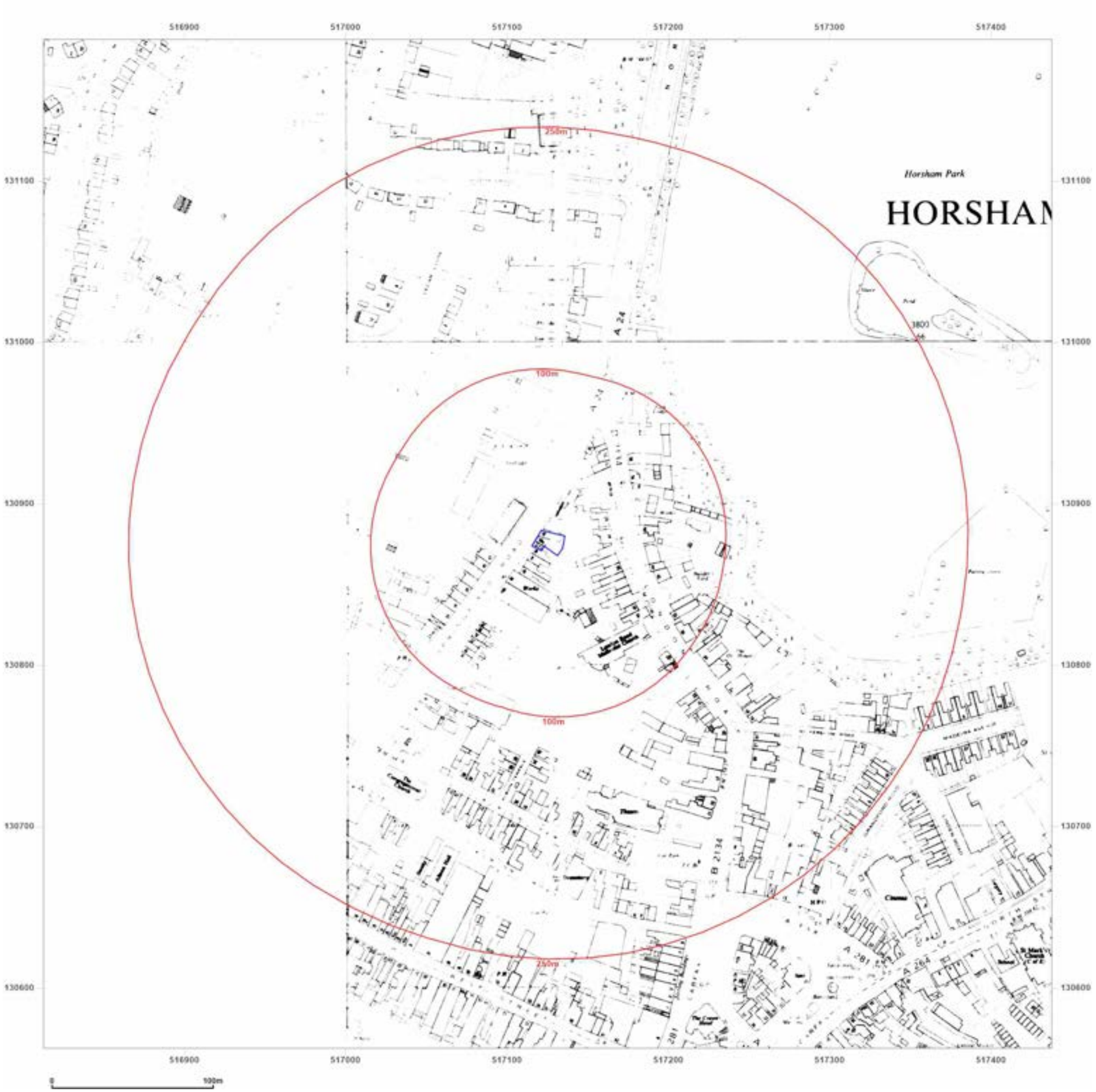
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf


517000
517200
131000
130800
Horsham P
Gayhurst
Knowlton
Priorsdale
Lawsons
Lawsons
Garage
Pond
Sluice
Pond
Brewery
Car Park
Theatre
Cinema
BPO
Garage
Car Park
Car Park
Car Park
Depository
Works
Works
Works
Garage
Garage
Garage



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1964**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

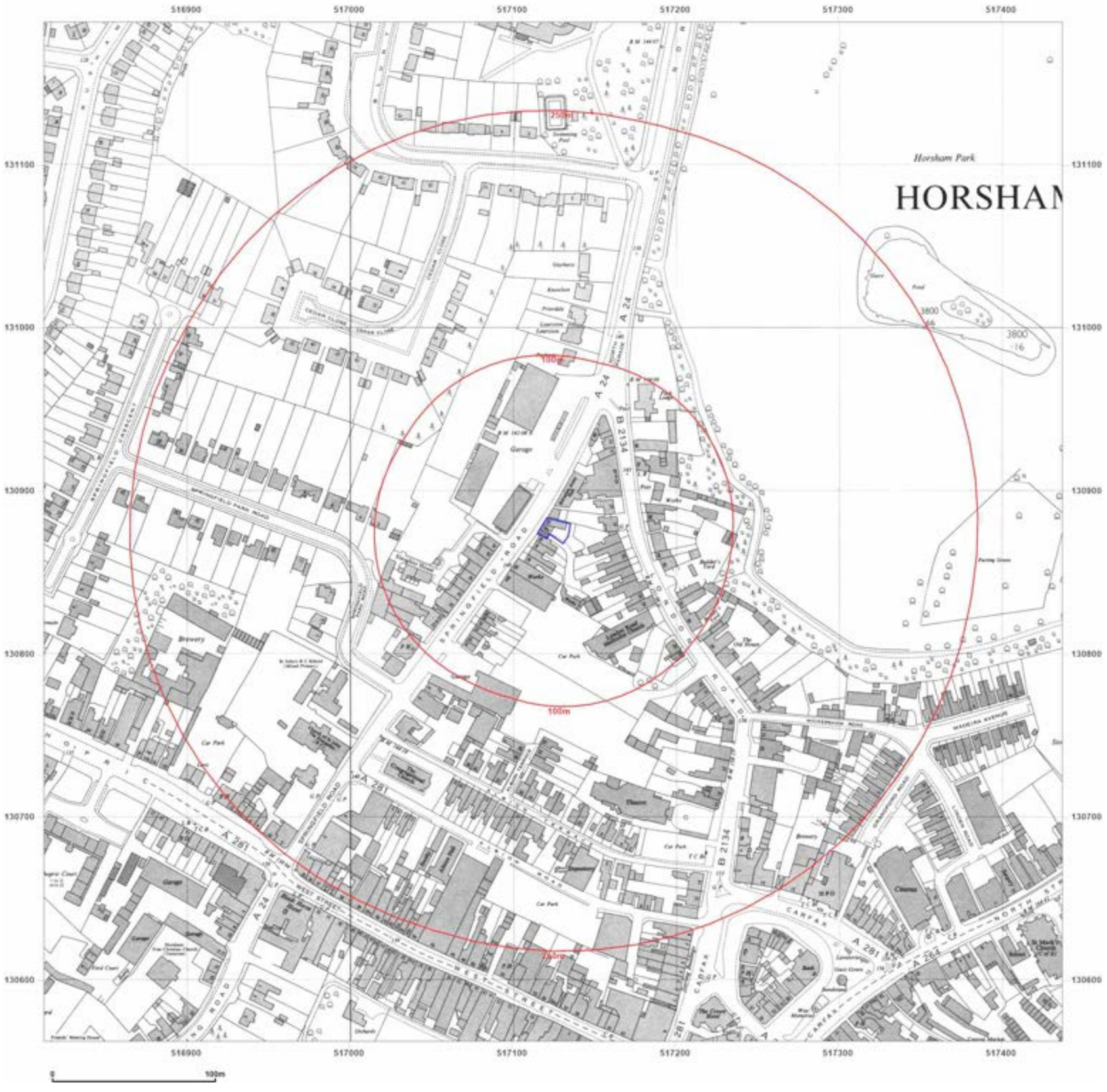
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1964**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1962
Revised 1962
Edition 1964
Copyright 1964
Levelled 1952

Surveyed 1963
Revised 1963
Edition 1964
Copyright N/A
Levelled 1952

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

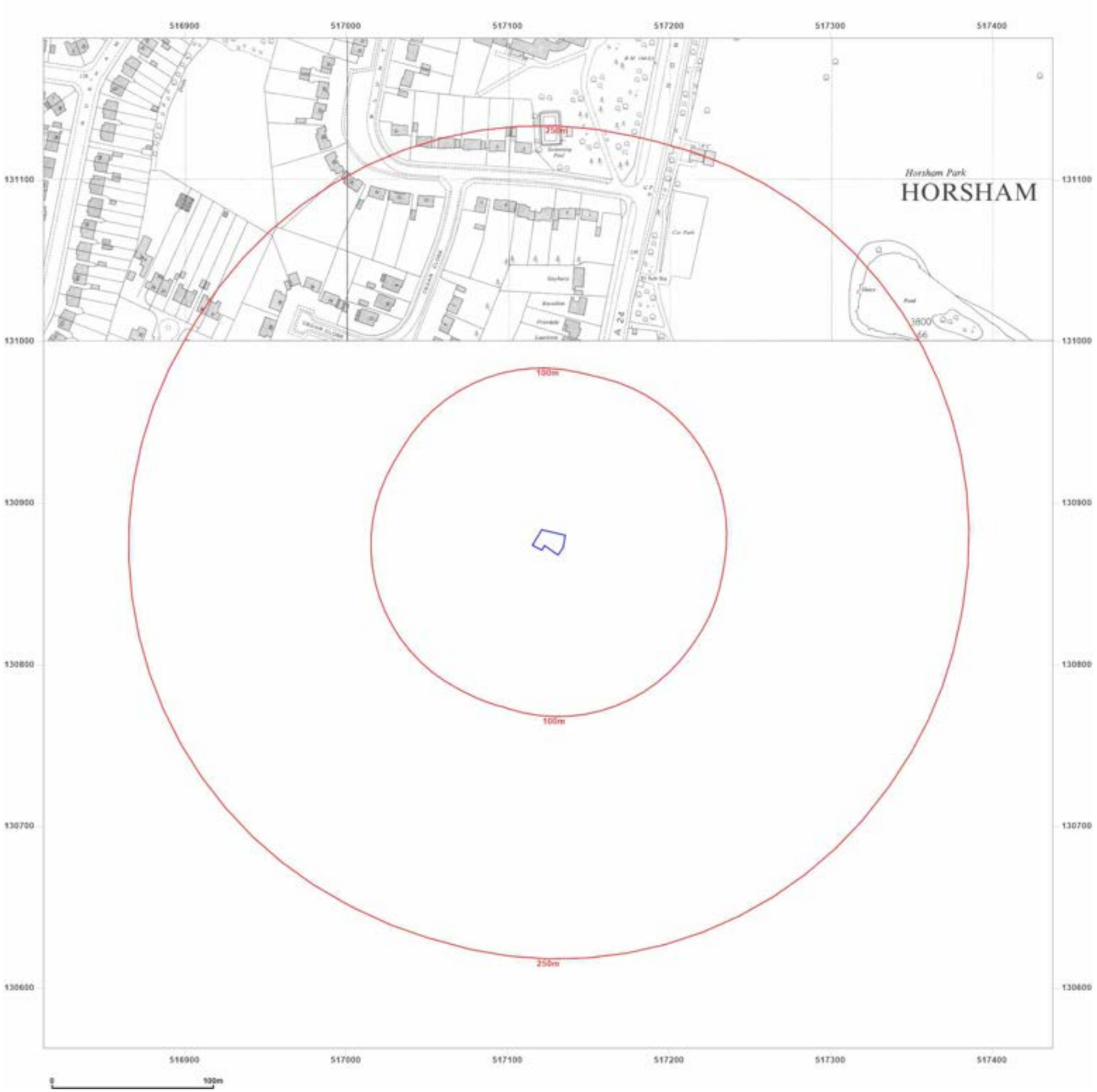
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1970**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1970
Levelled 1957

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

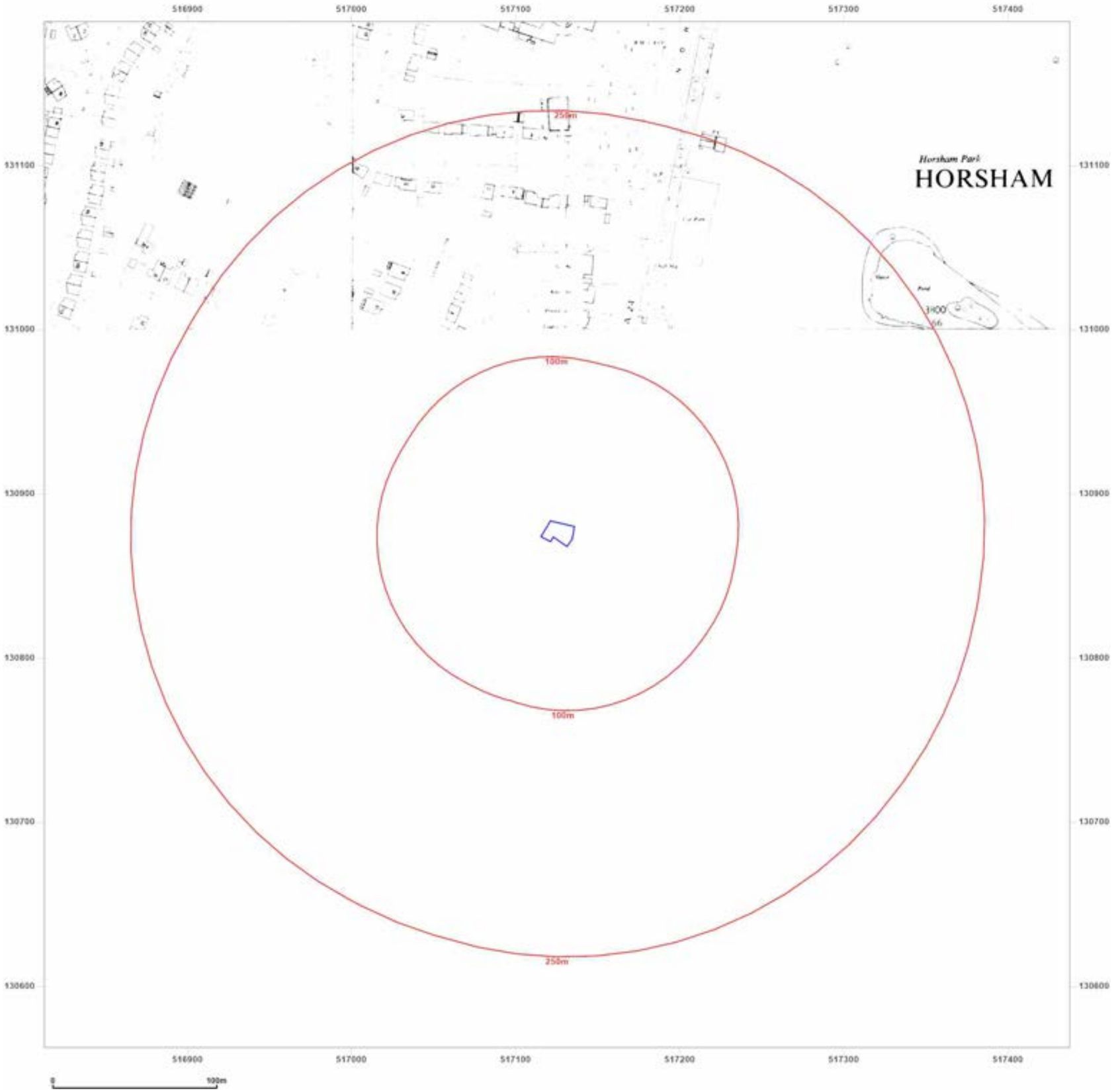
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1970**

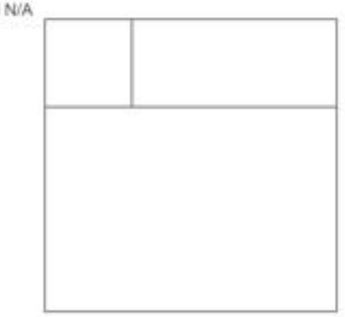
Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

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

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



Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid
Map date: **1969-1974**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

Surveyed 1962
Revised 1970
Edition N/A
Copyright 1970
Levelled 1952

Surveyed 1962
Revised 1968
Edition N/A
Copyright 1969
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1974
Levelled N/A

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

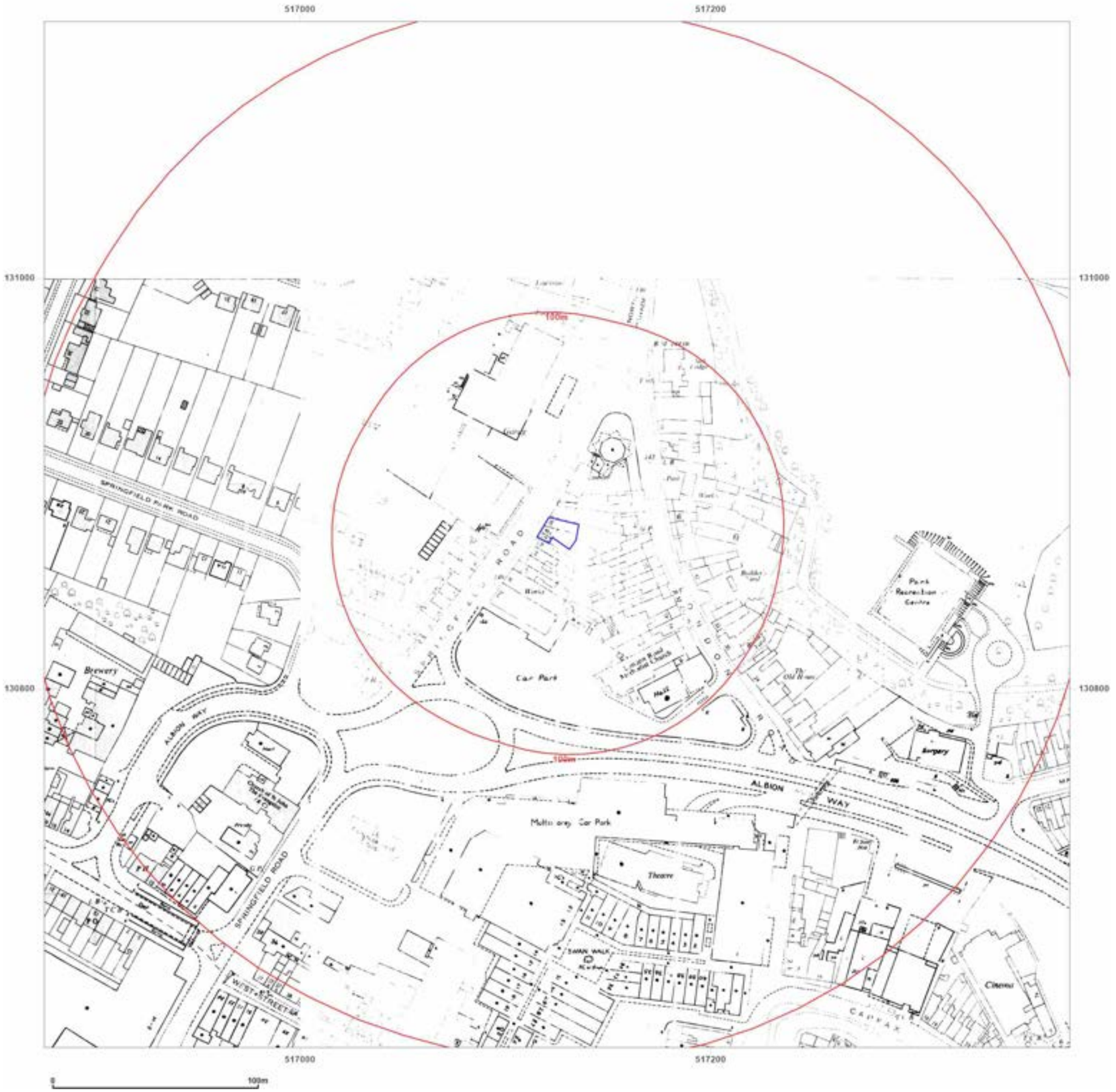
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

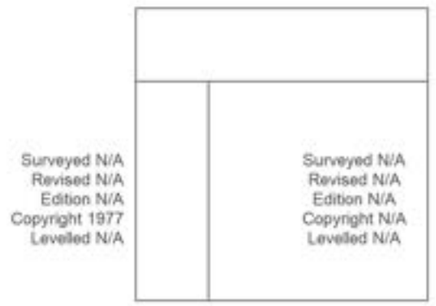
Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid
Map date: **1976-1977**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S



Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

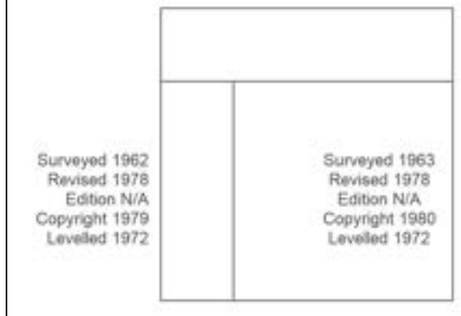
Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid
Map date: **1979-1980**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S



Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1984-1988**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1985
Levelled 1972

Surveyed 1972
Revised 1984
Edition N/A
Copyright 1984
Levelled 1972

Surveyed 1972
Revised 1988
Edition N/A
Copyright 1988
Levelled 1972

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid
Map date: **1993**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

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

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

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

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

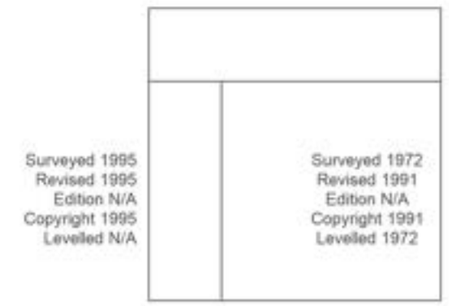
Map Name: National Grid

Map date: **1991-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S



Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
S

2003

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

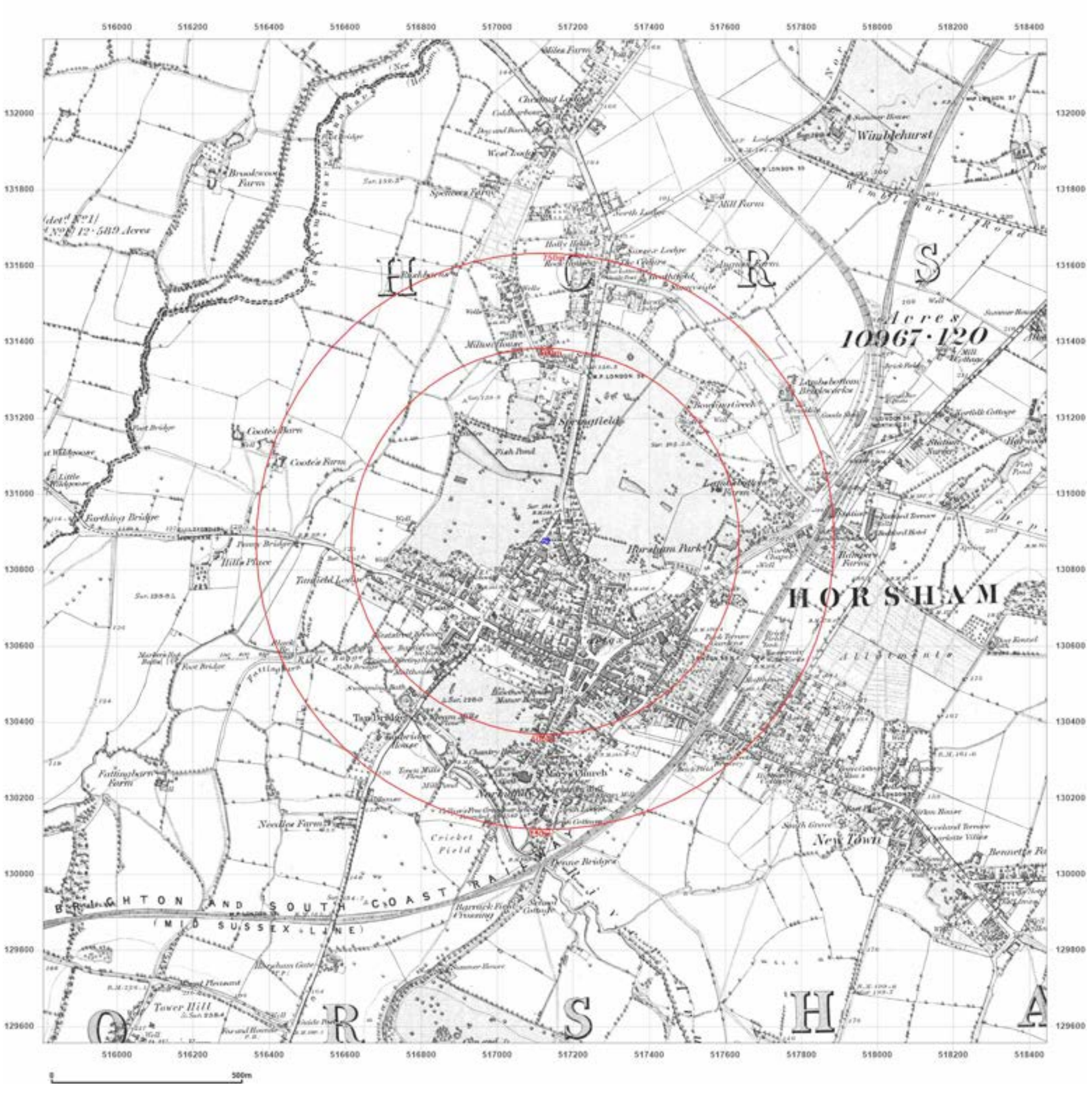
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series

Map date: **1876**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

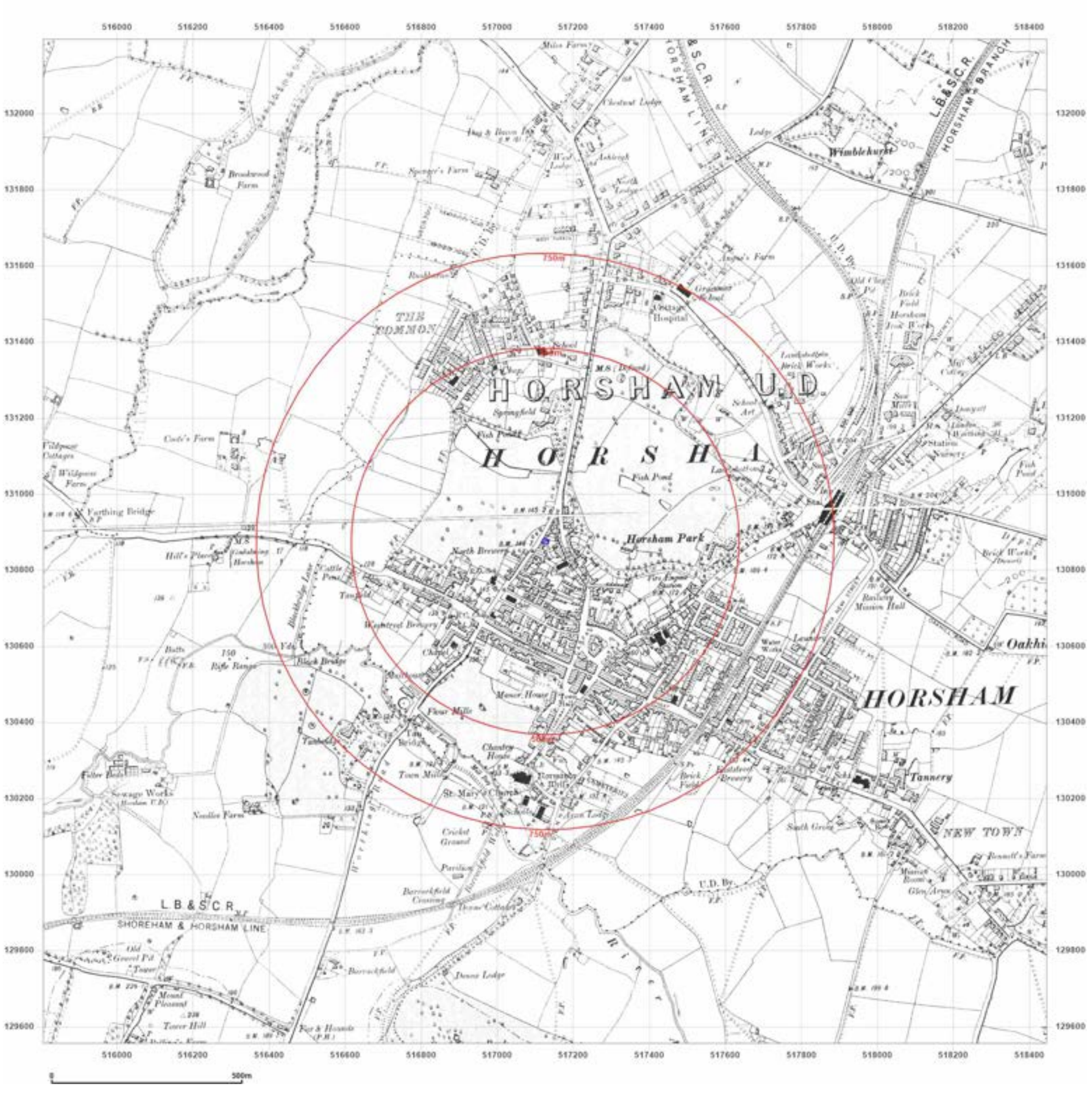
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1876
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

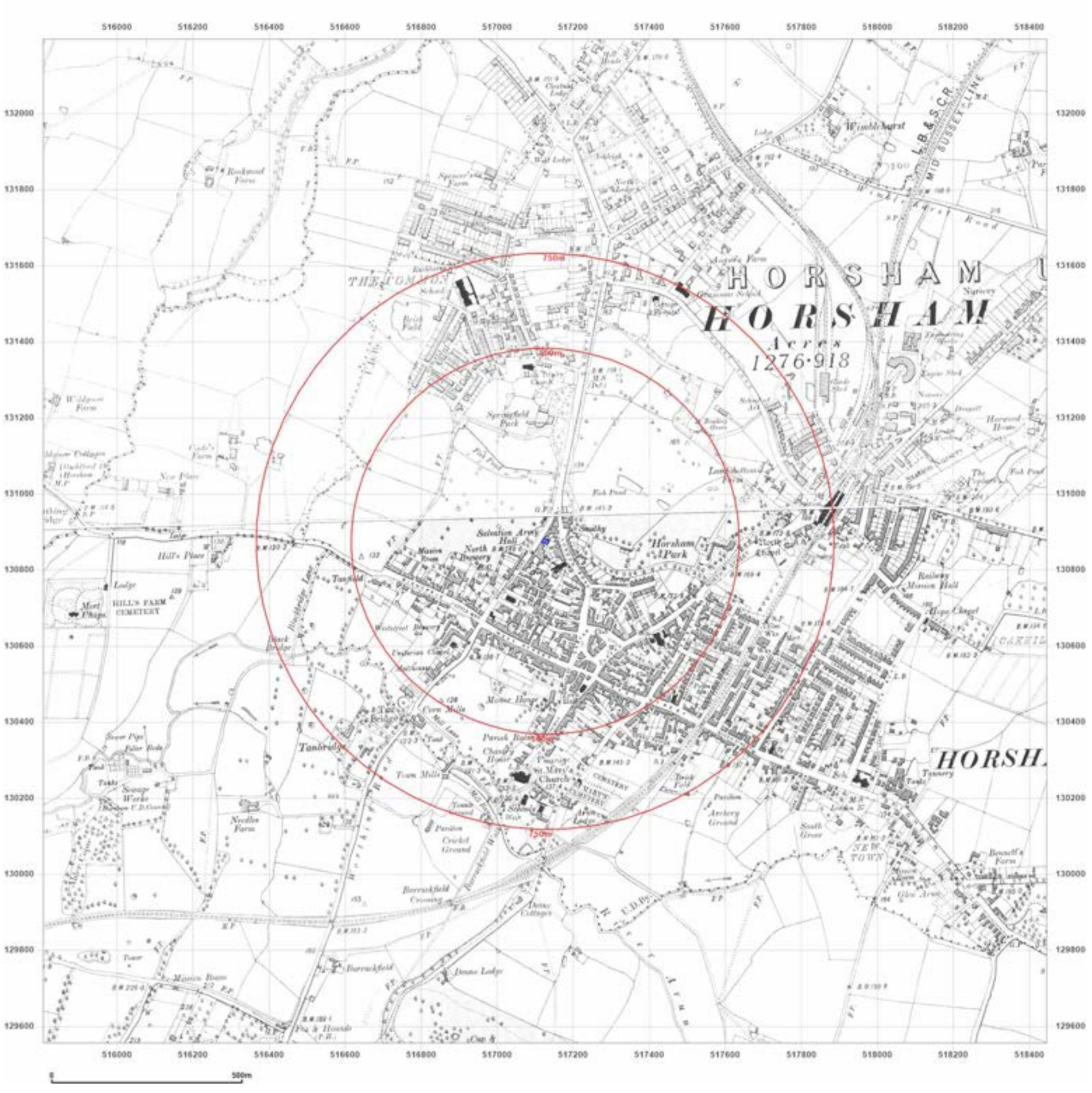
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series
Map date: **1909**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

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

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

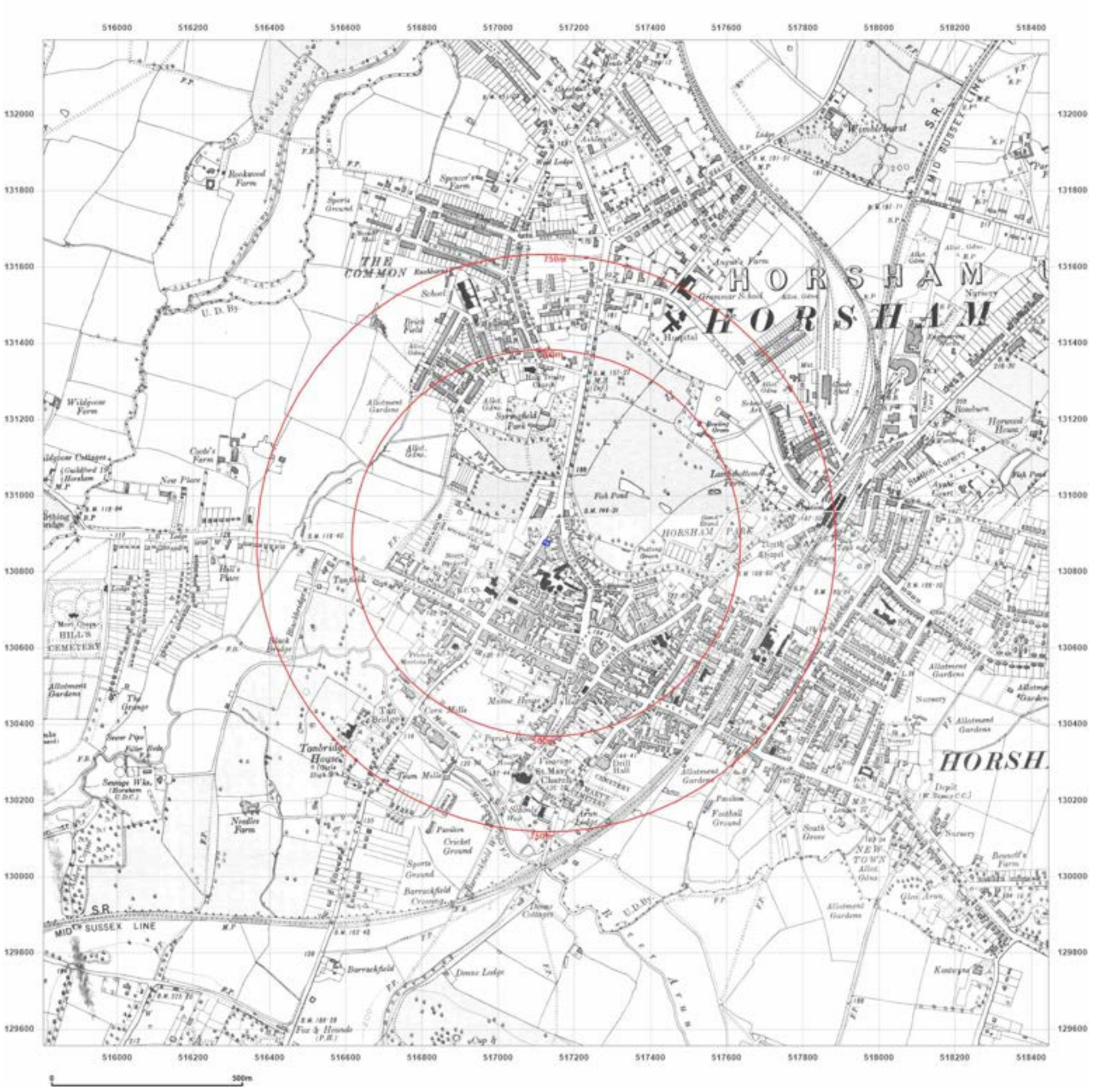
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series

Map date: **1932-1933**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

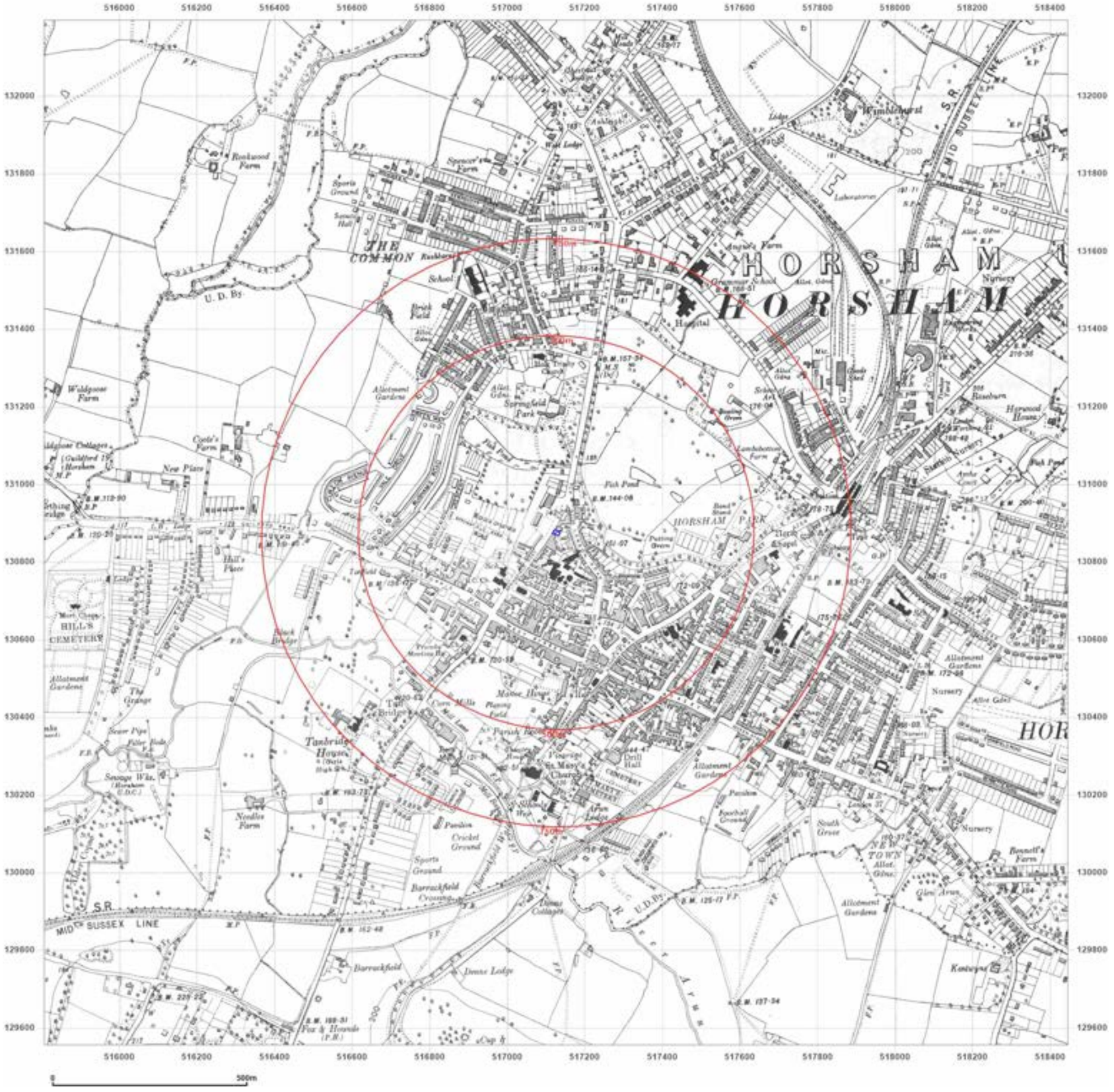
Produced by
Groundsure Insights
www.groundsure.com

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1874
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

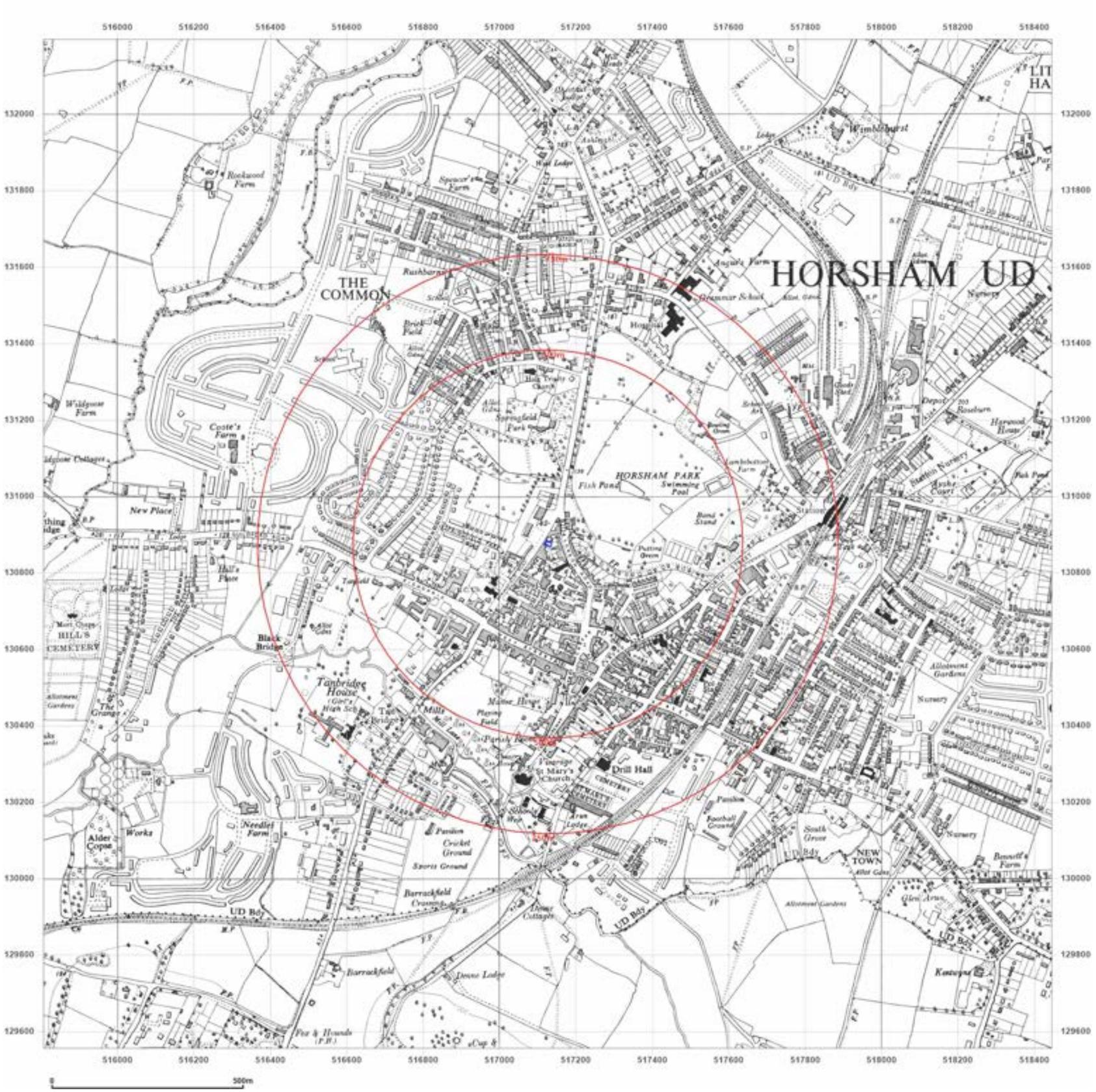
Powered by

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

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

N
W E
S

Surveyed N/A
Revised 1961
Edition N/A
Copyright 1961
Levelled N/A

~~Surveyed N/A~~
Revised 1961
Edition N/A
Copyright 1961
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

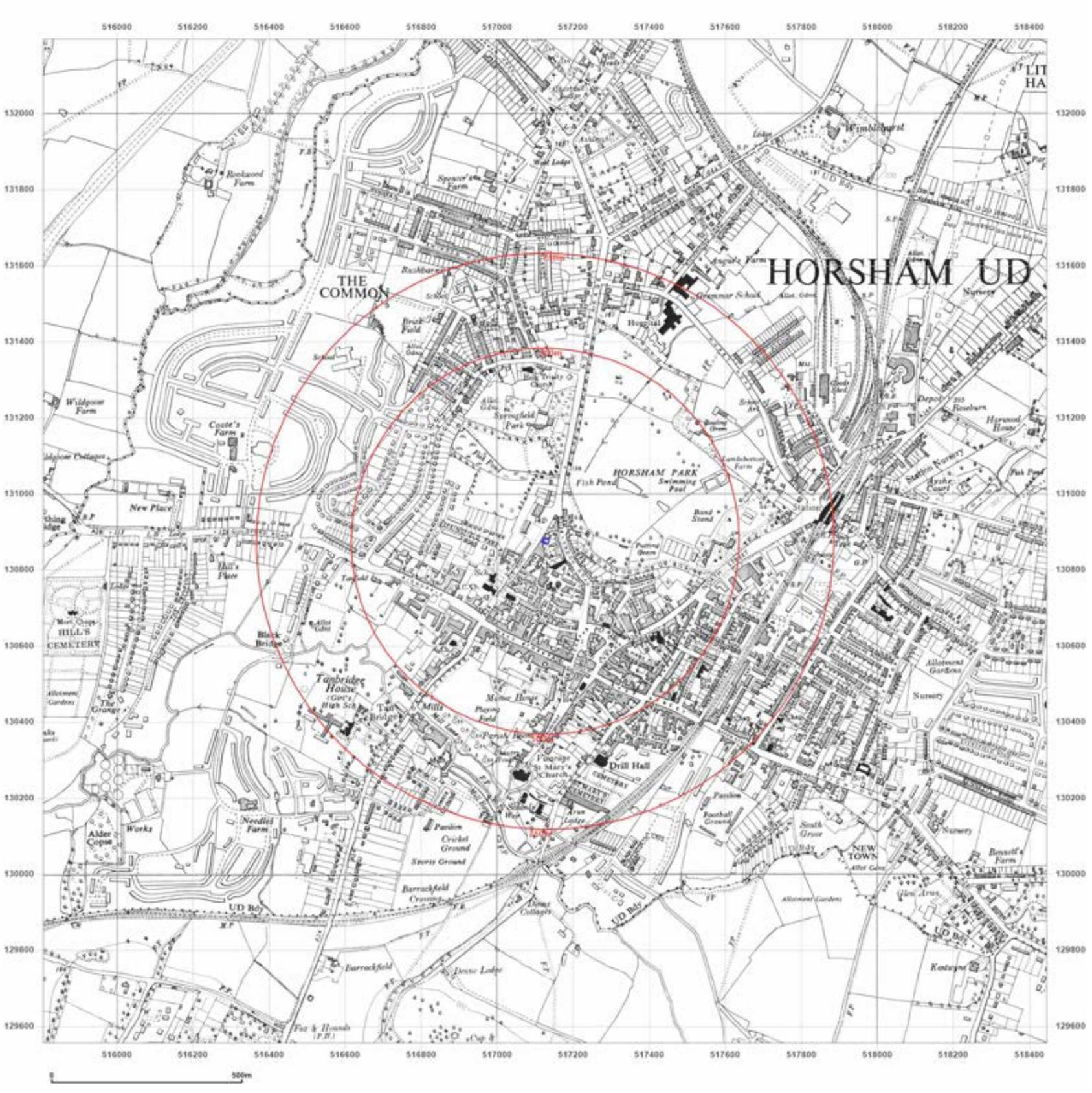
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: Provisional
Map date: **1966-1967**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed N/A
Revised 1966
Edition N/A
Copyright 1961
Levelled N/A

Surveyed N/A
Revised 1967
Edition N/A
Copyright 1961
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

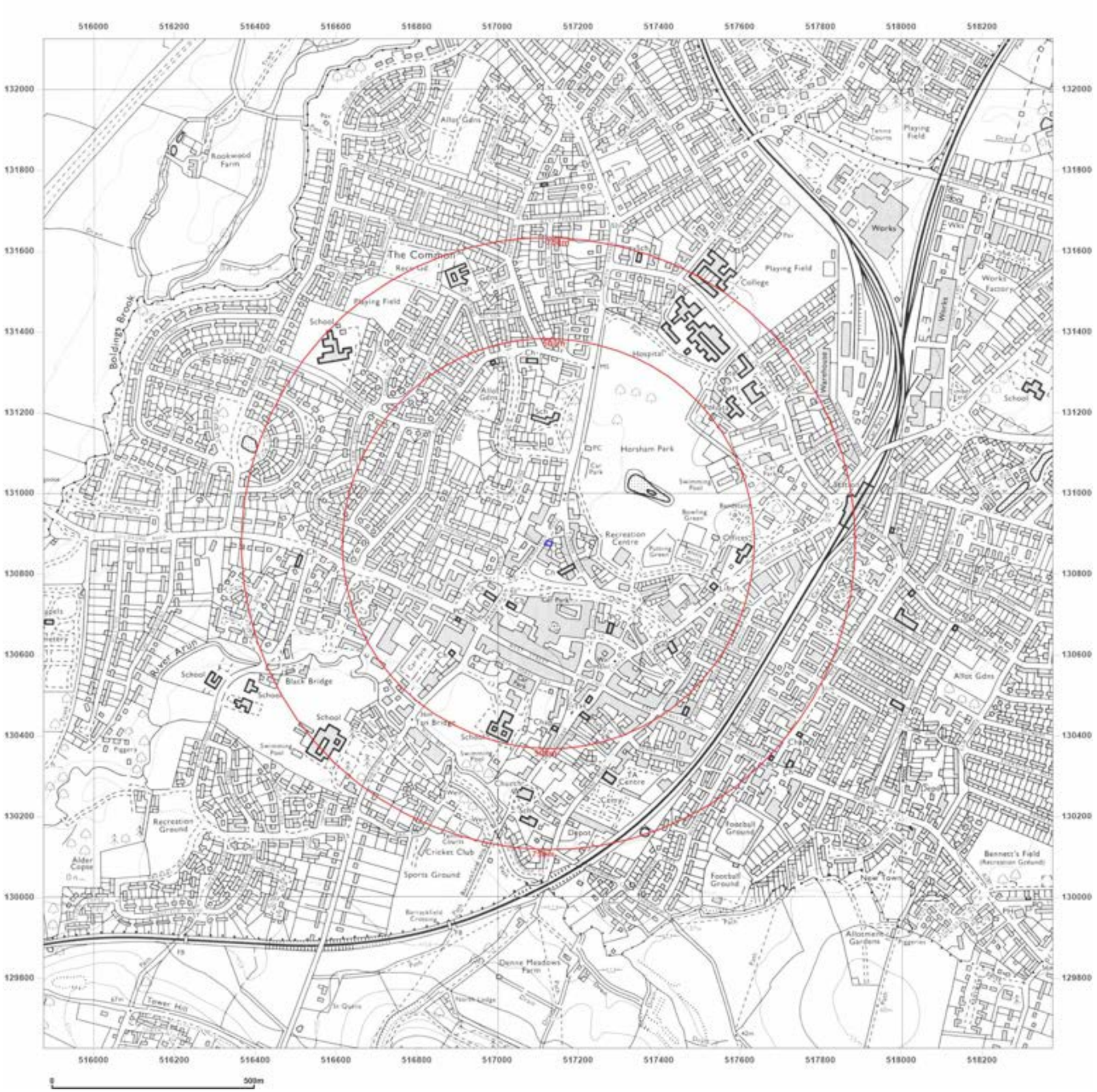
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1979-1981**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1979
Revised 1979
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

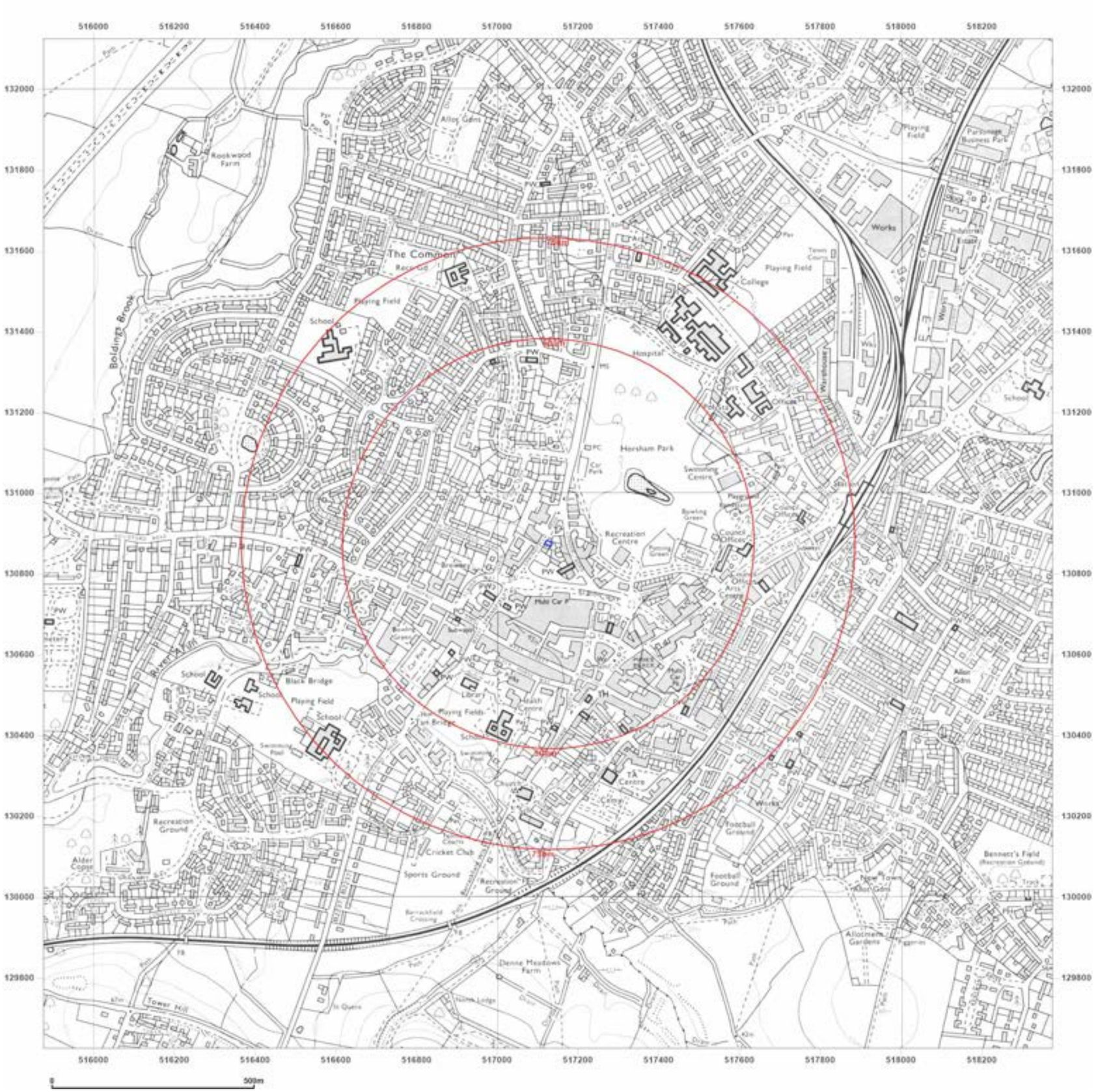
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **1992**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1991
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

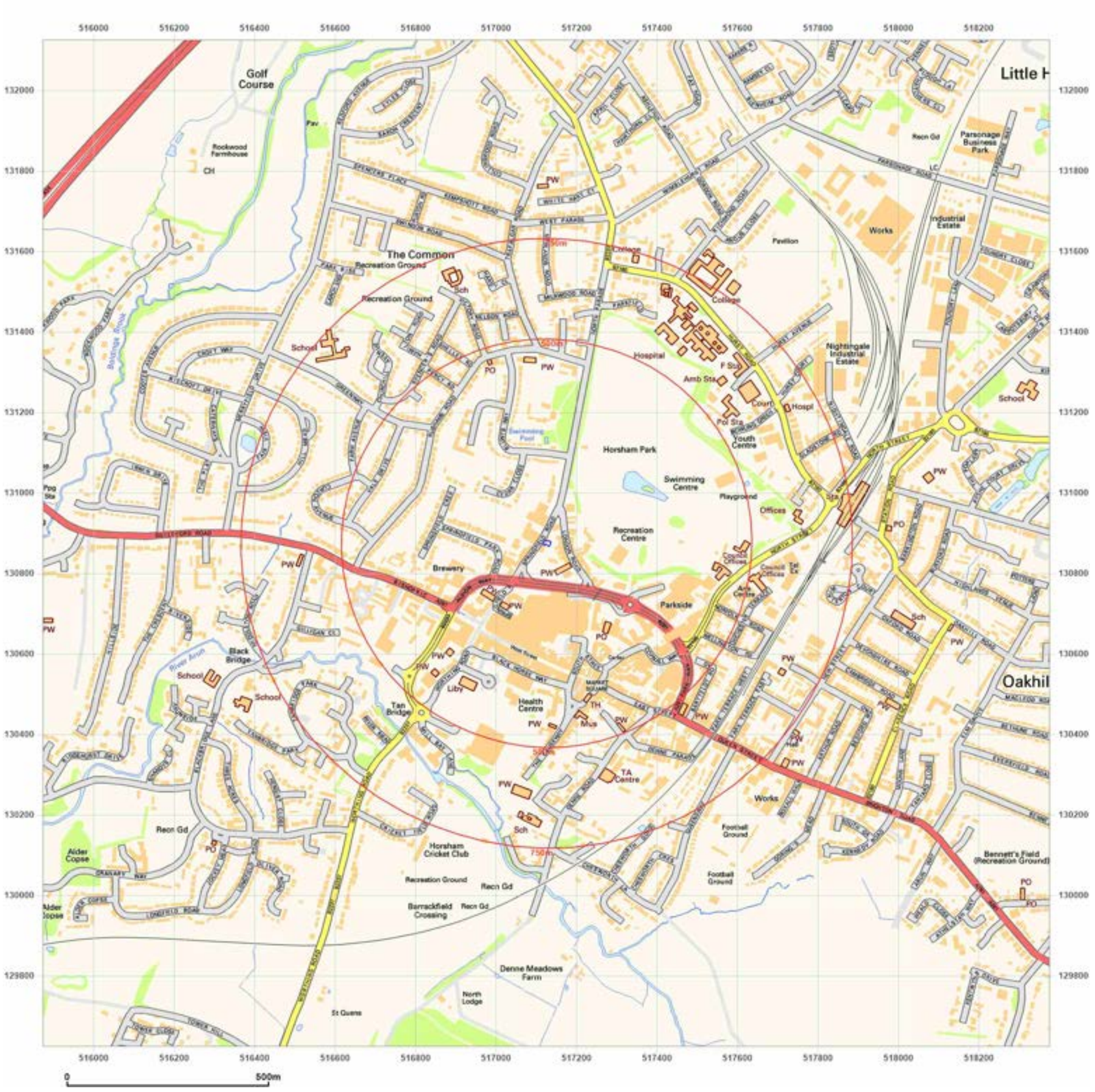
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

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

N
W E
S



Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

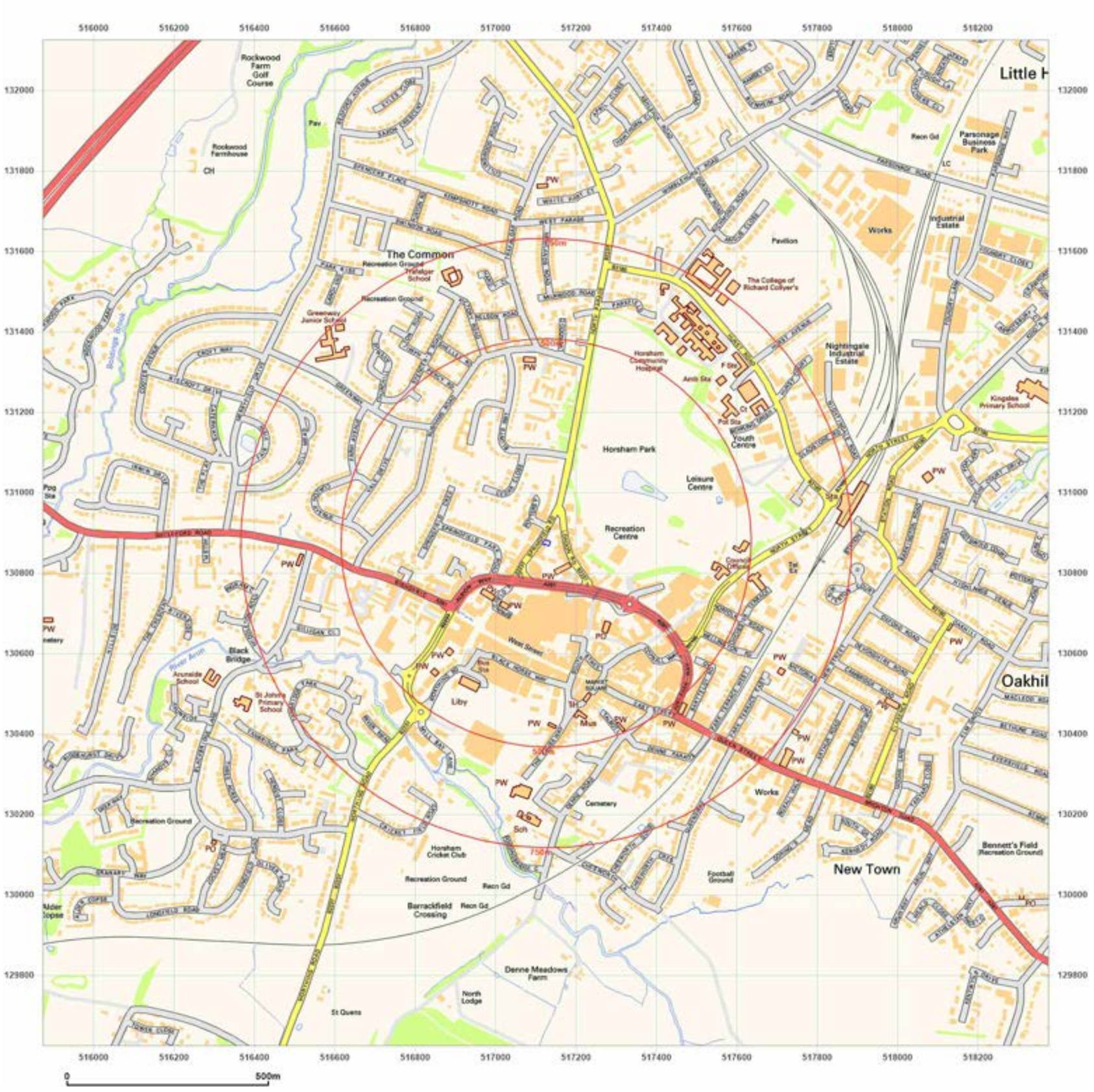
Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2010

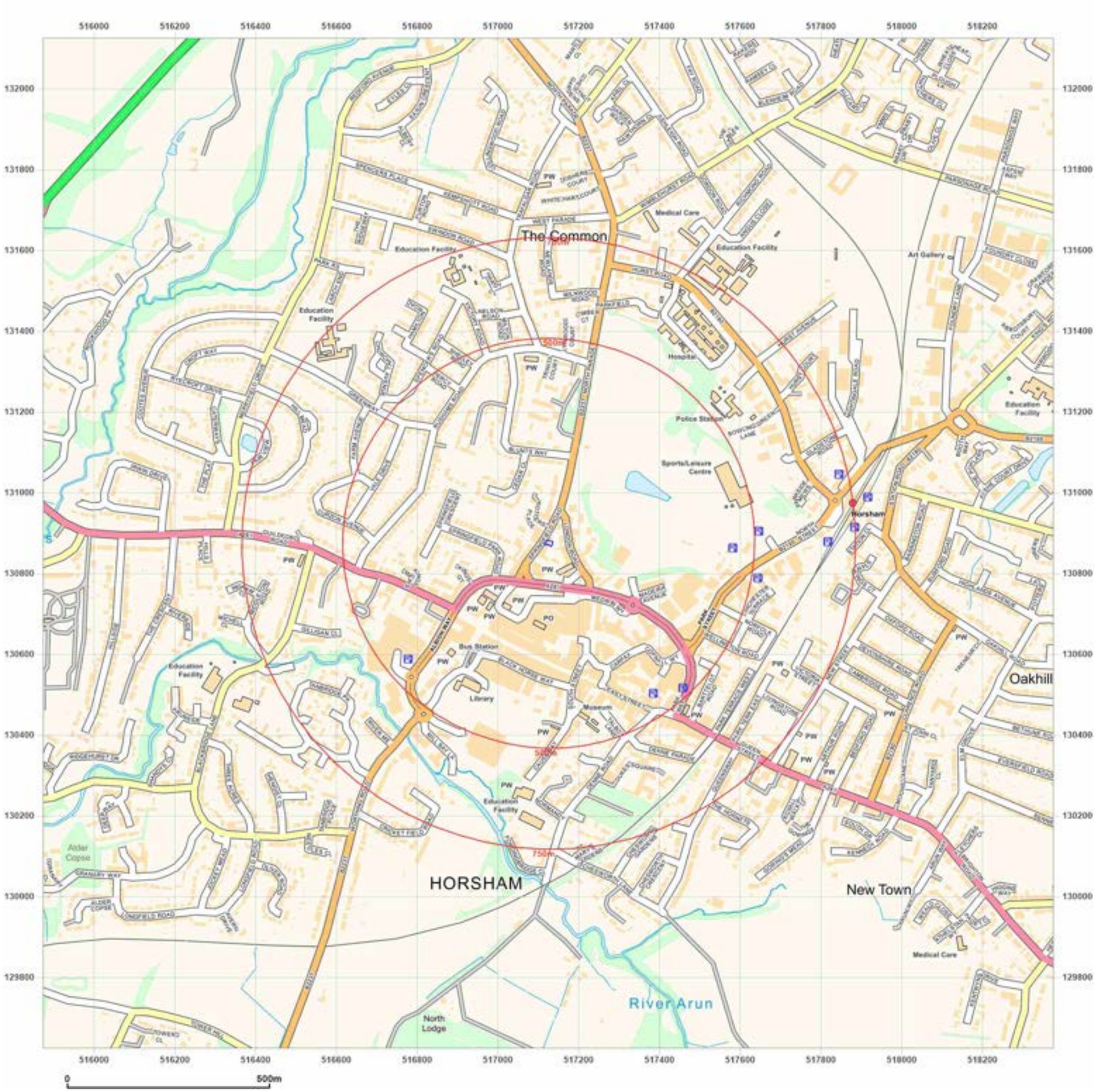
Produced by
Groundsure Insights
www.groundsure.com

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_976763_1214303
Report Ref: EMS-976763_1238593
Grid Ref: 517125, 130875

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

2024

Groundsure INSIGHTS

Produced by
Groundsure Insights
www.groundsure.com

Powered by OS

Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 09 October 2024

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

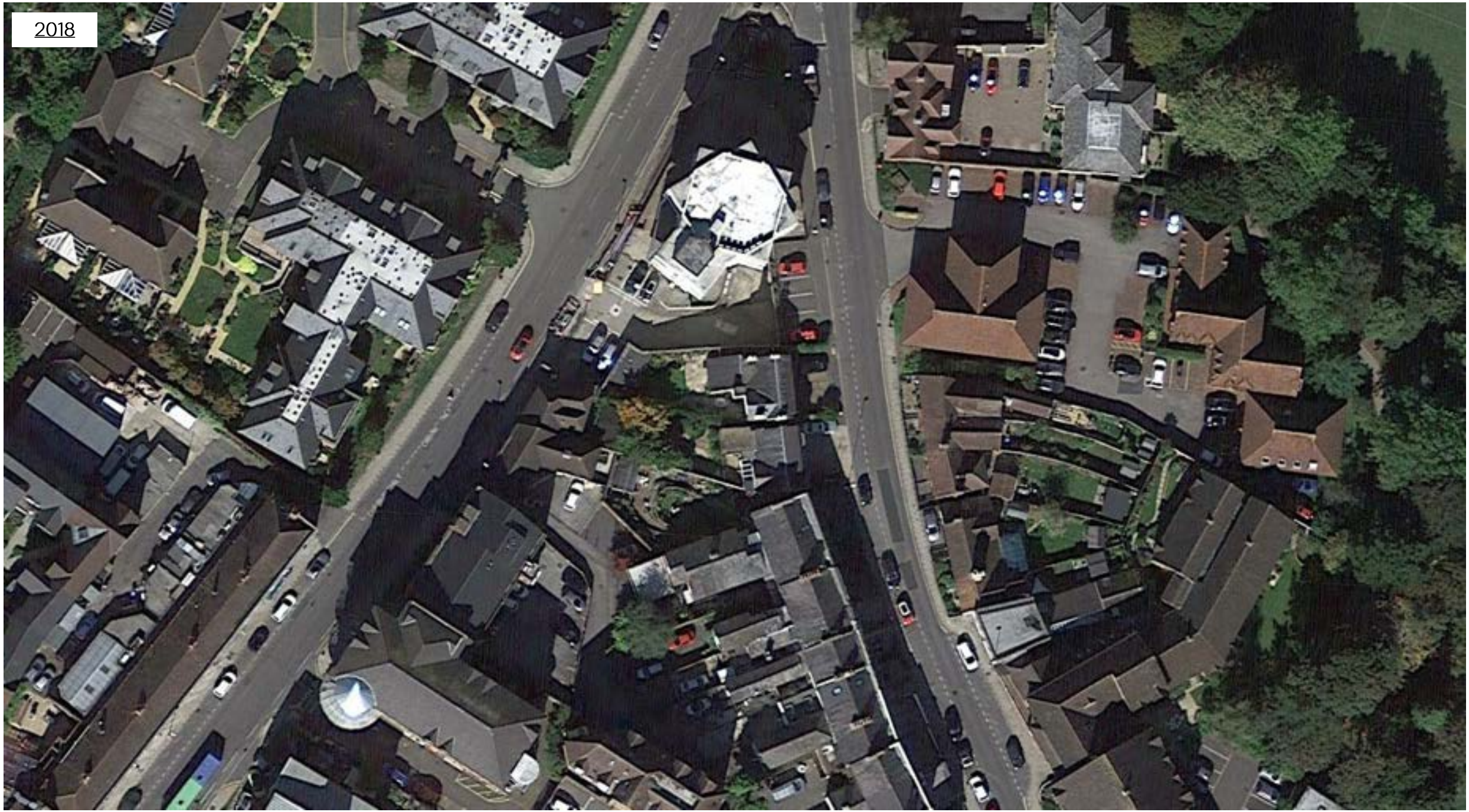
Dice Environmental

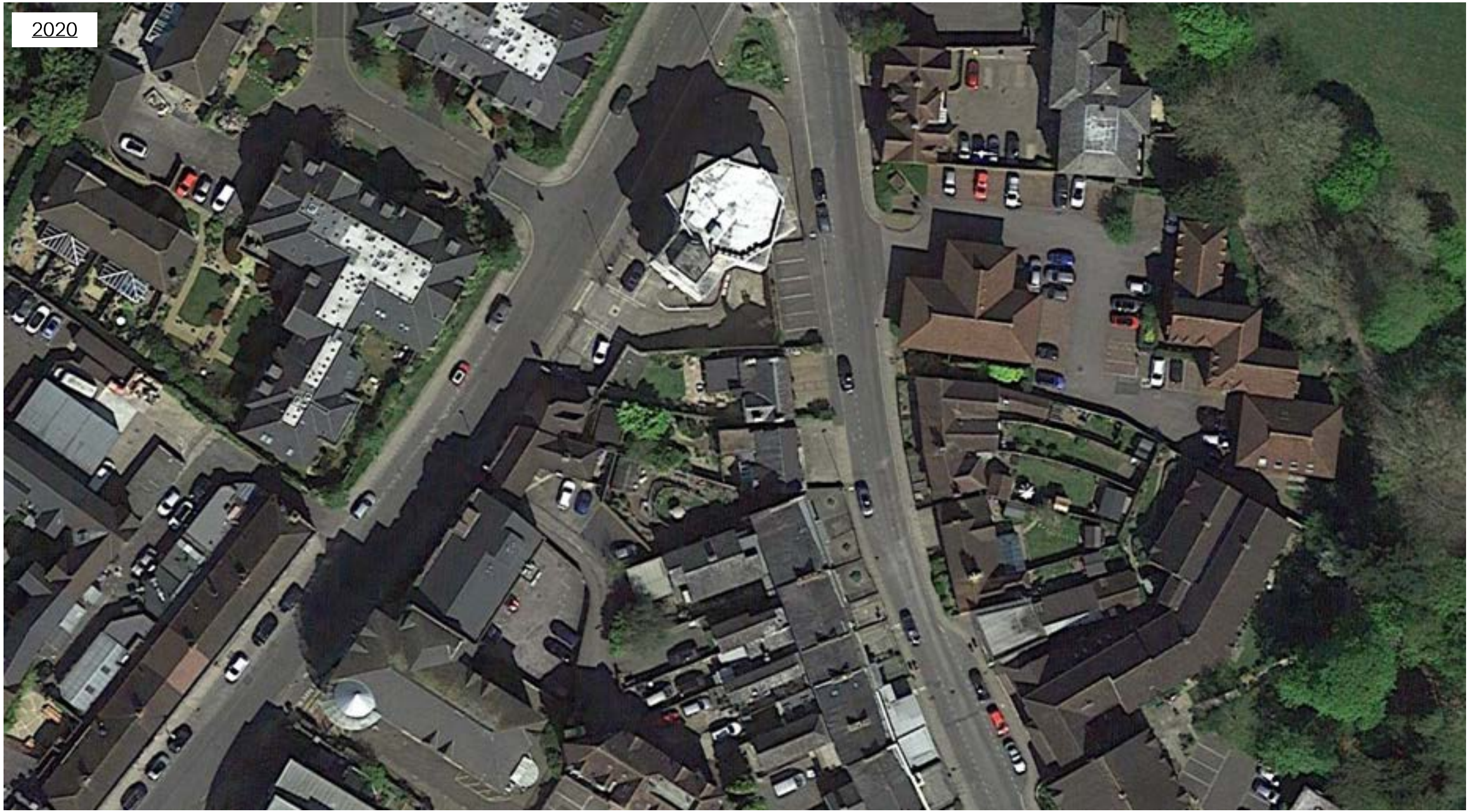
APPENDIX D


2001


2005


2013


2018


2020


2022


2024