Geo-Environmental

DESK STUDY REPORT

for the land at

THE OLD DAIRY & THE GRANARY,

WICKET GARDENS,

SLINFORD,

HORSHAM, RH13 0RX.

on behalf of

MR. DAN DOWSON



Report:	**DESK STUDY REPORT**
Site:	**THE OLD DAIRY & THE GRANARY, WICKET GARDENS, SLINFORD, HORSHAM, RH13 0RX.**
Client:	**MR. DAN DOWSON**
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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Mr. Dan Dowson (the Client) to undertake a Phase 1 land contamination assessment of the geotechnical and geo-environmental factors pertaining to the proposed development of land at The Old Dairy & The Granary, Wicket Gardens, Slinfold, Horsham RH13 0RX (herein referred to as 'the site'). The site's location is presented in Figure 1.

1.1 Proposed Development

The proposed development is understood to comprise the conversion of two existing office blocks comprising former farm buildings (an old dairy and old granary), into residential units. It is understood that the conversion comprises renovation only and that no structural works are proposed to be undertaken on the buildings. It is understood that private gardens, courtyard, car parking spaces and access roads are proposed as part of the development. A proposed development layout is presented in Figure 2.

1.2 Objectives

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

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

1.3 Standards

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

- National Planning Policy Framework – December 2023;
- Land Contamination Risk Management (LCRM), Environment Agency, updated July 2023;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC N94 - Hazardous Ground Gas - An essential guide for housebuilders, May 2023
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

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

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

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

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

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

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

2.0 DESK STUDY

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

2.1 Site Description

A walkover inspection was undertaken on 10th January 2025. The site comprised a roughly rectangular shaped generally flat parcel land located at NGR: 512014, 131515 and extending to approximately 0.19ha. At the time of the site walkover the site comprised two former farm buildings, an old granary and old dairy building, most recently used as offices.

The old dairy building comprised a single storey wooden framed structure. At the time of the site walkover, renovations were underway on this building. The old granary comprised a two storey raised building on stilts and brick supports with wooden siding exterior and wooden beam structure. The second storey of the granary comprised two lofts. The crawl space under the granary building comprised crush surface with some visible services (electricity wires and unidentified pipe) being fed into the building through the floor.

At the time of the walkover temporary electricity service boxes were located on the south-eastern corner of the old granary building. Service covers (water and drainage) were located in the southern portion of the site and to the east of the pedestrian gate on site. A number of air conditioning units were located on the northern and western external walls of the old dairy and the northern external wall of the old granary.

A number of trees and shrubs were planted within brick beds around the perimeter of both buildings. Two trees on the south side of the old dairy building had been cut back and were due to be removed at the time of the site walkover.

At the time of the site walkover, a stockpile of scrap material from the building renovation was located to the south of the old dairy building and contained of wood, plasterboard and plastic.

The surface across the site comprised mainly tarmacadam. The site boundary comprised wooden fencing in all directions with the access road along the north of the site gated to the east off Wicket Gardens and open to the west.

The site was accessed via Wicket Gardens to the east of the site.

A photographic record from the site walkover is presented in Appendix B.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the geology of the site was anticipated to comprise the Weald Clay Formation. No superficial deposits were mapped in the proposed development areas. Given the site is occupied by an office development and previous agricultural land use of the surrounding land areas there remains the possibility that there may be areas of reworked, disturbed or Made Ground across the site.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably

occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

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

2.3 Hydrogeology

With reference to the Groundsure dataset, the bedrock Weald Clay Formation – Mudstone was classified as Unproductive Strata.

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

The site was not recorded as being within a Source Protection Zone.

No groundwater abstractions were identified within a radius of 1km of the site boundary.

The Groundsure dataset did not identify any discharge consents to land/soakaway within a radius of 500m.

The site was indicated to be negligible for groundwater flooding across the site.

2.4 Hydrology

With reference to the historical maps provided as part of the Groundsure dataset, the closest surface water feature was located 109m southeast of the site and comprised a feature marked as Inland River not influenced by normal tidal action.

The site was also identified as being located in a Water Framework Directive (WFD) surface water body catchment area for the Arun source. With the River Arun located 542m to the north of the site with an overall rating under the WFD of Poor (as of 2019).

The Groundsure dataset identified one discharge consents to controlled waters within a radius of 250m from the site, the details of these are given in Table 2.1.

Location	Address	Type	Receiving Water	Status
150m S	Sinfold Housing No5, Sinfold, Horsham, West Sussex	Miscellaneous	Freshwater River	Pre NRA legislation where issue date 01-SEP-89 (Historic Only) Issued date: 13/05/1970 Revocation date: 01/04/1997

Table 2.1 Summary of discharge consents to controlled water within 250m

No surface water abstractions or pollution incidents were identified within a radius of 1km of the site boundary.

The highest risk for surface water flooding was considered to be negligible risk.

The site was not recorded within an area at risk of flooding from rivers and the sea, or from benefiting from flood defences or flood storage area.

No historical flood events were recorded within 250m of the site.

2.5 Sensitive Land Uses

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

Two Sites of Special Scientific Interest (SSSI) were identified within 1km:

- 334m E – Slinfold Stream and Quarry; Natural England;
- 653m NE – Slinfold Stream and Quarry; Natural England.

One Nitrate Vulnerable Zone (NVZ) was identified on site:

- Onsite – River Arun (u/s Pallingham) NVZ; for Surface Water; Status: Existing.

Five areas of designated woodland were identified within 1km as detailed below:

- 395m E – Unknown; Ancient and Semi-Natural Woodland;
- 828m SW – Unknown; Ancient and Semi-Natural Woodland;
- 849m E – Unknown; Ancient and Semi-Natural Woodland;
- 902m NW - Unknown; Ancient and Semi-Natural Woodland;
- 939m NE – Unknown; Ancient and Semi-Natural Woodland.

A Conservation Area for visual and cultural designations was mapped 86m NW and extended to >400m west of the site boundary, was labelled as Slinfold in the district of Horsham and was designated in 1976. Within this area 16No. Grade II listed buildings were mapped.

A Site of Special Scientific Interest (SSSI) Impact Risk Zone was identified on site requiring consultation with Natural England for any new developments that require a public water supply via abstraction in order to assess impacts of groundwater abstraction on Arun Valley APS/SAC/RAMSAR. Consultation was also indicated to be required for various other types of applications not related to the proposed residential development of the site.

The site as also identified in an area which has been given an agricultural classification of Grade 3 – good to moderate quality. Good to moderate quality is defined as 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.

2.6 Environmental Data

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

One recent industrial land use entries was identified on site with a further three within 500m of the site, details of which are provided below:

- On site; Thermal Fluid Systems Ltd, The Old Dairy, Crosby Farm, Lyons Road, Slinfold, West Sussex, RH13 0QS; Category: Engineering Services;
- 162m S; Electricity Sub Station, West Sussex, RH13; Category: Infrastructure and Facilities;

- 235m SW; Electricity Sub Station, West Sussex, RH13; Category: Infrastructure and Facilities;
- 249m S; Icing on the Cake Horsham, 14, Streetfield Road, Slinfold, West Sussex, RH13 0SE; Category: Foodstuffs.

One Control of Major Accident Hazards (COMAH) site was mapped within 500m of the site:

- 413m E, Basf Printing Systems, Basf Printing Systems, Stane Street, Slinfold, Horsham, RH13 7SH, Historical COMAH Site.

The Groundsure dataset identified 3No. historical industrial land use entries (grouped with reference to historical mapping) within 500m of the site, details of which are provided below in Table 2.2:

Location	Land use	Dates mapped
66m SE	Barracks	1896
104m SW	Smithy	1876
181m W	Grave Yard	1876

Table 2.2 Summary of historical industrial land use entries within 500m

One historical tank was recorded within 500m of the site:

- 376m E, Unspecified Tank, Dates present: 1897.

No garages or fuel stations were identified within 500m of the site.

The above land uses listed in this section are located a sufficient distance from the site and/or have a low contamination migration potential so as not to have a detrimental effect on the site and, as such, have not been considered further within the assessment.

2.7 Geotechnical Data

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

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.3.

Hazard	Hazard Rating
Collapsible ground	Very Low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very Low
Running sand	Negligible
Shrinking and swelling clay	Low
BritPits (BGS Recorded Mineral Sites) within 500m	• (6 Entries) 417-491m NE & E – Theale Copse Pits; Address: Slinfold, Horsham, Sussex; Commodity: Sandstone; Status: Ceased

Table 2.3 Summary of BGS Geological Hazards

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

2.8 Landfill and Ground Workings

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

No historical or licensed waste sites, waste exemptions or active waste sites were identified within 500m of the site boundary.

One surface ground workings was recorded within 250m of the site, details of which are presented in Table 2.4.

Location	Site	Category
181m W	Grave Yard	1876

Table 2.4 Summary of Surface Ground Workings

2.9 Radon

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

2.10 Unexploded Ordnance (UXO)

An initial assessment for Unexploded Ordnance (UXO) risk was undertaken and based on accessing Zetica's on-line screening tool (accessed 08/01/2025). This indicated the site to be within a 'low risk' area. A copy of the initial assessment is presented in Appendix C.

2.11 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.5.

Determinand	Estimated Concentration (mg/kg)
Arsenic	15 - 35
Cadmium	1.8
Chromium	60-90
Lead	100-200
Nickel	15-30

Table 2.5 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) (for the protection of human health under a residential land use with plant uptake (it should be noted that the estimated concentration of Lead is at the maximum acceptable concentration).

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

2.12 Historical Data

A summary of the apparent site history dating back to 1876 is presented in Table 2.6 and has been determined through examination of historical maps obtained as part of the desk study.

Date (scale)	On Site	Off Site
1876 (1:2,500 & 1:10,560)	The site comprised an access track and an area containing two buildings. The site was bordered by fields in all directions and a road to the south.	The site was generally surrounded by open fields. The town of Slinfold was located c.100-c.500m W of the site and contained a post office; St Peters Church and Rectory; a smithy; Kings Head (Public House); A boys and girls School; a number of wells and a graveyard. Slinfold station was noted c.750m southwest adjacent to an inn and labelled as being on the London Brighton and South Coast Railway Horsham and Guildford Branch. Oldhouse, Rowfold, Parkstreet, Gaskins and Theale Farms were located c.400m W, c.400m N, C.750m W, C.500m S, and 800m E respectively. Theale, Birch, Rogerspool, Pondtail and Spring Copses were present c.500m NE, c.750m NE, c.1km NE, c.1km NW, and c.1km SW. Almhouses was labelled as c.250m SE.
1896 (1:10,560)	The buildings were labelled as Newbuildings. No other significant changes noted.	The Almhouses was now mapped as The Barracks and the Limes and the number of buildings had increased.
1897 (1:2,500)	No significant changes noted.	A village hall was mapped c. 190m W of the site boundary. A congregational chapel was mapped c.150m W.
1911 (1:2,500)	A building was noted adjacent to the eastern boundary. No other significant changes noted.	Further residential development had occurred around Slinfold.
1913 (1:10,560)	No significant changes noted.	Further residential development had taken place in the surrounding area. No other significant changes noted.
1956 (1:10,560)	No significant changes noted.	Two new buildings were shown to border the site to the south. Further residential development of the area had continued particularly to the south of Slinfold within c. 500m south of the site along the preexisting roads.
1975 (1:2,500)	An extension to one of the two buildings was shown. No further changes noted.	Further residential development had continued to the south. Cobblers Building was mapped c.150m SW.
1979 (1:10,000)	No significant changes noted.	The areas adjacent to the site to the W and S were shown to constitute a Sports Ground and a Pavilion. The railway and station to the south were shown to be closed and dismantled.
1992-1993 (1:2,500)	No significant changes noted.	A builder's yard was shown c.120m SW. Additional residential units had been constructed adjacent to the site to the E.
1994 (1:2,500)	No significant changes noted.	An electrical substation was noted c.225m W. A building mapped as The Garden House was mapped

Date (scale)	On Site	Off Site
		c. 100m W of the site. Incomplete Mapping.
1995 (1:2,500)	No significant changes noted.	No significant changes noted. Incomplete Mapping.
1993-1995 (1:2,500)	No significant changes noted.	Additional residential units had been constructed c. 120m S of the site.
1993-1995 (1:2,500)	No significant changes noted.	No significant changes noted.
2001 (1:10,000)	No significant changes noted.	Two sets of works were noted c.750m and c.1km SW.
2003 (1:1,250)	No significant changes noted	No significant changes noted.
2010 (1:10,000)	No significant changes noted.	Further residential development had continued within the Slinfold area within 500m to the south and west of the site.
2025 (1:10,000)	No significant changes noted.	Residential development had occurred adjacent to the south and west of the site with an associated road mapped as Wicket Gardens.

Table 2.6 Summary of Site History

The site was shown to comprise two buildings with open space from 1876. The eastern building was shown to have been extended in 1975. This appeared to be the commensurate with the site at the time of the site walkover in January 2025.

The surrounding area initially comprised open fields, woods with occasional, sparse development and some roads around Slinfold, with gradual residential development occurring to the south and west of the site. A number of residential developments were shown adjacent to the site in the 2025 mapping in the south and west. The site was otherwise bordered by agricultural fields.

Two sets of works were mapped in 2001 c.750m-c.1km to the southwest and a builder's yard was shown c.125m SW in 1992-1993.

2.13 Previous Ground Investigations

Geo-Environmental has not been provided with any previous reports relating to investigation works undertaken on the site.

2.14 Asbestos

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

At the time of the site walkover in January 2025, no asbestos containing materials (ACMs) were identified on the site.

2.15 Potential Contamination

The site was shown by historical mapping to have comprised of two buildings over the mapping period and during the site walkover in January 2025.

A review of the land uses covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]) has been undertaken. However, no specific profiles relating to the previous and current land use of the site or surrounding uses have been identified.

The potential contaminants associated with the site former and current land use as agricultural land surrounding land uses identified include:

- Limited areas of Made Ground may be present associated as a result of the development of the adjoining areas. Made Ground or shallow soils may contain contaminants of concern, including metals, non-metals, inorganic contaminants, organic contaminants (including such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils) and asbestos (potentially introduced in any Made Ground if present).
- Pesticides may have been used on the agricultural land associated and adjacent to the site.
- In addition, it is possible that the surrounding land uses may have resulted in the deposition of airborne contaminants, on the surface and shallow soils on site including heavy metals, organic pollutants such as polyromantic hydrocarbons (PAH), petroleum hydrocarbons/oils, inorganic compounds.

2.16 Ground Gas Summary

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

Ground gas monitoring would only be recommended if a source of organic rich Made Ground or organic contamination was encountered on the site.

2.17 Climate Change

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

The effect of extreme and/or extended dry weather and extreme wet weather and flooding should be considered further as part of the proposed works. Extended periods of low flow or reduced rainfall would reduce dilution and potential for mobilisation of any mobile contaminants present. Extended periods of heavy rainfall or prolonged rainfall and flooding which would increase the volumes and duration of saturated soils at the site and increase the potential for leaching of contaminants and contaminant migration. However, the risks associated which such periods would only apply where contamination has been identified/is present which would be considered as part of the wider contamination assessment of the site.

3.0 PRELIMINARY ASSESSMENT

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

3.1 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.1.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 3.

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

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

Table 3.1 Risk Ratings Matrix

Risk Rating	Definitions
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not already undertaken) is required and remediation works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
Moderate to low risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is unlikely that any such harm would be severe, or if any harm were to occur it is probable that the harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table 3.2 Risk Ratings Definition

3.1.2 Summary of Plausible Sources

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

Source	Description	Comments
Shallow soils across the site potentially impacted by aerial deposition.	General chemical quality of the near surface soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants and asbestos. Potential for pesticides (pesticides could be ruled out if there was certainty of no historic or current use).
Limited areas of Made Ground soils	Chemical quality of any Made Ground soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, and asbestos.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.
Ground gases/vapours	Possible presence of Made Ground beneath the site. This is only considered a viable source of ground gas if significant proportions of organic material are present.	Methane, carbon dioxide, depleted oxygen, trace gases.

Table 3.3 Possible Sources of Contamination

3.1.3 Summary of Plausible Pathways

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

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation and home grown produce consumption.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
	Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present and, if encountered, could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	Discounted – the site was indicated to be located outside of any current indicative tidal and fluvial flood plain.

Table 3.4 Possible Contaminant Pathways

3.1.4 Summary of Plausible Receptors

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

Receptor	Description	Comments
End Users	Future users of the residential dwellings.	The development comprises residential dwellings with associated infrastructure. Soft landscaping comprising private gardens and Open Space are proposed.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential use, roads and open fields.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes (if required) may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies over Unproductive Strata. The site is located outside any SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	The closest significant surface water receptor was located c.109m southeast.
Ecological Receptors	Sensitive areas of ecological significance.	No sensitive ecological receptors identified – this is not considered further in the assessment.

Table 3.5 Possible Receptors of Contamination

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

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

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow soils across the site potentially impacted by aerial deposition	End Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Mild	**Low** The site is proposed to comprise residential dwellings with areas of hardstanding, private gardens and public soft landscaping. Future occupiers may come into direct contact with soils where/if soft landscaping is present. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk. Potential for aerial deposition of pesticides from neighbouring agricultural land.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** Adjacent site users are unlikely to come into contact with the soils at the site. Extensive impact from this source is not anticipated.
	Soft Landscaping	Root uptake	Low Likelihood	Mild	**Low** Soft landscaping comprising private gardens and public soft landscaping is proposed in relation to the proposed development. Potential for aerial deposition of pesticides to occur on-site. However, no clear evidence of harm to existing vegetation was observed and extensive impact from this source is not anticipated.
	Water Supply Pipes	Direct contact	Low Likelihood	Minor	**Very Low** Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of any soil impact.
	Buildings and Infrastructure	Direct contact	Unlikely	Minor	**Very Low** Foundations and utilities may be placed within potentially aggressive soils (e.g. sulphate). However, no new foundations or utilities are proposed and extensive impact from this source is not anticipated.
	Groundwater	Vertical Migration	Unlikely	Minor	**Very Low** The site lies on Unproductive Strata (Weald Clay) and is outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.
	Surface Water	Lateral migration within saturated and unsaturated zones	Unlikely	Minor	**Very Low** A surface water feature is present 109m south east of the site. However, significant potentially mobile contamination is not anticipated in relation to this source.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Limited areas of Made Ground soils	End Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** The site is proposed to comprise residential dwellings with areas of hardstanding, private gardens and public soft landscaping. Made Ground soils (if present) would not be considered suitable material for use within proposed soft landscaping. As such, the likelihood of end uses coming into contact with impacted soils on the site is unlikely.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** Adjacent site users are unlikely to come into contact with the Made Ground soils (if present) at the site.
	Soft Landscaping	Root uptake	Unlikely	Minor	**Very Low** Soft landscaping is proposed in relation to the proposed development. No clear evidence of harm to existing vegetation was observed. Extensive impact from this source is not anticipated.
	Water Supply Pipes	Direct contact	Low Likelihood	Mild	**Low** Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** No new foundations are proposed as part of the development. However, any new foundations or utilities may be placed within potentially aggressive soils (e.g. sulphate).
	Groundwater	Vertical Migration	Low Likelihood	Mild	**Low** The site lies on Unproductive Strata and is outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.
	Surface Water	Lateral migration within saturated and unsaturated zones	Low Likelihood	Mild	**Low** A watercourse is present 109m south east of the site. However, significant potentially mobile contamination is not anticipated in relation to this source.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil	Unlikely	Minor	**Very Low** No naturally occurring potential sources which could harm human health have been identified. The consequence is likely to be minor.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
		derived dust			
	Adjacent land users	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Water supply pipes	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Buildings and Infrastructure	Direct contact	Unlikely	Minor	**Very Low** No new foundations are proposed. Foundations may be placed within soils which may be an aggressive environment for concrete. However, the consequence is anticipated to be minor.
Ground gases and vapours from any Made Ground	End Users	Inhalation	Low Likelihood	Mild	**Low** Future occupiers may inhale potential ground gases produced by this source. Extensive or deep Made Ground with sufficient organic content for significant ground gas generation is not anticipated on site.
	Buildings and infrastructure	Gas accumulation of flammable gases	Low Likelihood	Mild	**Low** Extensive putrescible material sufficient for significant methane production is not anticipated at the site.
	Adjacent land users	Inhalation	Low	Minor	**Very Low** The potential sources of ground gases beneath the site are commensurate with those in the surrounding area. Adjacent land users may be at risk from off-site ground gases. However, this was beyond the remit of this investigation.
Radon	End Users	Inhalation	Unlikely	Medium	**Low** Future occupiers may inhale potential ground gases produced by this source. However, BGS mapping shows the site to lie within an area where <1% of houses may be affected.
	Buildings and Infrastructure	Gas accumulation	Unlikely	Medium	**Low** Radon is denser than atmospheric air and will accumulate in the lowest available room. However, BGS mapping shows the site to lie within an area where <1% of houses may be affected.

Table 3.6 Plausible Contamination Linkages

3.2 Preliminary Risk Assessment Summary

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

The potential contamination linkages established within this desk study are not considered to prevent development on the subject site and the risk with respect to land contamination is considered to be low.

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

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

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study has shown the subject site itself historically to comprise two buildings since 1876 surrounded by predominantly agricultural land uses.

The proposed development is understood to comprise the conversion two office buildings (former farm buildings comprising and old dairy and old granary) into residential dwellings, with private gardens and soft landscaping. Existing infrastructure and access roads will be retained.

In general, a maximum risk rating of low/to very low has been assigned in relation to potential areas if limited Made Ground is identified from local development. Very low or low risk ratings have been classified related to the general shallow soils across the site and naturally occurring aggressive ground conditions at the site.

The risk assessment has identified the risk of contamination as being low or very low, as such the site is considered suitable for the proposed development having regard to the risks arising from likely ground conditions identified as part of this Phase 1 Land Contamination Assessment.

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

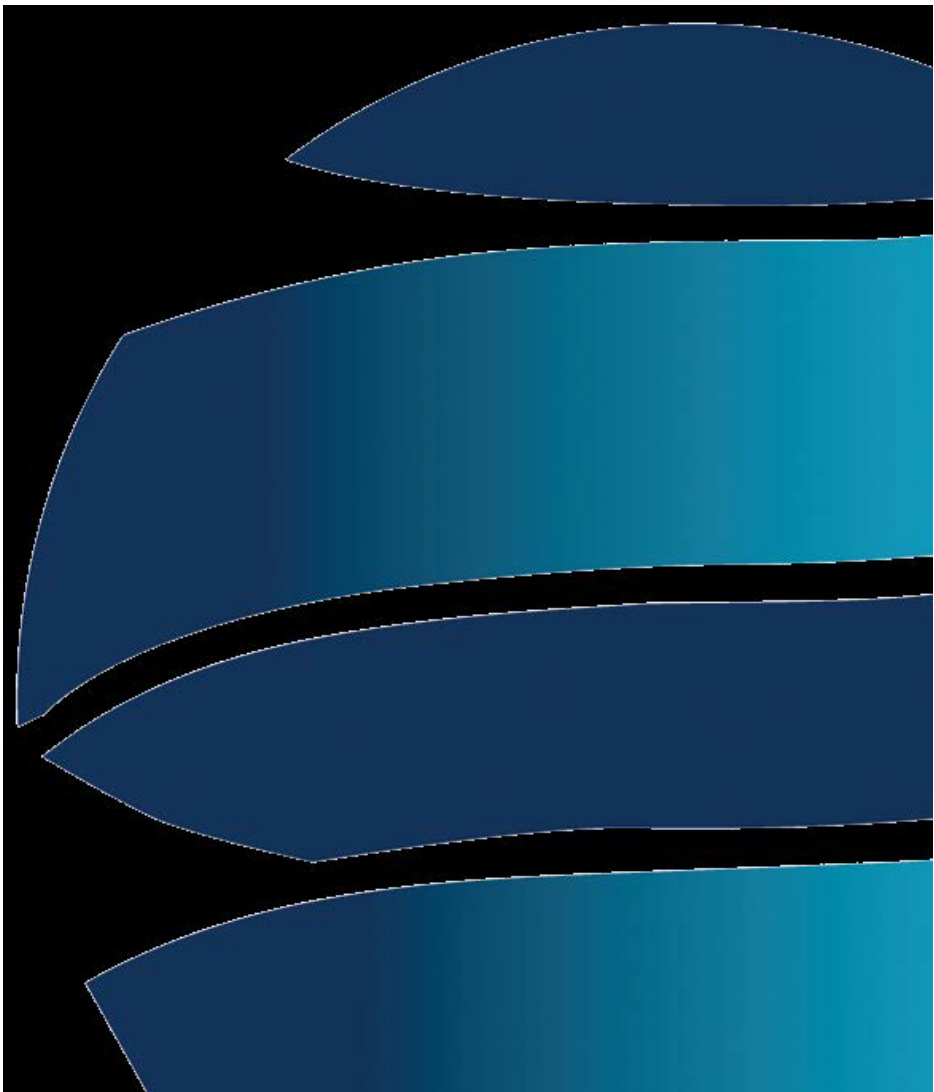
4.2 Recommendations

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

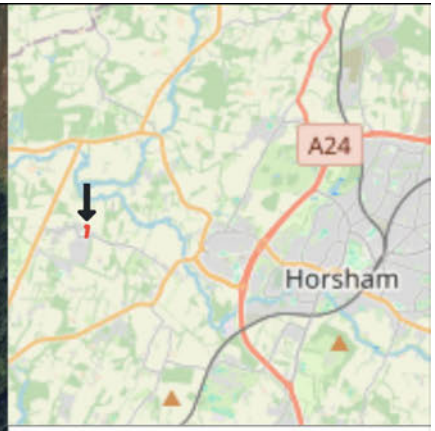
- Intrusive investigation works should be carried out in order to clarify the geo-environmental issues pertaining to redevelopment of the site. Particularly pertaining to areas of proposed new soft landscaping
- Soil sampling and analysis should be undertaken to inform subsequent geo-environmental risk assessment.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH. Testing for pesticides should also be undertaken.

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

FIGURES







Legend

Site Boundary

0 50 m 100 m

© Mapbox

Geo-Environmental

Produced by **Datanest.earth**

Title: GE22954 Figure 1 - Site Location Plan		
Client: Mr Dan Dowson		Size: A4
Project: The Old Dairy & The Granary	Drawn: JH	Figure No.: 1
Date: 22-01-2025	Checked: KOD	
Proj No: GE22954	Scale: 1:5000	Version: 1.0

CDM 2015 Health & Safety Information:

This information relates only to 'Significant Hazards' identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.



Accommodation Schedule

Plot 1	2-Bedroom House	86.25m²
Plot 2	2-Bedroom House	100.64m²
Total;	**2 Dwellings**	
Car Parking;	2 spaces per Dwelling	

N

Client's Name
Antler Homes

Drawing Title
Proposed Site Plan

Drawn: JT | Checked: SLG | Date: 22.08.22

Job No: 7225 | Drawing No: PL010 | Rev: -

Job Title
Land at Crosby Farm, Slinfold

Scale
1:500 @ A4
metres 5 10 15 20

Status
PRELIMINARY

Rev	Date	Revision Details	Dr	Ch

London: 76 Great Suffolk Street, London, SE1 0BL
T 0207 928 2773 E london@ecearchitecture.com
Sussex: Brooklyn Chambers, 11 Goring Road, Worthing, West Sussex, BN12 4AP
T 01903 248777 E sussex@ecearchitecture.com
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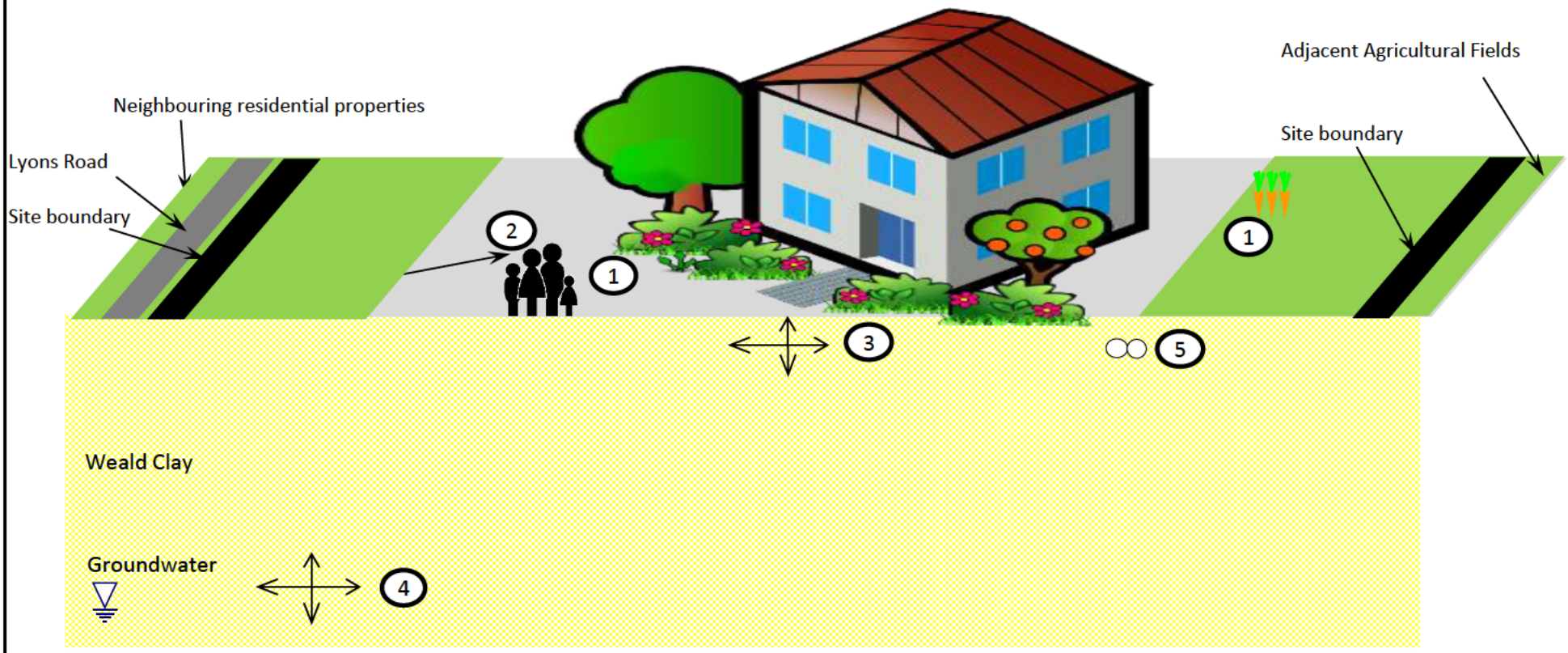
T 0117 315 8557 E bristol@ecewestworks.com
ECE Architecture
www.ecearchitecture.com

© ECE Architecture Limited. No dimensions to be scaled from drawing except for the purposes of Planning Applications. The contractor should check all dimensions on site. It is the contractors responsibility to ensure compliance with Building Regulations.

CAD Plot date: 31/08/2022 - 14:20:41 | 7225 crosby farm - planning.dwg

Possible Pollutant Linkages:

1. Direct contact with contaminated soils, ingestion of contaminated soilsbiaccumulation in gardens
2. Inhaltion of soil dusts indoor and outdoor, and inhaltion of gases/vapours within buildings
3. Vertical and lateral migration through permeable strata
4. Shallow groundwater vertical and lateral migration



Project:	The Old Diary & The Granary, Slinfold			**Title**	Conceptual Site Model (Proposed Development)
Client:	Mr Dan Dowson				
Ref No:	GE22954	**Revision:**	0		
Drawn:	JH	**Date:**	17/01/2025		
Figure:	3	**Scale:**	Not To Scale		

Geo-Environmental Services Ltd

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Geo-Environmental

Geo-Environmental

APPENDIX A

Desk Study Information



Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

The Old Dairy and The Granary, Crosby Farm, Slinfold

Order Details

Date: 07/01/2025

Your ref: GE22954 / PO-8130

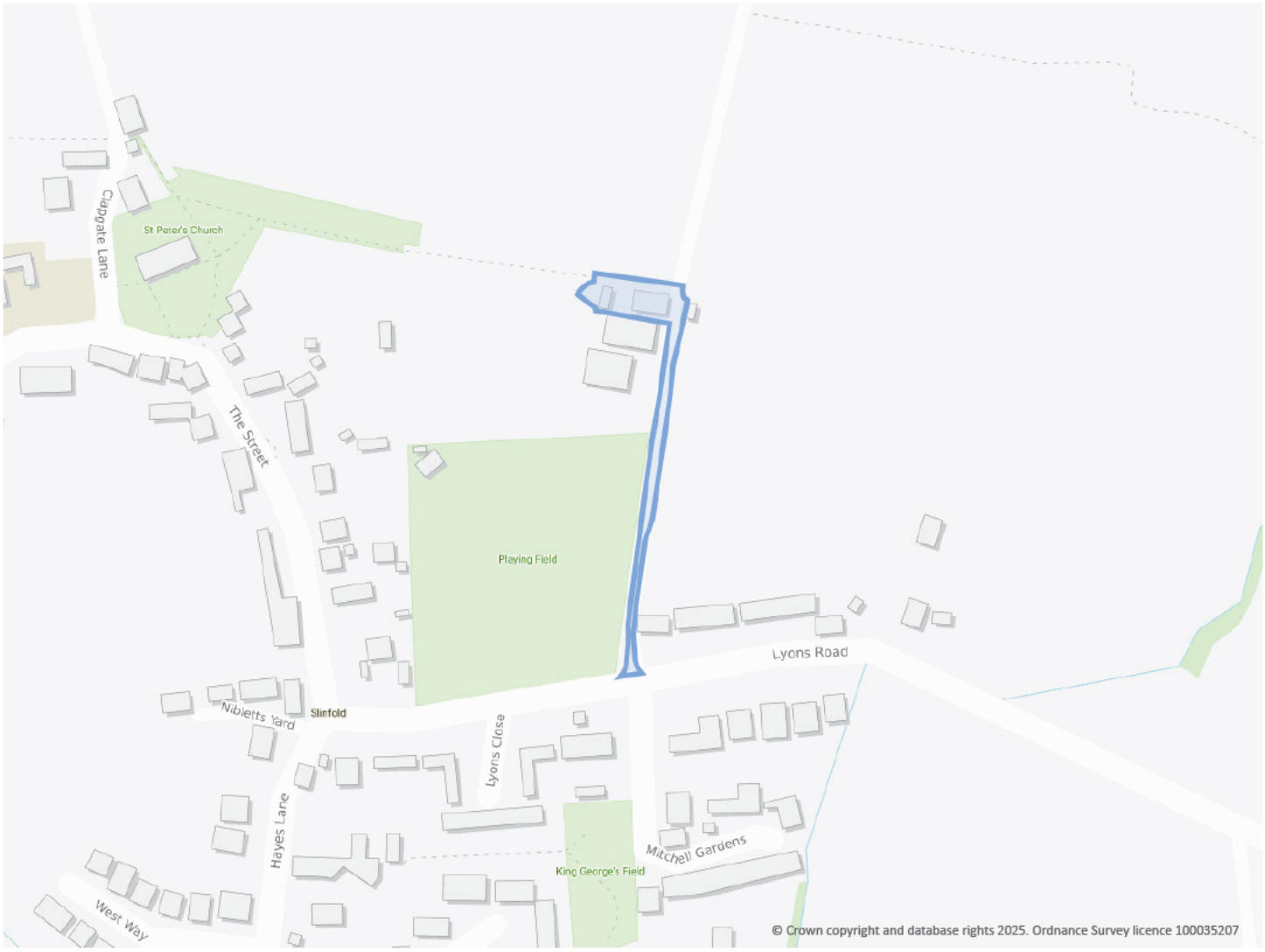
Our Ref: GS-EMD-LPE-2OP-VFE

Site Details

Location: 512014 131515

Area: 0.19 ha

Authority: Horsham District Council ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	3	0	-
16 >	1.2 >	Historical tanks >	0	0	0	1	-
16 >	1.3 >	Historical energy features >	0	0	5	4	-
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	3	0	-
19 >	2.2 >	Historical tanks >	0	0	0	1	-
19 >	2.3 >	Historical energy features >	0	0	8	8	-
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	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	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	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	4.1 >	Recent industrial land uses >	1	0	3	-	-
24	4.2	Current or recent petrol stations	0	0	0	0	-
24	4.3	Electricity cables	0	0	0	0	-
24	4.4	Gas pipelines	0	0	0	0	-
24	4.5	Sites determined as Contaminated Land	0	0	0	0	-

25 >	4.6 >	Control of Major Accident Hazards (COMAH) >	0	0	0	1	-
25	4.7	Regulated explosive sites	0	0	0	0	-
25	4.8	Hazardous substance storage/usage	0	0	0	0	-
25	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	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
26 >	4.13 >	Licensed Discharges to controlled waters >	0	0	1	5	-
27	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	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	0	-
28	4.19	Pollution inventory substances	0	0	0	0	-
28	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)				
31 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
32 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
33	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
33	5.5	Groundwater vulnerability- local information	None (within 0m)				
34 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
35	5.7	Surface water abstractions	0	0	0	0	0
35	5.8	Potable abstractions	0	0	0	0	0
35	5.9	Source Protection Zones	0	0	0	0	-
36	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-

38 >	6.2 >	Surface water features >	0	0	2	-	-
38 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
39 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
39	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
40	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
40	7.2	Historical Flood Events	0	0	0	-	-
40	7.3	Flood Defences	0	0	0	-	-
41	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
41	7.5	Flood Storage Areas	0	0	0	-	-
42	7.6	Flood Zone 2	None (within 50m)				
42	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
43	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
44 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
45 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	1	1
46	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
46	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
46	10.4	Special Protection Areas (SPA)	0	0	0	0	0
46	10.5	National Nature Reserves (NNR)	0	0	0	0	0
47	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
47 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	43
49	10.8	Biosphere Reserves	0	0	0	0	0
49	10.9	Forest Parks	0	0	0	0	0
49	10.10	Marine Conservation Zones	0	0	0	0	0
49	10.11	Green Belt	0	0	0	0	0
49	10.12	Proposed Ramsar sites	0	0	0	0	0

50	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
50	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
50	10.15	Nitrate Sensitive Areas	0	0	0	0	0
50 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
52 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
53 >	10.18 >	SSSI Units >	0	0	0	1	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56 >	11.4 >	Listed Buildings >	0	0	16	-	-
57 >	11.5 >	Conservation Areas >	0	0	1	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	Tree Felling Licences	0	0	0	-	-
60	12.4	Environmental Stewardship Schemes	0	0	0	-	-
60 >	12.5 >	Countryside Stewardship Schemes >	1	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
61	13.1	Priority Habitat Inventory	0	0	0	-	-
61	13.2	Habitat Networks	0	0	0	-	-
61	13.3	Open Mosaic Habitat	0	0	0	-	-
61	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
62 >	14.1 >	10k Availability >	Identified (within 500m)				
63	14.2	Artificial and made ground (10k)	0	0	0	0	-
64 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-

65	14.4	Landslip (10k)	0	0	0	0	-
66 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
67	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
68 >	15.1 >	50k Availability >	Identified (within 500m)				
69	15.2	Artificial and made ground (50k)	0	0	0	0	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	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
74	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Low (within 50m)				
76 >	17.2 >	Running sands >	Negligible (within 50m)				
77 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
78 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
79 >	17.5 >	Landslides >	Very low (within 50m)				
80 >	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
82 >	18.1 >	BritPits >	0	0	0	6	-
84 >	18.2 >	Surface ground workings >	0	0	1	-	-
84	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-
84	18.5	Historical Mineral Planning Areas	0	0	0	0	-

85 >	18.6 >	Non-coal mining >	1	0	0	0	1
85	18.7	JPB mining areas	None (within 0m)				
85	18.8	The Coal Authority non-coal mining	0	0	0	0	-
86	18.9	Researched mining	0	0	0	0	-
86	18.10	Mining record office plans	0	0	0	0	-
86	18.11	BGS mine plans	0	0	0	0	-
86	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
87	18.14	Gypsum areas	None (within 0m)				
87	18.15	Tin mining	None (within 0m)				
87	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
88	19.1	Natural cavities	0	0	0	0	-
88	19.2	Mining cavities	0	0	0	0	0
88	19.3	Reported recent incidents	0	0	0	0	-
88	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
90 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
92	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
93	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
94	22.1	Underground railways (London)	0	0	0	-	-
94	22.2	Underground railways (Non-London)	0	0	0	-	-
94	22.3	Railway tunnels	0	0	0	-	-
94	22.4	Historical railway and tunnel features	0	0	0	-	-
94	22.5	Royal Mail tunnels	0	0	0	-	-
95	22.6	Historical railways	0	0	0	-	-

95	22.7	Railways	0	0	0	-	-
95	22.8	Crossrail 2	0	0	0	0	-
95	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.19ha

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.19ha

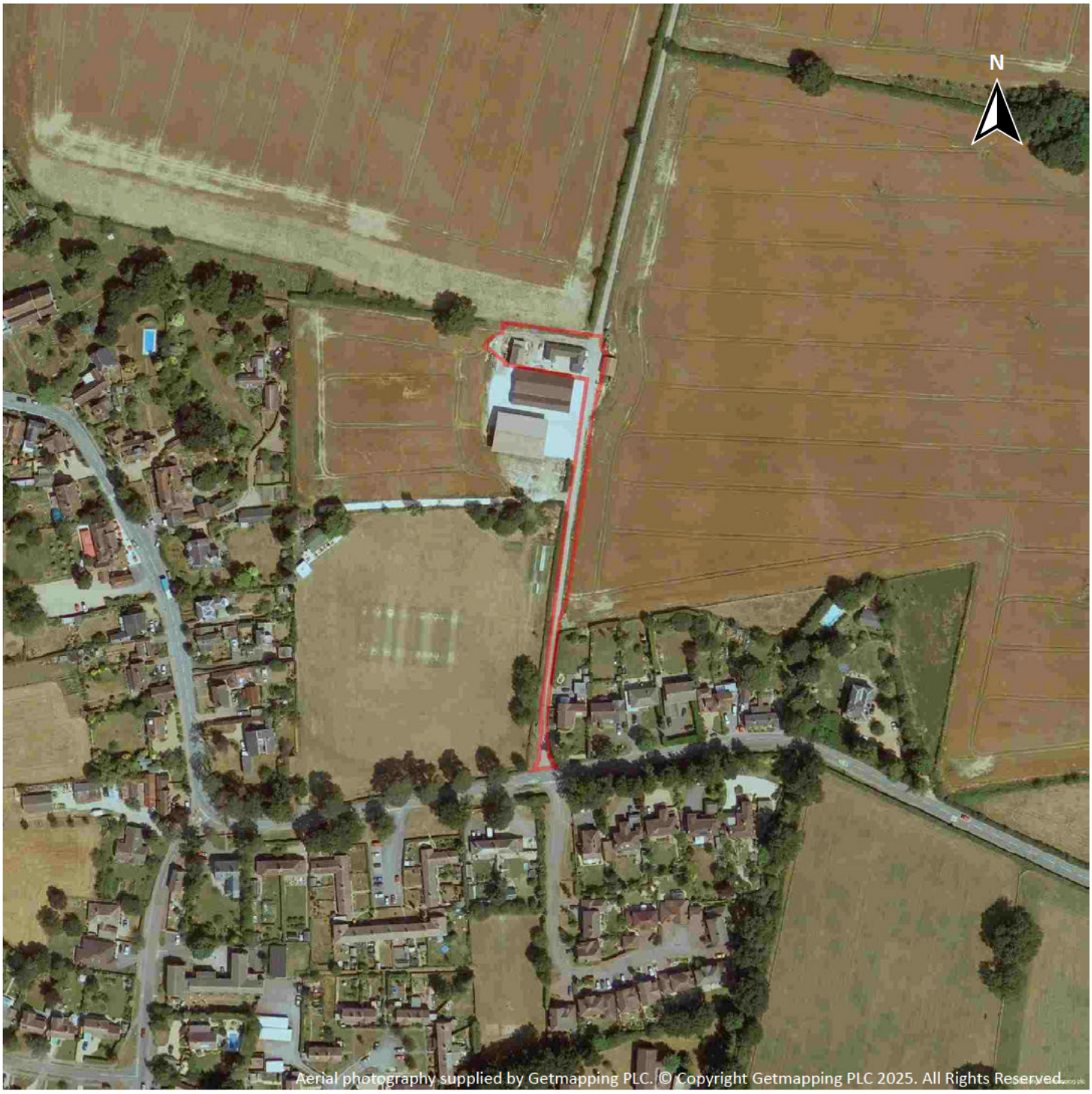
Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.19ha

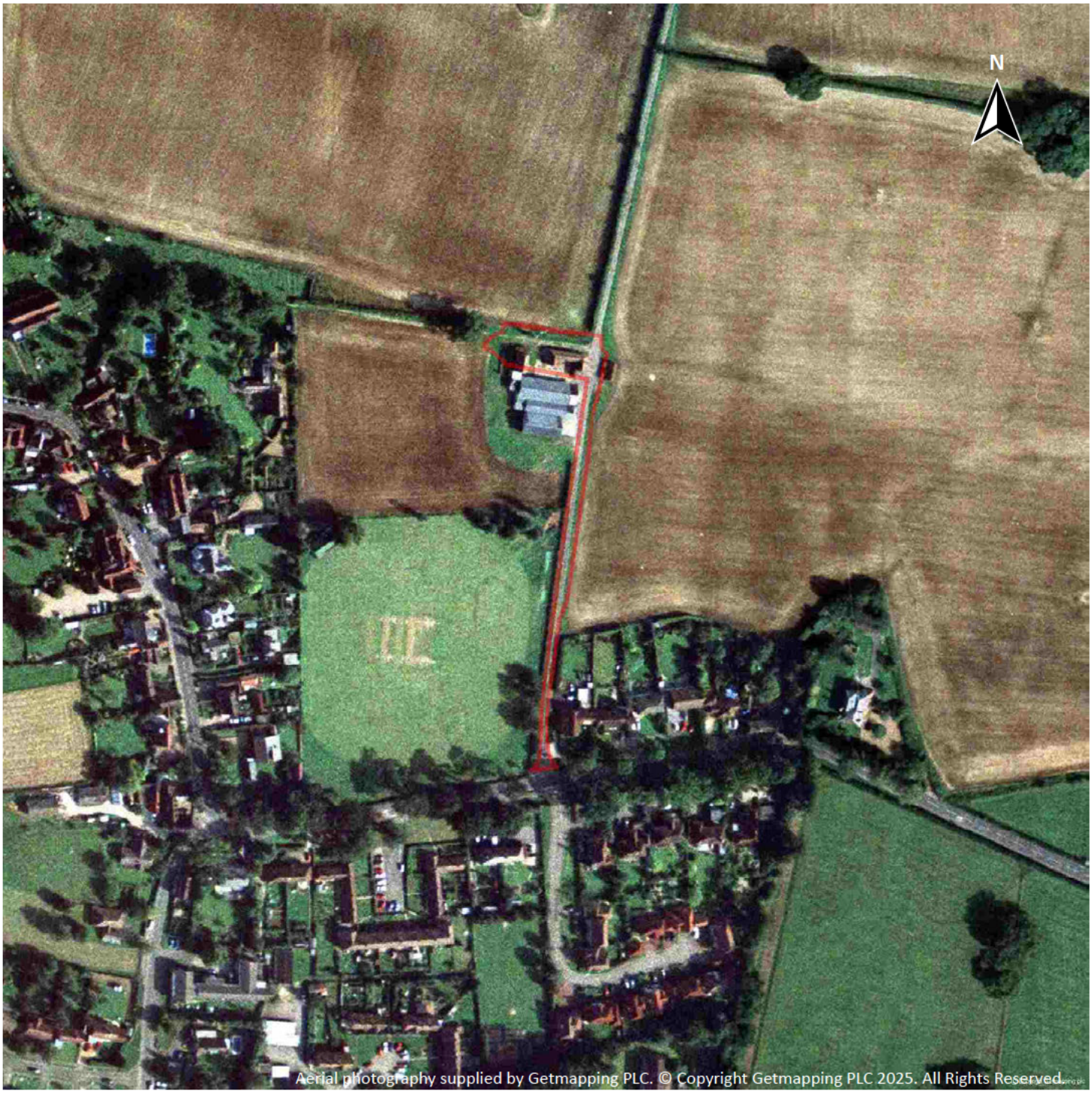
Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.19ha

Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

Site Area: 0.19ha

OS MasterMap site plan



Site Area: 0.19ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	3

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

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

ID	Location	Land use	Dates present	Group ID
1	66m SE	Barracks	1896	2201440

ID	Location	Land use	Dates present	Group ID
2	104m SW	Smithy	1876	2180912
3	181m W	Grave Yard	1876	2165744

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	1

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
5	376m E	Unspecified Tank	1897	385718

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	9

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

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

ID	Location	Land use	Dates present	Group ID
A	152m S	Electricity Substation	1992	295361
A	153m S	Electricity Substation	1975	301686
A	156m S	Electricity Substation	1994 - 1995	316014
B	196m SW	Electricity Substation	1975 - 1992	289062
B	226m SW	Electricity Substation	1994 - 1995	306617

ID	Location	Land use	Dates present	Group ID
4	271m S	Electricity Substation	1975 - 1995	310015
C	412m SW	Electricity Substation	1975	321904
C	414m SW	Electricity Substation	1992	284500
C	414m SW	Electricity Substation	1994 - 1995	288978

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.

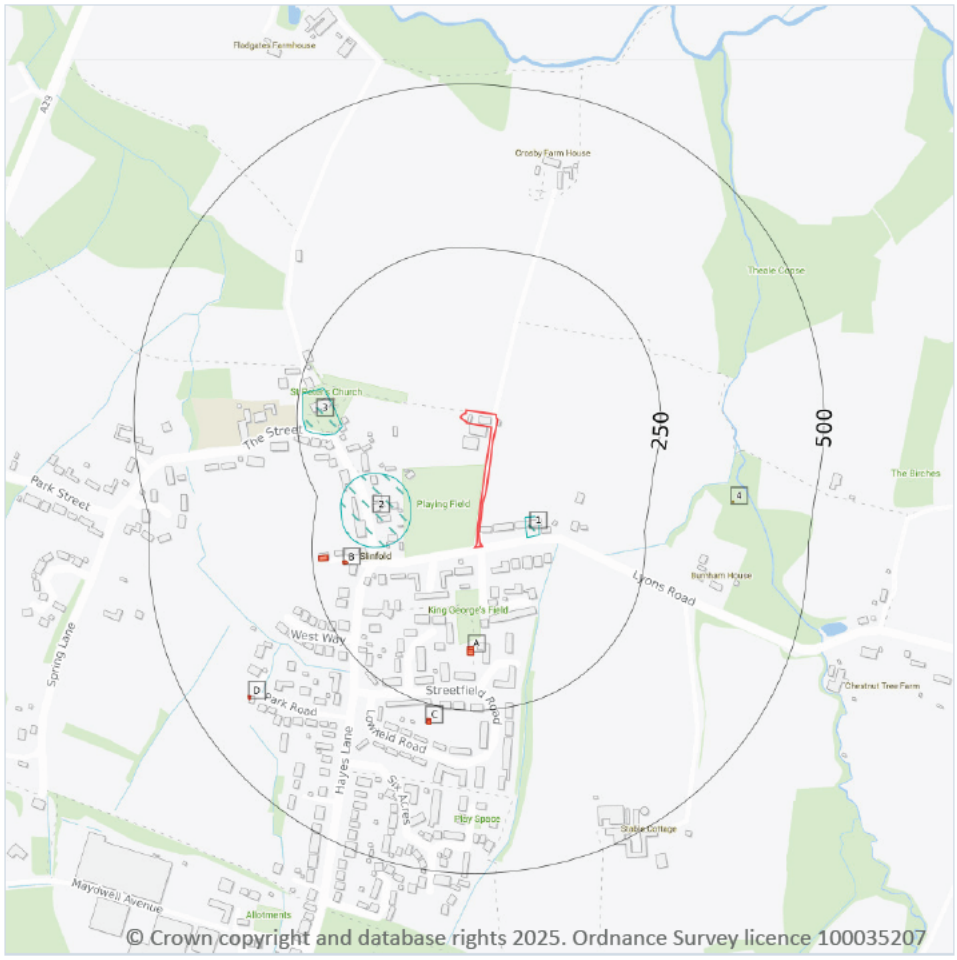
1.6 Historical military land

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



2.1 Historical industrial land uses

Records within 500m	3

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
1	66m SE	Barracks	1896	2201440
2	104m SW	Smithy	1876	2180912
3	181m W	Grave Yard	1876	2165744

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	1

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
4	376m E	Unspecified Tank	1897	385718

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	16

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

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

ID	Location	Land Use	Date	Group ID
A	152m S	Electricity Substation	1992	295361
A	153m S	Electricity Substation	1975	301686
A	156m S	Electricity Substation	1994	316014
A	156m S	Electricity Substation	1995	316014
B	196m SW	Electricity Substation	1975	289062
B	198m SW	Electricity Substation	1992	289062
B	226m SW	Electricity Substation	1994	306617
B	226m SW	Electricity Substation	1995	306617
C	271m S	Electricity Substation	1992	310015
C	272m S	Electricity Substation	1975	310015
C	274m S	Electricity Substation	1994	310015

ID	Location	Land Use	Date	Group ID
C	274m S	Electricity Substation	1995	310015
D	412m SW	Electricity Substation	1975	321904
D	414m SW	Electricity Substation	1992	284500
D	414m SW	Electricity Substation	1994	288978
D	414m SW	Electricity Substation	1995	288978

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

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.

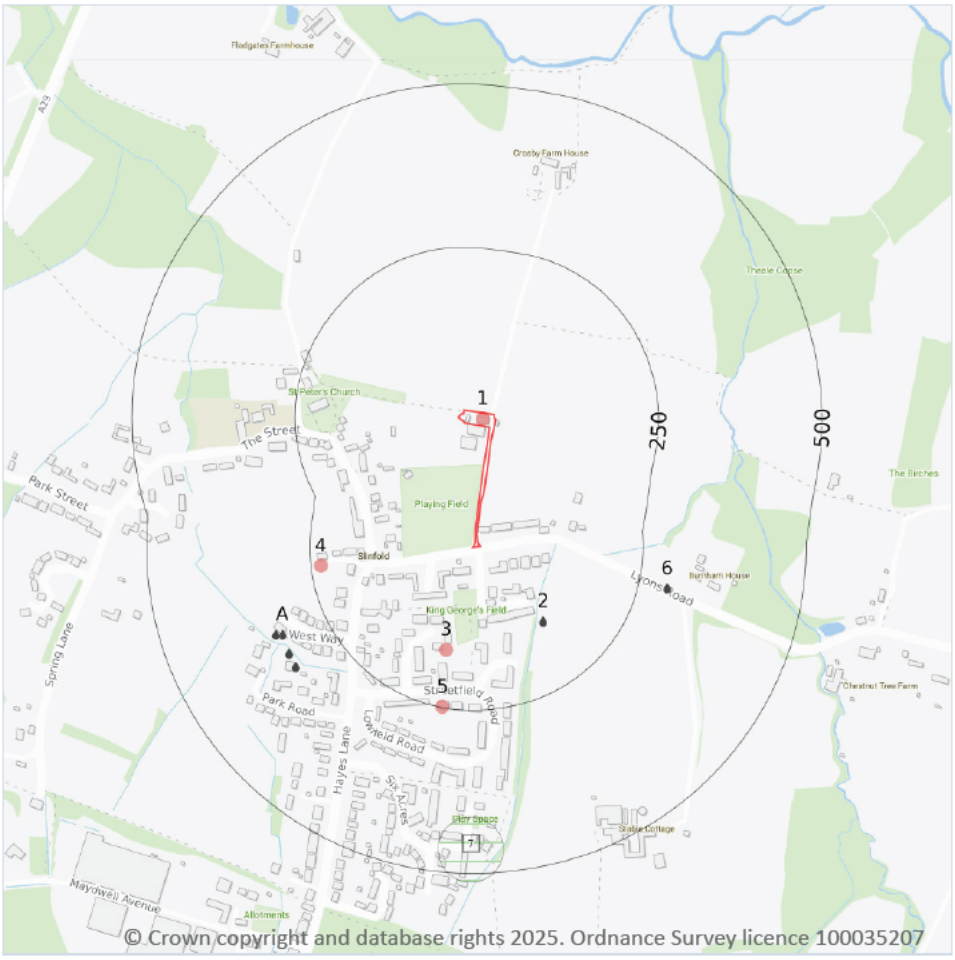
3.7 Waste exemptions

Records within 500m	0

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.

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on page 23 >

ID	Location	Company	Address	Activity	Category
1	**On site**	**Thermal Fluid Systems Ltd**	**The Old Dairy Crosby Farm, Lyons Road, Slinfold, West Sussex, RH13 0QS**	**Industrial Engineers**	**Engineering Services**
3	162m S	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
4	235m SW	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities
5	249m S	Icing on the Cake Horsham	14, Streetfield Road, Slinfold, West Sussex, RH13 0SE	Baking and Confectionery	Foodstuffs

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	1

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

Features are displayed on the Current industrial land use map on page 23 >

ID	Location	Company	Address	Operational status	Tier
7	413m S	Basf Printing Systems	Basf Printing Systems, Stane Street, Slinfold, Horsham,RH13 7SH	Historical COMAH Site	-

This data is sourced from the Health and Safety Executive.

4.7 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	6

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 23 >

ID	Location	Address	Details	
2	150m S	SLINFOLDHOUSINGSITENO5,SLINFOLDHOUSINGSITENO5,SLINFOLD,HORSHAM,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01904 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/05/1970 Effective Date: 13/05/1970 Revocation Date: 01/04/1997
6	294m SE	THELIMESHOUSE,THELIMESHOUSE,SLINFOLD,HORSHAM,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P03264 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 11/01/1991 Effective Date: 11/01/1991 Revocation Date: 31/03/1997

ID	Location	Address	Details	
A	321m SW	WESTWAY,WESTWAY,HAYESLANE,SLINFOLD,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997
A	326m SW	WESTWAY,WESTWAY,HAYESLANE,SLINFOLD,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997
A	328m SW	WESTWAY,WESTWAY,HAYESLANE,SLINFOLD,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997
A	330m SW	WESTWAY,WESTWAY,HAYESLANE,SLINFOLD,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01460 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/03/1966 Effective Date: 04/03/1966 Revocation Date: 31/03/1997

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

4.14 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	0

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

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

4.19 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.

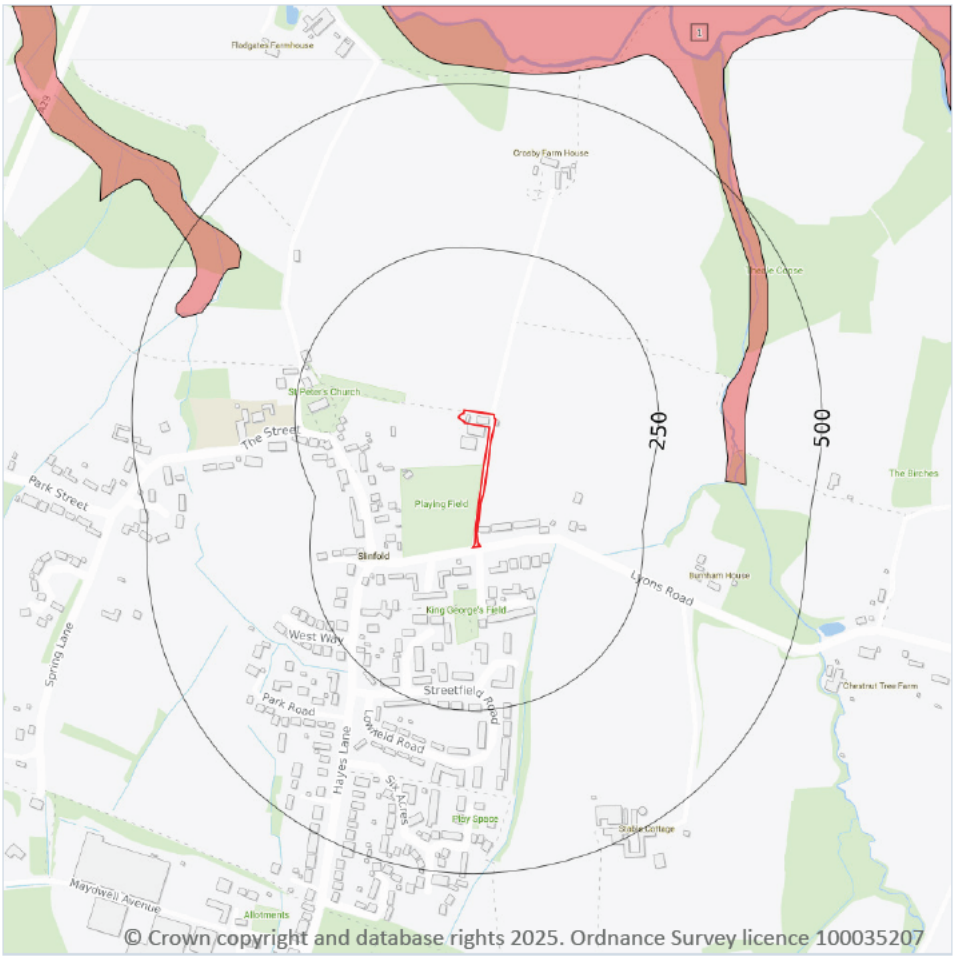
4.21 Pollution inventory radioactive waste

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	1

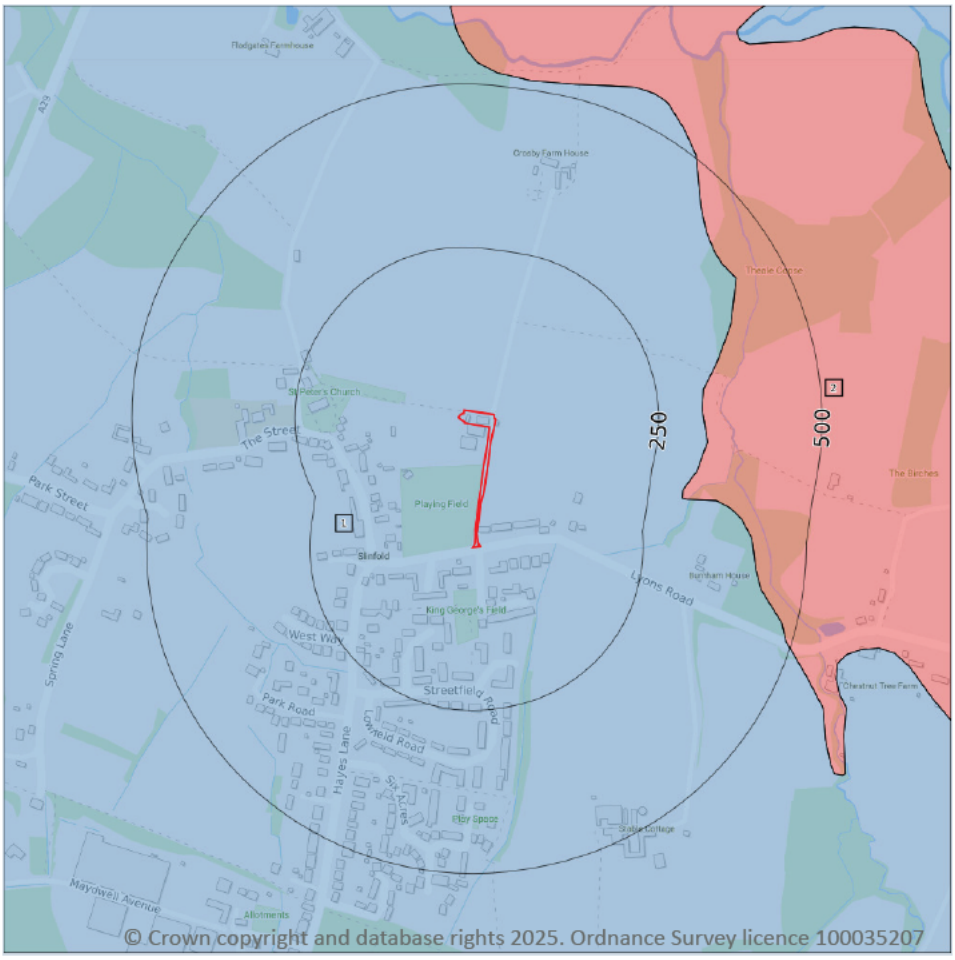
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on page 30 >

ID	Location	Designation	Description
1	349m 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

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

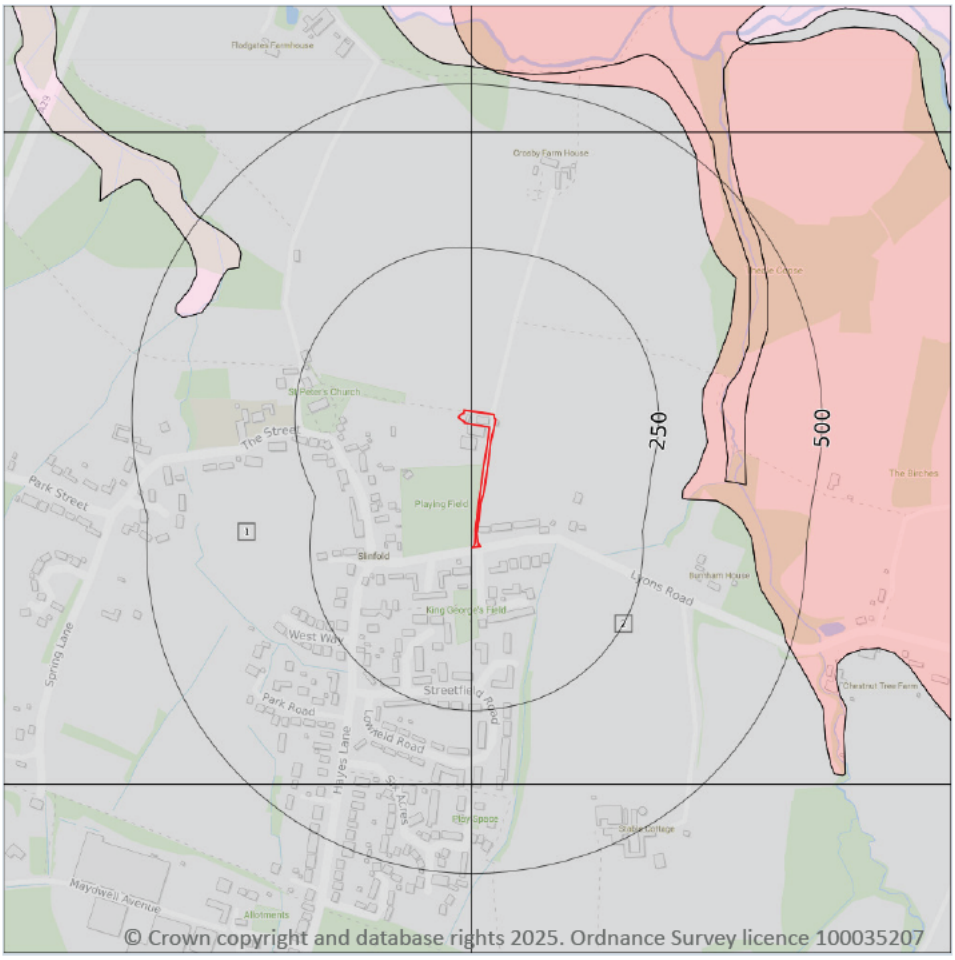
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 31 >

ID	Location	Designation	Description
1	**On site**	**Unproductive**	**These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow**
2	301m 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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on page 32 >

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

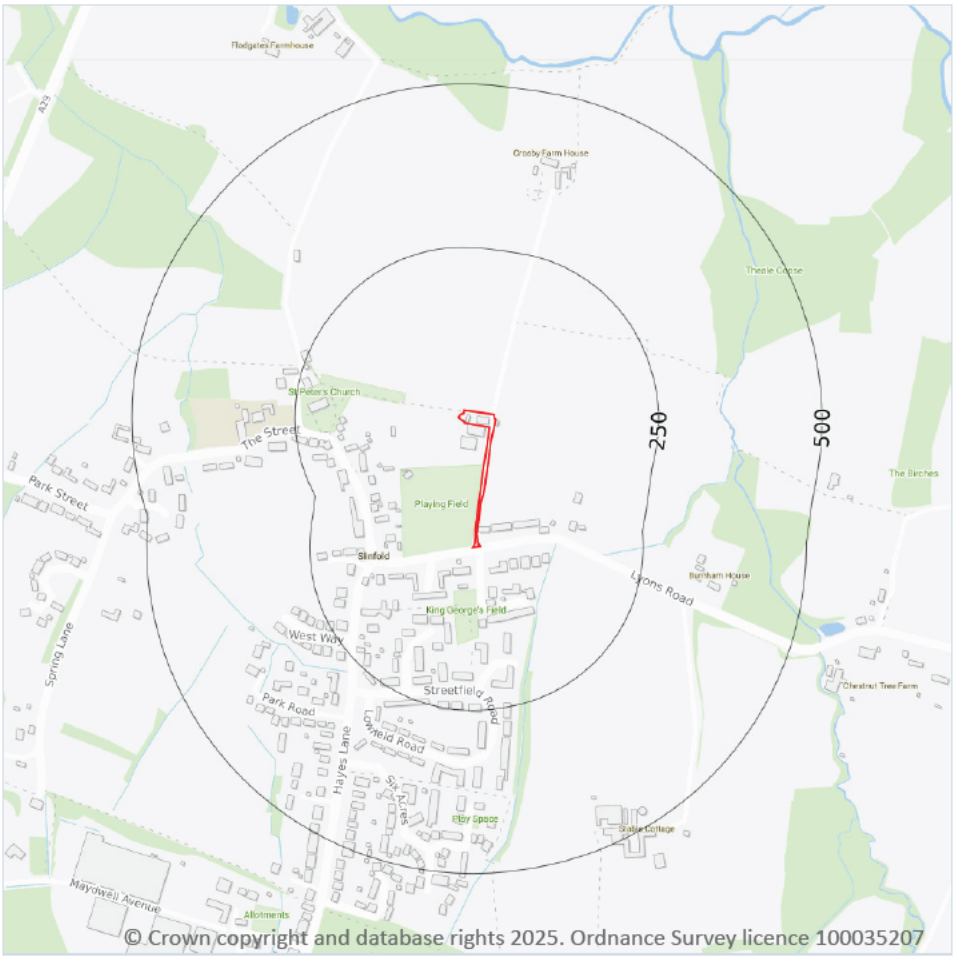
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on page 34 >

ID	Location	Details	
-	1515m W	Status: Active Licence No: 25/081 Details: Spray Irrigation - Storage Direct Source: Southern Region Groundwater Point: SLINFOLD PARK GOLF CLUB Data Type: Point Name: Slinfold Park Golf & Country Club Ltd Easting: 510510 Northing: 131100	Annual Volume (m^3): 7700 Max Daily Volume (m^3): 77 Original Application No: 169/1194 Original Start Date: 16/12/1992 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m	3

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 37 >

ID	Location	Type of water feature	Ground level	Permanence	Name
1	109m 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
3	117m SE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
A	182m 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	2

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 37 >

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 37 >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Arun Horsham**	**GB107041012310**	**Arun Upper**	**Arun and Western Streams**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on page 37 >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	543m N	River	Arun Horsham	GB107041012310 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

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

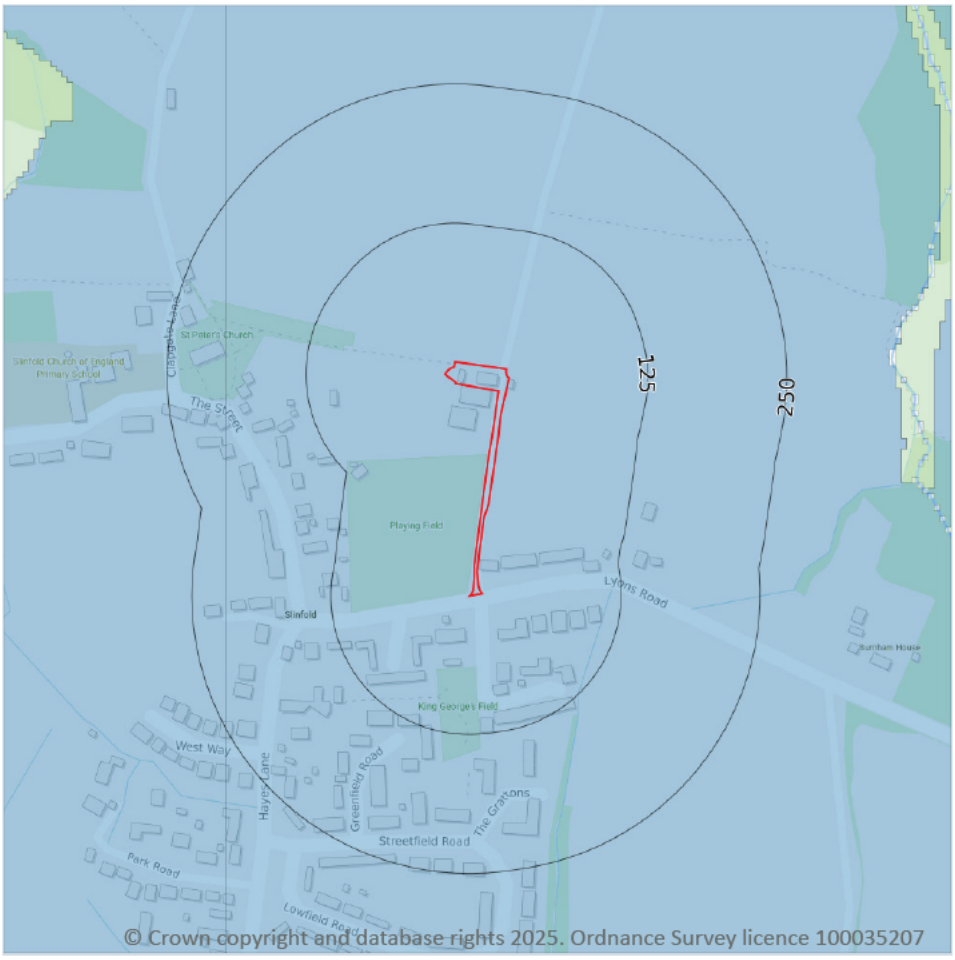
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

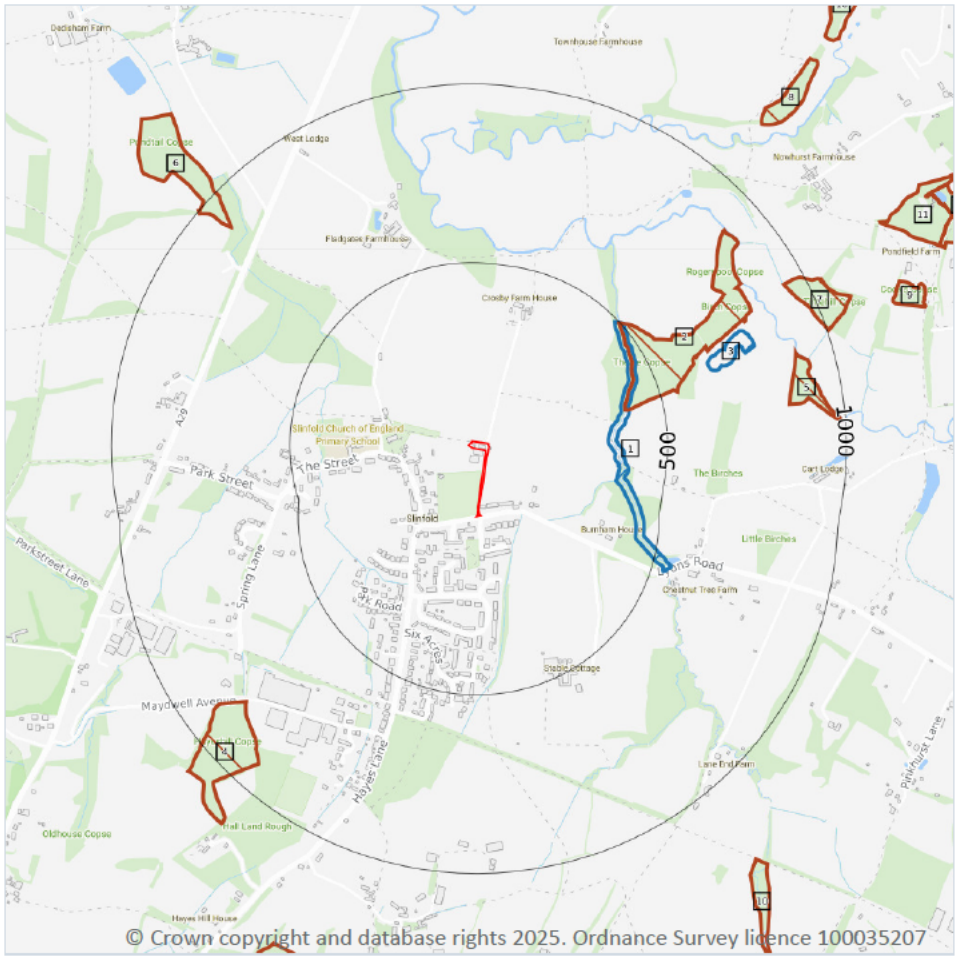
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 44 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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

Features are displayed on the Environmental designations map on page 45 >

ID	Location	Name	Data source
1	334m E	Slinfold Stream and Quarry	Natural England

ID	Location	Name	Data source
3	653m NE	Slinfold Stream and Quarry	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	44

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 45 >

ID	Location	Name	Woodland Type
2	395m E	Unknown	Ancient & Semi-Natural Woodland
4	828m SW	Unknown	Ancient & Semi-Natural Woodland
5	849m E	Unknown	Ancient & Semi-Natural Woodland
6	902m NW	Unknown	Ancient & Semi-Natural Woodland
7	939m NE	Unknown	Ancient & Semi-Natural Woodland
8	1178m NE	Unknown	Ancient & Semi-Natural Woodland
9	1201m E	Unknown	Ancient & Semi-Natural Woodland
10	1233m SE	Unknown	Ancient & Semi-Natural Woodland
11	1260m NE	Unknown	Ancient & Semi-Natural Woodland
12	1322m S	Unknown	Ancient & Semi-Natural Woodland
13	1379m NE	Unknown	Ancient & Semi-Natural Woodland
-	1409m W	Farm Copse	Ancient & Semi-Natural Woodland
-	1473m W	Unknown	Ancient & Semi-Natural Woodland
16	1479m NE	Millmead Copse	Ancient & Semi-Natural Woodland
-	1501m SE	Unknown	Ancient & Semi-Natural Woodland
-	1548m S	Chafers Copse	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1584m NW	Unknown	Ancient & Semi-Natural Woodland
-	1584m NW	Unknown	Ancient & Semi-Natural Woodland
-	1697m N	Unknown	Ancient Replanted Woodland
-	1714m W	Unknown	Ancient Replanted Woodland
-	1720m N	Unknown	Ancient & Semi-Natural Woodland
-	1726m W	Unknown	Ancient & Semi-Natural Woodland
-	1733m N	Townhouse Copse	Ancient & Semi-Natural Woodland
-	1737m N	Unknown	Ancient & Semi-Natural Woodland
-	1744m S	Unknown	Ancient & Semi-Natural Woodland
-	1758m NE	Unknown	Ancient & Semi-Natural Woodland
-	1763m NW	Unknown	Ancient & Semi-Natural Woodland
-	1770m SE	Unknown	Ancient & Semi-Natural Woodland
-	1776m N	Unknown	Ancient & Semi-Natural Woodland
-	1800m SW	Unknown	Ancient & Semi-Natural Woodland
-	1803m W	Unknown	Ancient & Semi-Natural Woodland
-	1809m S	Unknown	Ancient & Semi-Natural Woodland
-	1820m N	Townhouse Copse	Ancient & Semi-Natural Woodland
-	1829m N	Unknown	Ancient & Semi-Natural Woodland
-	1834m NW	Unknown	Ancient Replanted Woodland
-	1841m S	Unknown	Ancient & Semi-Natural Woodland
-	1847m S	Unknown	Ancient & Semi-Natural Woodland
-	1851m SW	Unknown	Ancient & Semi-Natural Woodland
-	1854m N	Unknown	Ancient Replanted Woodland
-	1865m W	Unknown	Ancient & Semi-Natural Woodland
-	1869m N	Townhouse Copse	Ancient & Semi-Natural Woodland
-	1940m S	Unknown	Ancient & Semi-Natural Woodland
-	1969m SW	Unknown	Ancient & Semi-Natural Woodland
-	1984m SW	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

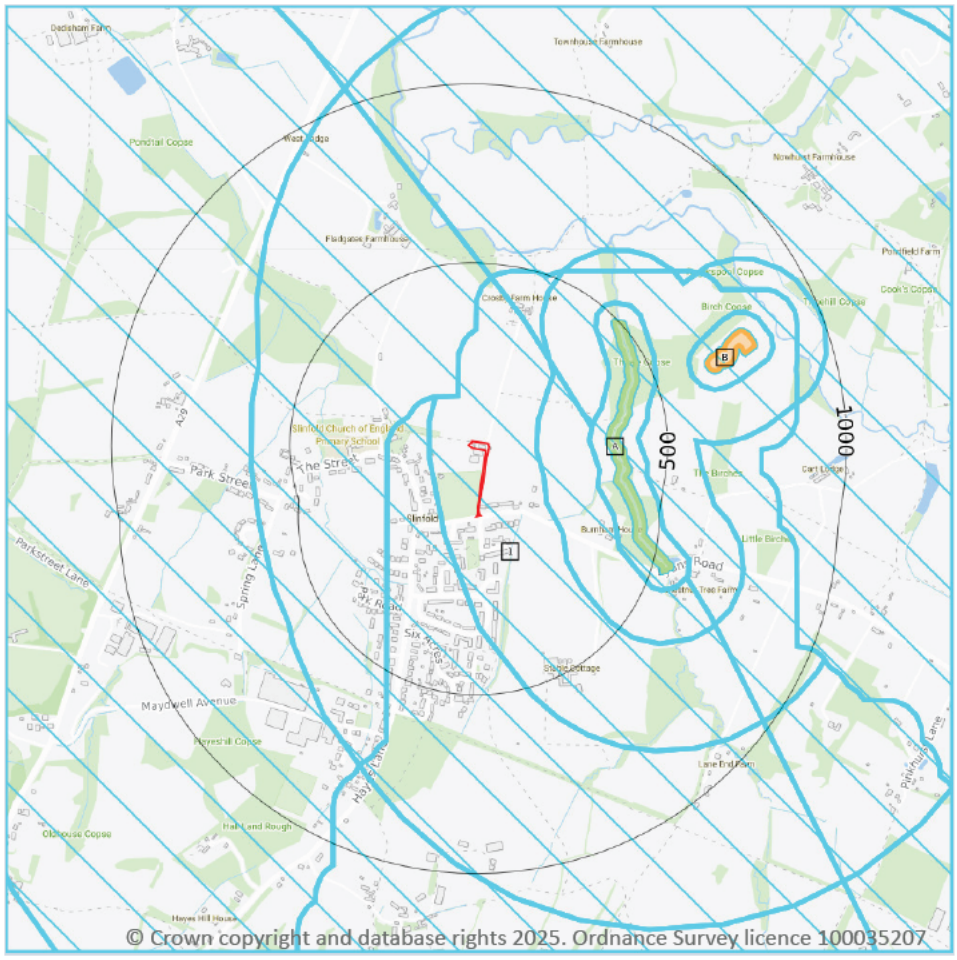
Records within 2000m	1

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

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

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

SSSI Impact Zones and Units



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 52 >

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Discharges - Any discharge of water or liquid waste that is discharged to ground (ie to seep away) or to surface water, such as a beck or stream. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply . 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	2

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

Features are displayed on the SSSI Impact Zones and Units map on page 52 >

ID: A
Location: 334m E
SSSI name: Slinfold Stream and Quarry
Unit name: Stream Exposures
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

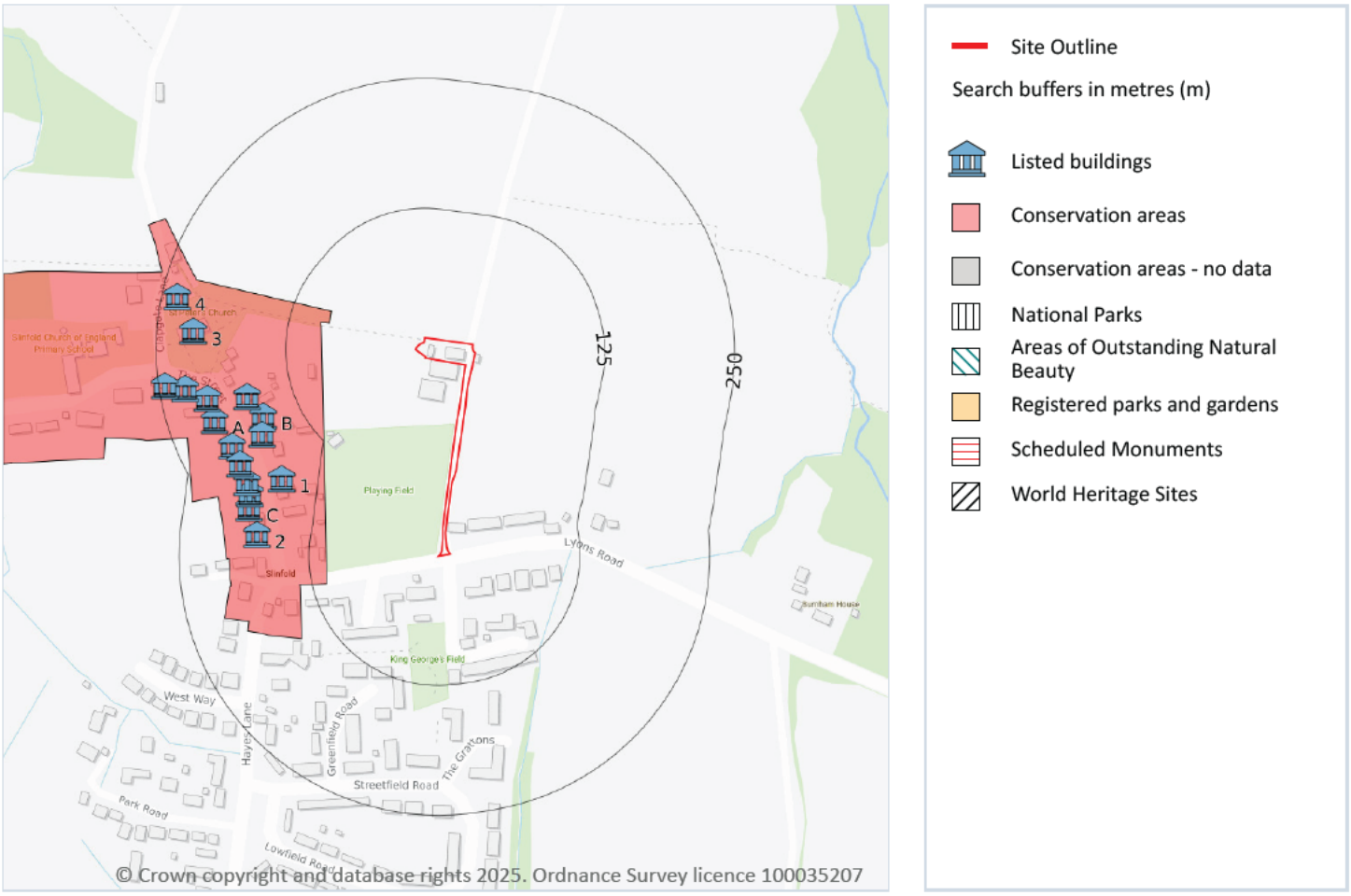
Feature name	Feature condition	Date of assessment
EW - Wealden	Favourable	10/03/2022

ID: B
Location: 653m NE
SSSI name: Slinfold Stream and Quarry
Unit name: Stream Section
Broad habitat: Earth Heritage
Condition: Unfavourable - Declining
Reportable features:

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

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

11 Visual and cultural designations



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	16

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 55 >

ID	Location	Name	Grade	Reference Number	Listed date
1	160m SW	Forge House	II	1181092	28/11/1980
B	160m W	Post Office Slinfold Stores The Old Bakery	II	1354226	28/11/1980
B	168m W	Slinfold House	II	1285173	22/09/1959
B	169m W	K6 Telephone Kiosk Opposite Kings Head Public House	II	1026852	08/08/1989
2	176m SW	Taylors	II	1026908	28/11/1980

ID	Location	Name	Grade	Reference Number	Listed date
C	188m SW	Chapel Cottage	II	1354227	28/11/1980
C	189m SW	Little Hammers	II	1181099	28/11/1980
C	192m SW	Holdens	II	1026909	28/11/1980
C	200m W	The King's Head Inn	II	1026910	28/11/1980
C	201m W	Stables To South Of The King's Head Inn	II	1181103	28/11/1980
A	206m W	Stanford House	II	1181130	22/09/1959
A	206m W	Peppercorn Cottage	II	1354228	28/11/1980
3	215m W	The Parish Church Of St Peter	II	1181073	28/11/1980
A	225m W	Church View	II	1181135	28/11/1980
4	235m W	Churchyard Cottages	II	1354225	21/04/1977
A	244m W	Chewton	II	1026911	22/09/1959

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on page 55 >

ID	Location	Name	District	Date of designation
A	86m NW	Slinfold	Horsham	26/11/1976

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

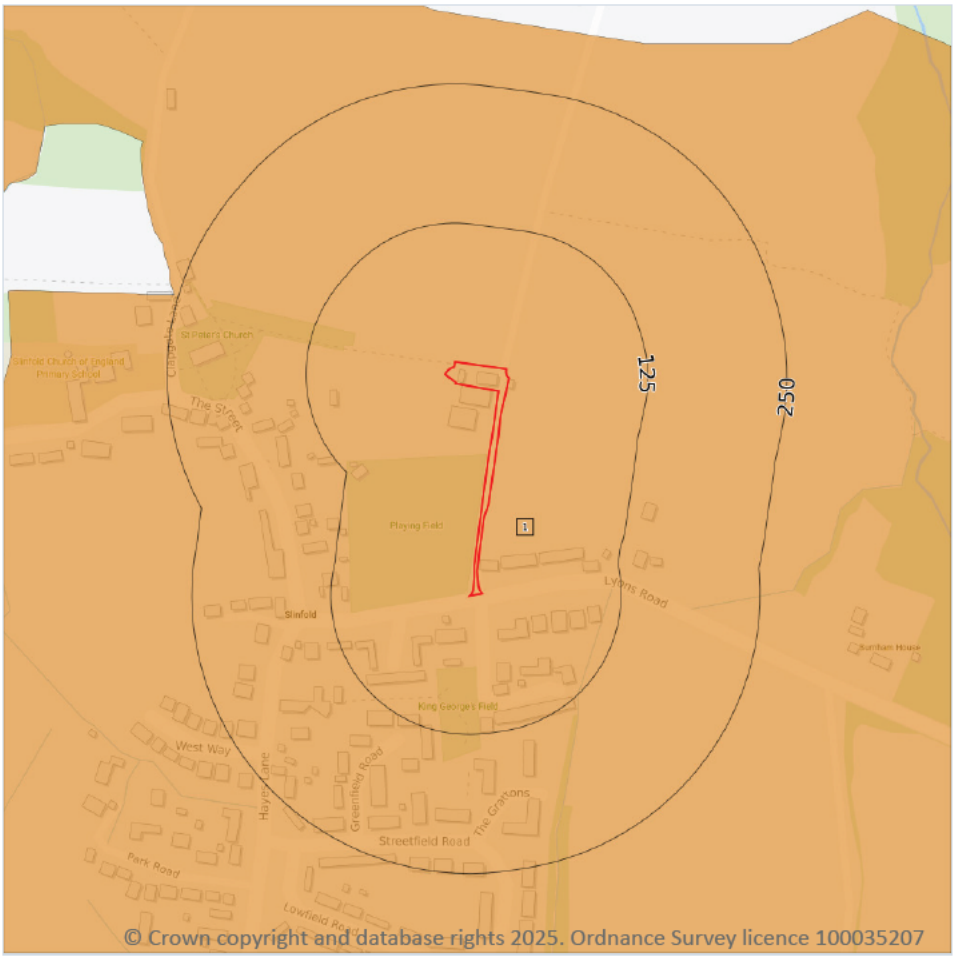
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on page 59 >

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	1

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.

Location	Reference	Scheme	Start Date	End Date
On site	**819037**	**Countryside Stewardship (Middle Tier)**	**01/01/2020**	**31/12/2024**

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

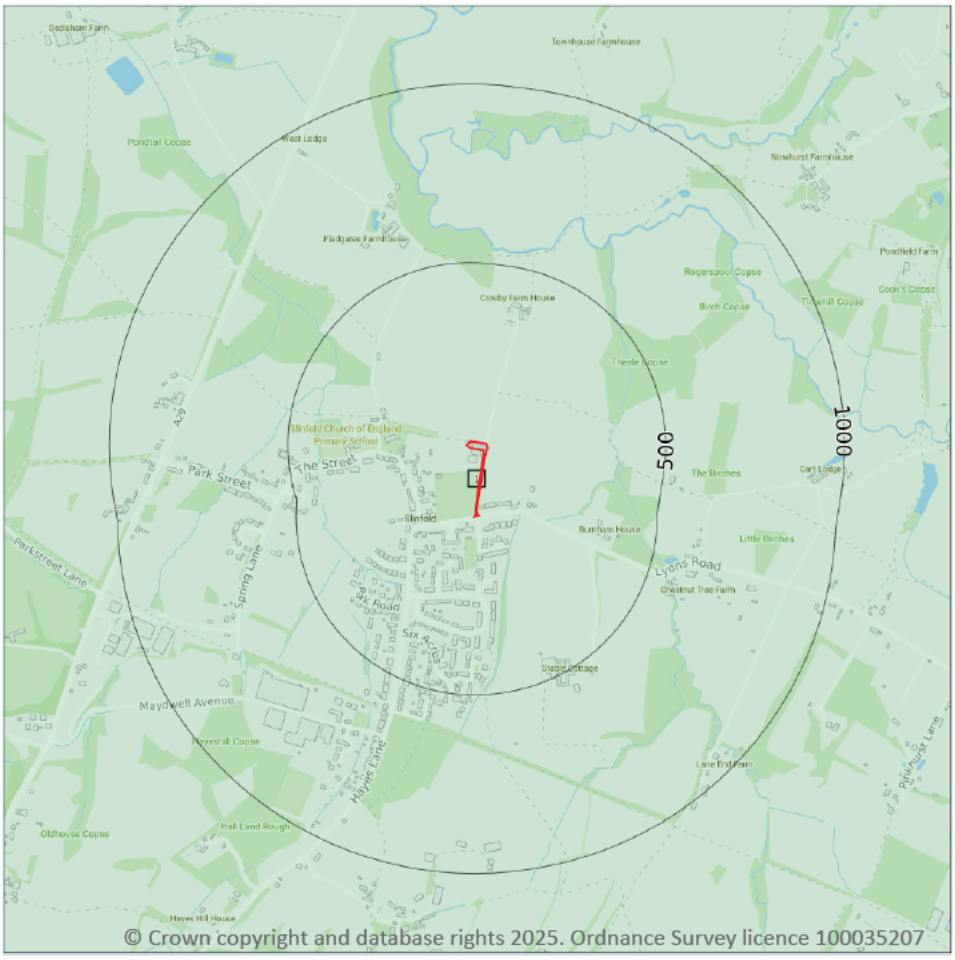
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on page 62 >

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

This data is sourced from the British Geological Survey.

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

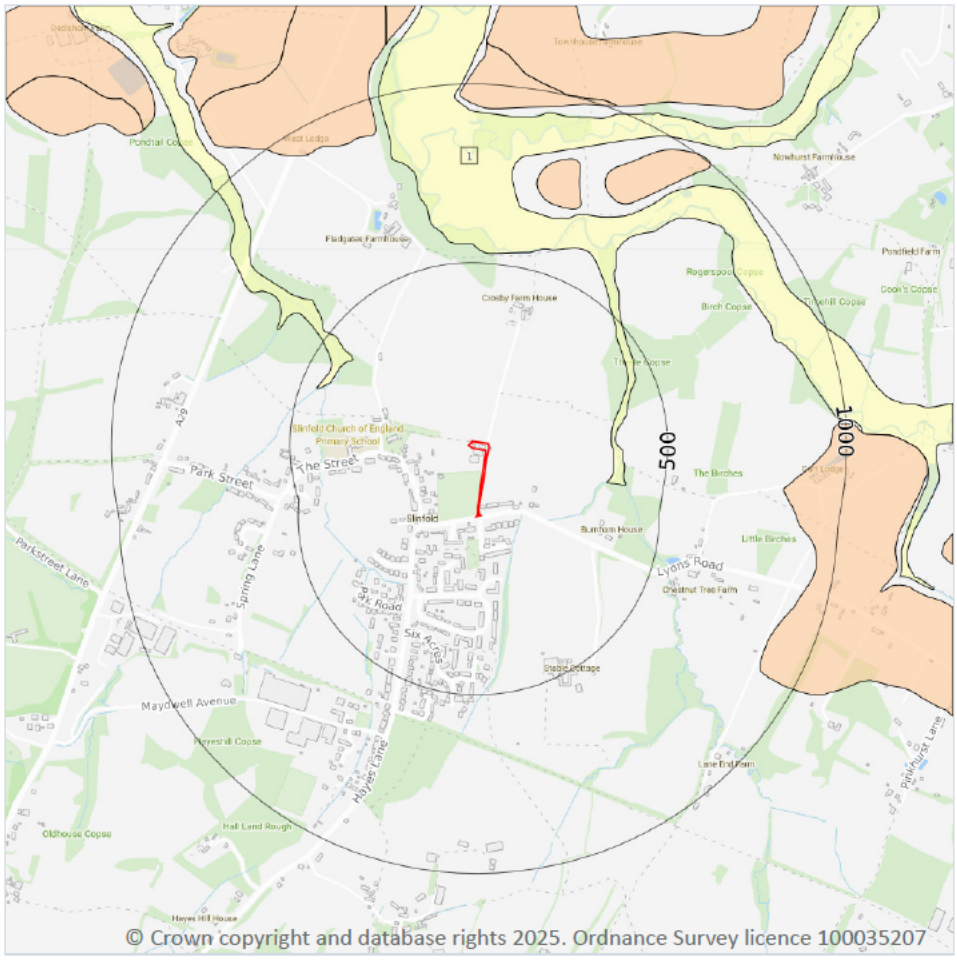
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on page 64 >

ID	Location	LEX Code	Description	Rock description
1	342m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

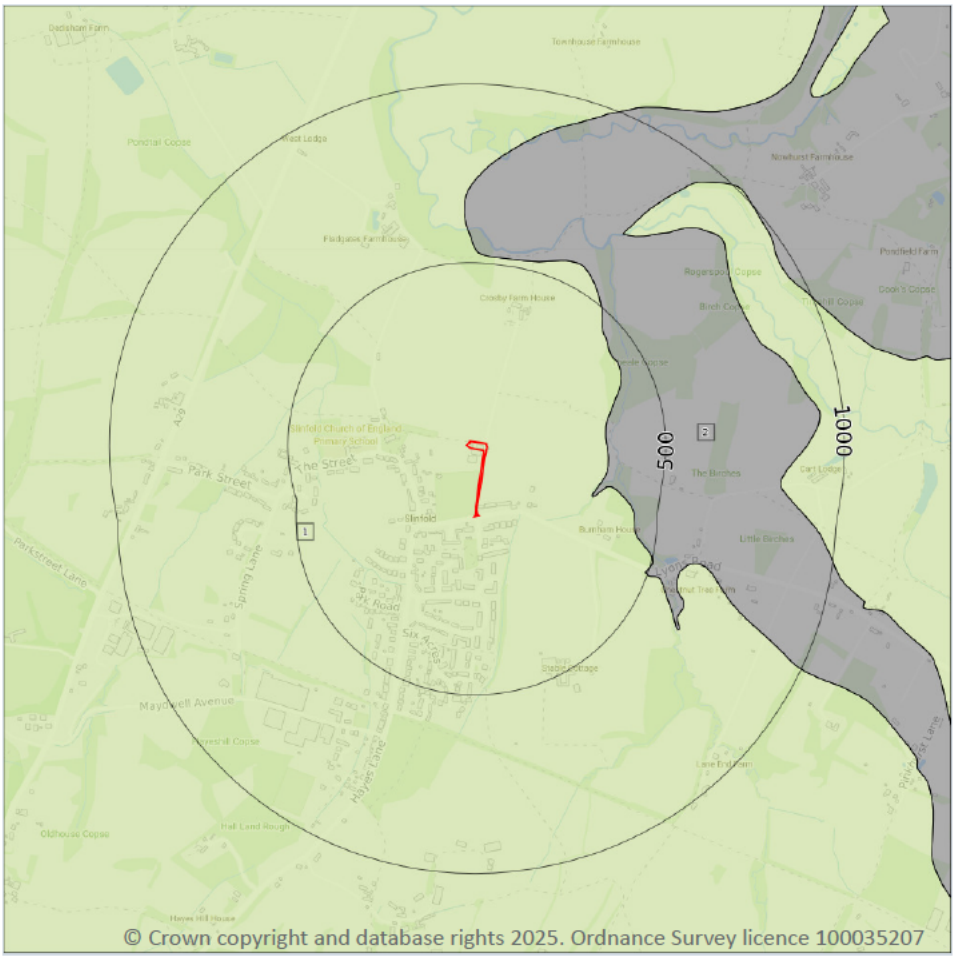
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **2**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on page 66 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**Weald Clay Formation - Mudstone**	**Barremian Age - Hauterivian Age**
2	313m E	HST-CALSST	Horsham Stone Member - Calcareous Sandstone	Hauterivian Age

This data is sourced from the British Geological Survey.

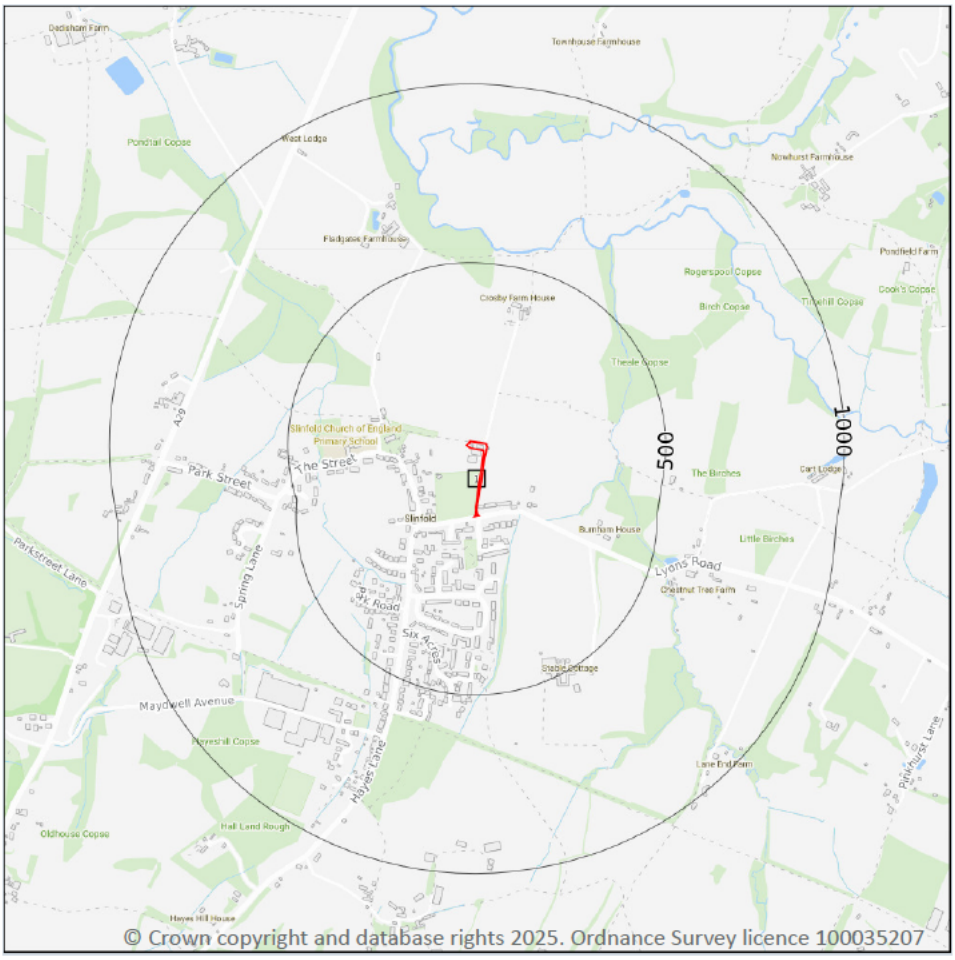
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on page 68 >

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

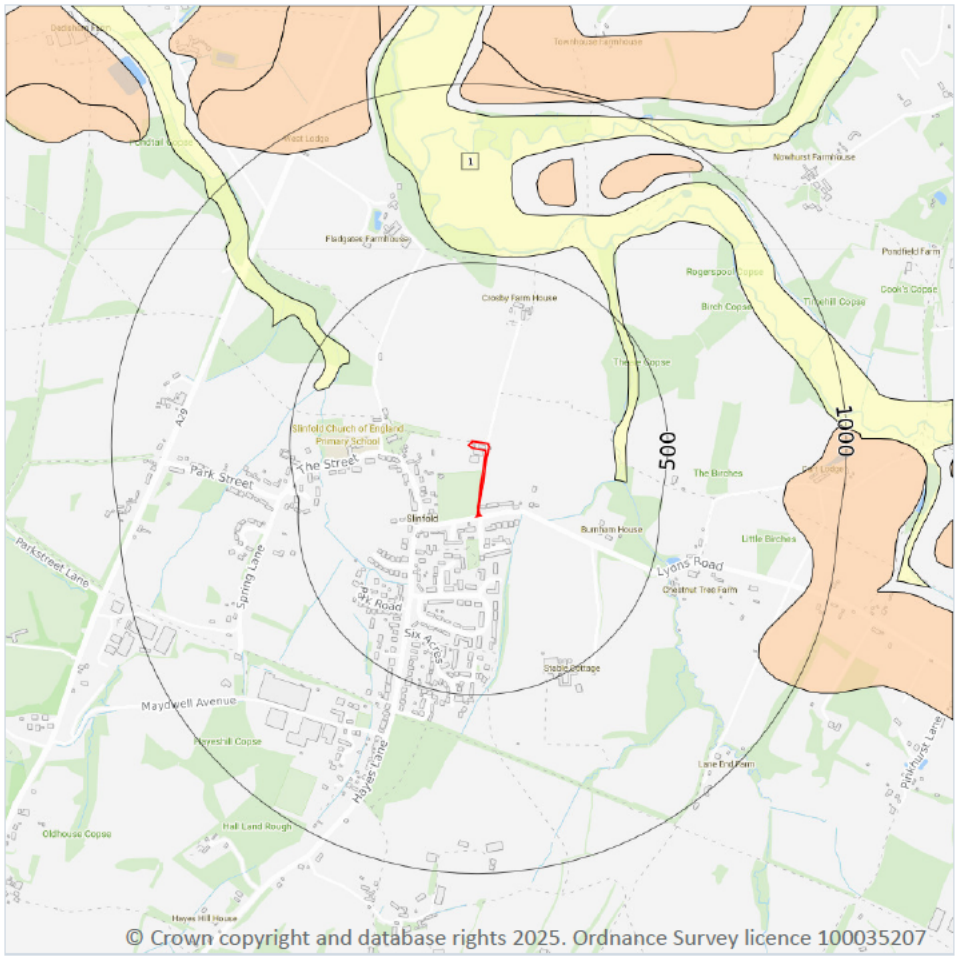
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on page 70 >

ID	Location	LEX Code	Description	Rock description
1	349m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

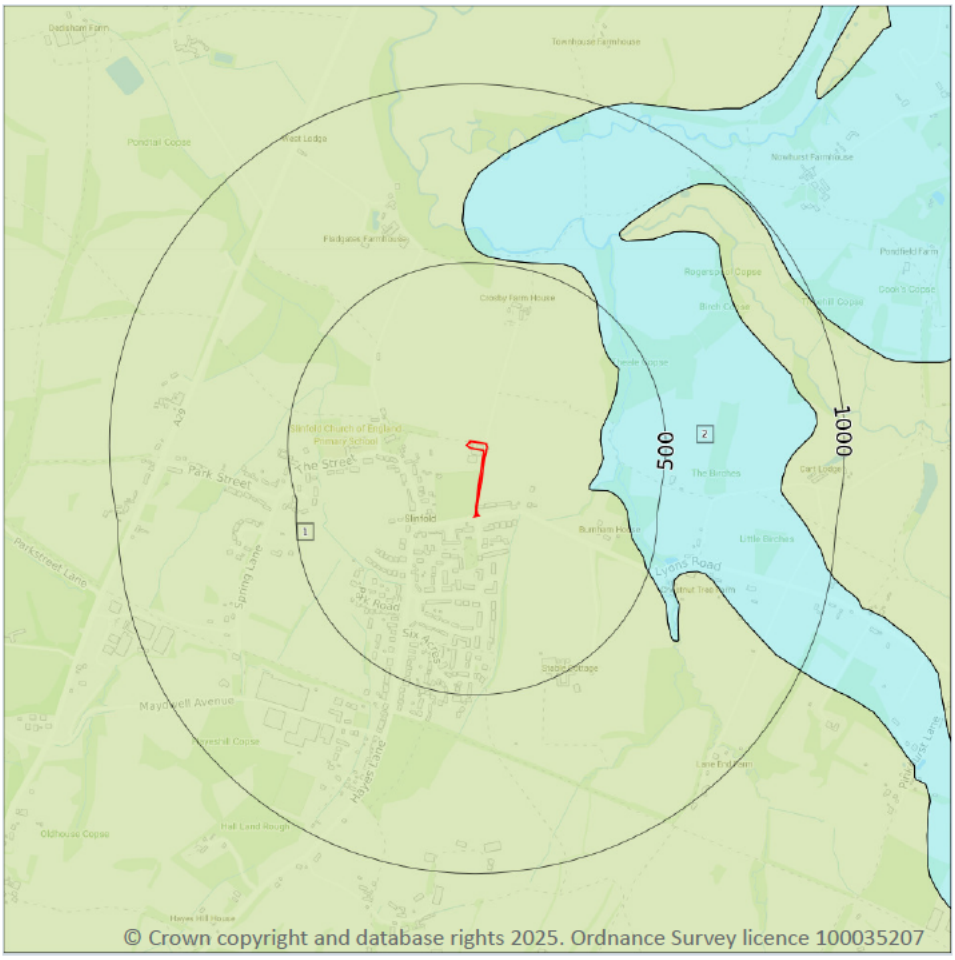
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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 72 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**WEALD CLAY FORMATION - MUDSTONE**	**HAUTERIVIAN**
2	301m E	HST-SDST	HORSHAM STONE MEMBER - SANDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

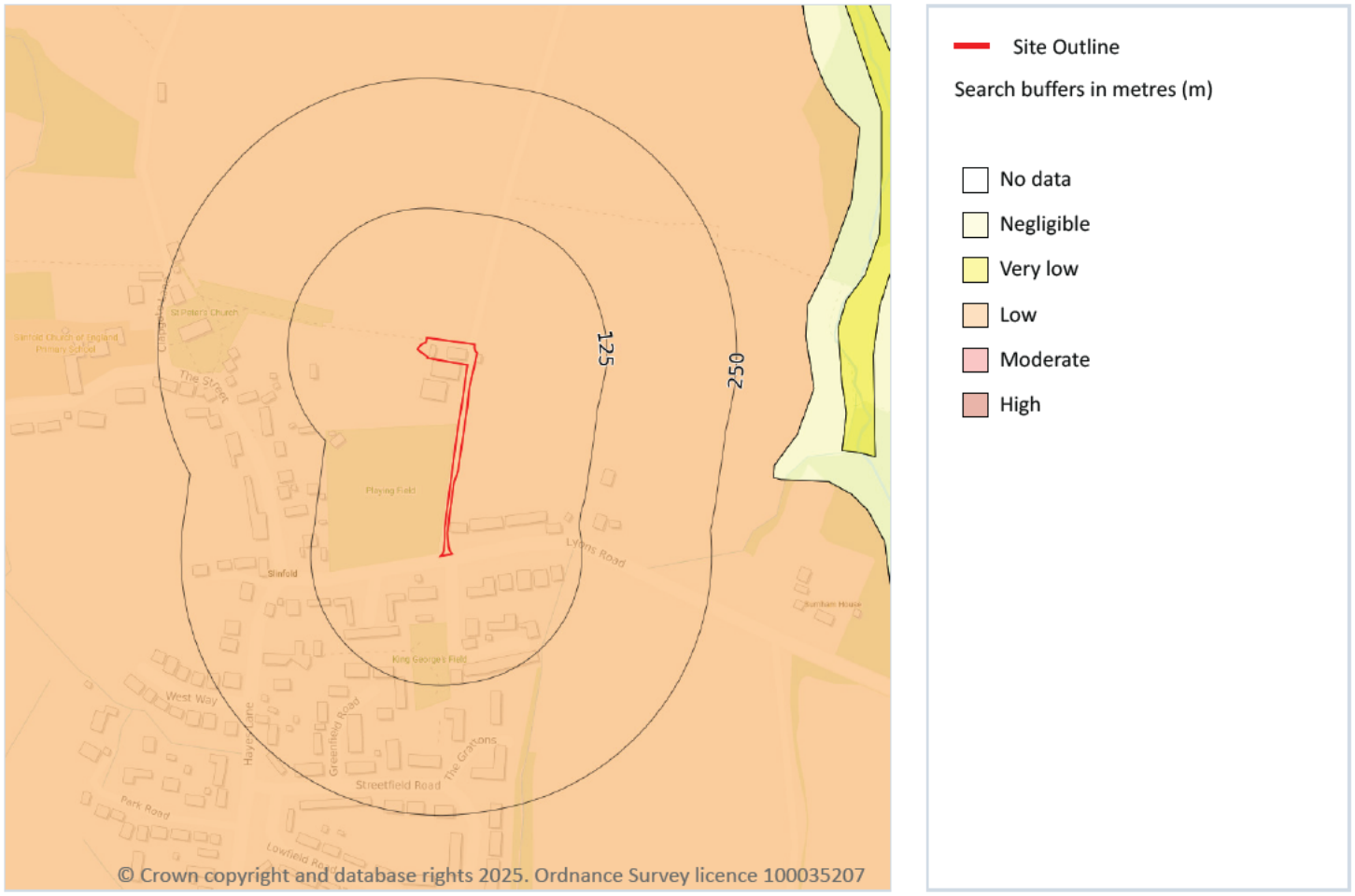
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	1

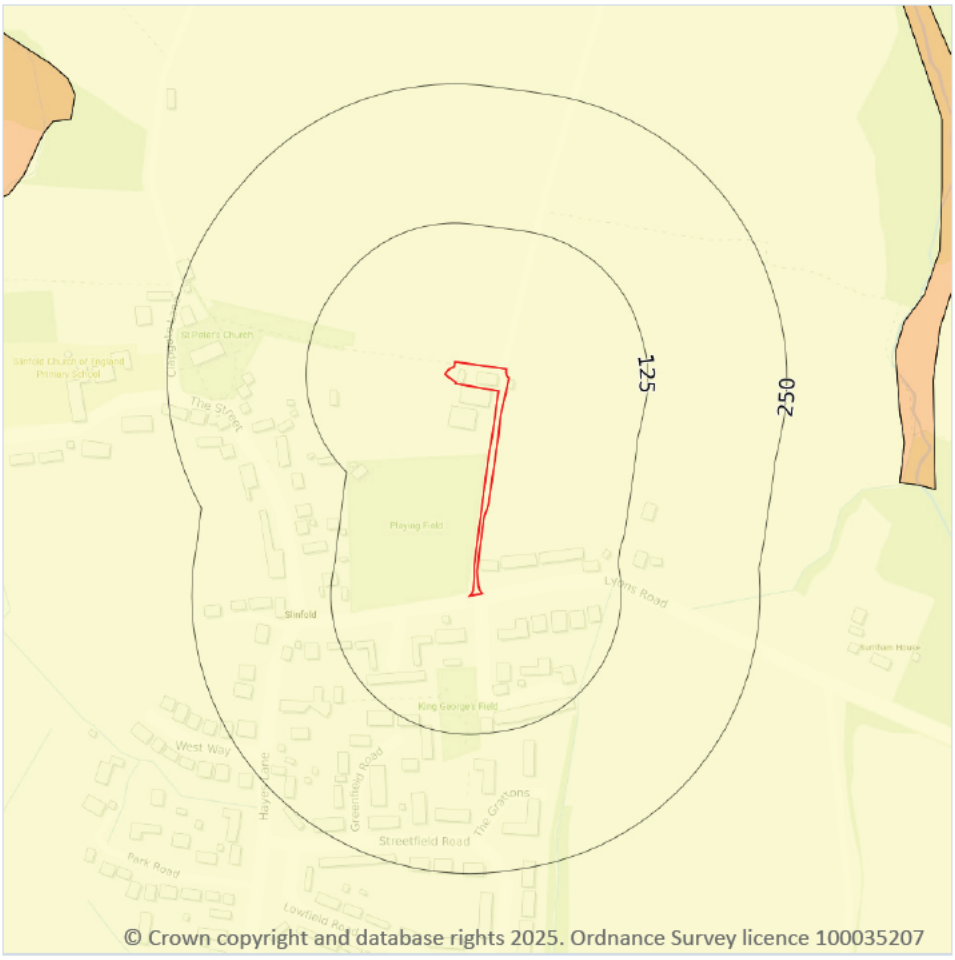
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 75 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

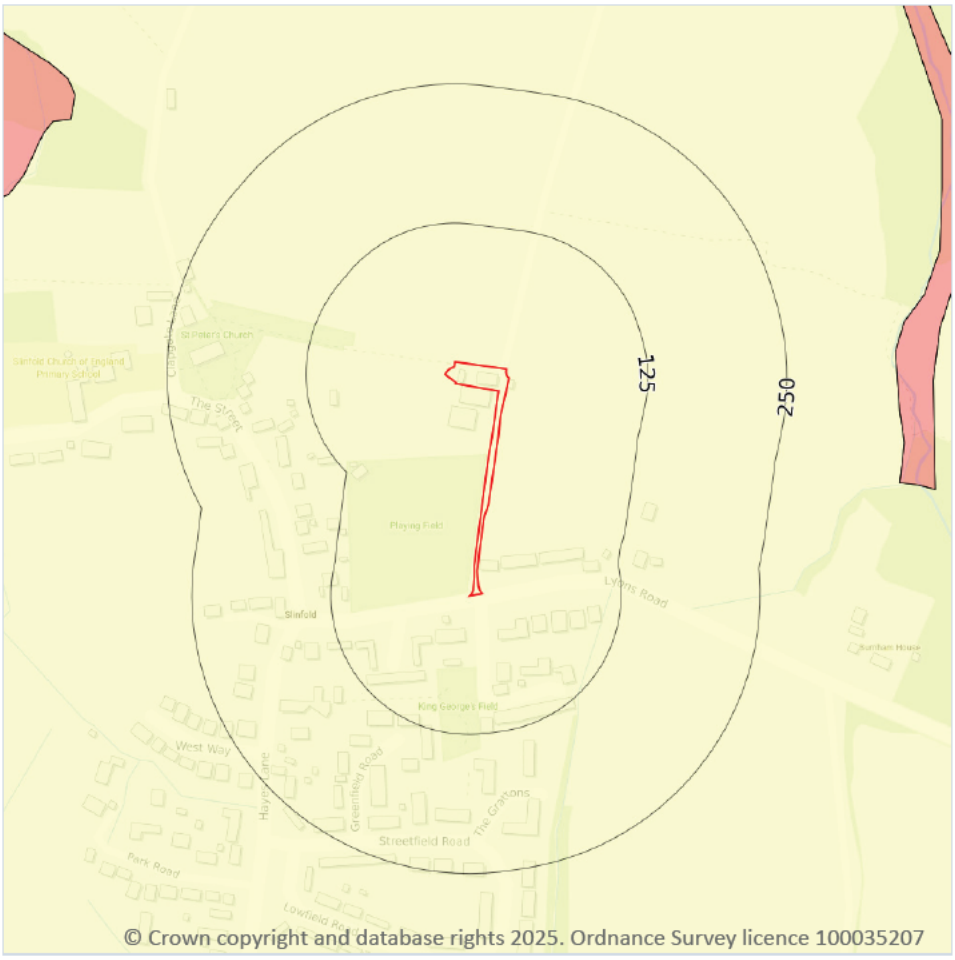
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on page 76 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

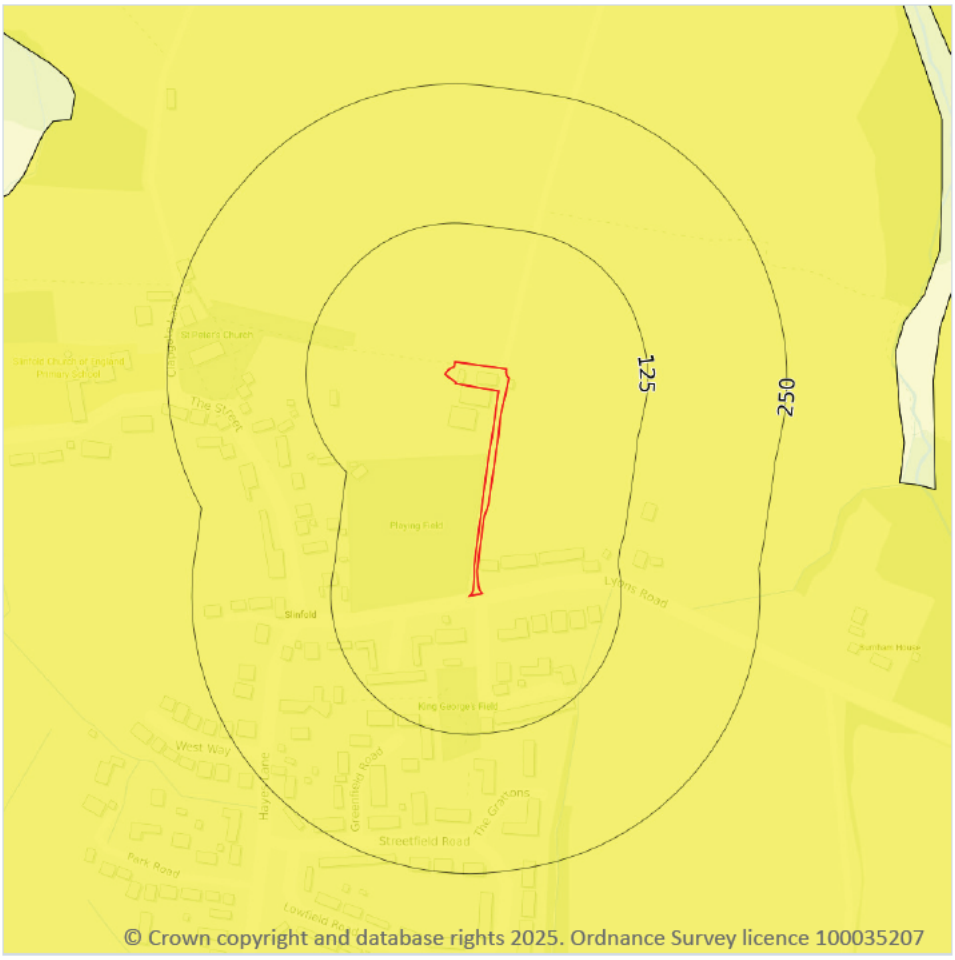
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on page 77 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

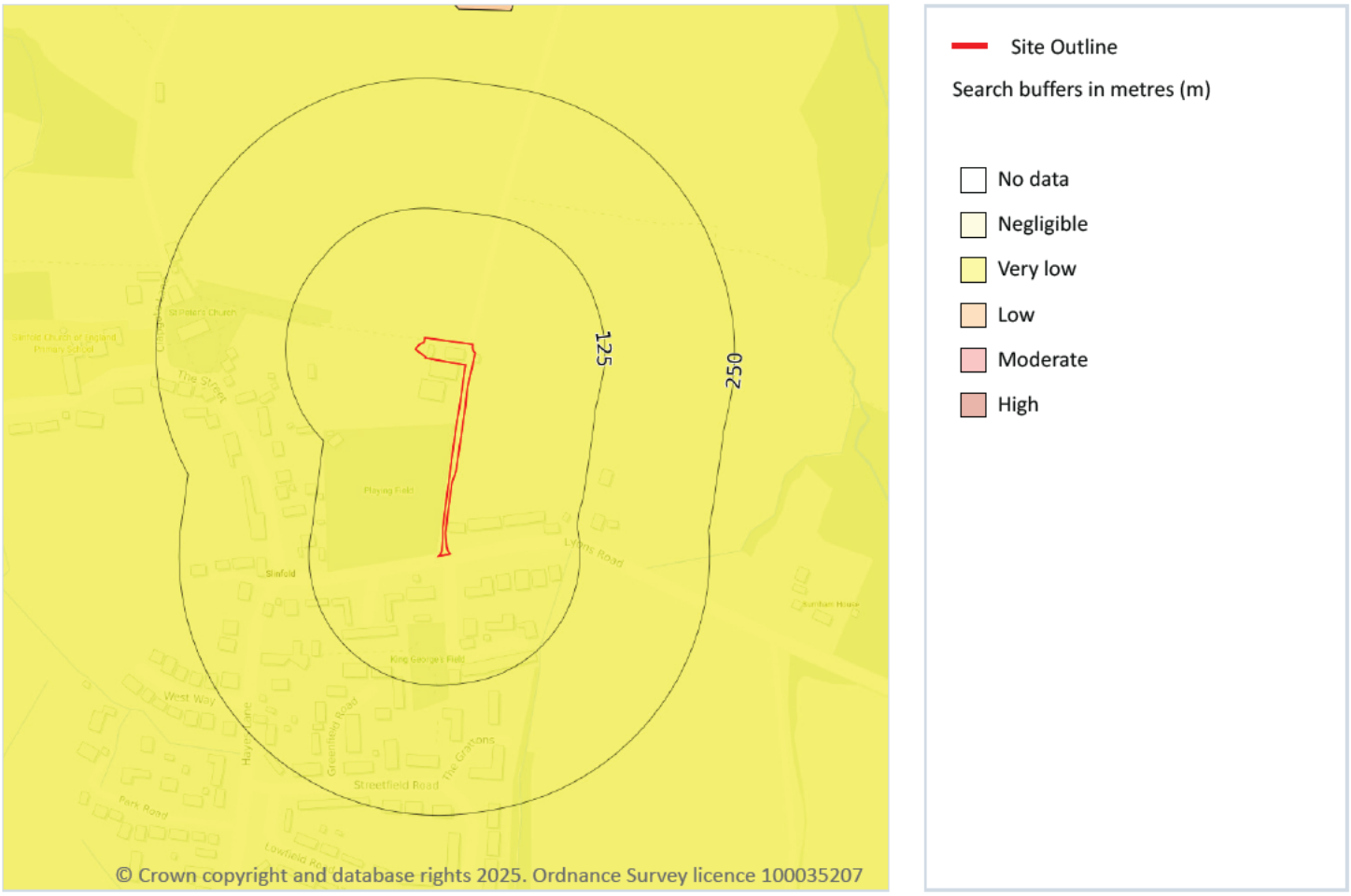
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on page 78 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

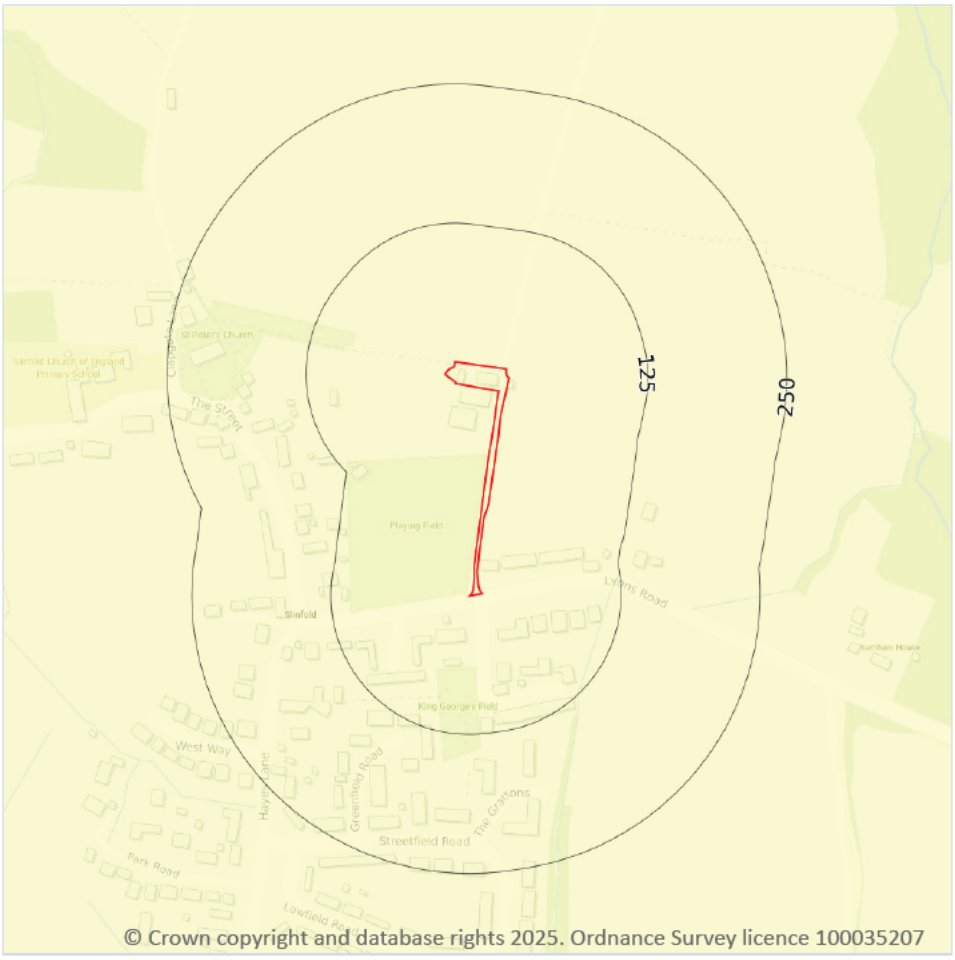
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on page 79 >

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



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

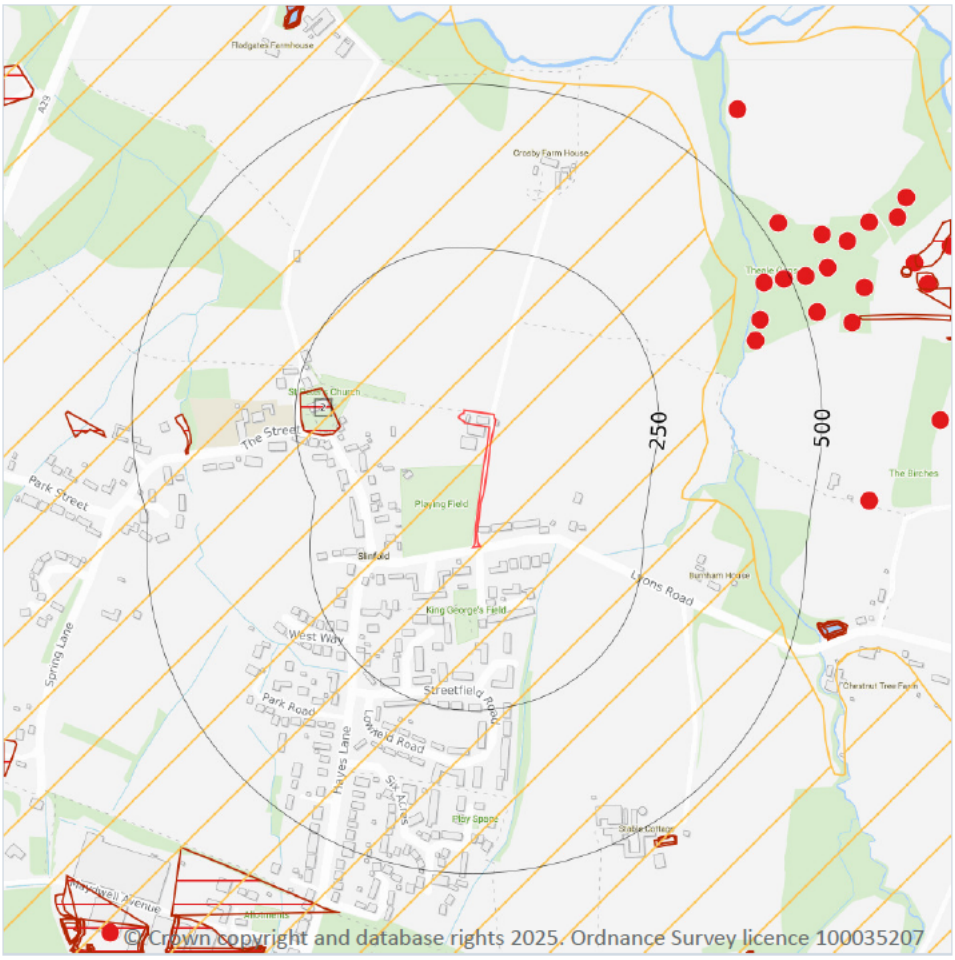
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on page 80 >

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	6

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 82 >

ID	Location	Details	Description
A	417m E	Name: Theale Copse Pits Address: Slinfold, HORSHAM, Sussex Commodity: Sandstone 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
A	422m NE	Name: Theale Copse Pits Address: Slinfold, HORSHAM, Sussex Commodity: Sandstone 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
A	433m NE	Name: Theale Copse Pits Address: Slinfold, HORSHAM, Sussex Commodity: Sandstone 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
A	449m NE	Name: Theale Copse Pits Address: Slinfold, HORSHAM, Sussex Commodity: Sandstone 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
A	461m NE	Name: Theale Copse Pits Address: Slinfold, HORSHAM, Sussex Commodity: Sandstone 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
A	491m NE	Name: Theale Copse Pits Address: Slinfold, HORSHAM, Sussex Commodity: Sandstone 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 82 >

ID	Location	Land Use	Year of mapping	Mapping scale
2	181m W	Grave Yard	1876	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	2

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

Features are displayed on the Mining and ground workings map on **page 82 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Iron Ore**	**B**	**Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
14	687m 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

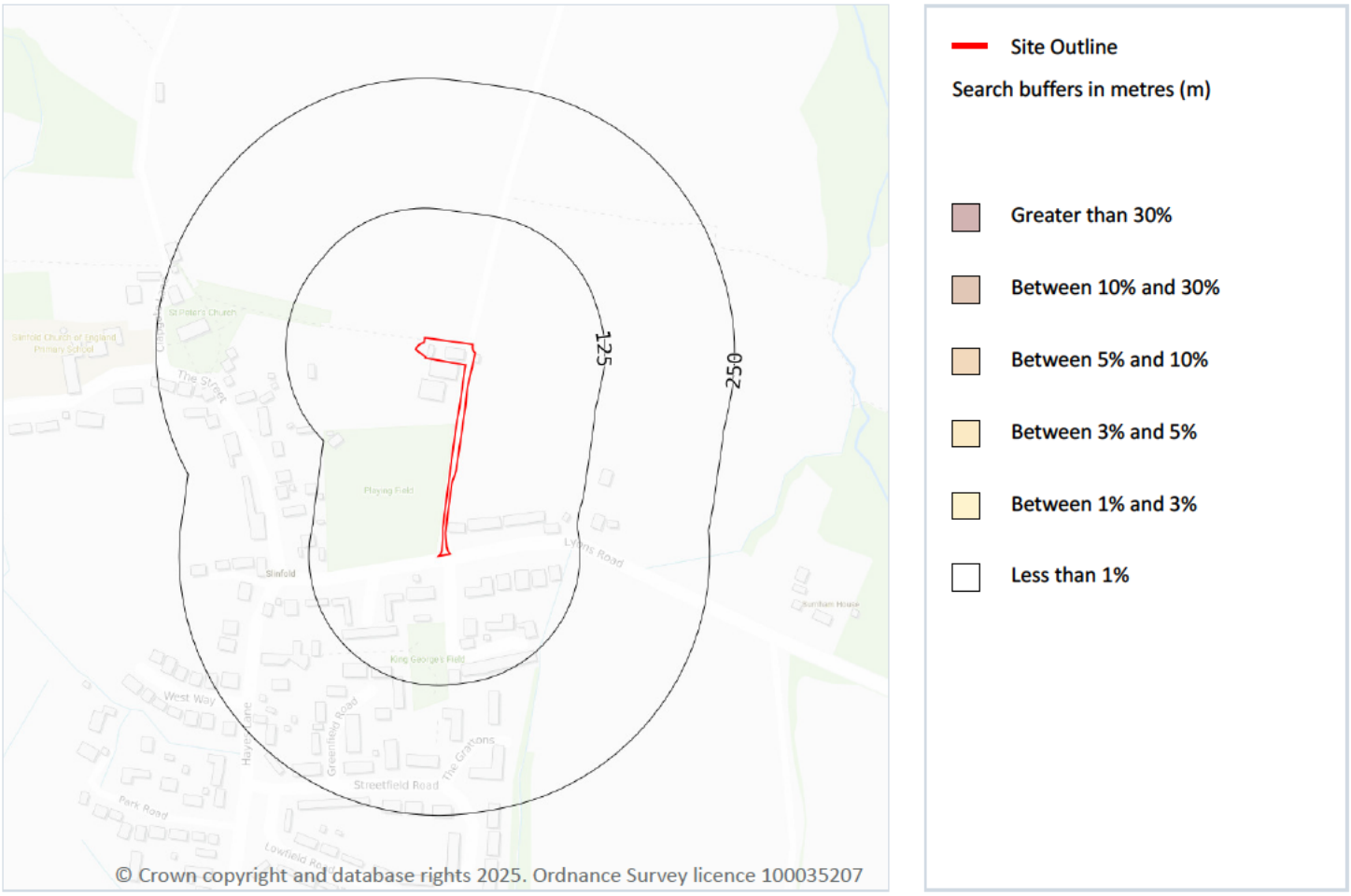
Records within 500m	0

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.

20 Radon



20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on page 90 >

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	4

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 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**25 - 35 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
2m S	25 - 35 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 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.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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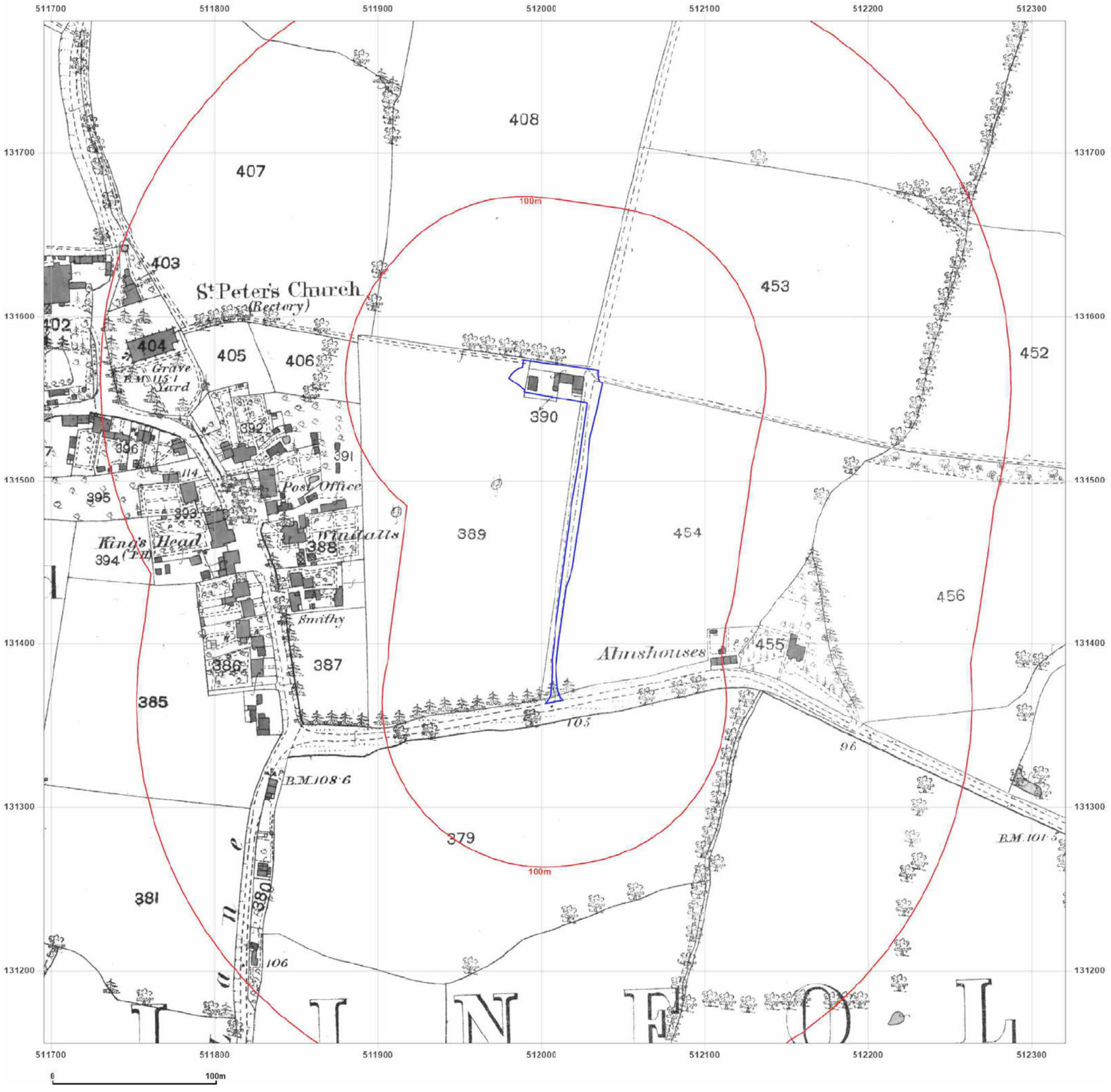

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: County Series
Map date: **1876**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1876
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Edition N/A
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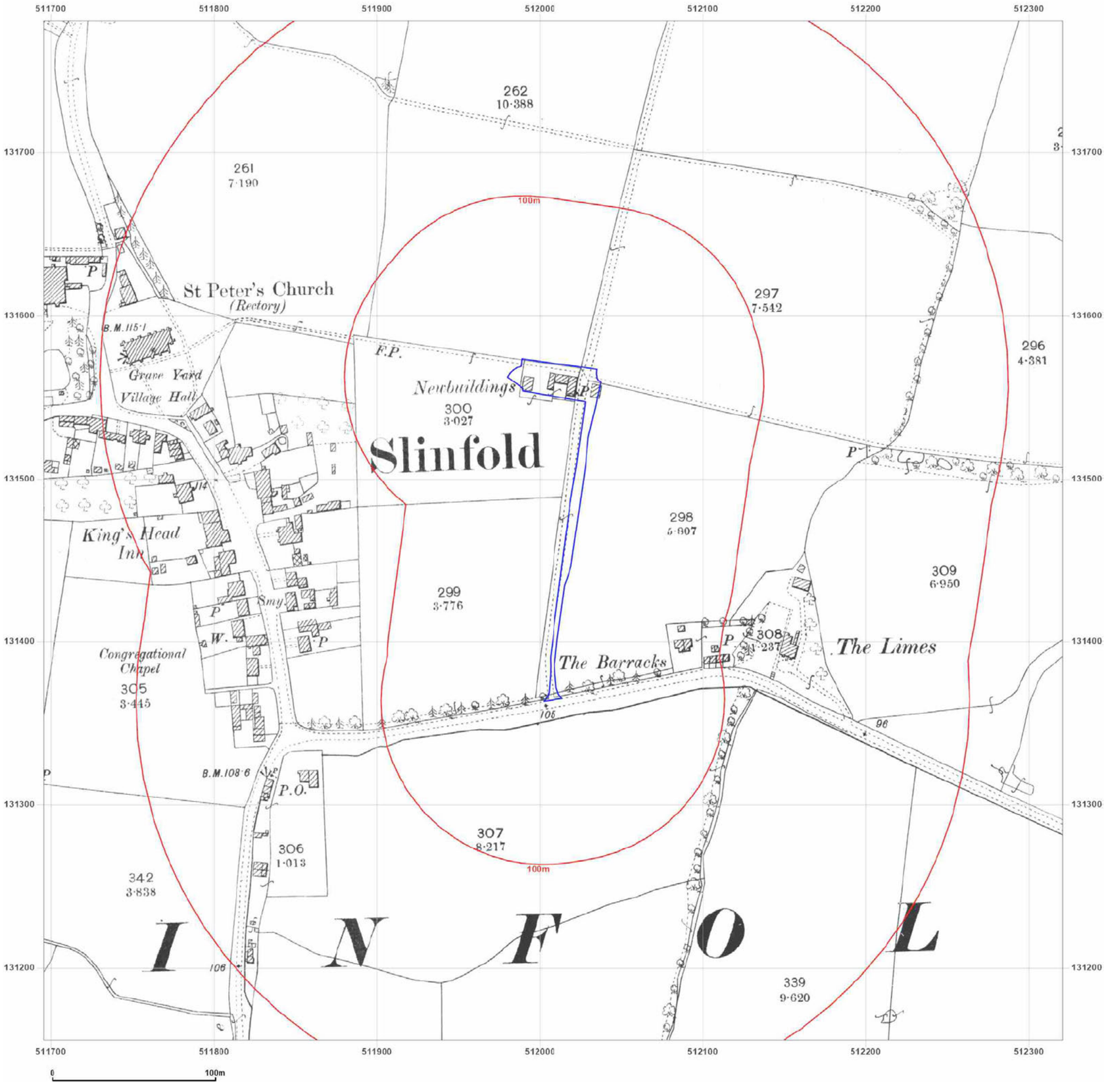

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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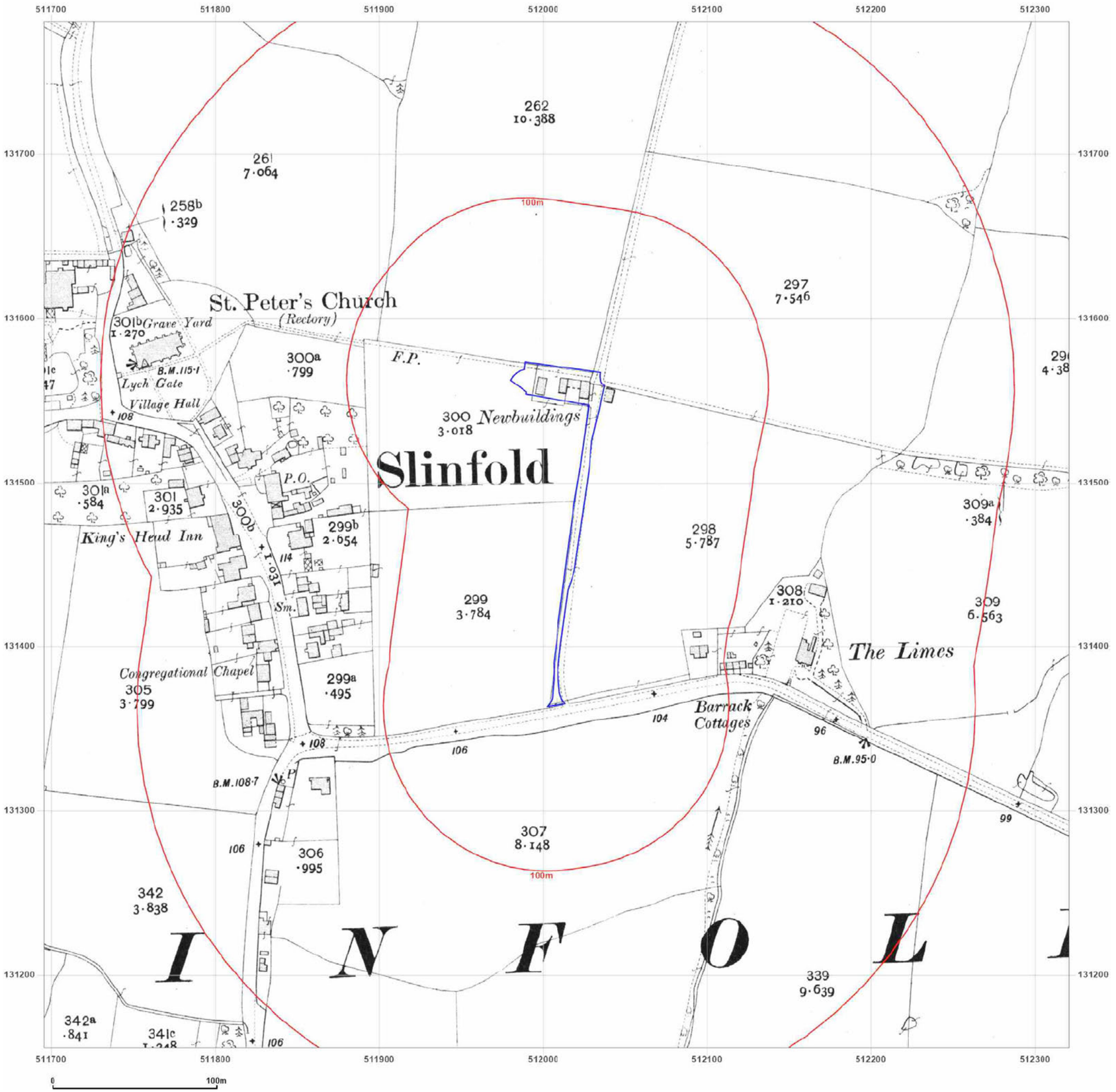

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Site Details:

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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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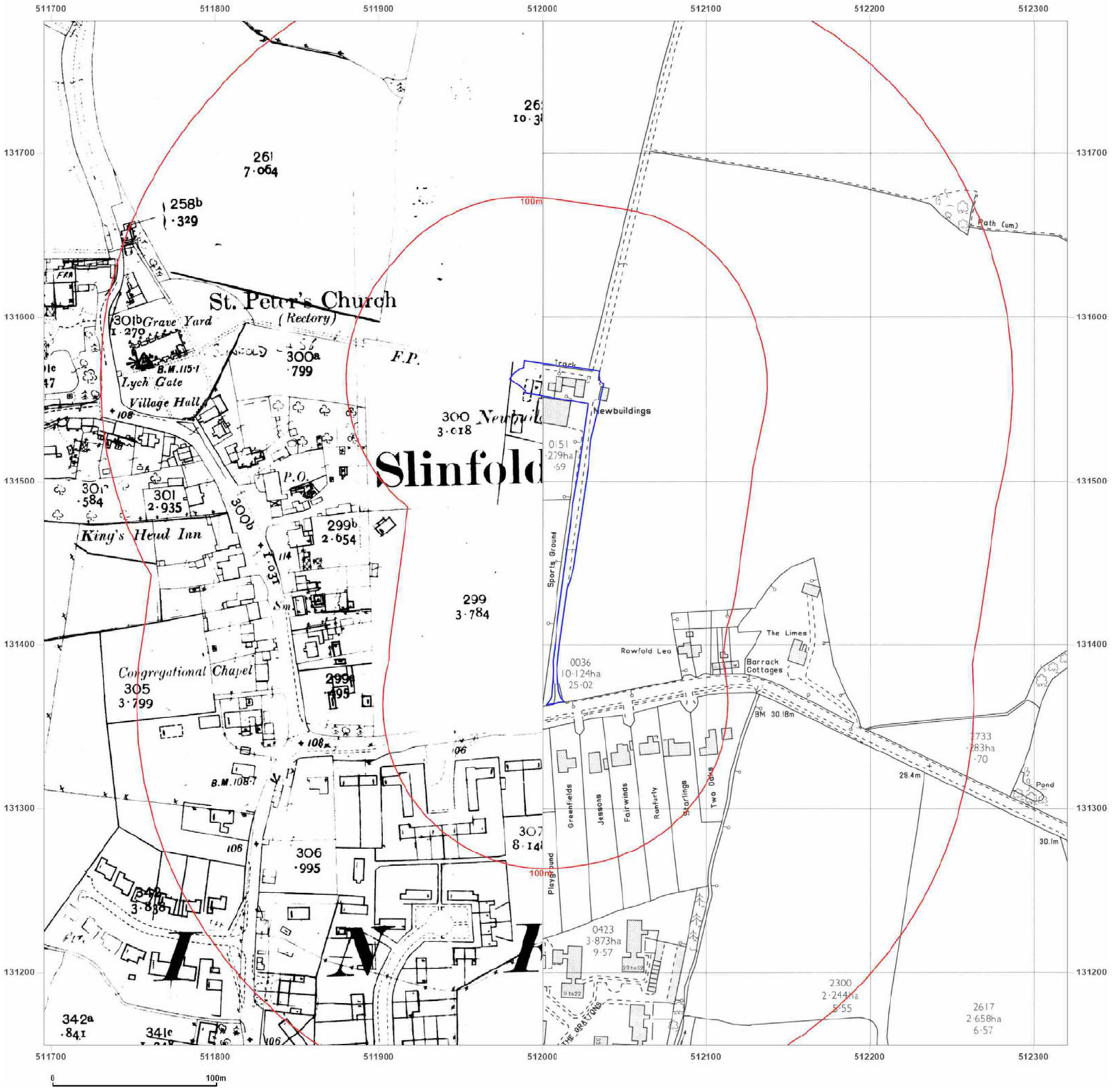

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Site Details:

The Old Dairy and The Granary,
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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid
Map date: **1975**
Scale: 1:2,500
Printed at: 1:2,500

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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

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Edition N/A
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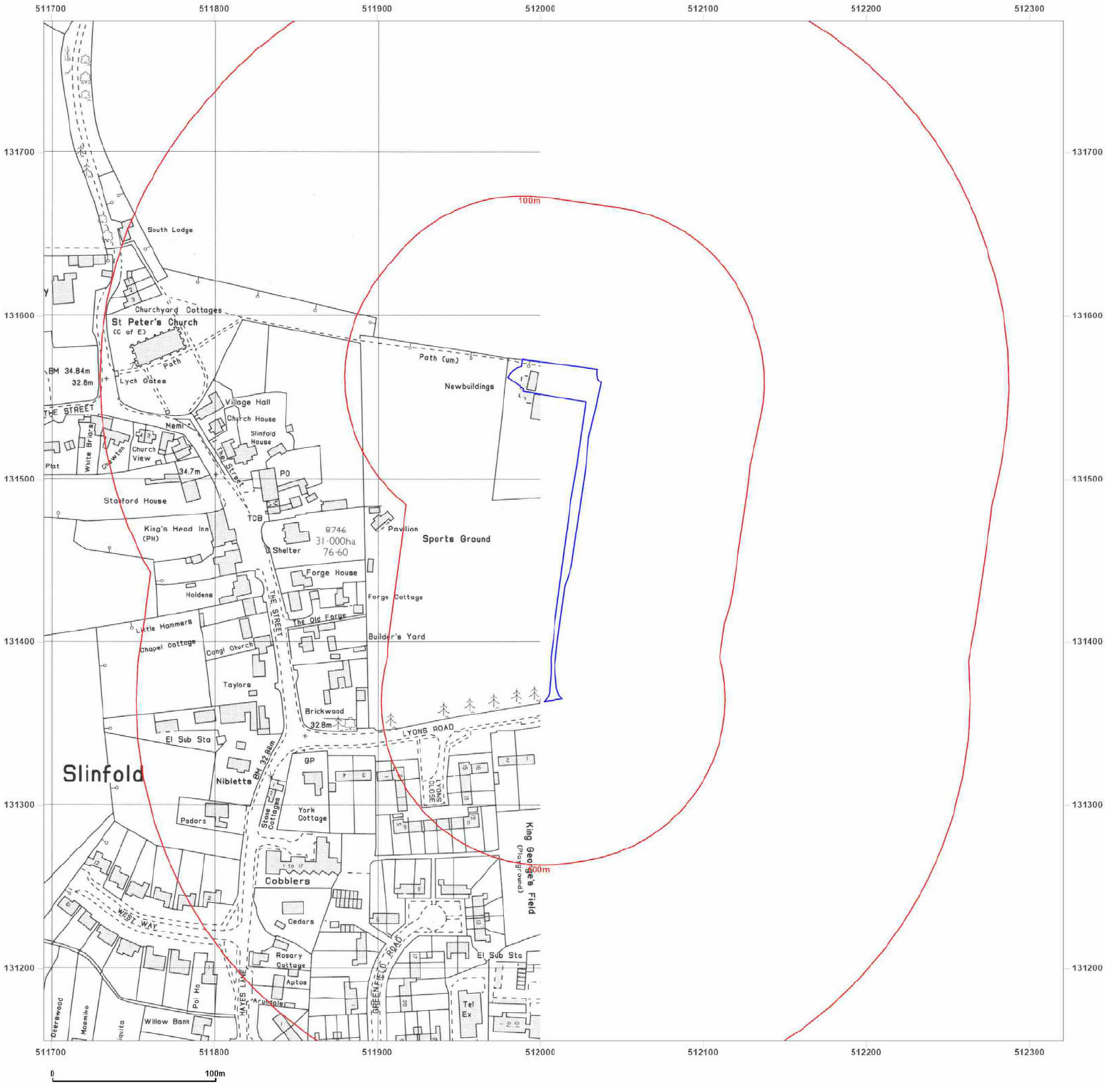

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Site Details:

The Old Dairy and The Granary,
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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid

Map date: **1975**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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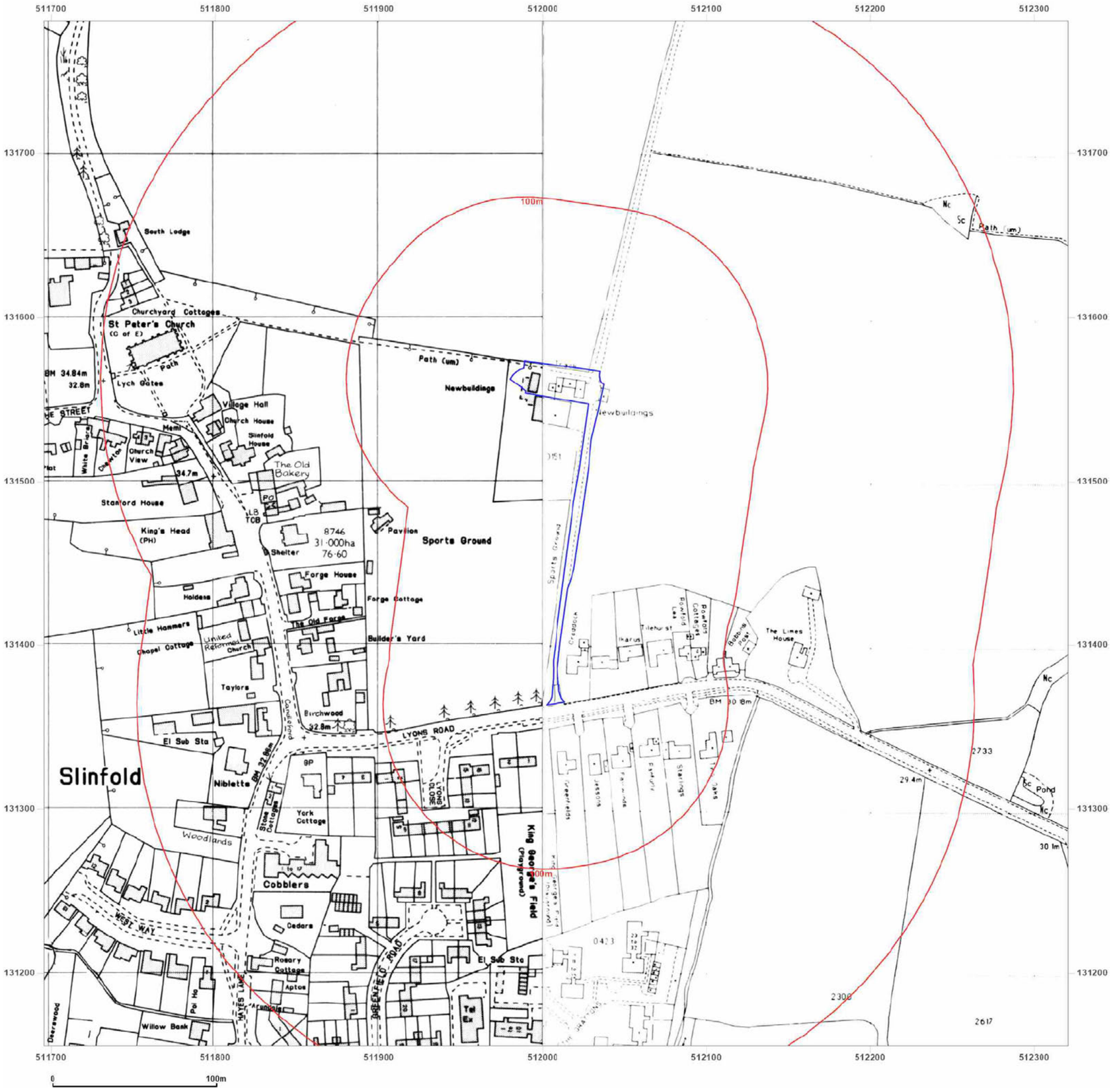

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Site Details:

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Crosby Farm, Slinfold

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Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid
Map date: **1992-1993**
Scale: 1:2,500
Printed at: 1:2,500

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Edition N/A
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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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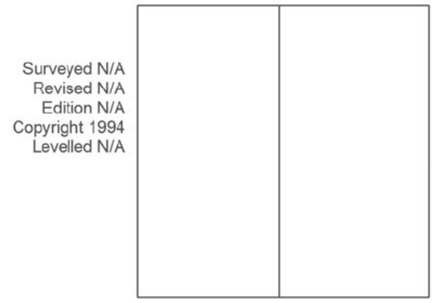
Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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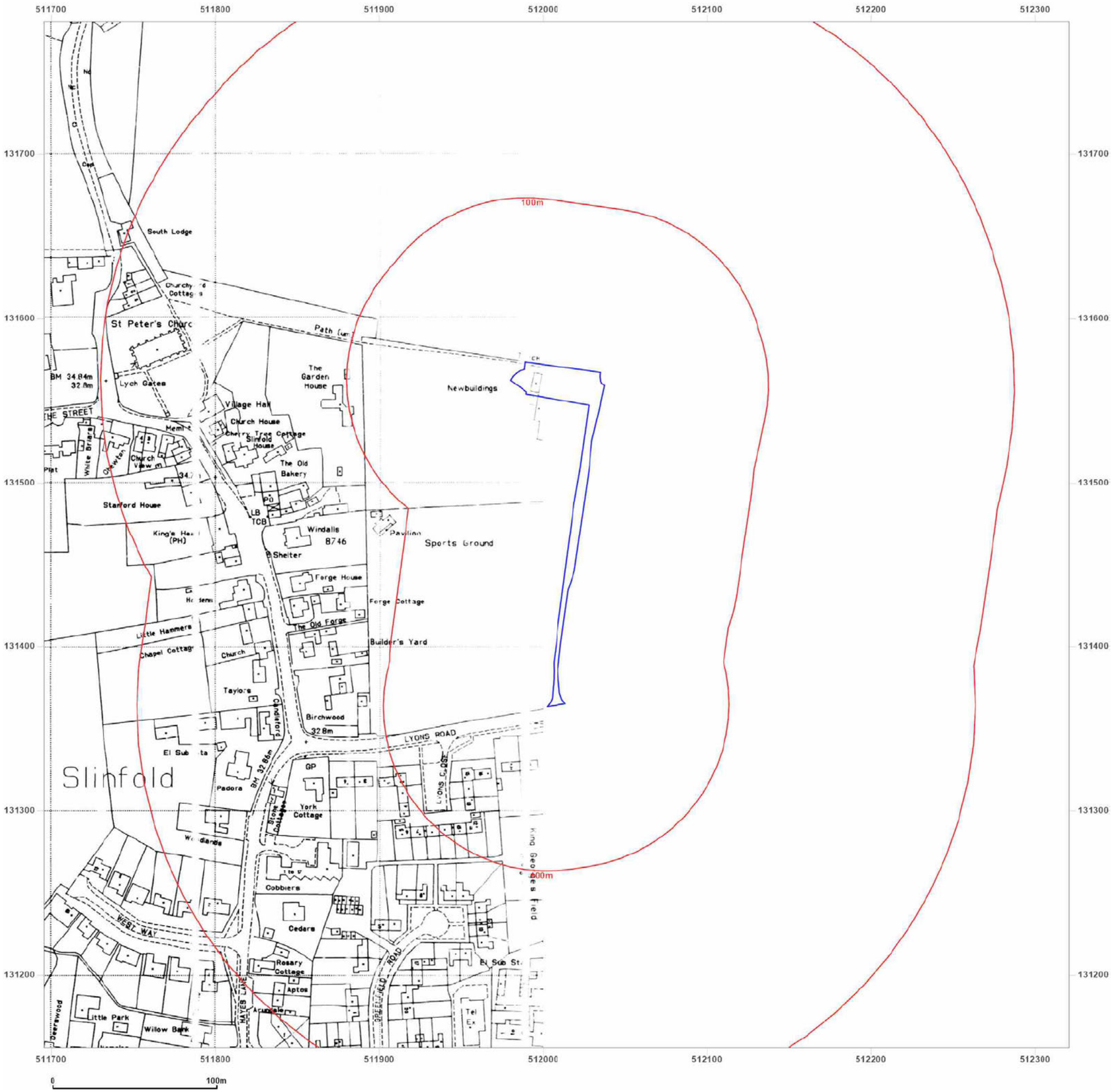

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Site Details:

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Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid
Map date: **1995**
Scale: 1:2,500
Printed at: 1:2,500

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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid
Map date: **1995**
Scale: 1:2,500
Printed at: 1:2,500

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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid

Map date: **1993-1995**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: GE22954 / PO-8130
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Grid Ref: 512008, 131468

Map Name: National Grid
Map date: **1994-1995**
Scale: 1:2,500
Printed at: 1:2,500

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Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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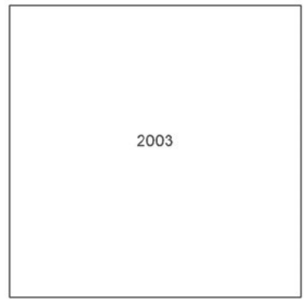

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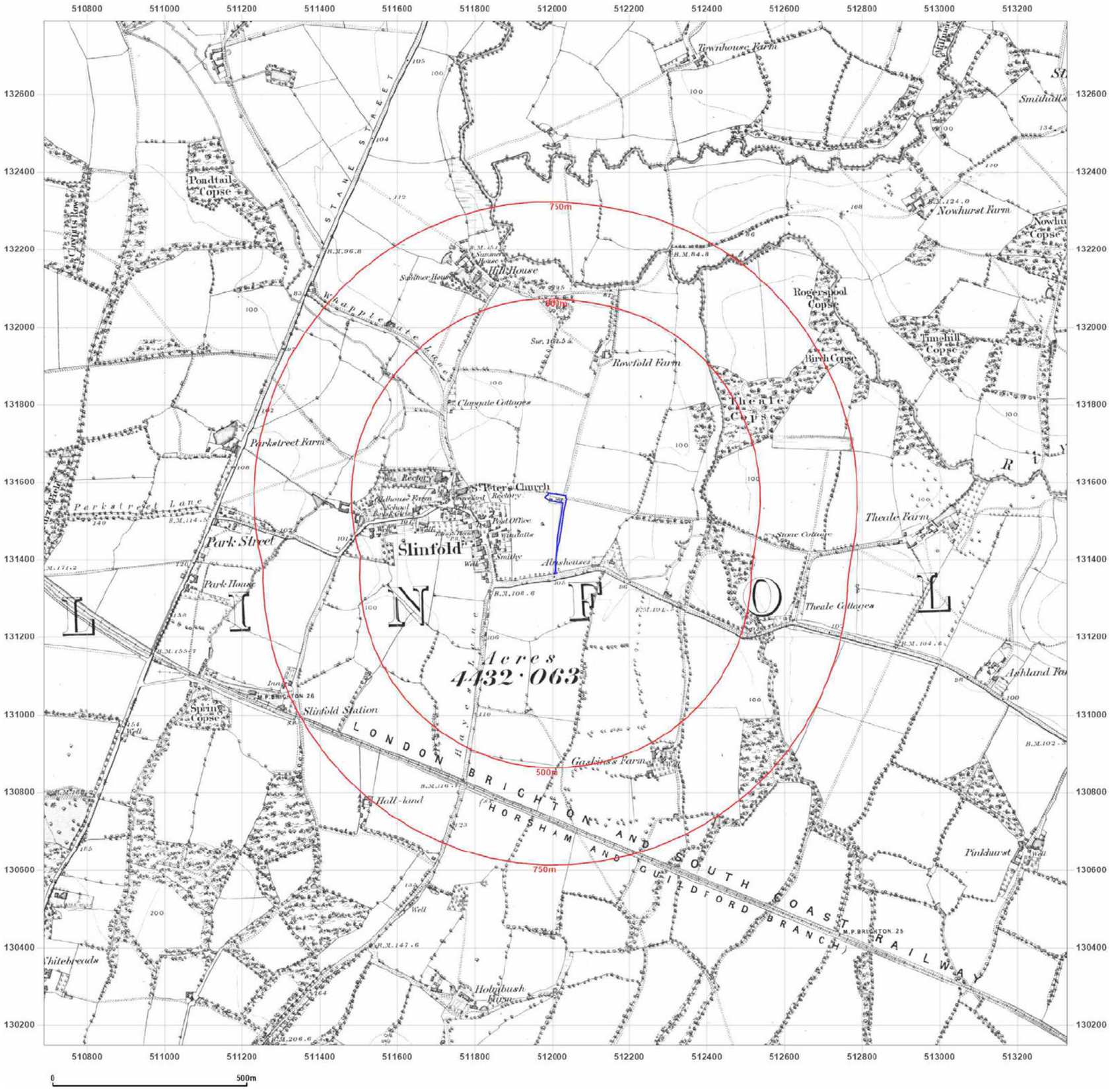

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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Surveyed 1876
Revised 1876
Edition N/A
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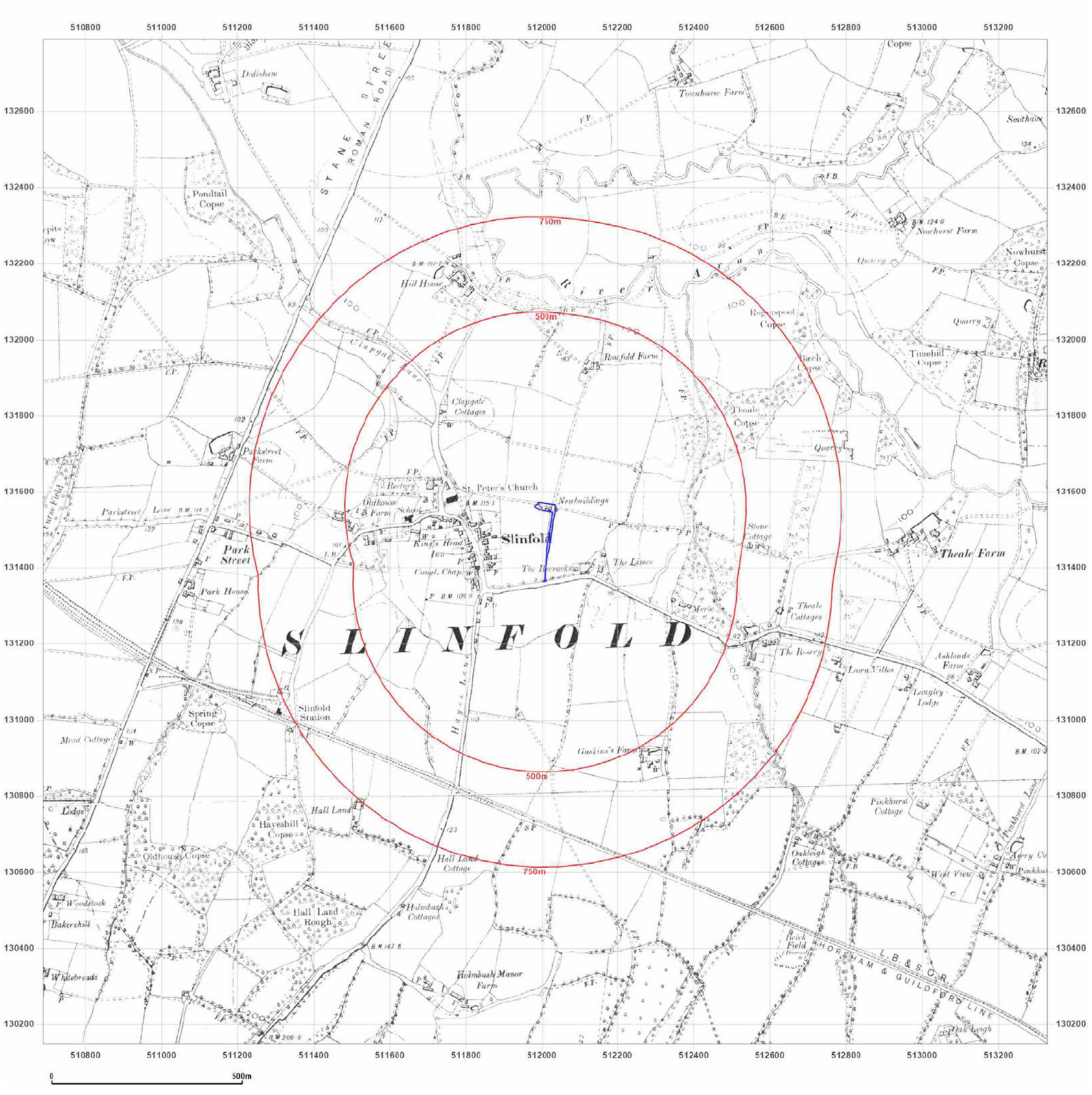

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

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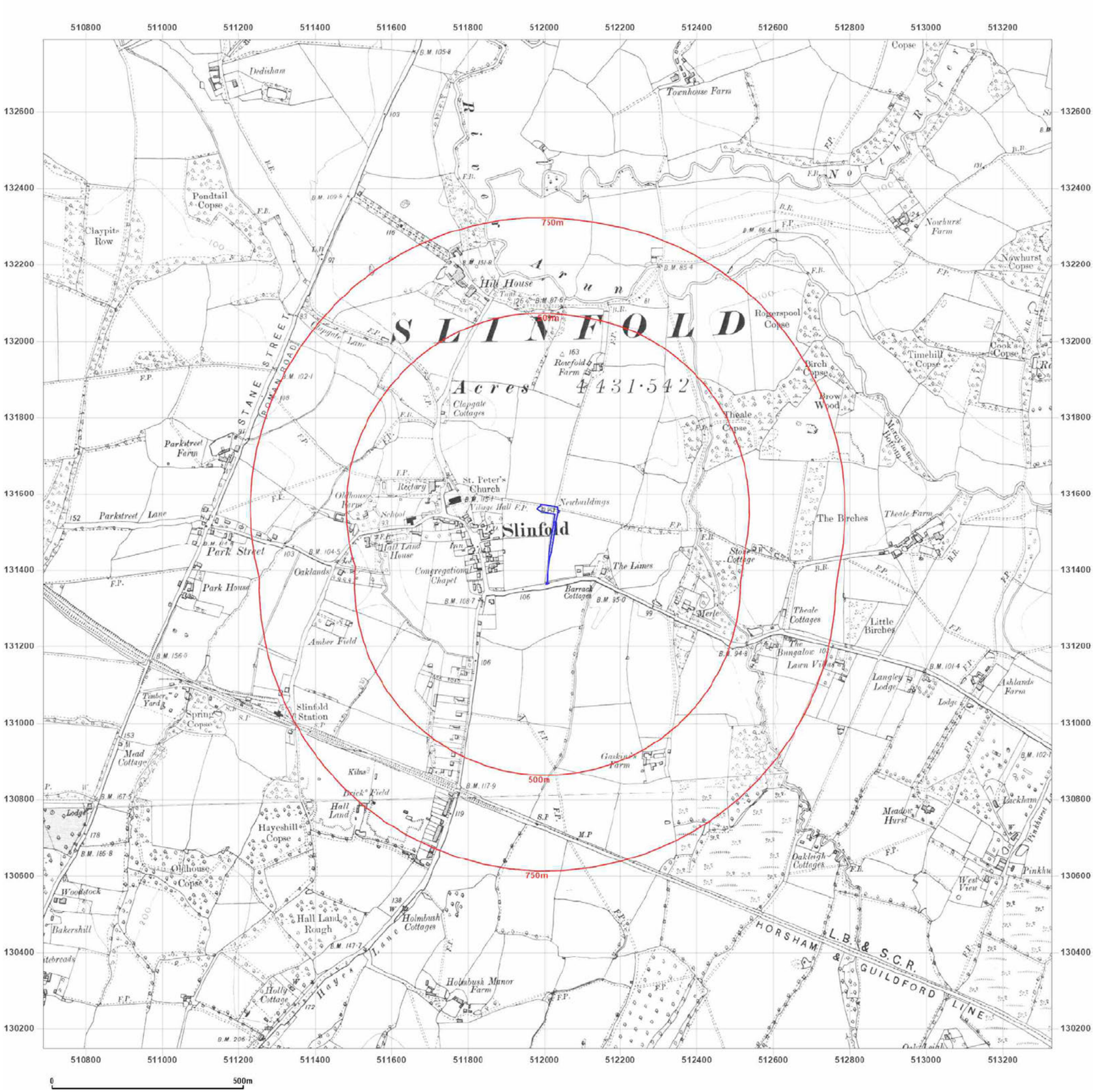

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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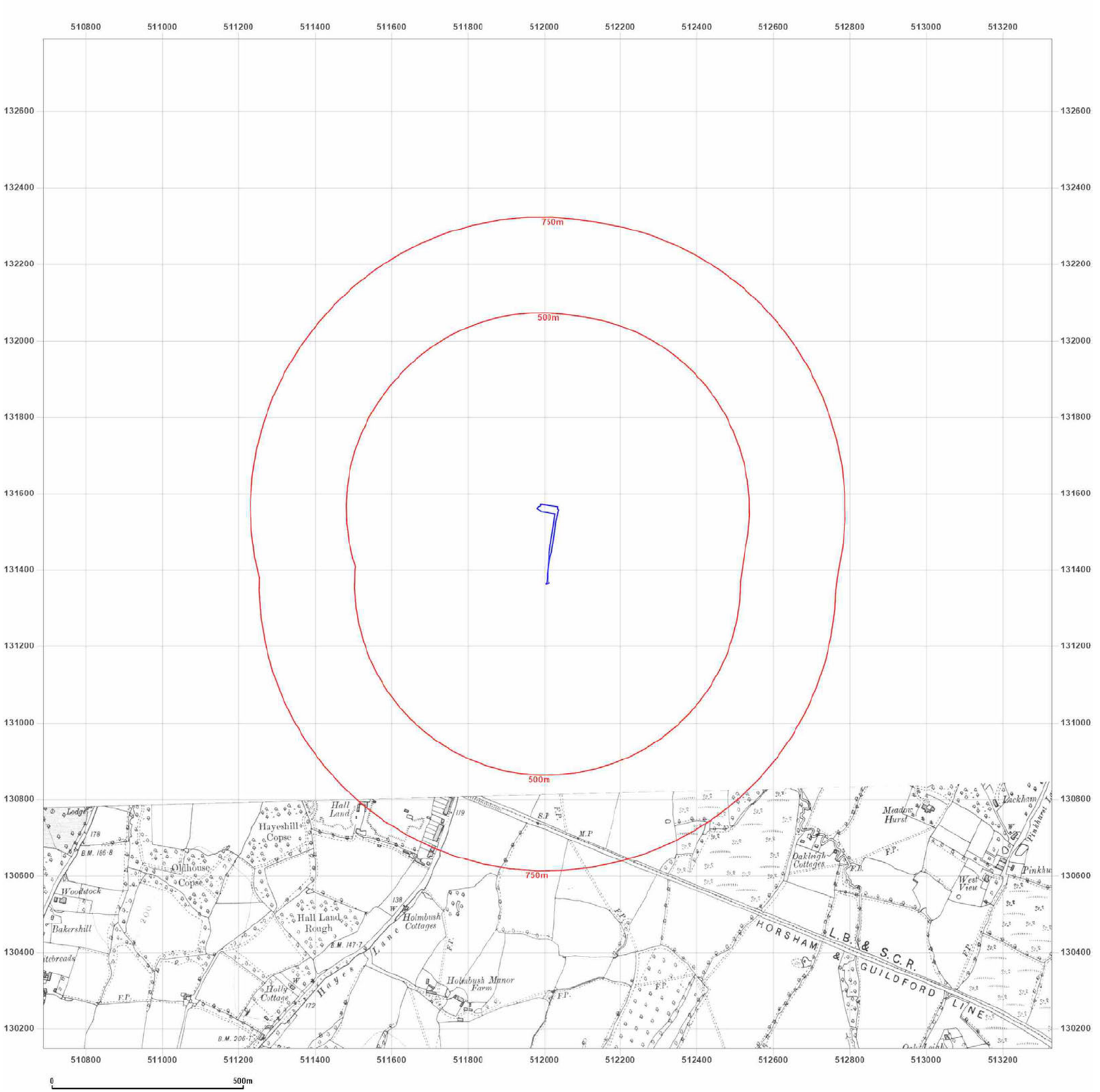

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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Surveyed 1874
Revised 1913
Edition 1913
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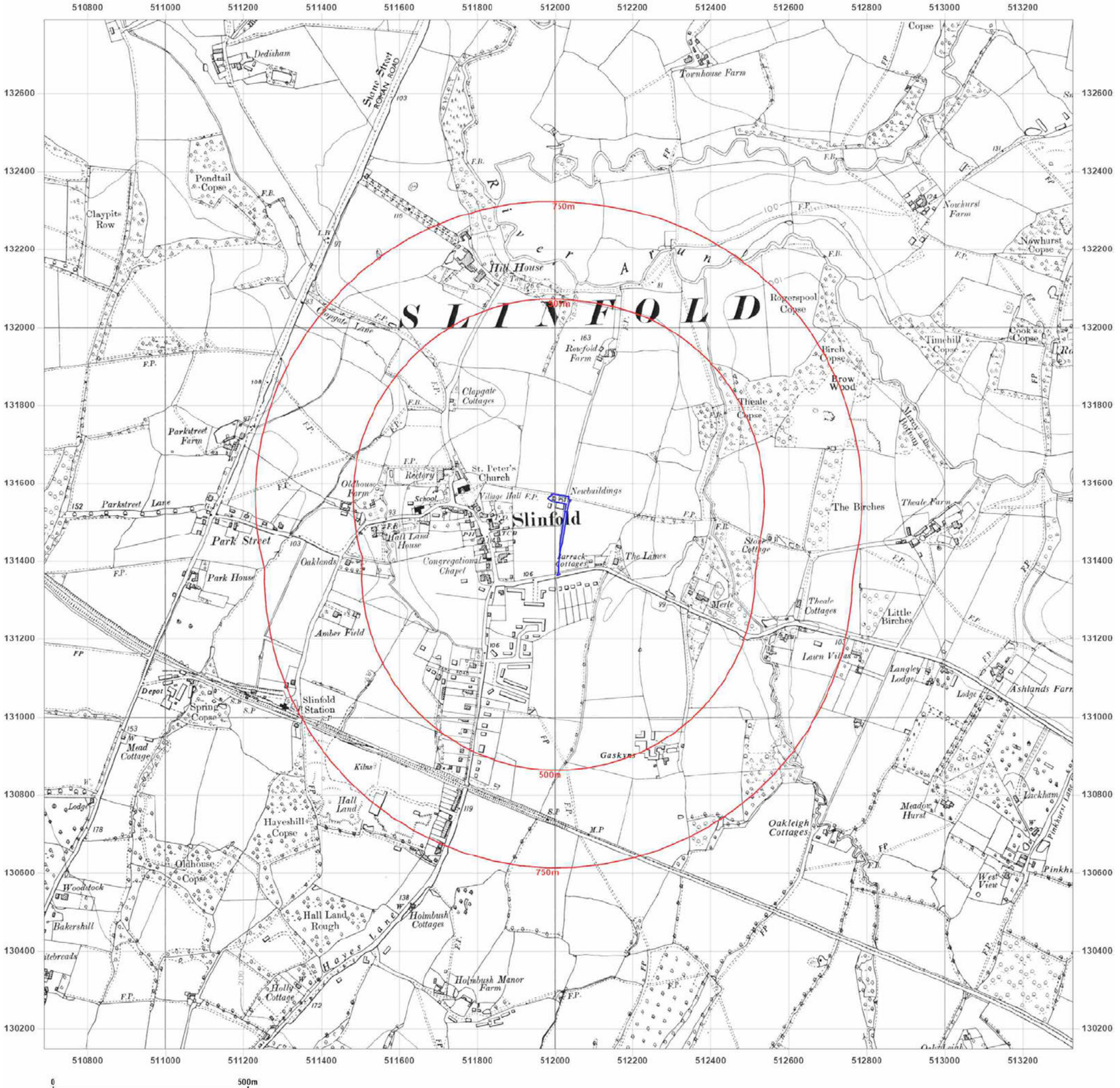

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: Provisional
Map date: **1956**
Scale: 1:10,560
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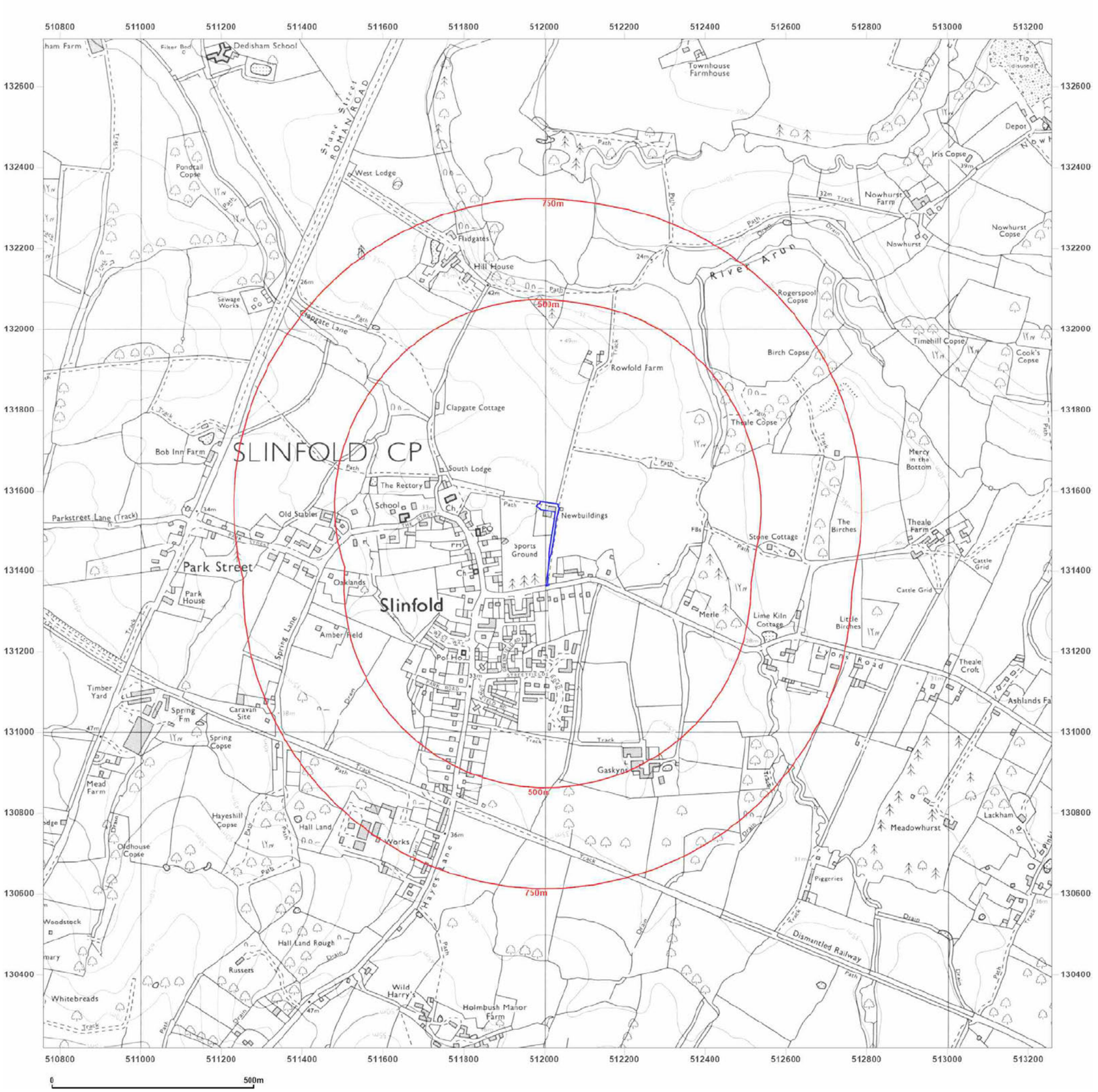

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

Map Name: National Grid
Map date: **1979**
Scale: 1:10,000
Printed at: 1:10,000

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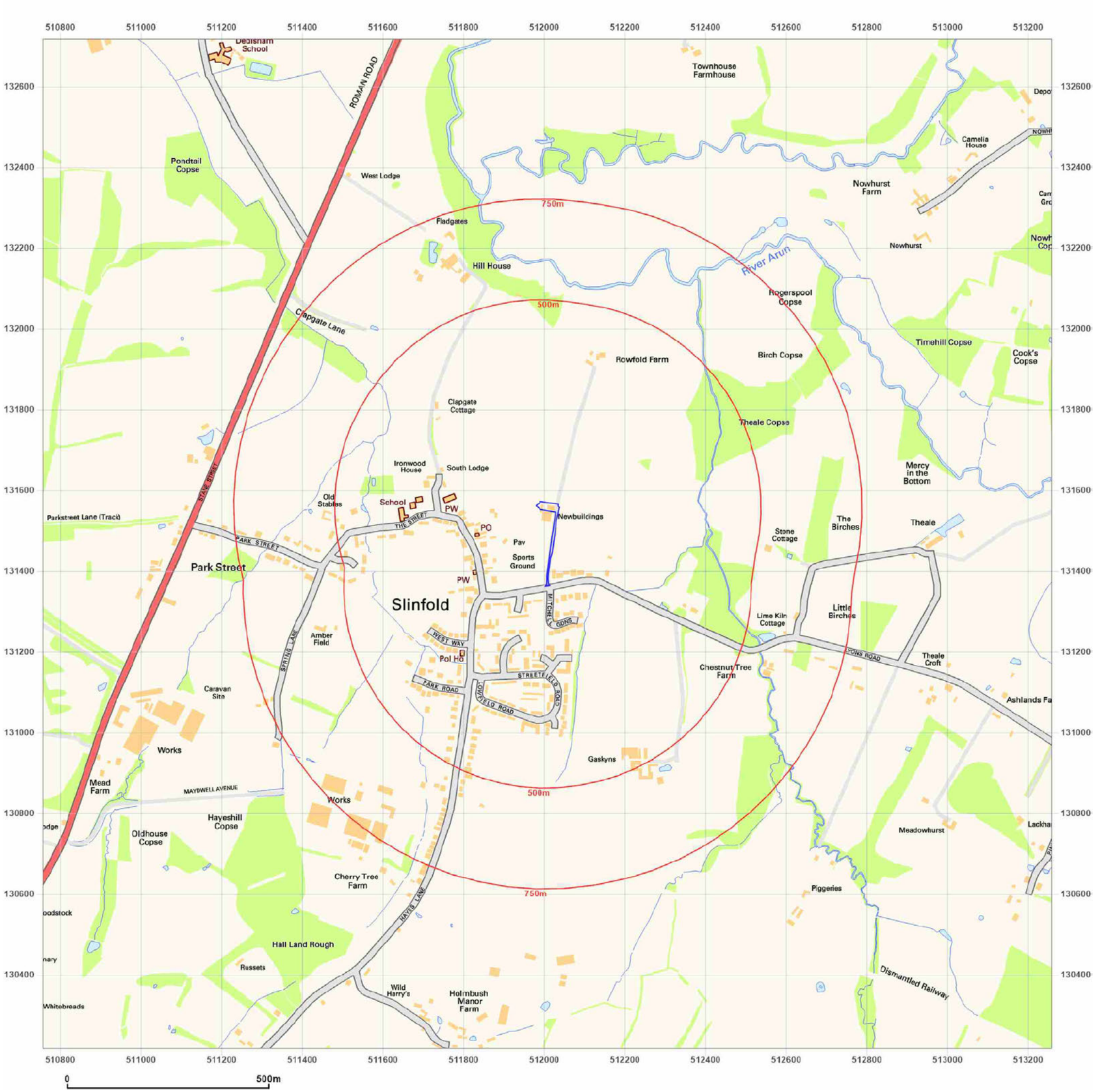

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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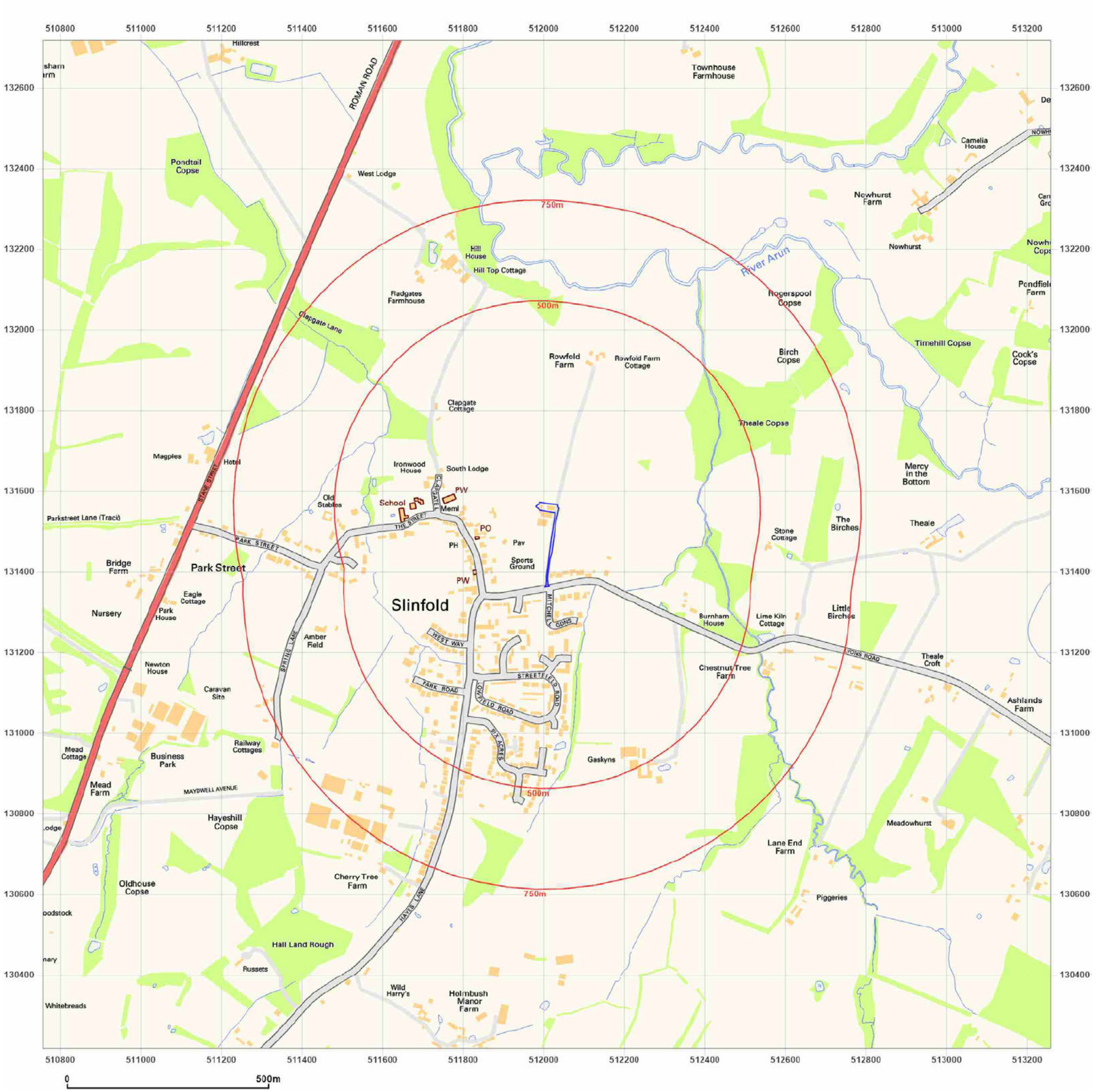

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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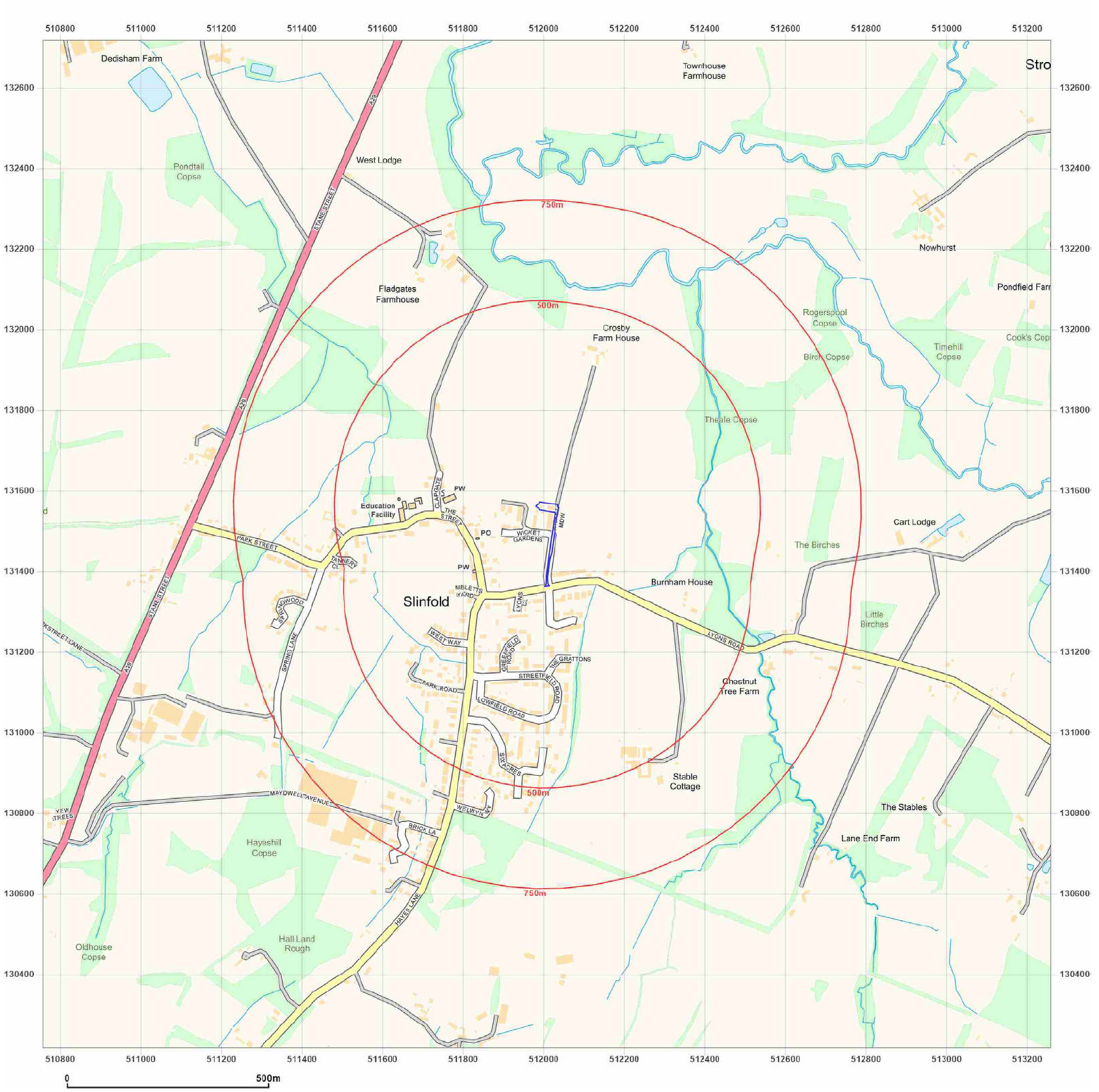

Groundsure INSIGHTS

Site Details:

The Old Dairy and The Granary,
Crosby Farm, Slinfold

Client Ref: GE22954 / PO-8130
Report Ref: GS-FZX-6NR-17L-7OP
Grid Ref: 512008, 131468

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

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APPENDIX B

Photographic Record

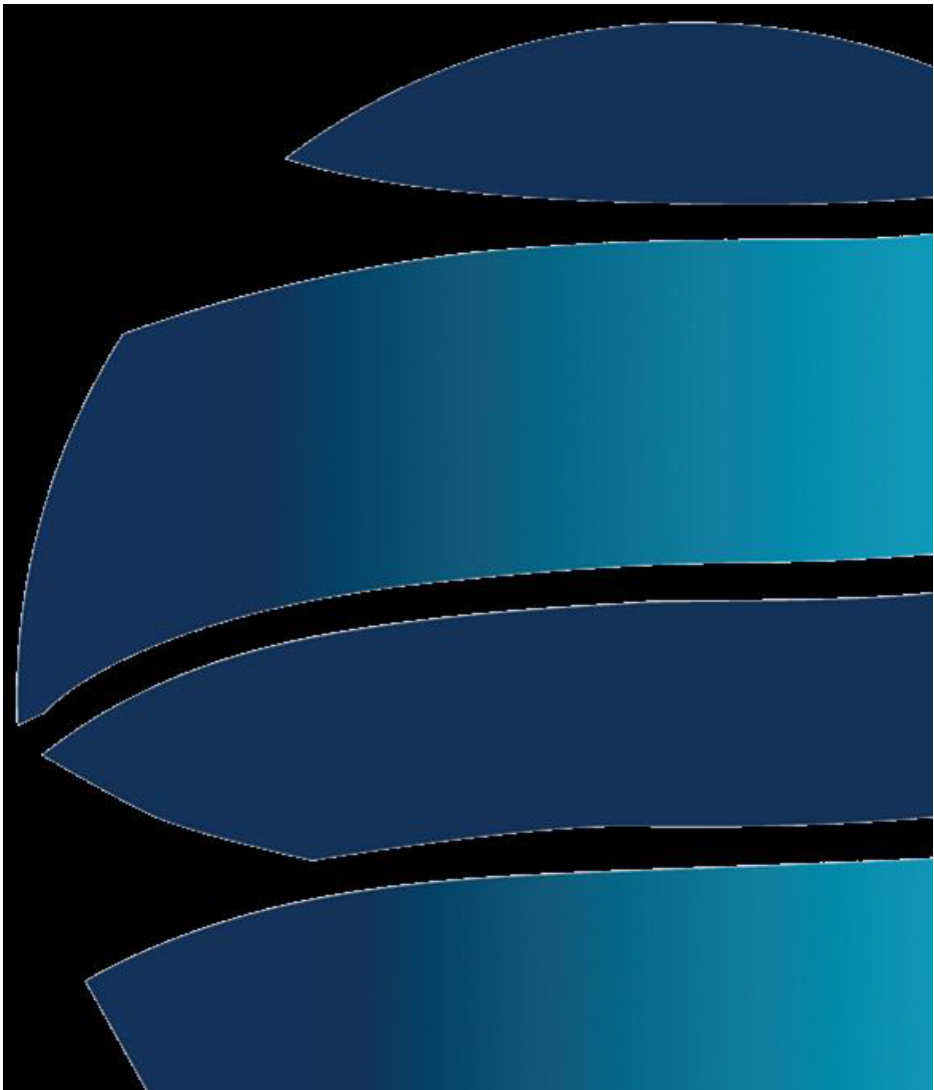




Plate 1: Access to Crosby Farm from Wicket Gardens. Looking N.



Plate 2: Looking S at Wicket Gardens.



Plate 3: Looking NW at The Old Dairy.



Plate 4: Service covers to the east of the site. Looking W.



Plate 5: Eastern wall of the Old Dairy.



Plate 6: Service scar to east of the Old Dairy. Looking W.



Plate 7: Water on eastern wall of Old Dairy.



Plate 8: Northern wall of Old Dairy. Air conditioning units and water pipe on wall. Looking SW.



Plate 9: Example of air conditioning unit. Looking S.



Plate 10: Looking SW at The Old Granary.



Plate 11: Access path to adjacent properties north of The Old Granary. Looking W.



Plate 12: Access road north of The Old Dairy. Looking E.



Plate 13: Pedestrian access gate. Looking W.



Plate 14: Service covers. Looking W.



Plate 15: Service covers. Looking W.



Plate 16: Temporary electricity boxes adjacent to The Old Granary. Looking W.



Plate 17: Temporary electricity boxes adjacent to The Old Granary. Looking NW.



Plate 18: Signage on temporary electricity boxes.



Plate 19: Looking NE across yard to The Old Dairy.



Plate 20: The Old Dairy. Looking NE.



Plate 21: Tree cut back adjacent to The Old Dairy. Looking N.



Plate 22: Tree cuttings adjacent to The Old Dairy. Looking NE.



Plate 23: Vegetation cut back adjacent to The Old Dairy. Looking NW.



Plate 24: Scrap heap of wood, plasterboard and plastic adjacent to The Old Dairy. Looking NW.



Plate 25: Drainage service scar adjacent to The Old Dairy. Looking NE.



Plate 26: Hardstanding yard between The Old Dairy and The Old Granary. Looking N.



Plate 27: Air conditioning unit and drain pipe on western wall of The Old Dairy. Looking E.



Plate 28: The Old Granary – raised building. Looking W.



Plate 29: Entrance to The Old Granary. Looking NW.



Plate 30: Stilts and brick support under The Old Granary. Looking W.



Plate 31: Stilts and brick support under The Old Granary. Some electric cables and pipes. Looking W



Plate 32: Western wall of The Old Granary. Looking SE.



Plate 33: Shrub adjacent to the NW corner of The Old Granary. Looking SE.



Plate 34: Pathway along southern bounday of The Old Granary. Looking E.



Plate 35: Toilets in The Old Granary.



Plate 36: Wooden beam structure in Old Granary.



Plate 37: Plug sockets in floor of The Old Granary.



Plate 38: Wooden beam structure and plugs in Old Granary.



Plate 39: Two lofts in the Old Granary.



Plate 40: Loft in the Old Granary.



Plate 41: Under stairs cupboard in the Old Granary.



Plate 42: Renovations underway in The Old Dairy.



Plate 43: Renovations underway in The Old Dairy.



Plate 44: Renovations underway in The Old Dairy.



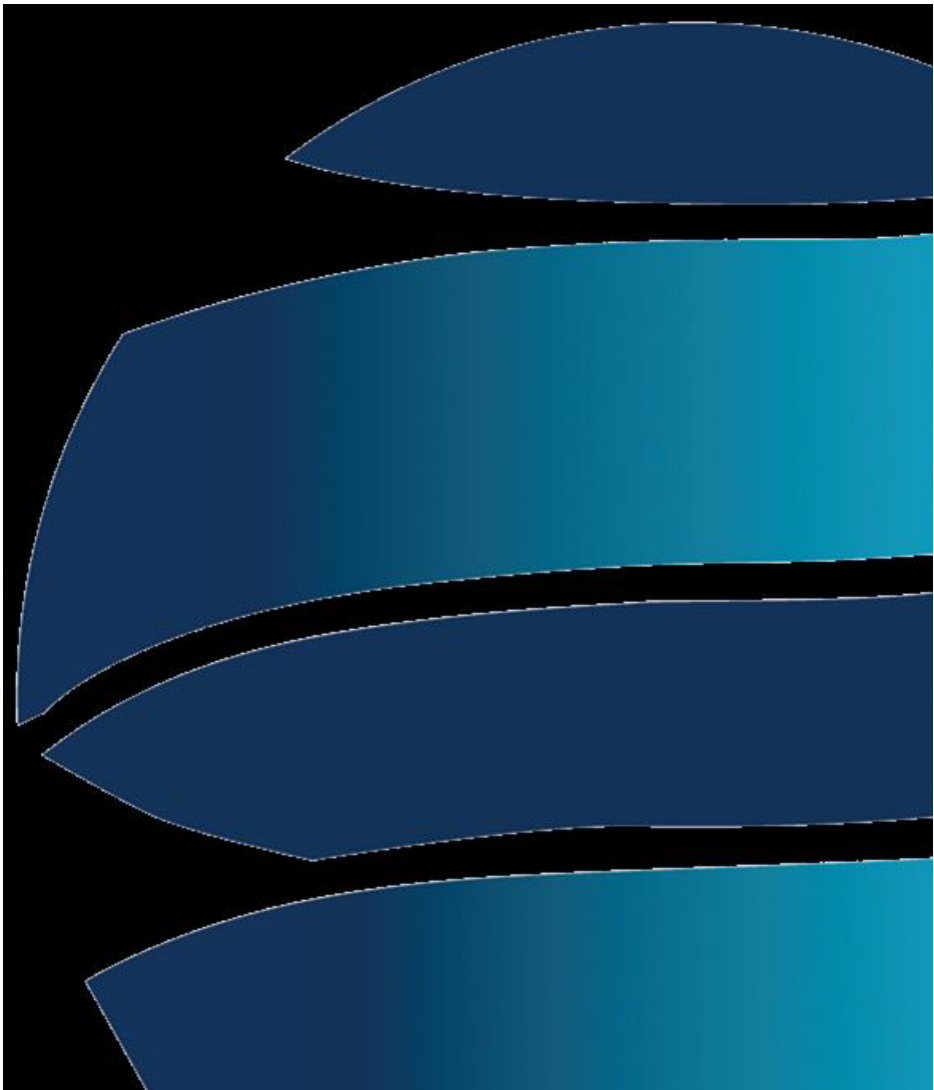
Plate 45: Toilet in The Old Dairy.



Plate 46: Kitchen area in the Old Dairy.

APPENDIX C

UXO Risk Screening Map



UNEXPLODED BOMB RISK MAP

zeticaUXO

SITE LOCATION

Location: RH13 0RX,
Map Centre: 512072,131401



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

LEGEND

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

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

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

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