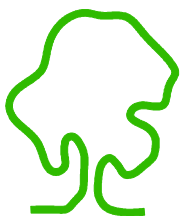


LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, BN44 3AA

Preliminary Contamination Risk Assessment

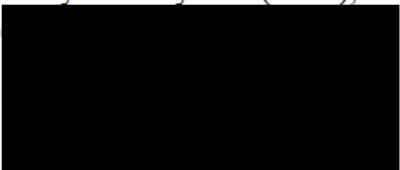
February 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	873/NJA/Warner/WappingthornLodge/PCRA
Date	February 2026
Client	Leonard and Penelope Warner
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning Condition #7
Revisions	-
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, BN44 3AA

Preliminary Contamination Risk Assessment

February 2026

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LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, BN44 3AA

Preliminary Contamination Risk Assessment

February 2026

1. CAUTION

- 1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Horsham District Council Planning Department, and the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1 The site comprises a former stable block, garage and machinery storage barn located off an access track from Horsham Road (B2135). The site area is approximately 0.43 ha. The Ordnance Survey (OS) map reference for the site is TQ 17081 13020. The site elevation is approximately + 30 m OD.
- 2.2 It is proposed to remove the existing buildings and redevelop the site for residential use comprising a newbuild Scandia Hus which has been granted planning permission under DC/25/1002 subject to conditions.
- 2.3 See Appendix A for existing and proposed site plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey (available online), the site lies on Gault Formation – Mudstone (with no superficial geology), to the south of a band of Folkestone Formation – Sandstone. A superficial deposit of Head – clay, sand and silt is identified on land immediately to the north of the site. There is no record of artificial or made ground within 1 km of the site.
- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie on an Unproductive Strata. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is not deemed to be hydrogeologically sensitive.

- 3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea). The site does not lie within 500 m of a watercourse classified as a main river by the EA.

4. SITE DEVELOPMENT HISTORY

- 4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix C, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area
1875 (1:10,560)	The site forms part of the northeastern corner of a plot of undeveloped land, east of Great Alder Wood.	The surrounding area is predominantly undeveloped fields with patches of woodland including Lime Shaw (NE adjacent to site) and Great Alder Wood (~400 m W). Wappingthorn Farm lies ~500 m NW of site, Ham Farm lies ~600 m W, and Nash Farm ~700 m E. The site lies west adjacent to an unnamed road (identified as Horsham Road - B2135 in 1972). A tributary inland river of the river Adur runs in a southeasterly direction approximately 200 m SW of the site.
1895 (1:10,560) 1897 (1:2,500)	No discernible changes to the site.	Five pits / water bodies and an old brick kiln are identified in the south adjacent field to the site (~100 m – 200 m S). A Sand Pit lies ~250 m E of site. 'The Old Chalk Pit' has been identified ~750 m SW of site and the Old Sand Pit has been identified ~700 m E of site.
1911 (1:2,500) 1914 (1:10,560)	No discernible changes to the site.	One of the water bodies in the south adjacent field has been removed and another reduced in scale.

		The eastern field (221) has been bisected (221 and 221a) and a pond has been excavated in the southeastern corner (~250 m SE).
1957 (1:10,560)	No discernible changes to the site.	Wappingthorn Lodge has been constructed ~25m E of the site. The field ~500 m SE of site has been developed into a poultry farm, a barn has been constructed ~100m E of site, adjacent to Lime Shaw, and ~250 m E of the site several residential buildings have been constructed. Wappingthorn Farm is identified ~500 m NE.
1972 – 1976 (1:2,500)	No discernible changes to the site.	The Chancton Down residential building is constructed ~150 m SE. The water bodies south of site are clarified to be a pond and marshes.
1976 (1:10,000)	No discernible changes to the site.	Settling tanks are identified ~450 m NE of site. A Nursery is identified ~300 m E of site. A covered reservoir and water tower is identified ~700 m N of site.
1981 (1:2,500)	No information regarding the site can be inferred from this map.	No information regarding the northern and western sections of the surrounding area can be inferred from this map. No discernible changes to the surrounding area.
1988 – 1993 (1:2,500) 1992 (1:10,000)	No discernible changes to the site.	No discernible changes to the surrounding area.
1993 (1:2,500)	No information regarding the site can be inferred from this map.	No information regarding the northern and western sections of the surrounding area can be inferred from this map. No discernible changes to the surrounding area.

2001 (1:10,000)	The site has been developed including construction of the stable block, garage and machinery storage buildings, as well as parking area and access track running across the north of site.	Pivotts Farm is identified ~600 m S of site. Two residential buildings (Alders) have been constructed ~400 m S of site. A second larger pond has been excavated ~250 m S of site.
2003 (1:1,250)	A sand school has been constructed overlapping the western site boundary.	No discernible changes to the surrounding area.
2010 (1:10,000)	No discernible changes to the site.	Several buildings appear to have been converted to residential including Quarry House, Red House, Nash House and West House. Chanctonfold is no longer identified as a poultry farm and now utilises a building as a cattery.
2015 (1:10,000)	No discernible changes to the site.	No discernible changes to the surrounding area.
2025 (1:10,000)	The access road to the site appears to have been developed.	Further development has occurred at the Alders.

4.2 The post war development history may also be traced from the planning history of the site. There are four planning records available online associated with the site. These are for the permitted construction of the sand school in 1998, two refused applications for change of use of the stables, garage and machinery store to a residential dwelling, and the permitted demolition of existing buildings with construction of a detached dwelling. There are no records online of the stable block, garage and machinery store being developed.

4.3 More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs from 1999 – 2021 centred on the site are provided in Appendix D. These show the site to be developed generally as existing with no discernible change of use.

5. THE EXISTING SITE

5.1 The site was visited on 3 February 2026. Photographs of the site are provided in Appendix B.

- 5.2 The site comprises of the existing stables, garage and machinery store. The structures are all timber frame with wood panelling and stand on a concrete floor. The stables and garage have a cement clad roof, whereas the roof of the machinery store is corrugated steel. The cement roof is not thought to contain asbestos due to the date of construction, however it is noted that similar materials in the past have been found to contain asbestos. The concrete floor was in adequate condition for all structures with some cracking / wear.
- 5.3 The site is accessed via access road from Horsham Road (B2135), through a latch gate and onto the gravel driveway. The garage and stables surround a concrete yard area, and the machinery store lies west of this on a gravelled yard area. All three structures are now utilised for residential storage.
- 5.4 The remaining area of site consists of modified grassland with a sand school lying on the western site boundary. On the grass between the garage and sand school there are the remnants of a bonfire.
- 5.5 That we are aware, there is no fuel or maintenance fluids stored on site in any significant quantities. There are some items of machinery, however, these are limited to grass cutters. The site was developed for equestrian use and has been used for this purpose up until the more recent residential storage use.

6. RECORD DATA SEARCH RESULTS

- 6.1 An environmental records search (Enviro-Insight Report) has been prepared for the site. The GroundSure EnviroInsight Report is provided in Appendix D and any items of potential contamination significance highlighted below.

6.1.1 *Past Land Use*

There are seven records of potentially contaminative land uses recorded from standard 1:10,000 and 1:10,560 scale historic mapping within 500 m of the site. These include 2 sand pits (195 m E and 213 m E), old brick kiln (210 m S), unspecified old kiln (213 m S), refuse heap (213 m E), nursery (292 m E), and settling tanks (427 m NE).

Records of tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site include settling tanks and unspecified tanks 430 m NE of site. Tanks may be used to store fuels, liquid chemicals and waste products (amongst other things). There is a potential risk of contamination from the bulk storage of fluids, which may migrate either across the grounds surface or through the soil. The potential risk increases with proximity to the site, direction of flow and permeability of the soils (relating to the topography and geology of the area).

There are no records for historical energy features, historical petrol stations or historical garages, or historical military land from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site.

6.1.2 *Waste and Landfill*

There are no records of active or recent landfill, historic landfill, historic waste sites or licensed waste sites within 500 m of the site.

There are records of 61 activities involving the storage, treatment, use or disposal of waste within 500 m which are exempt from needing a permit. Two instances are for the use of waste in construction 185 m SE and 289 m S of site and all other instances are for activities at Wappingthorn Farm, 329 m E.

6.1.3 *Current Industrial Land Use*

There is one record of current potentially contaminative industrial sites within 250 m. An electricity sub-station located 245 m S of site. This installation is not likely to impact the site.

The site has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990, and there are no such sites within 500 m of the site.

There are no records of Control of Major Hazards (COMAH) sites, regulated explosive sites, hazardous substances storage/usage sites, historic licensed industrial activities, licensed industrial activities, licensed pollutant release, radioactive substance authorisations, pollutant release to surface waters, pollutant release to public sewer, list 1 or 2 dangerous substances within 500 m.

There are two records of licenced discharges to controlled waters within 500 m of the site. These include treated effluent discharge to a freshwater river 396 m N and unspecified effluent discharge to freshwater river 424 m NE.

There are two records of pollution incidents within 500 m of the site. These consist of other agricultural material or waste, 410 m E, on 16 August 2002, and slurry and dilute slurry, 451 m NE, on 18 January 2002. Both had a minor impact to water, considered unlikely to have impacted the study site.

There are no pollution inventory records within 500 m of the site.

6.1.4 *Hydrogeology, Hydrology and Flood Risk*

The site lies immediately south of an area of Secondary Undifferentiated superficial aquifer associated with the Head to the north of the site.

The site lies within an unproductive bedrock aquifer. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. It is noted that land to the north of the site lies on a Principal Aquifer, of high intergranular and/or fracture permeability. This geological is more vulnerable to contamination.

There are 16 groundwater, surface water and potable water abstraction licences within 2000 m of the site. The nearest water abstraction licence is for surface water at Alderwood Pond located 82 m S of the site.

The site does not lie within a groundwater Source Protection Zone (inner and outer catchment).

The site does not lie within 20 m of a Main River (as identified by the EA). The EA should be consulted regarding any development within 20 m of a Main River.

The site lies within Flood Zone 1 (low risk of fluvial and pluvial flooding).

The site is of negligible risk of surface water flooding and low risk of groundwater flooding.

6.1.5 *Environmental and Habitat Designations*

There are records of 32 designated environmentally sensitive sites within 2000 m of the site, all instances being designated ancient woodland. The closest being on land immediately north of the site.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Zone, the Sussex North Water Supply Zone. Natural England advises that a Habitats Regulations Assessment (HRA) does not need to be undertaken.

The site does lie within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. The proposed development, from agricultural to residential use, is not considered likely to increase the risk of nitrate pollution.

There are 13 records of Priority Habitat within 250 m of the site. This includes 12 instances of deciduous woodland, one of which lies on land immediately north of the site, and additional habitats 15 m NE.

6.1.6 *Natural Hazards Findings and Mining*

There is moderate risk of shrink swell clays and very low or negligible risk rating for other natural hazards (landslide, soluble rocks, compressible ground, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data.

There is one record of a BritPit within 500 m. This being the Lime Shaw Sand Pit, 241 m E.

There are 11 records of surface ground workings within 250 m. These include six ponds (90 – 99 m S), three sand pits (196 – 213 m E), old brick kiln (210 m S), and refuse heap (213 m E).

There are five records of non-coal mining within 1000 m. These include sand 30 m N and 827 m SW, iron ore 681 m N, chalk 981 m S, and chalk/sand 995 m S.

The site is not within a radon-affected area. No radon protective measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

- Undeveloped field until ca. 1990's.
- Stabling, agricultural equipment storage and vehicle storage, from ca. late 1990's.
- Residential storage – present.

7.2 Land use indicates a low risk of contamination at the site. Some fuels and maintenance fluids may have been stored within the buildings, and vehicles and machinery containing such fluids have been stored within the buildings. However, all buildings have a concrete floor which would have acted as a suitable barrier and no significant staining was observed during the site walkover assessment.

7.3 The remnants of a bonfire was identified between the sand school and garage. The incomplete combustion / burning of waste and ash residue are a potential source of PAH (Polycyclic Aromatic Hydrocarbon) contamination. This ash and any underlying soil which has been impacted will be / need to be removed as part of the site's redevelopment.

7.4 The roofing sheets of the stables and garage are believed likely to post date the use of asbestos, however, confirmation of this may be required by the demolition / waste contractor when this material is removed from site.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. See Appendix E for the site Conceptual Model.

8.2 Source

8.2.1 From a review of available information, it is considered that the potential risk of contamination at the site is low. However, there is a potential risk of PAHs associated with the bonfire remains which will need to be removed from the site as part of the site's redevelopment for residential use.

8.3 Receptor

8.3.1 It is proposed to redevelop the site for residential use including gardens / soft landscaping. In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services (including underground water mains) and the wider environment (not considered hydrogeologically sensitive).

8.4 Source – Receptor Pathway

8.4.1 Site workers (notably demolition and ground workers) will be required to implement appropriate industrial hygiene measures to reduce the risk of exposure to building materials and/or ground contamination as a precautionary measure in this case. Care will need to be taken when removing the bonfire ash and any impacted soils, and confirmation should be sought to confirm that the building materials present on site are free from asbestos.

8.4.2 In the absence of remediation, future site users / maintenance workers (e.g. gardeners) may come into contact with contamination within the gardens / soft landscaping areas, where fire ash is permitted to remain. This risk is to be addressed during site clearance.

8.4.3 Underground structures are not thought likely to be at risk of contamination in this case.

8.4.4 No potential source/s of ground gas has been identified at / within the vicinity of the site, and the underlying geology is considered likely to impair gas movement through the soil.

8.4.5 The wider environment is not considered at risk from the existing or proposed land use.

- 8.5 Potential contaminant linkages between source, pathway and receptor for the site are summarised in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Minimal contamination risk	Minimal contamination risk	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	✗
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	✗
		Contact with contaminated soil or groundwater	Building & services	✗
		Leeching of site contaminants into groundwater	Wider environment	✗

Key: ✓ Significant risk ✗ No significant risk ? Uncertain risk

- 8.6 In this case, the risk of significant contamination from historic and/or present land use is considered to be low. However, some checks / remedial measures are still required. This includes the following:

- i. Removal of bonfire residues and any underlying impacted soils.
- ii. Confirmation that the concrete roofing sheets on the stables and garage are free from asbestos.

9. CONCLUSIONS & RECOMMENDATIONS

- 9.1 The site lies on Gault Formation - Mudstone, which is an unproductive strata. The site does not lie within a groundwater Source Protection Zone and is not hydrogeologically sensitive.
- 9.2 The land use history at the site does not identify activities with a significant contamination risk. Potential contaminants including fuels and maintenance fluids are unlikely to have been stored on site in any significant quantities, and the concrete surfacing will have prevented any minor spills and/or leaks from reaching the underlying soil (no staining observed). The risk of adjacent historic activities adversely affecting the site is considered to be low.

- 9.3 There is a potential contamination risk of PAHs associated with the incomplete combustion of waste materials burnt on site. This is to be addressed during site clearance and redevelopment. All fire residues from the small bonfire located adjacent to the garage are to be removed from the site together with any underlying impacted soils.
- 9.4 The corrugated roofing sheets on the stable and garage are not considered likely to contain asbestos, however, confirmation of this may be required by those appointed to undertake site clearance.
- 9.5 The site is not within a radon-affected area and no sources of ground gas have been identified within the wider area.
- 9.6 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

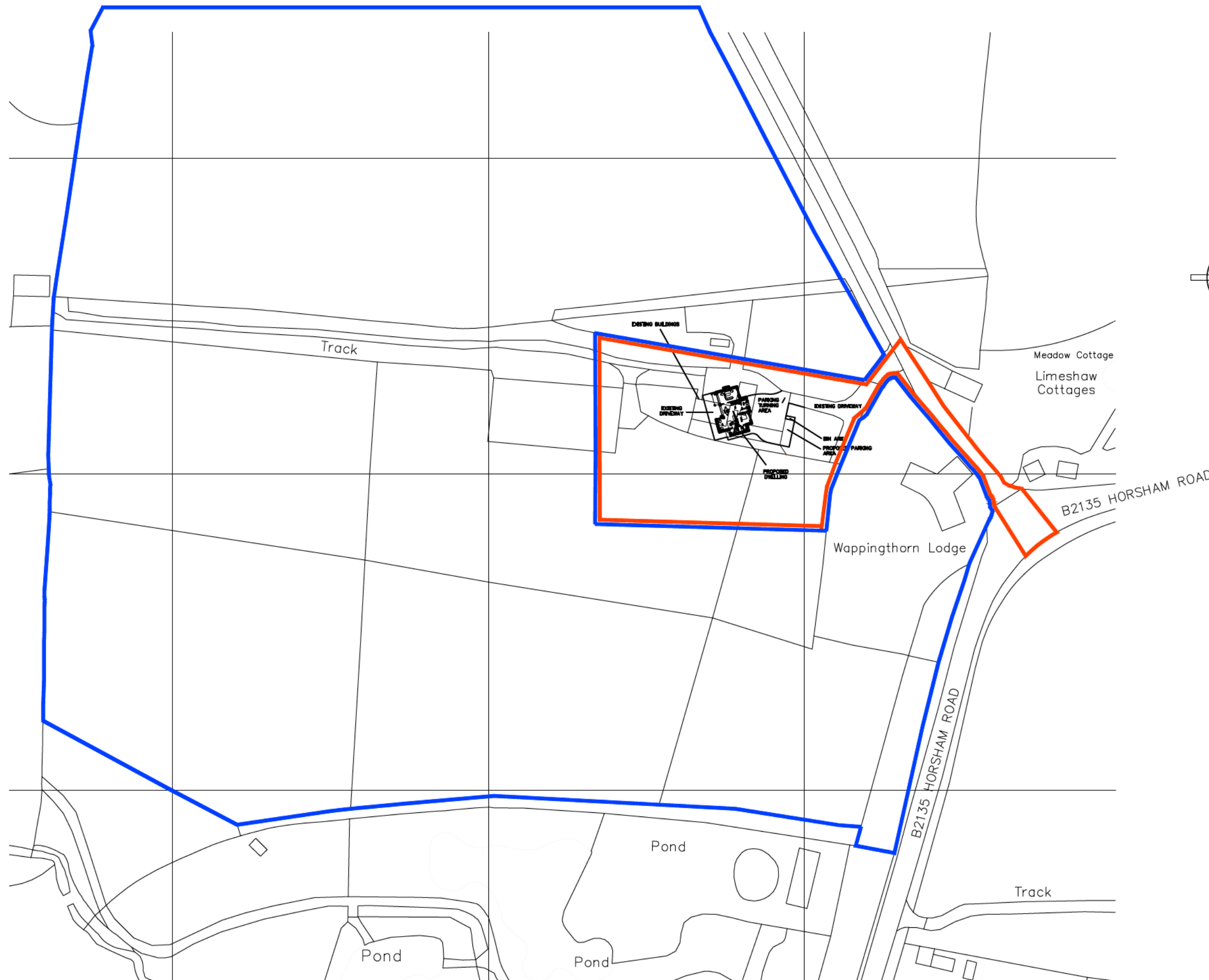
- 9.7 In this case, the potential risk of contamination associated with past and present land use is minimal. The probability of impact for residential use with gardens / soft landscaping, in an area of unproductive strata is low. The overall risk rating for the site is 1, low risk, subject to the removal of bonfire residues.

☆☆☆☆☆☆

APPENDIX A

Site Plans

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SITE
Wappingthorn Lodge,
Horsham Road, Steyning,
West Sussex, BN44 3AA

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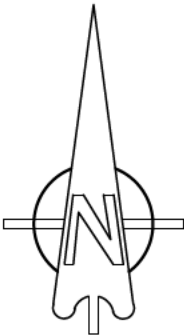
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REV	DESCRIPTION	DATE	DRN	CHK
A	GENERAL REVISIONS	24/3/25	JP	
B	GENERAL REVISION	30/5/25	JP	
C	GENERAL REVISIONS	3/6/25	JP	
D	GENERAL REVISIONS	17/9/25	JP	
E	GENERAL REVISIONS	17/9/25	JP	





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FOR
MR. & MRS. WARNER

SITE
Wappingthorn Lodge,
Horsham Road, Steyning,
West Sussex, BN44 3AA

TITLE

PROPOSED
BLOCK PLAN

C/No.
931766

O/No.

SCALE
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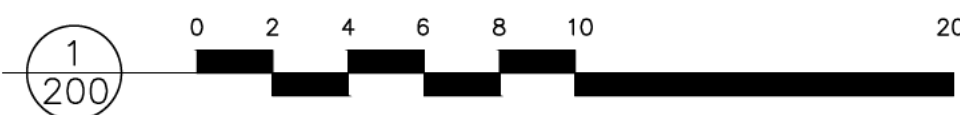
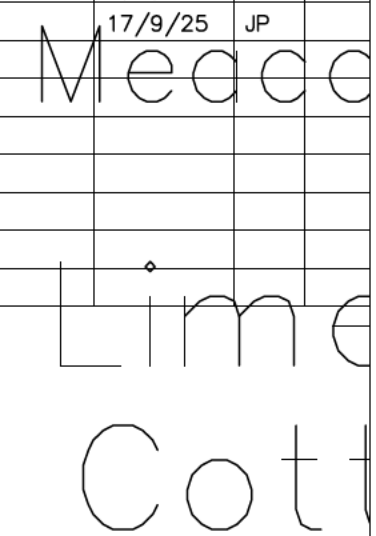
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DRAWING NUMBER
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Medico

Wappingthorn Lodge



SITE
Wappingthorn Lodge,
Horsham Road, Steyning,
West Sussex, BN44 3AA

PROPOSED SITE PLAN

REV D

APPENDIX B

Photographs

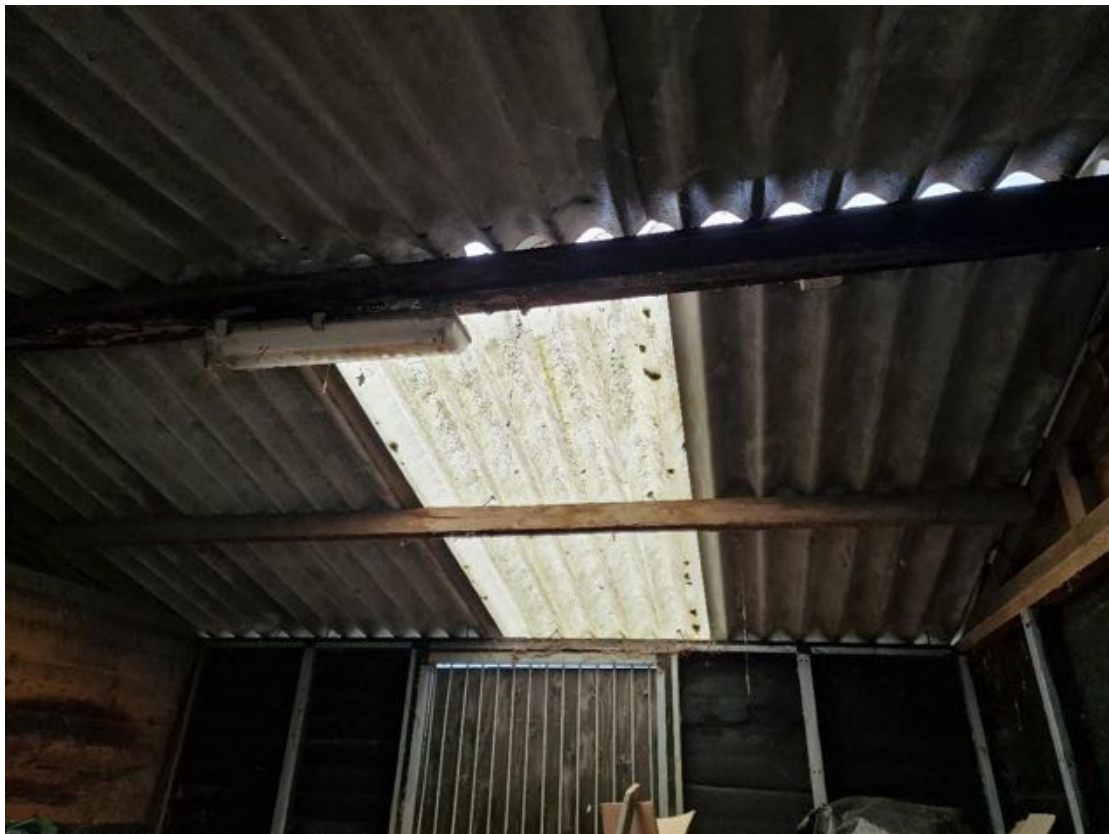
Garage roof roofing



Garage concrete surfacing



Stable block roofing



Stable block interior



Stable block interior (cont.)



Stable block interior (cont.)



Machinery store exterior



Machinery store roofing



Machinery store interior



Bonfire remnants



Yard area



APPENDIX C

Historic Maps

Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: County Series

Map date: 1875

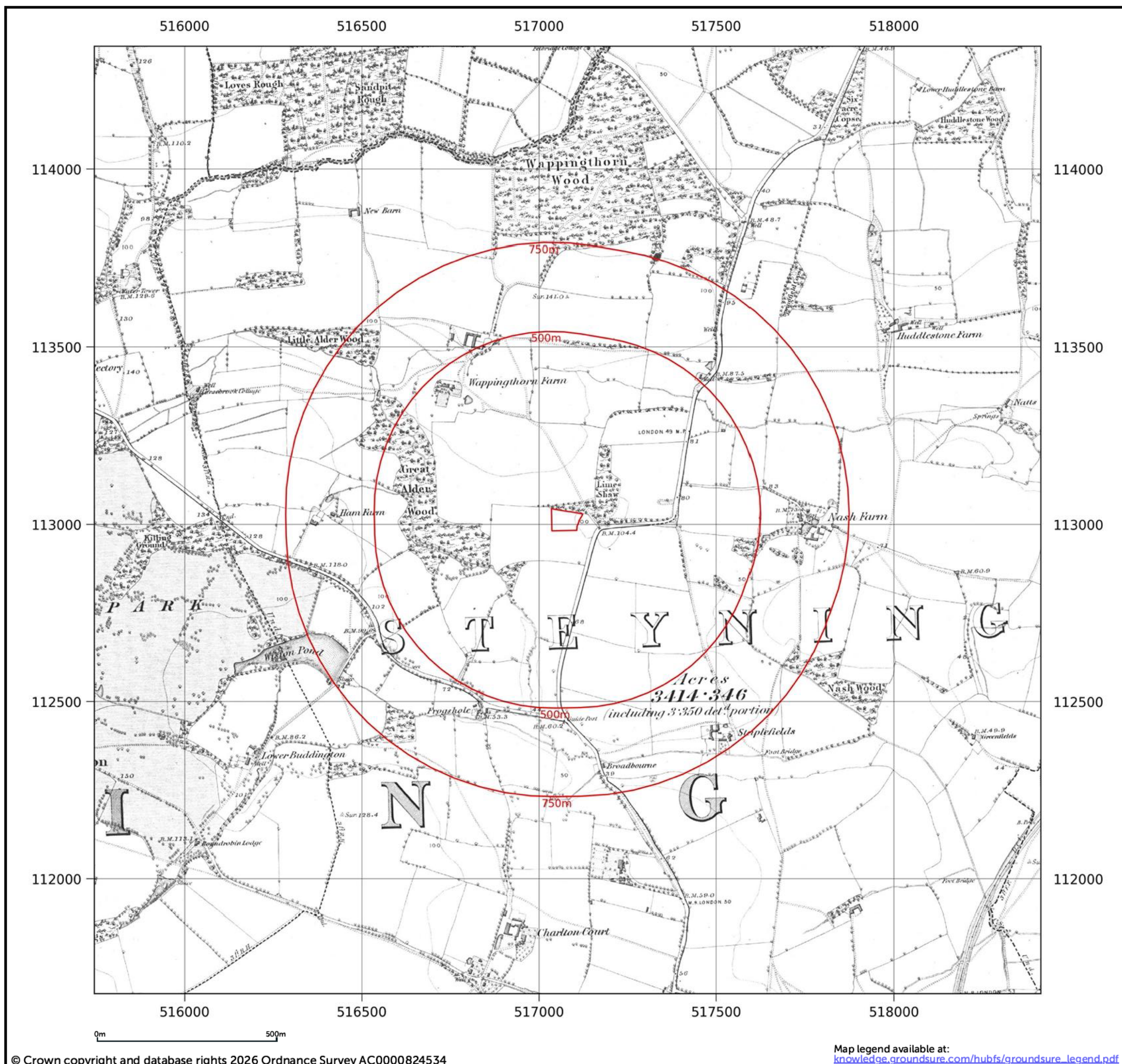
Scale: 1:10,560

Printed at: 1:10,560



Date: 1875
Surveyed: 1875
Revised: 1875

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



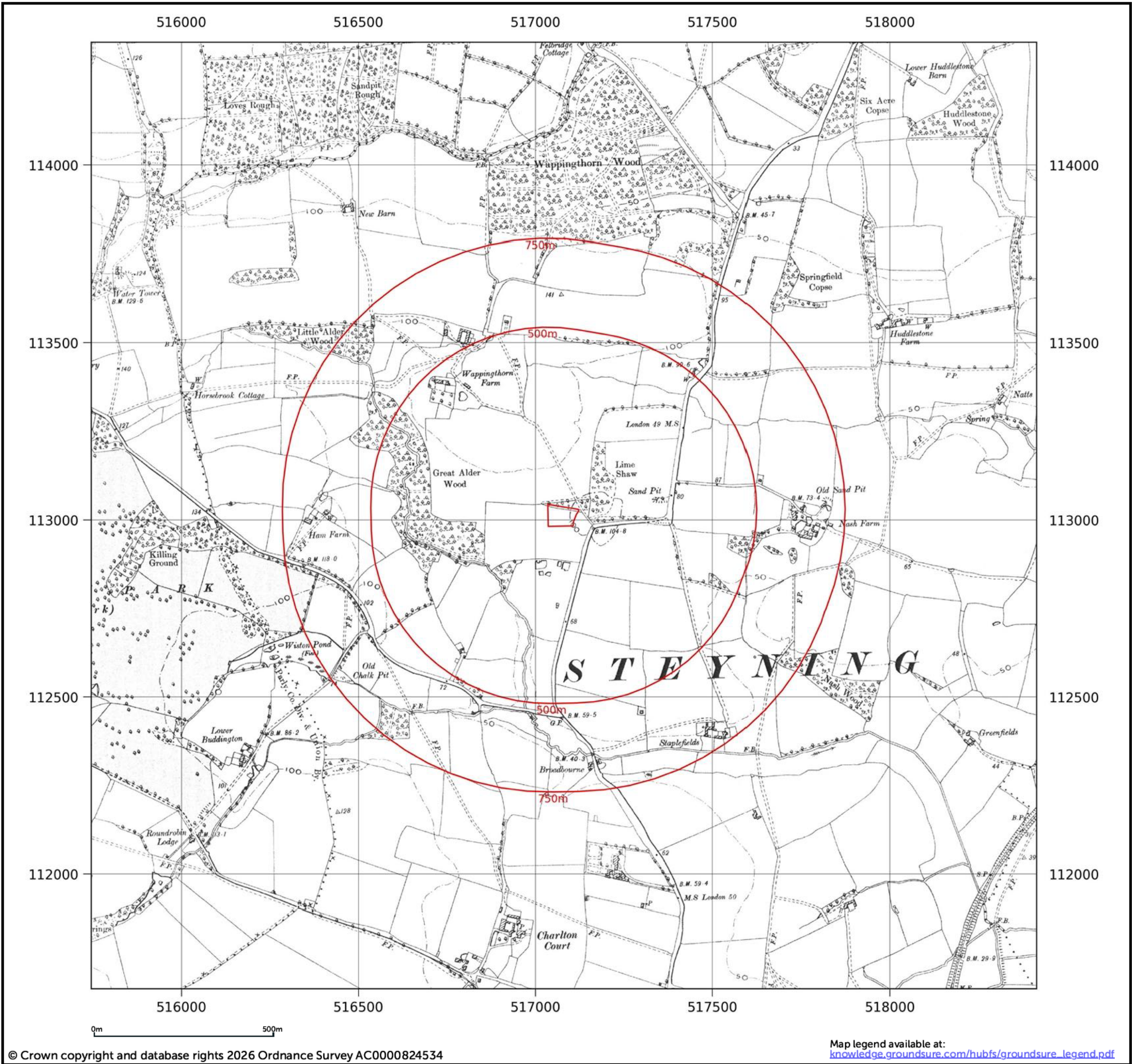
Site details:	WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA
Client ref:	873
Report ref:	HMD-47-KDV-C9I-R6G-F37
Grid ref:	517072.82, 113010.74
Production date:	21 January 2026

Map name:	County Series
Map date:	1895
Scale:	1:10,560
Printed at:	1:10,560



Date: 1895
Surveyed: 1875
Revised: 1895

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Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: County Series

Map date: 1914

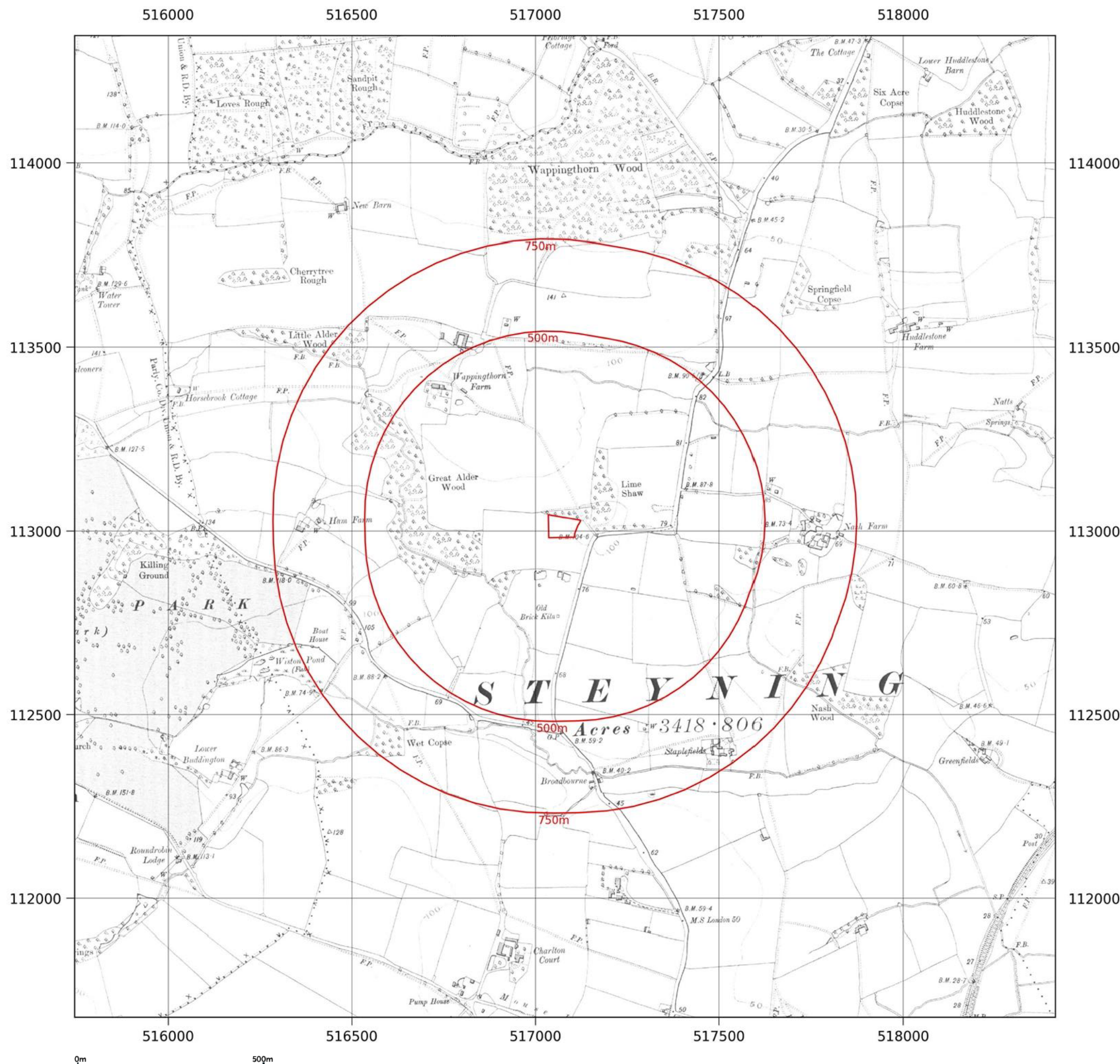
Scale: 1:10,560

Printed at: 1:10,560



Date: 1914
Surveyed: 1874
Revised: 1914

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Map name:	Provisional
Map date:	1957
Scale:	1:10,560
Printed at:	1:10,560

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 01273 257 755

Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: National Grid

Map date: 1976

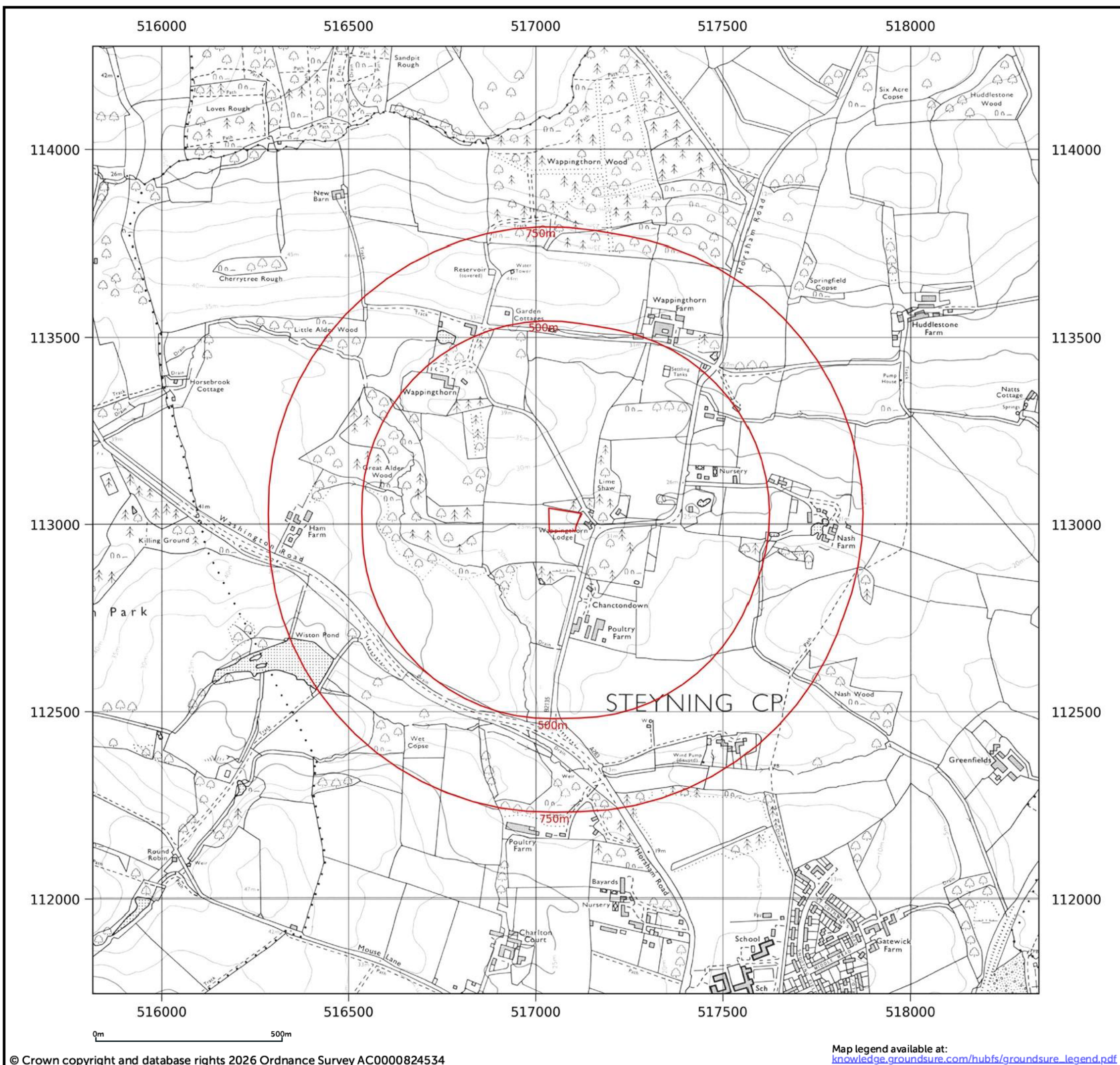
Scale: 1:10,000

Printed at: 1:10,000



Date: 1976
Surveyed: 1971
Revised: 1976

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info@groundsure.com
01273 257 755



Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Date: 1992
Surveyed: 1971
Revised: 1992

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info@groundsure.com
01273 257 755



Site details:	WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA
Client ref:	873
Report ref:	HMD-47-KDV-C9I-R6G-F37
Grid ref:	517072.82, 113010.74
Production date:	21 January 2026

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



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Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

Printed at: 1:10,000



Date: 2015

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

Site details:	WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA
Client ref:	873
Report ref:	HMD-47-KDV-C9I-R6G-F37
Grid ref:	517072.82, 113010.74
Production date:	21 January 2026

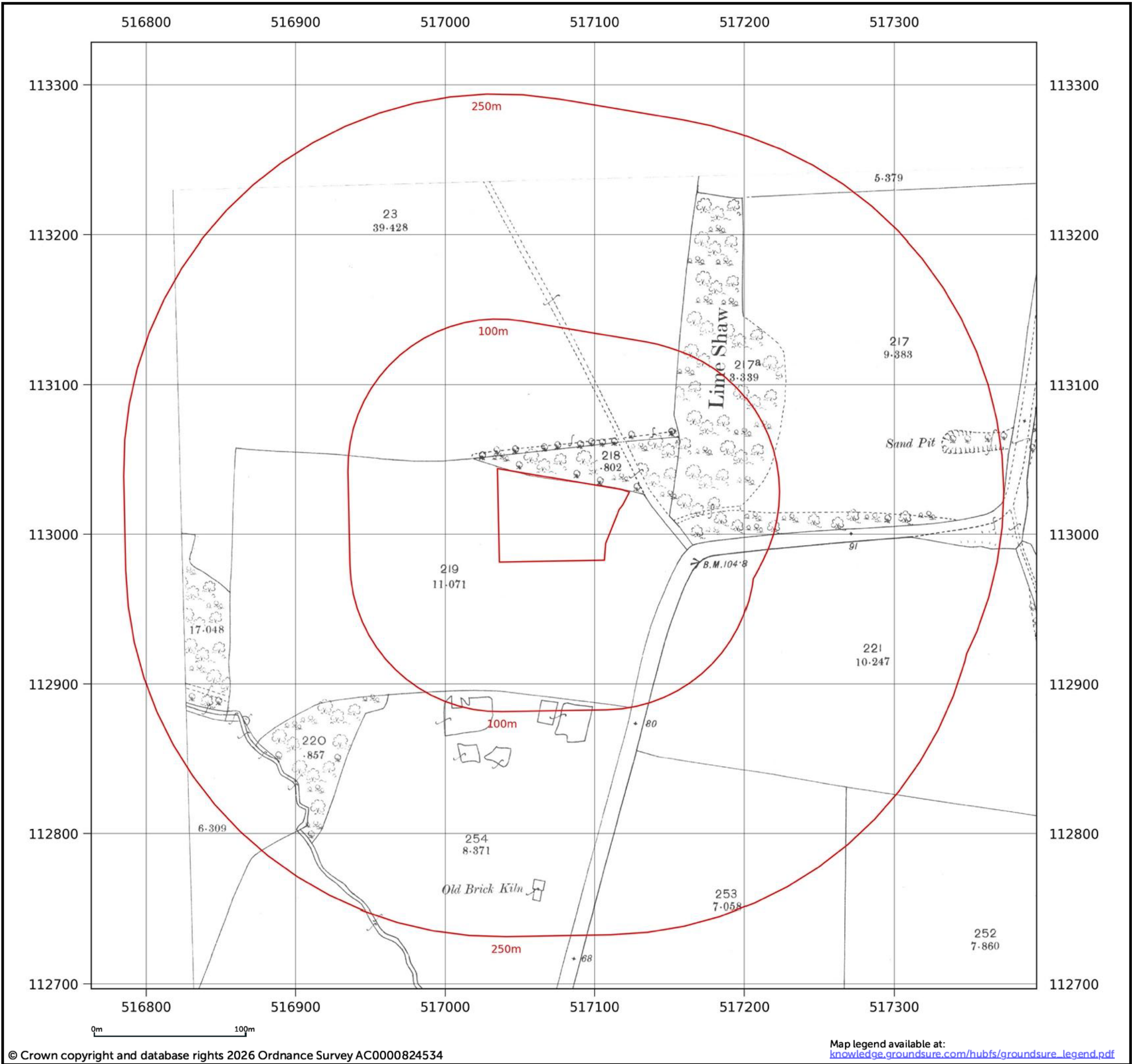
Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



Date: 2025

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Site details:	WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA
Client ref:	873
Report ref:	HMD-47-KDV-C9I-R6G-F37
Grid ref:	517072.82, 113010.74
Production date:	21 January 2026

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



Date: 1897
Surveyed: 1897
Revised: 1897

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Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: County Series

Map date: 1911

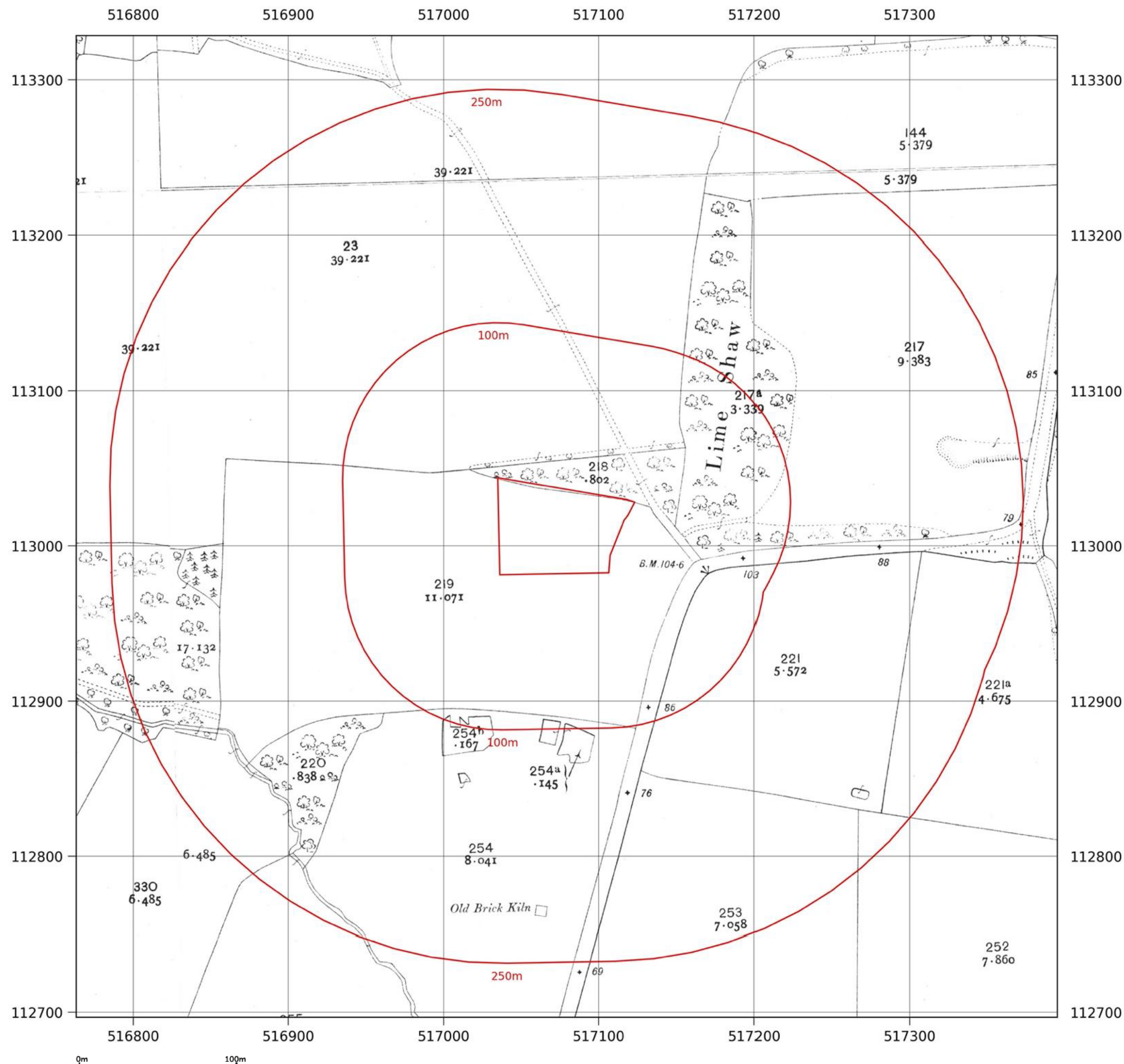
Scale: 1:2,500

Printed at: 1:2,500



Date: 1911 Surveyed: 1911 Revised: 1911	Date: 1911 Surveyed: 1911 Revised: 1911
Date: 1911 Surveyed: 1911 Revised: 1911	Date: 1911 Surveyed: 1911 Revised: 1911

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Site details: WAPPINGTHORN LODGE,
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BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: National Grid

Map date: 1972

Scale: 1:2,500

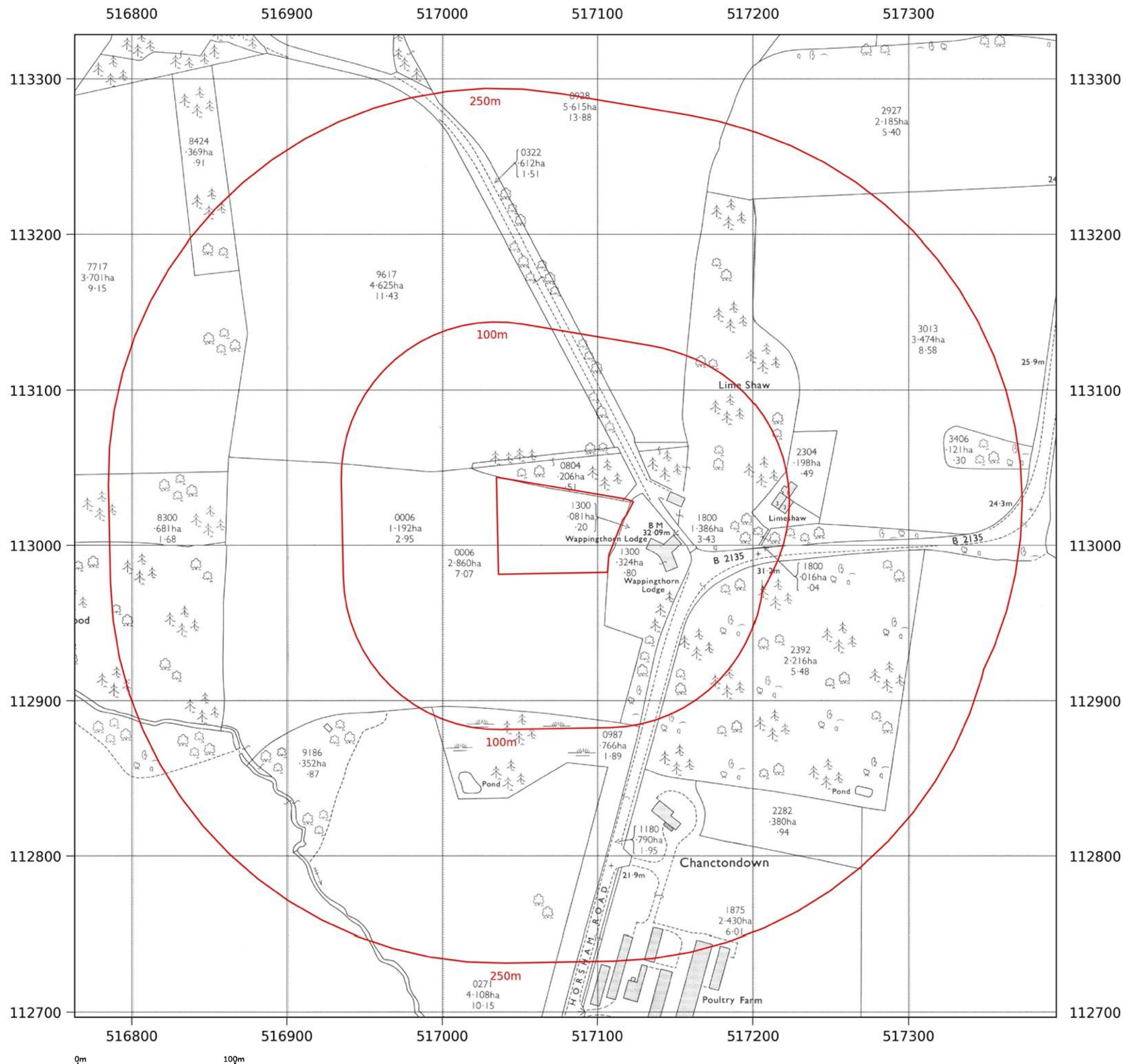
Printed at: 1:2,500



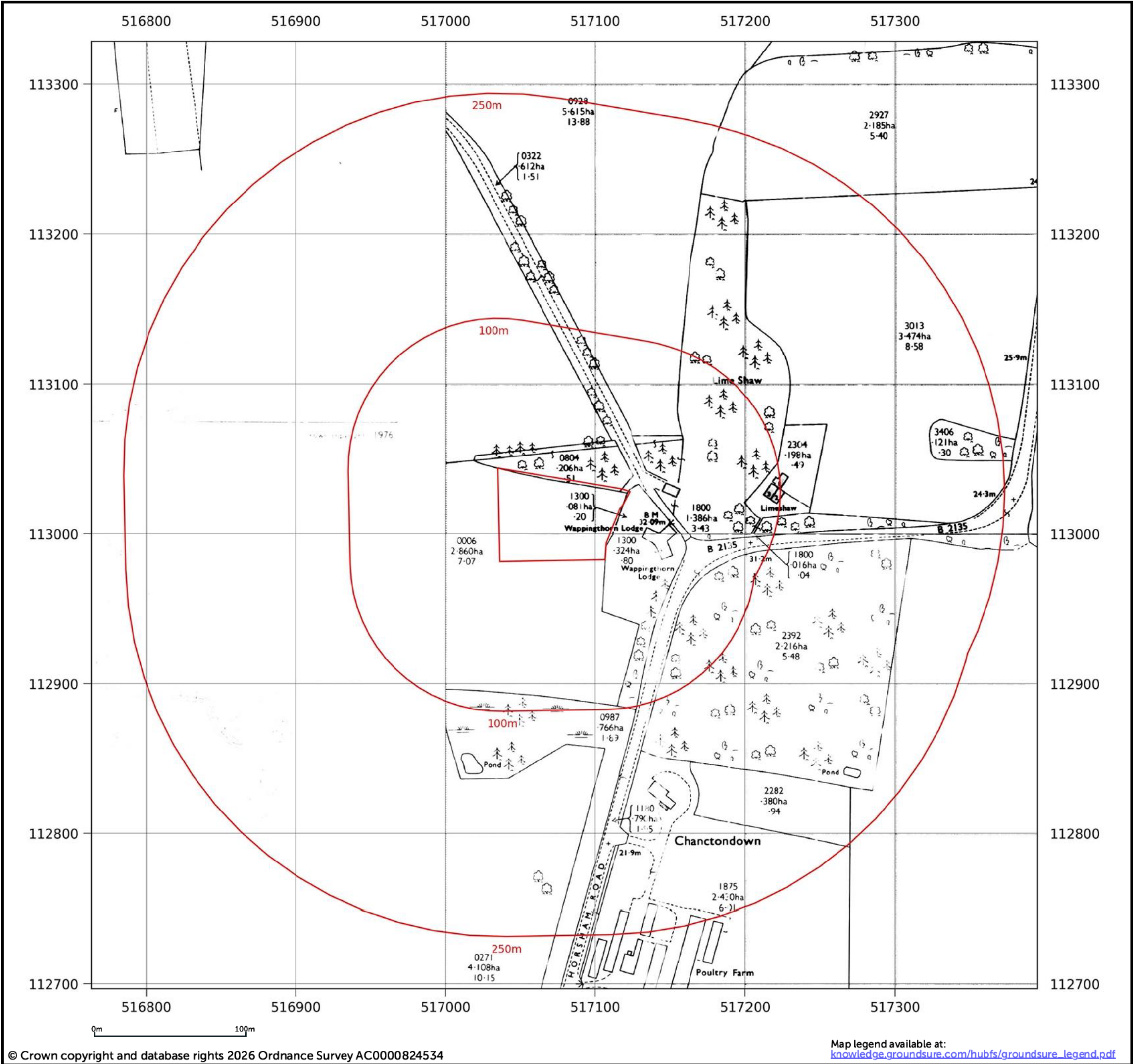
Date: 1972
Surveyed: 1971
Revised: 1971
Copyright: 1972
Levelled: 1966

Date: 1972
Surveyed: 1971
Revised: 1971
Copyright: 1972
Levelled: 1966

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



Site details:	WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA
Client ref:	873
Report ref:	HMD-47-KDV-C9I-R6G-F37
Grid ref:	517072.82, 113010.74
Production date:	21 January 2026
Map name:	National Grid
Map date:	1972-1976
Scale:	1:2,500
Printed at:	1:2,500
Date: 1976 Date: 1972 Date: 1976 Date: 1972	

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Site details: WAPPINGTHORN LODGE,
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STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: National Grid

Map date: 1981

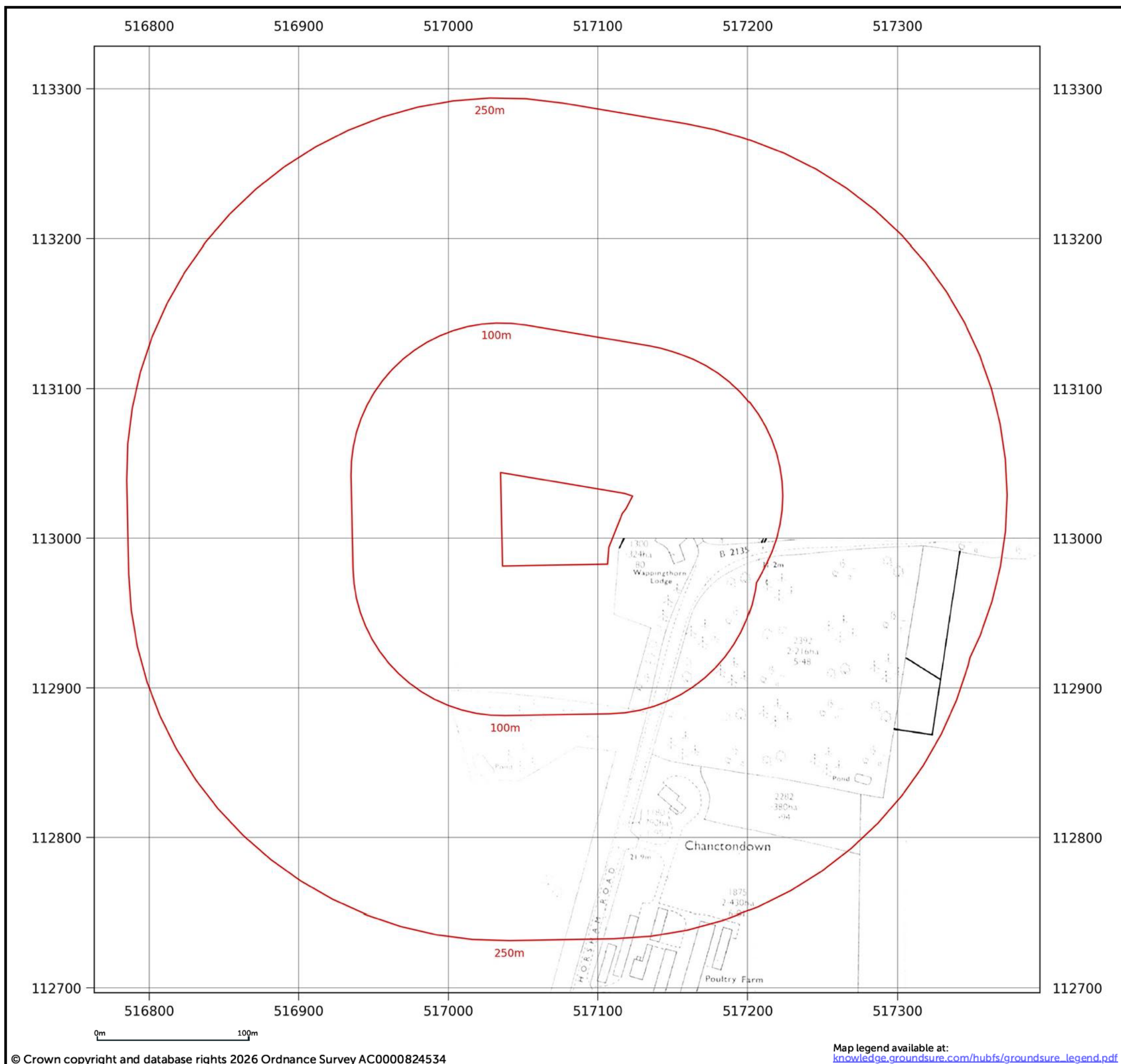
Scale: 1:2,500

Printed at: 1:2,500



Date: 1981
Copyright: 1981
Levelled: 1966

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Site details: WAPPINGTHORN LODGE,
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STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: National Grid

Map date: 1988-1993

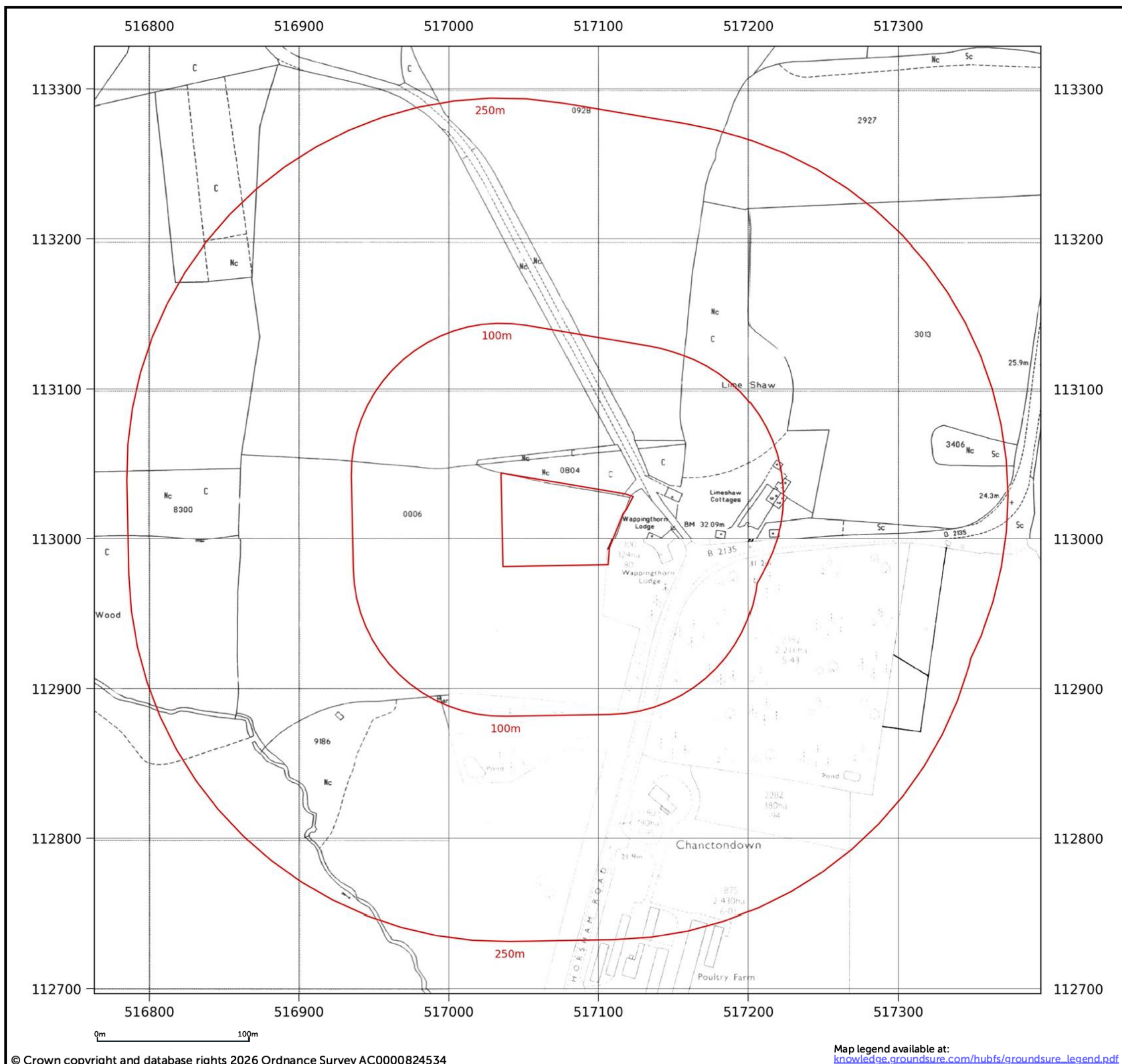
Scale: 1:2,500

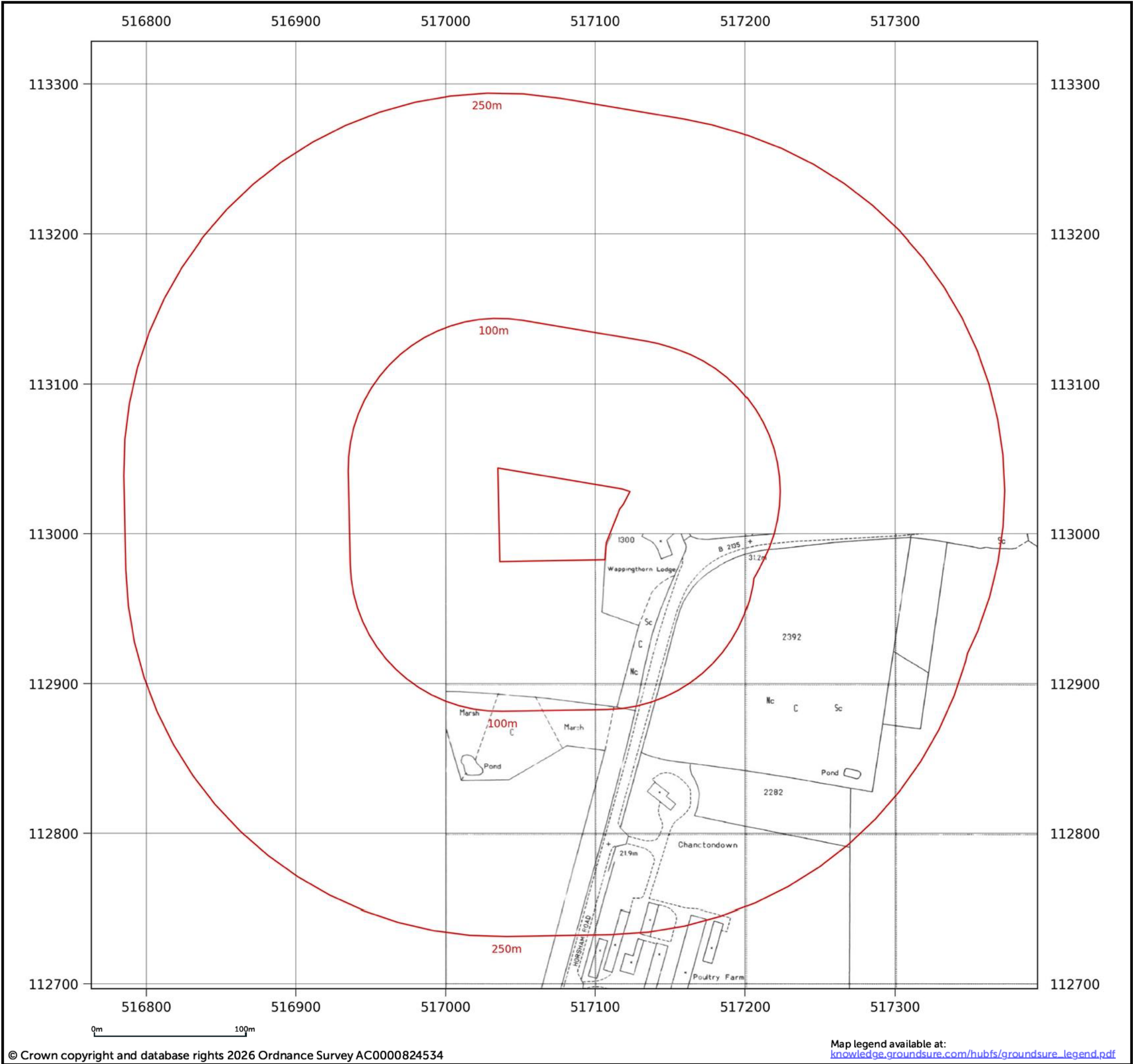
Printed at: 1:2,500



Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1993 Surveyed: 1993 Copyright: 1993
Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1988 Copyright: 1988 Levelled: 1966

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Site details:	WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA
Client ref:	873
Report ref:	HMD-47-KDV-C9I-R6G-F37
Grid ref:	517072.82, 113010.74
Production date:	21 January 2026

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

Date: 1993
Surveyed: 1993
Copyright: 1993

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Site details: WAPPINGTHORN LODGE,
HORSHAM ROAD,
STEYNING, WEST SUSSEX,
BN44 3AA

Client ref: 873

Report ref: HMD-47-KDV-C9I-R6G-F37

Grid ref: 517072.82, 113010.74

Production date: 21 January 2026

Map name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Date: 2003

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APPENDIX D

GroundSure EnviroInsight Report

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, WEST SUSSEX, BN44 3AA

Order Details

Date: 21/01/2026
Your ref: 873
Our Ref: HMD-47-C4X-L5V-CAL-3PE

Site Details

Location: 517072 113010
Area: 0.43 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

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	5	2	-
16 >	1.2 >	Historical tanks >	0	0	0	2	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	6	4	-
19 >	2.2 >	Historical tanks >	0	0	0	4	-
19	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	1	60	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
30	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
30	4.3	Current or recent petrol stations	0	0	0	0	-
30	4.4	Electricity cables	0	0	0	0	-
30	4.5	Gas pipelines	0	0	0	0	-



30	4.6	Sites determined as Contaminated Land	0	0	0	0	-
30	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.8	Regulated explosive sites	0	0	0	0	-
31	4.9	Hazardous substance storage/usage	0	0	0	0	-
31	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.13	Radioactive Substance Authorisations	0	0	0	0	-
32 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	0	2	-
32	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.16	Pollutant release to public sewer	0	0	0	0	-
33	4.17	List 1 Dangerous Substances	0	0	0	0	-
33	4.18	List 2 Dangerous Substances	0	0	0	0	-
33 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	0	2	-
34	4.20	Pollution inventory substances	0	0	0	0	-
34	4.21	Pollution inventory waste transfers	0	0	0	0	-
34	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
37 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
39 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	1	10
45 >	5.7 >	<u>Surface water abstractions</u> >	0	0	2	1	0
46 >	5.8 >	<u>Potable abstractions</u> >	0	0	0	0	2
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



48 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
49 >	6.2 >	Surface water features >	0	0	5	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52 >	7.2 >	Historical Flood Events >	0	1	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 1000 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
59 >	10.7 >	Designated Ancient Woodland >	0	1	3	1	27
60	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0



61	10.12	Proposed Ramsar sites	0	0	0	0	0
61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
69 >	12.5 >	Countryside Stewardship Schemes >	0	1	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	13.1 >	Priority Habitat Inventory >	0	4	9	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	14.1 >	10k Availability >	Identified (within 500m)				
74	14.2	Artificial and made ground (10k)	0	0	0	0	-

75 >	14.3 >	Superficial geology (10k) >	0	1	2	3	-
76	14.4	Landslip (10k)	0	0	0	0	-
77 >	14.5 >	Bedrock geology (10k) >	1	1	1	1	-
78	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
79 >	15.1 >	50k Availability >	Identified (within 500m)				
80	15.2	Artificial and made ground (50k)	0	0	0	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81 >	15.4 >	Superficial geology (50k) >	1	0	2	3	-
82 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83 >	15.8 >	Bedrock geology (50k) >	1	1	1	1	-
84 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
84	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
85	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
87 >	17.2 >	Running sands >	Very low (within 50m)				
89 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	18.1 >	BritPits >	0	0	1	0	-
95 >	18.2 >	Surface ground workings >	0	0	11	-	-
96	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-



96	18.5	Historical Mineral Planning Areas	0	0	0	0	-
96 >	18.6 >	Non-coal mining >	0	1	0	0	4
97	18.7	JPB mining areas	None (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98	18.12	Coal mining	None (within 0m)				
98	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
100	19.2	Mining cavities	0	0	0	0	0
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
102 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	11	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-



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



Recent aerial photograph



Capture Date: 22/04/2021

Site Area: 0.43ha



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 0.43ha



Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.43ha



Recent site history - 2009 aerial photograph



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Capture Date: 22/08/2009

Site Area: 0.43ha



Recent site history - 1999 aerial photograph



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

Capture Date: 29/08/1999

Site Area: 0.43ha



OS MasterMap site plan



Site Area: 0.43ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

7

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

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

ID	Location	Land use	Dates present	Group ID
A	195m E	Sand Pit	1914 - 1957	2313554



ID	Location	Land use	Dates present	Group ID
B	210m S	Old Brick Kiln	1914	2167280
A	213m E	Refuse Heap	1875	2160051
A	213m E	Sand Pit	1895	2327297
B	213m S	Unspecified Old Kiln	1957	2200798
1	292m E	Nursery	1976 - 1992	2205388
C	427m NE	Settling Tanks	1976 - 1992	2210327

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
C	430m NE	Settling Tanks	1972 - 1993	414752
C	431m NE	Unspecified Tank	1972 - 1993	426314

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

10

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

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

ID	Location	Land Use	Date	Group ID
A	195m E	Sand Pit	1957	2313554
A	196m E	Sand Pit	1914	2313554
B	210m S	Old Brick Kiln	1914	2167280



ID	Location	Land Use	Date	Group ID
A	213m E	Sand Pit	1895	2327297
A	213m E	Refuse Heap	1875	2160051
B	213m S	Unspecified Old Kiln	1957	2200798
C	292m E	Nursery	1992	2205388
C	292m E	Nursery	1976	2205388
D	427m NE	Settling Tanks	1992	2210327
D	427m NE	Settling Tanks	1976	2210327

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

4

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. 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
D	430m NE	Settling Tanks	1993	414752
D	431m NE	Settling Tanks	1972	414752
D	431m NE	Unspecified Tank	1993	426314
D	432m NE	Unspecified Tank	1972	426314

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

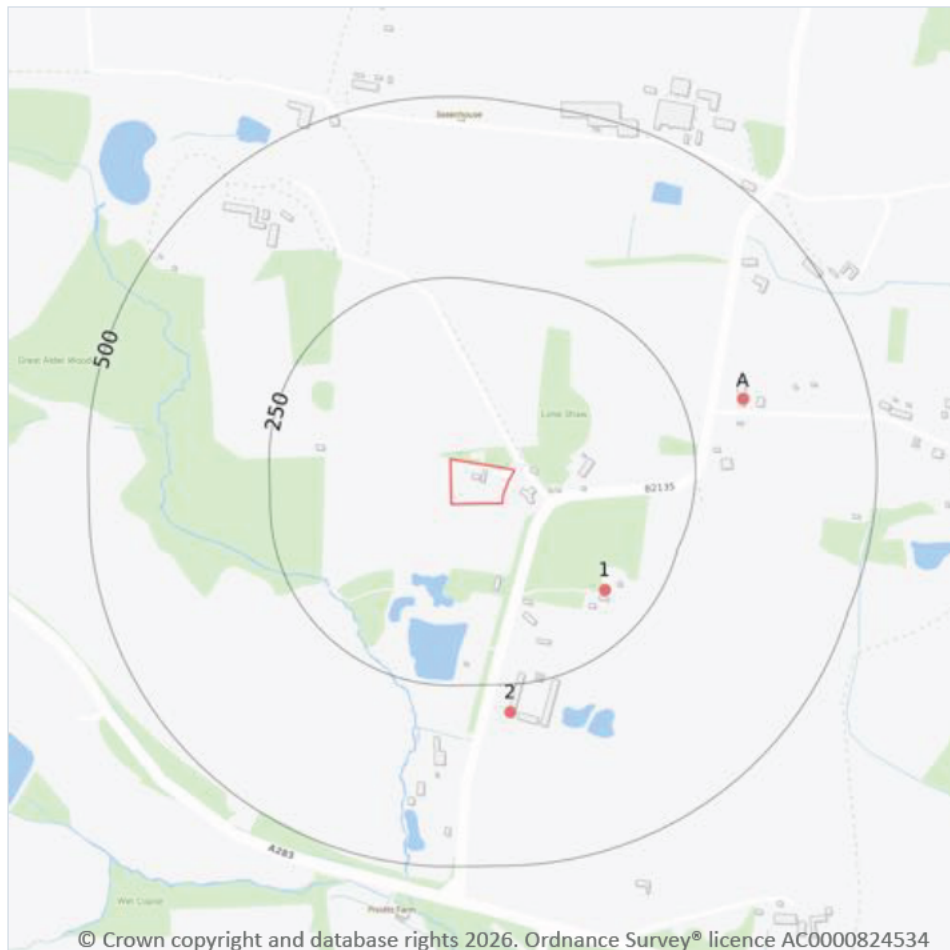
0

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

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

61

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

Features are displayed on the Waste and landfill map on [page 21](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	185m SE	-	WEX444754	Using waste exemption	Not on a farm	Use of waste in construction
2	289m S	-	WEX266104	Using waste exemption	On a farm	Use of waste in construction
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Disposing of waste exemption	On a farm	Depositing samples of waste for the purposes of testing or analysing them
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of depolluted end-of-life vehicles for vehicle parts
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Disposing of waste exemption	On a farm	Burning waste in the open
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Manual treatment of waste
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of waste to manufacture finished goods
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Screening and blending of waste



ID	Location	Site	Reference	Category	Sub-Category	Description
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of mulch
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Sorting mixed waste
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Crushing and emptying waste vehicle oil filters
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of sludge for the purposes of re-seeding a waste water treatment plant
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of waste derived biodiesel as fuel
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of waste for a specified purpose
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Use of waste in construction
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Spreading of plant matter to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Storing waste exemption	On a farm	Storage of sludge
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Incorporation of ash into soil
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Treating waste exemption	On a farm	Anaerobic digestion at premises not used for agriculture and burning of resultant biogas



ID	Location	Site	Reference	Category	Sub-Category	Description
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Using waste exemption	On a farm	Pig and poultry ash
A	329m E	Wappingthorn Farm, Wappingthorn Farm, Horsham Road, Steyning, Bn44 3aa	WEX187604	Storing waste exemption	On a farm	Storage of waste in a secure place
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Pig and poultry ash
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Storing waste exemption	On a farm	Storage of sludge
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Use of waste in construction
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Sorting mixed waste
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Manual treatment of waste
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Crushing and emptying waste vehicle oil filters



ID	Location	Site	Reference	Category	Sub-Category	Description
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Use of waste for a specified purpose
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Use of sludge for the purposes of re-seeding a waste water treatment plant
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Storing waste exemption	On a farm	Storage of waste in a secure place
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Treatment of non-hazardous pesticide washings by carbon filtration for disposal
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Disposing of waste exemption	On a farm	Burning waste in the open
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Use of mulch
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Disposing of waste exemption	On a farm	Depositing samples of waste for the purposes of testing or analysing them
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Incorporation of ash into soil

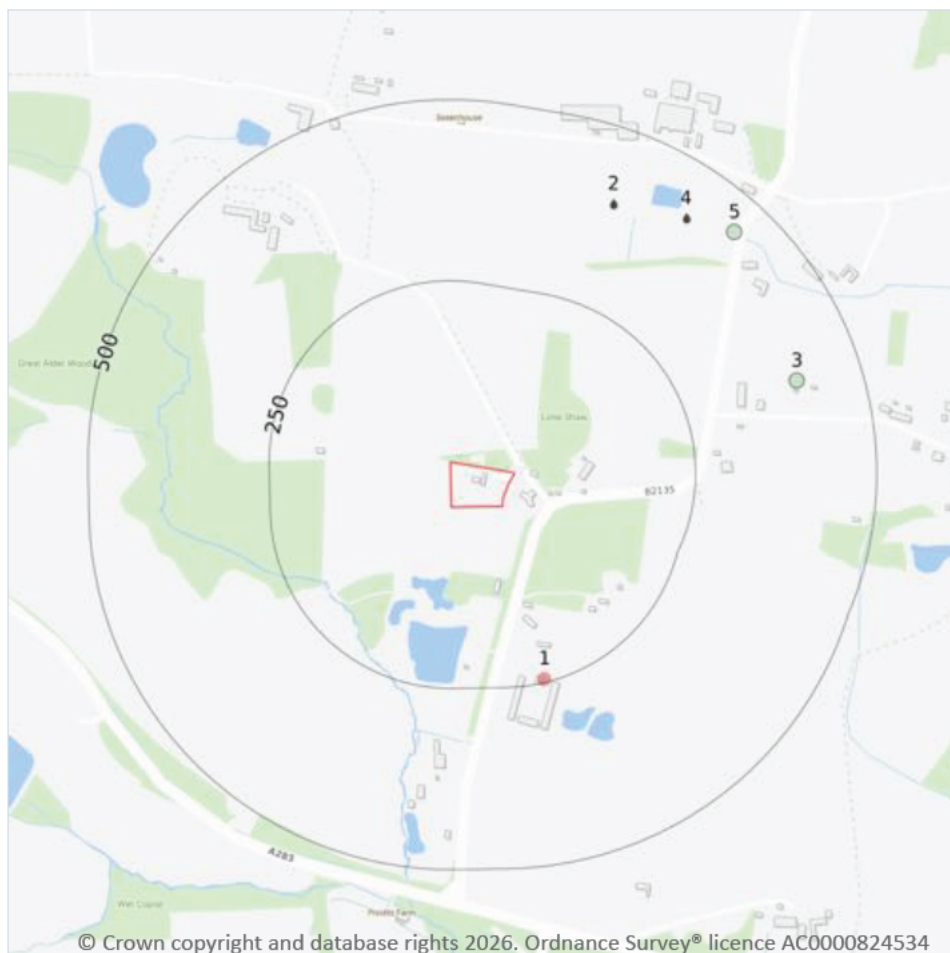


ID	Location	Site	Reference	Category	Sub-Category	Description
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Anaerobic digestion at premises not used for agriculture and burning of resultant biogas
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Recovery of scrap metal
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Using waste exemption	On a farm	Use of waste to manufacture finished goods
A	330m E	Wappingthorn Farmhouse, Horsham Road, Steyning, Bn44 3aa	WEX456208	Treating waste exemption	On a farm	Screening and blending of waste

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Company	Address	Activity	Category
1	245m S	Electricity Sub Station	West Sussex, BN44	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.



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

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

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

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

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

4.12 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.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m

2

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

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Address	Details	
2	396m N	WAPPINGTHORNE FARM, WAPPINGTHORNE FARM, ASHURST, STEYNING WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P03272 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 15/11/1990 Effective Date: 15/11/1990 Revocation Date: -
4	424m NE	WAPPINGTHORN FARM, WAPPINGTHORN FARM, WAPPINGTHORN ESTATE, STEYNING, WEST SUSSEX	Effluent Type: UNSPECIFIED Permit Number: S01977 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 03/02/1971 Effective Date: 03/02/1971 Revocation Date: 31/03/1997

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

4.15 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.



4.16 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.

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m

2

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

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Details	
3	410m E	Incident Date: 16/08/2002 Incident Identification: 100796 Pollutant: Agricultural Materials and Wastes Pollutant Description: Other Agricultural Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	451m NE	Incident Date: 18/01/2002 Incident Identification: 53180 Pollutant: Agricultural Materials and Wastes Pollutant Description: Slurry and Dilute Slurry	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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



4.20 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.

4.21 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.

4.22 Pollution inventory radioactive waste

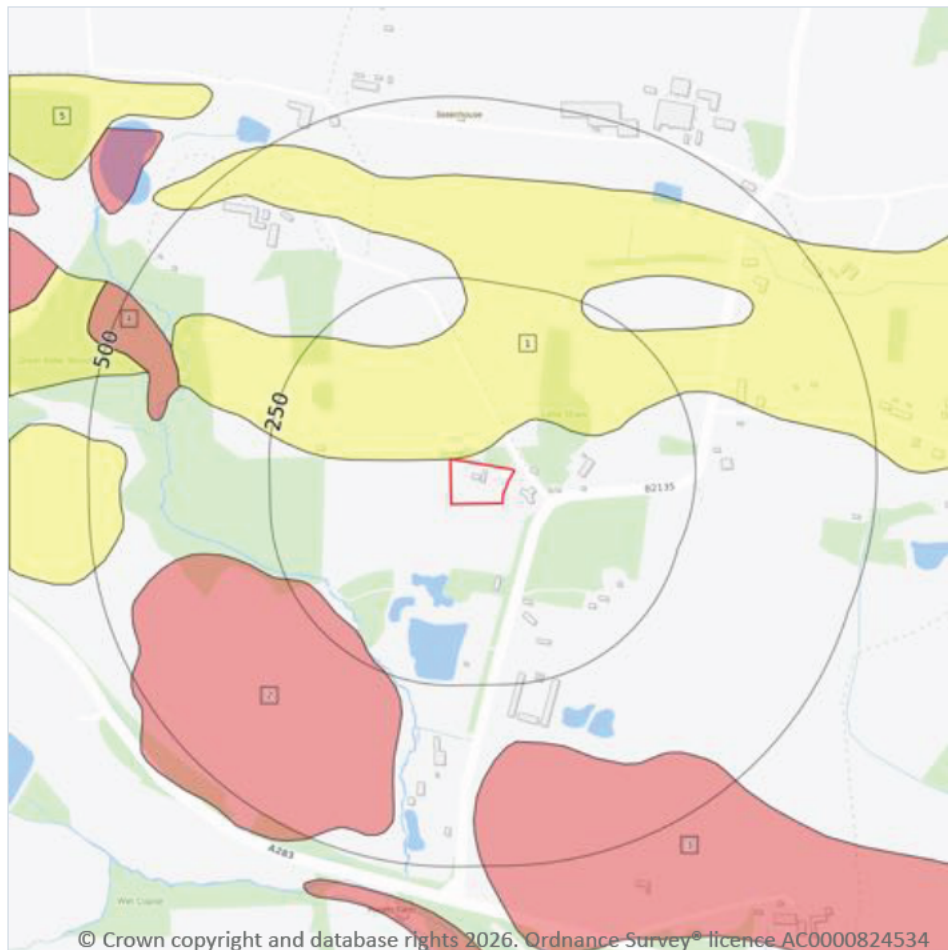
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 35](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	218m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

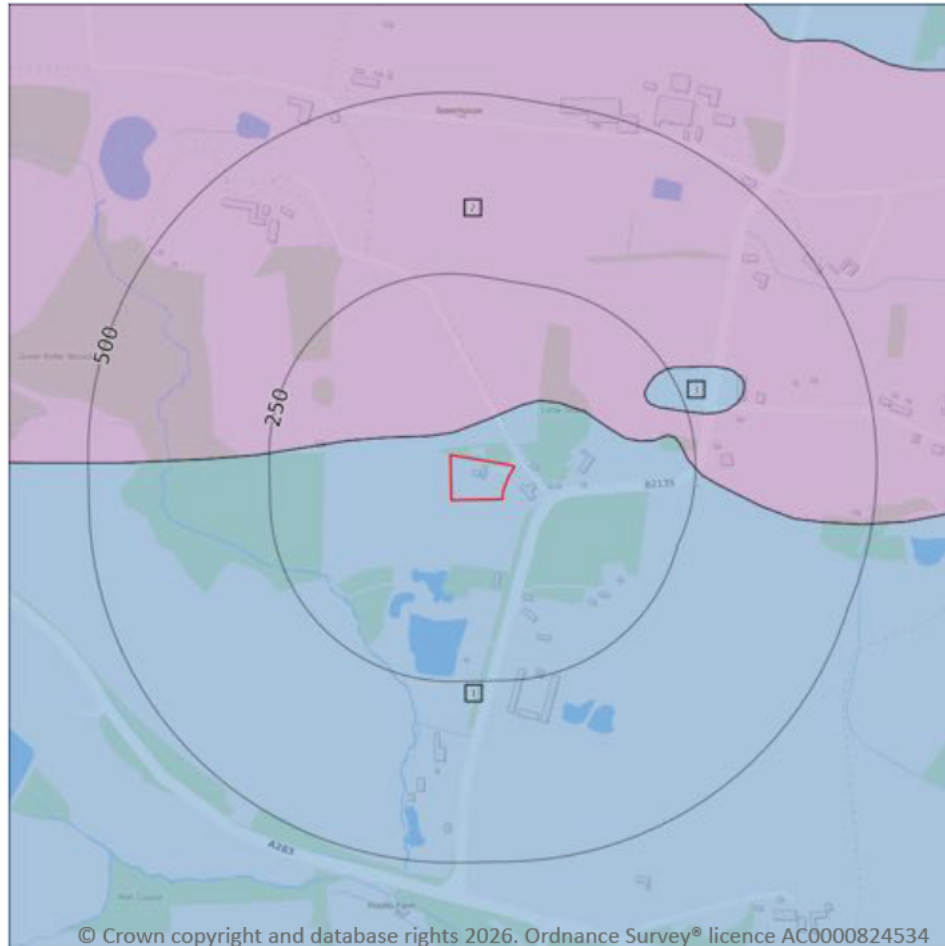


ID	Location	Designation	Description
3	329m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	387m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	434m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 37](#) >

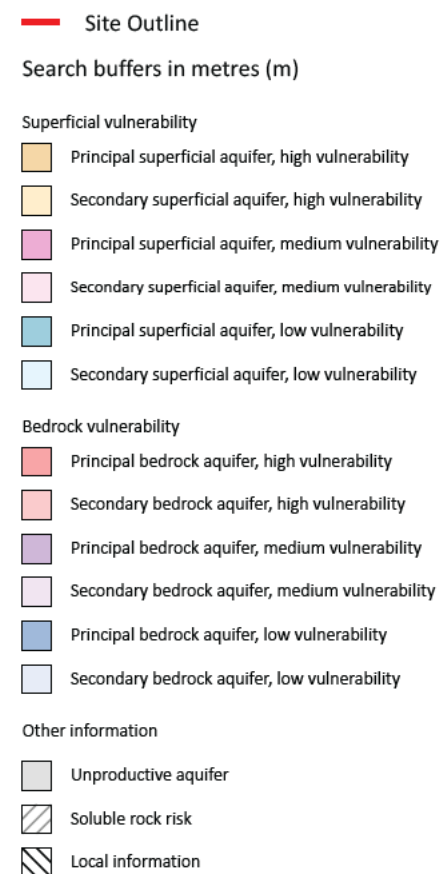
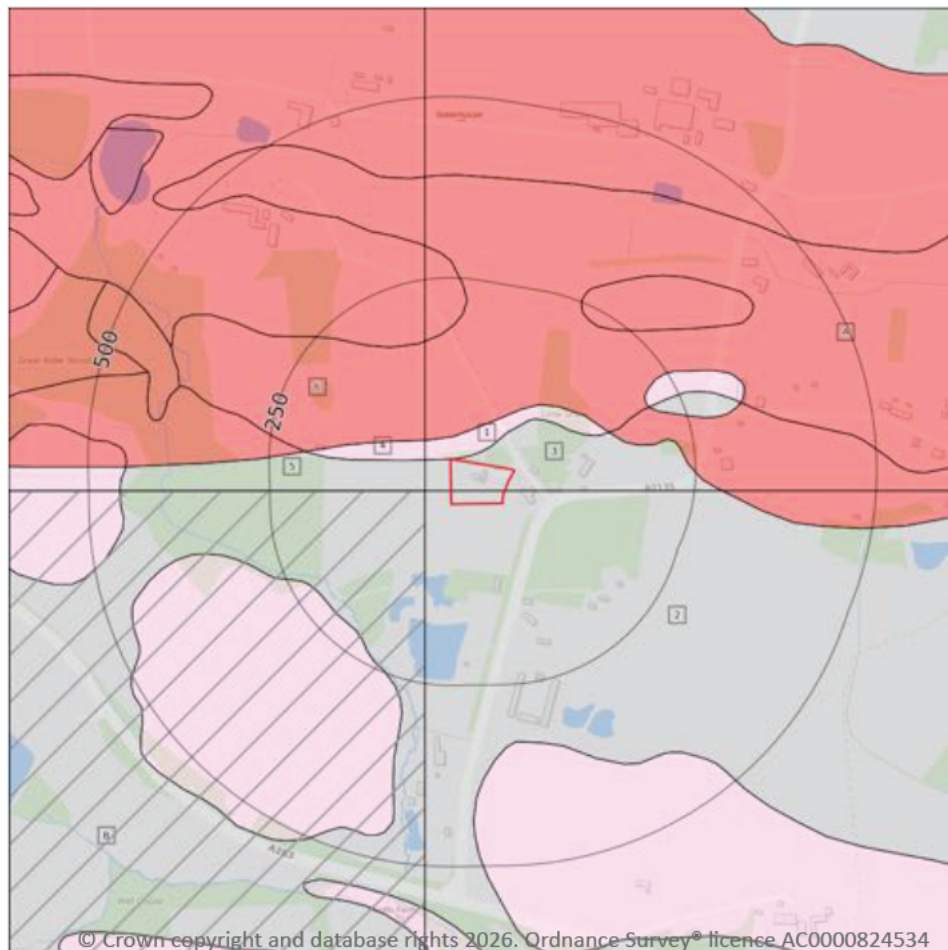
ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	30m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	204m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

8

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 39](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary 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
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >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
A	30m N	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
4	35m W	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
5	35m W	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
B	36m W	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
6	44m NW	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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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.

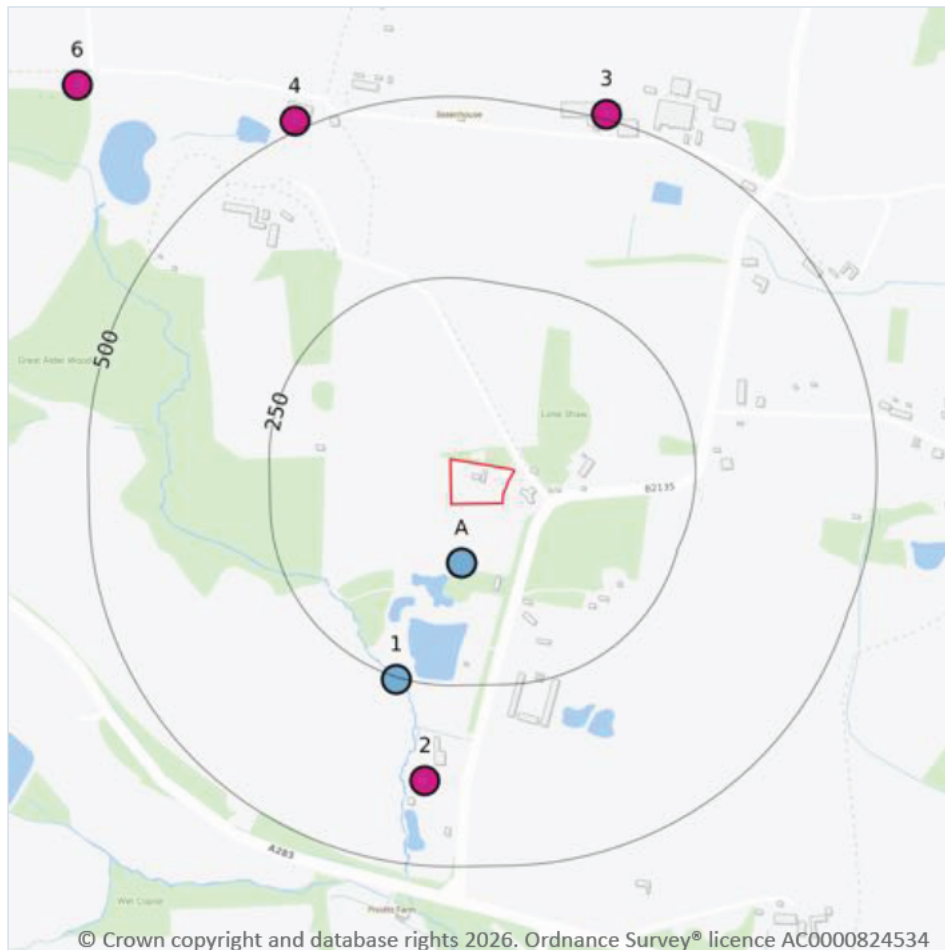
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

11

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 42](#) >

ID	Location	Details	
2	383m S	Status: Historical Licence No: 23/052 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Groundwater Point: POINT A AT ALDERS FISH FARM, HORSHAM ROAD, STEYNING Data Type: Point Name: Thomas Easting: 517000 Northing: 112600	Annual Volume (m ³): 26280 Max Daily Volume (m ³): 72 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -
3	508m N	Status: Historical Licence No: 10/41/312103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WAPPINGTHORN FARM, STEYNING BOREHOLE C Data Type: Point Name: Y de Boer & Partners Easting: 517250 Northing: 113520	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1993 Version End Date: -
4	513m NW	Status: Historical Licence No: 10/41/312103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WAPPINGTHORN FARM, STEYNING BOREHOLE B Data Type: Point Name: Y de Boer & Partners Easting: 516820 Northing: 113510	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1993 Version End Date: -
-	661m E	Status: Historical Licence No: 10/41/312102 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: GRANGE FARM, STEYNING Data Type: Point Name: Willett Easting: 517780 Northing: 112950	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/07/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 Version End Date: -



ID	Location	Details	
6	729m NW	Status: Active Licence No: 10/41/312103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WAPPINGTHORN FARM, STEYNING BOREHOLE A Data Type: Point Name: Y de Boer & Partners Easting: 516520 Northing: 113560	Annual Volume (m ³): 9546 Max Daily Volume (m ³): 176 Original Application No: WR.0285 Original Start Date: 11/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: -
-	912m NE	Status: Active Licence No: 10/41/312010 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27450 Max Daily Volume (m ³): 74.8 Original Application No: NPS/WR/027925 Original Start Date: 30/07/1990 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -
-	912m NE	Status: Active Licence No: 10/41/312010 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27450 Max Daily Volume (m ³): 74.8 Original Application No: NPS/WR/027925 Original Start Date: 30/07/1990 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -
-	912m NE	Status: Historical Licence No: 10/41/312010 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27450 Max Daily Volume (m ³): 74.8 Original Application No: NPS/WR/027925 Original Start Date: 23/06/2009 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -
-	912m NE	Status: Historical Licence No: 10/41/312010 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27450 Max Daily Volume (m ³): 74.8 Original Application No: NPS/WR/027925 Original Start Date: 23/06/2009 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -



ID	Location	Details	
-	917m NE	Status: Historical Licence No: 10/41/312010 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517970 Northing: 113380	Annual Volume (m ³): 6000 Max Daily Volume (m ³): 25 Original Application No: - Original Start Date: 30/07/1990 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1737m E	Status: Historical Licence No: 10/41/312002 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WYCKHAM FARM STEYNING WELL NO 1 Data Type: Point Name: Brooks-Bank Easting: 518860 Northing: 113030	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 11/01/1985 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	3
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

ID	Location	Details	
A	82m S	Status: Active Licence No: 23/068 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT ALDERWOOD POND, HORSHAM ROAD, STEYNING Data Type: Point Name: Alderwood Pond Easting: 517050 Northing: 112900	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 40 Original Application No: 169/1580 Original Start Date: 12/08/1997 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -

ID	Location	Details	
A	82m S	Status: Historical Licence No: 23/068 Details: Make-Up Or Top Up Water Direct Source: Southern Region Surface Waters Point: POINT A AT ALDERWOOD POND, HORSHAM ROAD, STEYNING Data Type: Point Name: Alderwood Pond Easting: 517050 Northing: 112900	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 70 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -
1	253m S	Status: Active Licence No: 23/059 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT ALDERS FISH FARM Data Type: Point Name: Thomas Easting: 516960 Northing: 112740	Annual Volume (m ³): 73200 Max Daily Volume (m ³): 200 Original Application No: 169/0965 Original Start Date: 07/09/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/03/2016 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 42 >](#)

ID	Location	Details	
-	912m NE	Status: Active Licence No: 10/41/312010 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27450 Max Daily Volume (m ³): 74.8 Original Application No: NPS/WR/027925 Original Start Date: 30/07/1990 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -



ID	Location	Details	
-	912m NE	Status: Historical Licence No: 10/41/312010 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Southern Region Groundwater Point: HUDDLESTONE FARM, STEYNING Data Type: Point Name: Huddlestone Farmers Ltd Easting: 517962 Northing: 113387	Annual Volume (m ³): 27450 Max Daily Volume (m ³): 74.8 Original Application No: NPS/WR/027925 Original Start Date: 23/06/2009 Expiry Date: - Issue No: 103 Version Start Date: 16/04/2019 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0
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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.

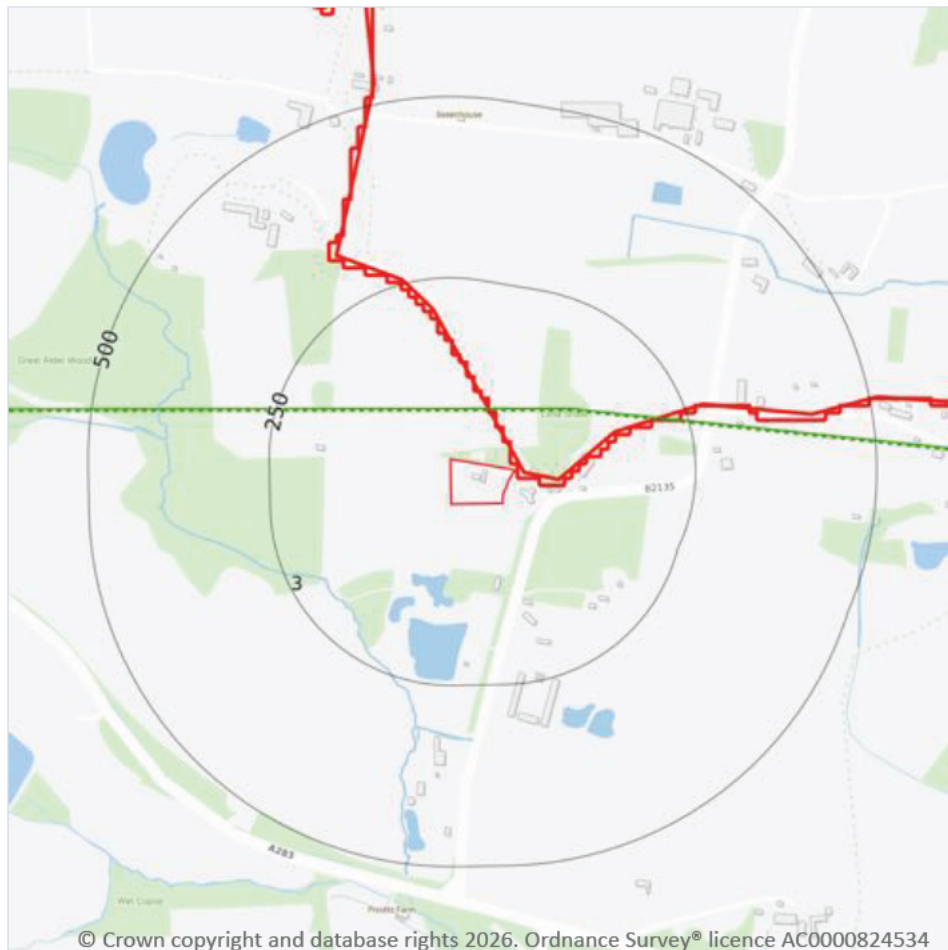
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

1

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 48](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
3	201m SW	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

5

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 48](#) >

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 48](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Black Sewer	GB107041012040	Adur Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified

1

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	541m S	River	Black Sewer	GB107041012040 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site	0
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Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

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



7 River and coastal flooding



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

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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



7.2 Historical Flood Events

Records within 250m

1

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

Features are displayed on the River and coastal flooding map on [page 51](#) >

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	18m SE	Winter 13/14 East Hampshire Aerial Photography	2014-03-05 2014-03-05	Other	Groundwater/high water table	Fluvial

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

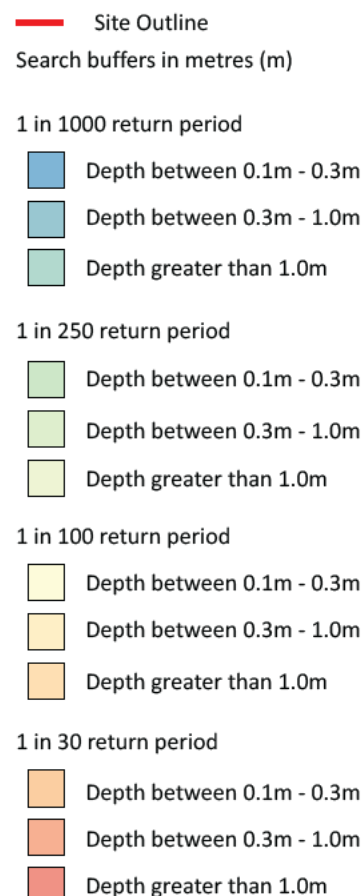
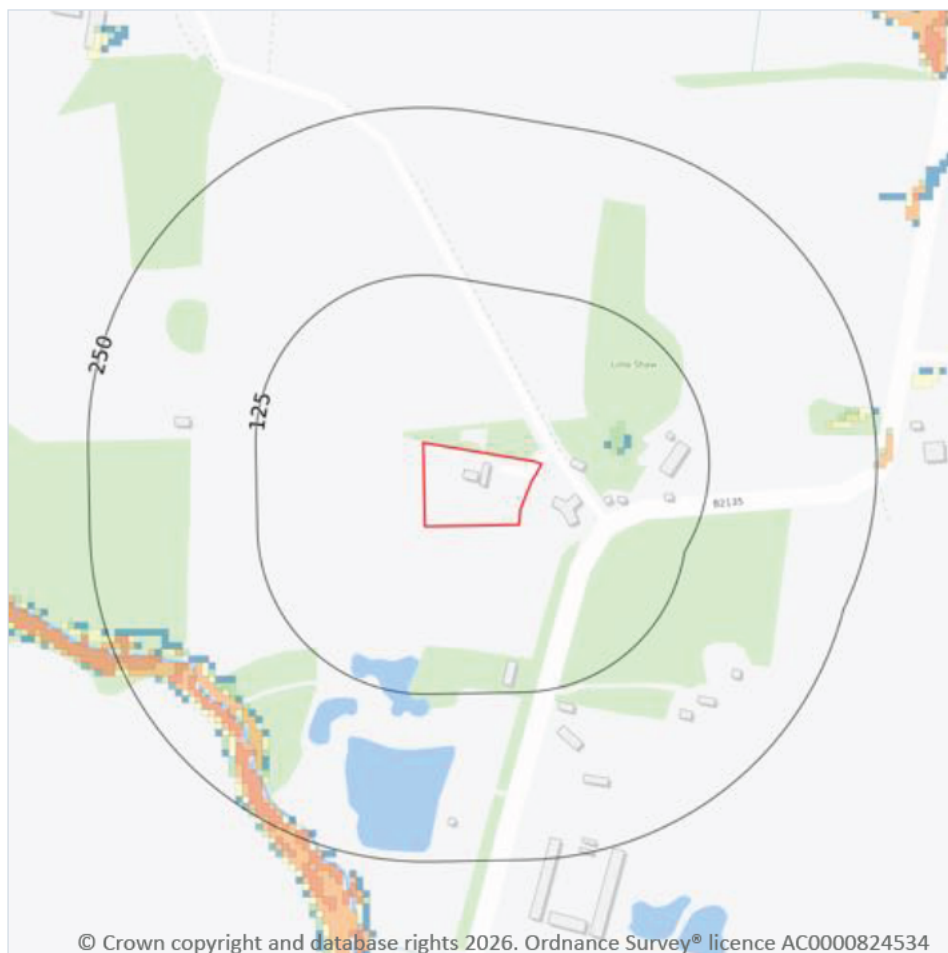
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 1000 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 54 >](#)

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

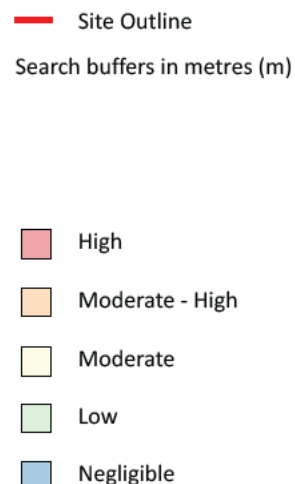
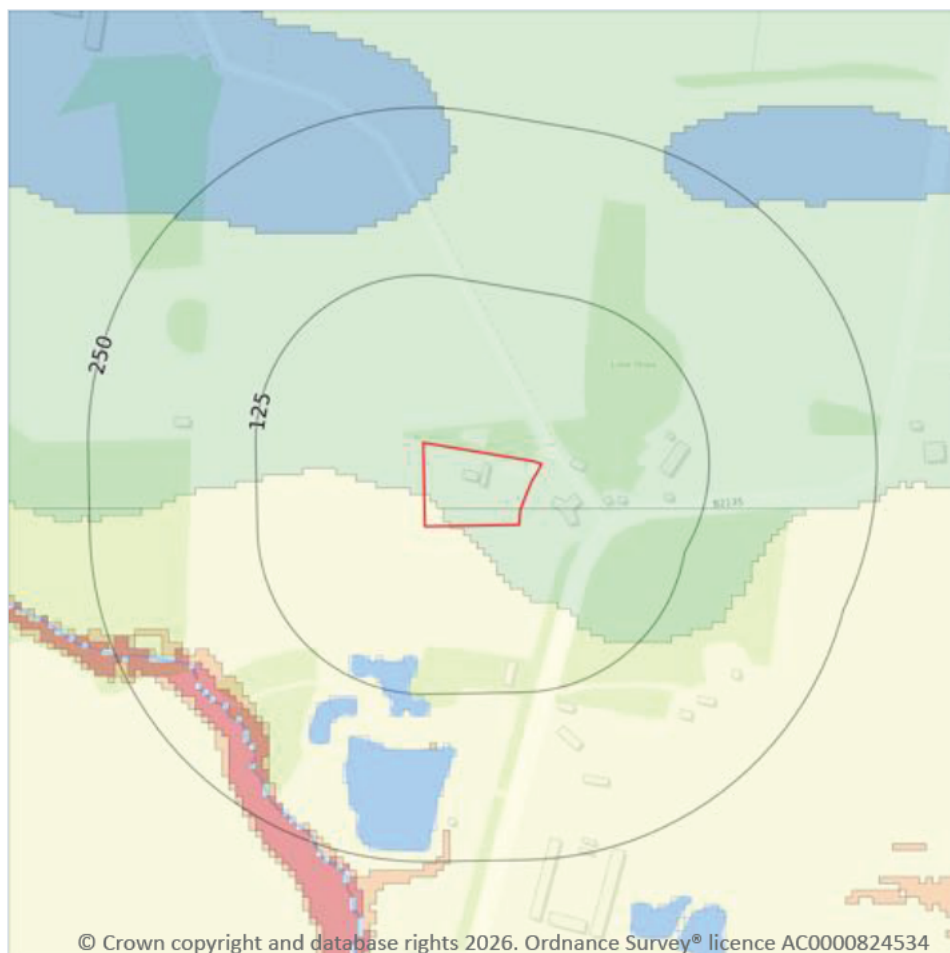
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

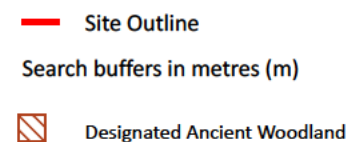
Highest risk within 50m

Moderate

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 56 >](#)

This data is sourced from Ambiantal Risk Analytics.



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

32

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 57 >](#)

ID	Location	Name	Woodland Type
1	On site	Unknown	Ancient & Semi-Natural Woodland
2	51m NE	Unknown	Ancient Replanted Woodland
3	121m SW	Unknown	Ancient & Semi-Natural Woodland
4	175m W	Unknown	Ancient & Semi-Natural Woodland
5	304m W	Unknown	Ancient & Semi-Natural Woodland
6	655m SW	Unknown	Ancient & Semi-Natural Woodland
7	692m N	Unknown	Ancient Replanted Woodland
8	693m SE	Nash Wood	Ancient & Semi-Natural Woodland
9	1037m N	Unknown	Ancient Replanted Woodland
10	1209m NW	Unknown	Ancient & Semi-Natural Woodland
11	1244m NE	Unknown	Ancient & Semi-Natural Woodland
12	1401m NE	Huddlestone Wood	Ancient & Semi-Natural Woodland
13	1447m NE	Unknown	Ancient & Semi-Natural Woodland
14	1453m SW	Unknown	Ancient & Semi-Natural Woodland
15	1458m SW	Unknown	Ancient & Semi-Natural Woodland
-	1524m W	Unknown	Ancient Replanted Woodland



ID	Location	Name	Woodland Type
-	1566m N	Unknown	Ancient & Semi-Natural Woodland
-	1618m W	Unknown	Ancient Replanted Woodland
-	1683m S	Spring Head Shaw	Ancient & Semi-Natural Woodland
-	1705m N	Unknown	Ancient Replanted Woodland
-	1709m W	Unknown	Ancient Replanted Woodland
-	1724m N	Spithandle Wood	Ancient & Semi-Natural Woodland
-	1729m W	Unknown	Ancient & Semi-Natural Woodland
-	1788m N	Unknown	Ancient & Semi-Natural Woodland
-	1790m N	Unknown	Ancient & Semi-Natural Woodland
-	1805m S	The Holt	Ancient & Semi-Natural Woodland
-	1855m N	Calcot Wood	Ancient Replanted Woodland
-	1872m SW	Unknown	Ancient & Semi-Natural Woodland
-	1936m SW	Unknown	Ancient & Semi-Natural Woodland
-	1936m N	Unknown	Ancient Replanted Woodland
-	1945m W	Unknown	Ancient & Semi-Natural Woodland
-	1970m SW	Shaw Round The Great Laine, The Sheep Down, Nine *	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

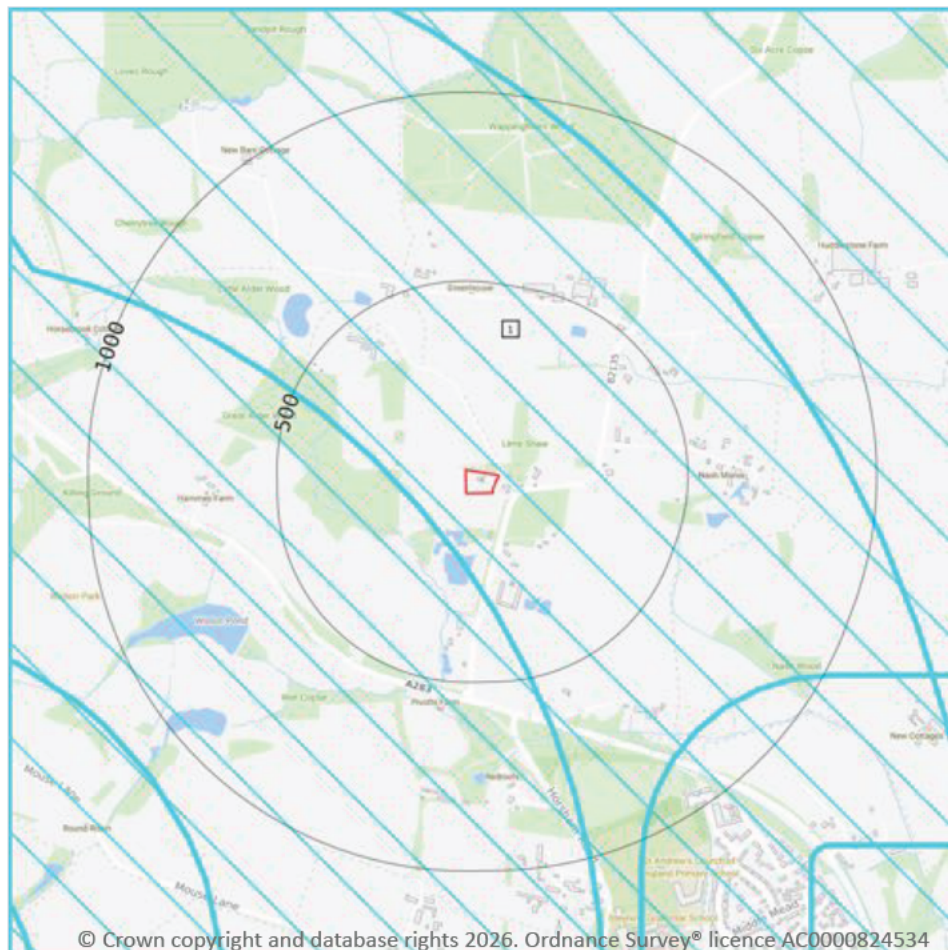
1

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	Black Sewer NVZ	Surface Water	809	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 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000500050&notes=11301&location=515901,114253%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations

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

0

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.



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

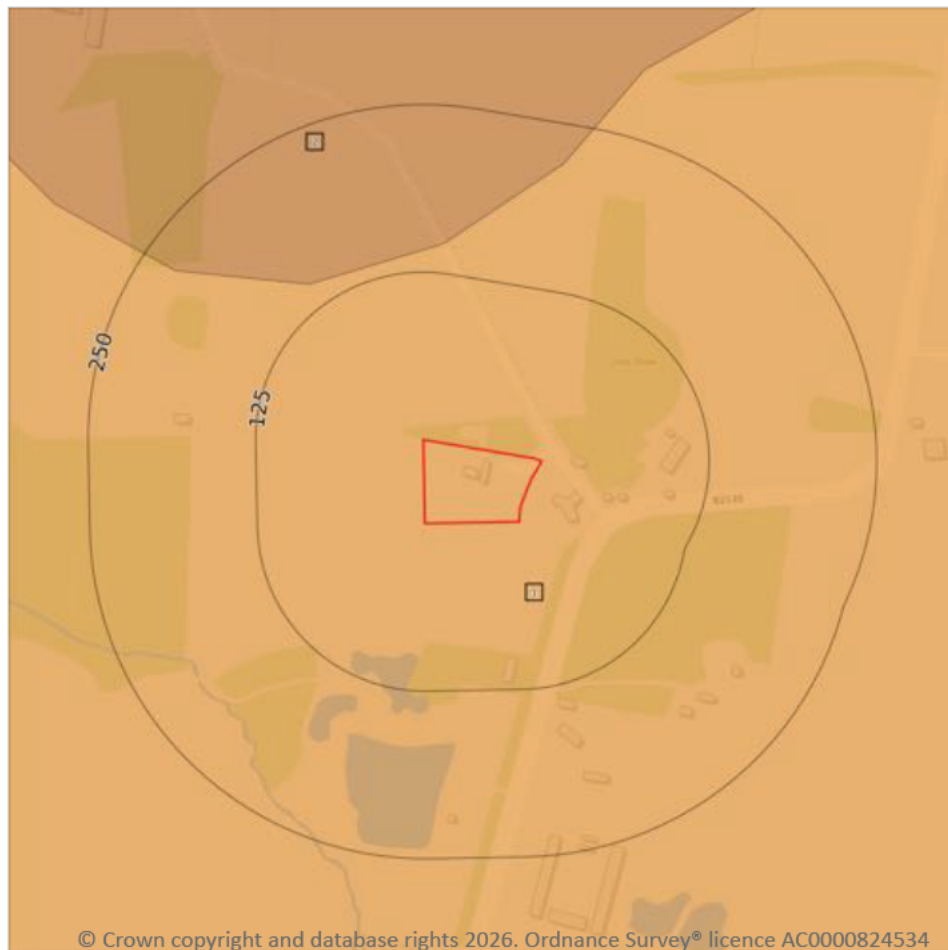
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 67](#) >

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



ID	Location	Classification	Description
2	136m N	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.

This data is sourced from Natural England.

12.2 Open Access Land

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

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

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

12.3 Tree Felling Licences

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

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	1
---------------------	---

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.

Location	Reference	Scheme	Start Date	End date
187m E	AG00355838	Entry Level plus Higher Level Stewardship	01/06/2011	31/05/2023

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**2**

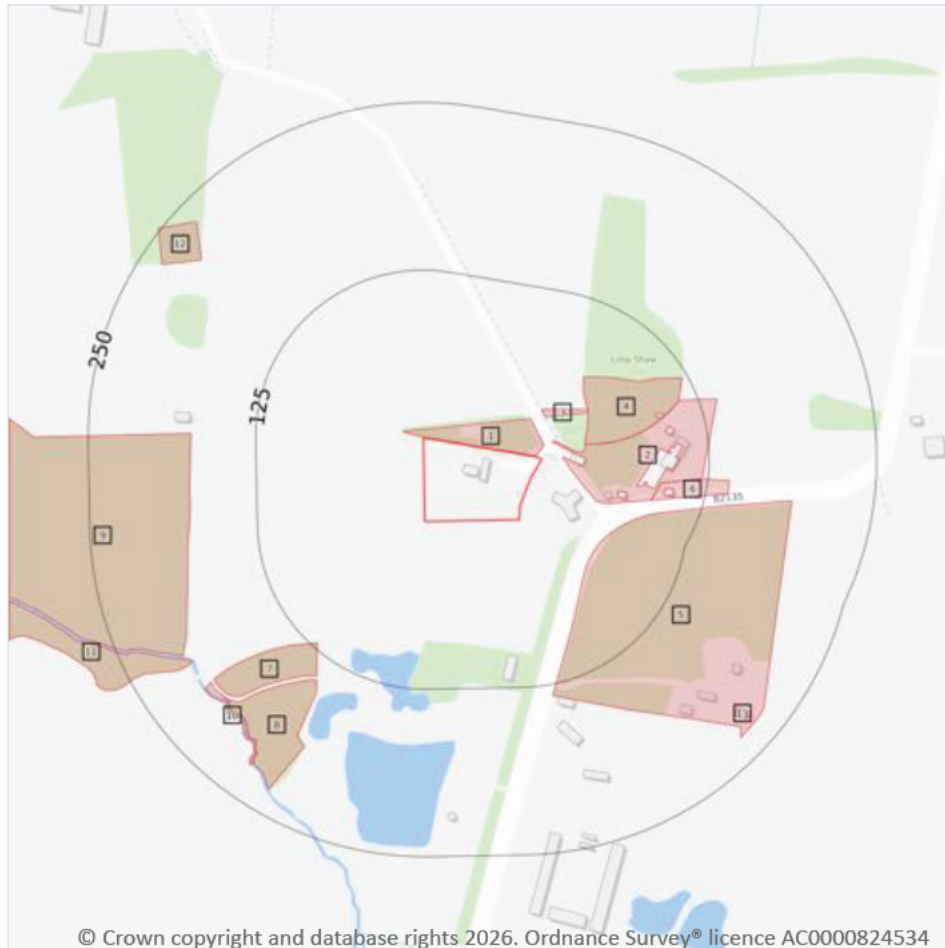
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
36m N	1053653	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
200m SW	1053653	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

13

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

Features are displayed on the Habitat designations map on [page 70](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	15m NE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
3	31m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	34m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	60m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	87m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	121m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	143m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	173m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	199m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	203m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	212m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	215m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave



them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)**
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 73](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	TQ11SE

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

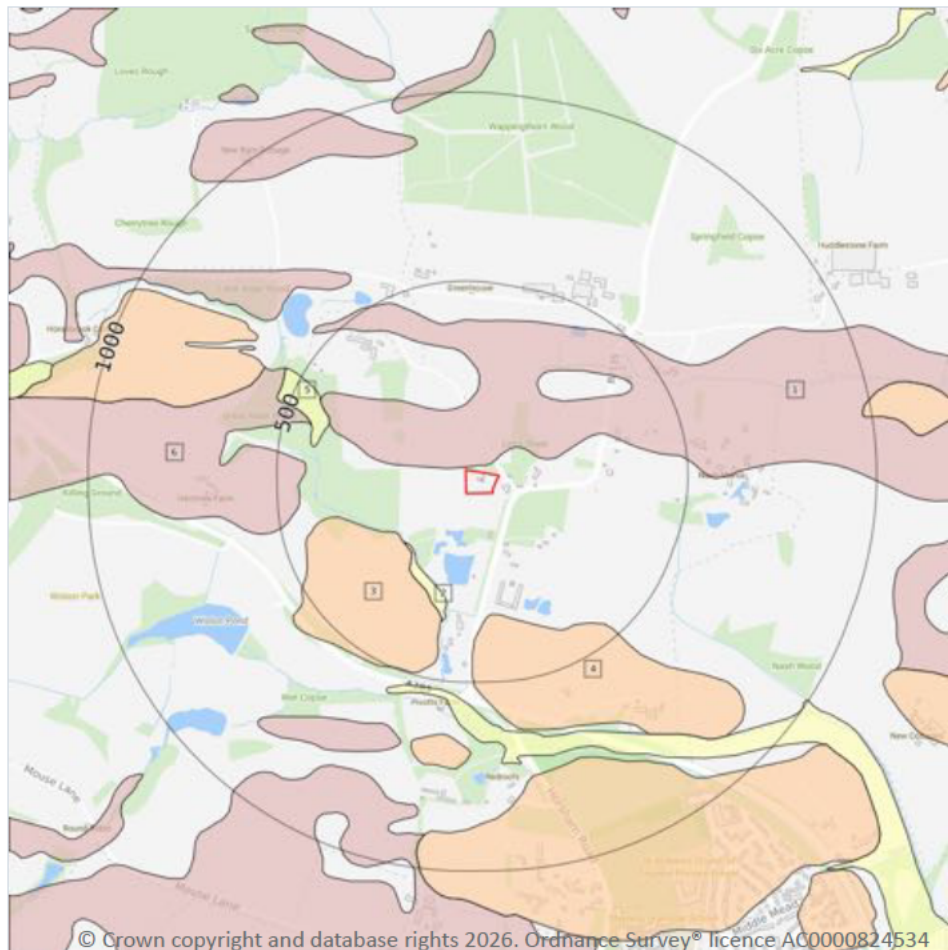
0

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

6

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 75 >](#)

ID	Location	LEX Code	Description	Rock description
1	7m N	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
2	202m SW	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt
3	209m SW	RTD3-XSV	River Terrace Deposits, 3-Sand And Gravel	Sand and gravel



ID	Location	LEX Code	Description	Rock description
4	321m S	RTD3-XSV	River Terrace Deposits, 3-Sand And Gravel	Sand and gravel
5	381m W	ALV-XCZ	Alluvium-Clay And Silt	Clay and silt
6	423m W	HEAD- XCZSV	Head-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

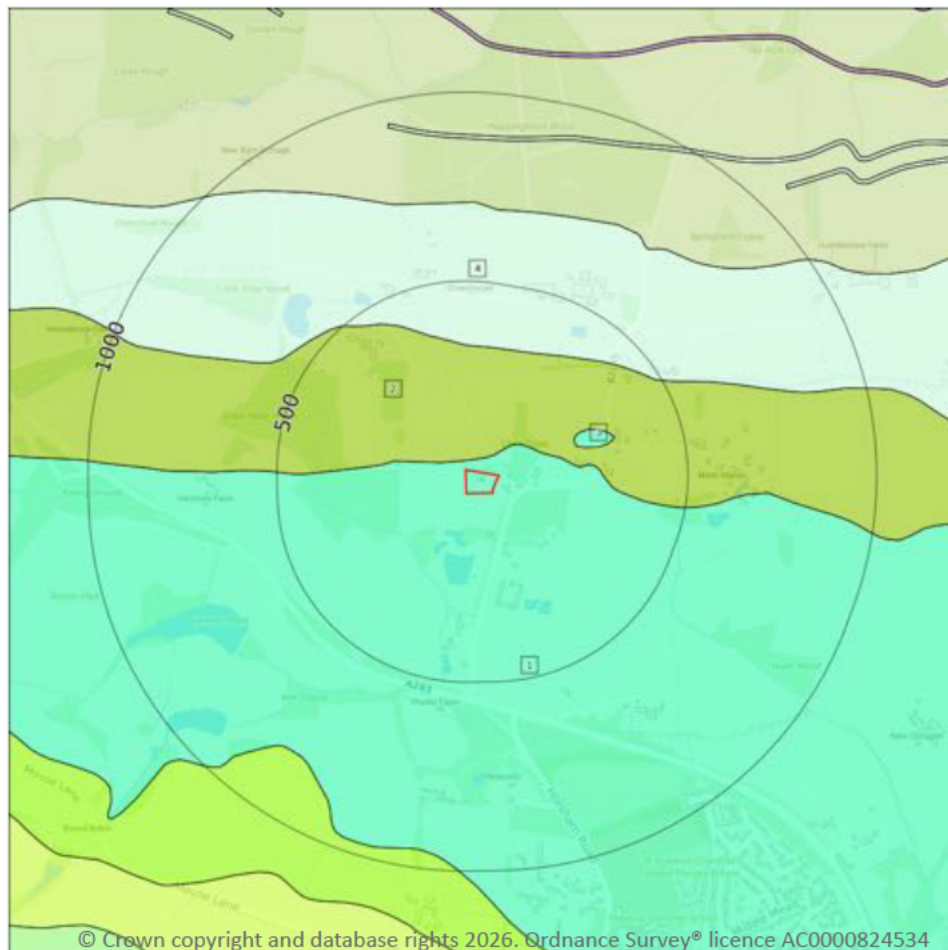
0

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

4

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 77](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	GLT-MDST	Gault Formation-Mudstone	Albian
2	25m N	FO-SDST	Folkestone Formation-Sandstone	Aptian
3	219m NE	GLT-MDST	Gault Formation-Mudstone	Albian
4	329m N	LGS-SLSST	Lower Greensand Group-Silty Sandstone	Aptian



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 79](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

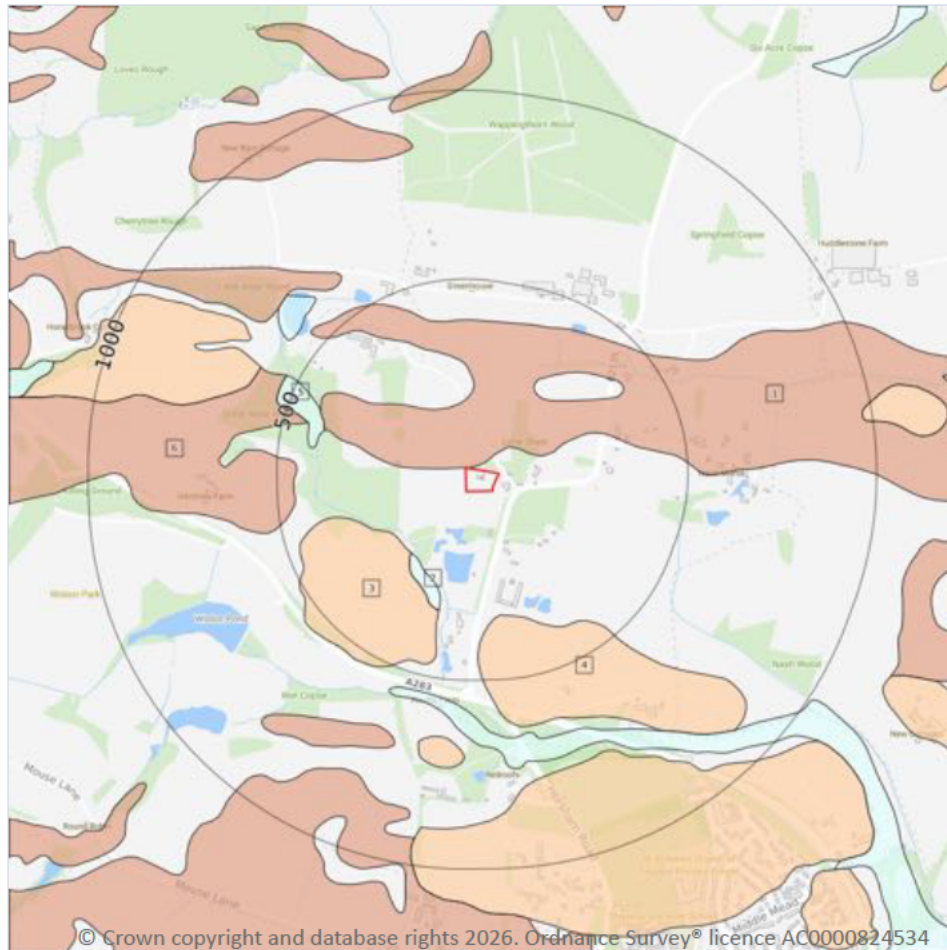
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

6

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 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	Head	Clay, silt, sand and gravel
2	218m SW	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
3	218m SW	AD3-XSV	River Terrace Deposits, 3 (Adur)	Sand and gravel



ID	Location	LEX Code	Description	Rock description
4	329m S	AD3-XSV	River Terrace Deposits, 3 (Adur)	Sand and gravel
5	387m W	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
6	434m W	HEAD-XCZSV	Head	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m **1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

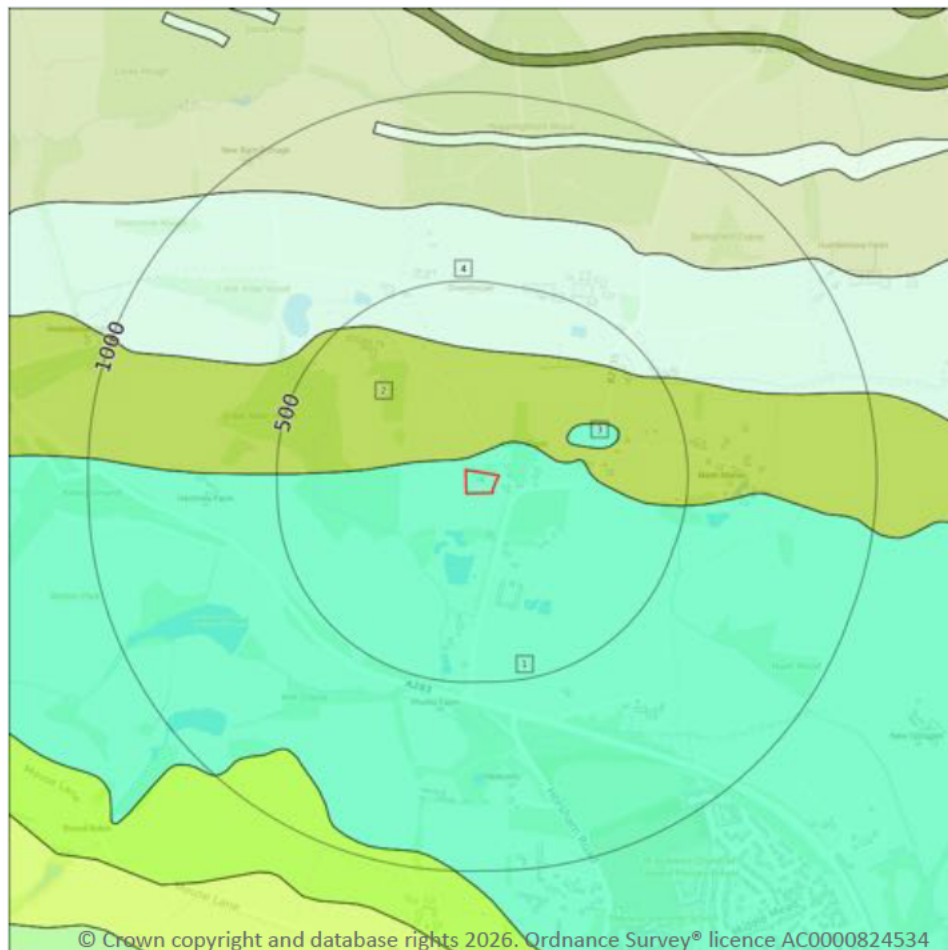
Records within 50m **0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	GLT-MDST	Gault Formation-Mudstone	Albian
2	30m N	FO-SDST	Folkestone Formation-Sandstone	Aptian
3	204m NE	GLT-MDST	Gault Formation-Mudstone	Albian
4	320m N	LGS-SLSST	Lower Greensand Group-Silty sandstone	Aptian



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Very Low
30m N	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

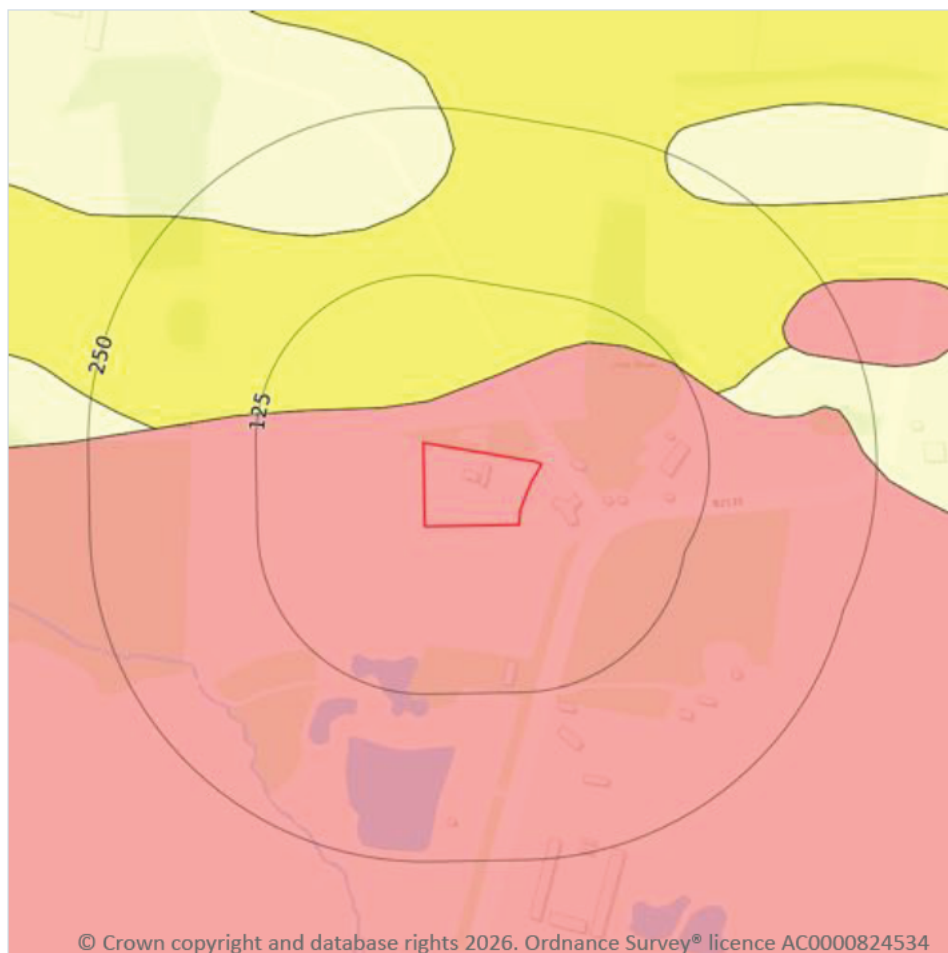
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

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17.1 Shrink swell clays

Records within 50m

2

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).

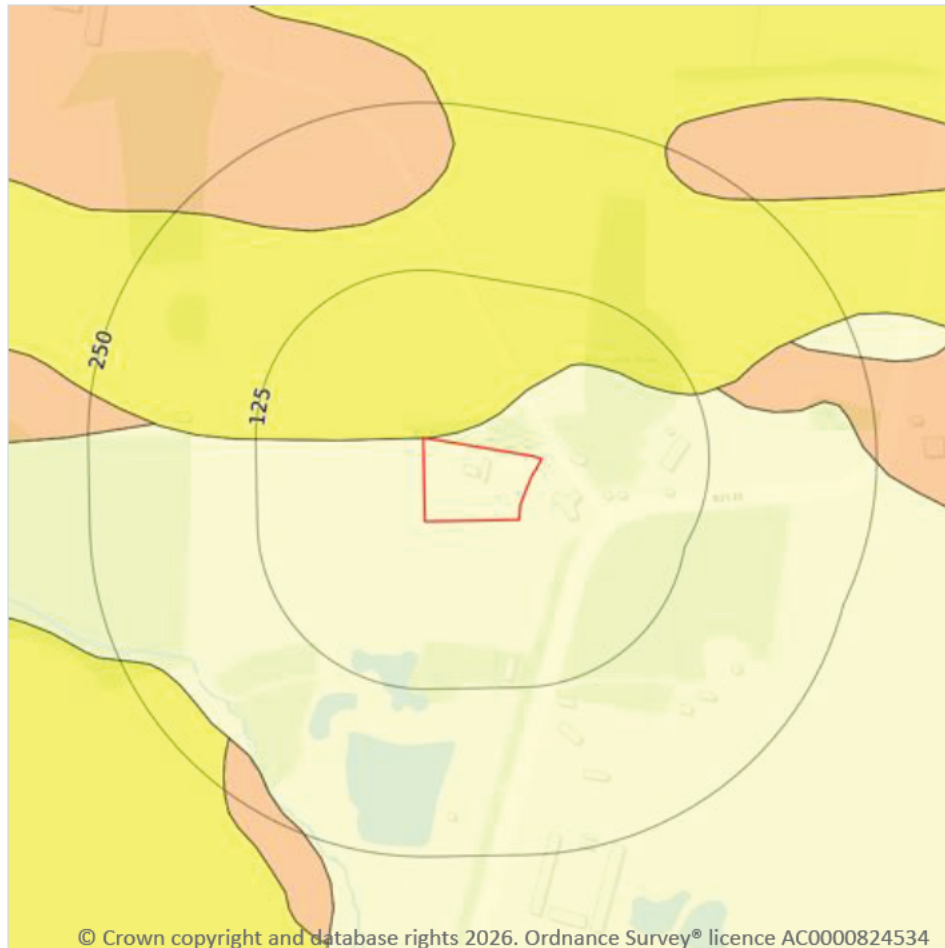
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 86](#) >

Location	Hazard rating	Details
On site	Moderate	Ground conditions predominantly high plasticity.
30m N	Very low	Ground conditions predominantly low 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

2

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 87](#) >

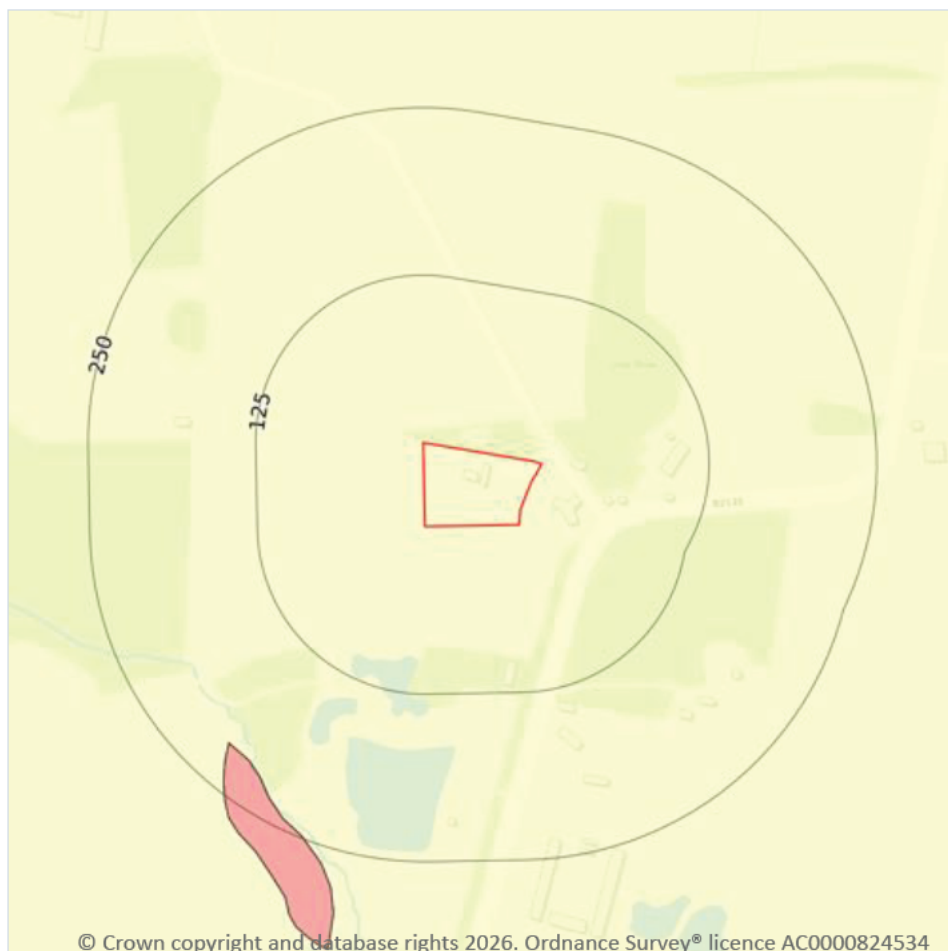
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

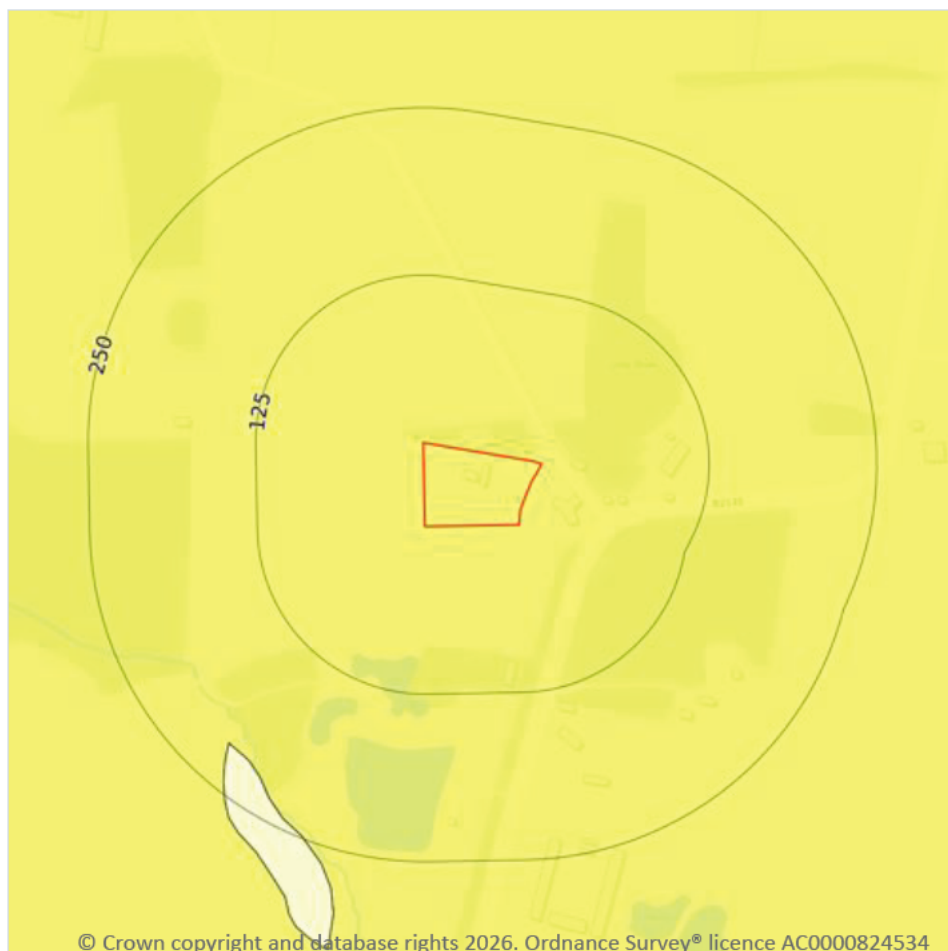
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 89](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

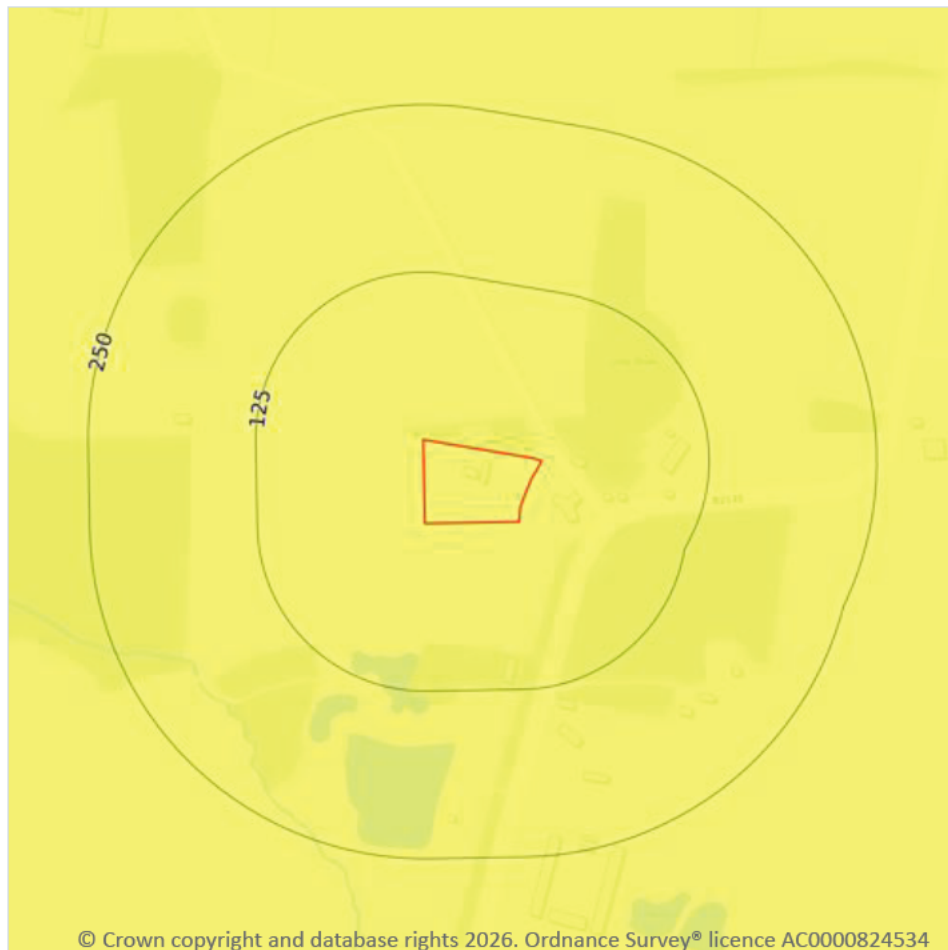
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 90](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

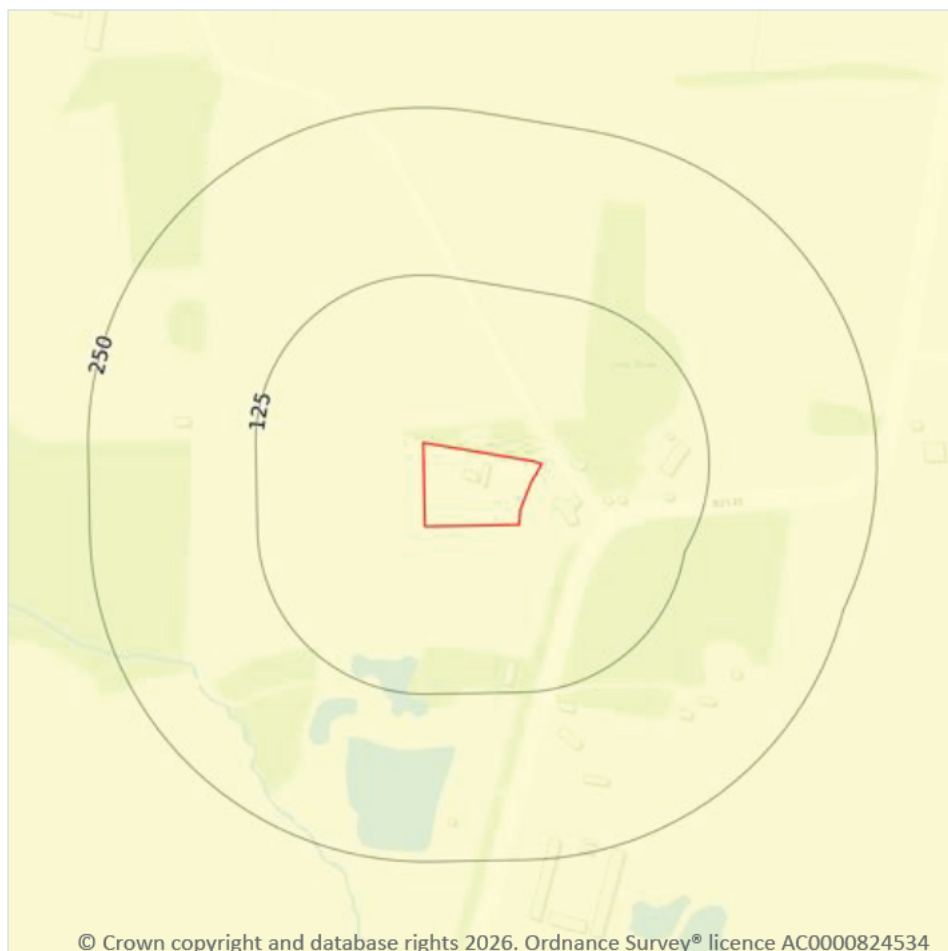
Features are displayed on the Natural ground subsidence - Landslides map on [page 91](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 92](#)

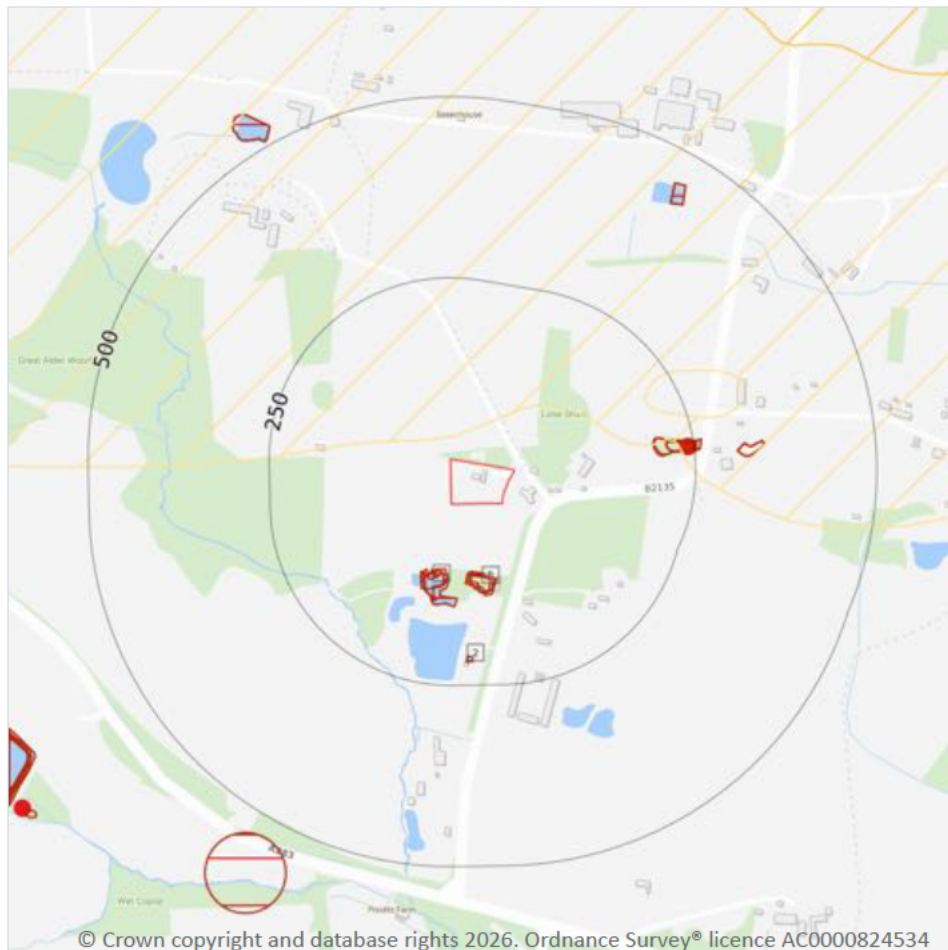
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- 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

1

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 94](#) >

ID	Location	Details	Description
C	241m E	Name: Lime Shaw Sand Pit Address: STEYNING, West Sussex Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	11
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Historical land uses identified from Ordnance Survey® mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 94](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	90m S	Ponds	1914	1:10560
A	93m S	Pond	1957	1:10560
B	93m S	Ponds	1914	1:10560
B	95m S	Ponds	1957	1:10560
A	97m S	Ponds	1895	1:10560
B	99m S	Ponds	1895	1:10560
C	195m E	Sand Pit	1957	1:10560
C	196m E	Sand Pit	1914	1:10560
2	210m S	Old Brick Kiln	1914	1:10560
C	213m E	Sand Pit	1895	1:10560
C	213m E	Refuse Heap	1875	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 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

5

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

Features are displayed on the Mining and ground workings map on [page 94](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	30m N	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
4	681m N	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	827m SW	Not available	Sand	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	981m S	Not available	Chalk	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	995m S	Not available	Chalk/Sand	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should 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
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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
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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
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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.

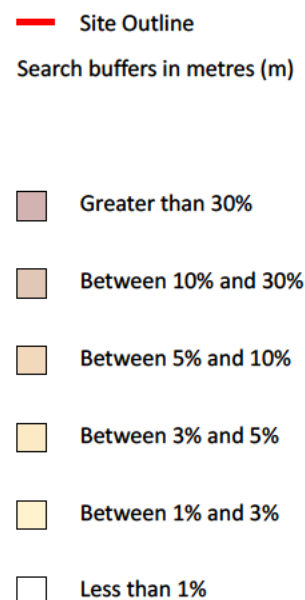
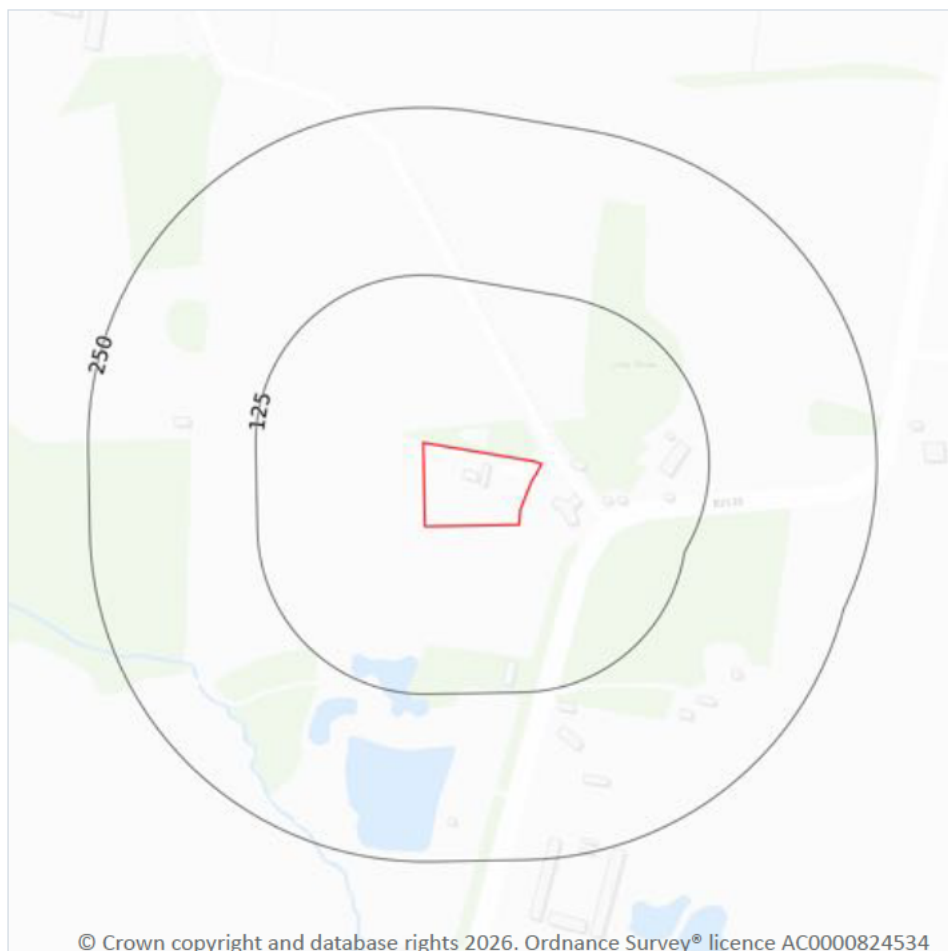
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



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 102](#) >

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

15

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
30m N	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
35m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
35m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
35m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
35m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg



Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
36m W	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m NW	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

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

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

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

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

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

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

This data is sourced from OpenStreetMap.

22.7 Railways

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

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

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

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

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> ↗.

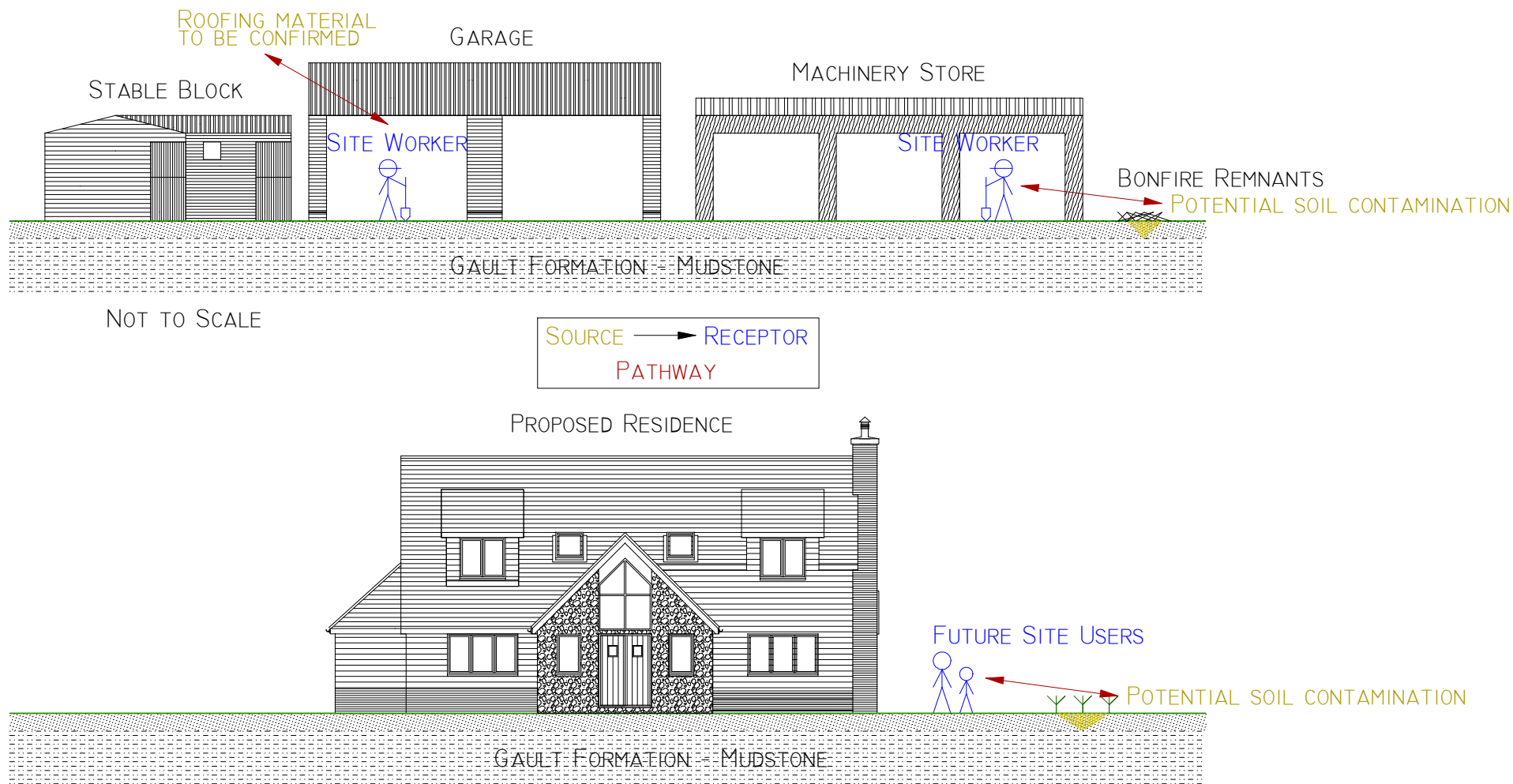
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Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



APPENDIX E

Conceptual Model

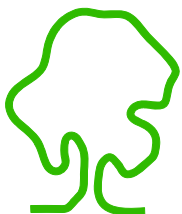


LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, BN44 3AA

Conceptual Model

February 2026



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