

Desktop Study Report

YEX5557– Pear Tree Farm, Furners Lane, Woodmancote, BN5 9HX

January 24



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Appendix A Existing and Proposed Redevelopment Plans

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Executive Summary

The below table shows a snapshot of the recommendations concerning contamination. It is advised that the report is read in its entirety to gain a better understanding of our findings.

	No Investigation	Investigation Required
Soil		✓
Groundwater		✓
Ground Gas		✓

Given the usage of the site for storage of tyres and oil drums, there is a potential for contaminated soils, though there are a greater number of potentially contaminative offsite sources that may impact the study site. Several potential ground gas sources have been identified, both onsite and offsite Both of these may potentially present a human health risk to future site occupants and users. Intrusive investigation of the site is required to better assess these risks.

It is recommended with at least 3no exploratory boreholes be excavated to a maximum depth of 5mbgl or refusal. Som of the boreholes should be installed with combined gas and/or groundwater monitoring installations and a ground gas monitoring programme undertaken. Soil should be sub-sampled for chemical analysis. Should significant impact of shallow groundwaters be identified, then sampling and analysis may be necessary.

Assessment of the above will allow for refinement of the Preliminary Conceptual Site Model and identification of any on site contamination sources. Should contamination be confirmed, appropriate remediation will be necessary to facilitate development.

Introduction

*Your*Environment was instructed by Artisan Environmental to produce a Phase 1: Desktop Study and Preliminary Risk Assessment Report for a site at Pear Tree Farm, Furners Lane, Woodmancote, BN5 9HX.

Grid reference	522646 116173
Size of study site	0.38 Ha
Topography	22-23mAOD
Description of the study site and surrounding area	The study comprises of a parcel of land adjacent to newly built residential properties, which is currently used to store tyres and limited oil drums with some metal storage containers as well. The wider area is rural.

It is understood plans for the redevelopment of the site comprise:

- Erection of a commercial storage building (B8 use class)

The purpose of this report is to support the discharge of pre-commencement condition 4 attached to the planning application (ref: DC/23/0639) as stipulated in decision notice from Horsham District Council. A subsequent application has since been registered (ref: DC/23/2018) refers to the variation of the proposed plans to include two additional doors on the courtyard elevation.

The most recent proposed development plans can be viewed in Appendix A.

The objectives of this report are to:

- Establish the environmental setting, including sensitivity in relation to human health, surface water, groundwater and ecological receptors
- Review historical and recent uses to assess the potential for contamination to be present from past and current land-use
- Assess by qualitative means the potential nature and extent of contamination from those uses and the environmental risk and liabilities which may affect the site redevelopment
- Identify the prevalent source-pathway-receptor linkages present on site by means of a Tier 1 Contamination Risk Assessment which incorporates the formulation of a Conceptual Site Model (CSM)

During the production of this report the following information sources have been utilised:

- Data obtained from Groundsure
- Historical Ordnance Survey (OS) mapping
- Site walkover
- Zetica bomb risk maps
- Recent and most significant available planning history on the Horsham District Council Planning Portal

The full information from these sources can be reviewed within Appendices B & C.

The information contained in this report is intended for the use of the named client (or their approved contractors). Should any part of this report be relied on by a third party, that party does so wholly at its own risk and YE disclaims any liability to such parties. Should the purposes for which the report issued, or the proposed use of the site change, this report may no longer be valid and further use of, or reliance upon the report in those circumstances shall be at the client's sole and own risk. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. YE should in all such altered circumstances be commissioned to review and update this report accordingly.

Planning History and Previous Reports

A review of the available documents on the Chichester District Council Planning Portal suggests that there is an extensive history of planning applications associated with both the postcode 'BN5 9HX', and the study site.

The most significant and recent onsite planning applications in the last three years include the following (from most recent to oldest):

- Erection of a detached double garage (ref: DC/22/1911), which did not have associated contaminated land conditions. It is unknown whether these works have taken place.
- Variation of condition 6 (ref: DISC/22/0294) of earlier application (ref: DC/17/1374) for proposed settled gypsy accommodation site comprising 3 pitches and associated utility buildings. The initial application was refused. The latest decision to discharge condition 6 was approved on January 2023. It is unknown whether these works have taken place.
- Change of use to ancillary residential and the erection of a detached double garage with first floor home office (ref: DC/22/1337). It is unknown whether these works have taken place. A similar application (ref: DC/22/1338) was also permitted.
- Change of use of land to form garden curtilage in connection to 3no gypsy and traveller pitches (ref: DC/22/0741). It is unknown whether these works have taken place.
- Application to discharge conditions 3(a), 4 and 9 (ref: DC/21/1379) related to earlier application (ref: DC/21/1379) for the demolition of existing buildings and the erection of 3no chalet bungalows as an alternative to earlier approved proposals (ref: DC/19/0742). It is unknown whether these works have taken place.

While a single offsite record was identified within the last three years, it referred a refused application.

All other applications were deemed irrelevant in the context of this report based on the nature of the applications having been refused, and for the age of the applications being greater than 3 years old.

Environmental and Geological Setting

Information on the environmental and geological setting of the site is presented in Appendix B.

Site Geology

Site geology has been assessed using information from British Geological Survey (BGS) mapping and is summarised below:

Artificial/Made Ground	There are no records of artificial or Made Ground underlying the site.
Superficial Ground and Drift Deposits	The superficial ground deposits underlying the study site comprise of River Terrace Deposits 2-3 Adur (sand and gravel).
Bedrock Geology	Underlying the superficial drift deposits is bedrock comprised of the Lower Greensand Group (silty sandstone).
Landslips	There are no records within 250m of the study site.
Linear Features	There are no records within 250m of the study site.

The following hazard ratings on site are:

Shrink swell clays	Low
Running sands	Low
Compressible deposits	Moderate
Collapsible deposits	Very low
Landslides	Very low
Ground dissolution	Negligible

Site Hydrogeology and Hydrology

These records are derived from Environment Agency and BGS data. Details of the source and coverage of specific records are provided in the Appendices.

Principal Aquifer	Layers with high intergranular and/or secondary permeability capable of supporting water supplies at strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as Major Aquifers
Secondary (A) Aquifer	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
Secondary (B) Aquifer	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water bearing parts of former Non-Aquifers
Secondary Undifferentiated Aquifer	Layers that cannot be attributed to a category A or B rock type. These layers could have previously been described as a minor or a non-aquifer due to their variable characteristics
Unproductive strata	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

Aquifer and geological permeability are summarised below:

Aquifer within Superficial Deposits	Due to the superficial geology on site, the deposits are designated as a Secondary (A) aquifer.
Permeability of Superficial Deposits	The minimum permeability is recorded as being high with the maximum permeability recorded as being very high.
Aquifer within Bedrock Geology	As a result of the bedrock geology on site, the deposits are designated as a Principal aquifer.
Water Framework Directive Groundwater Bodies	The site is within the Lower Greensand Adur & Ouse (GB40701G502400) which had a good overall rating as designated in 2019.

Permeability of Bedrock Deposits	The minimum permeability is recorded as being moderate with the maximum permeability recorded as being moderate.
Groundwater Vulnerability	The groundwater vulnerability in the vicinity of the site is classified as high due to the productive aquifers within the underlying superficial and bedrock deposits.
Groundwater Abstraction Licences	A single active record for direct spray irrigation was identified 919m southwest.
Surface Water Abstraction Licences	A single active record for direct spray irrigation was identified 147m south.
Potable Water Abstraction Licences	There are no active potable water abstraction licenses within 1000m of the study site.
Source Protection Zones	There are no record within 250m of the study site.
OS Water Network	There are nineteen (19no) records within 250m for inland rivers and lakes, lochs or reservoirs. The nearest of which refer to inland rivers (non-tidally influenced) 45m southeast, 53m east, and 79m northeast. All further records are located over 130m from the study site.
Surface Water Features	There are eleven (11no) records within 250m, the majority of which refer to narrow surface water features approximately 40m and over from the study site.
Water Framework Directive Surface Water Bodies and Catchments	The site is within the Chess Stream (GB107041012110) Water Framework Directive surface water body. The Chess Stream River was identified 780m north.
Flood Risk	There are no records of river and coastal flooding within 250m of the study site. The onsite risk for surface water flooding is negligible. The risk within 50m is 1 in 30-years at greater than 1mbgl. The onsite groundwater flooding risk is moderate and the risk within 50m is high. This risk assessment is based on a 1 in 100-year return period and 5m Digital Terrain Model (DTM).

Environmentally Sensitive Areas

These records are derived from Environment Agency, Natural England, Historic England, English Heritage, Forestry Commission and UK Government data. Details of the source and coverage of specific records are provided in Appendices.

Environmental and Habitat Designations	The site is within an SSSI impact risk zone which is vulnerable to developments including aviation infrastructure; minerals, oil and gas exploration; air pollution from livestock and poultry units of a certain size; discharge of water or liquid waste. It should also be noted that the site is within the Sussex North Water Supply Zone, and all new developments that require public water supply requires an HRA to assess the impacts of groundwater abstraction on the Arun Valley. In addition, the site is within a nitrate vulnerable zone for surface water (Chess Stream NVZ). There are also two (2no) designated ancient woodland sites within 250m of the site, which refer to ancient and semi-natural woodland sites 23m southeast, 34m east. In addition, there are twenty-three (23no) Priority Habitat Inventory sites within 250m of the study site, the nearest of which refer to decision woodlands 23m southeast and 34m east, and a traditional orchard 38m northwest. All further records are 45m and over from the study site and refer to similar habitats.
Visual and Cultural Designations	There are two (2no) grade II listed buildings within 250m of the study site, which are located 185m east and 194m northeast.

Past Land Use and Potential Contaminant Sources

Information on past land use and potential contaminant sources is presented in Appendix B.

Land Use Records

These records are derived from historical mapping and each record corresponds to a particular map revision date.

Historical land use records are summarised below:

There are no records within 250m of the study site, however several records of pits were identified 305-306m west of the study site.

Current land uses are summarised below:

Land Use	Distance and Direction
Pylon	6m east

Land Use	Distance and Direction
Historical Tanks	A single record was identified within 250m of the study site and refers to an unspecified tank 167m east.
Historical Energy Features	There are no records of historical energy features within 250m of the study site.
Historical Petrol Stations	There are no records of historical petrol stations within 250m of the study site.
Historical Garages	There are no records of historical garages within 250m of the study site.
Historical Military Land	There are no records of historical military land within 250m of the study site.
Current or Recent Petrol Stations	There are no current or recent petrol stations within 250m of the study site.
Electricity Cables	There are no records of high voltage underground electricity cables within 250m.
Gas Pipelines	There are no records of high-pressure underground gas pipelines within 250m.

Railway Infrastructure	There are no records within 250m of the study site.

Environmental Permits, Incidents and Registers

These records are derived from local authority, Health and Safety Executive and Environment Agency data. Details of the source and coverage of specific records are provided in the Appendices.

These data are summarised below:

Sites Determined as Contaminated Land	There are no records of sites determined as contaminated land under Part 2A of the Environmental Protection Act 1990 within 250m of the study site.
Control of Major Accident Hazards (COMAH)	There are no records within 250m of the study site.
Regulated Explosive Sites	There are no records within 250m of the study site. Note that details of some sites may be redacted for security reasons.
Planning Hazardous Substances Consents	There are no records within 250m of the study site.
Historic IPC Licensed Activities	There are no records within 250m of the study site.
Part A (1) Licensed Activities	There are no records within 250m of the study site.
Part A (2)/B Licensed Activities and Pollutant Release	There are no records within 250m of the study site.
Radioactive Substance Authorisations	There are no records within 250m of the study site.
Licensed Discharges to Controlled Waters	A record of sewage discharges was identified 168m northeast.
Pollutant release to Surface Waters (Red List)	There are no records within 250m of the study site.
Pollutant Release to Public Sewer	There are no records within 250m of the study site.
List 1 and List 2 Dangerous Substances	There are no records within 250m of the study site.
Substantiated Pollution Incidents	There are no records within 250m of the study suite. Further afield, there are two (2no) records which has minor environmental impacts: 1. Unspecified incident in 2001 (278m southeast of the study site) which had a minor impact to water

	2. Biodegradable material incident in 2002 (380m west of the study site) which had a minor impact to water and air.
Pollution Inventory Substances	There are no records within 250m of the study site.
Pollution Inventory Waste transfers	There are no records within 250m of the study site.
Pollution Inventory Radioactive Waste	There are no records within 250m of the study site.

Waste and Landfill

These records are derived from Environment Agency, BGS, OS and local authority data. Details of the source and coverage of specific records are provided in the Appendices.

Active or Recent Landfill	There are no records within 500m of the study site.
Historic Landfill	There are no records within 500m of the study site.
Non-Landfill Waste Records	There are no records within 250m of the study site.

Mining, Ground Workings and Natural Cavities

These records are derived by from BGS, OS, Coal Authority, Peter Brett Associates, Johnson Poole and Bloomer, Cheshire Brine Subsidence Compensation Board, British Gypsum, Mining Searches UK, Kaolin and Ball Clay Association and local authority data. Details of the source and coverage of specific records are provided in the Appendices. The data are summarised below:

Natural Cavities	There are no records within 250m of the study site.
Mining Cavities	There are no records within 250m of the study site.
BritPits Data (Surface and Underground Mineral Workings)	There are two (2no) records within 500m, which refer to ceased surface mineral workings for clay and shale (335m west), and sand (484m southwest).
Historic Mineral Planning Areas	There are no records within 250m of the study site.
Surface Ground Workings	A single record for a reservoir was identified 231m north.
Underground Workings	There are no records within 250m of the study site.
Coal Mining	There are no records held by the Coal Authority or by Johnson Poole and Bloomer within 250m.
Non-Coal Mining	An onsite record for underground sand mining was identified onsite. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered. A similar record for iron ore mining was identified 43m northeast. There are no records within 250m for brine extraction or gypsum, tin or clay mining.

Radon and Background Soil Chemistry

These records are derived by from BGS and Public Health England data. Details of the source and coverage of specific records are provided in the Appendices.

Radon

The study site is located within a Radon Affected Area, as less than 1% of properties are above the Radon Action Level. No radon protective measures are necessary, however, for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment.

Background Soil Chemistry (estimated by BGS)

Arsenic	15-25 mg/kg
Bio-accessible arsenic	No data
Lead	100 mg/kg
Bio-accessible lead	60 mg/kg
Cadmium	1.8 mg/kg
Chromium	60-90 mg/kg
Nickel	15-30 mg/kg

Unexploded Ordnance (UXO)

The site is in an area considered to be at low risk from wartime unexploded ordnance.

The Zetica bomb risk map is reproduced in Appendix E.

Historic Mapping

The object of this search is to report on the evidence of site history and redevelopment of the site and its environs from available County Series, OS Maps and aerial photography.

Year	On site	Off site
1874 to 1910	The site is undeveloped and part of an open field area	The surrounding area is mostly undeveloped and comprises of open field areas, with the exception of some country roads, and rare detached buildings.
1946	Woodland features	No relevant changes
1955 to 1994	Unspecified building to the southwest	Unspecified buildings <10m southwest Tank 150m northeast
1999 to 2009	Building to the southeast appears to be removed	Agricultural activity 50-100m south Agricultural activity
2012	Small building to the south	No relevant changes
2018	Buildings, features and parking to the south. Agricultural activity to the northwest	Agricultural activity 0m north
2021 to 2023	No discernible changes	No relevant changes

The Historical OS Maps are available in Appendix C.

Walkover Survey

Date	1st December 2023
Weather	Overcast with mostly dry ground
Current Use	The area of development is currently used for the mass storage of tyres, with oil drums, plastic water and metal storage containers. It is unclear what the storage containers are used for as access was not granted. The oil drums were either leaking or stained from previous use.
Access	The site is accessible to the northeast of the Furners Lane.
Topography	The site is generally flat and level.
Structures	While there are no buildings, there are at least 5no metal storage containers onsite.
Ground Covering	The ground coverage within the access road comprises of macadam, and the ground coverage within the main development area is mixed of soft landscaping to the northeast and aggregate.
Vegetation	Vegetation is laid to grass.
Drainage	No surface drainage covers were identified.
Services	No services were identified within the study site, however given that the areas of development are in close proximity to residential buildings and other agricultural buildings, services are likely accessible.

Sources, Pathways and Receptors

Potential Sources

Source	Identified by	Location	Description
Historical buildings	Walkover and historical mapping	On site	Given the age of previous buildings, it is likely that potentially asbestos containing materials are present within the soils.
Leaking oil canisters and tyre storage	Walkover	On site	The main contaminants associated with this source include heavy metals, TPH, PAH, PACMs, BTEX/MTBE, VOCs and SVOCs.
Agricultural activity	Historical Mapping	On site 0m north 50m-100m southwest	The main contaminants associated with this source include heavy metals, PACMs, BTEX/MTBE, VOCs and SVOCs and agrochemicals like pesticides.
Infilled land and other ground workings	Groundsure report and historical mapping	On site 231m north 43m northeast 305m-335m west 484m southwest	Depending on the material used for infilled ground, there is potential for ground gas generation which could migrate within and outside of the study site. However, the age of these features would discount any ground gas generation.
Pylon	Groundsure report	6m east	Contaminants associated with this source include Poly-chlorinated Biphenyls (PCBs).
Tanks and pollution incidents	Groundsure report and historical mapping	150m northeast 167m east 278m southeast 380m west	Given the highly variable nature of the source, there could be a broad range of associated contaminants.
Sewage discharges	Groundsure report	168m northeast	Depending on the material within the sewage, there is a broad spectrum of contaminants that may be associated.

The following contaminants are potentially associated with both the on-site and offsite sources:

- Heavy Metals
- Potential Asbestos Containing Material (PACM's)
- Polycyclic Aromatic Hydrocarbons (PAH)
- Total Petroleum Hydrocarbons (TPH)
- Volatile Organic Compounds (VOC)
- Semi Volatile Organic Compounds (sVOC's)
- Benzene, toluene, xylene and ethylbenzene (BTEX)
- Methyl tert-butyl ether (MTBE)
- Ground gas (methane, carbon dioxide, carbon monoxide and hydrogen sulphide)
- Agrochemicals (pesticides, herbicides and insecticides).

Pathways

Pathway	Medium	Properties
Direct Contact	Dust, solid and liquid phase	There may be direct contact with potentially impacted soil and Made Ground across the site. There is a possibility of dust fumes being produced during earthworks in the construction phase. Dermal contact and ingestion of potentially contaminated soils during construction or operational phase of the site.
Leaching through Made Ground	Unsaturated flow	Potential for leaching and migration of potential contaminants along preferential flow paths in the ground.
Foundations and Underground Infrastructure and Obstructions	Preferential flow	Contaminants will flow the path of least resistance which can be gaps around foundations, services, and floor construction
Migration of Ground Gas	Gaseous flow	Infilled land material is likely to be variable in composition. Migration through granular material within superficial deposits is possible.

Receptors

Category	Receptor	Properties
Humans	End users (such as residents and visitors)	Potential contact with contaminated soils in existing/proposed soft landscaping areas. Potential contact with ground gas within enclosed buildings
	Construction workers	Reworking of contaminant impacted materials in underlying soil during construction works can expose workers to contamination.
Property	Materials and site structures	Foundations and site services may be damaged by potentially aggressive compounds present in soils.
Controlled Waters	Underlying superficial / bedrock Aquifer and surface water	The site is recorded as having a Secondary (A) aquifer the superficial deposits and a Principal aquifer within the bedrock deposits underlying the site.

Plant (species and uptake) and Wildlife	Various	Attributes will be influenced by factors such as relative quality, scale, rarity and substitutability.

Preliminary Conceptual Site Model (CSM)

The assessment is undertaken based on the current proposals for the site.

Proposed Land use Assessment Criteria

Commercial/Industrial

Any change in the development proposals for the site involving a change in end use class will result in a requirement for this assessment to be revised.

On Site						
Source	*Pathways*	*Receptor*	*Severity*	*Probability*	*Risk*	*Justification*
Subsurface soils possibly containing, metals, TPH, PAH, VOC's and sVOC's	Ingestion, dermal contact, inhalation of dusts and vapours	Future end users and site visitors	Severe	Low likelihood	Moderate	As a result of the storage of tyres onsite, and presence of oil drums, as well as contaminative land usage in the immediate vicinity, a moderate rating has been assessed.
		Construction Workers	Severe	Low likelihood	Moderate	Construction workers are likely to come into direct contact with soils during groundworks. As a result of the storage of tyres onsite, and presence of oil drums, as well as contaminative land usage in the immediate vicinity, a moderate rating has been assessed. Safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk from contact with soils and shallow/perched groundwater.
	Leaching through soils and migration via groundwater or soil pores	Controlled Waters	Severe	Low likelihood	Moderate	A moderate risk has been assessed due to the productive aquifers underlying the study and the nearby surface water features, combined with the limited historical of contaminative land use within the study site.

On Site						
Source	*Pathways*	*Receptor*	*Severity*	*Probability*	*Risk*	*Justification*
	Permeation of water pipes	Construction materials, future end users and site visitors	Severe	Low likelihood	Moderate	Hydrocarbons, especially aromatics are known to permeate plastic pipes. Provision of water supply pipes and proprietary barrier pipes may be required by the water supply company.
	Uptake	Plant	Medium	Low likelihood	Moderate to Low	Uptake may be possible in areas of proposed soft landscaping. The potential for contamination is considered moderate to low.

On Site						
Source	*Pathways*	*Receptor*	*Severity*	*Probability*	*Risk*	*Justification*
Asbestos at/near ground surface in Made Ground	Inhalation of fibres in airborne dust	Future end users and site visitors	Severe	Unlikely	Moderate to Low	No asbestos containing materials were identified during the site walkover. Due to the historical development on site dating back as far as 1955, it is very likely that asbestos-containing materials were used during construction within the site boundary. While the building appeared to have been removed by 1999, it is possible that traces of the material may be present within the soft-landscaping.
		Construction Workers	Severe	Low likelihood	Moderate	No asbestos containing materials were identified during the site walkover. Due to the historical development on site dating back as far as 1955, it is very likely that asbestos-containing materials were used during construction within the site boundary. While the building appeared to have been removed by 1999, it is possible that traces of the material may be present within the soft-landscaping. As construction workers are more likely to come into direct contact with soils, a moderate risk rating has been assessed. During subsequent normal groundworks, safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk from residual asbestos in soils.
Ground Gases: From Made Ground: H, CH_4, CO, CO_2 and H_2S	Gas migration and build up within buildings (explosion/	Future end users and building structures	Severe	Low likelihood	Moderate	There is a potential for deep Made Ground on site which may be a source of potential ground gas generation. There is a history of non-coal mining within the study site, though the potential for ground gas generation is considered a low likelihood.

	asphyxiation risk)					

Off Site						
Source	*Pathways*	*Receptor*	*Severity*	*Probability*	*Risk*	*Justification*
Land uses in the vicinity possibly containing metals, TPH, PAH, VOC's and sVOC's	Leaching through soils and migration via groundwater or soil pore moisture	Future end users and site visitors	Medium	Likely	Moderate	The aquifers underlying the site and the surrounding area are productive, and there are a number of surrounding surface water features. This combined with the various potentially contaminative sources identified within the vicinity of the site (including unspecified tanks/agricultural developments, machinery and PACMS) creates a moderate risk.
	Ingestion, dermal contact, inhalation of dusts/vapours	Future end users and site visitors	Medium	Unlikely	Low	While there is a history of potentially contaminative land uses offsite, the proposed end use indicates limited contact with onsite soft-landscaping materials. Further to this, the rural setting in which the site is located indicated that upheaval or dusts or vapours from nearby properties will unlikely impact future end users.

Off Site						
Source	*Pathways*	*Receptor*	*Severity*	*Probability*	*Risk*	*Justification*
Ground Gases: From Made Ground: H, CH_4, CO, CO_2 and H_2S	Gas migration and build up within buildings (explosion/ asphyxiation risk)	Future end users and building structures	Severe	Low likelihood	Moderate	There is a potential for Made Ground relating to the developments immediately north of the site, which may be a source of potential ground gas generation. As such, a moderate risk rating has been assessed.

Recommendations

The potential contaminant linkages are outlined with the Preliminary CSM in line with LCRM 2021. The risk with respect to Human Health ranges between a moderate to Low. The risk with respect to Controlled Waters is considered to be Moderate.

Based on the information assessed in this report and the proposed development plans provided in Appendix A, we would recommend that a Site Investigation (SI) is undertaken. The completion of SI will be required to inform the sign off of any relevant planning conditions, following the submission of this report to the CLO to support the current planning application. The following recommendation are provided below:

- Confirmation of the final masterplan, finished levels and regulatory status is required.
- Consultation with the regulator/building control should be undertaken to inform design and understanding of current gas protection measures (if any) and future requirements.
- The SI and subsequent risk assessment will provide an update to the PCSM and identify next steps (if any). The ground investigation scope should include the assessment of soil and groundwater risk regime at the site.
- The intrusive SI may reveal on-site sources of contamination that were not established in this report. Therefore, the CSM will be updated with contamination data obtained from the SI and used to inform next steps (if any).
- The requirement for and verification of any remedial action may be required prior to the commencement of any works following the SI, dependent on the decision notice for the site which is yet to have been approved for the current planning application.
- During future groundworks, safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk from residual asbestos in soils.

Scope of Proposed Investigation

Sampling Strategy and Soil Analysis

SI is recommended with at least three (3no) exploratory boreholes be excavated to a maximum depth of 5mbgl or refusal, to be logged and installed with combined gas and/ or groundwater monitoring installations. Soil should be sub-sampled and submitted for chemical analysis. Should significant impact of shallow groundwaters be identified, then it may be necessary to submit samples for testing.

Possible analytes YE would suggest undertaking for water analysis and soil for may include:

- Heavy metals
- Potential Asbestos Containing Materials (PACM's)
- Total Petroleum Hydrocarbons – Criteria Working Group TPH (CWG)
- Speciated Polycyclic Aromatic Hydrocarbons (PAH)
- Soil Organic Matter (SOM) and Total Organic Carbon (TOC)
- Poly-chlorinated biphenyls (PCBs)
- Volatile Organic Compounds (VOCs)
- Semi Volatile Organic Compounds (sVOC's)

Guidance

The results from the proposed SI shall be compared against standards, such as the revised LQM/CIEH S4UL criteria [1].

Results from gas monitoring shall be used to calculate a Gas Screening Value (GSV) in accordance with BS8485:2015

Consultees

This report must be sent to the relevant Local Authority (LA) to seek their comments and subsequent approval. Works may be delayed, or additional SI required should the LA not be able to provide comment, or the works are commenced prior to obtaining comment.

Groundworks Watching Brief

Further details surrounding the watching brief and additional future requirements will be provided following the completion of the SI.

[1] Nathanail et al. (2015) The LQM/CIEH S4ULs for Human Health Risk Assessment. Land Quality Press, 2015. Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3495

Notes and Limitations

The following table details the applicable distances relevant to sections to focus on the information directly relevant to the site. Information from outside these radii will be referenced when relevant.

Section	*Reference Distance*
Geology	50m (underlying geology) or 250m (structural features, borehole records)
Hydrogeology	250m (aquifers, surface water) or 1,000m (abstractions)
Environmentally Sensitive Areas	500m (environmental designations) or 250m (habitat, visual and cultural designations)
Land Use Records	250m. Several records may refer to the same feature where it is present over time. Differences in distances quoted from the study site may be due to geolocation errors
Environmental Permits, Incidents and Registers	250m
Waste and Landfill	500m (landfills) or 250m (non-landfill waste operations)
Mining, Ground Working and Natural Cavities	250m
Radon and Background Soil Chemistry	50m
Historic Mapping	100m. Each map represents a snapshot of the site and its environs at the date of the survey. Changes that had occurred at other times may not have been recorded on the maps and could represent an unidentified hazard to the site. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and other data commented on in this report is subjective

Framework for Assessment

Risks are assessed within the risk management framework established in Part IIA of the Environmental Protection Act (EPA) 1990 introduced by Section 57 of the Environment Act 1995 which provides a statutory definition of contaminated land. To fall within this definition it is necessary that, as a result of the condition of the land, substances may be present on or under the land such that:

"Significant harm is being caused or there is a significant possibility of such harm being caused; or Pollution of controlled water is being or is likely to be caused."

Risk from contamination is assessed in accordance with the Land Contamination Risk Management Framework (LCRM) prepared by the Environment Agency on 8 October 2020. This considers possible linkages between contaminant sources and potential receptors which could be harmed or polluted.

The key aspect of the framework is the development of a Conceptual Site Model (CSM) which considers the potential contaminant linkages between potential contaminant sources, the receptors, and the pathways by which the receptors could be exposed to the contaminants.

For a risk of environmental harm to occur due to of ground contamination, ***all*** the following elements must be present:

Source	A substance that can cause pollution or harm
Pathway	A route by which the contaminant can reach the receptor
Receptor	Something which could be adversely affected by the contaminant

If all are present then the risk is a function of the magnitude and mobility of the source, the sensitivity of the receptor and the nature of the migration pathway.

The qualitative risk assessment (QRA) and conceptual site model (CSM) has been undertaken in accordance with Annex 4 of the R&D publication 66, Guidance for the Safe Development of Housing on Land Affected by Contamination (NHBC/EA/CIEH, 2008) which updates and supersedes CIRIA C552: Contaminated Land Risk Assessment, A Guide to Good Practice (Rudland et al., 2001).

Where it is considered that there is no credible linkage, this is indicated in the table. In accordance with the R&D66 guidance, if there is no pollution linkage then there is no requirement to apply tests for probability and consequence.

Flood Risk

This report does not replace a hydrogeological survey or Flood Risk Assessment and specialist studies may need to be undertaken to ascertain the risks posed from flooding.

Limitations and Uncertainties

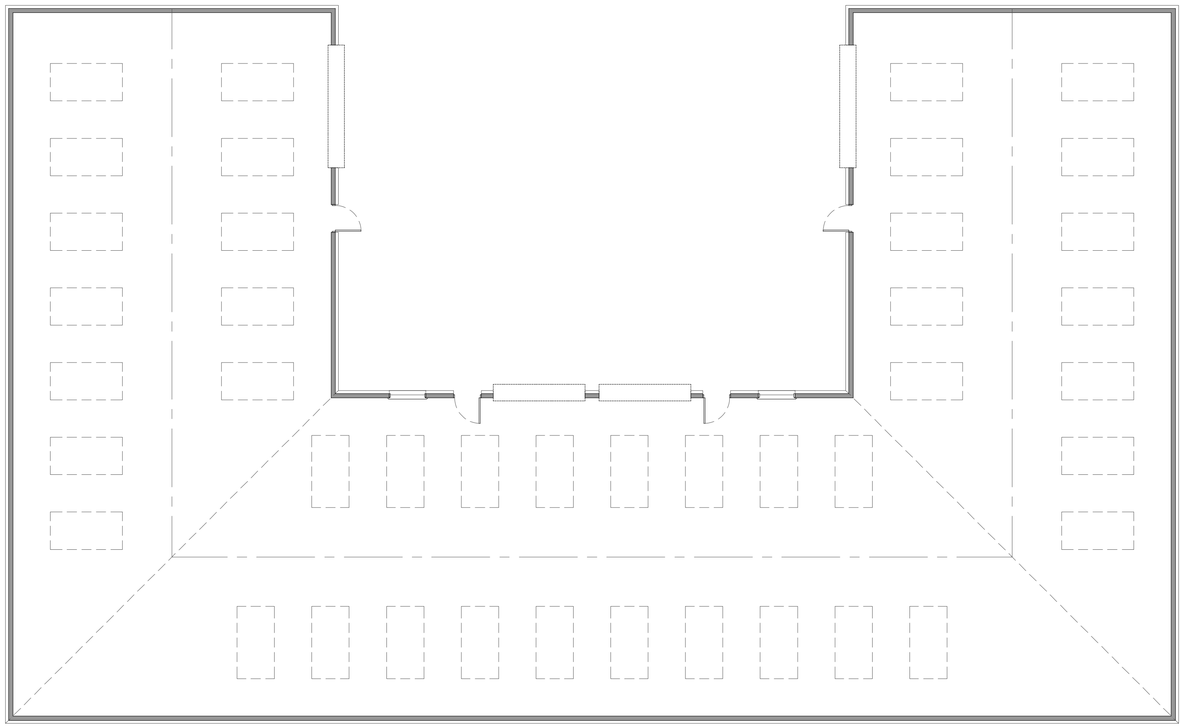
This report has been prepared by Your Environment with all reasonable skill, care and diligence. The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources, together with a site walkover of the site.

The opinions given in this report have been dictated by the finite data on which are they based and are relevant only to the purpose for which the report was commissioned.

Information reviewed should not be considered exhaustive and should be accepted in good faith as providing true and representative data with respect to site conditions. Should additional information become available which may influence the opinion expressed in this report, Your Environment reserves the right to review such information and, if warranted, to alter the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site. This report is an environmental phase 1 report and does not consider the geotechnical implications.

Appendix A – Proposed Redevelopment Plans



Ground Floor Plan
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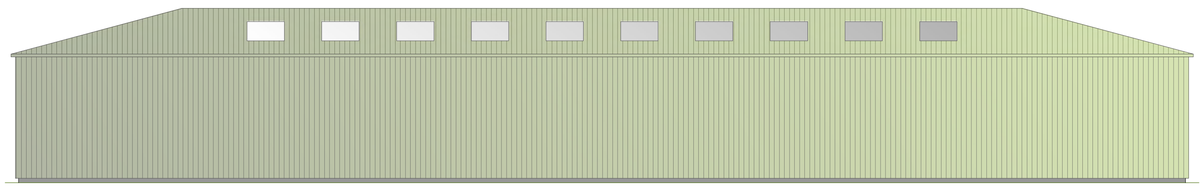

South
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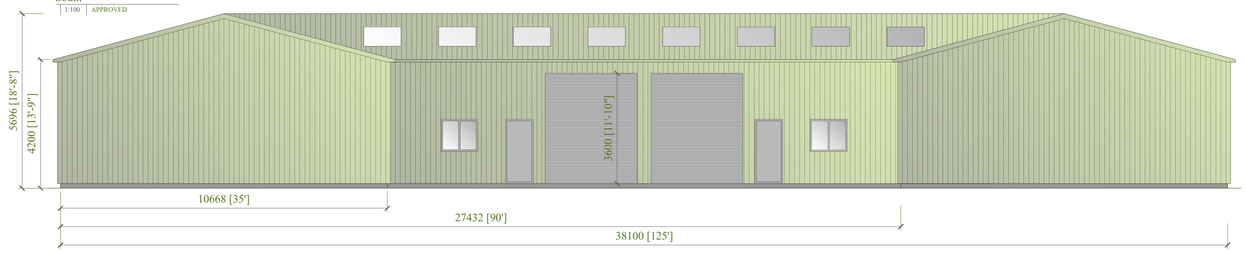

North
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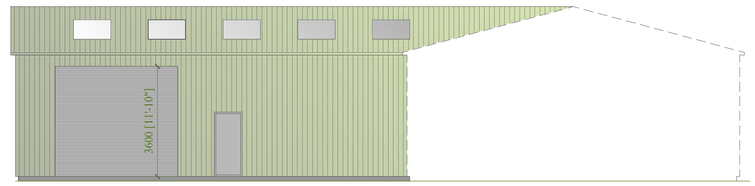
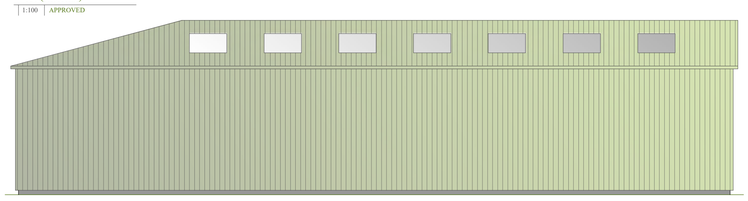


East (Internal)
1:100 | APPROVED

West (Internal)
1:100 | APPROVED



East
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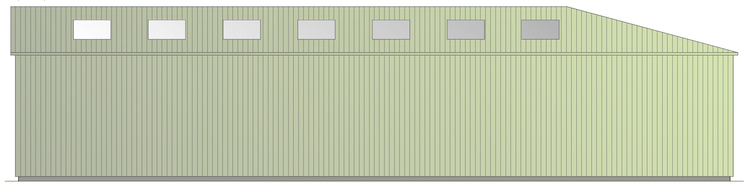

West
1:100 | APPROVED

MANORWOOD
building on tradition

Suite 114
26 The Hornet
Chichester
West Sussex
PO19 7BB

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

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Exemptions to copyright and scaling apply for Local Authority planning purposes only.

All dimensions must be checked on site prior to commencement of works.

Address
Pear Tree Farm, Furners Lane, Woodmancote, Henfield, BN5 9HX

Drawing
Built Form:
Approved:
Plan & Elevations

Scale @ A1
1:100

Drawn:	Issued:
12.10.2023	12.10.2023
Drawn By: MD	Checked By: BK

Job No.
2310PE_R0

Drawing No.
2310PE_R0_200

Status
FOR COMMENT

Notes:
Proposed:

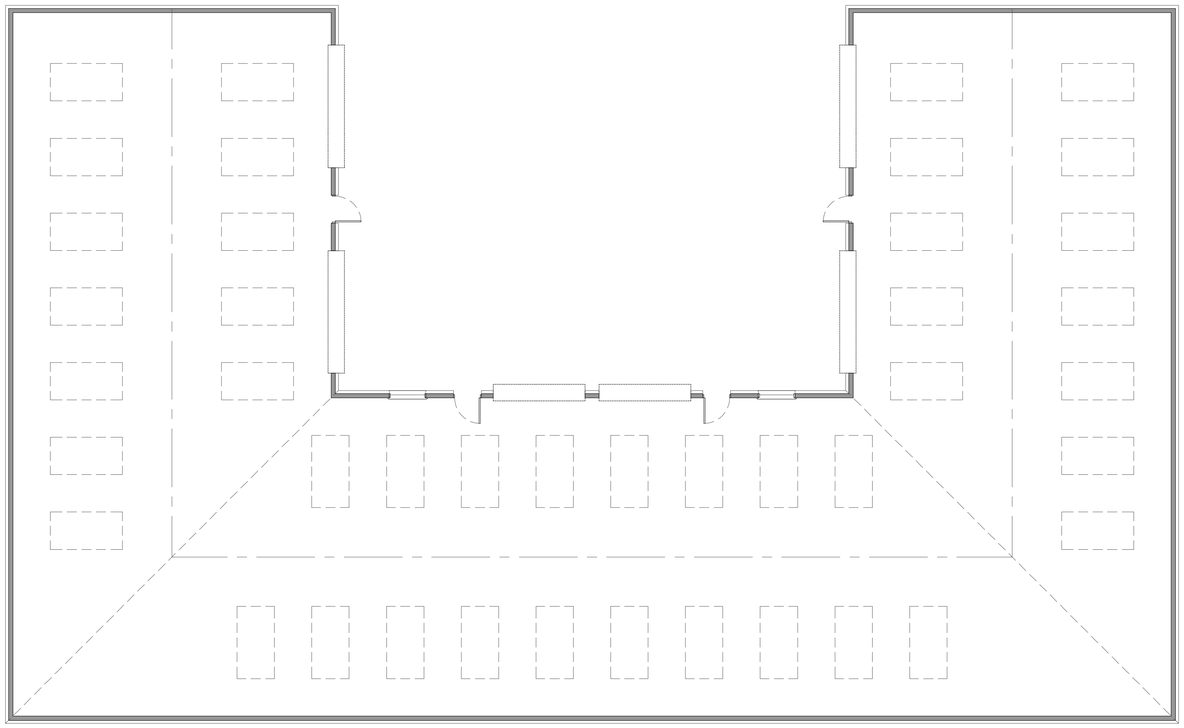
GEA: 674.69m²
GIA: 654.07m²

N
Indicative: 0.0°

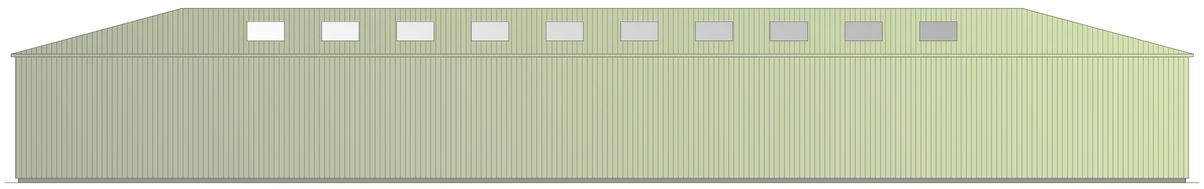
1m @ 1:
50
100
200
500
1250

Ordnance Survey
Ukmapcentre.com

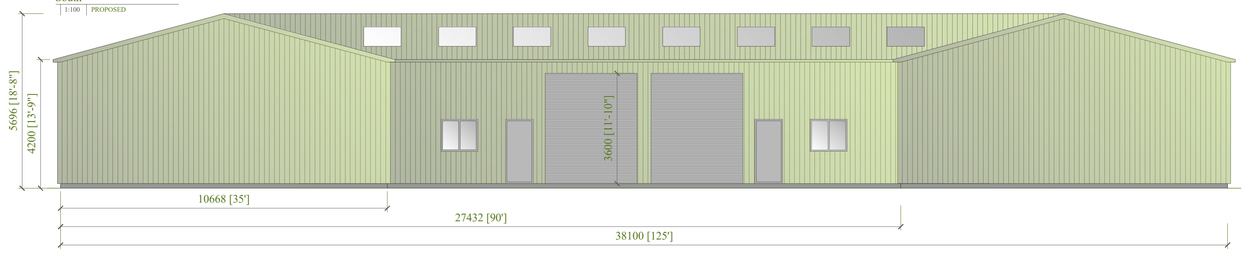

Wardley Manor
Mast
Furmers Gill
Field House
Furmers Farm
Bramley House
Cedar House
Cedar Cottage
Furmers
Furmers Cottage
Tree Bay
Pear Tree Cottage
Pear Tree Farm
Pear Tree Barn
Pear Tree Stables
Pear Tree Paddock
Pear Tree Meadow
Pear Tree Orchard
Pear Tree Lodge
Pear Tree Cottage



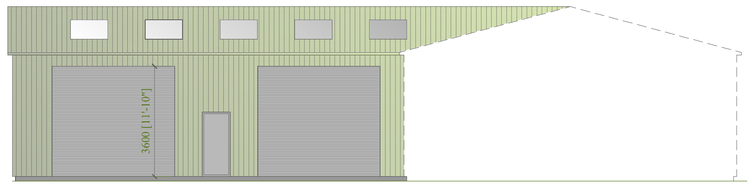
Ground Floor Plan
1:100 | PROPOSED



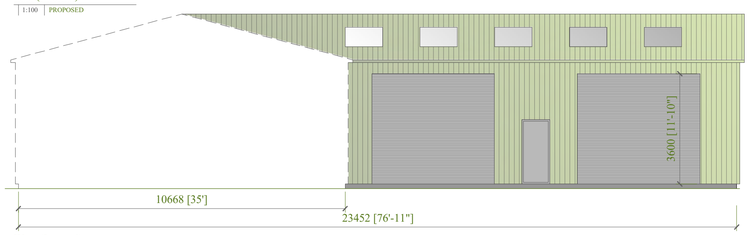
South
1:100 | PROPOSED



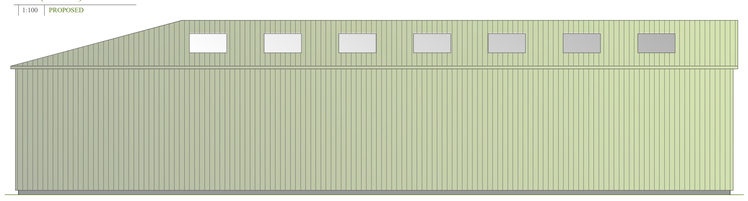
North
1:100 | PROPOSED



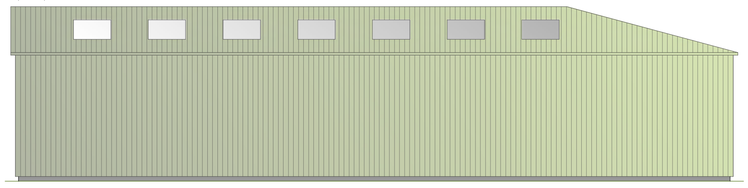
East (Internal)
1:100 | PROPOSED



West (Internal)
1:100 | PROPOSED



East
1:100 | PROPOSED



West
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Address
Pear Tree Farm, Furners Lane, Woodmancote, Henfield, BN5 9HX

Drawing
Built Form:
Proposed:

Plan & Elevations

Scale @ A1
1:100

Drawn:	Issued:
12.10.2023	12.10.2023
Drawn By: MD	Checked By: BK

Job No.
2310PE_R0

Drawing No.
2310PE_R0_201

Status
FOR COMMENT

Notes:
Proposed:

GEA: 674.69m²
GIA: 654.07m²

N
Indicative: 0.0°

1m @ 1:
50
100
200
500
1250

From: Planning@horsham.gov.uk
Sent: 13 December 2023 09:44
To: Planning
Subject: Comments for Planning Application DC/23/2018

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 13/12/2023 9:45 AM.

Application Summary

Address:	Pear Tree Farm Furners Lane Woodmancote West Sussex BN5 9HX
Proposal:	Variation of Condition 1 of previously approved application DC/23/0639 (Erection of commercial storage building (B8 use class)) installation of two additional doors on the courtyard elevations.
Case Officer:	Amanda Wilkes

Click for further information

Customer Details

Address:	The Henfield Hall Coopers Way Henfield West Sussex

Comments Details

Commenter Type:	Parish Council
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	This Committee declines to comment on this planning application as there still an undischarged Enforcement Notice and this committee supports HDC in carrying out the enforcement.

Kind regards

Appendix B – Groundsure Enviro and Geo Insight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Order Details

Date: 11/12/2023

Your ref: YEX5557

Our Ref: GS-4GQ-LMY-YLB-R3A

Site Details

Location: 522646 116173

Area: 0.38 ha

Authority: Horsham District Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

groundsure.com/insightuserguide ↗

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 >	0	0	0	9	-
16 >	1.2 >	Historical tanks >	0	0	1	2	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	0	13	-
19 >	2.2 >	Historical tanks >	0	0	1	4	-
20	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	1	0	-	-
25	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-

25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	1	1	-
27	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.15	Pollutant release to public sewer	0	0	0	0	-
28	4.16	List 1 Dangerous Substances	0	0	0	0	-
28	4.17	List 2 Dangerous Substances	0	0	0	0	-
28 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	2	-
29	4.19	Pollution inventory substances	0	0	0	0	-
29	4.20	Pollution inventory waste transfers	0	0	0	0	-
29	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
30 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
32 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
33 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	2
37 >	**5.7 >**	**Surface water abstractions >**	0	0	2	1	0
38	5.8	Potable abstractions	0	0	0	0	0
38	5.9	Source Protection Zones	0	0	0	0	-
39	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
40 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	1	18	-	-

42 >	6.2 >	Surface water features >	0	1	10	-	-
42 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
43 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
45	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
47 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)

Page	Section	Groundwater flooding >	
49 >	9.1 >	Groundwater flooding >	High (within 50m)

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
52 >	10.7 >	Designated Ancient Woodland >	0	2	0	0	11
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0
53	10.12	Proposed Ramsar sites	0	0	0	0	0

54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	4
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
58	11.1	World Heritage Sites	0	0	0	-	-
59	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	0	2	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	13.1 >	Priority Habitat Inventory >	0	5	18	-	-
65	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	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
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68	14.2	Artificial and made ground (10k)	0	0	0	0	-
69	14.3	Superficial geology (10k)	0	0	0	0	-

69	14.4	Landslip (10k)	0	0	0	0	-
70	14.5	Bedrock geology (10k)	0	0	0	0	-
70	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
71 >	15.1 >	**50k Availability >**	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	**Superficial geology (50k) >**	1	2	3	1	-
74 >	15.5 >	**Superficial permeability (50k) >**	Identified (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	**Bedrock geology (50k) >**	1	1	0	1	-
76 >	15.9 >	**Bedrock permeability (50k) >**	Identified (within 50m)				
76	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
77	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	**Natural ground subsidence >**					
78 >	17.1 >	**Shrink swell clays >**	Low (within 50m)				
80 >	17.2 >	**Running sands >**	Low (within 50m)				
82 >	17.3 >	**Compressible deposits >**	Moderate (within 50m)				
84 >	17.4 >	**Collapsible deposits >**	Very low (within 50m)				
85 >	17.5 >	**Landslides >**	Very low (within 50m)				
86 >	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
88 >	18.1 >	**BritPits >**	0	0	0	2	-
89 >	18.2 >	**Surface ground workings >**	0	0	1	-	-
89	18.3	Underground workings	0	0	0	0	0
90	18.4	Underground mining extents	0	0	0	0	-
90	18.5	Historical Mineral Planning Areas	0	0	0	0	-

90 >	18.6 >	Non-coal mining >	1	1	0	0	0
91	18.7	JPB mining areas	None (within 0m)				
91	18.8	The Coal Authority non-coal mining	0	0	0	0	-
91	18.9	Researched mining	0	0	0	0	-
91	18.10	Mining record office plans	0	0	0	0	-
92	18.11	BGS mine plans	0	0	0	0	-
92	18.12	Coal mining	None (within 0m)				
92	18.13	Brine areas	None (within 0m)				
92	18.14	Gypsum areas	None (within 0m)				
92	18.15	Tin mining	None (within 0m)				
93	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
94	19.1	Natural cavities	0	0	0	0	-
94	19.2	Mining cavities	0	0	0	0	0
94	19.3	Reported recent incidents	0	0	0	0	-
94	19.4	Historical incidents	0	0	0	0	-
95	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
96 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	5	-	-	-
98	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	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
100	22.1	Underground railways (London)	0	0	0	-	-
100	22.2	Underground railways (Non-London)	0	0	0	-	-
100	22.3	Railway tunnels	0	0	0	-	-
100	22.4	Historical railway and tunnel features	0	0	0	-	-
100	22.5	Royal Mail tunnels	0	0	0	-	-

101	22.6	Historical railways	0	0	0	-	-
101	22.7	Railways	0	0	0	-	-
101	22.8	Crossrail 1	0	0	0	0	-
101	22.9	Crossrail 2	0	0	0	0	-
101	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2021

Site Area: 0.38ha

Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 0.38ha

Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.38ha

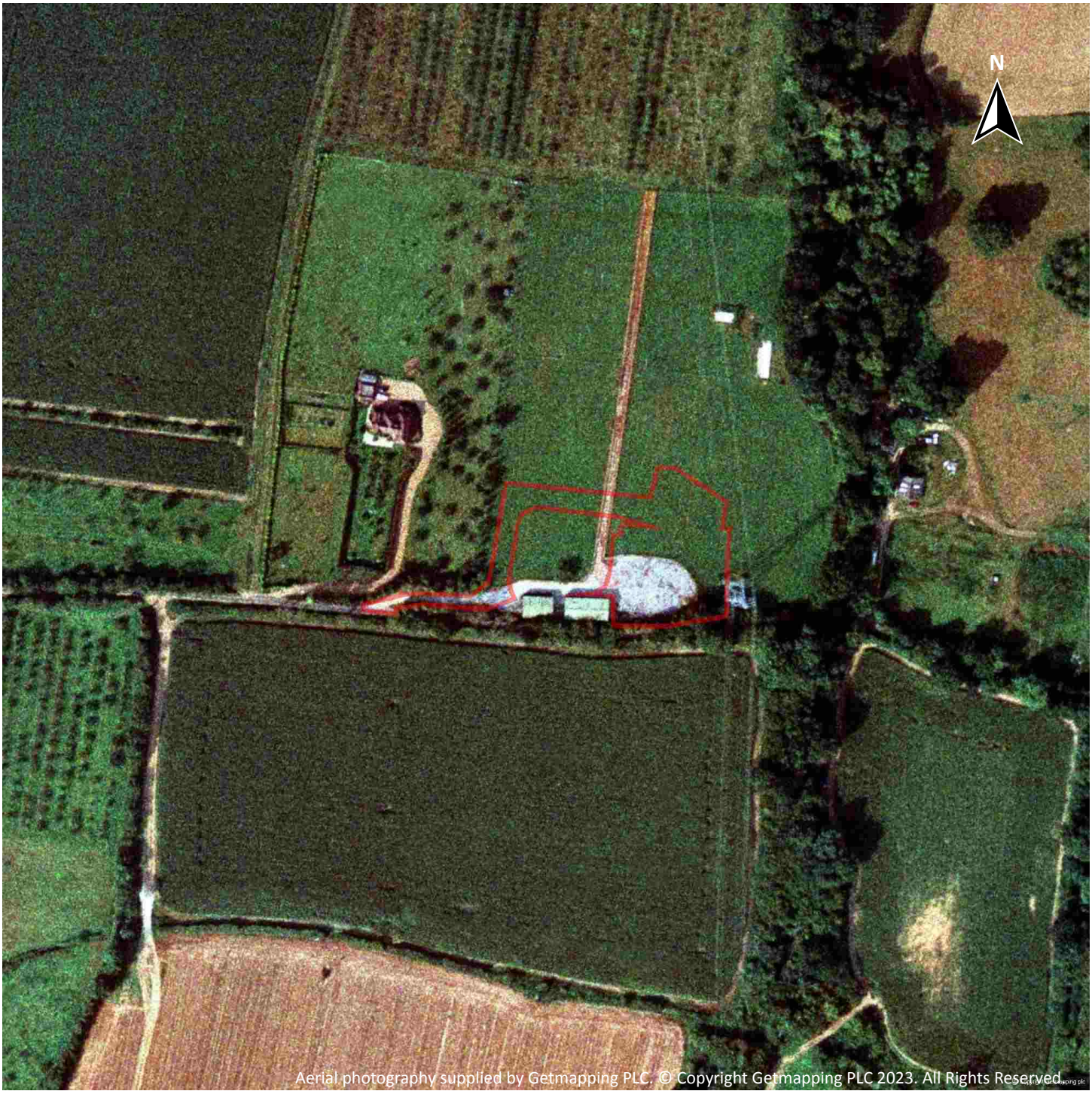
Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 0.38ha

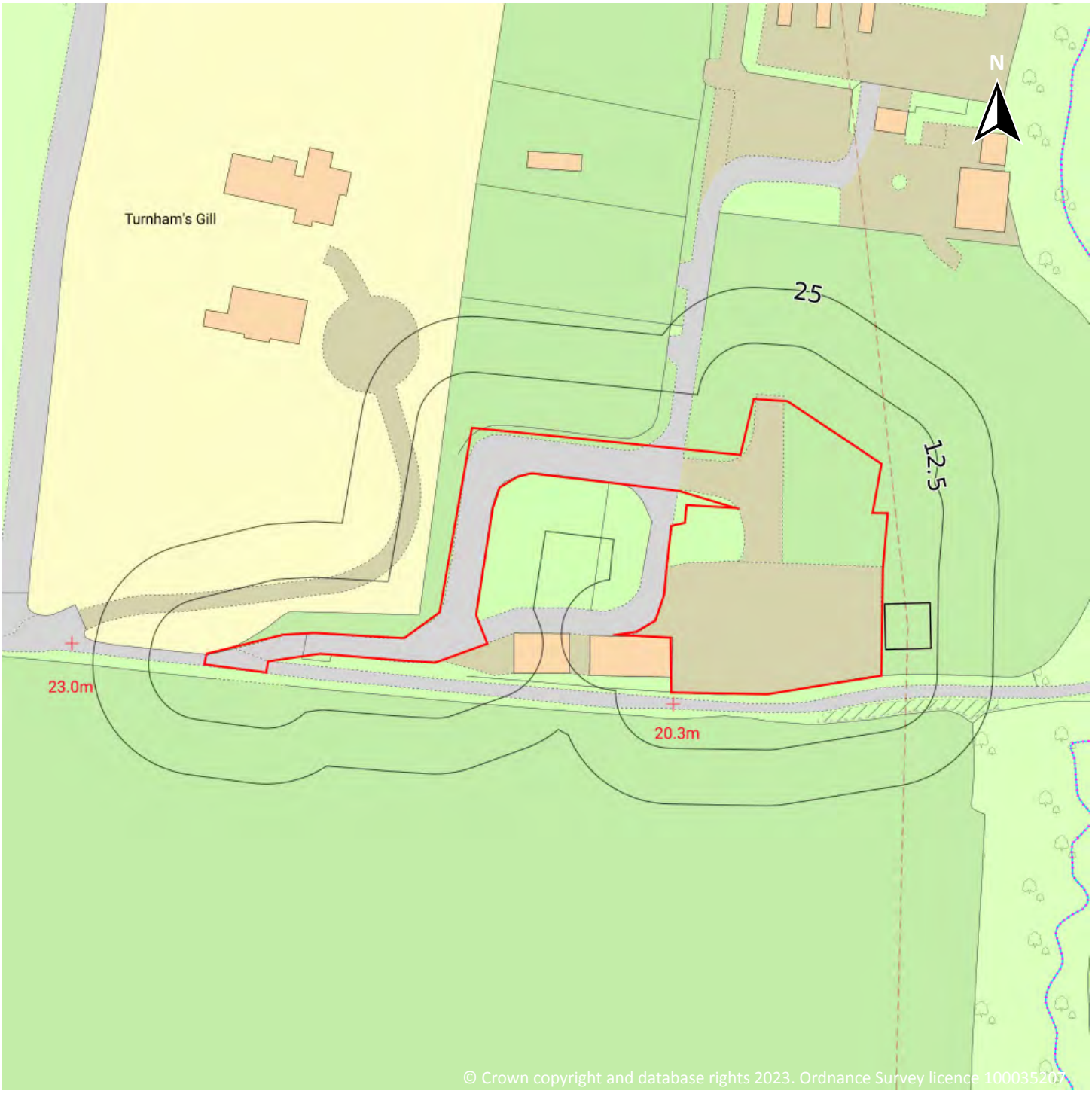
Recent site history - 1999 aerial photograph



Capture Date: 06/09/1999

Site Area: 0.38ha

OS MasterMap site plan



Site Area: 0.38ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

1.1 Historical industrial land uses

Records within 500m	9

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	305m W	Unspecified Pit	1963	2276446

ID	Location	Land use	Dates present	Group ID
A	306m W	Old Clay Pit	1896	2128032
A	306m W	Unspecified Pit	1909 - 1946	2292607
2	334m E	Unspecified Tank	1909 - 1946	2198556
B	370m SW	Nurseries	1963	2168201
C	451m SW	Sand Pit	1896	2239380
C	452m SW	Sand Pit	1909 - 1946	2170554
C	452m SW	Unspecified Pit	1963 - 1974	2267533
4	488m W	Boat House	1875	2146380

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**3**

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	167m E	Unspecified Tank	1955	360215
3	389m SW	Unspecified Tank	1955 - 1994	389540
B	492m SW	Unspecified Tank	1955	360212

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

2.1 Historical industrial land uses

Records within 500m	13

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	305m W	Unspecified Pit	1963	2276446
A	306m W	Old Clay Pit	1896	2128032
A	306m W	Unspecified Pit	1946	2292607

ID	Location	Land Use	Date	Group ID
A	306m W	Unspecified Pit	1909	2292607
B	334m E	Unspecified Tank	1946	2198556
B	334m E	Unspecified Tank	1909	2198556
C	370m SW	Nurseries	1963	2168201
E	451m SW	Sand Pit	1896	2239380
E	452m SW	Sand Pit	1946	2170554
E	452m SW	Sand Pit	1909	2170554
E	452m SW	Unspecified Pit	1974	2267533
E	452m SW	Unspecified Pit	1963	2267533
2	488m W	Boat House	1875	2146380

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**5**

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
1	167m E	Unspecified Tank	1955	360215
D	389m SW	Unspecified Tank	1985	389540
D	391m SW	Unspecified Tank	1955	389540
D	393m SW	Unspecified Tank	1994	389540
C	492m SW	Unspecified Tank	1955	360212

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	456m S	SWAINS FARMHOUSE, BRIGHTON ROAD, WOODMANCOTE, HENFIELD, BN5 9RP	WEX246933	Using waste exemption	On a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Company	Address	Activity	Category
1	6m E	Pylon	West Sussex, BN5	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

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	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Address	Details	
2	168m NE	DWELLING LAND ADJOINING, DWELLING LAND ADJOINING, LITTLE BYLSBOROUGH, FURNERS LANE, HENFIELD	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N02831 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/04/1979 Effective Date: 26/04/1979 Revocation Date: 31/03/1997
5	425m NE	HOLIDAY UNITS, HOLIDAY UNITS, WOODHOUSE & WHEATSHEAF FARMS, WHEATSHEAF ROAD, HENFIELD, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P04271 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 29/06/1992 Effective Date: 29/06/1992 Revocation Date: -

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	2

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

Features are displayed on the Current industrial land use map on **page 24 >**

ID	Location	Details	
3	278m SE	Incident Date: 30/10/2001 Incident Identification: 40016 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)
4	380m W	Incident Date: 14/01/2002 Incident Identification: 52201 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Natural Organic Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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.

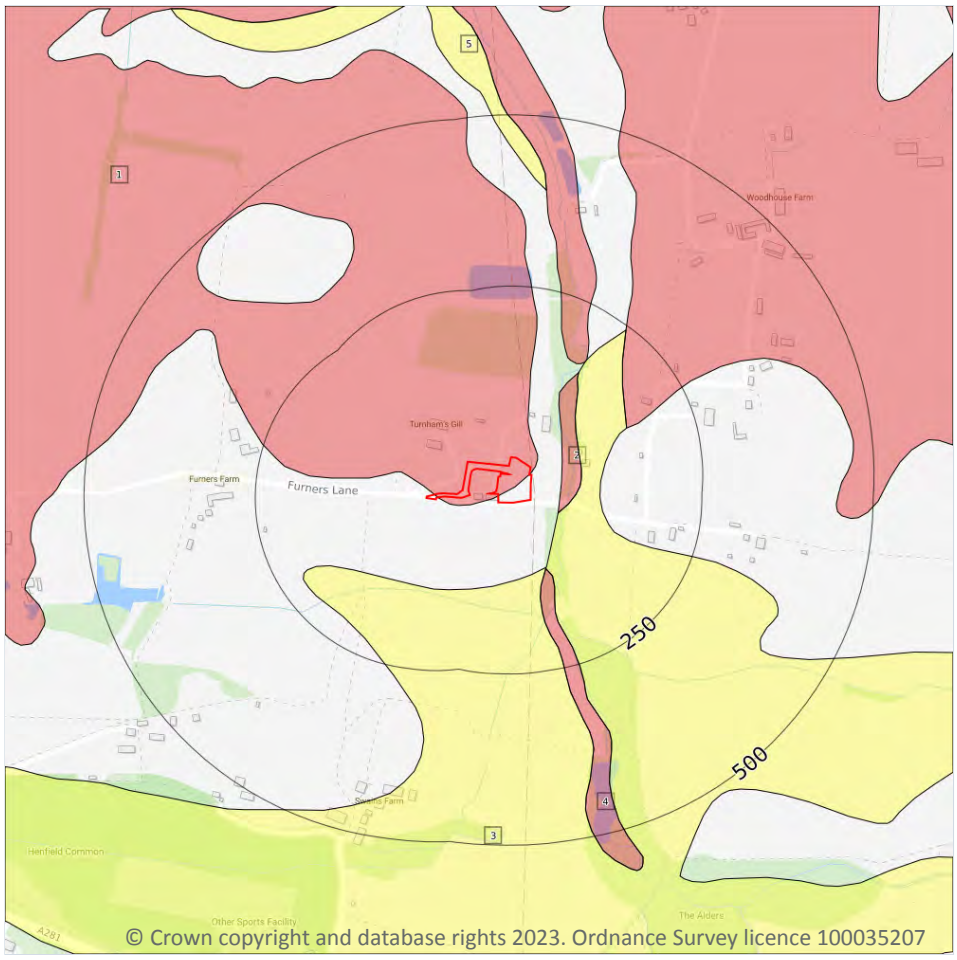
4.21 Pollution inventory radioactive waste

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	5

Aquifer status of groundwater held within superficial geology.

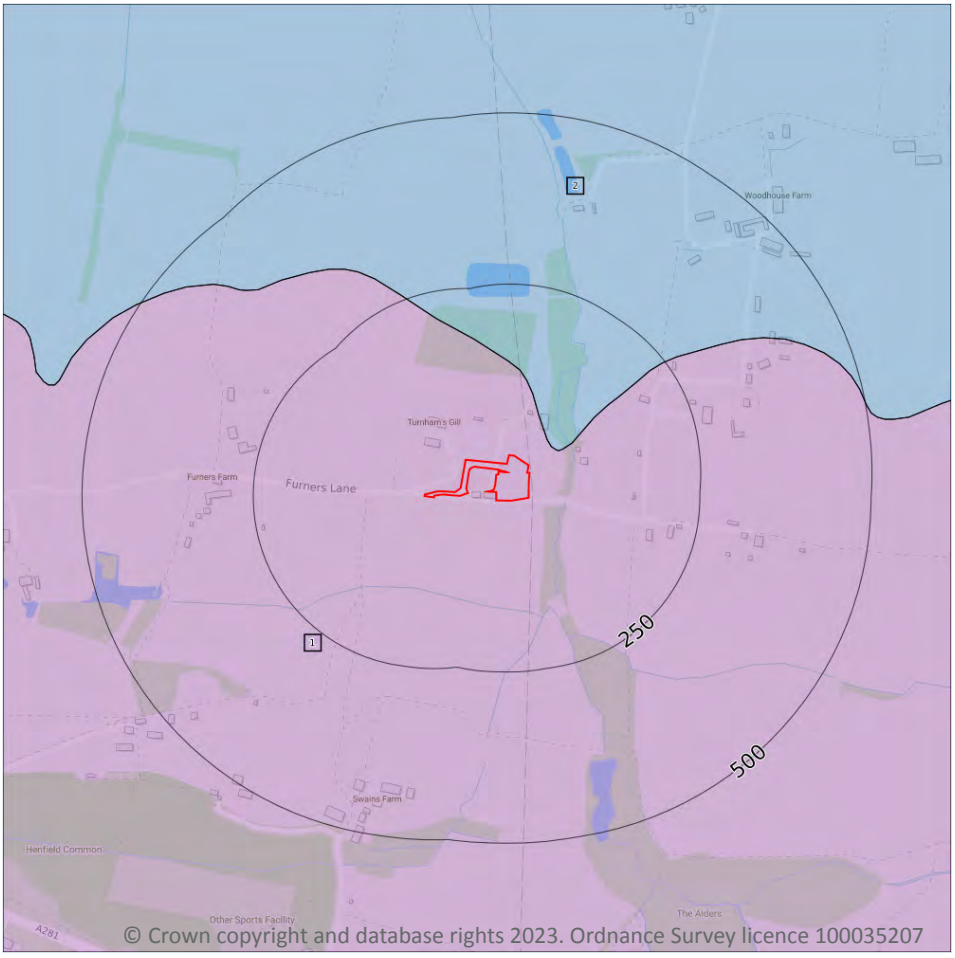
Features are displayed on the Hydrogeology map on **page 30 >**

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	42m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	45m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	103m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	393m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

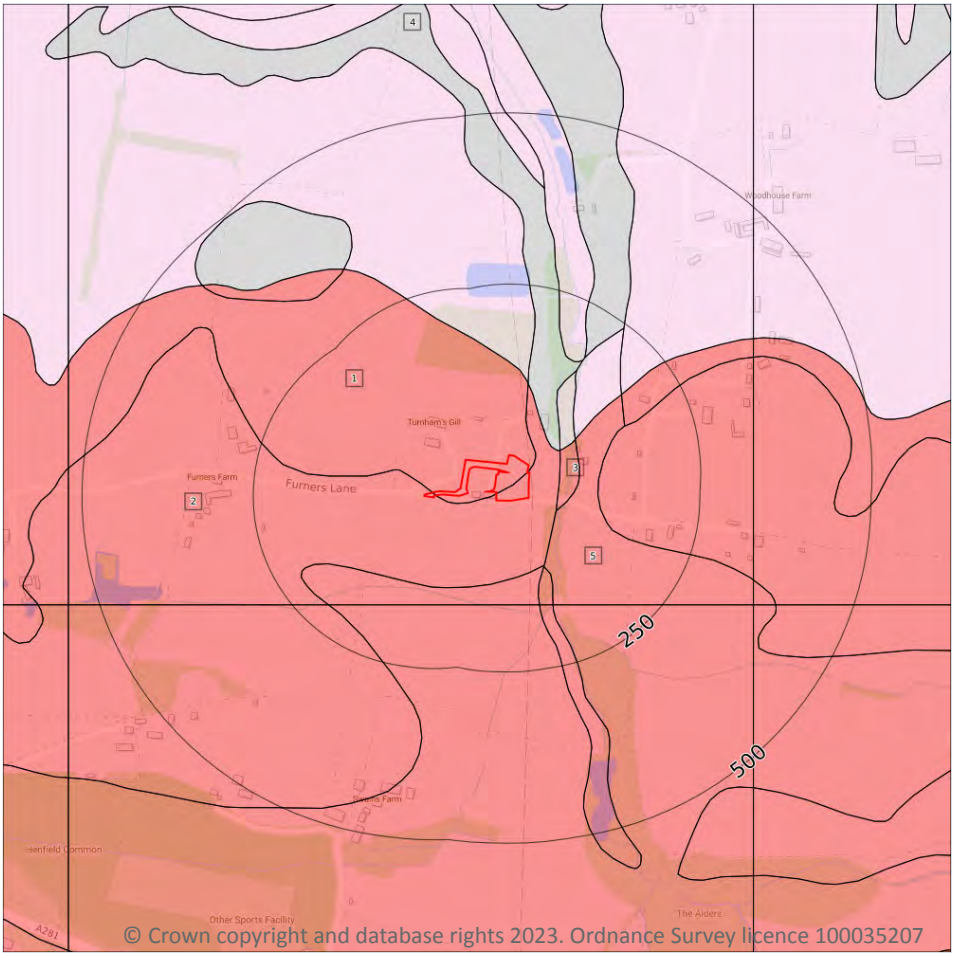
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 32 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	43m 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	5

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 33 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
2	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
3	42m E	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
4	43m NE	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
5	44m SE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

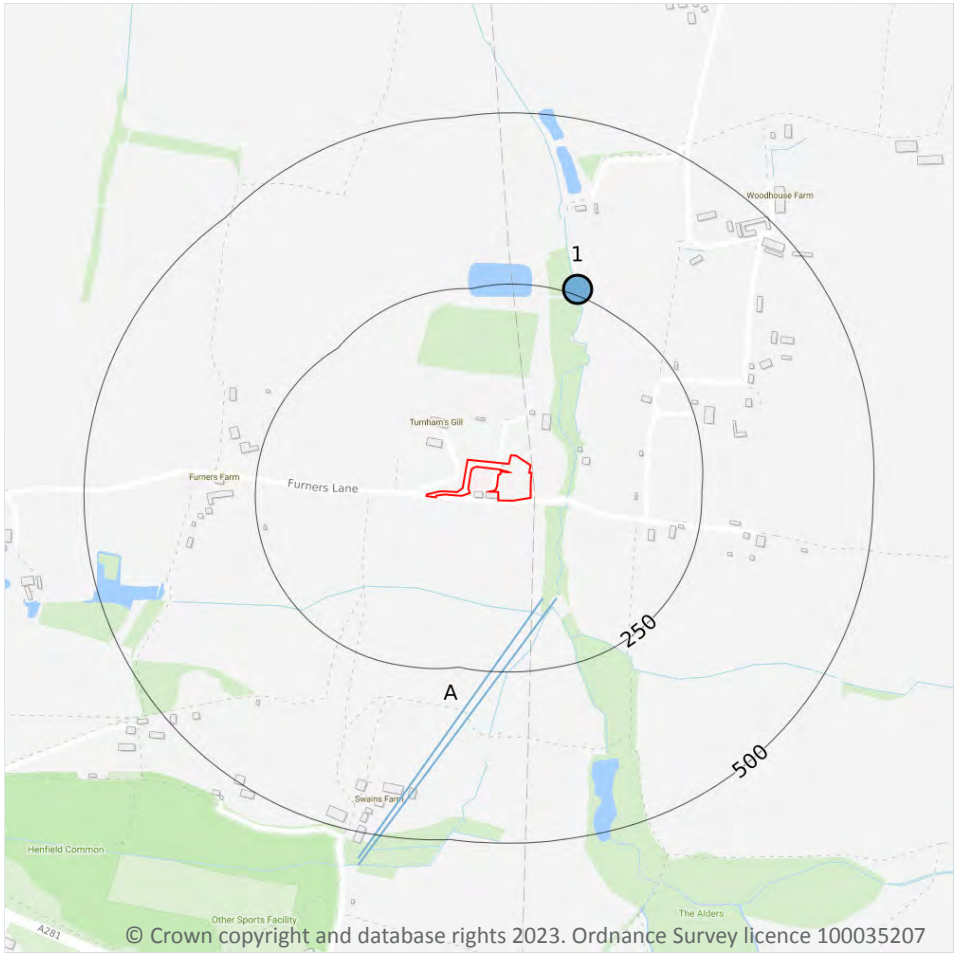
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	2

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 36 >**

ID	Location	Details	
-	919m SW	Status: Active Licence No: 10/41/321102 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MILL FIELD, THE COMMON, HENFIELD Data Type: Point Name: White Esq Easting: 521900 Northing: 115480	Annual Volume (m^3): 6387 Max Daily Volume (m^3): 90.9 Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 08/06/2009 Version End Date: -
-	927m SW	Status: Historical Licence No: 10/41/321102 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MILL FIELD, THE COMMON, HENFIELD Data Type: Point Name: White Esq Easting: 521910 Northing: 115460	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/04/1993 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**3**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 36 >**

ID	Location	Details	
A	147m S	Status: Active Licence No: 10/41/321101 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF CHESS STREAM AT SWAINS FARM, WOODMANCOTE Data Type: Line Name: Hills Esq Easting: 522420 Northing: 115630	Annual Volume (m^3): 6819 Max Daily Volume (m^3): 272.8 Original Application No: WR.0272 Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/10/2017 Version End Date: -

ID	Location	Details	
A	151m SE	Status: Historical Licence No: 10/41/321101 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF CHESS STREAM AT SWAINS FARM, WOODMANCOTE Data Type: Line Name: Hills Esq Easting: 522420 Northing: 115620	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/02/1966 Version End Date: -
1	258m N	Status: Historical Licence No: 23/065 Details: Spray Irrigation - Anti Frost Direct Source: Southern Region Surface Waters Point: POINT A AT FURNERS LANE, HENFIELD Data Type: Point Name: Country Fair Easting: 522740 Northing: 116460	Annual Volume (m^3): 9092 Max Daily Volume (m^3): 109 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 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	19

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

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	45m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
2	53m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	53m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	79m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	134m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	147m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	154m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	154m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	155m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	158m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	159m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	162m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	162m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	163m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
G	175m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	178m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	182m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	211m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	211m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**11**

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 40 >**

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 40 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Chess Stream**	**GB107041012110**	**Adur Upper**	**Adur and Ouse**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	780m N	River	Chess Stream	GB107041012110 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 40 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	**On site**	**Lower Greensand Adur & Ouse**	**GB40701G502400 ↗**	**Good**	**Good**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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.

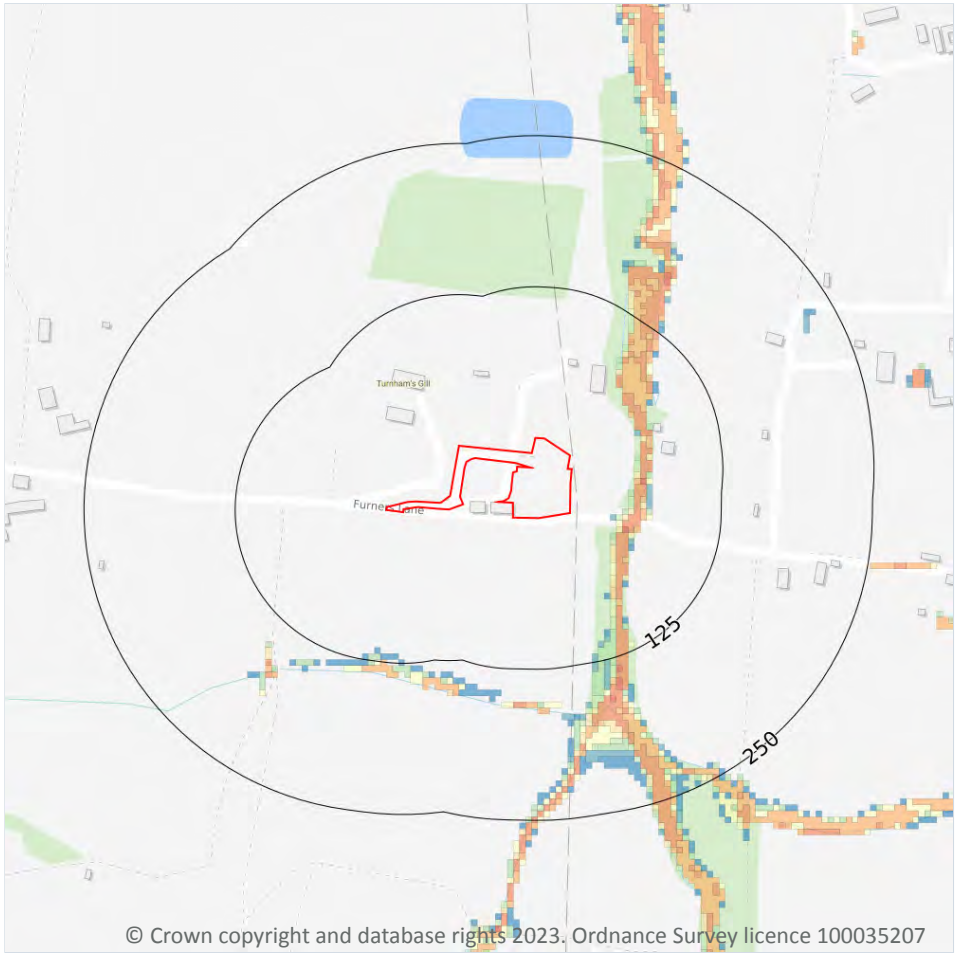
7.7 Flood Zone 3

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



Site Outline
Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, Greater than 1.0m**

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

Features are displayed on the Surface water flooding map on **page 47 >**

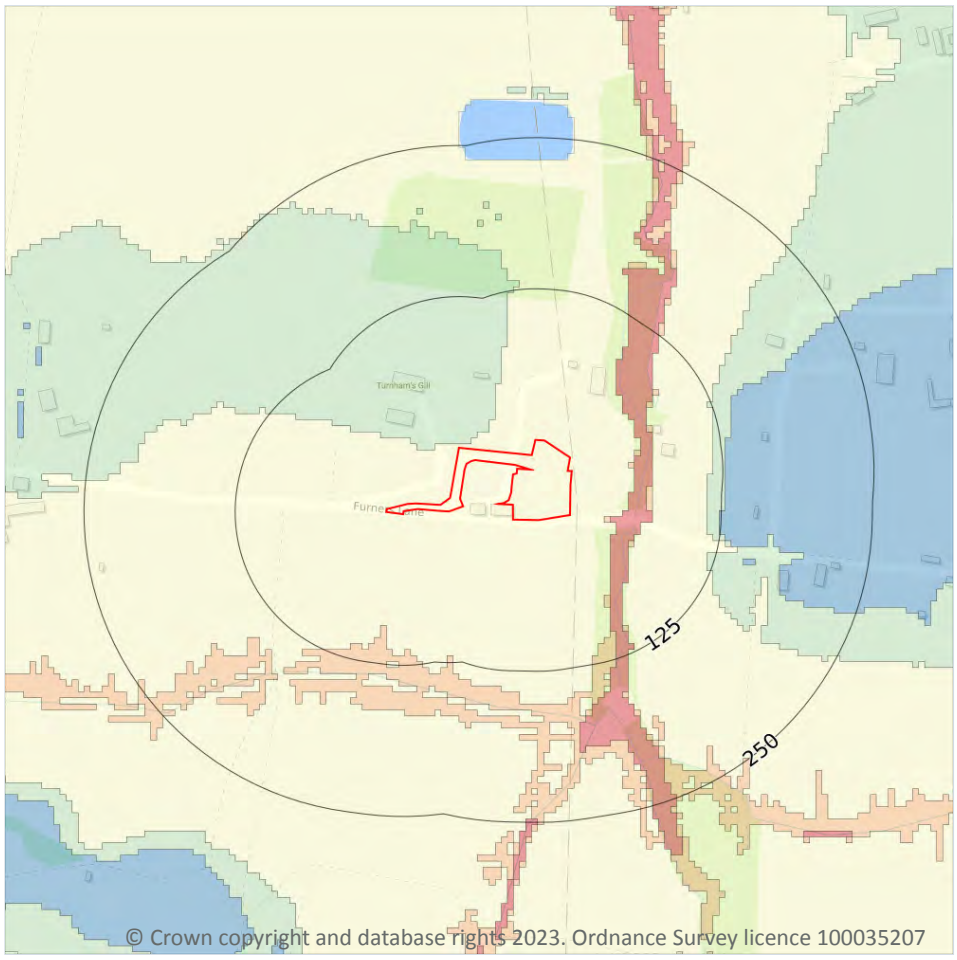
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

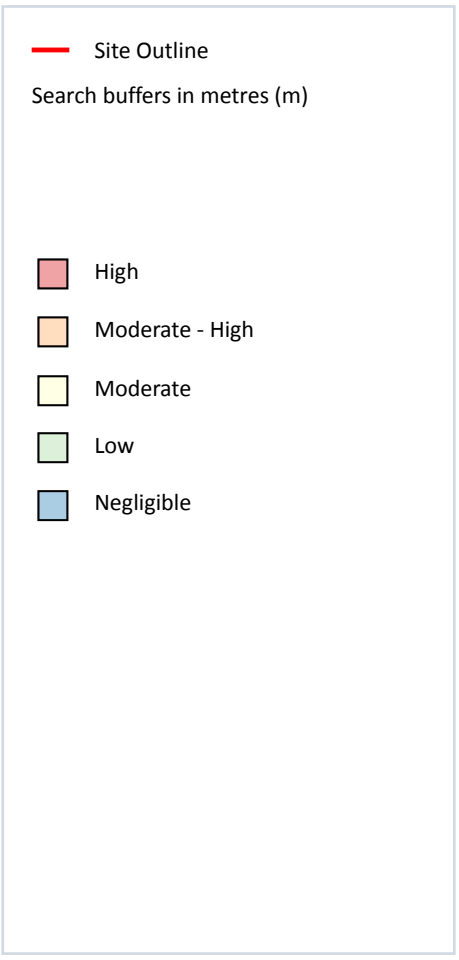
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding





9.1 Groundwater flooding

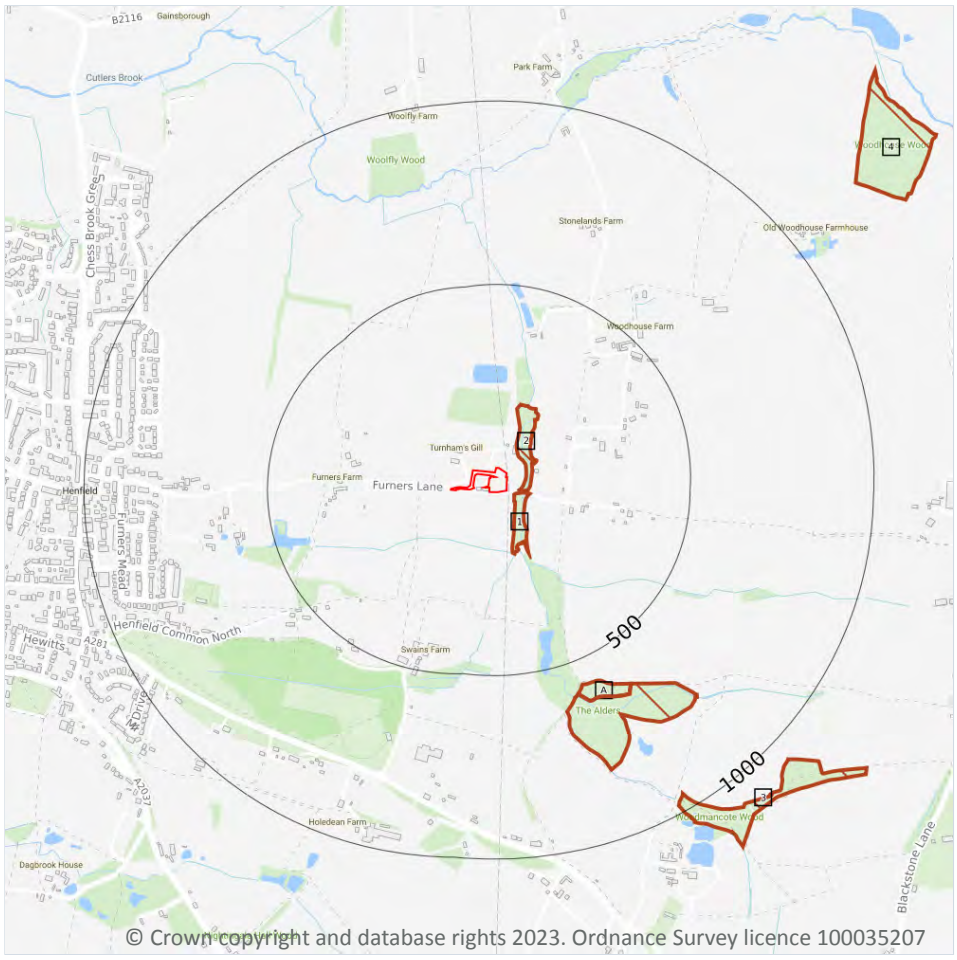
Highest risk on site	**Moderate**
Highest risk within 50m	**High**

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

Features are displayed on the Groundwater flooding map on **page 49 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	13

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 50 >**

ID	Location	Name	Woodland Type
1	23m SE	Unknown	Ancient & Semi-Natural Woodland
2	34m E	Newfield, Old Orchard, Twinhams Gill, Gate Field	Ancient & Semi-Natural Woodland
A	567m SE	Unknown	Ancient & Semi-Natural Woodland
A	587m S	The Alders	Ancient & Semi-Natural Woodland
3	955m SE	The Alders	Ancient & Semi-Natural Woodland
4	1238m NE	Unknown	Ancient & Semi-Natural Woodland
-	1697m SE	Unknown	Ancient & Semi-Natural Woodland
-	1790m SE	Unknown	Ancient & Semi-Natural Woodland
-	1828m NW	Parsonage Wood	Ancient & Semi-Natural Woodland
-	1868m S	Unknown	Ancient & Semi-Natural Woodland
-	1877m E	Home Gill	Ancient & Semi-Natural Woodland
-	1924m S	Unknown	Ancient & Semi-Natural Woodland
-	1980m NE	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	6

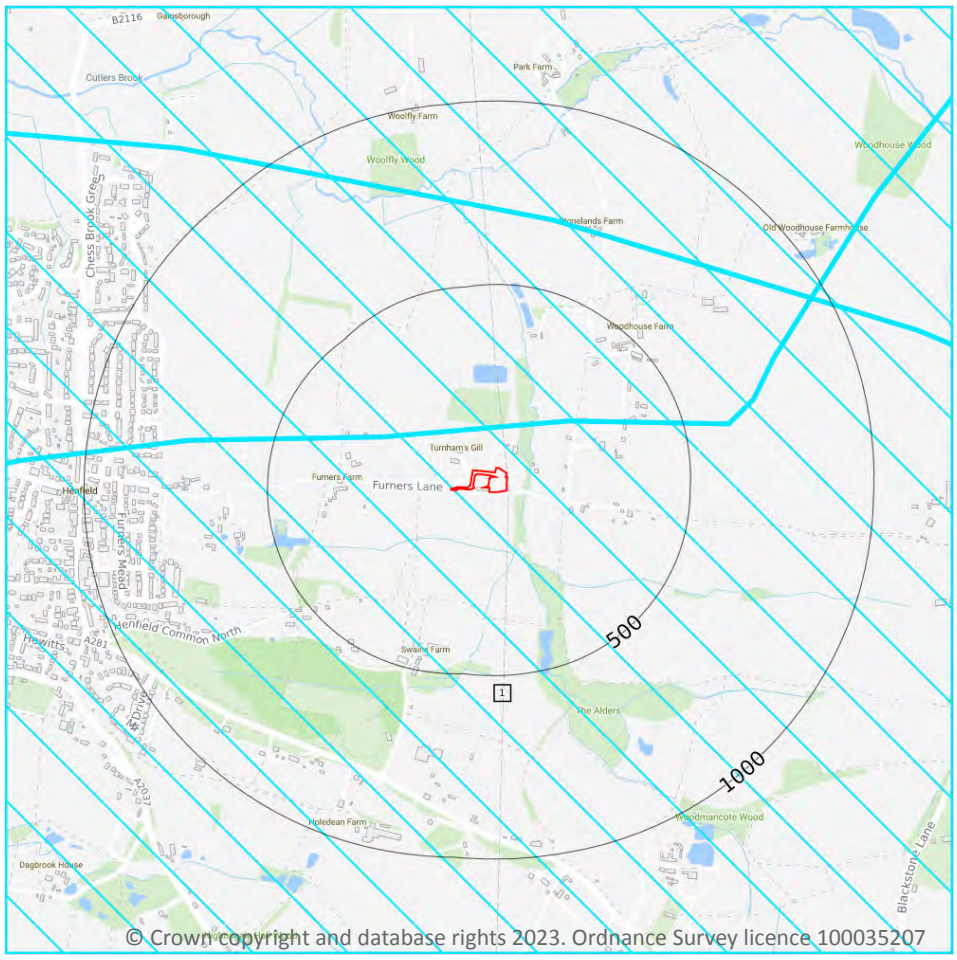
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**Chess Stream NVZ**	**Surface Water**	**808**	**Existing**

Location	Name	Type	NVZ ID	Status
170m S	Chess Stream NVZ	Surface Water	808	Existing
1407m N	Adur East (Sakeham) NVZ	Surface Water	522	Existing
1419m E	Chess Stream NVZ	Surface Water	808	Existing
1431m E	Chess Stream NVZ	Surface Water	808	Existing
1819m NE	Adur East (Sakeham) NVZ	Surface Water	522	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 56 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Minerals, Oil and Gas - Oil & gas exploration/extraction.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.** **Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.** **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



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Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	2

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

Features are displayed on the Visual and cultural designations map on **page 58 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	185m E	Holders	II	1183096	15/03/1955
2	194m NE	Little Bilsborough	II	1183100	15/03/1955

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

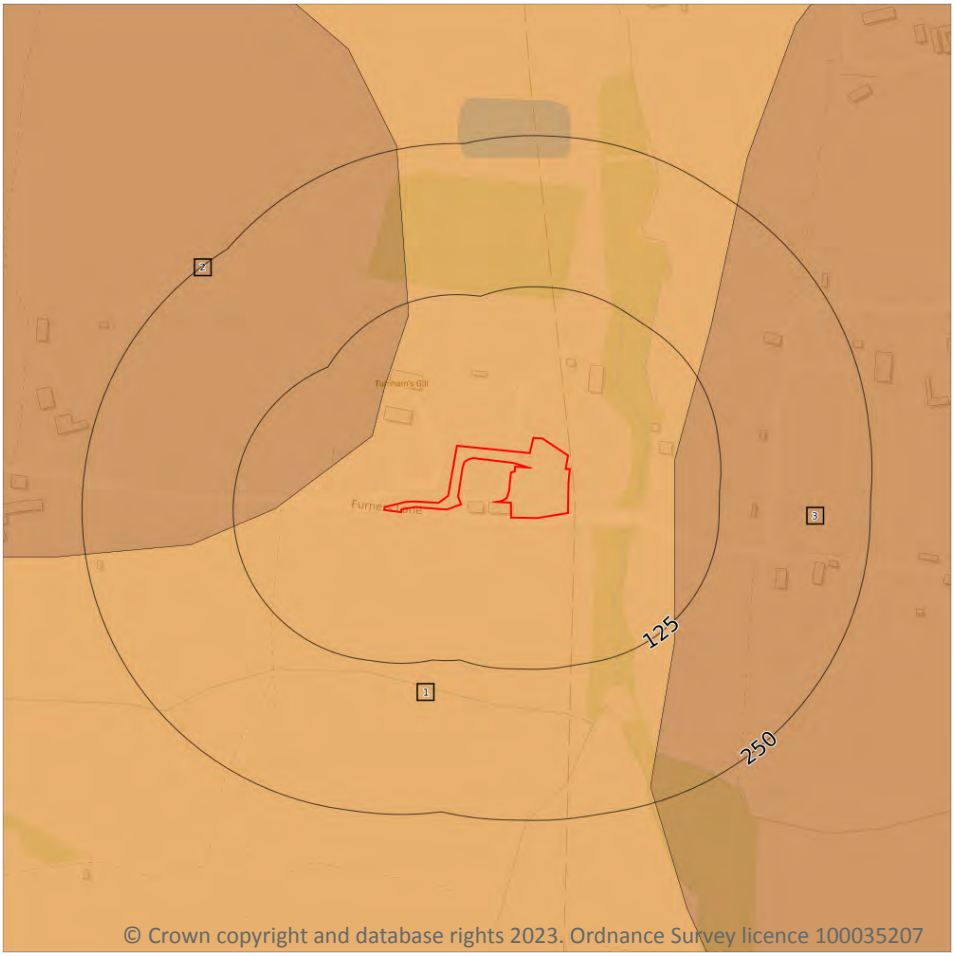
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	3

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

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

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

ID	Location	Classification	Description
2	53m W	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
3	87m E	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

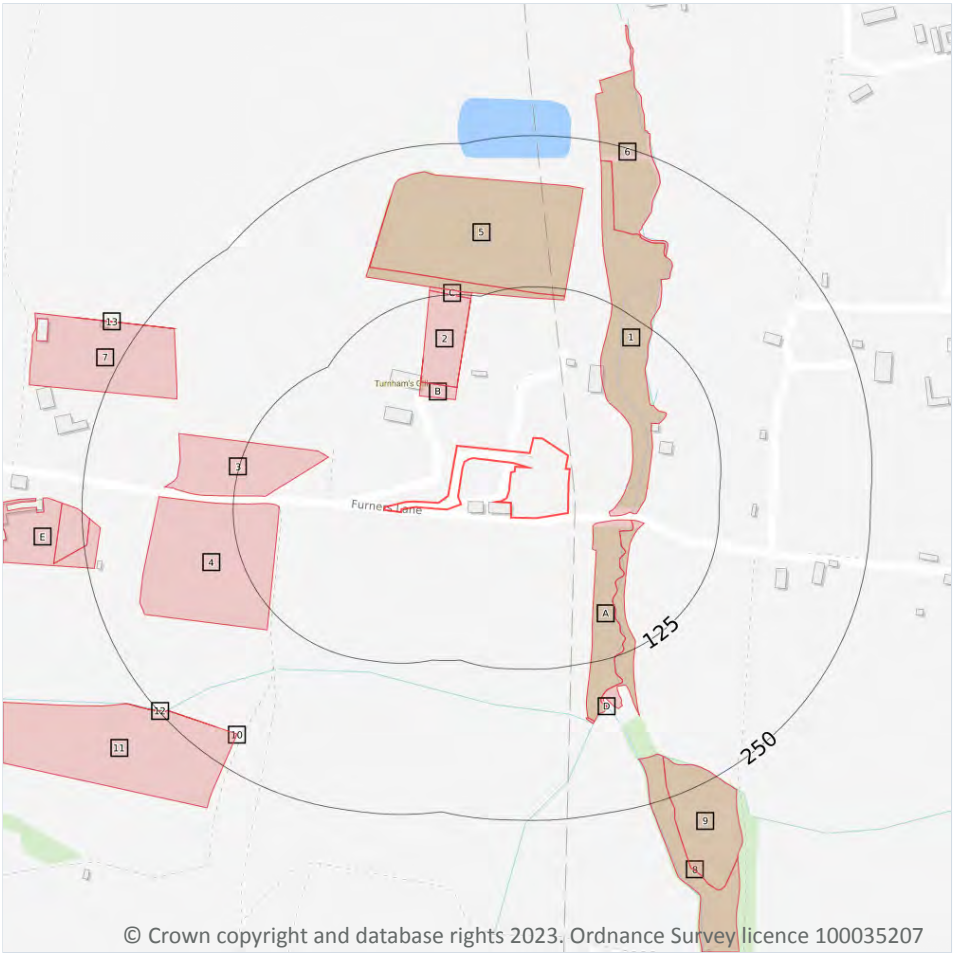
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	23

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

Features are displayed on the Habitat designations map on **page 64 >**

ID	Location	Main Habitat	Other habitats
A	23m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	34m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	38m NW	Traditional orchard	Main habitat: TORCH (INV > 50%)
A	45m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
2	48m NW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
C	55m NW	Traditional orchard	Main habitat: TORCH (INV > 50%)
B	61m NW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
3	62m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
4	87m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
C	116m N	Traditional orchard	Main habitat: TORCH (INV > 50%)
5	119m N	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
D	162m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	170m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	182m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	194m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
8	212m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	216m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	222m SW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
11	222m SW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
12	228m SW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
13	228m NW	Traditional orchard	Main habitat: TORCH (INV > 50%)
E	235m W	No main habitat but additional habitats present	Additional: TORCH (INV 50%)
E	244m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

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.

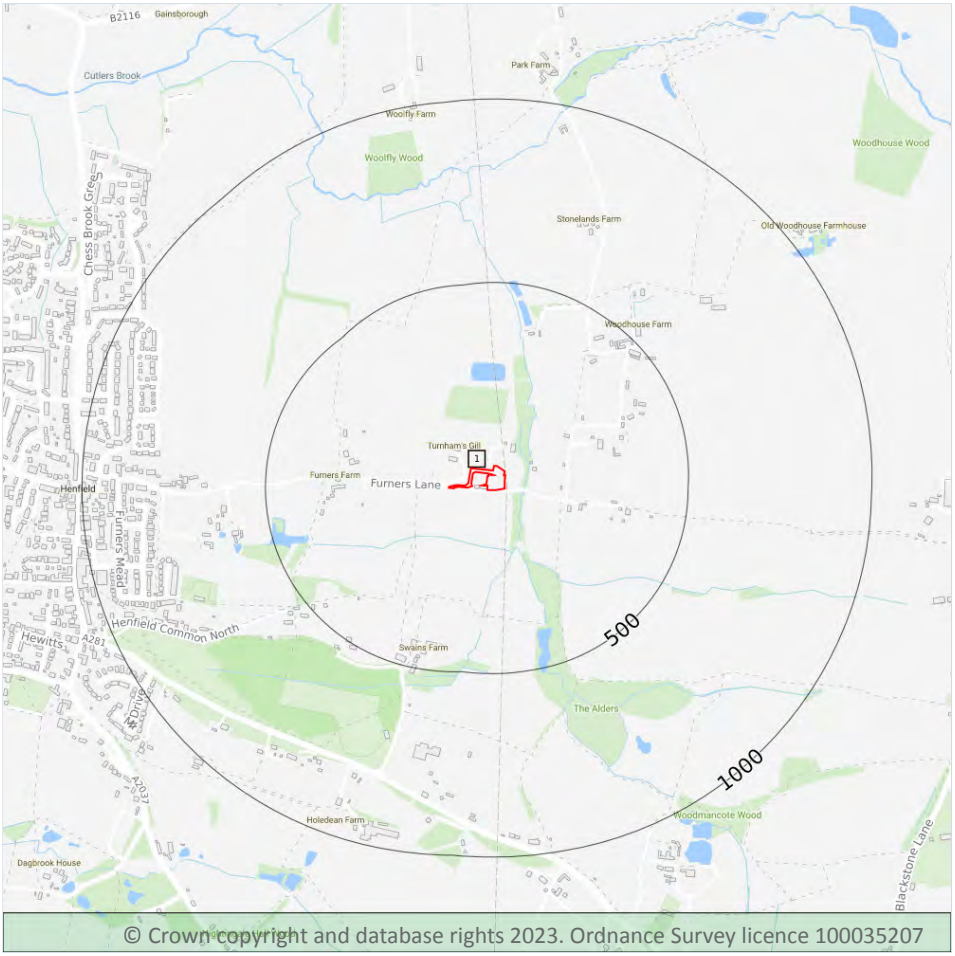
13.4 Limestone Pavement Orders

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 67 >**

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

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

14.5 Bedrock geology (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

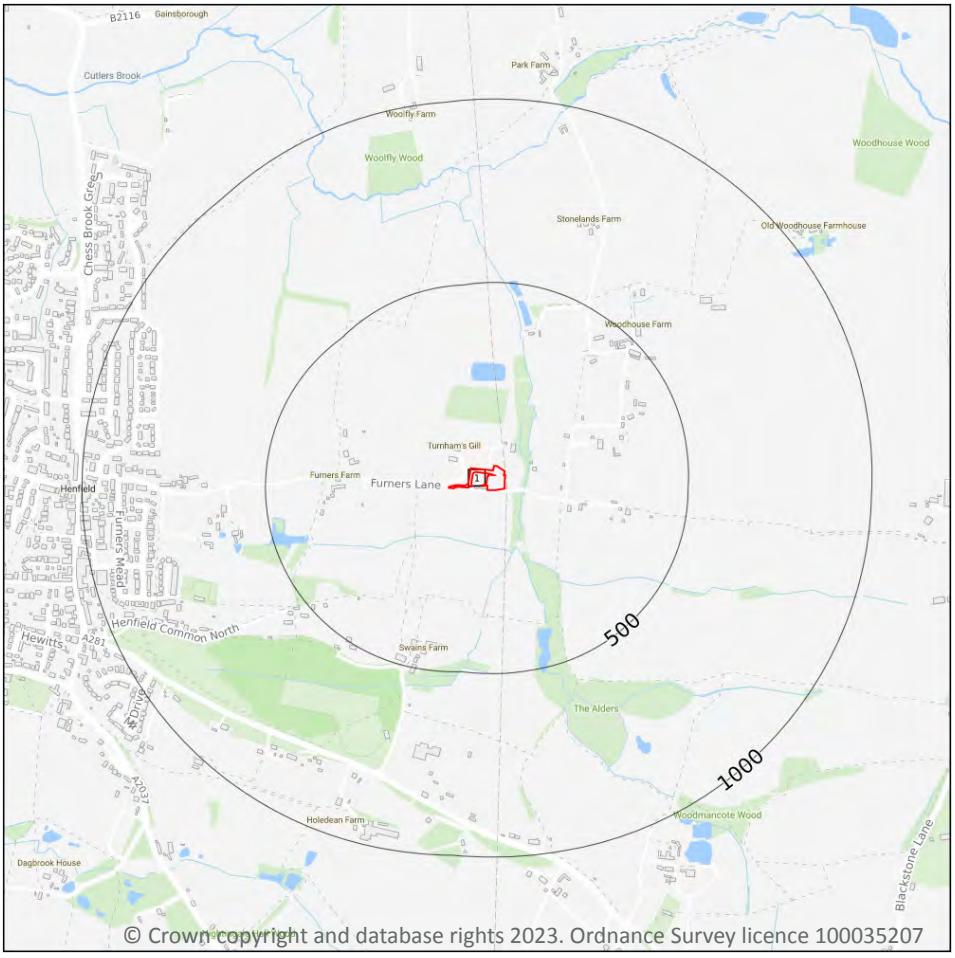
14.6 Bedrock faults and other linear features (10k)

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 71 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

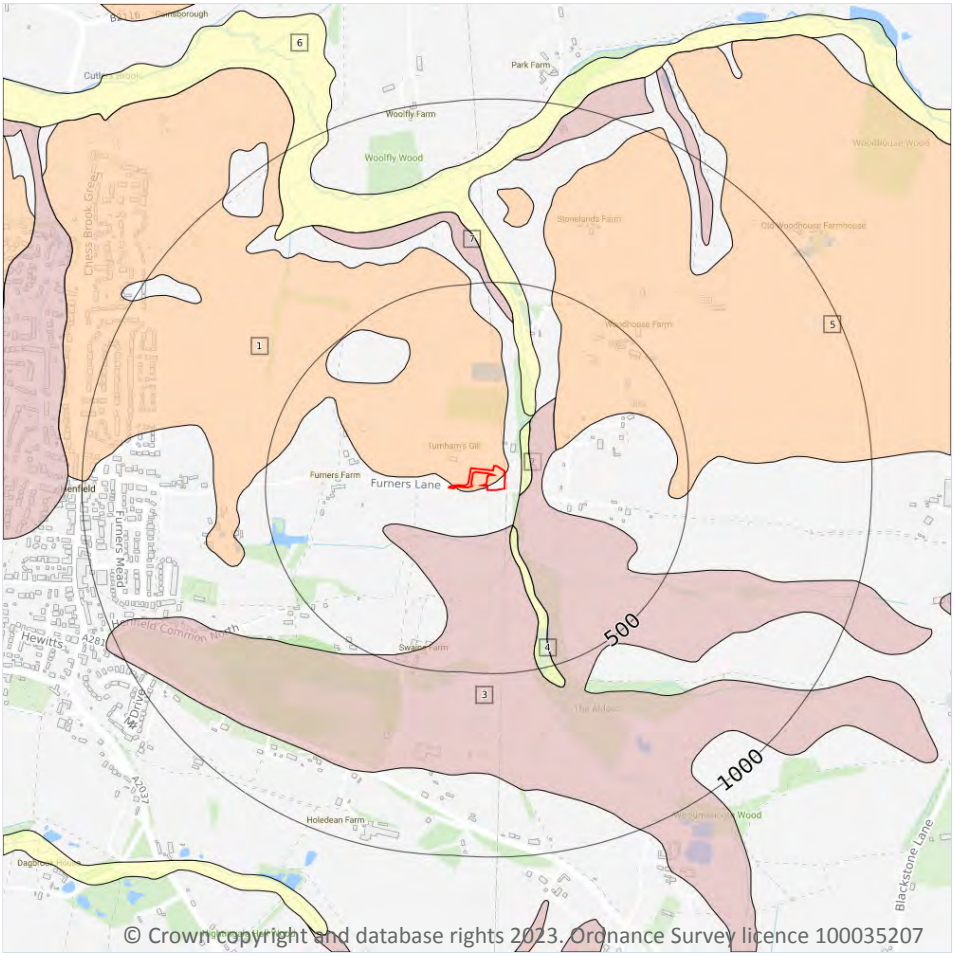
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **7**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 73 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**AD2T3-XSV**	**RIVER TERRACE DEPOSITS, 2 TO 3 (ADUR)**	**SAND AND GRAVEL**
2	42m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
3	45m SE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	103m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
5	151m NE	AD2T3-XSV	RIVER TERRACE DEPOSITS, 2 TO 3 (ADUR)	SAND AND GRAVEL
6	163m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
7	393m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**3**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**
42m E	Intergranular	High	Very Low
45m SE	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

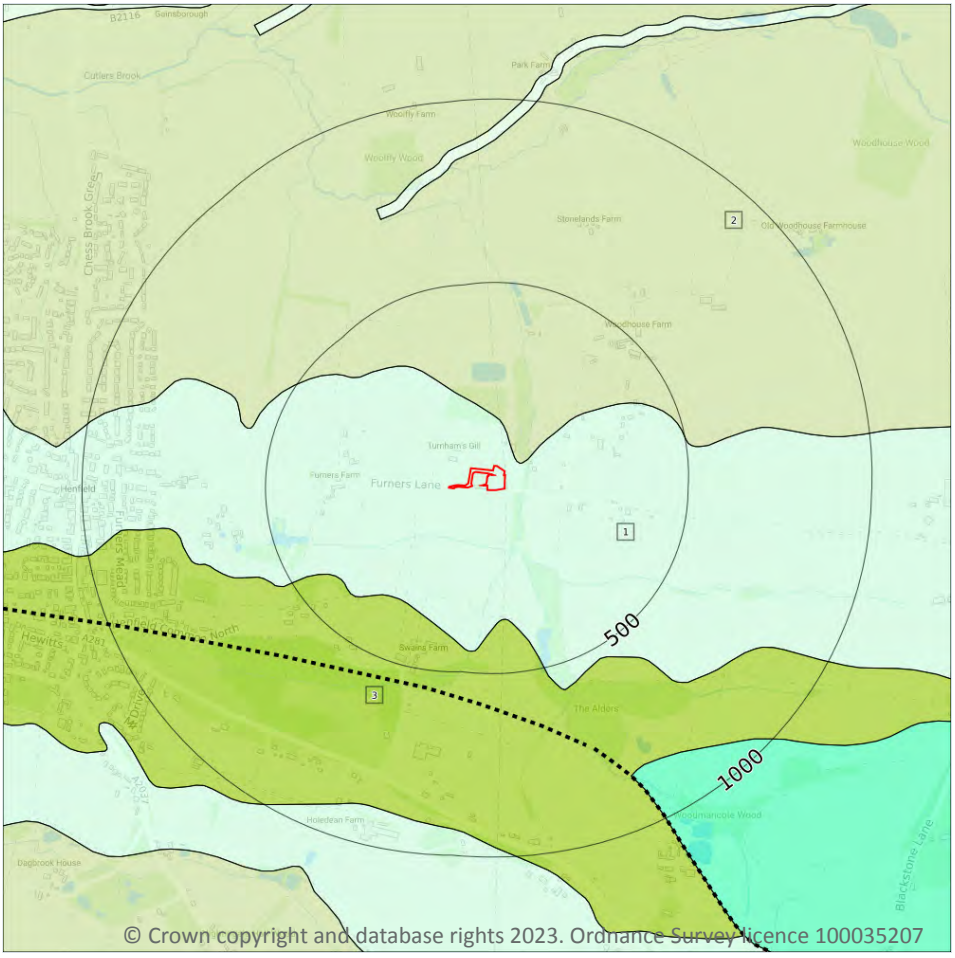
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **3**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**LGS-SLSST**	**LOWER GREENSAND GROUP - SANDSTONE, SILTY**	**APTIAN**
2	43m NE	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
3	332m SW	FO-SDST	FOLKESTONE FORMATION - SANDSTONE	APTIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Moderate**	**Moderate**
43m NE	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

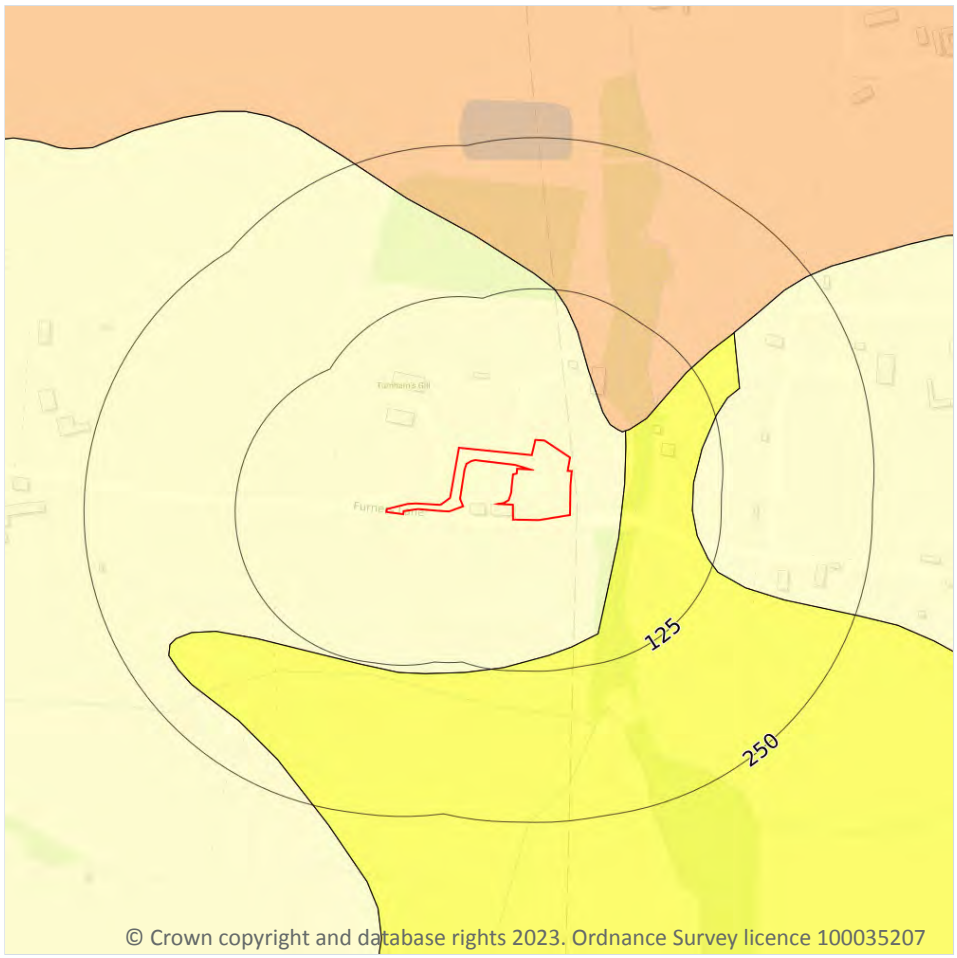
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	3

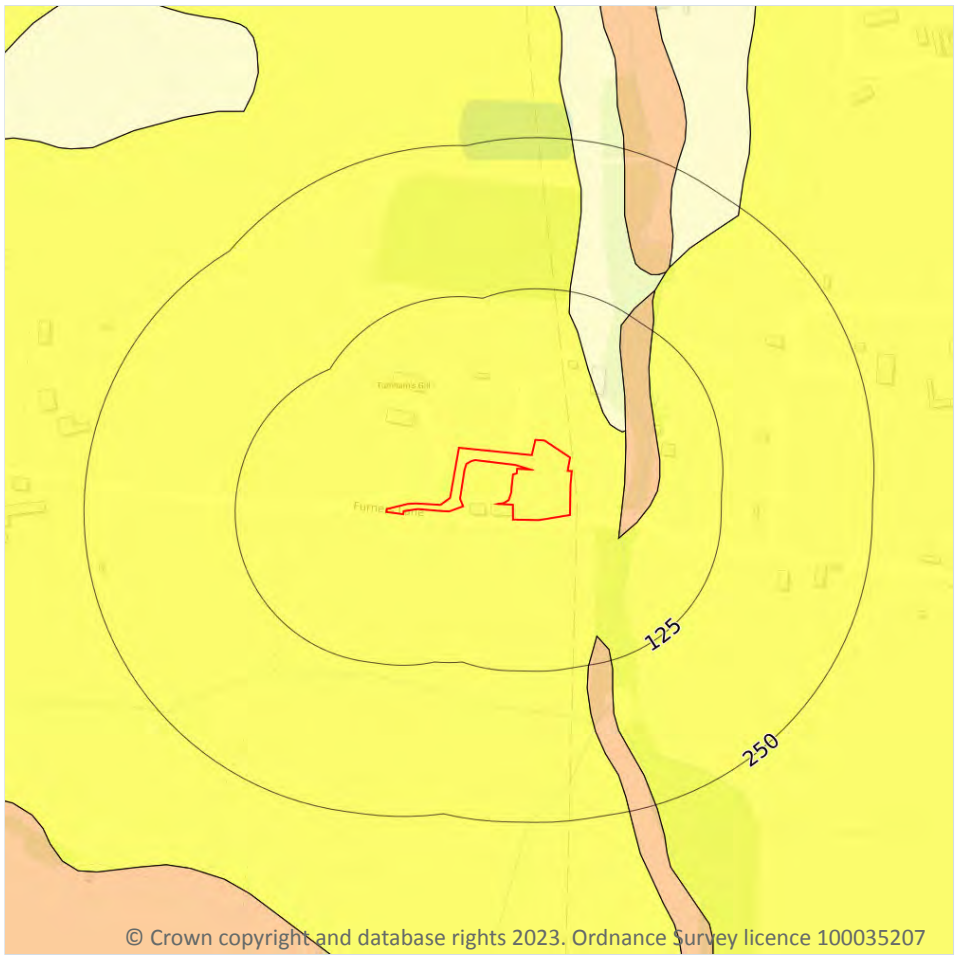
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 78 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
42m E	Very low	Ground conditions predominantly low plasticity.
43m NE	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	3

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

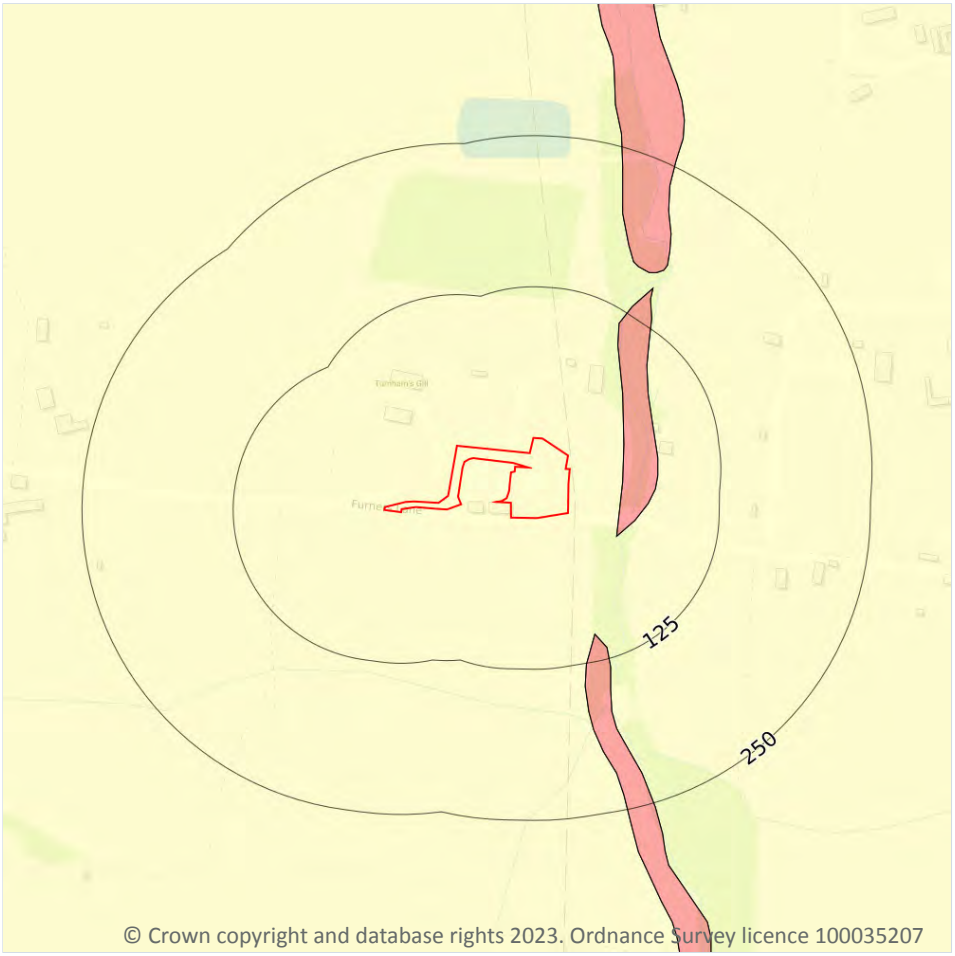
Features are displayed on the Natural ground subsidence - Running sands map on **page 80 >**

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.**

Location	Hazard rating	Details
42m E	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
43m NE	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

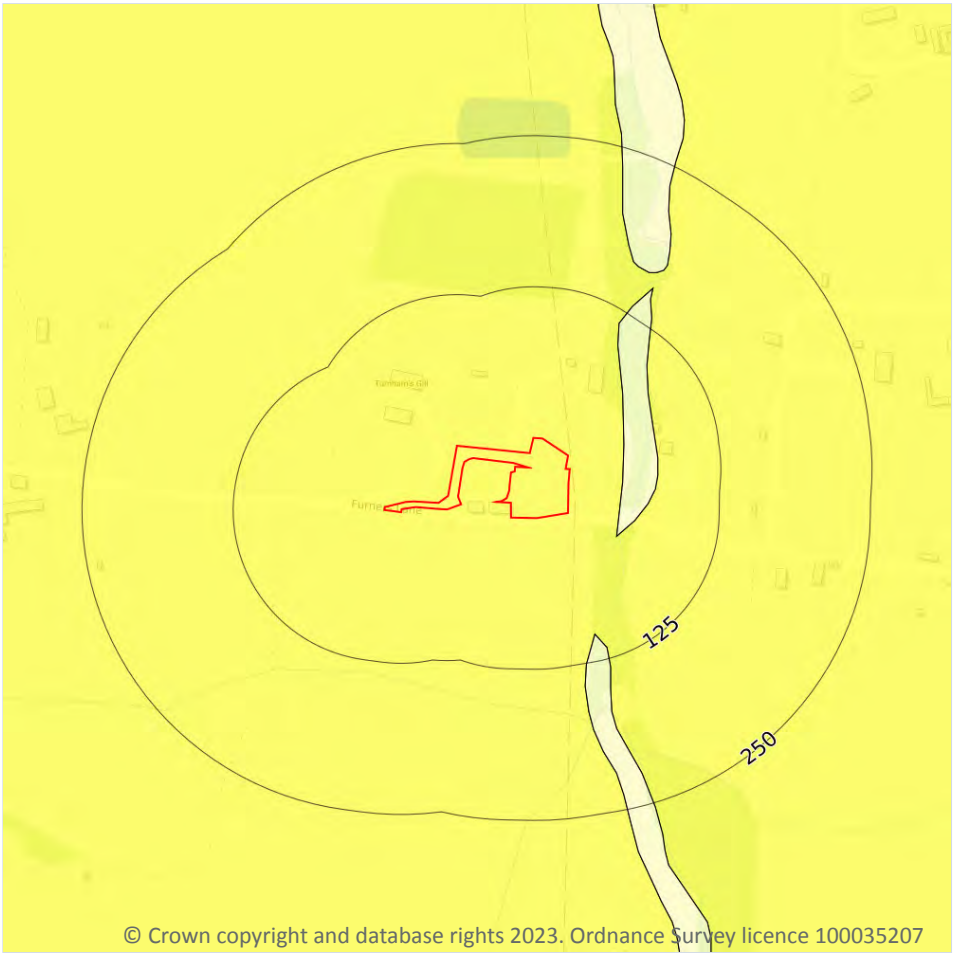
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 82 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
42m E	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	2

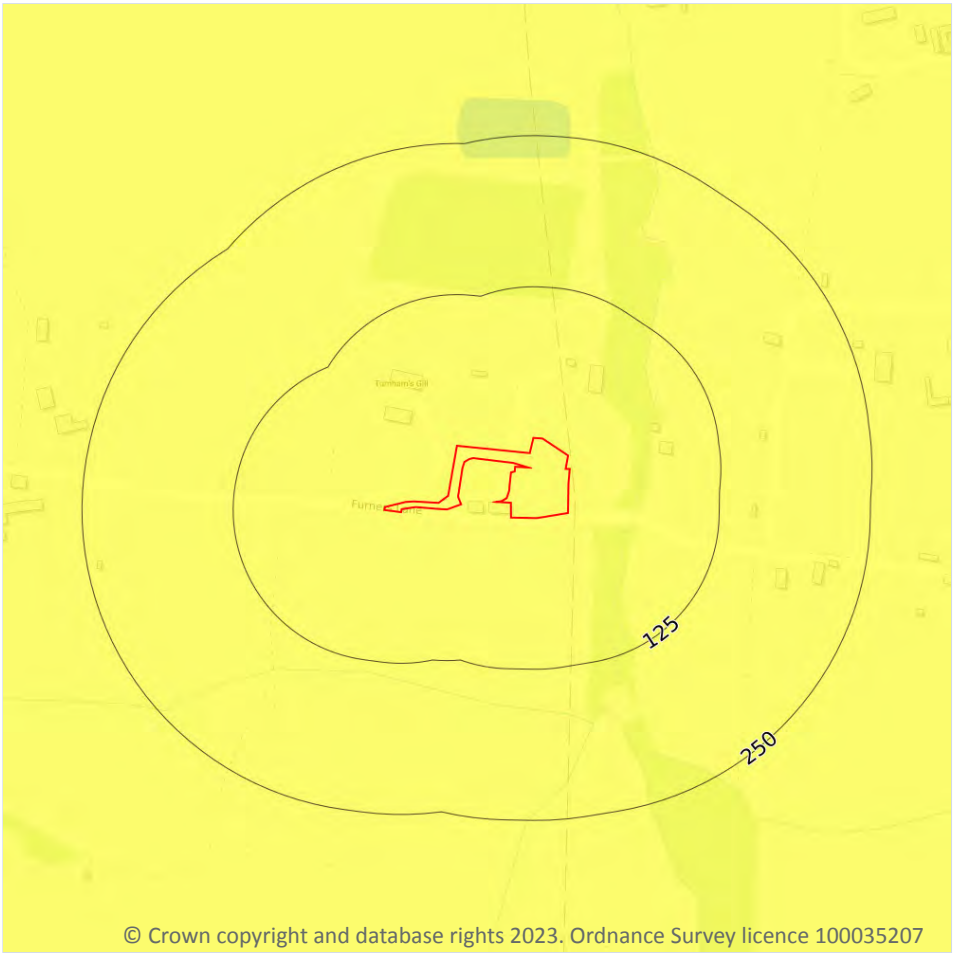
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 84 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**
42m E	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

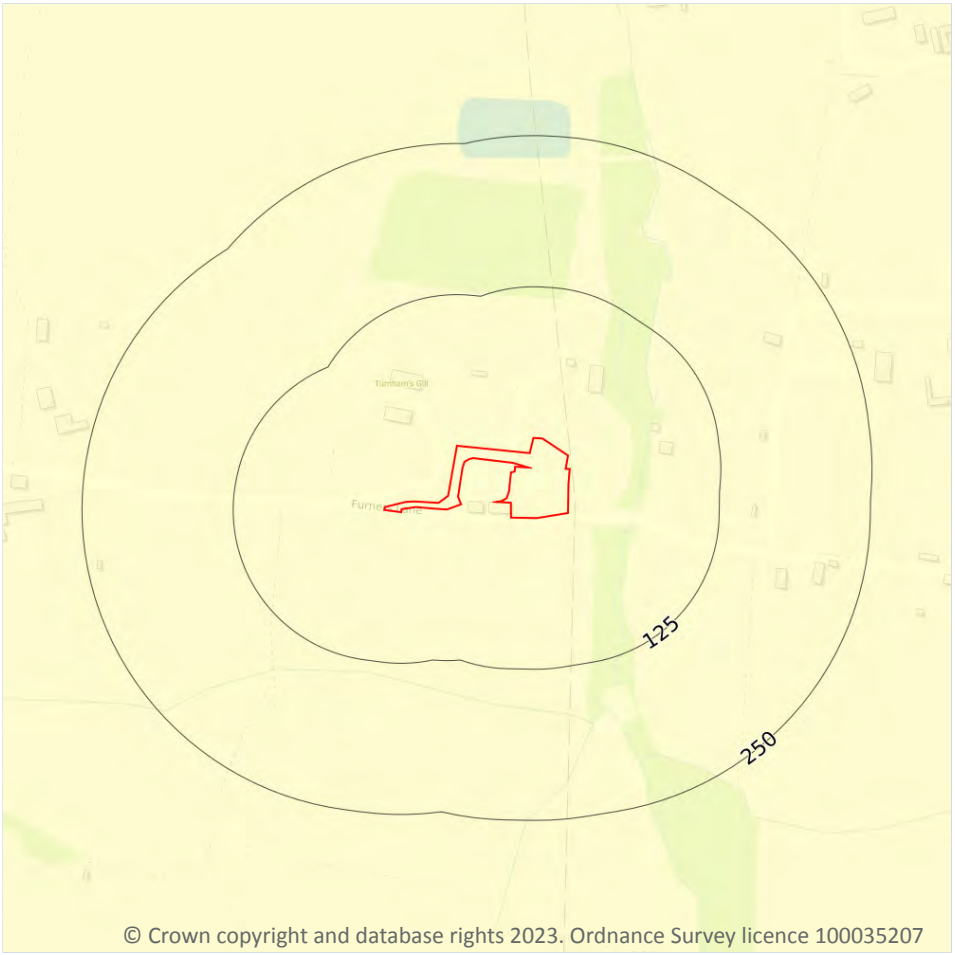
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

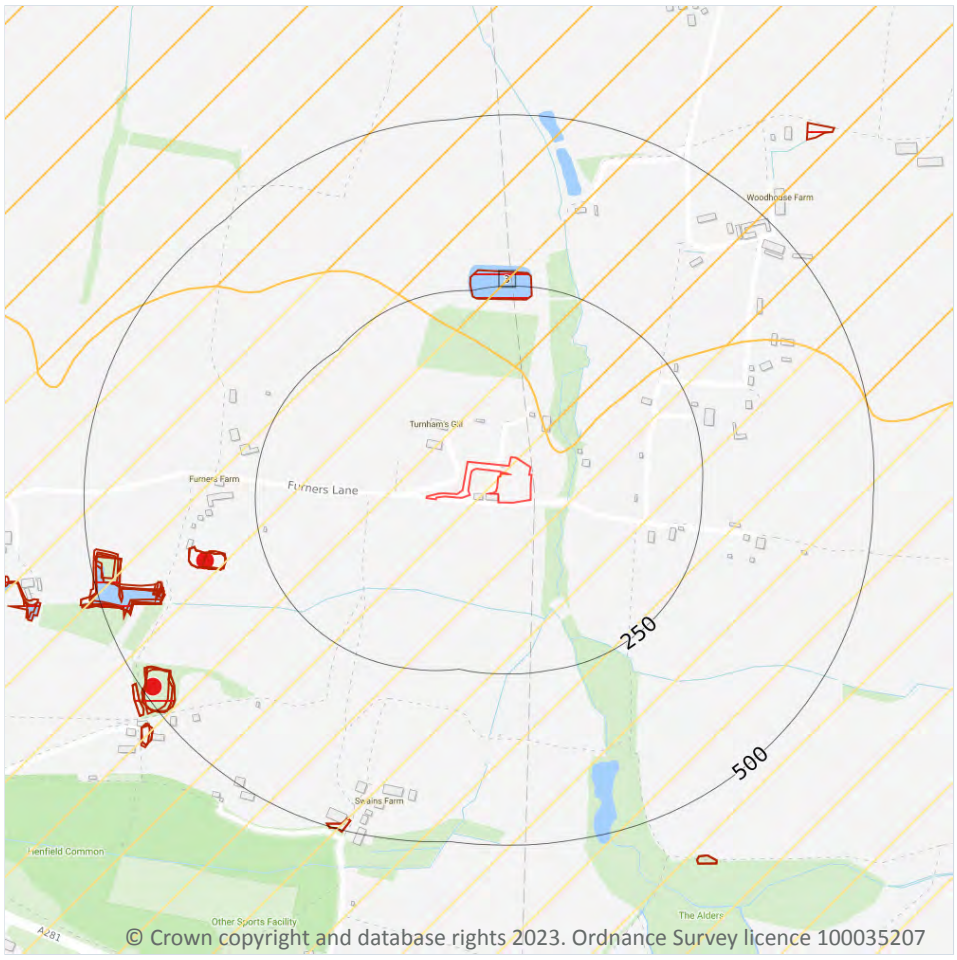
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 86 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	2

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

Features are displayed on the Mining and ground workings map on **page 88 >**

ID	Location	Details	Description
A	335m W	Name: Furners Farm Clay Pit Address: HENFIELD, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	484m SW	Name: Furners Farm Sand Pit Address: HENFIELD, West Sussex Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**1**

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 88 >**

ID	Location	Land Use	Year of mapping	Mapping scale
3	231m N	Reservoir	1974	1:10000

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 88 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Sand**	**A**	**Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
2	43m NE	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

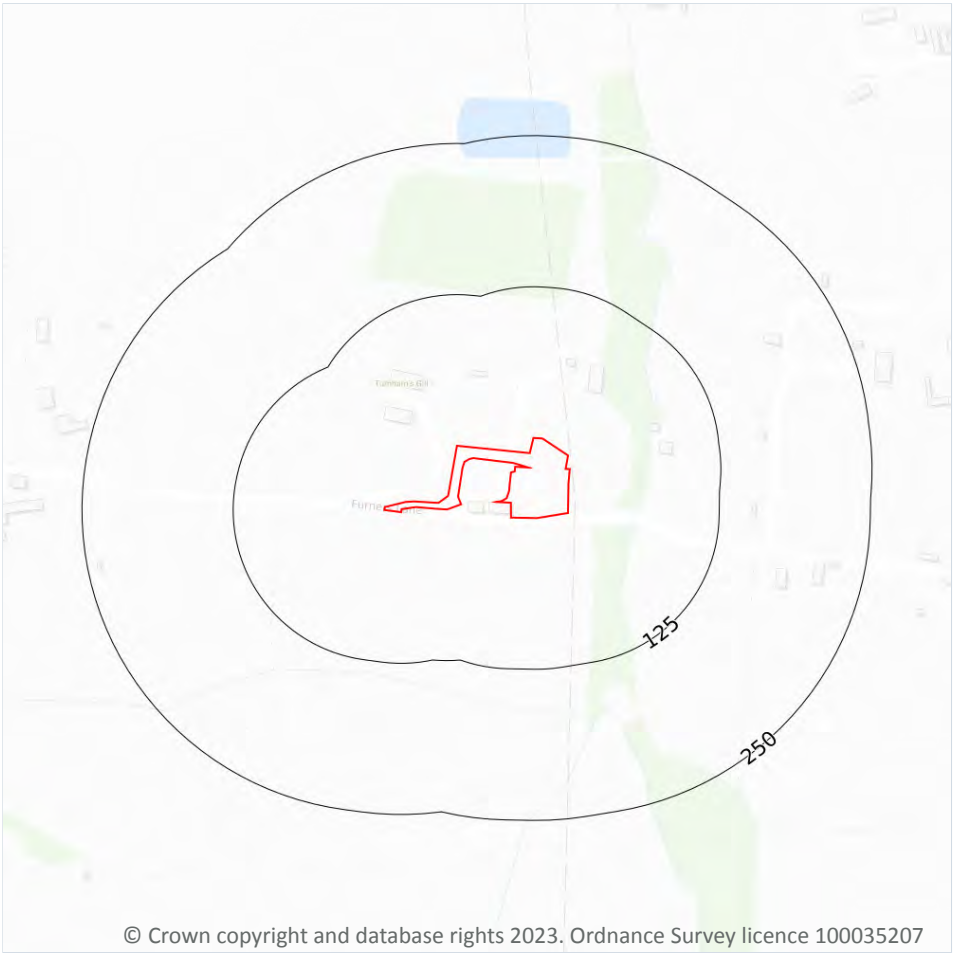
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

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



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Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 96 >**

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	7

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
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**
20m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
42m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
43m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m SE	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.

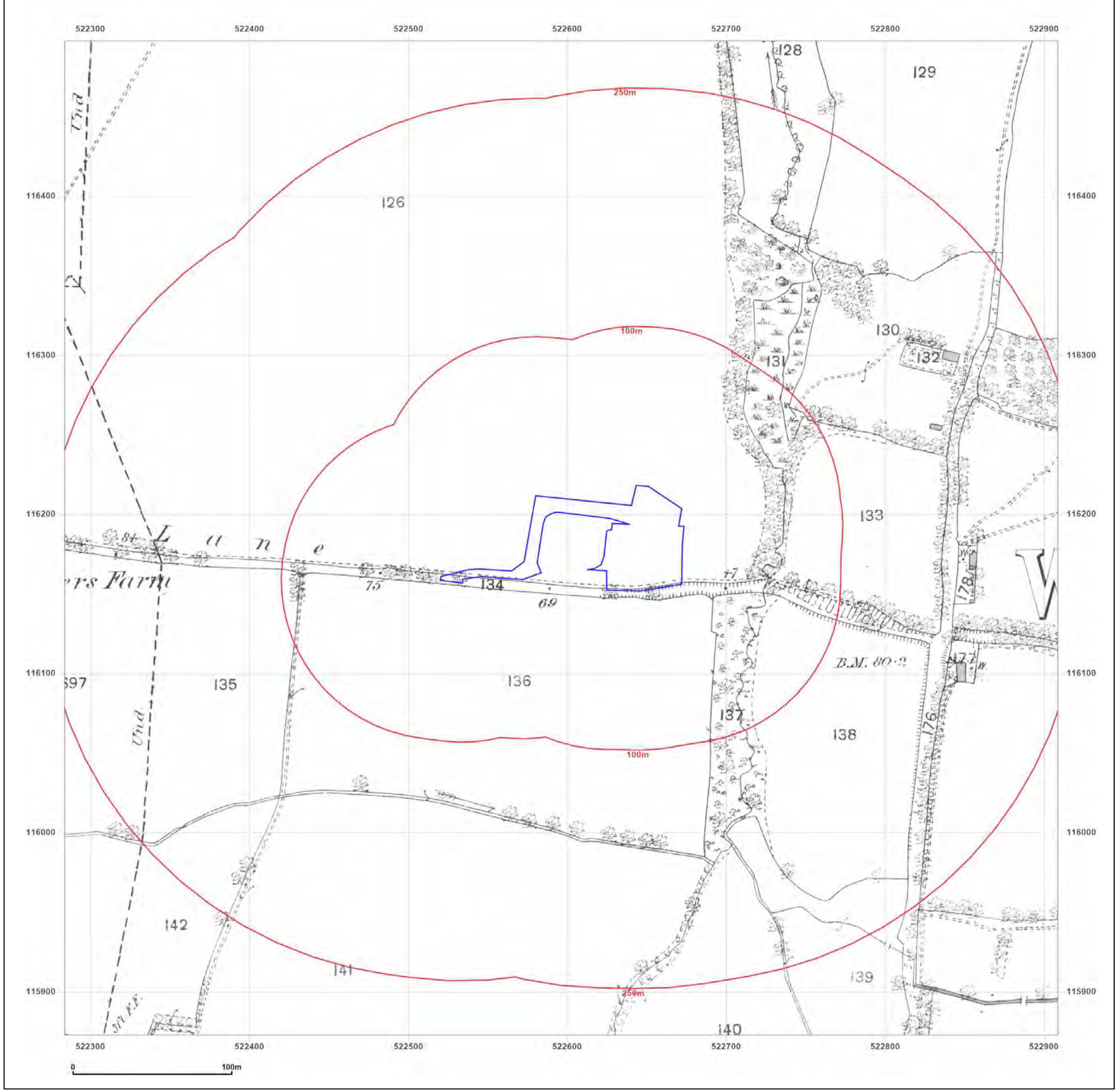
Data providers

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/ ↗.

Appendix C – Historical Mapping



Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: County Series
Map date: **1874**
Scale: 1:2,500
Printed at: 1:2,500

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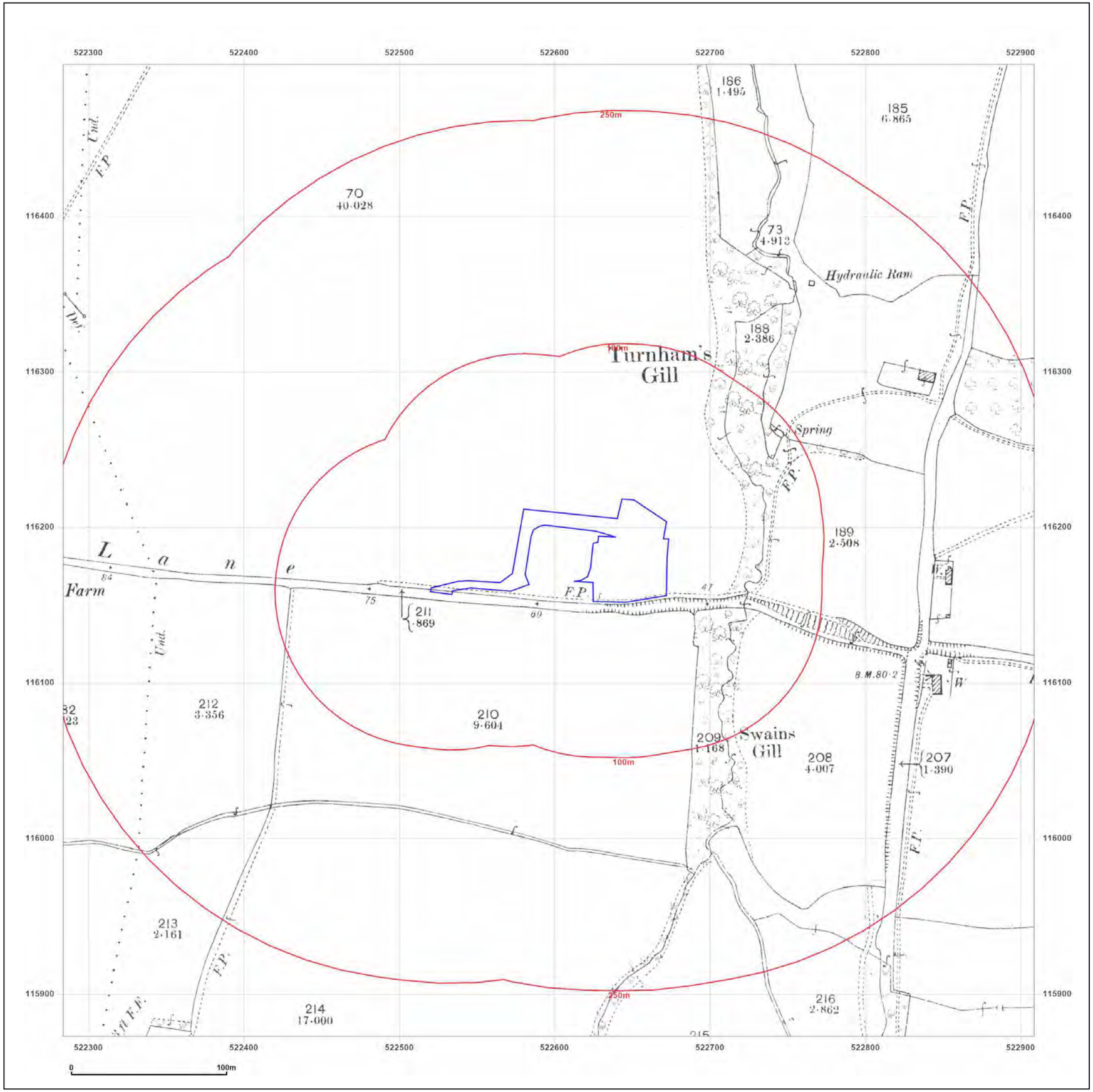

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

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

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Surveyed 1897
Revised 1897
Edition N/A
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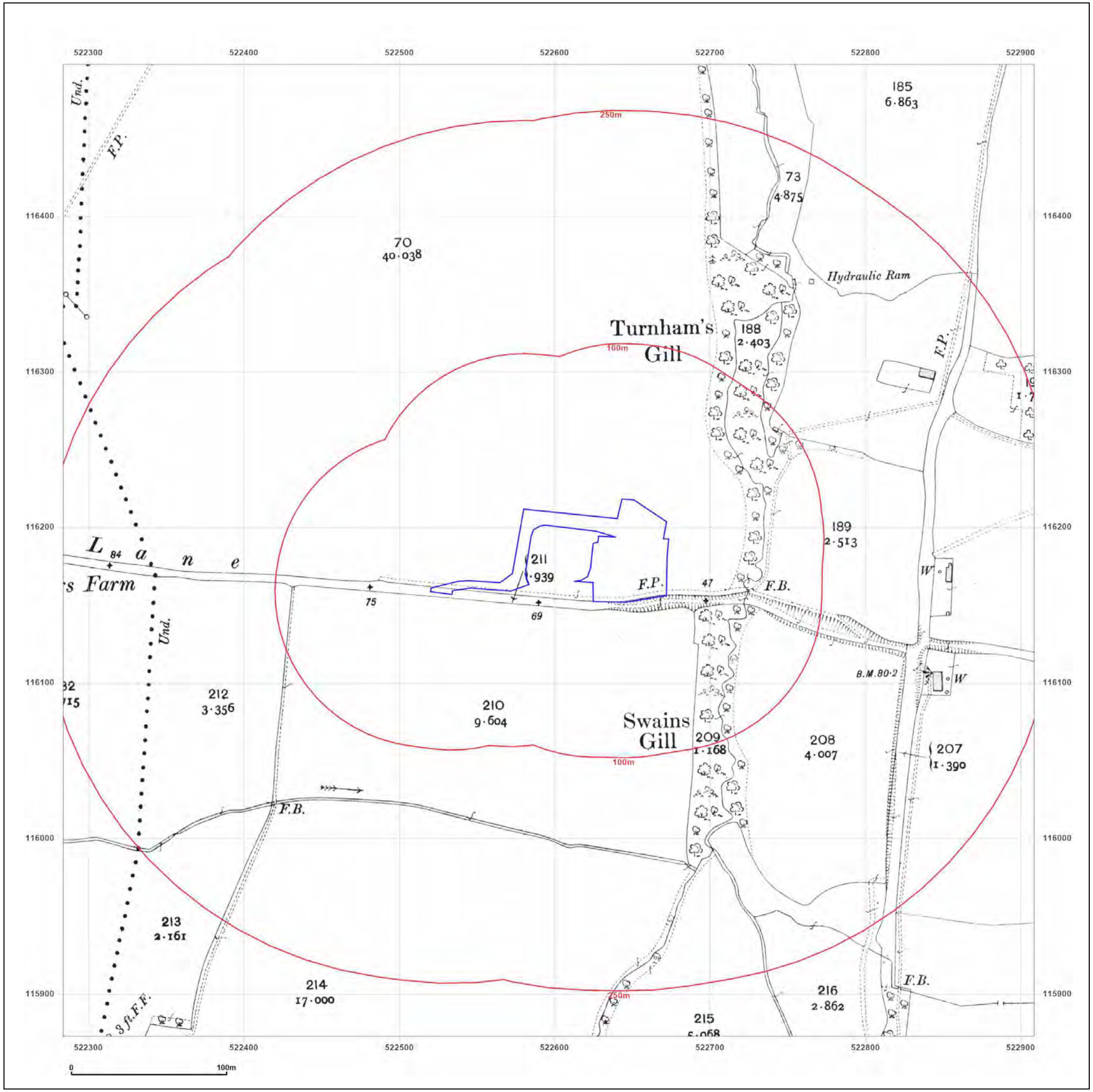

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Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: County Series

Map date: **1910**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1910
Edition N/A
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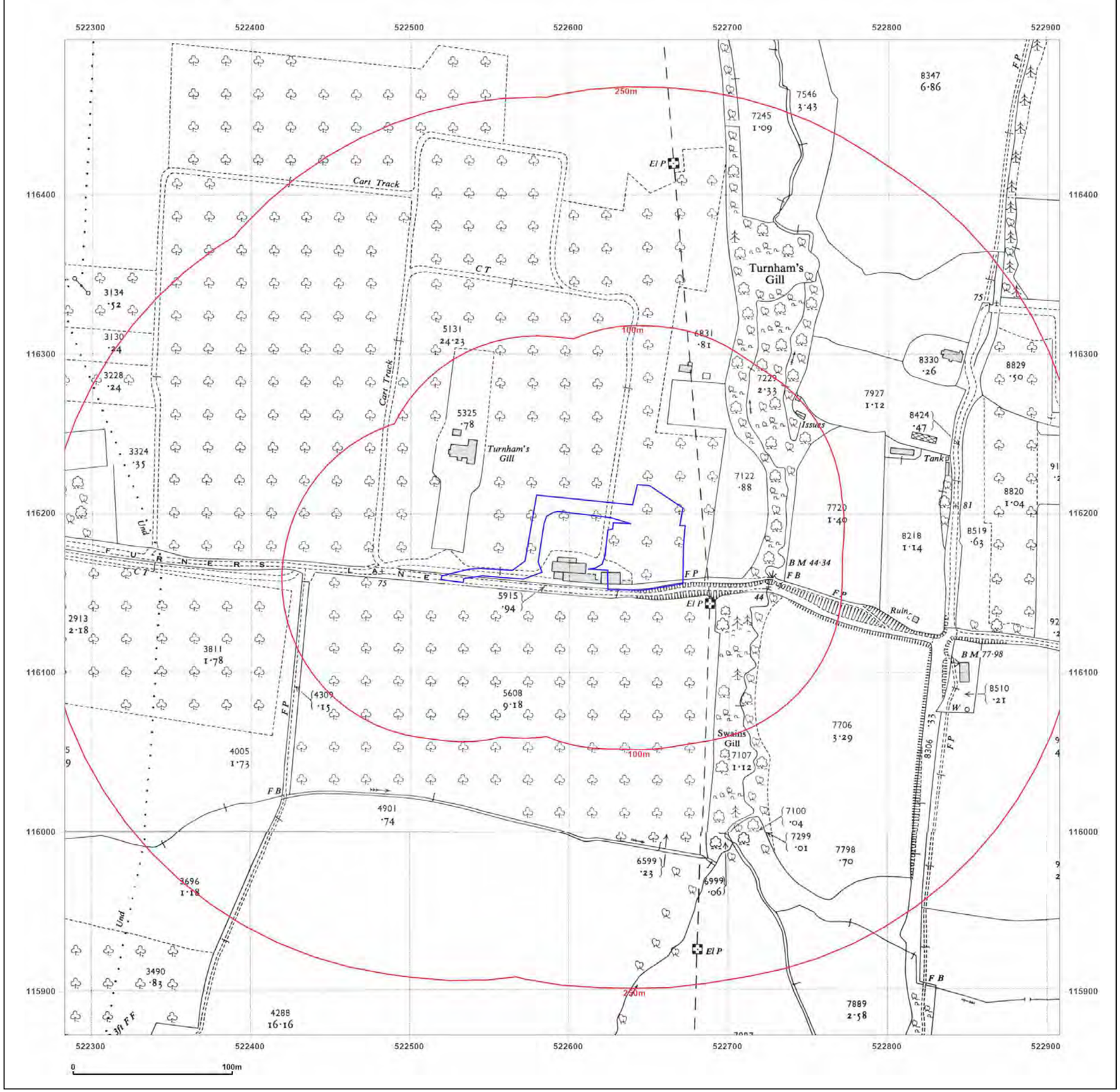

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: National Grid

Map date: **1955**

Scale: 1:2,500

Printed at: 1:2,500

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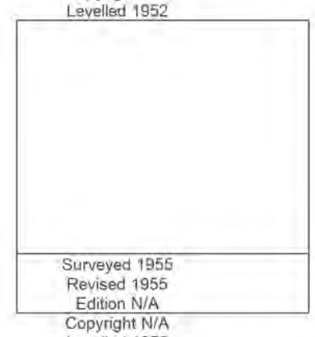
Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1952



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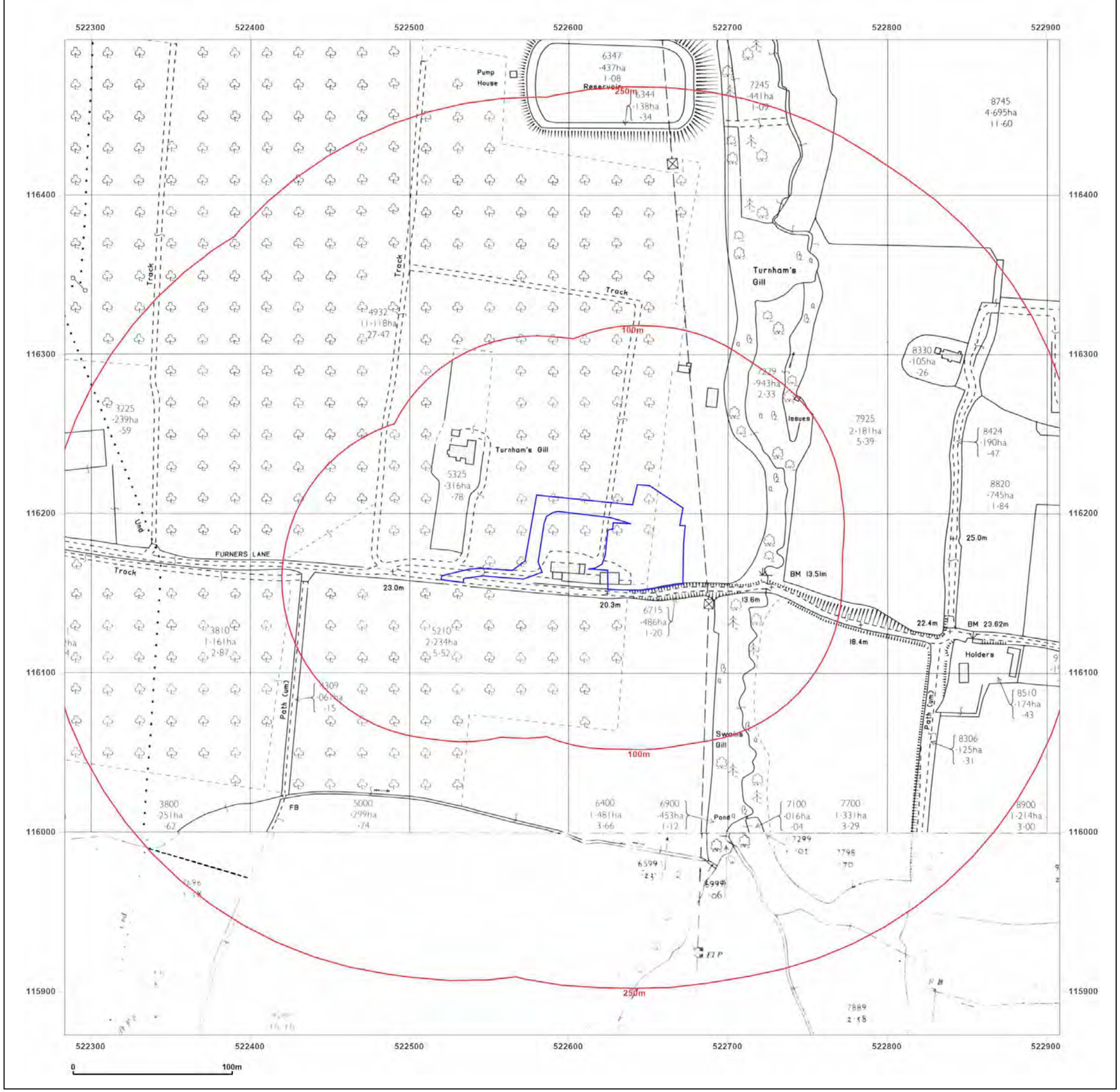

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: National Grid

Map date: **1974-1977**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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Site Details:

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Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

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

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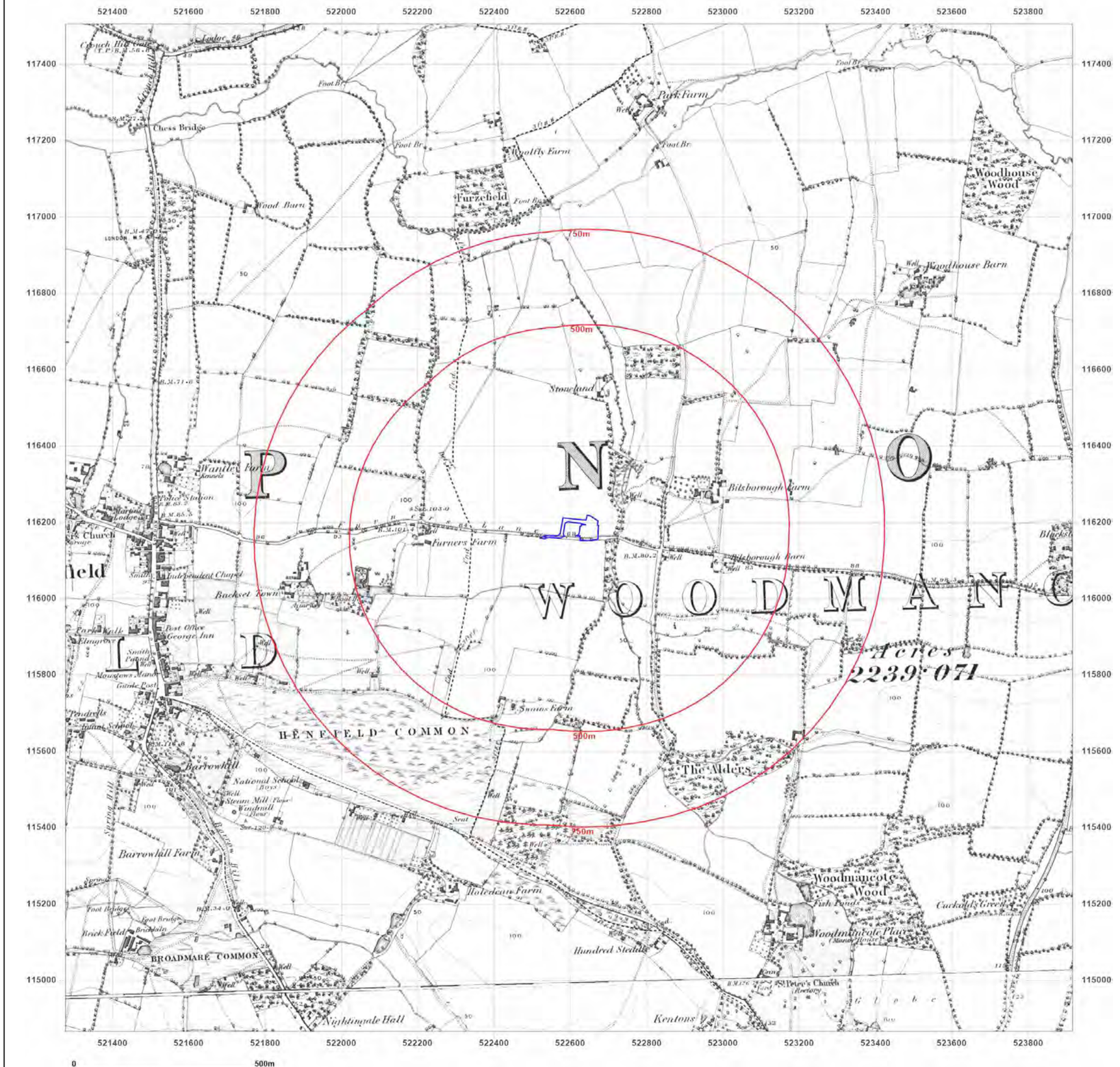

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: County Series

Map date: **1875**

Scale: 1:10,560

Printed at: 1:10,560

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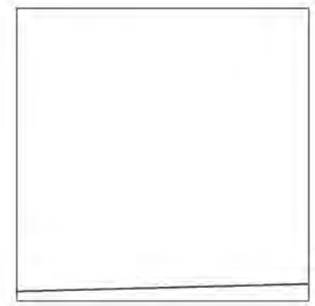
Surveyed 1875
Revised 1875
Edition N/A
Copyright N/A
Levelled N/A



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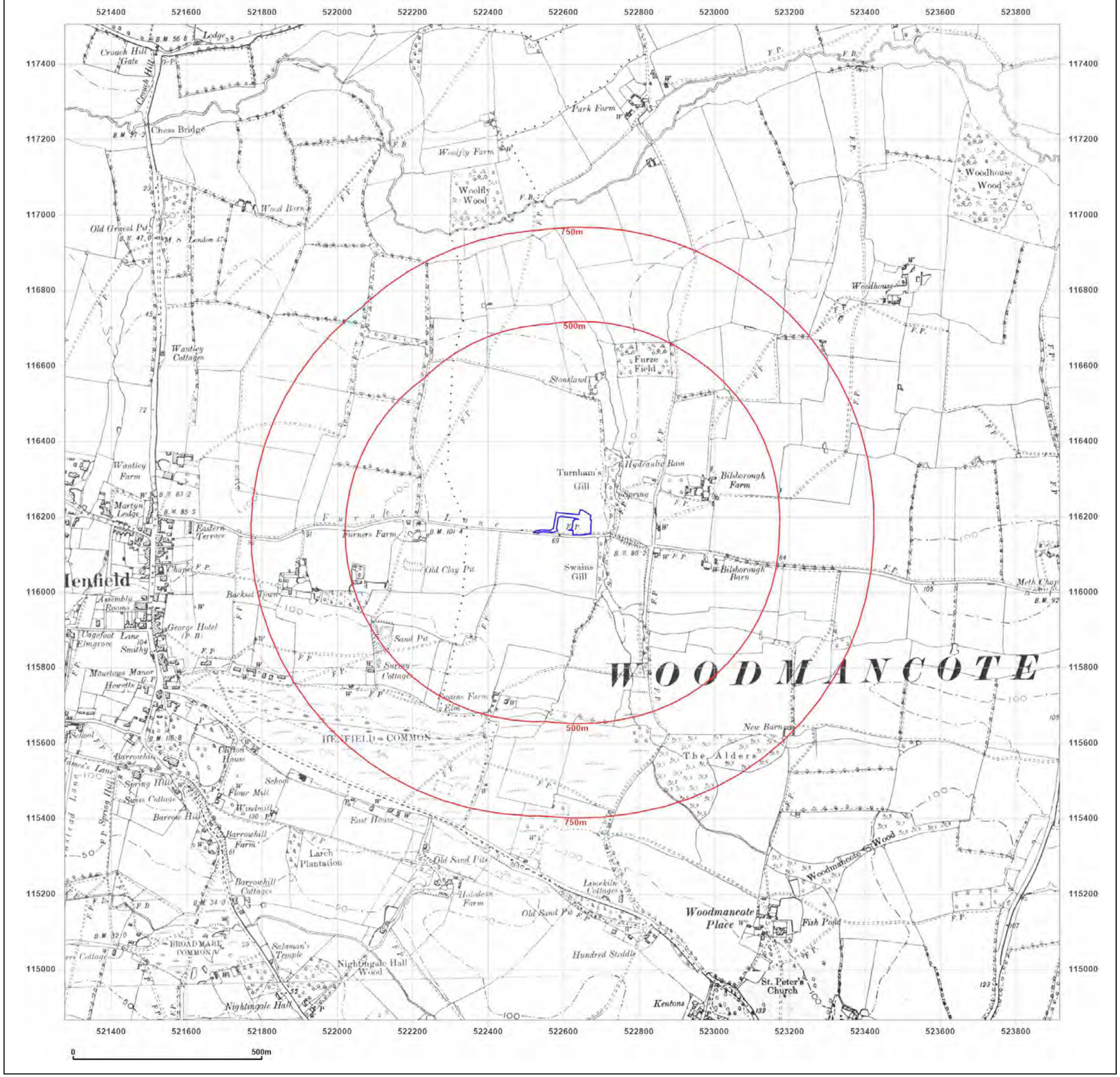

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

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Edition N/A
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Surveyed 1875
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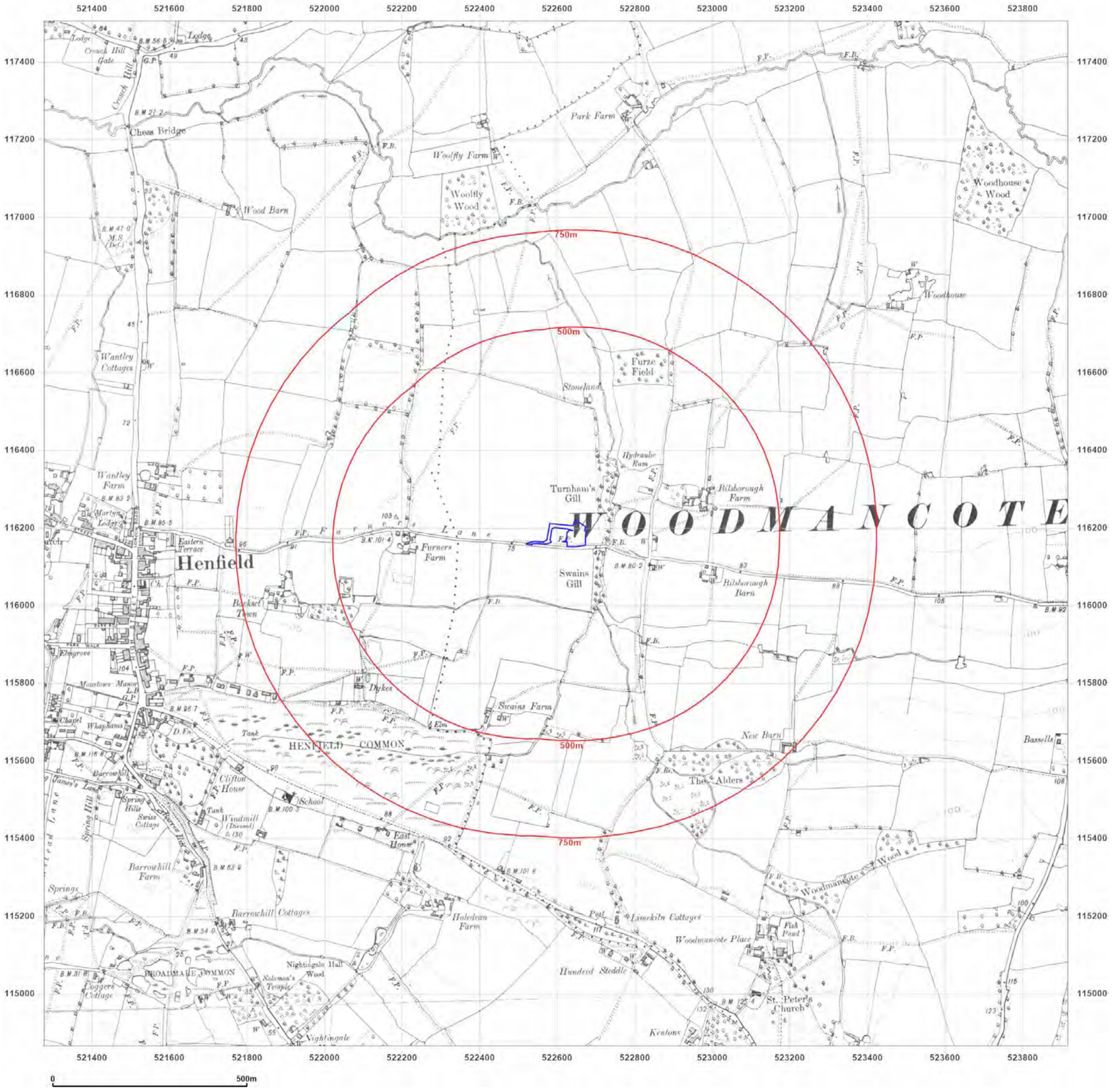

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

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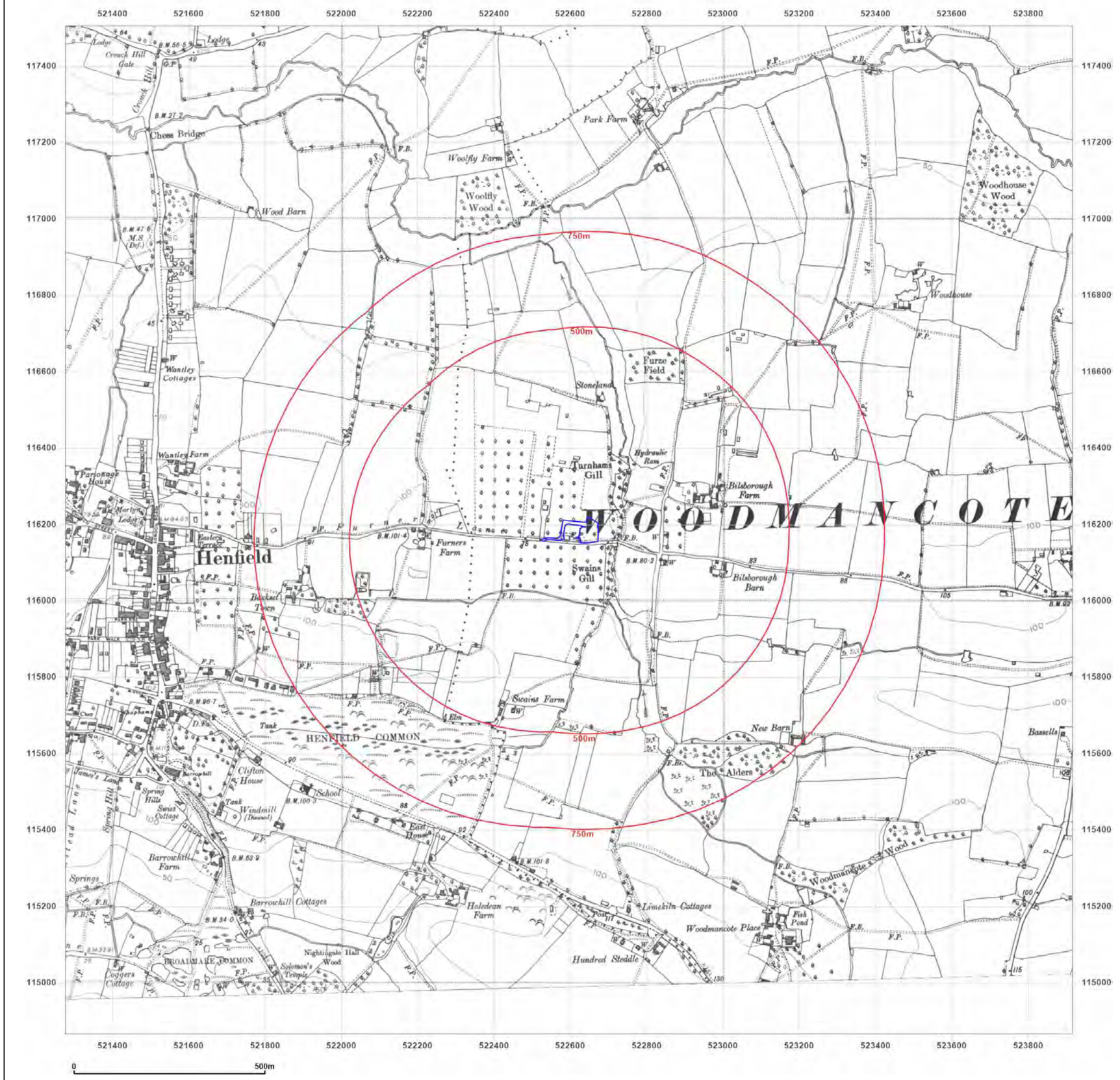

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Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: County Series

Map date: **1946**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1946
Edition N/A
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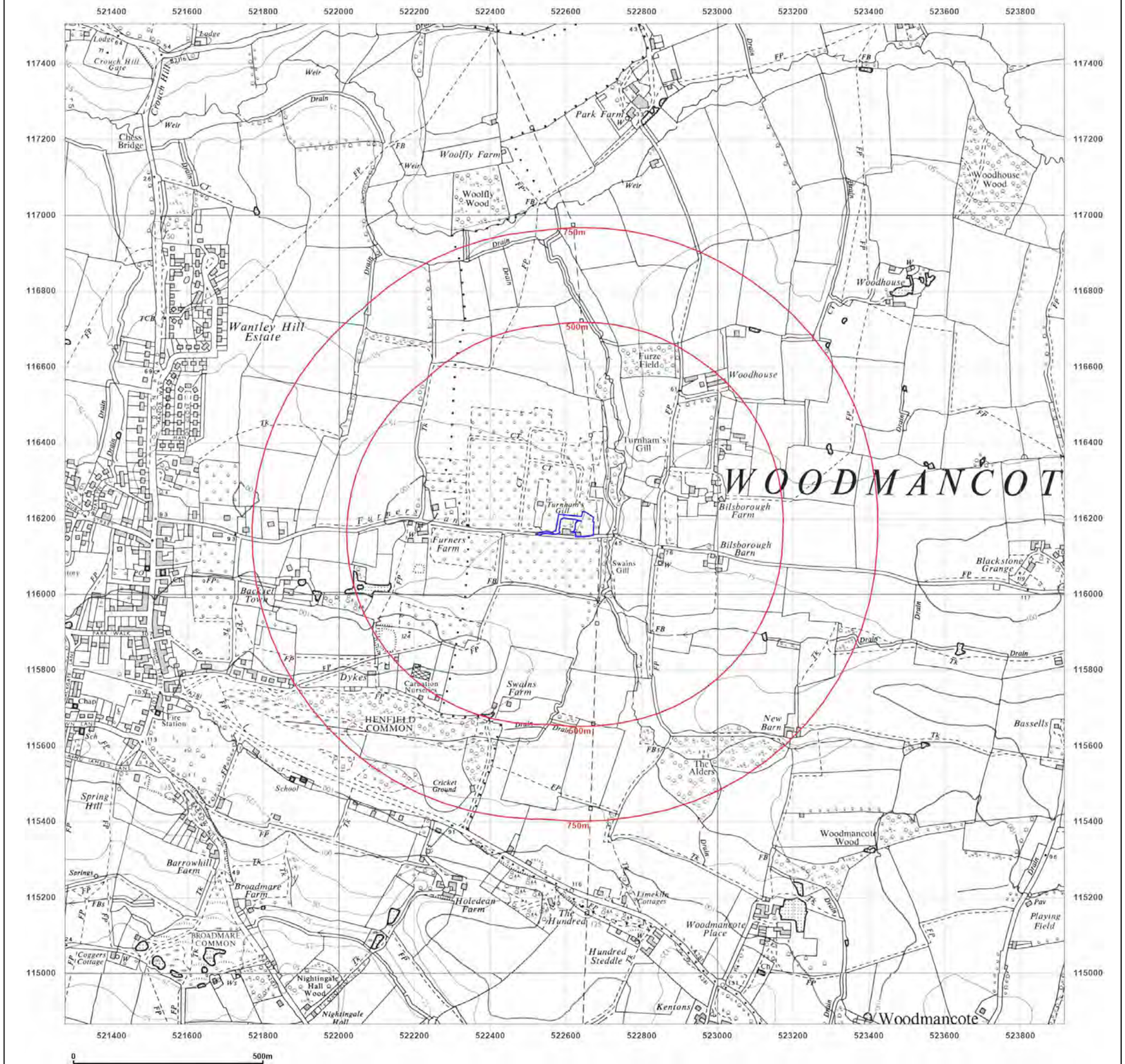

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: Provisional
Map date: **1962-1963**
Scale: 1:10,560
Printed at: 1:10,560

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Revised 1963
Edition N/A
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Surveyed 1962
Revised 1962
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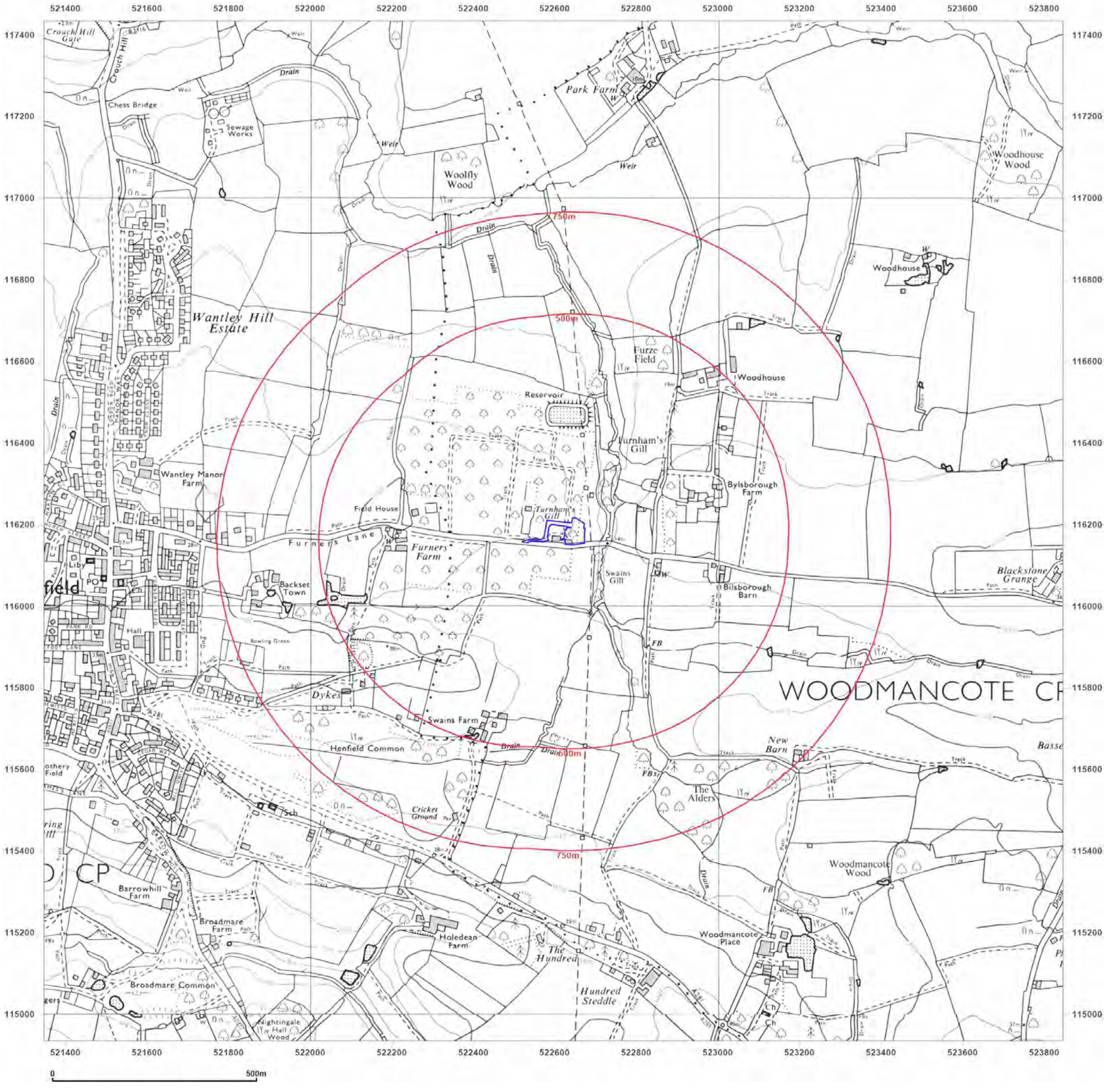

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: National Grid

Map date: **1974-1975**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1973
Revised 1974
Edition N/A
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Surveyed 1972
Revised 1975
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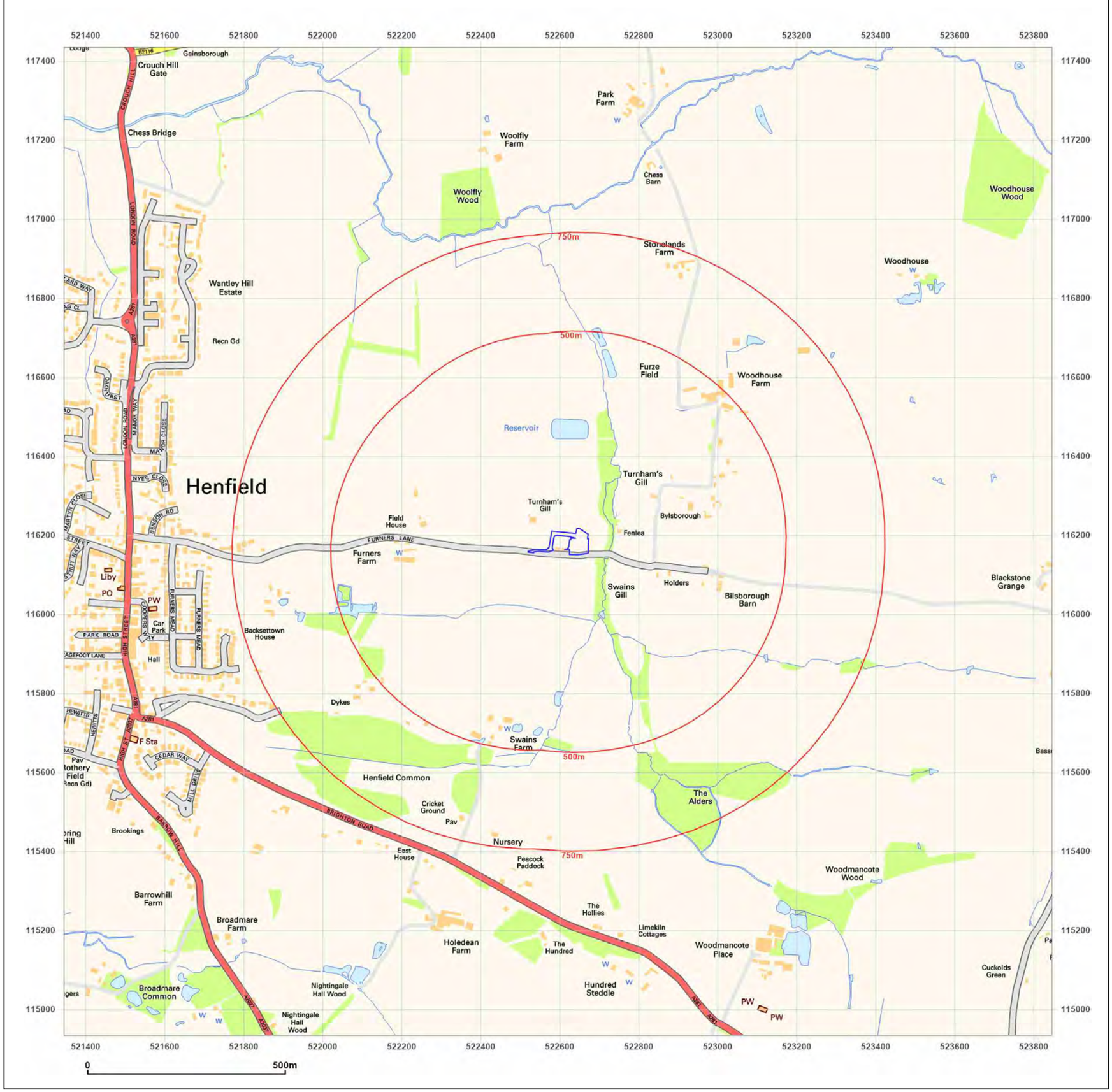

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

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

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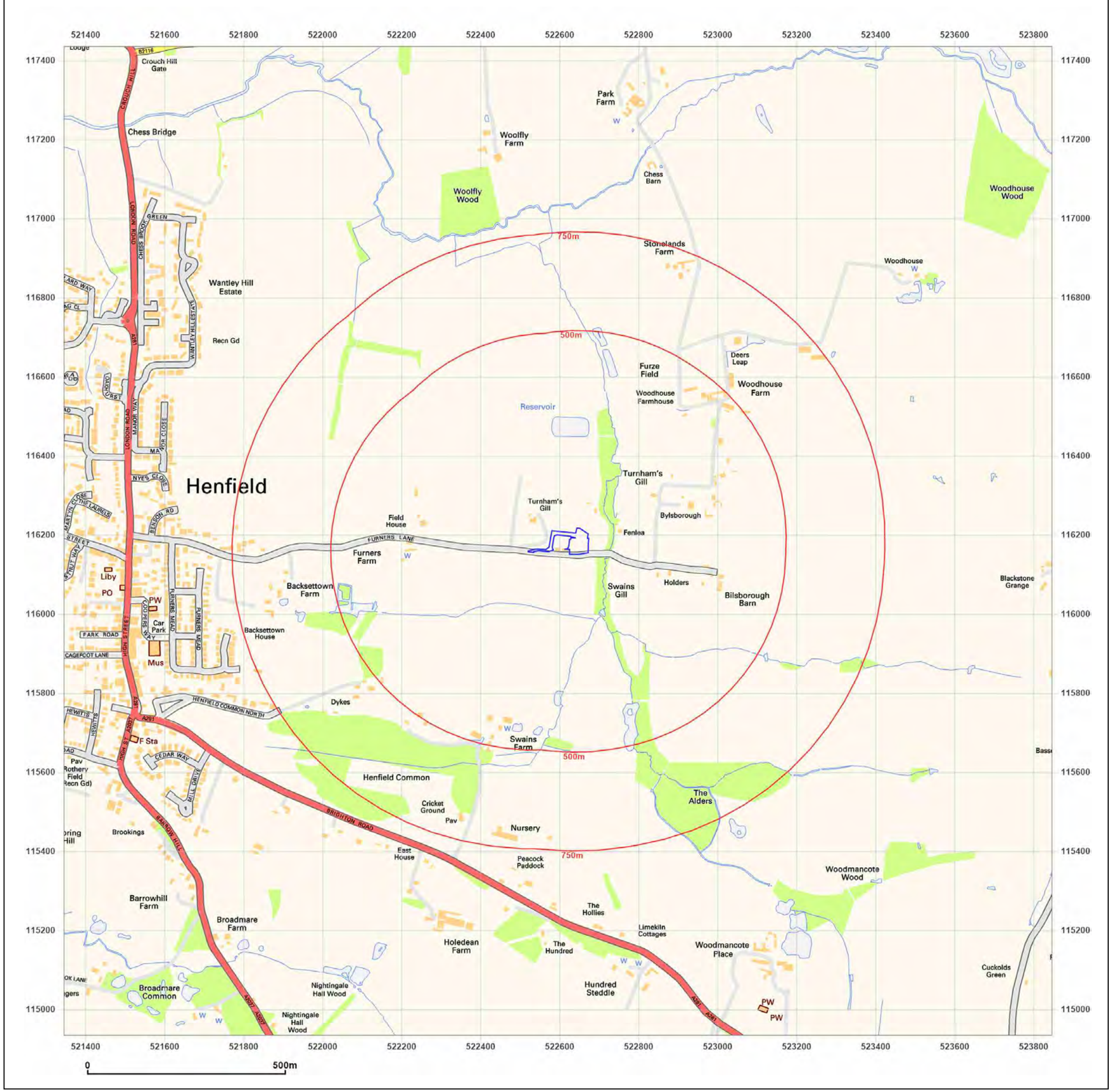

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

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

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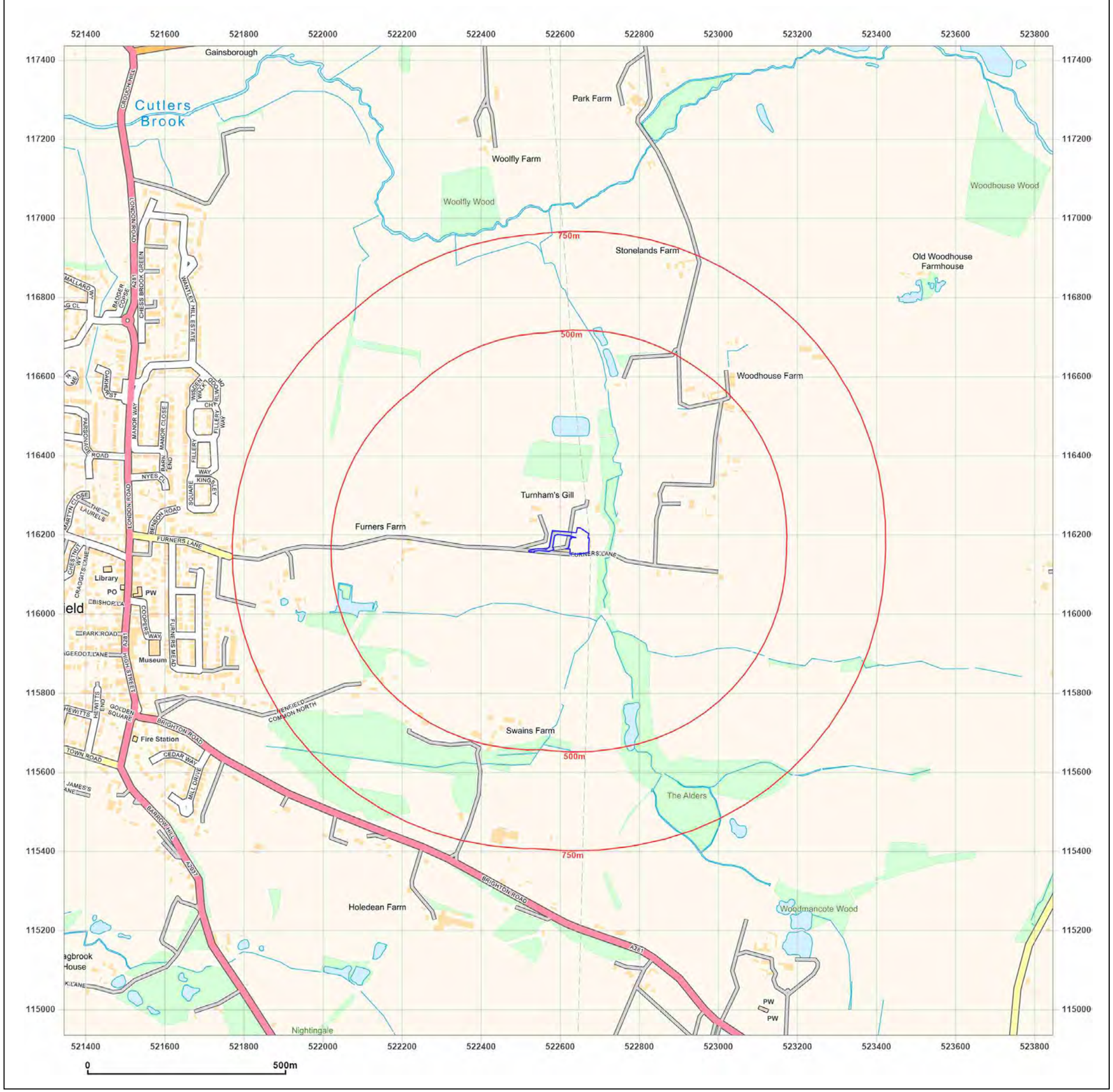

Groundsure INSIGHTS

Site Details:

PEAR TREE FARM, FURNERS LANE, WOODMANCOTE, BN5 9HX

Client Ref: YEX5557
Report Ref: GS-8NU-4WV-O7Z-GBH
Grid Ref: 522596, 116185

Map Name: National Grid
Map date: 2023
Scale: 1:10,000
Printed at: 1:10,000

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Appendix D – Walkover Photographs

YEX5557
Walkover Photos

View into Tyre Storage Area



Tyres and Gas Cannisters



Leaking Oil Drums and Aggregate Ground Cover



Metal Storage Containers



YEX5557
Walkover Photos

Further Materials Stored



View from Adjacent Soft-Landscaping

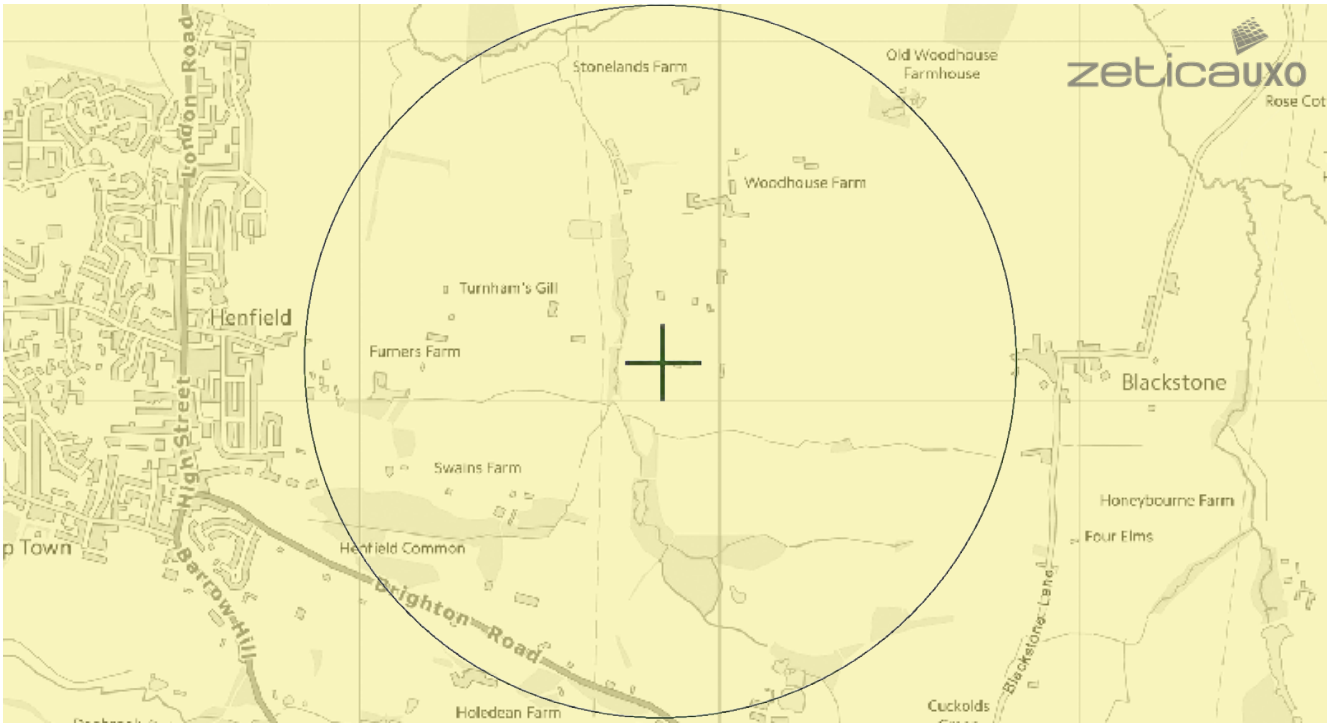


Appendix E – UXO Bomb Risk Map

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: BN5 9HX,
Map Centre: 522848,116102



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

LEGEND

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

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

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

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