

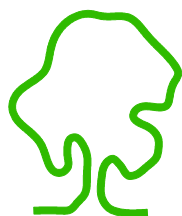
WILLIAM FARMER



**STUMBLEHOLME FARM, RUSPER ROAD, CRAWLEY,
WEST SUSSEX RH11 0LQ**

Preliminary Contamination Risk Assessment

October 2025



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	852/MME/William Farmer/StumbleholmeFarm/PCRA
Date	October 2025
Client	William Farmer
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning
Revisions	-
Prepared by	Sc (Hons) Signed
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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 Environmental Management), plus 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 of barns and farm buildings along an access track south of Rusper Road, Crawley, approximately 1 km south of the village of Ifieldwood and some 2 km west of the centre of Ifield in West Sussex. The site area is approximately 0.91 ha. The Ordnance Survey (OS) map reference for the site is TQ 2294 3695. The site elevation is approximately + 70 m OD. See Figure 1 for site location plan and Figures 2 i – iii for the existing site layouts.
- 2.2 It is proposed to convert 4No. of the existing barns (Barns B, C, D and E) into 10No. dwellings. Barn B lies to the northeast of site and is approximately 185 m² on area. Barn C lies close to the site centre, to the southwest of the existing pond, and has an area of 268 m². Barns D and E are adjacent to each other and exist at the south of the site with D to the east and E to the west. Barn D has an area of approximately 210 m² and Barn E has an area of approximately 420 m². Barns B, C and D will all be converted to 2No. semi-detached bungalows and Barn E will be converted into 4No. terraced bungalows. Parking spaces, gardens and paved amenity areas will also be added to each dwelling. See Figures 3 i – iii for the proposed site layouts.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey (available online), the site lies on Weald Clay Formation bedrock - Mudstone with superficial deposits of Alluvium – Clay, silt sand and gravel along the northern site boundary.

- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) designates the site bedrock as unproductive strata and superficial deposits of Alluvium as a Secondary A aquifer. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is deemed to be of low hydrogeologically sensitivity.
- 3.3 According to the EA's online Flood map for planning, the majority of the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea), however the northern boundary of the lies in Flood Zone 3 (high risk of flooding from rivers and/or the sea). This is thought to be associated with the River Mole that runs close to the northern site boundary. There is a 1 in 30 year likelihood of surface water flooding through the centre of the site and along the northern, northwestern, northeastern and southeastern site boundaries.

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 A, 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	Features on site	Features within surrounding area
1874 1:2500 - 1875 1:10560	An access track enters the site from the northwest and travels through the site exiting from the southeast. The expanded sections of the redline boundary in the north and south of the site are predominantly agricultural fields (400 in the north, a small section of 402 in the northwest and 403 in the southwest). Several existing structures associated with Stumbleholme Farm are currently present on site. Three smaller structures lie adjacent to the western site boundary (one in the northwest field 402, the other two more central).	The surrounding area is predominantly agricultural fields. More buildings associated with Stumbleholme Farm lie just outside of the site boundary, including more storage sheds and barns as well as the farmhouse. The access track to the site connects to a road ~250 m N of the site adjacent to a well. The track continues southwest from the site to grant access to surrounding fields. The River Mole runs close to the northern boundary of the site ~10 m. North of site lies The Gate Inn ~350 NW, a Lodge ~300

	South of these is a larger inverted “L-shape” barn (Barn C) adjacent to field 403.	m N, Grantham’s Bridge ~250 m NE and The Grove ~500 m NE. South of site lies another well ~500 m S and Hyde Hill ~500 m SE.
1895 1:10560 - 1897 1:2500	A new barn has been constructed northeast adjacent to Barn C. The northernmost structure along the western boundary has been removed.	One of the barns at Stumbleholme farm outside the site boundary has been extended parallel to the site boundary. Broomhill House and an adjacent well have been constructed ~250 m N of site. Additionally Mount Cottages and an adjacent well have been constructed ~350 m NE of site and Taylors Cottage and adjacent well ~600 m E of the site. A Boat House has been constructed ~500 m N of the site. Two wells have been noted at the Gate Inn.
1909 – 1914 1:10560 1910 1:2500	Barn C has seen further extension.	North of site ~250 m Stumbleholme Cottage, Park Cottage and Park view Lodge have been constructed. Sewage Filters are noted ~700 m NW.
1920 1:10560	No information regarding the southern half of the site can be inferred from this map. The removed northern barn appears to still be marked out.	No information regarding the southern half of the surrounding area can be inferred from this map. No discernible changes to the surrounding area.
1932 1:10560	No information regarding the site can be inferred from this map.	No information regarding most of the surrounding area can be inferred from this map.

		The Ifield Golf Course occupies land ~500 m - ~1500 m E of site.
1938 1:10560	No information regarding the site can be inferred from this map.	No discernible changes to the surrounding area.
1939 - 1945	No recorded war-time incidents or activities affecting the site.	14/08/1940 – Whitley V P5003 forced to land at Ifield due to fuel shortage. 15/09/1940 – Bf 109E Messerschmitt shot down near homestead, Ifield. 28/07/1941 – Tomahawk I AH880 crashed and hit Ifield Post Office. 03/08/1941 – Tomahawk I AH854 engine failure, belly-landed and hit hedge Charlwood Rd, Ifield.
1961 1:10560	A long barn has been constructed east adjacent of the access track in the northern region of the site. A shorter barn has been constructed near the northeast corner of the site boundary.	A “T-shaped” structure has been constructed ~250 m N of the site (later identified as works).
1968 1:10560	No discernible changes to the site.	No discernible changes to the surrounding area.
1974 1:2500	No discernible changes to the site.	A barn has been constructed north of the drainage ditch at the northern site boundary. Stumblemead works has been identified ~250 m N of the site. The land at Park Cottage has been split, now with residences Park View and Park Holm occupying some section of the space.
1977 1:10560	The layout of Barn C appears to have changed, and the smaller buildings have not been noted on site.	~500 m NW of site the Old Forge has been identified. ~750 m NW are riding stables.
1991 1:10000	No discernible changes to the site.	No discernible changes to the surrounding area.

1993 1:2500	The smaller barns and sheds have been shown once again.	No discernible changes to the surrounding area.
2003 1:1250	Three new barns have been constructed, one in the NE area of the site (Barn B) and two in the SW (Barn D and Barn E).	No discernible changes to the surrounding area.

- 4.2 The post war development history may also be traced from the planning history of the site. The significant applications relating to the site are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
RS/1/99	Erection of an agricultural store.	Wed 10 Mar 1999 ✓
DC/04/2835	Partial demolition and reconstruction of wall (Listed Building Consent).	Mon 14 Feb 2005 ✓
DC/05/2140	2-Storey extension and porch.	Wed 02 Nov 2005 ✓
DC/05/2141	2-Storey extension and porch (Listed Building Consent).	Wed 02 Nov 2005 ✓
NC/17/0012	Proposed change of use of cattle barn and adjoining hard standing area to a waste transfer station handling a maximum of 5000 tonnes a year of non-hazardous waste with ancillary skip hire and storage as well as vehicle parking.	Tue 06 Jun 2017 w
DC/18/0595 <i>Alternative:</i> PP-06806597	Installation of 3 ground mounted solar panel arrays.	Tue 29 May 2018 ✓
DC/23/1839 <i>Alternative:</i> PP-12502029	Prior Notification for Change of Use of 2No. Agricultural Buildings to 5No. dwellinghouses (C3 Use class).	Mon 27 Nov 2023 x
DC/23/1840 <i>Alternative:</i> PP-12502070	Prior Notification for Change of Use of Agricultural Building to 5No. dwellinghouses (C3 Use class).	Mon 27 Nov 2023 x
DC/24/0034 <i>Alternative:</i> PP-12671063	Prior Notification for demolition of existing agricultural barn	Mon 05 Feb 2024 <i>Prior approval not required</i>
DC/24/0037 <i>Alternative:</i>	Prior Notification for demolition of existing agricultural barn	Mon 05 Feb 2024

PP-12718040		<i>Prior approval not required</i>
DC/24/0038 <i>Alternative:</i> PP-12718062	Prior Notification for demolition of existing agricultural barn	Mon 05 Feb 2024 <i>Prior approval not required</i>
DC/24/0033 <i>Alternative:</i> PP-12717322	Prior Notification for Change of Use of Agricultural Building to 5No. dwellinghouses (C3 Use class).	Fri 01 Mar 2024 <i>x</i>
DC/24/0036 <i>Alternative:</i> PP-12717365	Prior Notification for Change of Use of Agricultural Building to 5No. dwellinghouses.	Mon 04 Mar 2024 <i>x</i>
DC/25/1166 <i>Alternative:</i> PP-14175818	Prior Notification for change of use from an agricultural buildings to 10No. dwellings (C3 Use Class).	Mon 08 Sep 2025 <i>✓</i>

Key: ✓ planning permission granted
 x planning permission refused
 w withdrawn

- 4.3 More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs centred on the site are provided in Appendix D, GroundSure EnviroInsight Report, and a summary of the relevant information provided in these photographs is given in Table 4.3.

TABLE 4.3
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
04/09/1999	The site features five barns, two to the north of site (Barn B to the SE), one in a central position (Barn C) and two to the south (Barn D and Barn E). Some smaller structures are also present such as the old granary and sheds. There appears to be a storage area for wrapped hay bales opposite the front of Barn D and E.	The surrounding area appears to be predominantly agricultural fields. To the immediate east of the site boundary is the existing pond and Stumbleholme farmhouse. South of site trees have been cleared, and a slurry pit has been dug out.
17/07/2005	No significant changes.	The exposed soil west of the hay bale storage area appears to have been resown with grass.
31/08/2012	No significant changes.	A detached storage garage appears to have been constructed at Stumbleholme farmhouse.
08/05/2018	A pile of aggregate is now stored south of Barn B.	No significant changes.
24/04/2021	Site use as existing.	No significant changes.

5. THE EXISTING SITE

- 5.1 The site was visited on 13 October 2025. Photographs of the site are provided in Appendix B.
- 5.2 The site comprises of the four existing barns (Barn B, C, D and E) of Stumbleholme Farm and the access track from Rusper Road. The northern section of the site consists of an open courtyard area with Barn B to the east. The courtyard area is a gravel surface with some exposed soil and grass near the edges of the site. Outside of Barn B is a pile of aggregate, several excavator buckets, a brick pile and three spools of wire fencing. To the rear of Barn B is grassland.
- 5.3 The structure of Barn B is a steel frame with corrugated metal walls and roof. The building is accessed by a sliding door on the western façade and has a chalk floor. The building is currently utilised for storage of equipment and some waste. To the right of the entrance, against the western wall is a stack of empty 25l motor oil and lubricant containers. In the northeast of the barn is an open top trailer storing dry waste. Adjacent to this is a weed sprayer containing Roundup herbicide. Against the eastern façade is an empty 200l drum of Castrol motor oil.
- 5.4 The access track continues south past the pond of Stumbleholme farm and granary before widening out into another yard area with Barn C west of the track and two smaller sheds to the southeast. The majority of surface in this area is concrete, however exposed soil is present along the site boundaries and borders of Barn C. A shipping container of unknown contents lies north adjacent to Barn C. North adjacent to the shipping container is an internally bunded 1400 litre diesel storage tank.
- 5.5 Barn C is a former cattle shed with the western half of the ground surfaced with concrete and eastern half consisting of exposed soil. The supports are cased in concrete, with the walls clad in brick on the lower half and wood panels for the top. The roofing appears to be corrugated asbestos sheeting. The barn is currently utilised for storing of two SUVs and assorted farm equipment.
- 5.6 The southern area of the site consists of Barns D and E with a mostly a concrete yard area to the front excluding a fenced off area of exposed soil in front of Barn E. A concrete strip separates the barns and leads up a concrete ramp to a silage pit. We were informed by the client that the pit had been permitted and dug out but never used and as such is in an overgrown state. The remainder of the surrounding terrain of the barns is exposed soil and naturally occurring plants, hedges and bushes.
- 5.7 Two shipping containers of unknown contents lie adjacent to Barn D. Barn D has a steel frame and timber clad southern and eastern walls. The western lower corner or the southern and northern façade of the barn are clad in steel panelling. The roof appears to be corrugated steel sheeting. The barn is currently utilised to store farm machinery including a tractor in the north of the unit and a trailer of baled hay adjacent to the eastern wall. Additionally stored at this unit are

several stacks of wooden pallets and a small pile of vehicle maintenance fluids including gear oil and Agrilube. There are several oil stains across the floor of the unit, the source is unknown.

- 5.8 Barn E is twice the width of Barn D and constructed of a similar selection of materials. The barn has an open face on the western side, and all other walls are clad with timber boards. There is an access portal through the northern façade. Approximately a third of the floor is surfaced with concrete, while the western two-thirds has a chalk floor. Hay bales are stored in the southeastern corner of the barn with an excavator and tractor adjacent. More pallets are stored in the centre of the barn with assorted farm machinery along the western wall.
- 5.9 The concrete surface across the site has some wear with exposed soil and grass growing through cracks and joints.
- 5.10 Barns B, C, and D are to be converted to two detached bungalows each and Barn E is to be converted into four terraced bungalows. Barn A and the smaller agricultural buildings on site are to remain unchanged in proposed plans.

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 C and any items of potential contamination significance highlighted below.

6.1.1 *Historical Land Use*

There are 11 records of potentially contaminative land uses recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. These include an unspecified works 124 m N of site, 3 records of a Smithy and 1 record of an Old Forge between 421 m NW – 449 m NW of the site, and 6 records of a Boat House between 478 m N and 493 m N.

There are no records of tanks or historical energy features from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site.

6.1.2 *Environmental Permits, Incidents and Registers*

There are four records of historic discharge consents within 500 m of the site, all of which are for treated effluent. Two records are for STW 227 m N of site, one is for Stumbleholme Lodge and Cottage 342 m NW, and one is for The Gate Inn 406 m NW. No other records of industrial sites holding licences and/or authorisations have been identified within 500 m of the site.

There are no records of significant water pollution incidents occurring within 500 m of the site.

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

6.1.3 *Landfill and other Waste Sites*

There is one record of an Environment Agency (EA) historic waste site within 500 m of the site. This is an onsite non-hazardous waste transfer station.

6.1.4 *Current Land Uses*

There are 5 records within 250 m of current potentially contaminative site uses. There is slurry storage 14 m S and unspecified quarry or mining pit 20 m S of the site. Additionally, 225 m N is CCM Gatwick MOT Testing, unspecified works 235 m N, and clearance and salvage dealers 238 m NW.

6.1.5 *Hydrology and Flood Risk*

There are no drinking water abstraction licences within 500 m of the site.

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

Most of the site lies within Flood Zone 1 (low risk of flooding) but the northern boundary lies in Flood Zones 2 and 3 associated with the section of the River Mole which flows near the site.

The site lies within 20 m of the River Mole (as identified by the EA). The EA should be consulted regarding any development within 20 m of a Main River.

The site is at a high risk of surface water flooding with a 1 in 30 year return period and maximum modelled depth of greater than 1.0 m.

The site is considered to be of low risk of groundwater flooding.

6.1.6 *Designated Environmentally Sensitive Sites*

The site lies 932 m N of the House Copse Site of Special Scientific Interest (SSSI). There are also a large number of ancient woodlands within 2000 m of the site. The closest, Five Acres, located 234 m NE.

Four habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) exist on site, three instances of good quality semi-improved grassland and one classed as no main habitat but additional habitats present. Within 250 m are two traditional orchards, 12 m NE and 42 m E, as well as five deciduous woodland, 74 m E, 94 m NE, 127 m N, 228 m SE and 234 m NE.

The site does not 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.

6.1.7 *Visual and Cultural Designations*

Five of the buildings at Stumbleholme Farm are listed for special architectural or historical interest. Two of these buildings are on site including the granary and cattle shed (Barn C). Those outside site boundaries include the Stumbleholme farmhouse, barn north of the farmhouse and garden gate, overthrow and side railings to the west of the farmhouse. 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.

6.1.8 *Natural Hazards Findings and Mining*

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

There is one record of a BritPit within 500 m of the site. That being Hyde Hill Pit for clay and shale 349 m SE.

There is only one record of surface ground works within 250 m of the site, that being the pond on Stumbleholme farm.

There is one record of non-coal mining within 1000 m. This being iron ore mining on site. In this instance there is an uncertainty as to whether or not this occurred. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

Potential mining activity from archival sources shows four records of potential mining having occurred within 500 m. Metals at 231 m NE and 491 m NE, and stone 305 m SE and 324 m SE.

Two records of mining cavities within 1000 m of the site exist at 344 m E and 612 m NE.

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

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Historically the site has always been used for agricultural purposes. Barn C was historically used for cattle storage, but it is unknown when this changed to

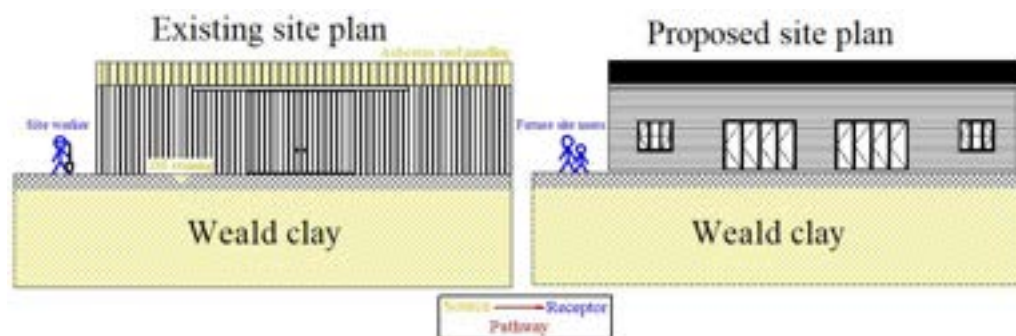
general storage. The barns to be converted appear to have always been used for storage of feed and equipment.

- 7.2 There is some risk of potential contamination from the current and historical land use relating to the storage and use of herbicides, pesticides, vehicles, fuels, maintenance fluids, animals waste product and asbestos.
- 7.3 Potential sources of contamination present in each barn are as follows:
- 7.3.1 Barn B stores herbicide and spraying equipment, as well as a small stack of 25l engine and transmission oil containers. The spraying equipment is raised off the ground by the equipment it is mounted on, however the oil containers sit on the chalk floor surface. No evidence for contamination of the underlying soil was noted, however this being a permeable surface would increase the potential for contamination.
- 7.3.2 Barn C stores two parked cars and sits adjacent to an internally bunded diesel storage tank. None of these show any evidence of leaks or spills.
- 7.3.3 Barn D stores a tractor and several 25l containers of gear oil and lubricant on the floor of the site. Additionally, several patches of oil staining across the concrete surface of the barn were noted. There is however no evidence for this having infiltrated the underlying soil.
- 7.3.4 Barn E stores the excavator and another tractor on the chalk floor surface of the barn. No evidence for contamination of the underlying soil was noted, however this being a permeable surface would increase the potential for contamination.
- 7.4 Barns C, D and E could contain asbestos in the roof cladding and could therefore be a contamination risk. This should be surveyed to confirm / disprove presence before demolition works occur.
- 7.5 We were informed by the client that the slurry pit near the southern boundary was constructed but never used and as such is unlikely to be a source of contamination.
- 7.6 There is a very low possibility of a contamination risk caused by potential historic mine activity onsite.

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. A conceptual model for the site is given in Diagram 8.1 below:

DIAGRAM 8.1
CONCEPTUAL MODEL



- 8.2 From a review of available information, it is considered that there is some potential for diesel hydrocarbons, polycyclic aromatic hydrocarbons (PAH), heavy metal, nitrate, phosphate and asbestos contamination at the site due to the long term storage of vehicles and containers, oil spillages, herbicide storage and asbestos roof panelling (*source*).
- 8.3 It is proposed to redevelop the site for residential use including gardens and 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 (considered to be of low hydrogeological sensitivity).
- 8.4 Source – Receptor Pathways
- 8.4.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, contaminated soil, groundwater and/or soil gas during the development of the site. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.
- 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.
- 8.4.3 Future site users may come into direct contact with contaminated soils in garden areas, and/or may consume produce grown within the garden. Exposure to contamination in this case may be via dermal contact, inhalation and/or ingestion.
- 8.4.4 Future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with potential to degrade the pipes (such as hydrocarbon contamination) is present along the line of the water mains (see current UKWIR guidelines). Those involved in the laying of underground water supply pipes should satisfy themselves that either the route of the water main is free from contamination or appropriate pipework is used.

- 8.4.5 Underground structure and service mains may be damaged by contamination and contamination may leach from the site affecting the wider environment.
- 8.4.6 Old fill materials can contain levels of sulphate which pose a risk to concrete, which may include new building foundations.
- 8.4.7 Petrol, diesel and some fuel additives (such as MTBE) are highly mobile and may cause contamination of the wider area.
- 8.4.8 Herbicides, pesticides and animal waste can increase nitrate and phosphate concentrations in the soil, groundwater and nearby water bodies due to runoff potentially causing contamination in the wider area.
- 8.5 Potential contaminant linkages between source, pathway and receptor for the site are shown in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Uncertain contamination risk	Minor 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 Where potentially asbestos containing materials are to be removed, these items should be wetted to minimise the risk of dust, carefully dismantled in whole parts, bagged and disposed of as asbestos containing waste. Soil sampling will be required in the proposed garden areas to ensure that future site users will not be exposed to contaminated soil, Groundwater is unlikely to be encountered. Analysis should be for heavy metals, hydrocarbons, pH and asbestos.

9. CONCLUSIONS

- 9.1 The site lies on a bedrock of unproductive Weald Clay Formation - Mudstone with superficial deposits, along the northern site boundary, of Alluvium – Clay, silt sand and gravel, a Secondary A aquifer. The site does not lie within a groundwater Source Protection Zone and is of low hydrogeological sensitivity.
- 9.2 The site is considered to be at an uncertain risk of ground gas at this time. (Potential sources of ground gas include landfill sites and made ground with some putrescible content; leaks, spills and discharges from underground tanks; sewage sludge, dung pits/heaps; burial grounds; mine workings; foundry sands; natural gas supplies; natural ground including organic-rich alluvial deposits, carbonate-rich strata and radon affected areas). The site does not lie within 250 m of waste disposal landfill.
- 9.3 The land use history identifies that there is a potential contamination risk of increased inorganic compounds in the soil due to the historical use of the site for agricultural and pastoral purposes. The risk of historic activities site adjacent adversely affecting the site is considered to be fairly low. The land use history at the site identifies possible mining activities on site, however the presence of this mine is uncertain, and any possible contamination risk would be very low.
- 9.4 There is a potential risk of contamination from the site's current use for the storage of vehicles, fuel, maintenance fluids and equipment. Additionally, there is evidence of several former oil spills / leaks in Barn D confined to the non-permeable concrete surfacing. It will be for the operator to provide the appropriate pollution control measures.
- 9.5 There is some possibility that the roof cladding and roof drainage goods of barns C, D and E may include asbestos containing materials. An asbestos survey will need to be performed to confirm presence / absence and if so, further intrusive investigation will be required to assess any contamination of the soil
- 9.6 The site is not within a radon-affected area.
- 9.7 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.

- 9.8 In this case, no contamination has been identified, although there remains some uncertainty related to historic and current land uses, as well as asbestos presence. The probability of impact is medium as while the site is of low hydrogeological sensitivity and the underlying Weald Clay has a low permeability, all of the storage barns except Barn D are not completely under hard cover. Additionally, proposed plans include garden space where future residents could have contact with the underlying soil. The overall risk rating for the site is 2, low to moderate risk.

10. RECOMMENDATIONS

- 10.1 Further intrusive site investigation is recommended in this case.
- 10.2 It is recommended a pre-demolition / refurbishment survey is completed in accordance with HSG264 prior to the commencement of works and, where asbestos containing materials are confirmed to be present, a remedial mitigation scheme to control risk to future site users should be prepared and implemented as appropriate.
- 10.3 It is recommended that further intrusive site investigation should be carried out after site clearance has been completed and the present activities have been relocated. Subject to the findings of the site investigation, a remediation strategy should be prepared.
- 10.4 Should any unexpected contamination be identified during the development phase, the Horsham District Council should be notified and any necessary remediation work carried out as required.
- 10.5 All site workers should implement appropriate industrial hygiene measures (gloves, boots, coveralls, masks, no eating or smoking within excavation areas etc) whilst working on site to reduce the risk of exposure during the development phase.

☆☆☆☆☆☆

FIGURES

FIGURE 1:	Site Location Plan	
FIGURE 2i:	Existing Site Layout	Barn B
FIGURE 2i:	Existing Site Layout	Barn C
FIGURE 2i:	Existing Site Layout	Barn D and Barn E
FIGURE 3i:	Proposed Site Layout	Barn B
FIGURE 3ii:	Proposed Site Layout	Barn C
FIGURE 3iii:	Proposed Site Layout	Barn D and Barn E



WILLIAM FARMER

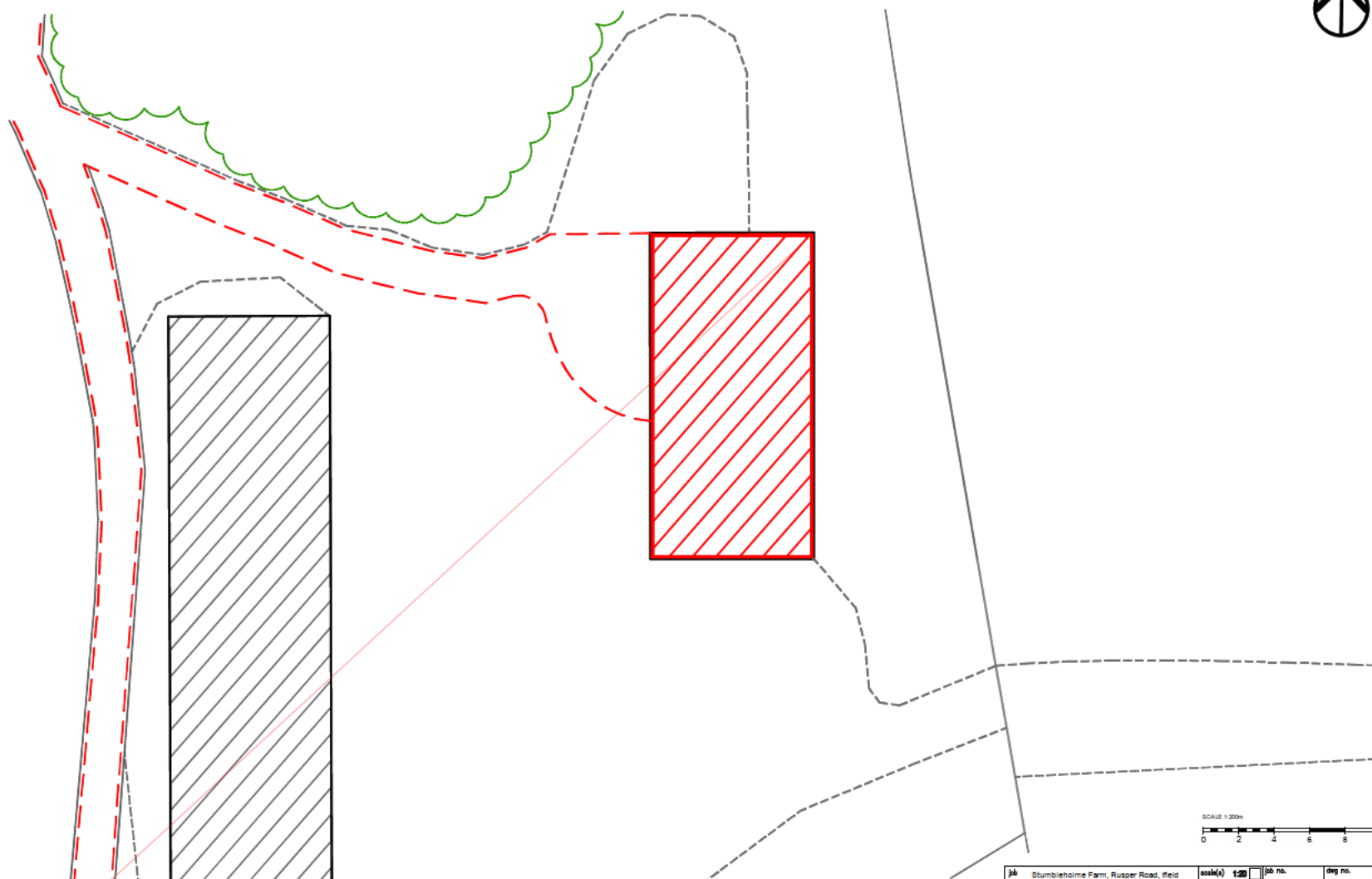
Scale as shown

**STUMBLEHOLME FARM, RUSPER ROAD, CRAWLEY,
WEST SUSSEX RH11 0LQ**

Figure 1: Site Location Plan

October 2025





SCALE 1:200m
0 2 4 6 8 10

job	Stumbleholme Farm, Rusper Road, field Crawley West Sussex RH11 0LQ			scale(s)	1:20	job no.	000	dwg no.	EBP2a
dwg	BARN B - BLOCK PLAN AS PROPOSED			1:40		drawing size	A3	date	28 Sep 2023
				1:100		rev			A
				1:500					



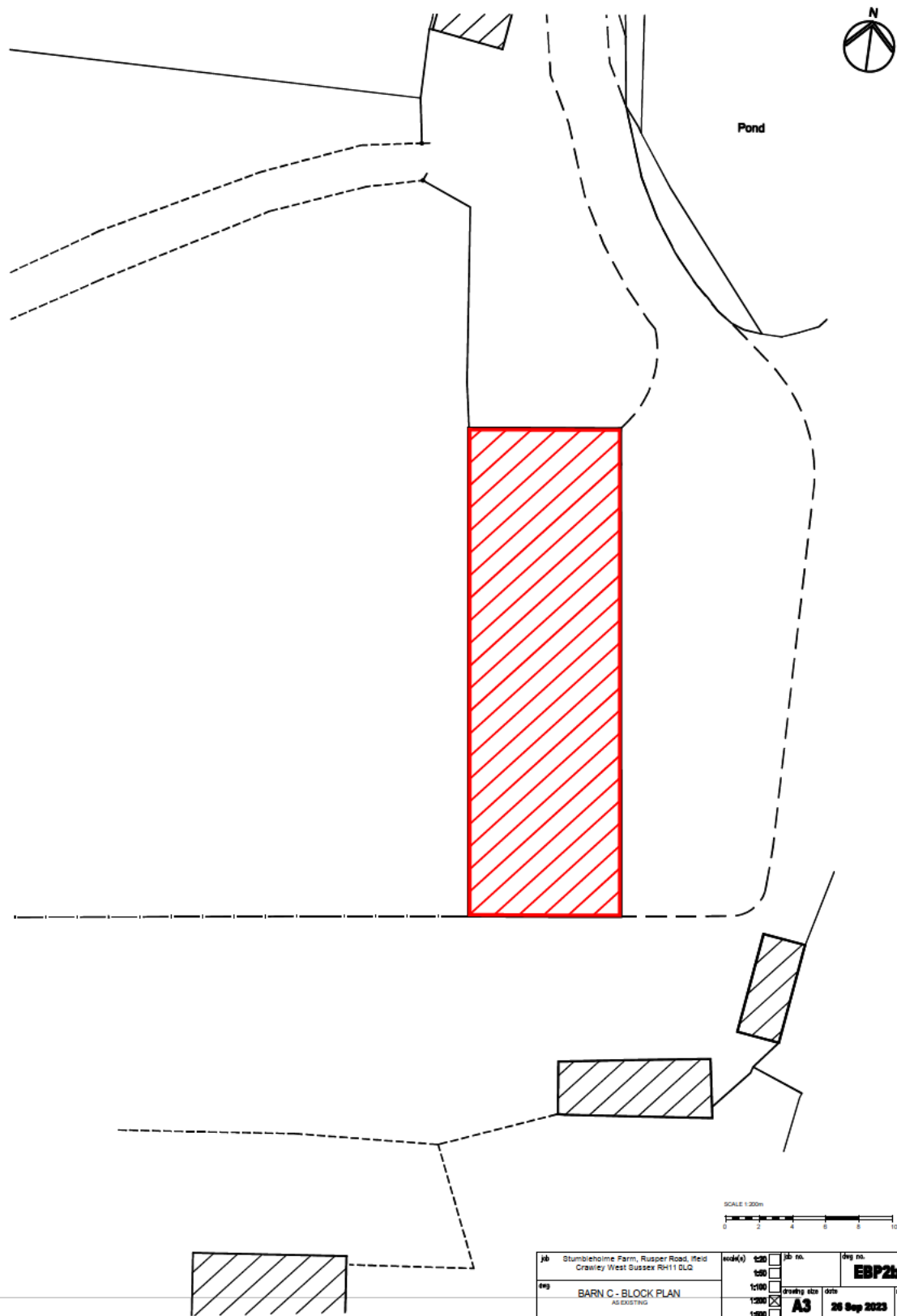
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Scale as shown

STUMBLEHOLME FARM, RUSPER ROAD, CRAWLEY,
WEST SUSSEX RH11 0LQ

Figure 2i: Existing Site Layout - Barn B

October 2025



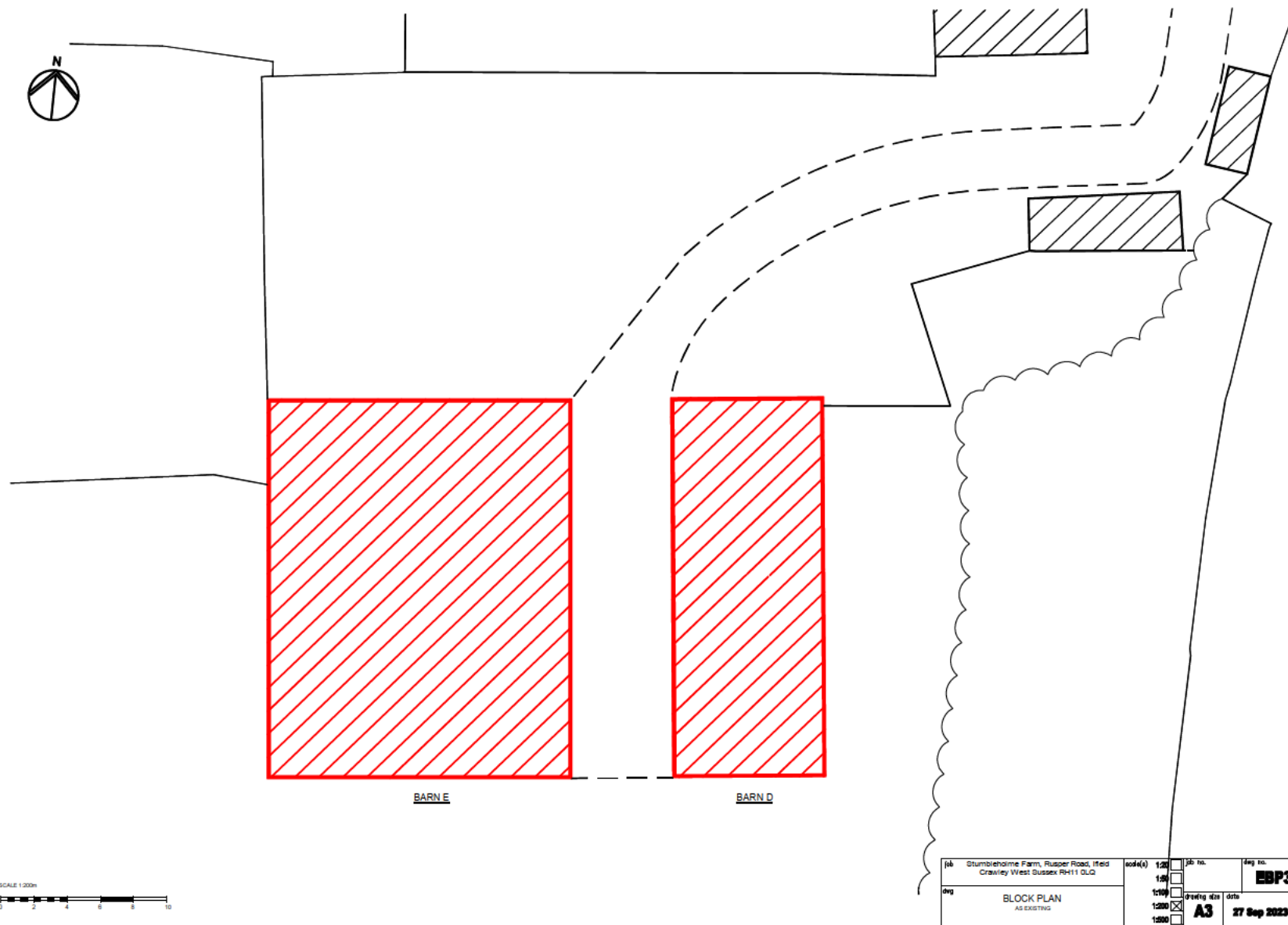
WILLIAM FARMER

Scale as shown

STUMBLEHOLME FARM, RUSPER ROAD, CRAWLEY,
WEST SUSSEX RH11 0LQ

Figure 2ii: Existing Site Layout - Barn C

October 2025



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Scale as shown

STUMBLEHOLME FARM, RUSPER ROAD, CRAWLEY,
WEST SUSSEX RH11 0LQ

Figure 2iii: Existing Site Layout - Barn D and Barn E

October 2025

Site Details:

STUMBLEHOLME FARM,
RUSPER ROAD, IFIELD, WEST
SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1875

Scale: 1:10,560

Printed at: 1:10,560



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

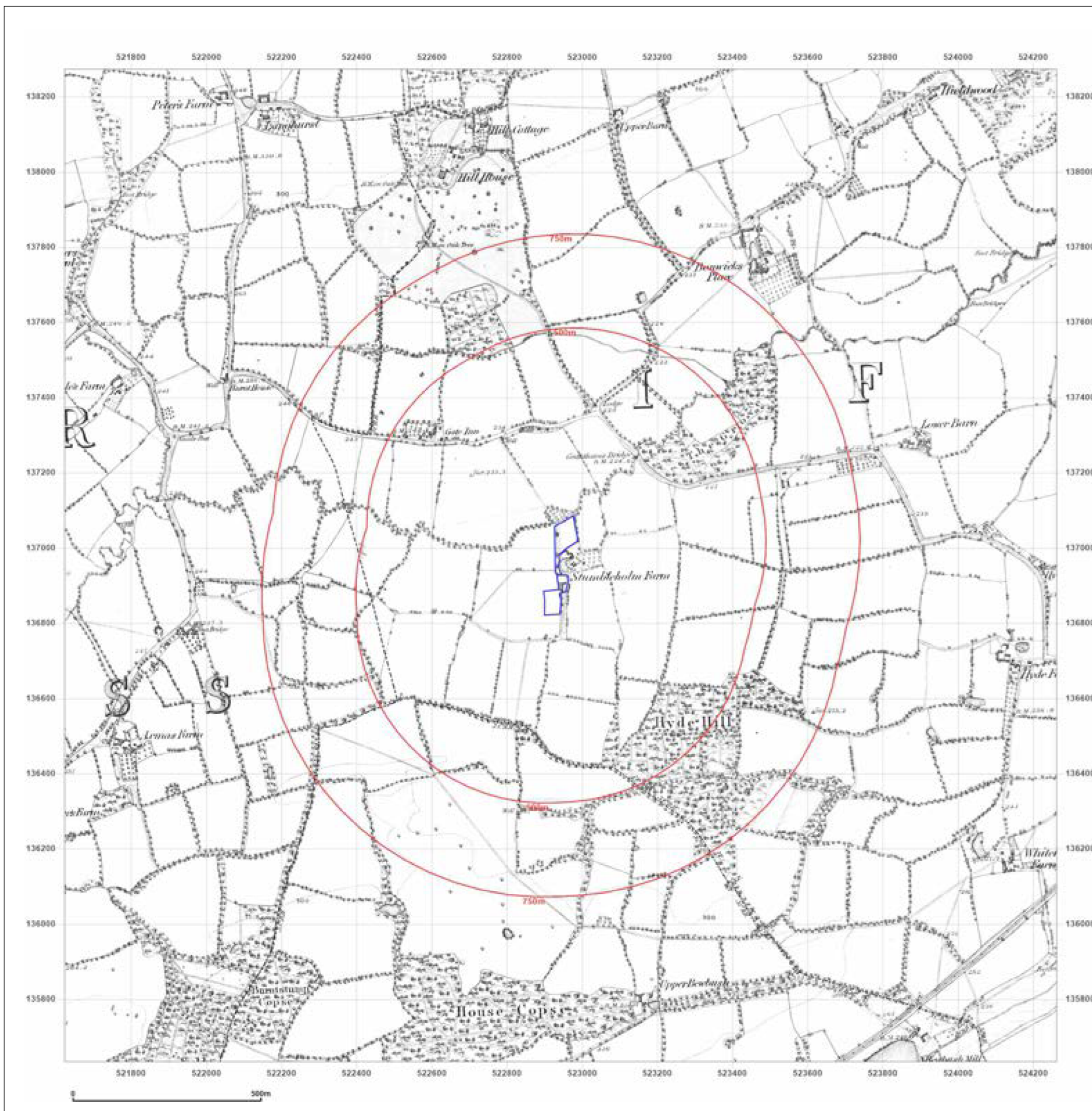


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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
Revised 1895
Edition N/A
Copyright N/A
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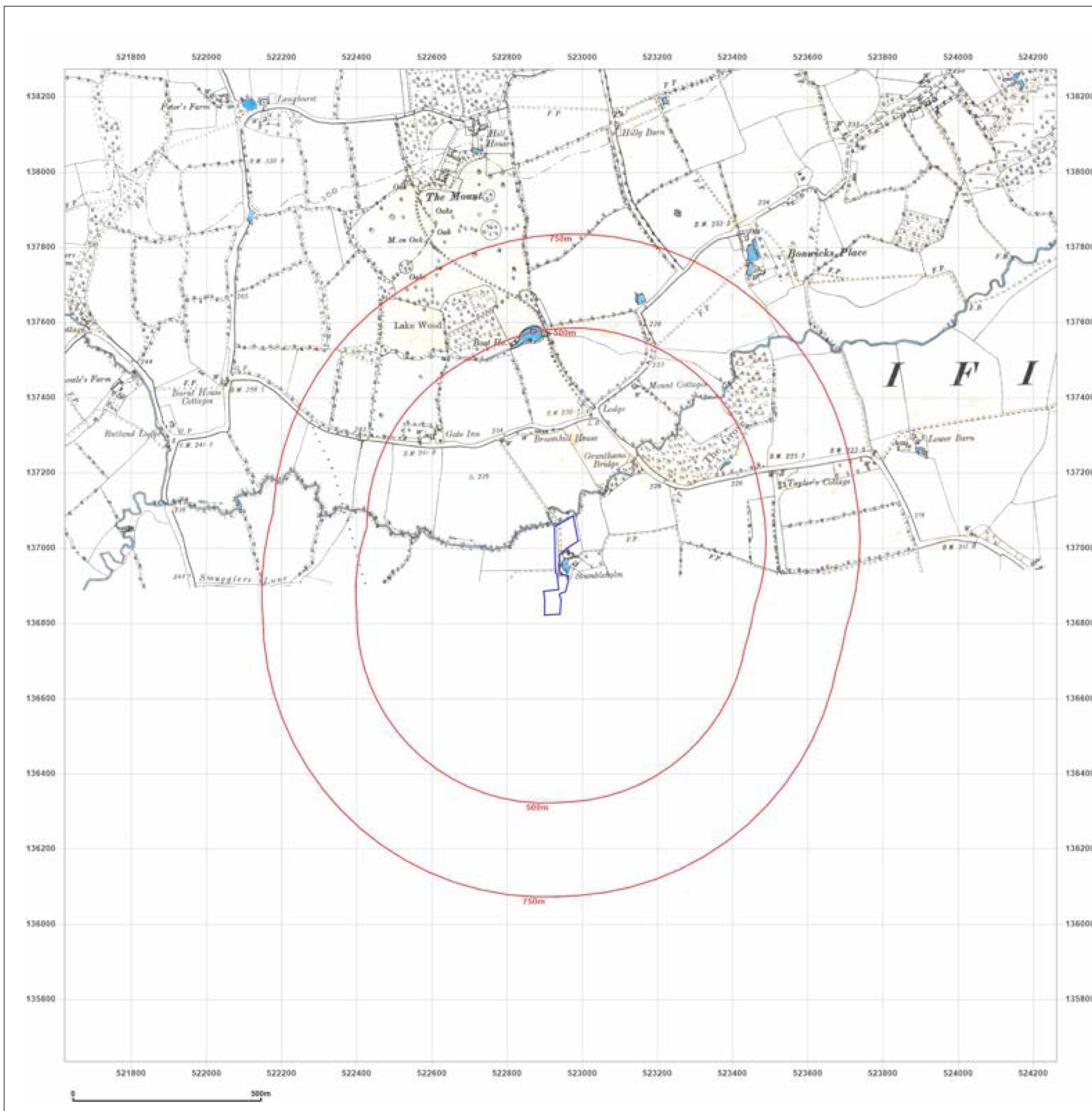


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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1895-1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
Revised 1896
Edition N/A
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Surveyed 1875
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1874
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

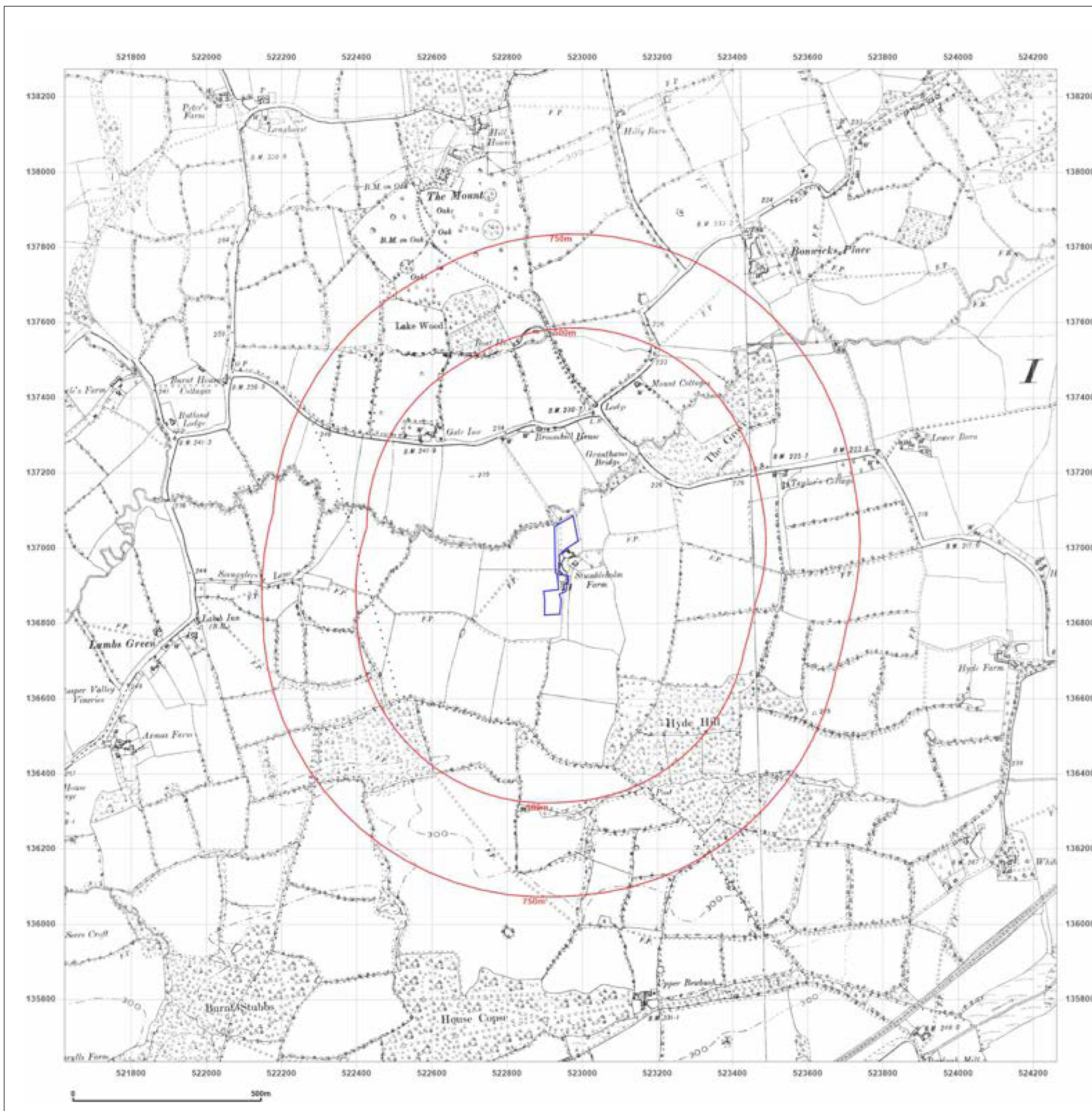


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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



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

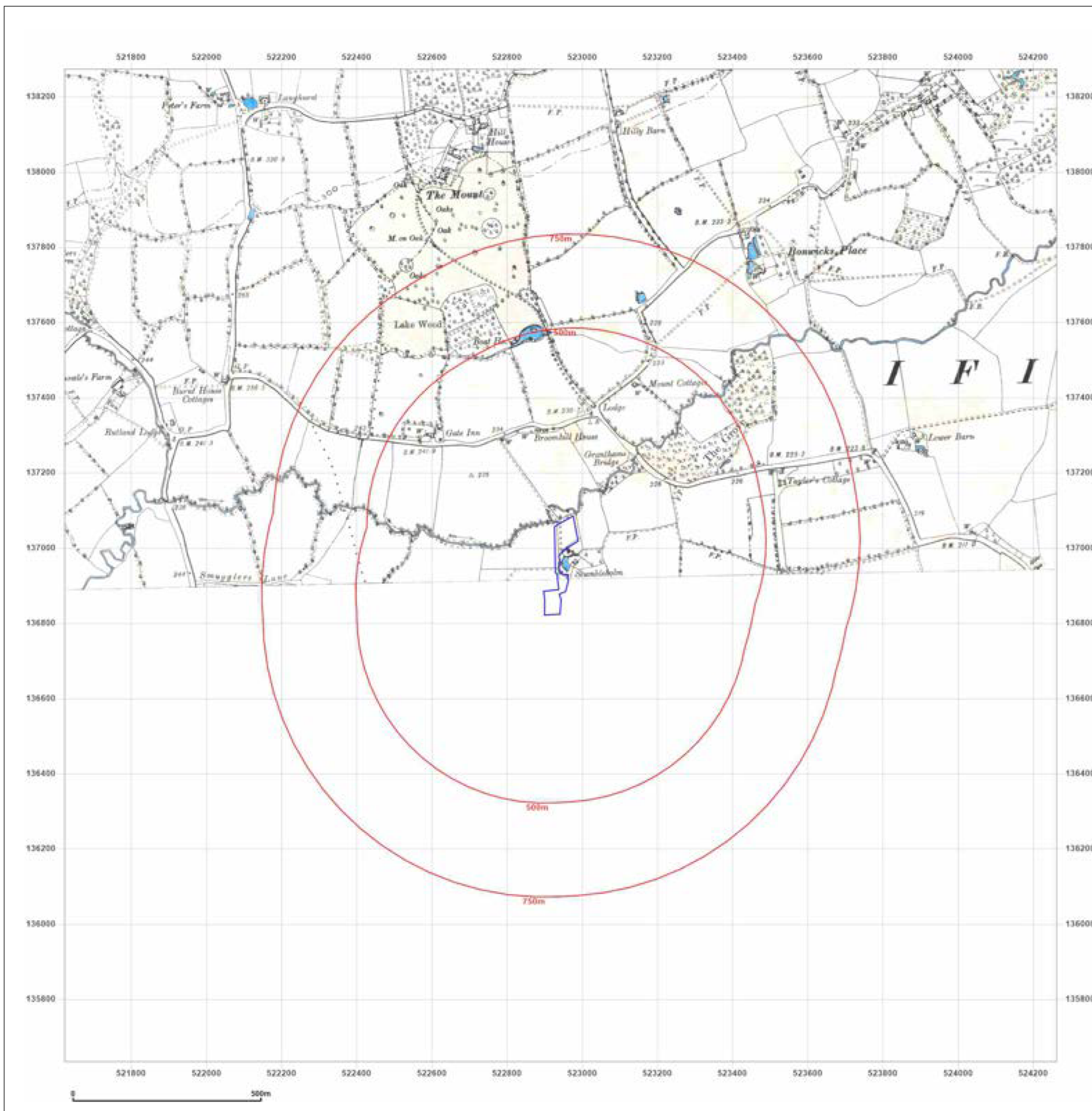


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Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1909-1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

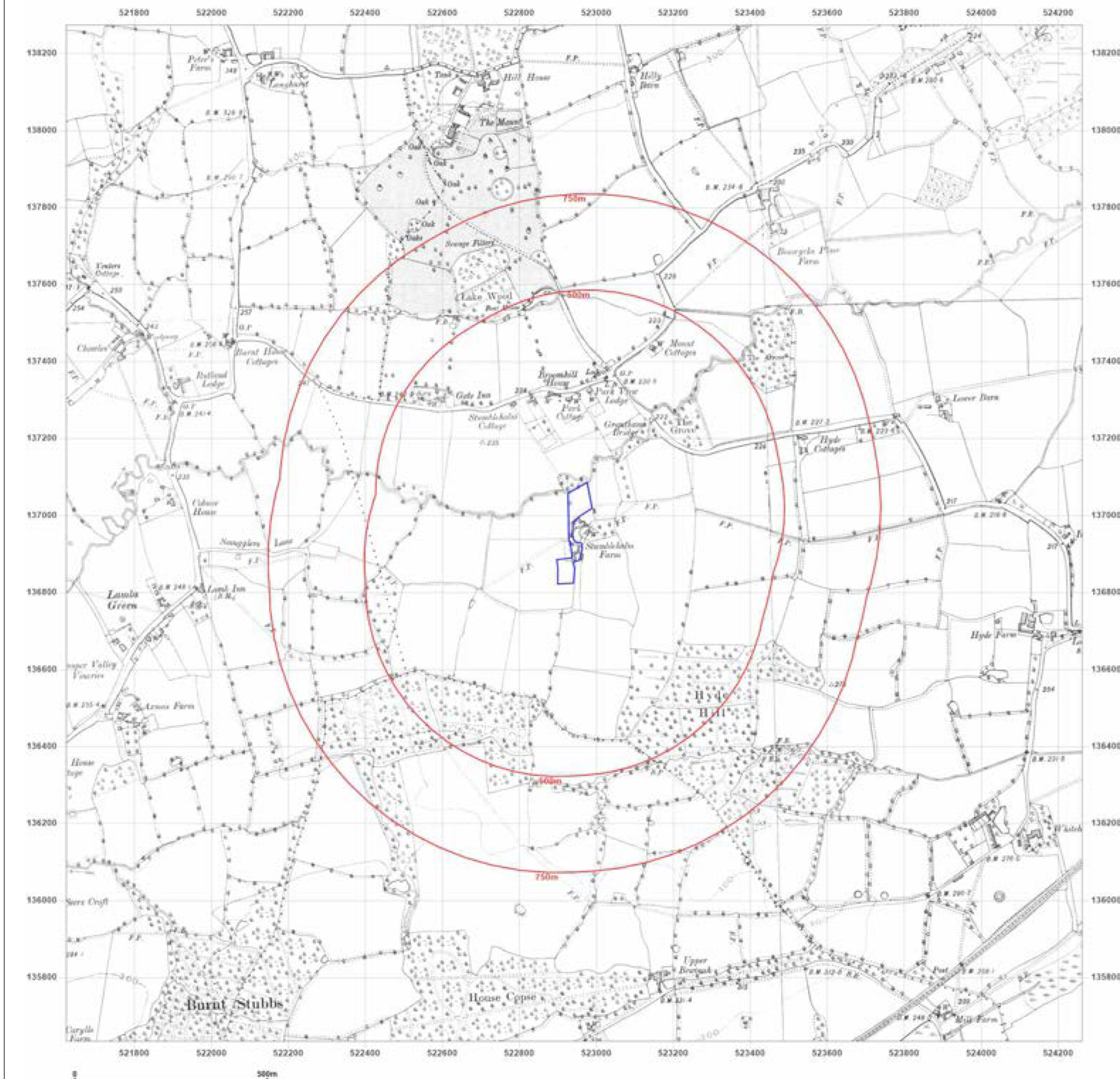


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SUSSEX, RH11 0LQ

Client Ref: 852
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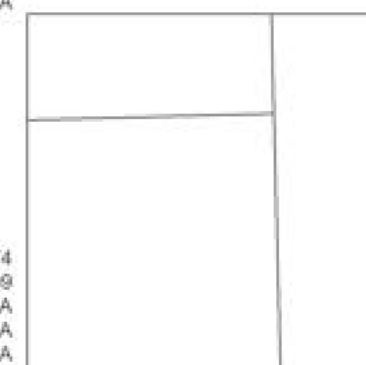
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Printed at: 1:10,560



Surveyed 1874
Revised 1914
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Surveyed 1874
Revised 1909
Edition N/A
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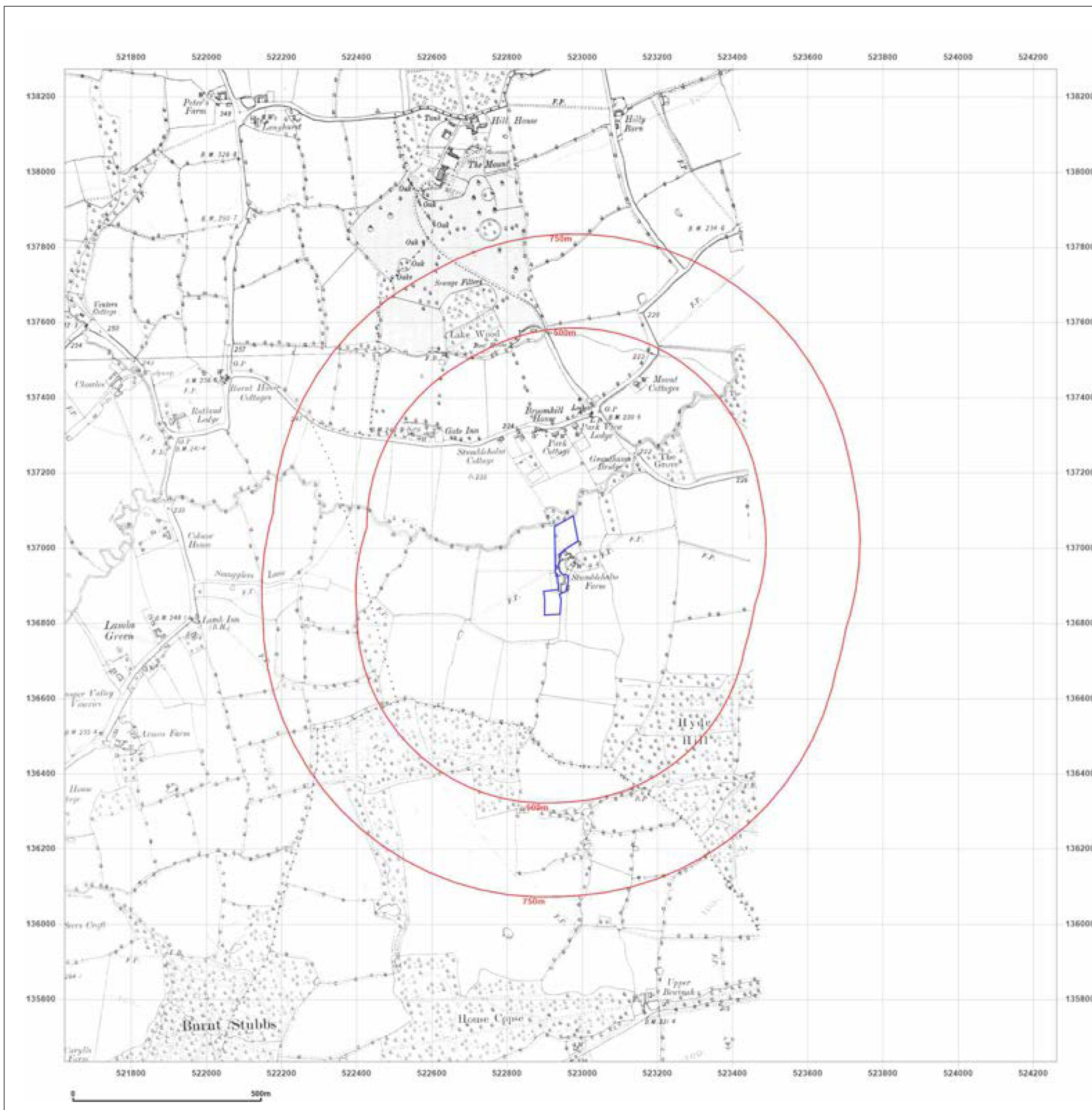


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Client Ref: 852
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Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1920

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1870
Revised 1920
Edition N/A
Copyright N/A
Levelled N/A

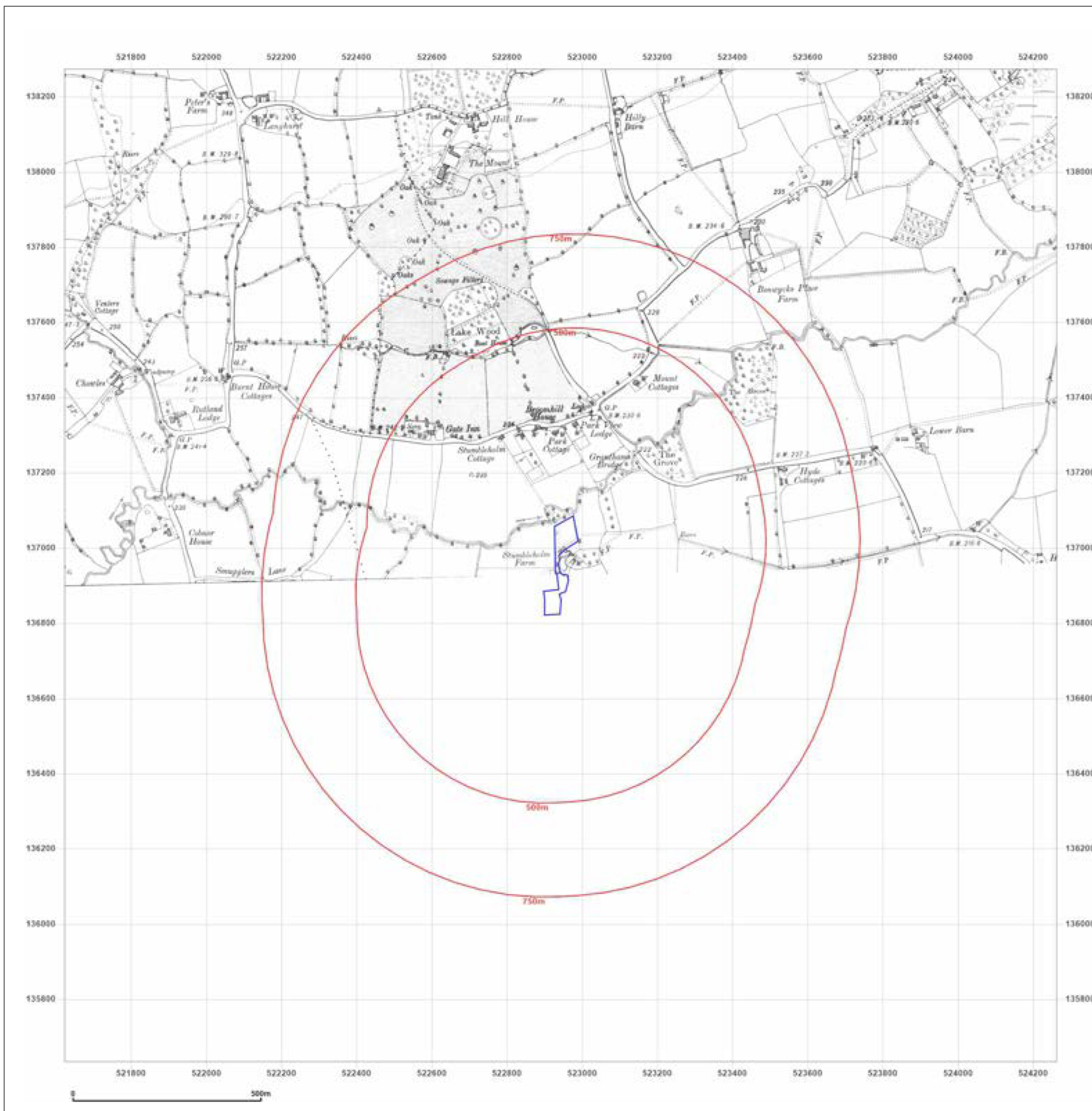


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SUSSEX, RH11 0LQ

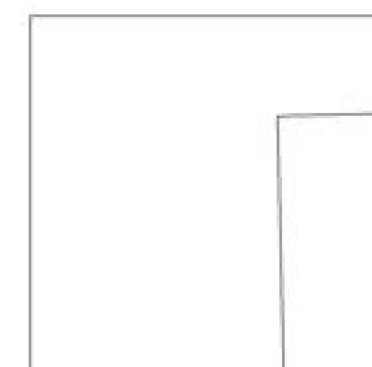
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Map Name: County Series

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Printed at: 1:10,560



Surveyed 1873
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

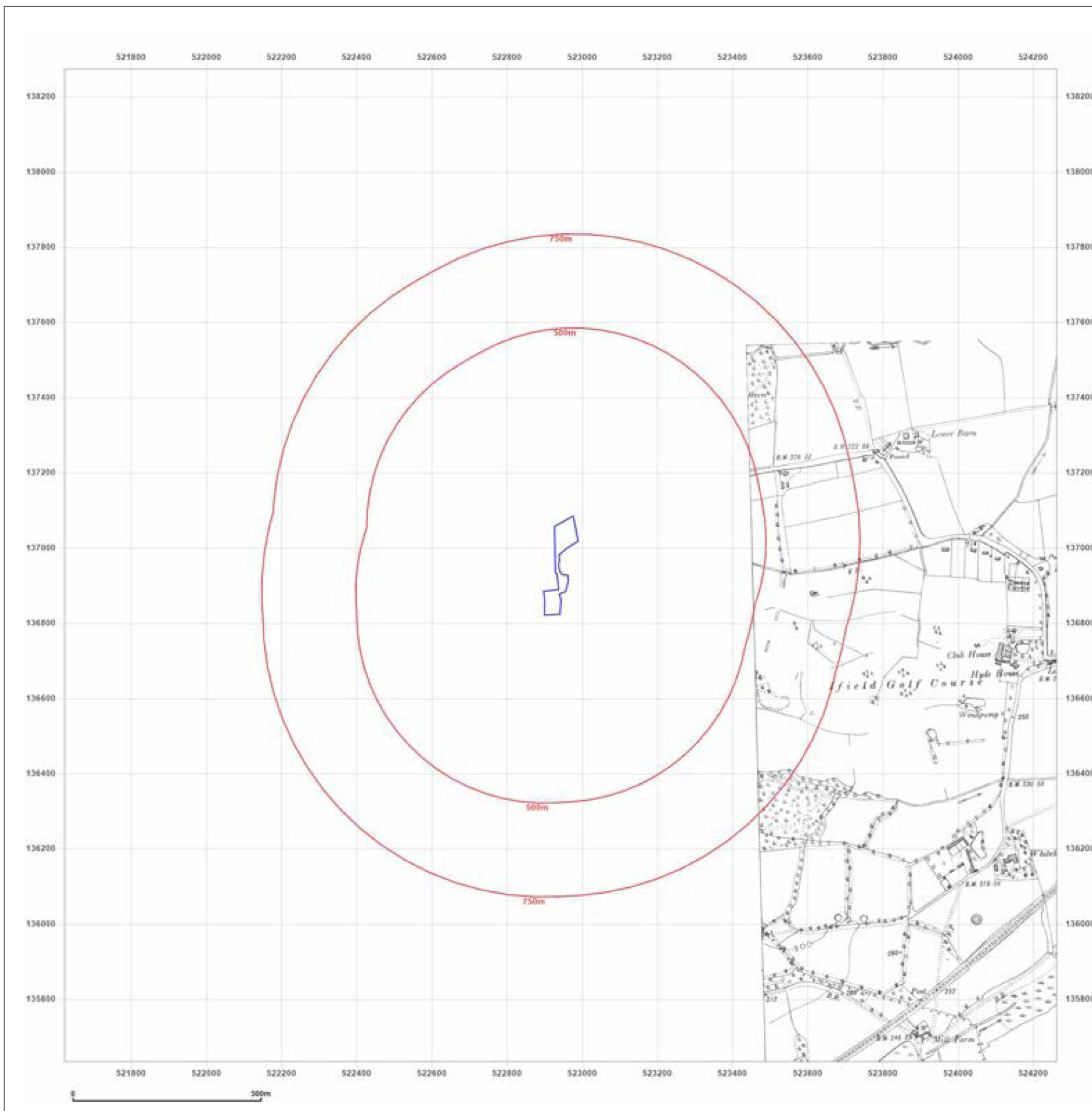


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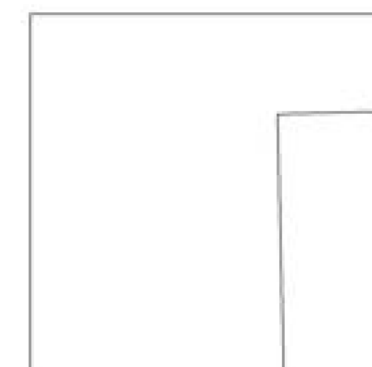
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Map Name: County Series

Map date: 1938

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Printed at: 1:10,560



Surveyed 1873
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

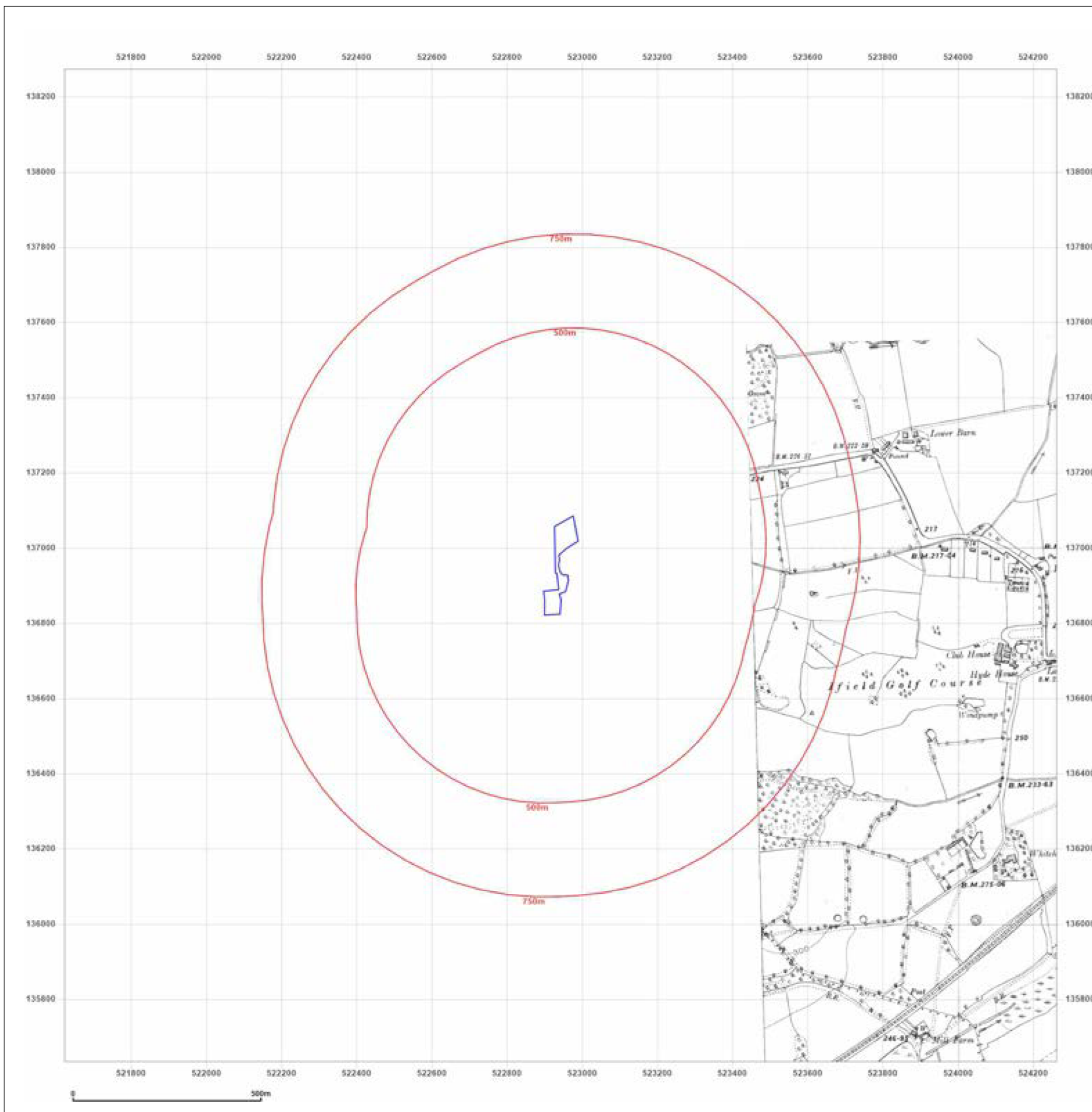


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Client Ref: 852
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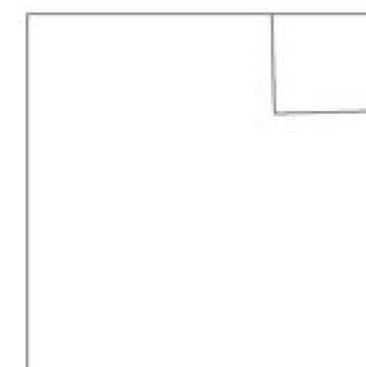
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Surveyed 1873
Revised 1946
Edition N/A
Copyright N/A
Levelled N/A

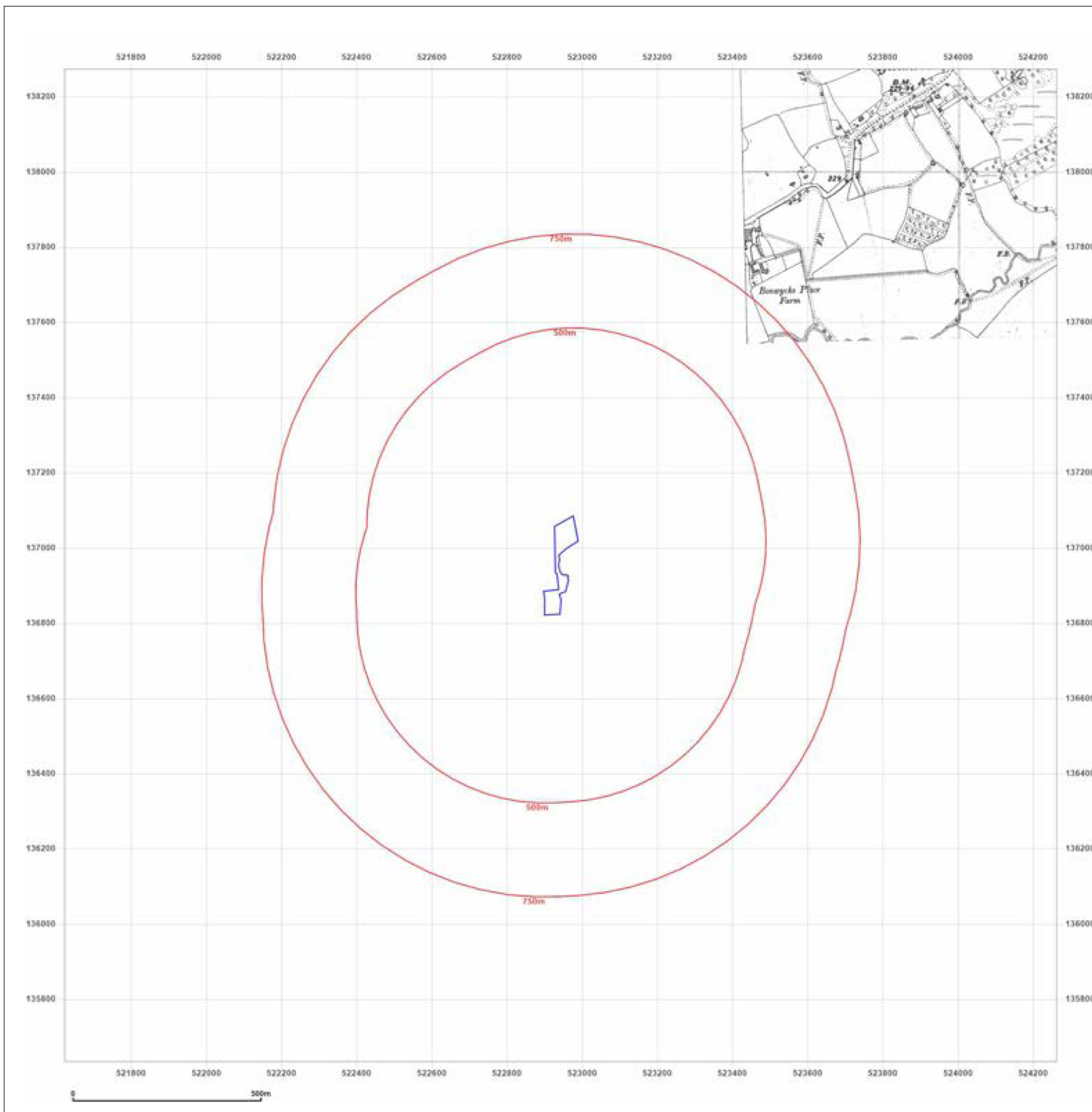


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Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: Provisional

Map date: 1961

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955
Revised 1955
Edition N/A
Copyright 1961
Levelled N/A

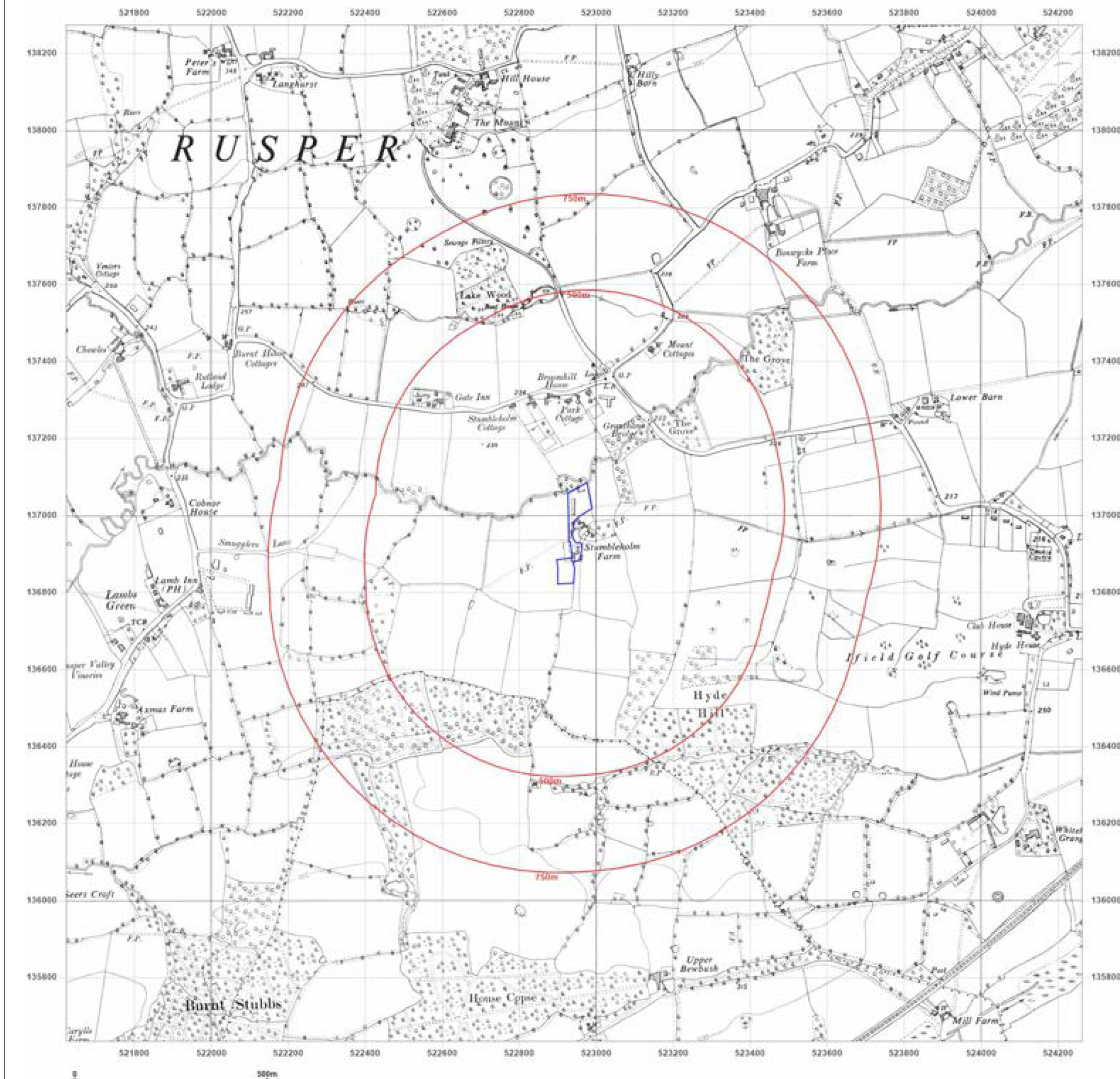


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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

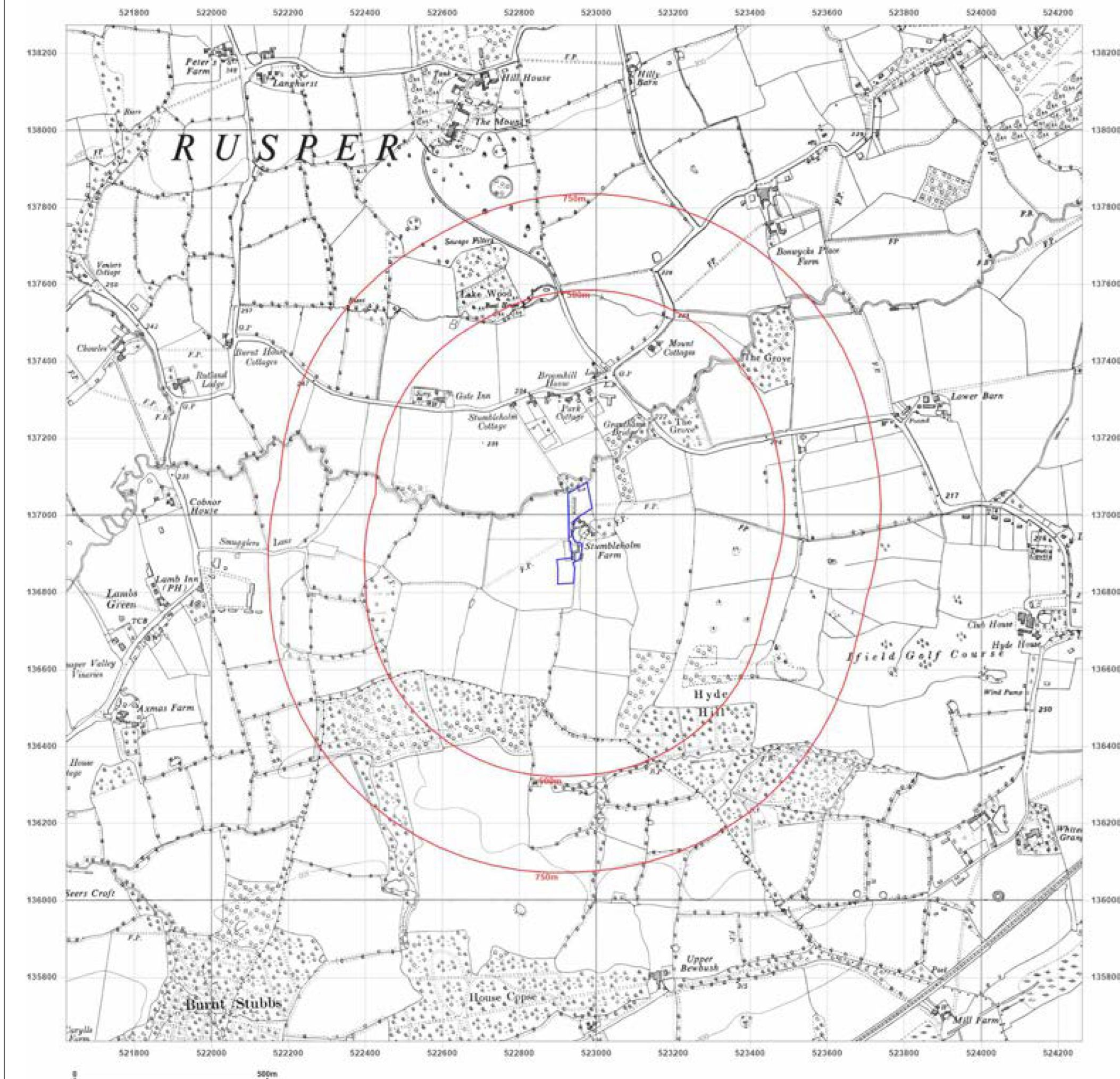


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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

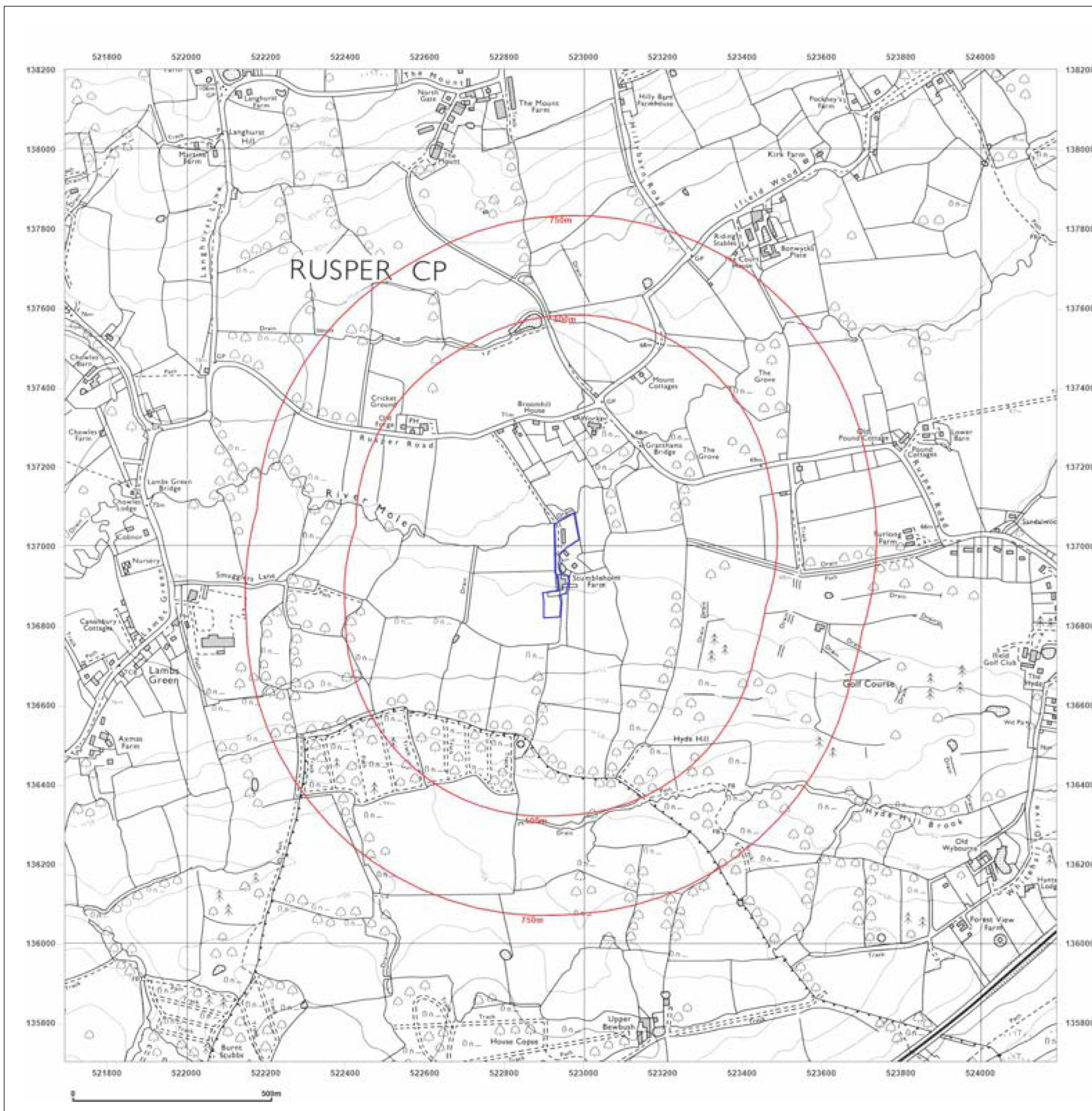


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SUSSEX, RH11 0LQ

Client Ref: 852
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Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



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

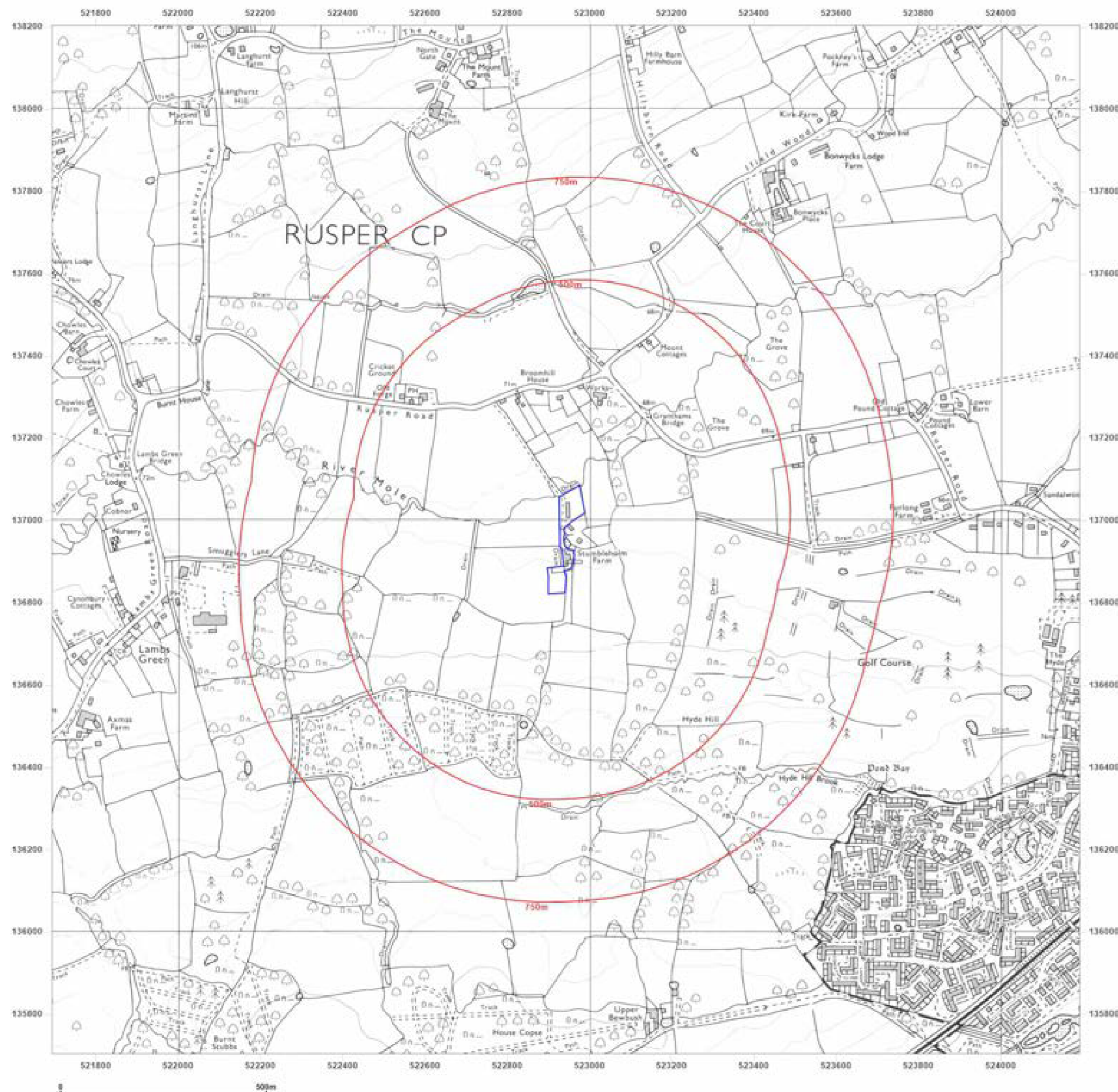


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SUSSEX, RH11 0LQ

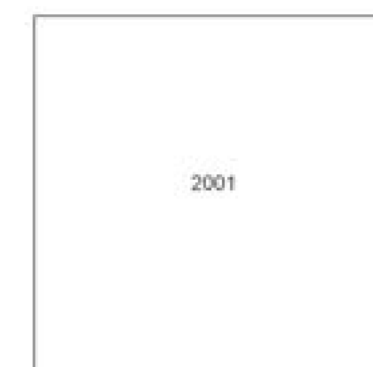
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Map Name: National Grid

Map date: 2001

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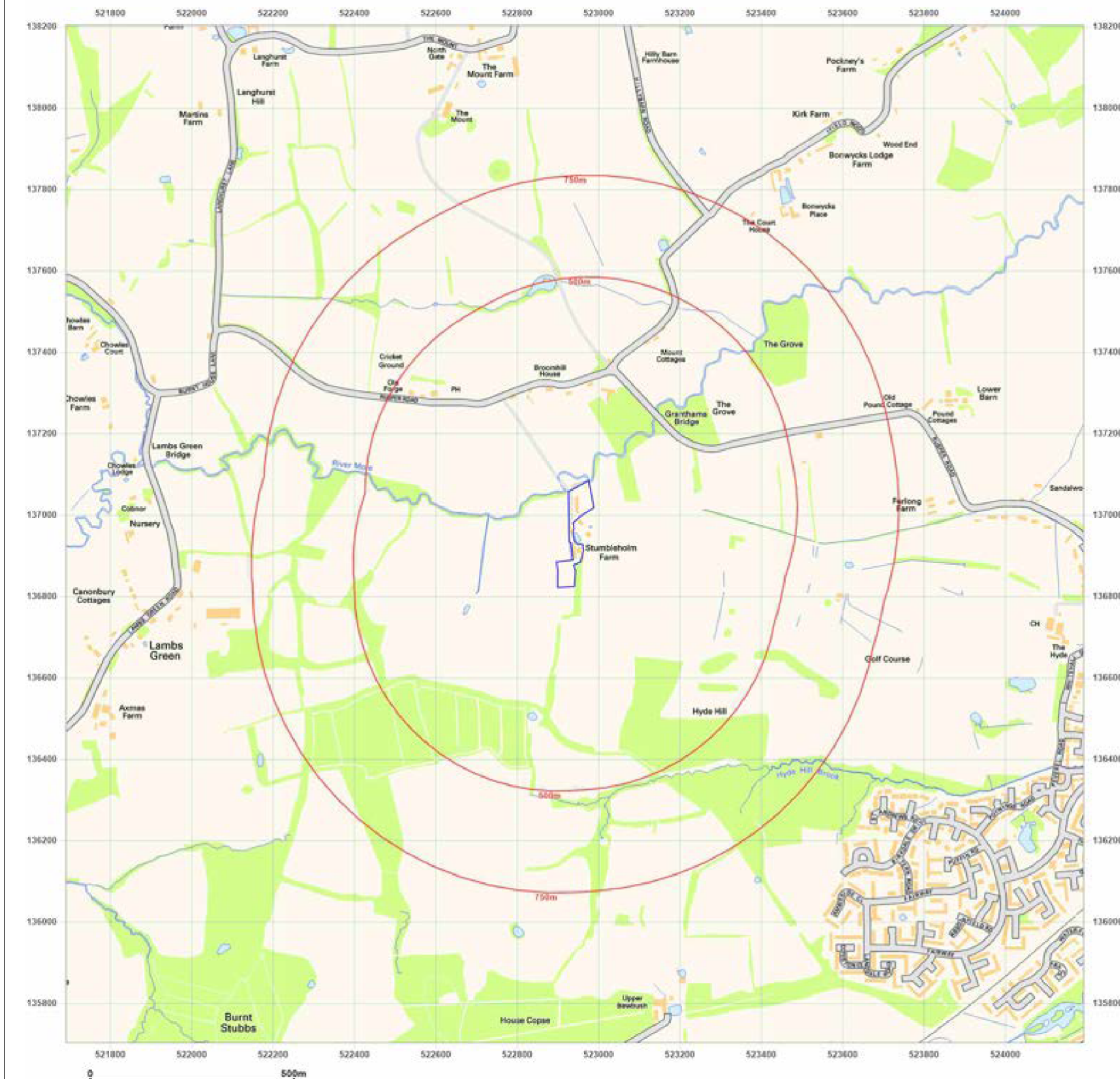


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Site Details:

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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

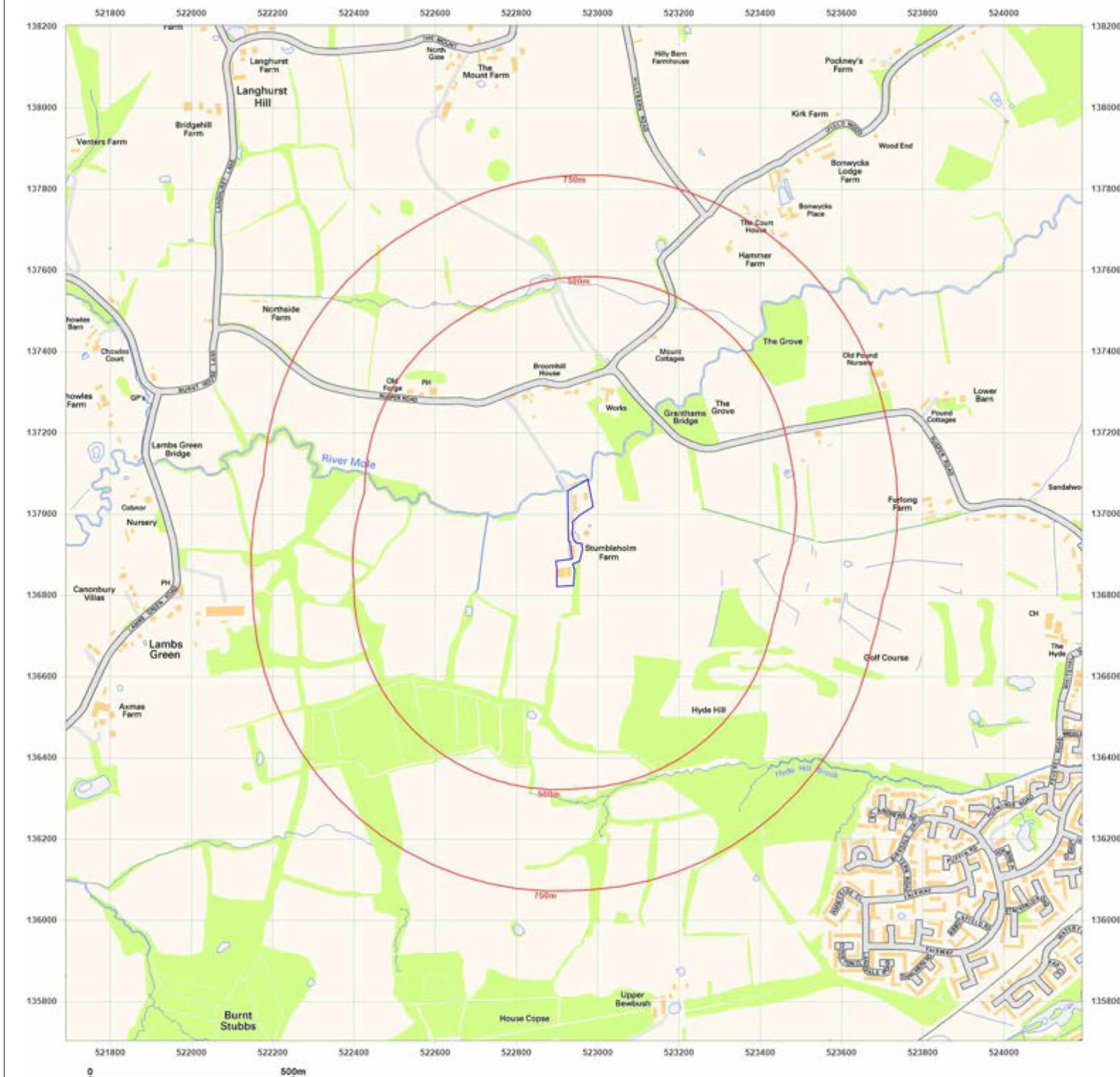


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Client Ref: 852
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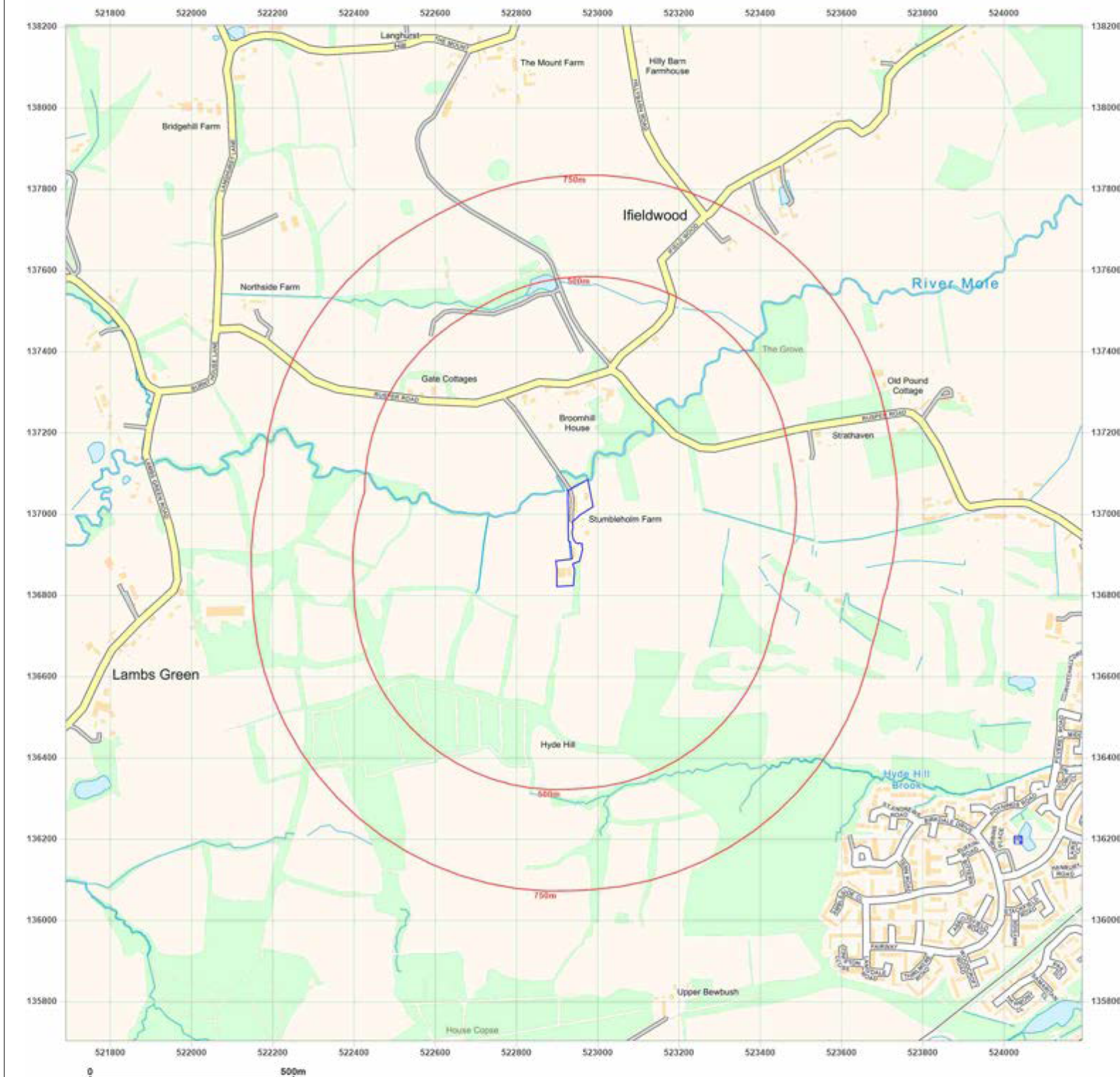


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Site Details:

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RUSPER ROAD, IFIELD, WEST
SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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

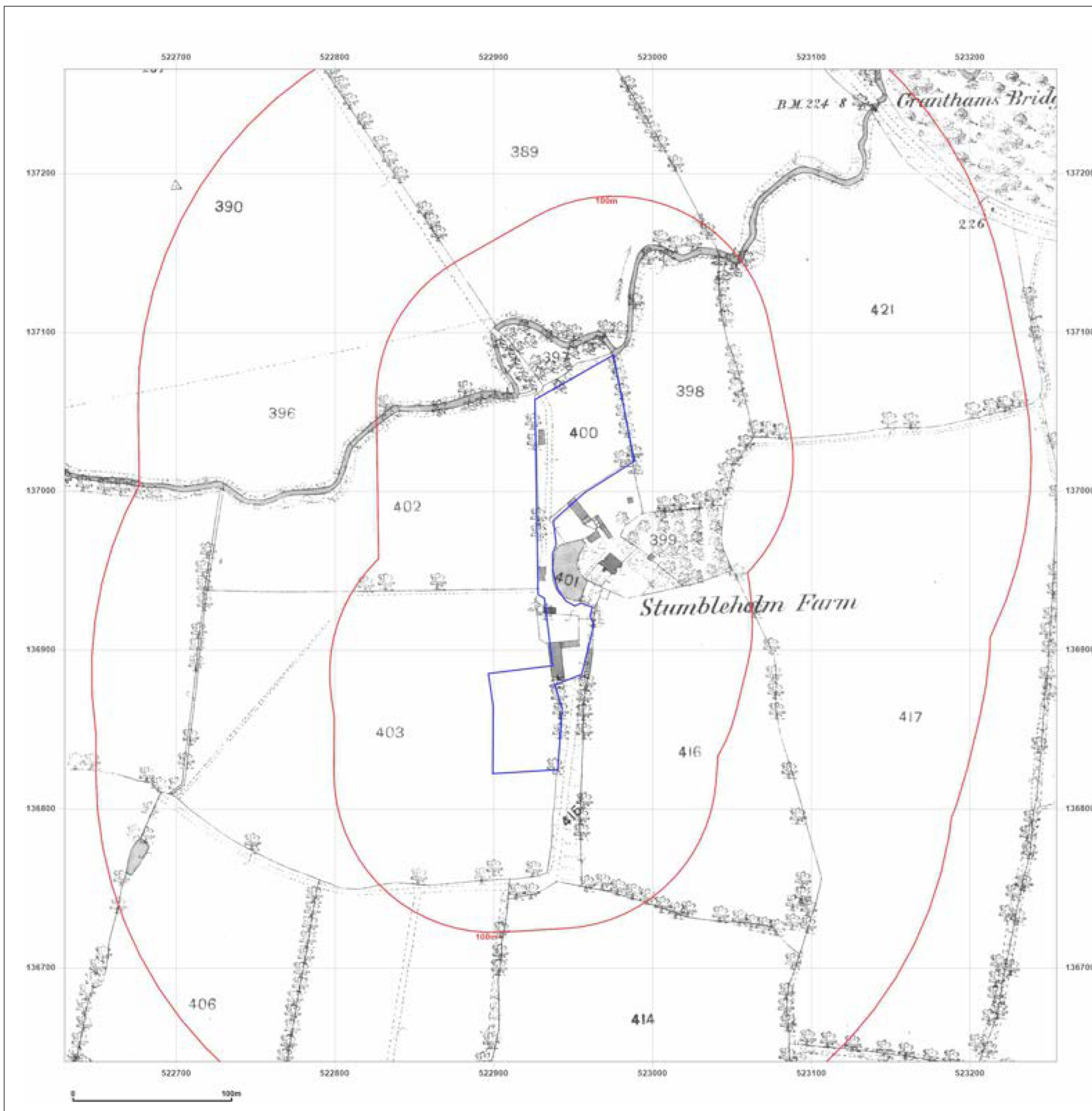


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SUSSEX, RH11 0LQ

Client Ref: 852
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Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

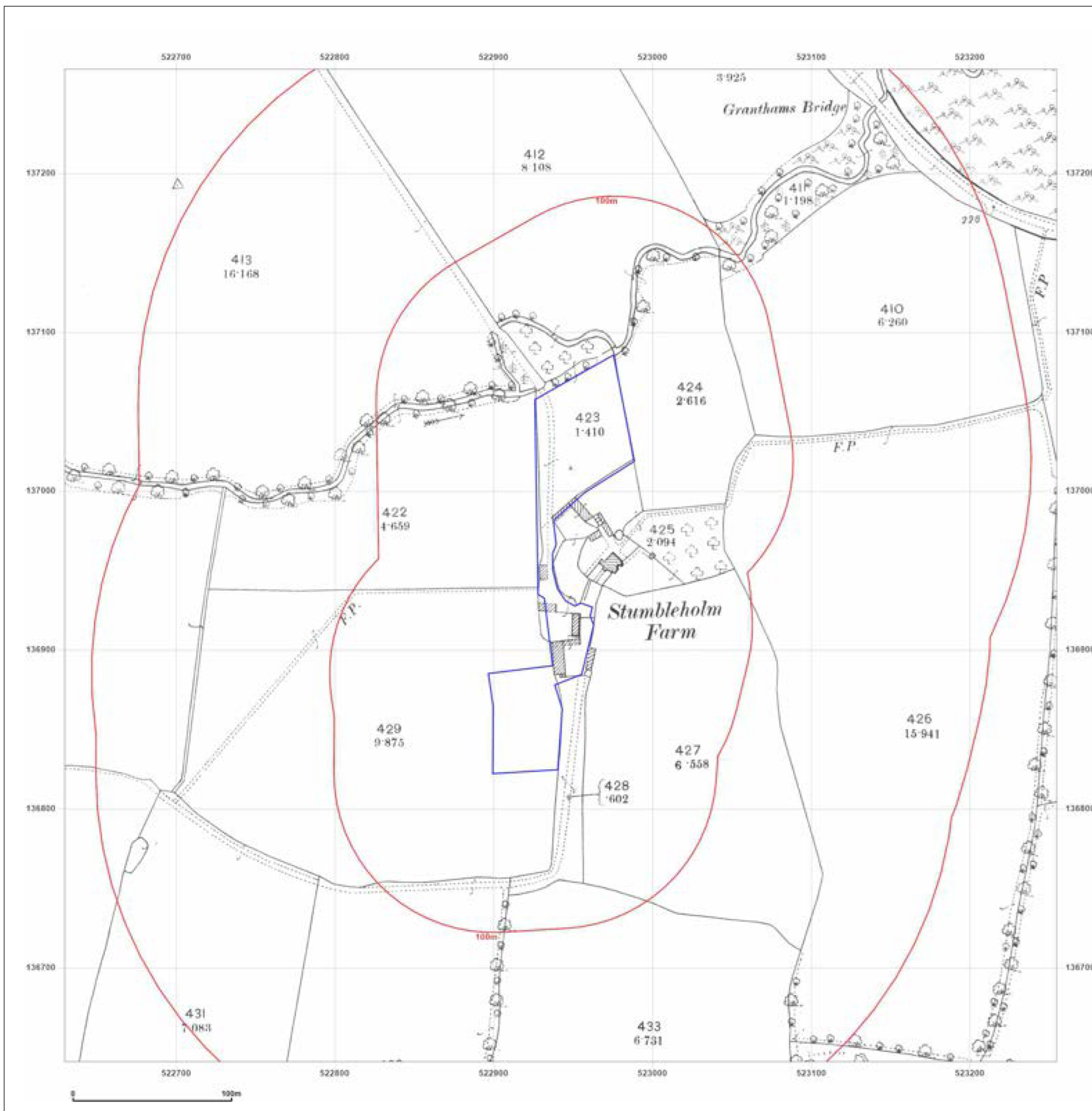


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SUSSEX, RH11 0LQ

Client Ref: 852
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Grid Ref: 522942, 136953

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

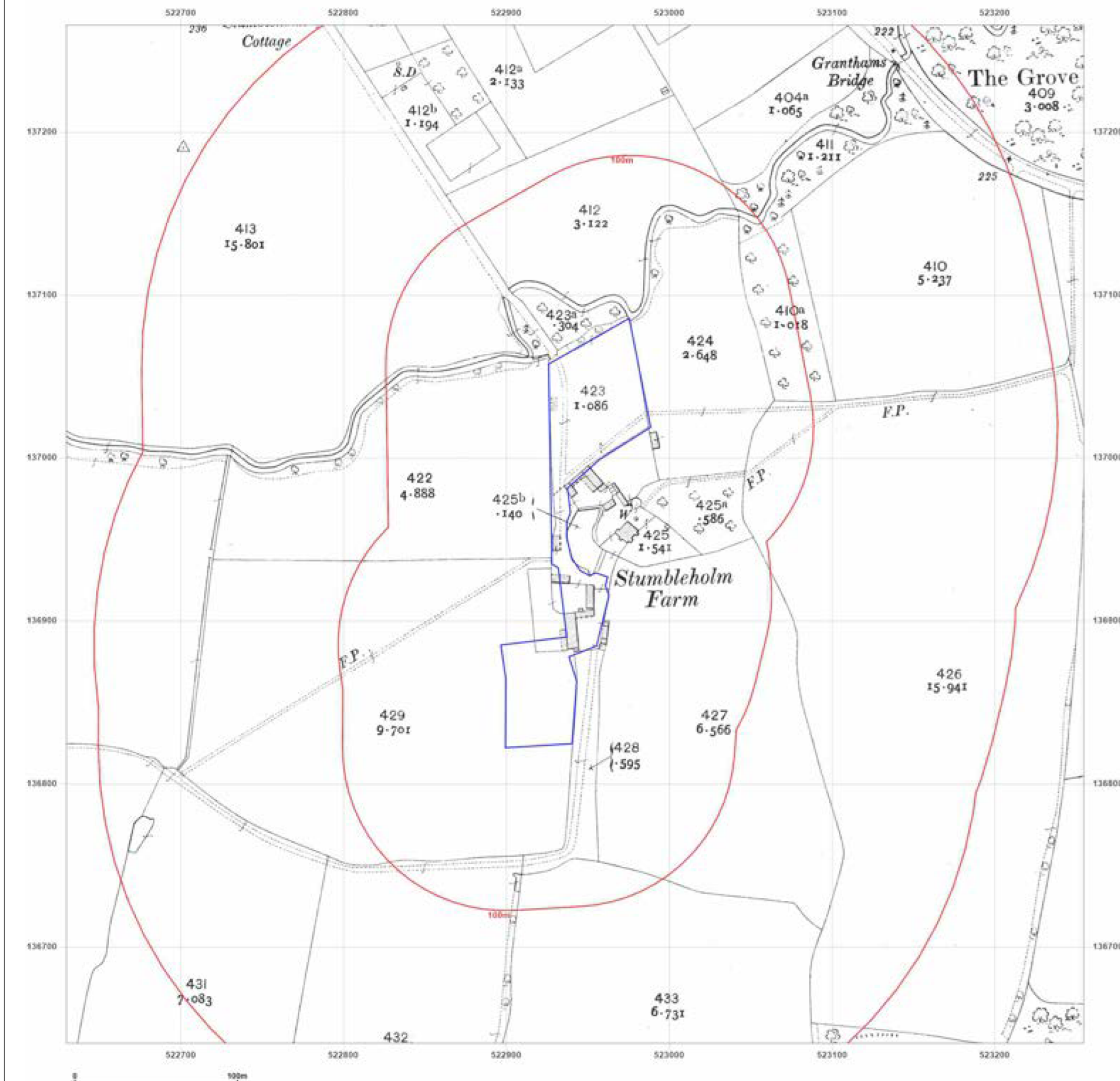


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SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1974
Edition N/A
Copyright 1974
Levelled 1972

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

Surveyed N/A
Revised N/A
Edition N/A
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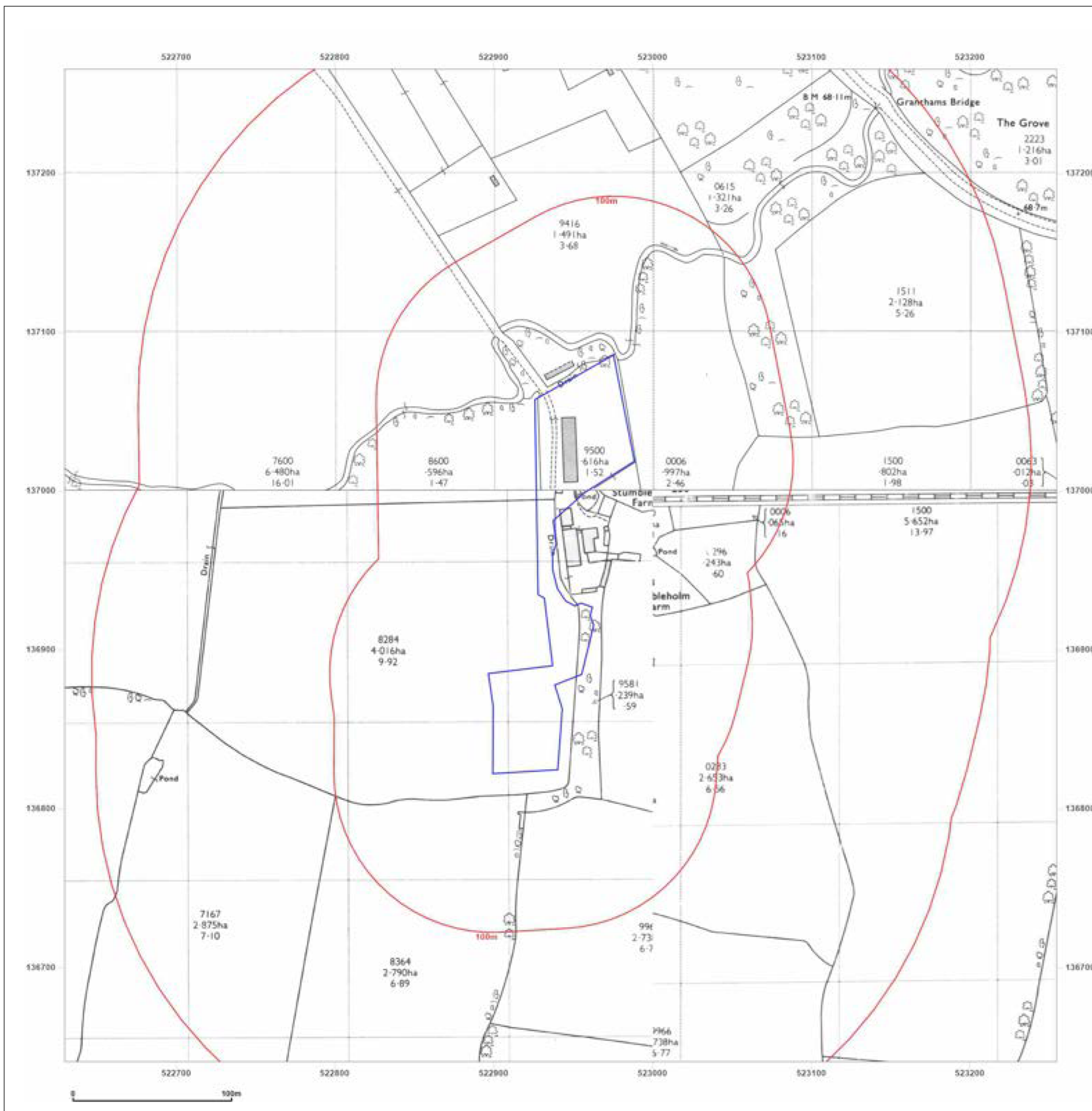


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Site Details:

STUMBLEHOLME FARM,
RUSPER ROAD, IFIELD, WEST
SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 1974

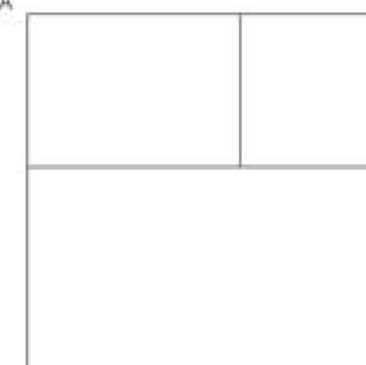
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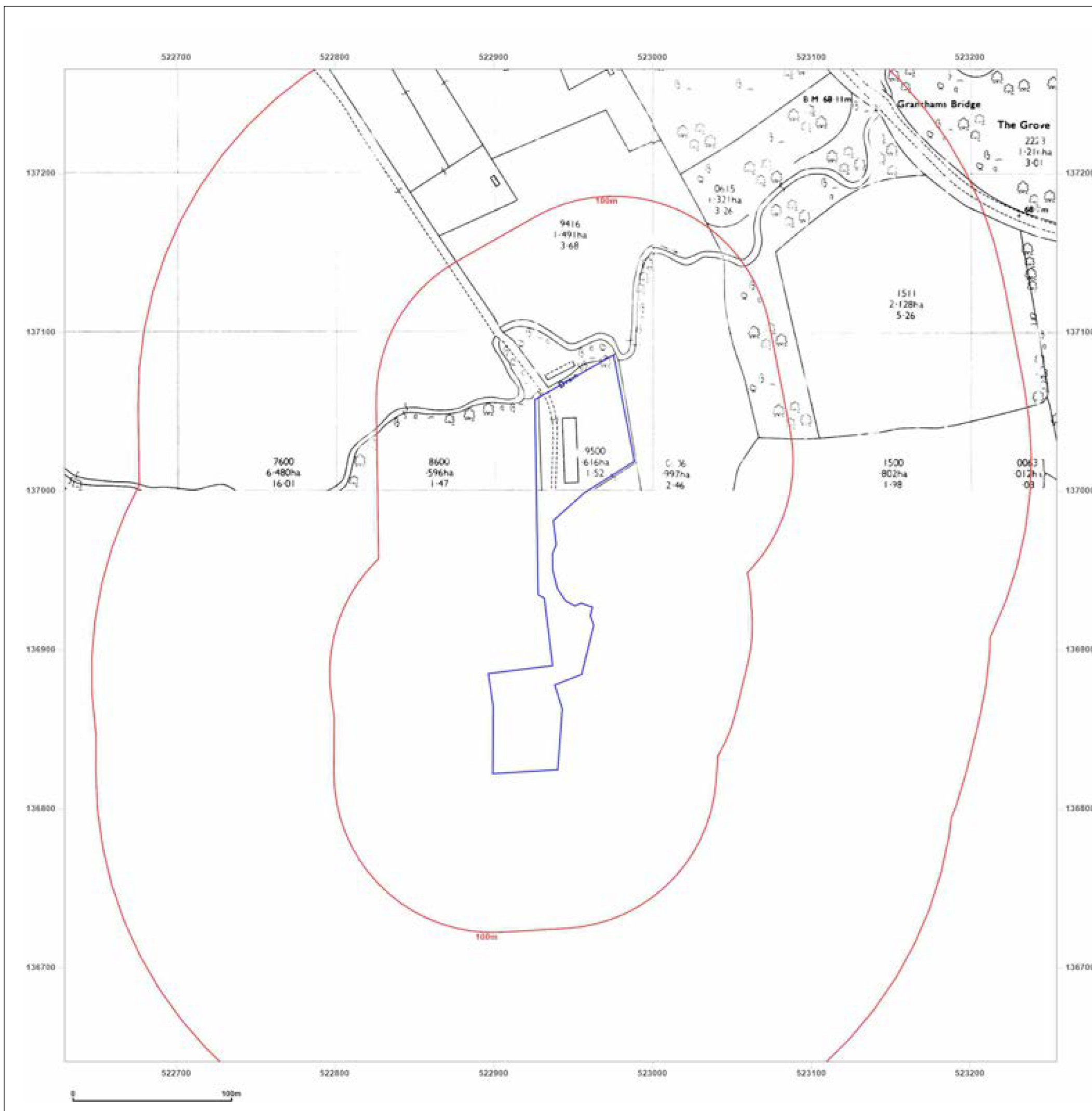


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Site Details:

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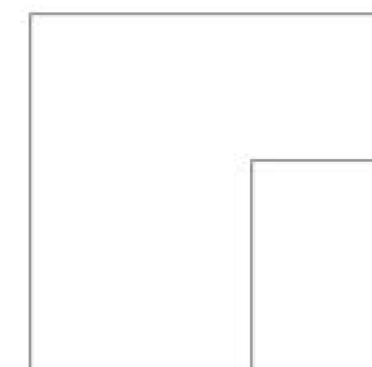
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Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 1993

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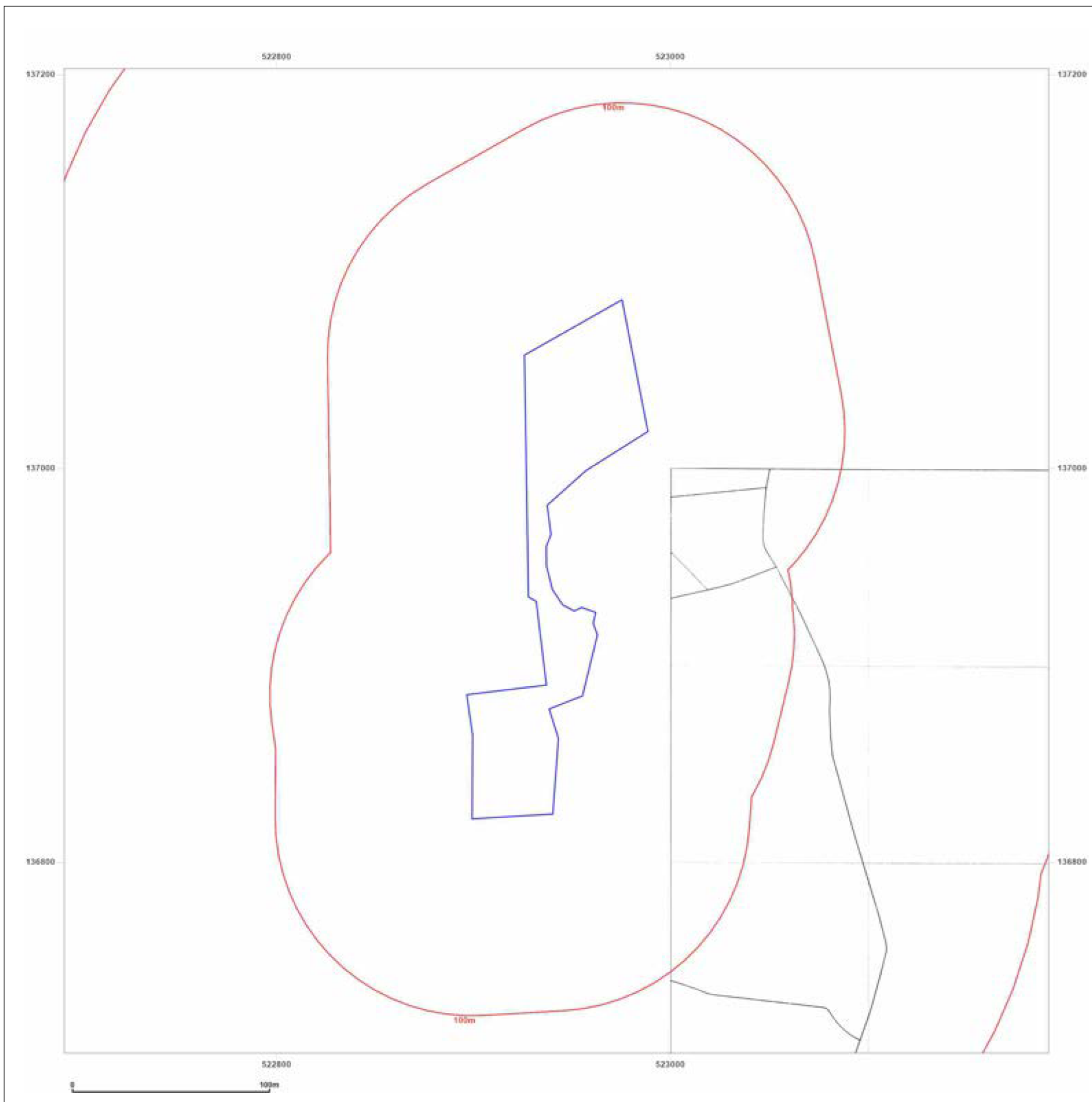


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Site Details:

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RUSPER ROAD, IFIELD, WEST
SUSSEX, RH11 0LQ

Client Ref: 852
Report Ref: HMD-47-GPW-4IT-BNU-KG3
Grid Ref: 522942, 136953

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



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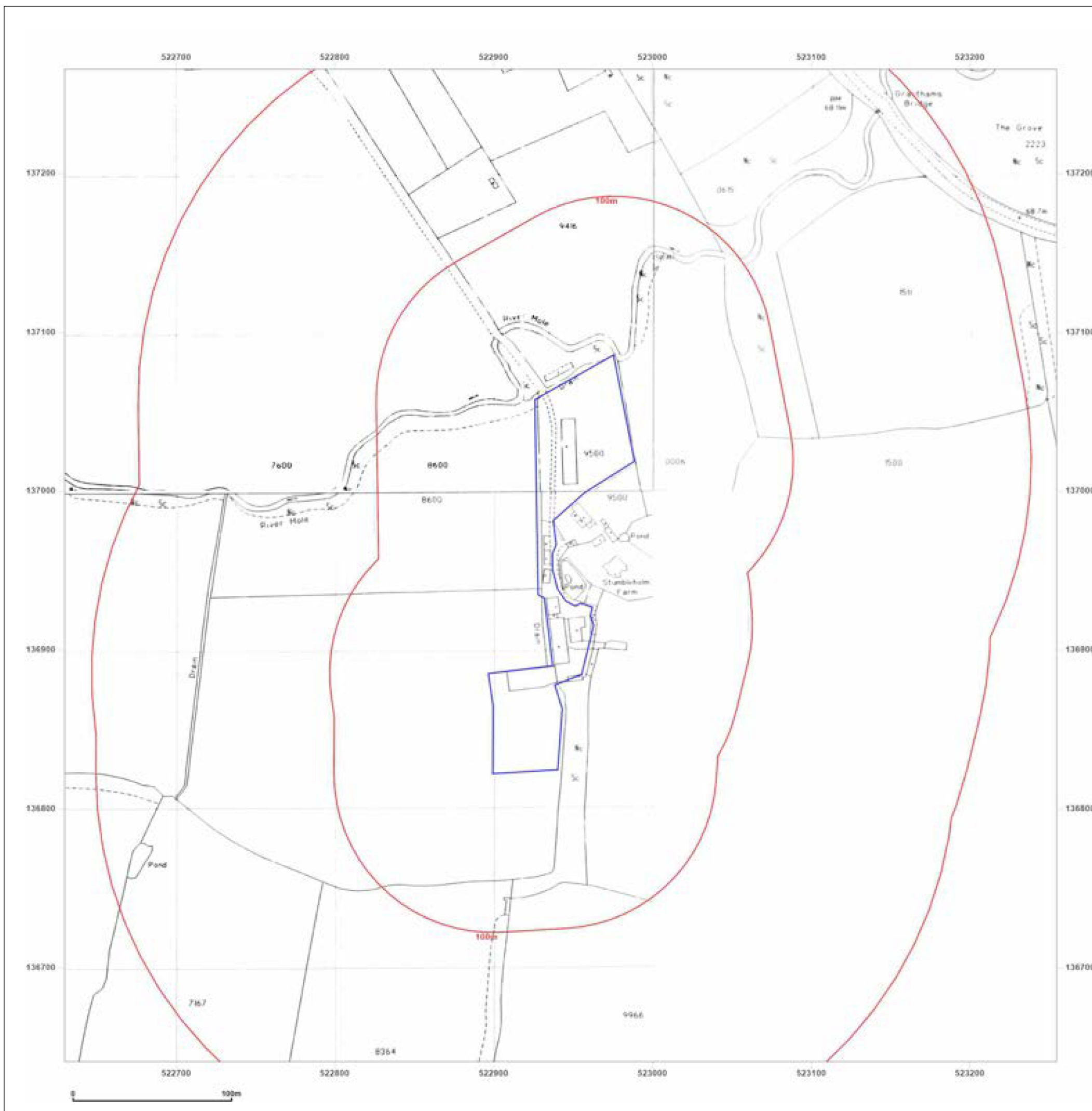


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Site Details:

STUMBLEHOLME FARM,
RUSPER ROAD, IFIELD, WEST
SUSSEX, RH11 0LQ

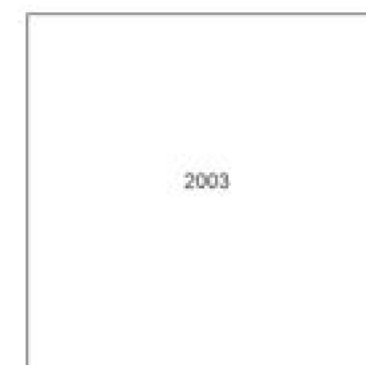
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Grid Ref: 522942, 136953

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Scale as shown

Figure 3ii: Proposed Site Layout - Barn C

October 2025



Scale as shown

Figure 3iii: Proposed Site Layout - Barn D and Barn E

October 2025

APPENDIX A **Historic Maps**

APPENDIX B

Photographs

Barn B

Northern and western façades



Southern and western façades



Northern façade



Northern and eastern façades



Stack of empty 25l containers of engine and transmission oils



Empty oil drum



Barn C

Northern façade, shipping container and diesel fuel storage tank



Shipping container and diesel fuel storage



Diesel fuel storage tank



Eastern façade



Eastern façade



Hedges and bushes west of Barn C



Northern and western façade interior



Southern and western façade interior



Barn D
Northern façade, tractor and hay bale trailer



Southern façade



Shipping containers adjacent to Barn D



Southern and eastern façade



Farm machinery, pallets and hay bales



Gear oil and lubricants



Oil staining beneath tractor



Ramp rear of Barn D



Flooded and overgrown sileage (never used)



Barn E
Northern and eastern façades



Southern and eastern façades



Western façade



Bushes and hedges south of Barn E



Southern façade interior – hay bale, excavator and tractor stored



Southern and eastern façade – farm equipment stored



Tractor



Excavator



Assorted farm machinery



APPENDIX C

GroundSure EnviroInsight Report

STUMBLEHOLME FARM, RUSPER ROAD, IFIELD, WEST SUSSEX, RH11 0LQ

Order Details

Date: 15/10/2025
Your ref: 852
Our Ref: HMD-47-AXH-Q7X-VZ9-FCZ

Site Details

Location: 522941 136956
Area: 0.88 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	1	10	-
16	1.2	Historical tanks	0	0	0	0	-
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	2	13	-
19	2.2	Historical tanks	0	0	0	0	-
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 >	1	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23 >	3.7 >	Waste exemptions >	0	30	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	2	4	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
28	4.5	Gas pipelines	0	0	0	0	-



28	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
29	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	Licensed Discharges to controlled waters >	0	0	2	2	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
31	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
35 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
37 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
41	5.7	Surface water abstractions	0	0	0	0	0
41	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m



43 >	6.1 >	Water Network (OS MasterMap) >	5	6	2	-	-
45 >	6.2 >	Surface water features >	1	2	1	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	1	0	-	-
46	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
47 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
50 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
56 >	10.7 >	Designated Ancient Woodland >	0	0	1	2	42
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0



59	10.12	Proposed Ramsar sites	0	0	0	0	0
59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
61	10.17	SSSI Impact Risk Zones	0	-	-	-	-
62 >	10.18 >	<u>SSSI Units</u> >	0	0	0	0	1
Page	Section	<u>Visual and cultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64 >	11.4 >	<u>Listed Buildings</u> >	2	3	0	-	-
65	11.5	Conservation Areas	0	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	12.1 >	<u>Agricultural Land Classification</u> >	Grade 4 (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	12.3	Tree Felling Licences	0	0	0	-	-
67	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68 >	12.5 >	<u>Countryside Stewardship Schemes</u> >	1	0	0	-	-
Page	Section	<u>Habitat designations</u> >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	13.1 >	<u>Priority Habitat Inventory</u> >	4	2	5	-	-
70	13.2	Habitat Networks	0	0	0	-	-
70	13.3	Open Mosaic Habitat	0	0	0	-	-
70	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale</u> >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	<u>10k Availability</u> >	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-

74 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-
75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	1	3	-
77 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	2	2	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
84	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
85 >	17.1 >	Shrink swell clays >	Low (within 50m)				
86 >	17.2 >	Running sands >	Low (within 50m)				
88 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	18.1 >	BritPits >	0	0	0	1	-
95 >	18.2 >	Surface ground workings >	0	5	0	-	-
95	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-

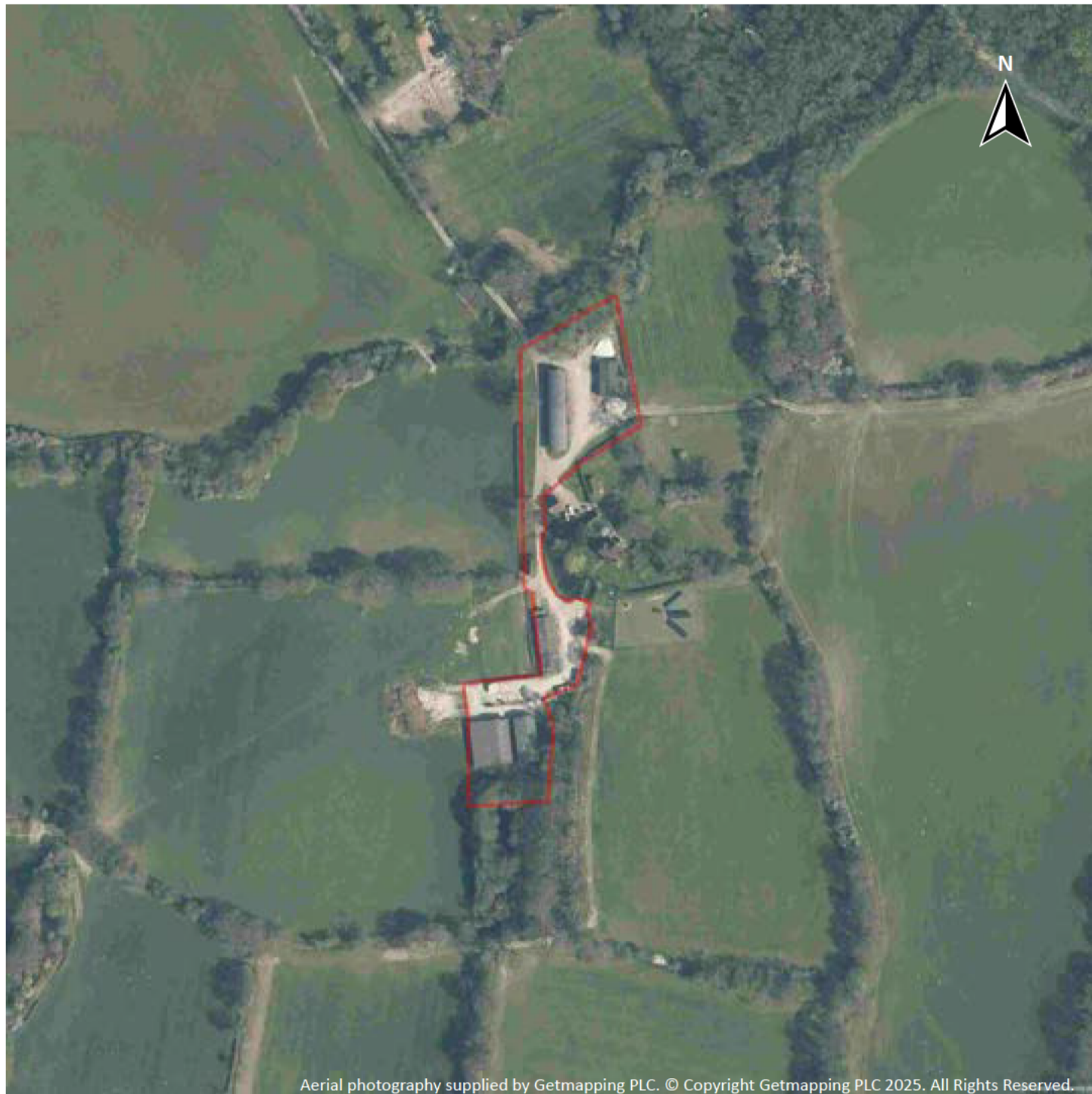


96	18.5	Historical Mineral Planning Areas	0	0	0	0	-
96 >	18.6 >	Non-coal mining >	1	0	0	0	0
96	18.7	JPB mining areas	None (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
97 >	18.9 >	Researched mining >	0	0	1	3	-
97	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98	18.12	Coal mining	None (within 0m)				
98	18.13	Brine areas	None (within 0m)				
98	18.14	Gypsum areas	None (within 0m)				
98	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
101 >	19.2 >	Mining cavities >	0	0	0	1	1
101	19.3	Reported recent incidents	0	0	0	0	-
101	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	4	-	-	-
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: 24/04/2021

Site Area: 0.88ha



Recent site history - 2018 aerial photograph



Capture Date: 08/05/2018

Site Area: 0.88ha



Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.88ha



Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.88ha



Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 0.88ha



OS MasterMap site plan



Site Area: 0.88ha



1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m

11

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

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

ID	Location	Land use	Dates present	Group ID
1	124m N	Unspecified Works	1977 - 1991	2289973



ID	Location	Land use	Dates present	Group ID
A	421m NW	Smithy	1968	2231837
A	440m NW	Old Forge	1977 - 1991	2285903
A	443m NW	Smithy	1909 - 1920	2323298
A	449m NW	Smithy	1961	2318142
B	478m N	Boat House	1896	2243082
B	482m N	Boat House	1914	2218282
B	484m N	Boat House	1914	2293721
B	487m N	Boat House	1895	2226515
B	487m N	Boat House	1920 - 1961	2255254
B	493m N	Boat House	1968	2326789

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

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

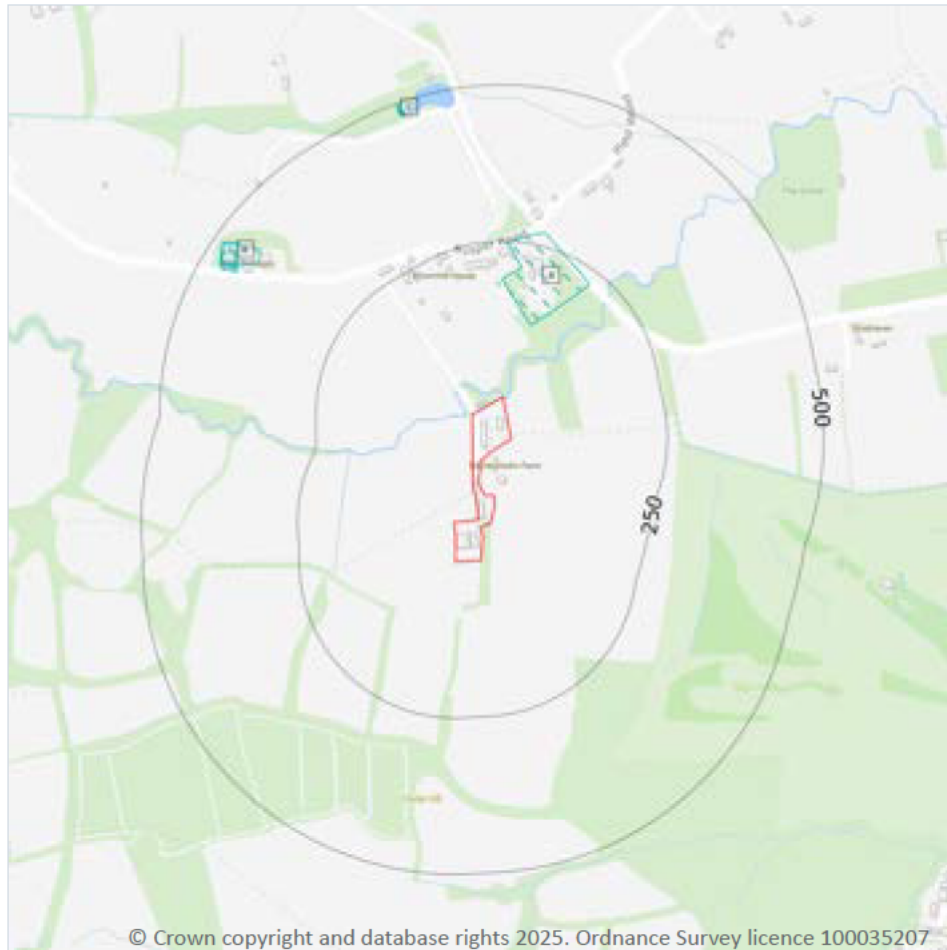
Records within 500m

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

2.1 Historical industrial land uses

Records within 500m

15

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	124m N	Unspecified Works	1991	2289973
A	124m N	Unspecified Works	1977	2289973
B	421m NW	Smithy	1968	2231837



ID	Location	Land Use	Date	Group ID
B	440m NW	Old Forge	1991	2285903
B	440m NW	Old Forge	1977	2285903
B	443m NW	Smithy	1909	2323298
B	446m NW	Smithy	1920	2323298
B	449m NW	Smithy	1961	2318142
C	478m N	Boat House	1896	2243082
C	482m N	Boat House	1914	2218282
C	484m N	Boat House	1914	2293721
C	487m N	Boat House	1920	2255254
C	487m N	Boat House	1895	2226515
C	487m N	Boat House	1961	2255254
C	493m N	Boat House	1968	2326789

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m 0

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'.

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)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

1

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

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

ID	Location	Address	Further Details	Date
A	On site	Site Address: Stumbleholme Farm, Rusper Road, Ifield, Crawley, West Sussex, RH11 0LQ	Type of Site: Waste Transfer Station (New/Conversion) Planning application reference: WSCC/017/17/RS Description: Scheme comprises change of use of cattle barn and adjoining hard standing area to a waste transfer station handling a maximum of 5000 tonnes a year of nonhazardous waste with ancillary skip hire and storage as well as vehicle parking. The associated works include sewer systems, landscaping, infrastructure, enabling, cable laying and access roads. Data source: Historic Planning Application Data Type: Point	-

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



3.6 Licensed waste sites

Records within 500m	0
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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	31
---------------------	----

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
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Disposing of waste exemption	On a farm	Burning waste in the open
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Using waste exemption	On a farm	Use of mulch
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Using waste exemption	On a farm	Use of waste in construction
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX095056	Using waste exemption	On a farm	Spreading of plant matter to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX095056	Using waste exemption	On a farm	Incorporation of ash into soil
A	23m N	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX095056	Using waste exemption	On a farm	Use of waste for a specified purpose
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Use of waste in construction
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Use of waste for a specified purpose
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Incorporation of ash into soil
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Use of mulch
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Disposing of waste exemption	On a farm	Burning waste in the open
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX238160	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLQ	WEX365520	Using waste exemption	On a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Use of waste for a specified purpose
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Incorporation of ash into soil
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Using waste exemption	On a farm	Use of mulch
A	28m NE	Stumbleholme Farm House, Rusper Road, Ifield, Crawley, Rh11 OLq	WEX365520	Disposing of waste exemption	On a farm	Burning waste in the open
1	269m NW	Park Cottage Rusper Road Crawley West Sussex Rh11 OLq	EPR/JH0276PT /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Company	Address	Activity	Category
A	14m S	Slurry	West Sussex, RH11	Waste Storage, Processing and Disposal	Infrastructure and Facilities
A	20m S	Pit	West Sussex, RH11	Unspecified Quarries Or Mines	Extractive Industries



ID	Location	Company	Address	Activity	Category
B	225m N	C C M Gatwick M O T Testing	Rusper Road, Ifield, Crawley, West Sussex, RH11 OLQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	226m N	C C M	Ccm Depot, Rusper Road, Ifield, West Sussex, RH11 OLQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	235m N	Works	West Sussex, RH11	Unspecified Works Or Factories	Industrial Features
1	238m NW	Alpha Maintenanc e & Clearance Ltd	Stumbleholme Cottage, Rusper Road, Ifield, West Sussex, RH11 OLQ	Clearance and Salvage Dealers	Recycling Services

This data is sourced from Ordnance Survey.

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

Records within 250m	0
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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

4

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

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Address	Details	
C	227m N	STW, BROOMHILL HOUSE, RUSPER ROAD, STW, BROOMHILL HOUSE, RUSPER RO, AD, IFIELD, SUSSEX, RH11 OLQ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.1572 Permit Version: 1 Receiving Water: TRIB OF MOLE	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 06/12/1978 Effective Date: 06/12/1978 Revocation Date: 05/09/1991
C	227m N	STW, BROOMHILL HOUSE, RUSPER ROAD, STW, BROOMHILL HOUSE, RUSPER RO, AD, IFIELD, SUSSEX, RH11 OLQ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.1572 Permit Version: 2 Receiving Water: TRIB OF MOLE	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 06/12/1978 Effective Date: 06/09/1991 Revocation Date: 29/10/1991
2	342m NW	STUMBLEHOLM LODGE AND COTTAGE, RUSPER ROAD, IFIELD, CRAWLEY, WEST SUSSEX, RH11 OLQ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CASM.0274 Permit Version: 1 Receiving Water: THE BROOMHILL TRIBUTARY	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 13/06/2000 Effective Date: 07/06/2000 Revocation Date: -
3	406m NW	THE GATE INN, IFIELD, CRAWLEY, SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.1273 Permit Version: 1 Receiving Water: TRIB OF MOLE	Status: TRANSFERRED FROM R(PP)A 1951-1961 Issue date: 08/05/1972 Effective Date: 08/05/1972 Revocation Date: -

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

0

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

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

4.20 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

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 33](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	358m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

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

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	386m 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

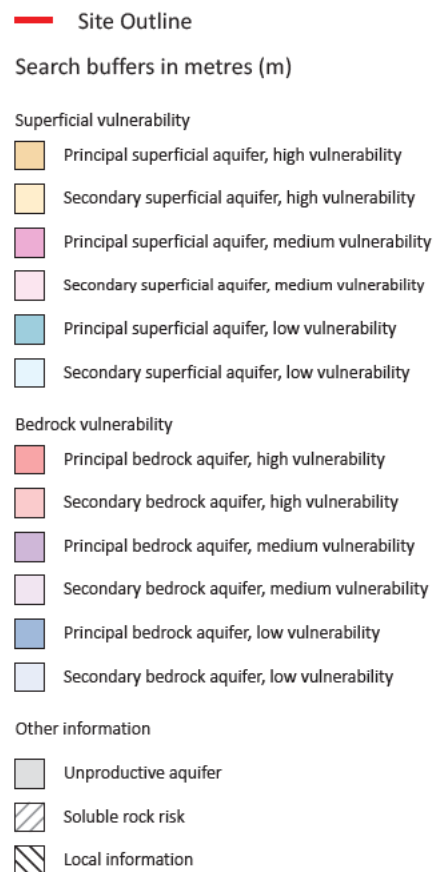
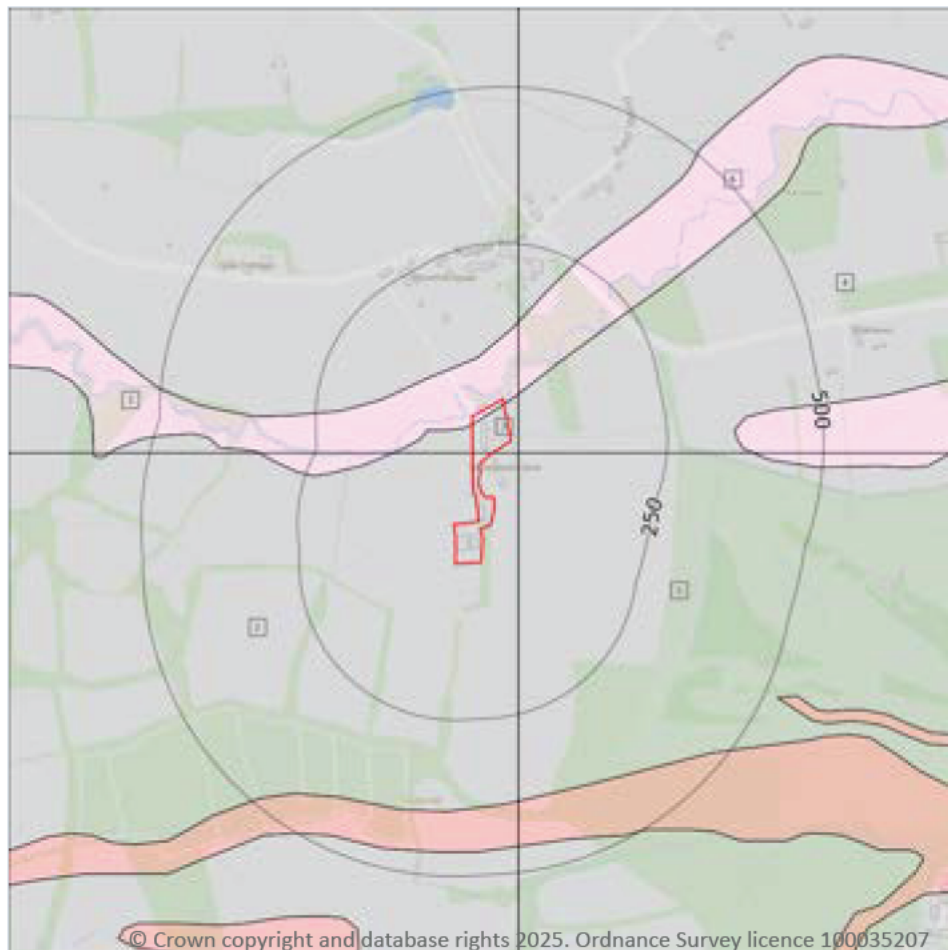


ID	Location	Designation	Description
3	458m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

6

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 37](#) >



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: Low Infiltration value: 40-70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: 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: 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
4	12m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
5	22m SE	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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
6	26m E	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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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.

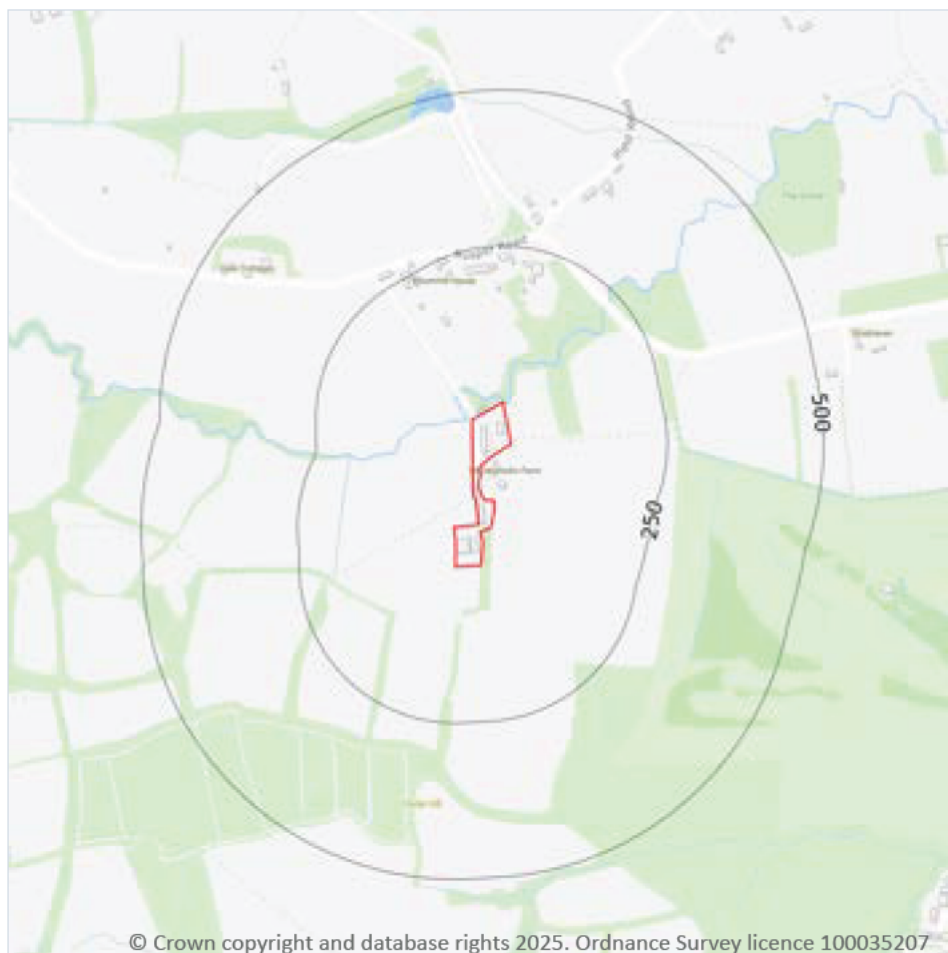
5.5 Groundwater vulnerability- local information

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

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 40](#) >

ID	Location	Details	
-	1305m W	Status: Historical Licence No: 28/39/32/0039 Details: Spray Irrigation - Spray Irrigation Definition Order Direct Source: THAMES GROUNDWATER Point: WEALD CLAY AT THE VINERIES, LAMBS GREEN, NEAR RUSPER, SUSSEX Data Type: Point Name: SHAW Easting: 521600 Northing: 136700	Annual Volume (m ³): 1591 Max Daily Volume (m ³): 22.73 Original Application No: - Original Start Date: 13/02/1967 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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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.

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
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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

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

13

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 43](#) >

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

ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	1m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mole
3	1m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mole
B	11m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mole
B	11m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mole
6	11m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mole
B	45m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Mole
7	181m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	196m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Mole

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

4

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 43](#) >

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 43](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
B	On site	River	Baldhorns Brook	GB106039017470	Mole Upper Trib	Mole

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 43](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
4	8m N	River	Baldhorns Brook	GB106039017470 ↗	Poor	Fail	Poor	2019

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



6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding



- 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

8

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).

Features are displayed on the River and coastal flooding map on [page 47 >](#)

Distance	Flood risk category
On site	High
0 - 50m	High

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

7.2 Historical Flood Events

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

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

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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

7.5 Flood Storage Areas

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

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on [page 47](#) >

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

1

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.

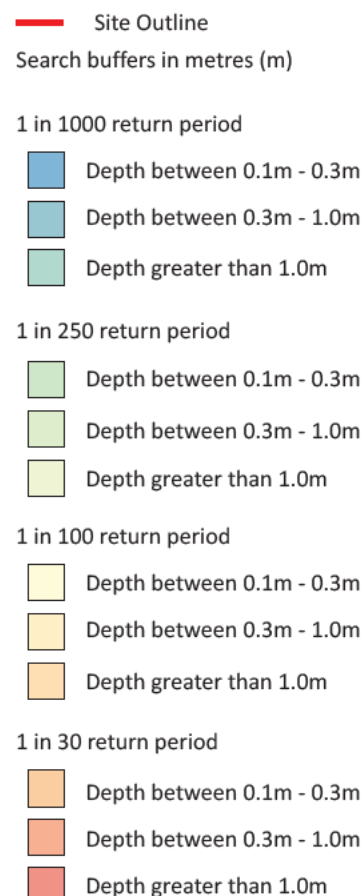
Features are displayed on the River and coastal flooding map on [page 47](#) >

Location	Type
On site	Zone 3 - (Fluvial /Tidal Models)

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

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 51](#) >

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.

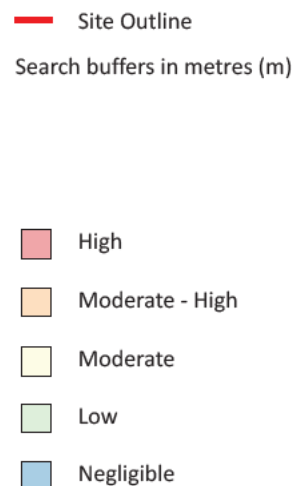
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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 53](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54](#) >

ID	Location	Name	Data source
A	932m S	House Copse SSSI	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

45

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 54](#) >

ID	Location	Name	Woodland Type
1	234m NE	Five Acres	Ancient & Semi-Natural Woodland
2	285m SE	Unknown	Ancient & Semi-Natural Woodland
3	491m NE	Unknown	Ancient & Semi-Natural Woodland
4	763m SW	Upper Kilnwood Ghyll, Hither Pit Field, The Fourt*	Ancient & Semi-Natural Woodland
A	932m S	House Coppice	Ancient & Semi-Natural Woodland
5	1042m S	House Coppice	Ancient Replanted Woodland
6	1193m SW	Unknown	Ancient & Semi-Natural Woodland
-	1291m S	Unknown	Ancient & Semi-Natural Woodland
-	1295m N	Unknown	Ancient & Semi-Natural Woodland
-	1301m S	Capon Grove	Ancient & Semi-Natural Woodland
9	1320m SW	Unknown	Ancient & Semi-Natural Woodland
10	1320m SW	Unknown	Ancient & Semi-Natural Woodland
11	1352m SW	Unknown	Ancient & Semi-Natural Woodland
-	1360m NE	Bramley Field, Showrings, Shoughlings	Ancient & Semi-Natural Woodland
-	1360m N	Unknown	Ancient Replanted Woodland
-	1367m N	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1383m S	Unknown	Ancient Replanted Woodland
-	1386m S	Unknown	Ancient & Semi-Natural Woodland
16	1392m NW	Unknown	Ancient & Semi-Natural Woodland
17	1417m NW	Unknown	Ancient & Semi-Natural Woodland
18	1417m E	Unknown	Ancient & Semi-Natural Woodland
-	1430m NW	Unknown	Ancient & Semi-Natural Woodland
20	1470m NE	Ifield Wood	Ancient & Semi-Natural Woodland
-	1487m S	Unknown	Ancient & Semi-Natural Woodland
22	1498m NE	Unknown	Ancient & Semi-Natural Woodland
-	1503m NW	Unknown	Ancient & Semi-Natural Woodland
24	1513m NE	Unknown	Ancient & Semi-Natural Woodland
-	1514m NW	Unknown	Ancient & Semi-Natural Woodland
-	1529m E	Unknown	Ancient & Semi-Natural Woodland
-	1537m S	Rainbow Field, Pond Tail & Shaw	Ancient & Semi-Natural Woodland
28	1587m SE	Island Shaw, Pond Shaw	Ancient & Semi-Natural Woodland
-	1625m W	Unknown	Ancient & Semi-Natural Woodland
-	1714m NW	Dumbrills Coppice	Ancient & Semi-Natural Woodland
-	1715m NW	Unknown	Ancient & Semi-Natural Woodland
-	1759m NW	Unknown	Ancient & Semi-Natural Woodland
-	1761m NE	Druids Coppice	Ancient & Semi-Natural Woodland
-	1776m W	Unknown	Ancient & Semi-Natural Woodland
-	1820m NE	Unknown	Ancient & Semi-Natural Woodland
-	1837m SE	Unknown	Ancient & Semi-Natural Woodland
-	1848m SW	Unknown	Ancient & Semi-Natural Woodland
-	1849m W	Unknown	Ancient & Semi-Natural Woodland
-	1858m W	Unknown	Ancient & Semi-Natural Woodland
-	1869m W	Hand Copse	Ancient & Semi-Natural Woodland
-	1873m NW	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1993m S	Fullers Shaw, Eleven Acres, Five Acres, Marl Pit	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
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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
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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
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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
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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

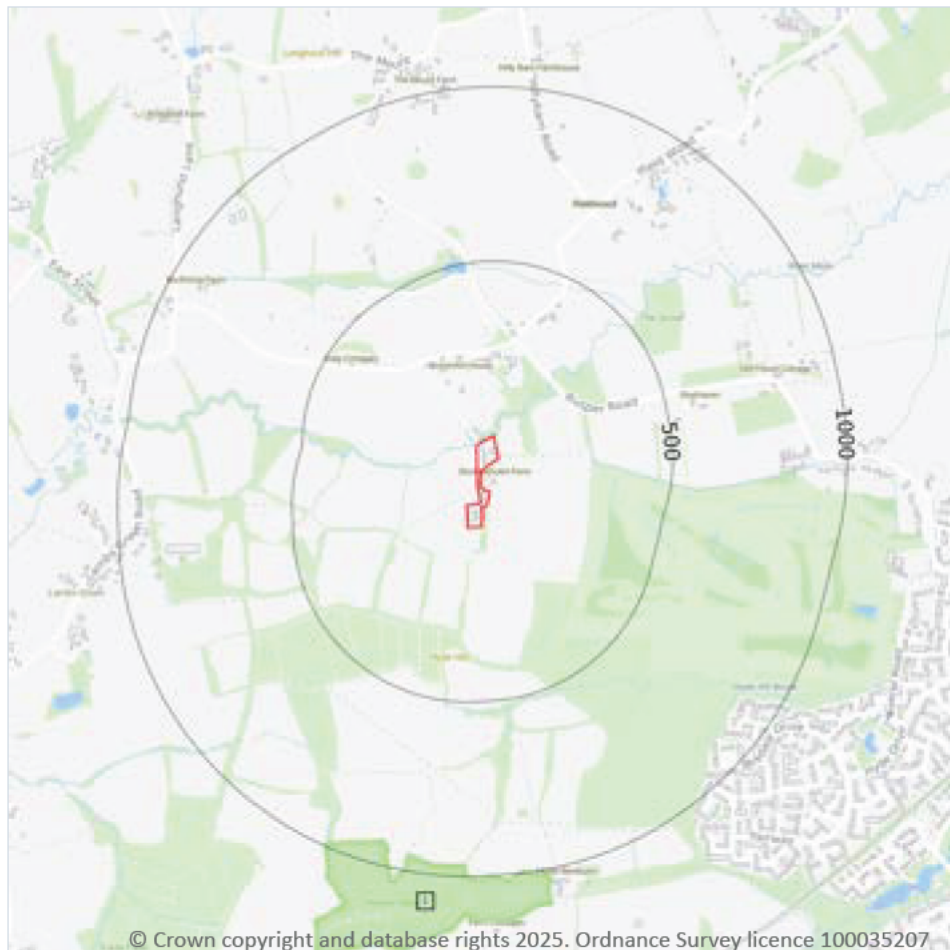
0

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.

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

0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m**1**

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

Features are displayed on the SSSI Impact Zones and Units map on [page 61](#) >

ID: 1
Location: 932m S
SSSI name: House Copse
Unit name: House Copse
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Favourable	06/10/2006

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

5

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

Features are displayed on the Visual and cultural designations map on [page 63](#) >

ID	Location	Name	Grade	Reference Number	Listed date
1	On site	Granary To West Of Stumbleholme Farmhouse	II	1240236	28/01/1982
2	On site	Cattle Shed To South West Of Stumbleholme Farmhouse	II	1240237	28/01/1982
3	9m SE	Barn To North Of Stumbleholme Farmhouse	II	1240235	28/01/1982
A	12m N	Garden Gate, Overthrow And Side Railings To West Of Stumbleholme Farmhouse	II	1240234	28/01/1982
A	27m N	Stumbleholme Farmhouse	II	1194820	28/11/1980



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

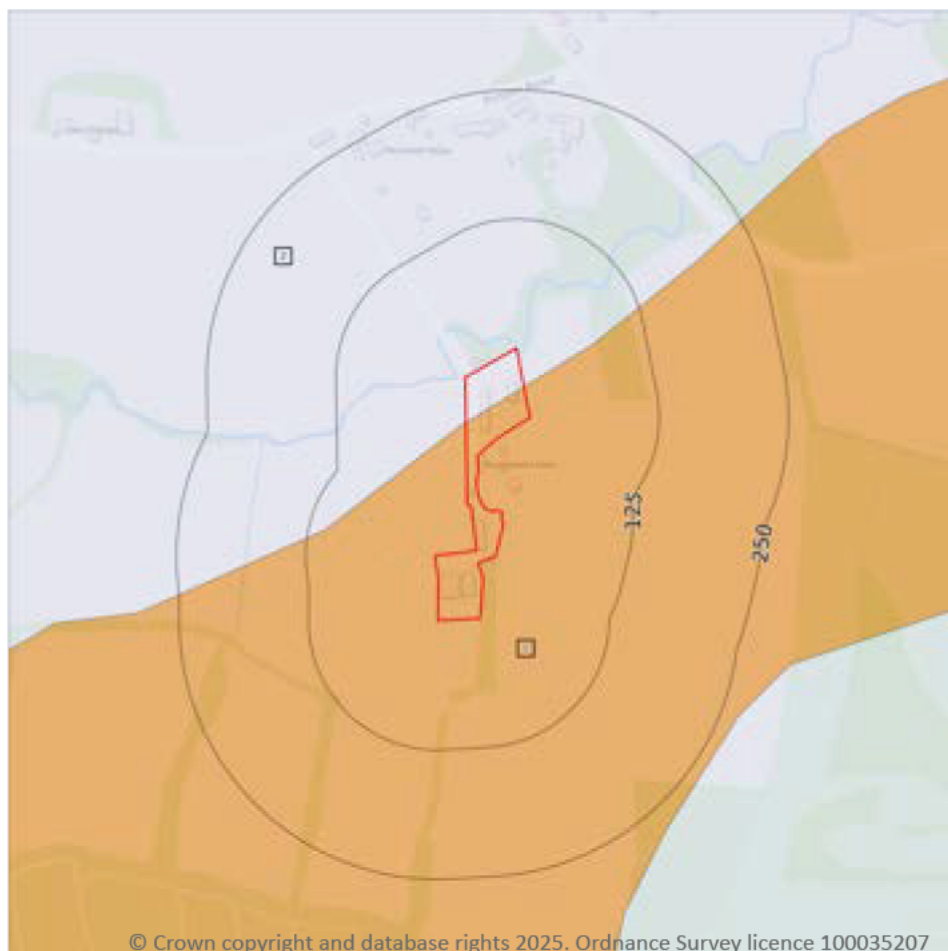
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

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 66](#) >

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	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
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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
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Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

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

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

1

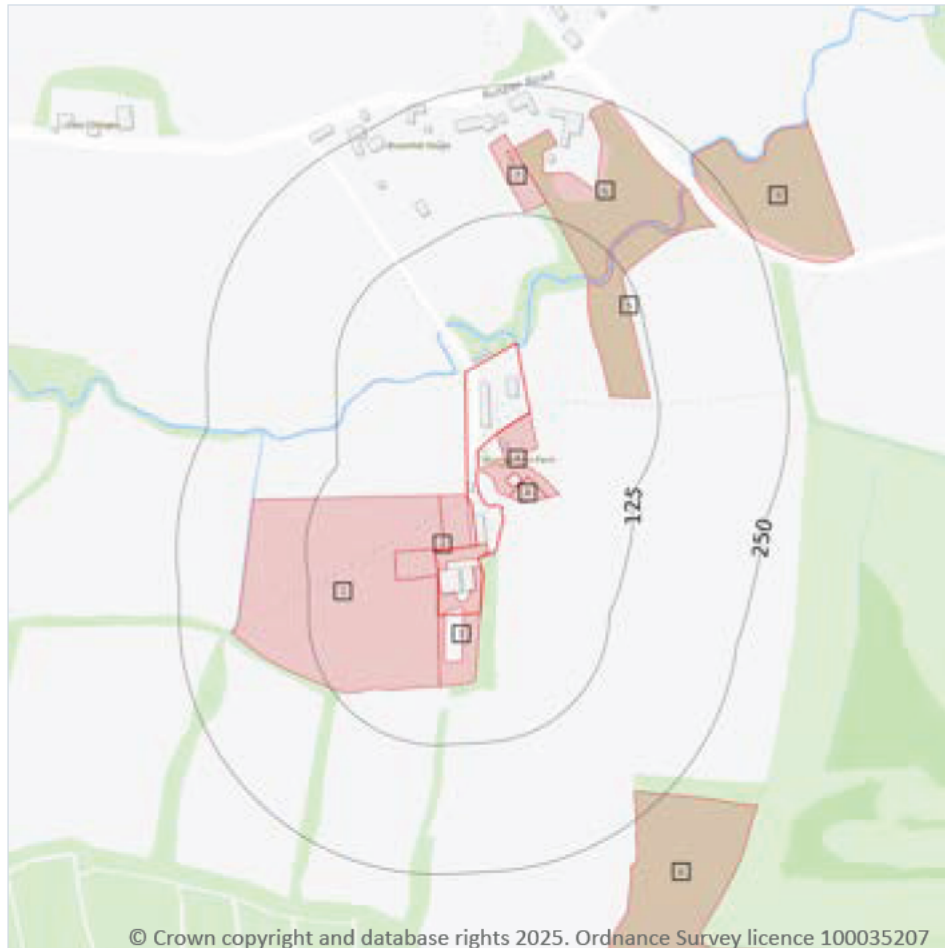
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	1253958	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

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

11

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 69](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
2	On site	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
3	On site	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
4	On site	No main habitat but additional habitats present	Additional: TORCH (INV 50%)



ID	Location	Main Habitat	Other habitats
A	12m NE	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
A	42m E	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
5	74m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	94m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	127m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	228m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	234m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

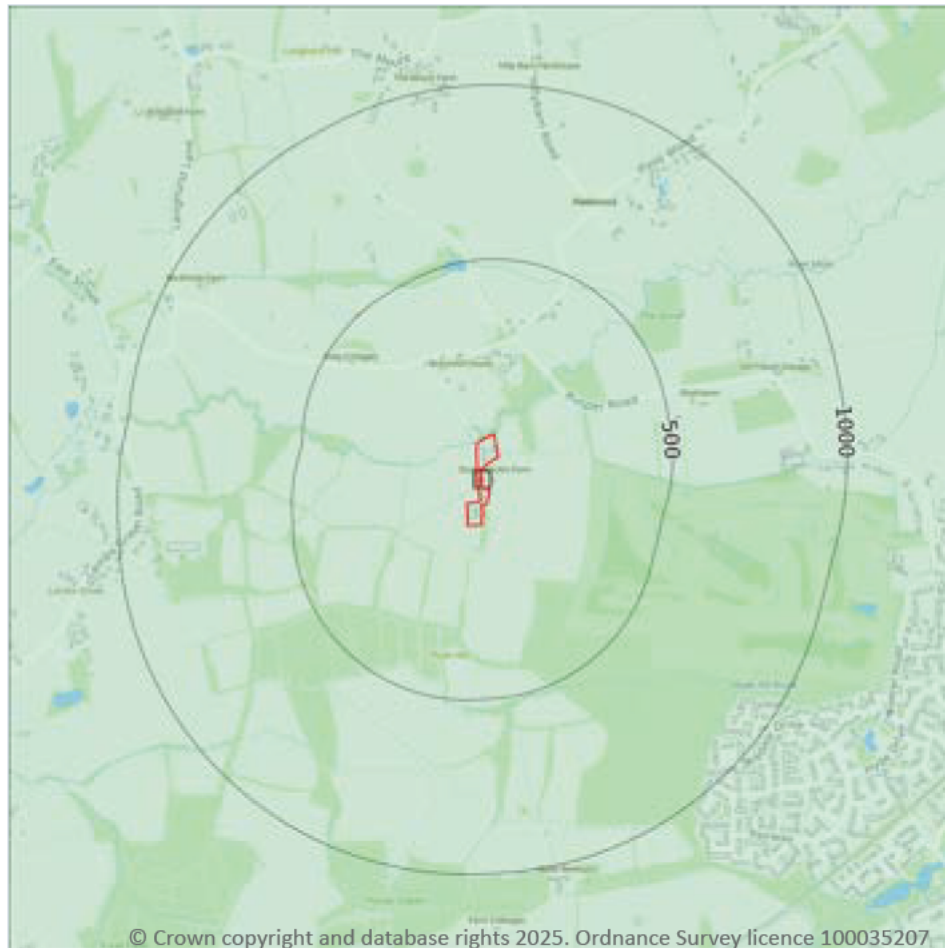
Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened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



This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	TQ23NW

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

2

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 74](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	368m E	MO2-V	River Terrace Deposits, 2 (mole) - Gravel	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

5

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 76](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
2	129m E	WC-FESTC	Weald Clay Formation - Clay-ironstone	Barremian Age - Hauterivian Age
3	257m S	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
5	402m S	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age



ID	Location	LEX Code	Description	Rock age
6	472m S	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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.

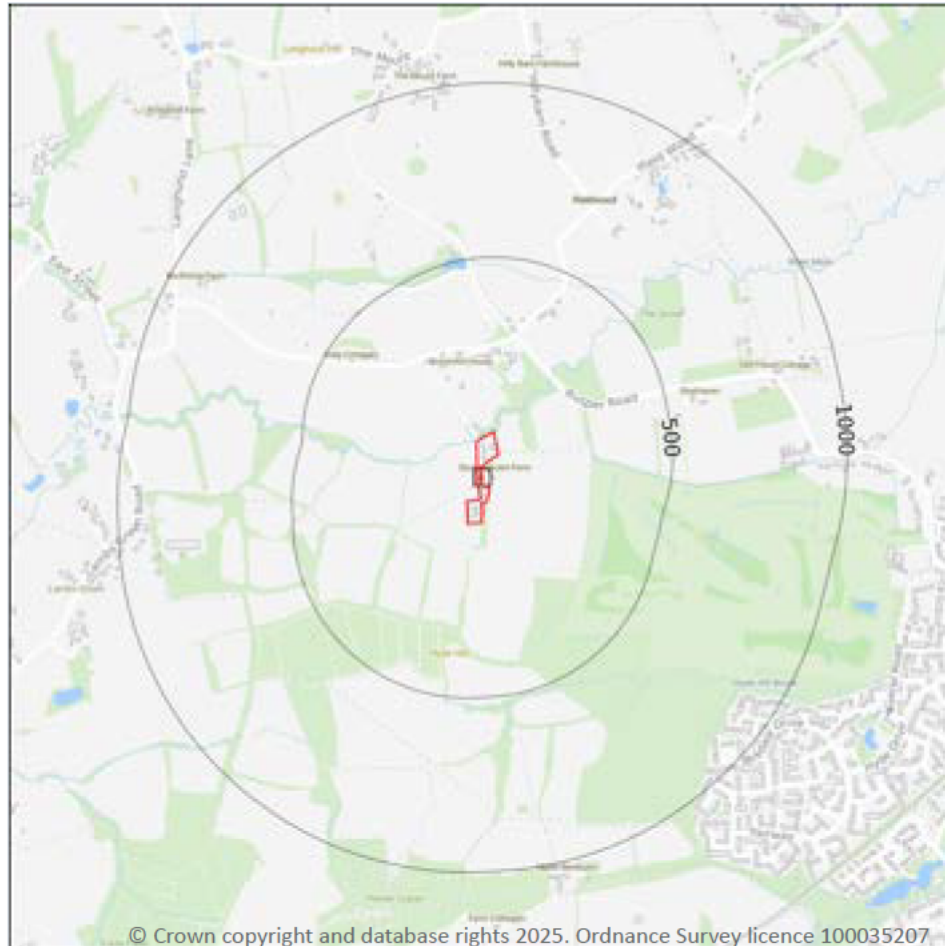
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 76](#) >

ID	Location	Category	Description
4	257m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

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 78](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

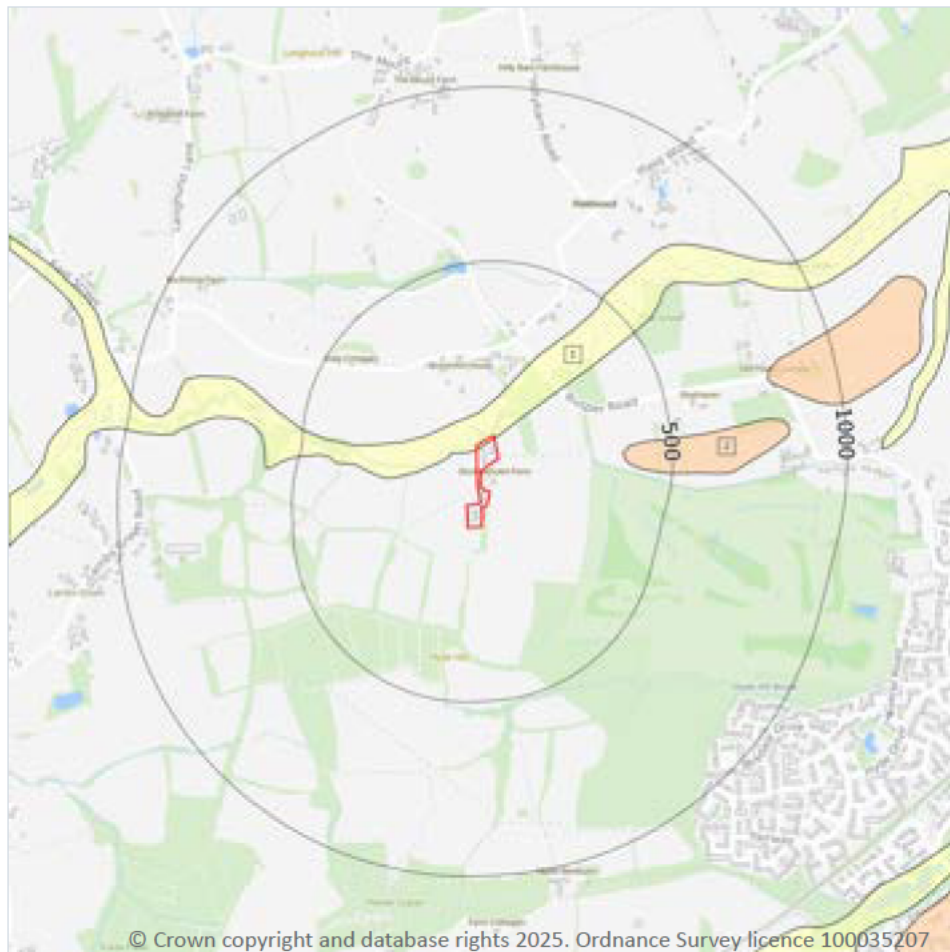
Records within 50m

0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

2

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 80](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	358m E	MO2-XSV	RIVER TERRACE DEPOSITS, 2 (MOLE)	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	Intergranular	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

5

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 82](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
2	129m E	WC-FESTC	WEALD CLAY FORMATION - CLAY-IRONSTONE	HAUTERIVIAN
3	244m S	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
5	386m S	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	HAUTERIVIAN

ID	Location	LEX Code	Description	Rock age
6	458m S	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
--------------------	---

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1
---------------------	---

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.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 82](#) >

ID	Location	Category	Description
4	244m S	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m

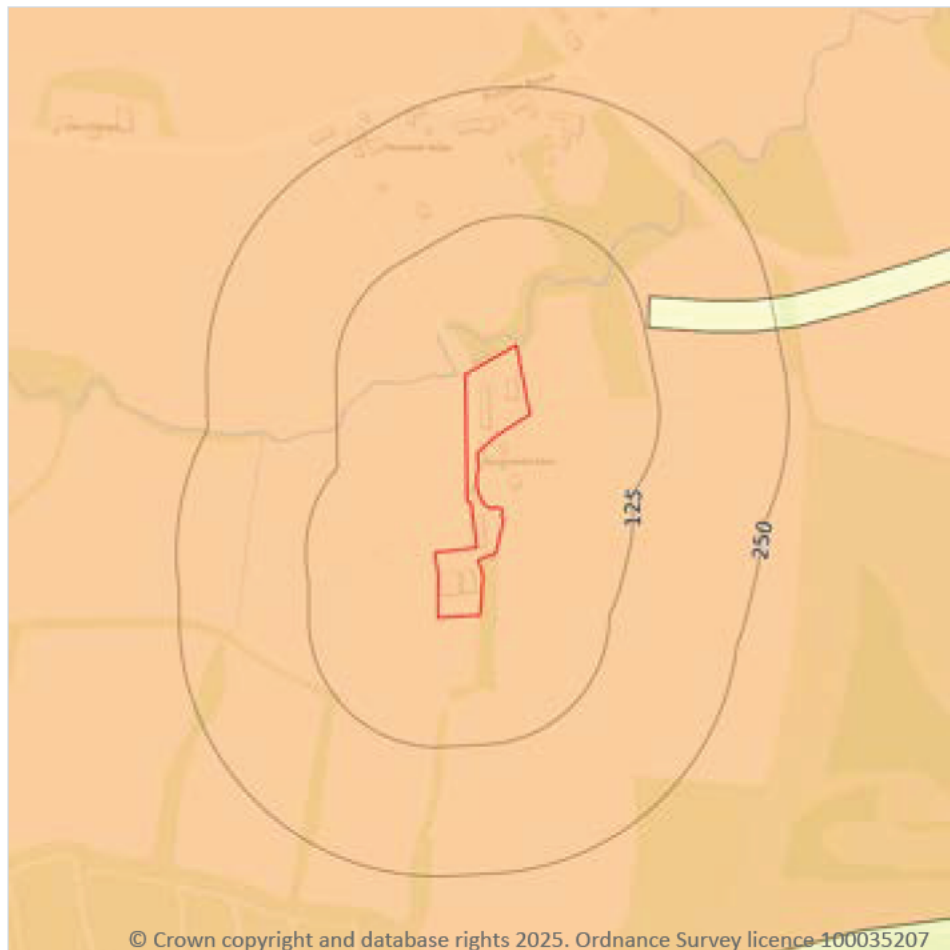
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

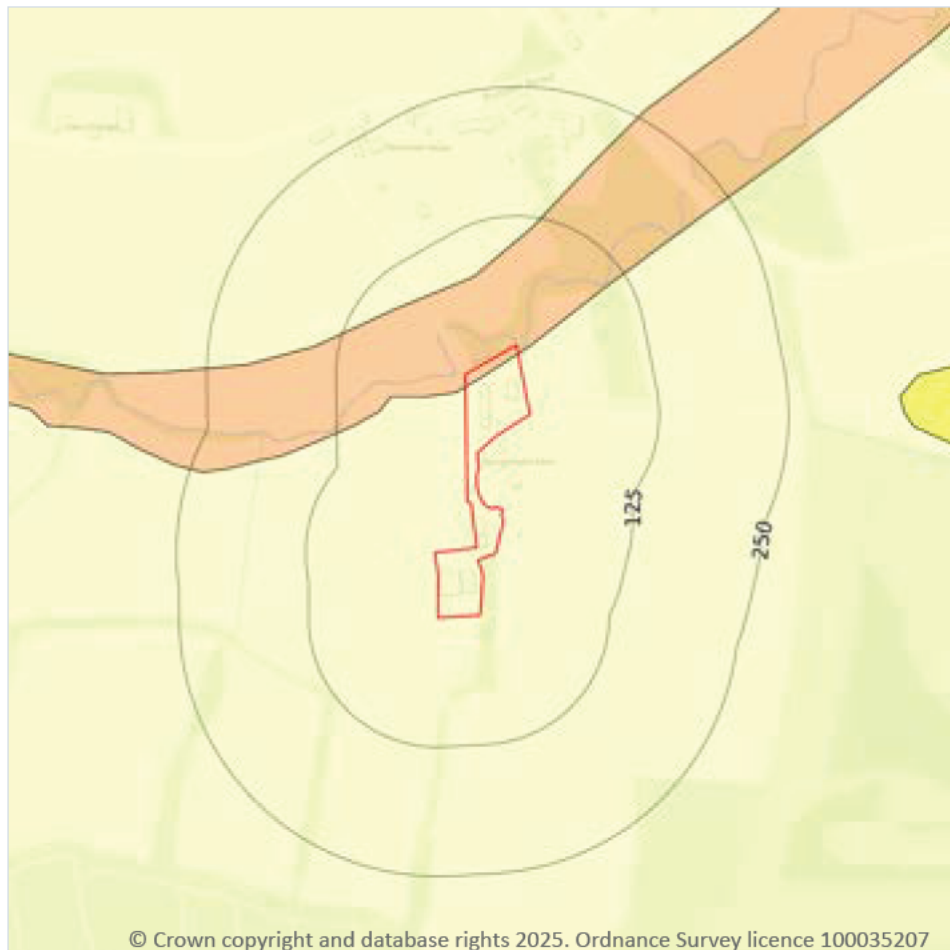
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 85](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

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 86](#) >

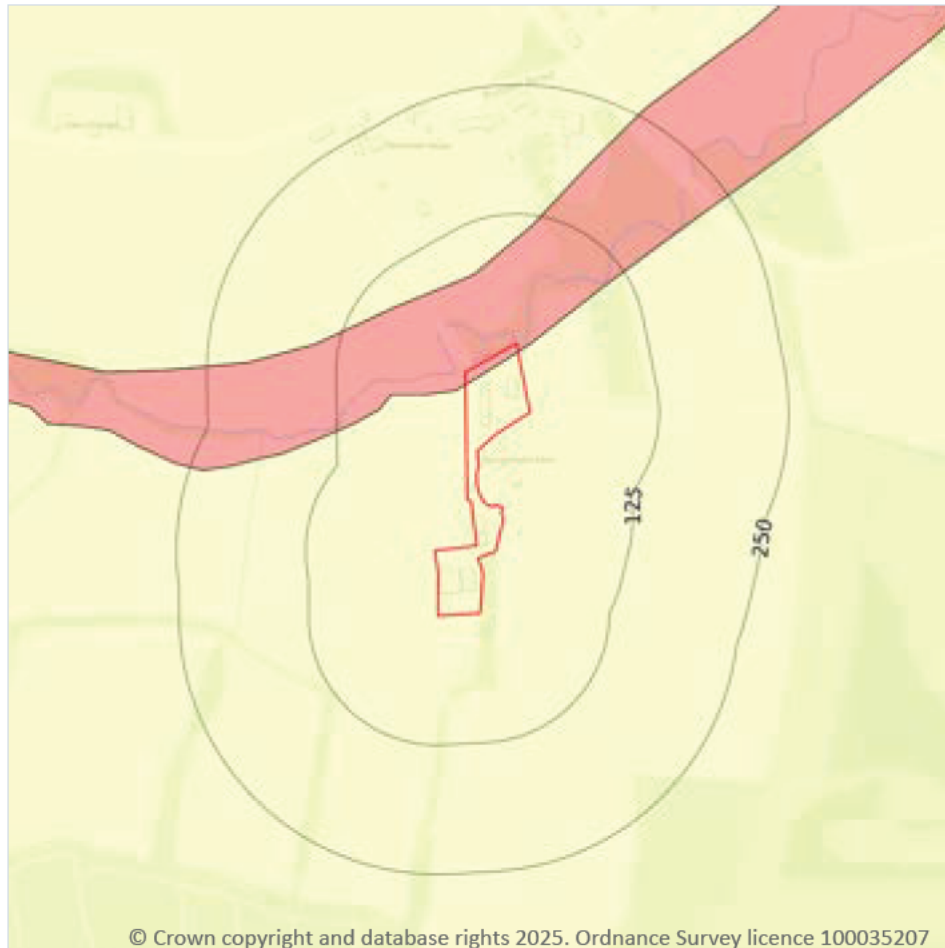
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

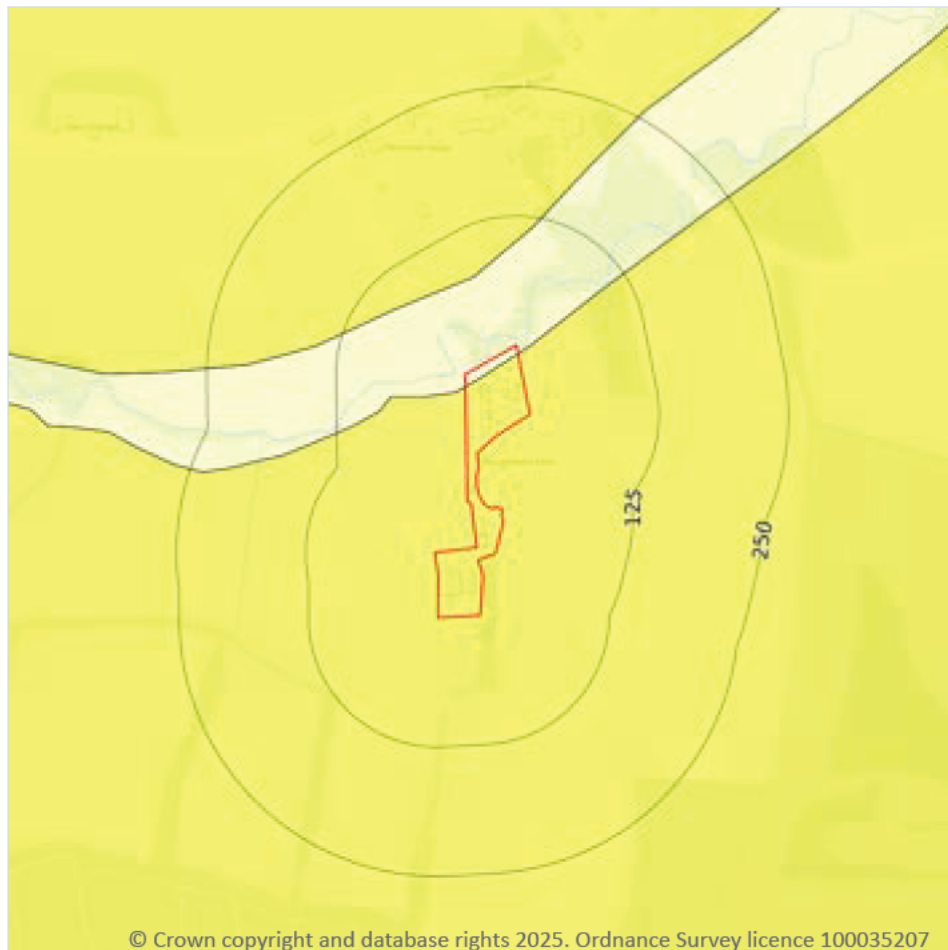
Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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

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

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
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.

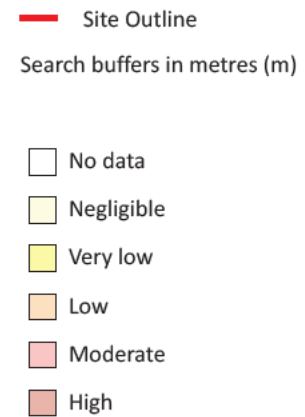
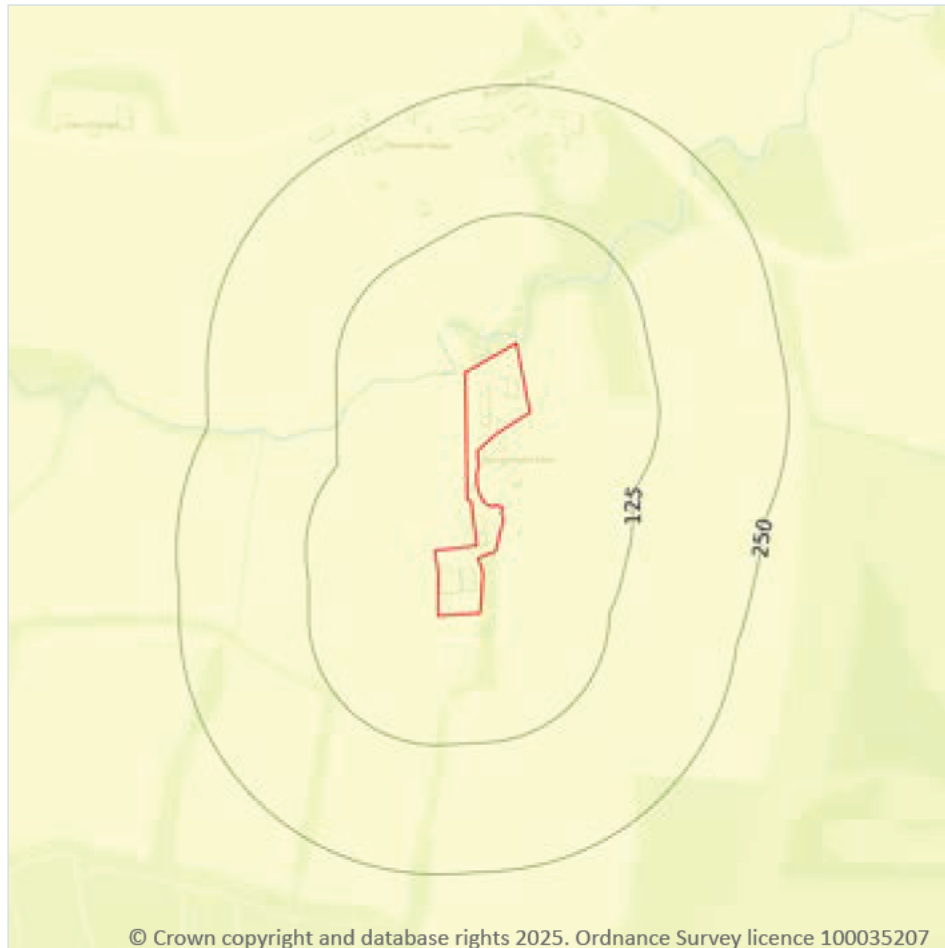
Features are displayed on the Natural ground subsidence - Landslides map on [page 91](#) >

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



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](#) >

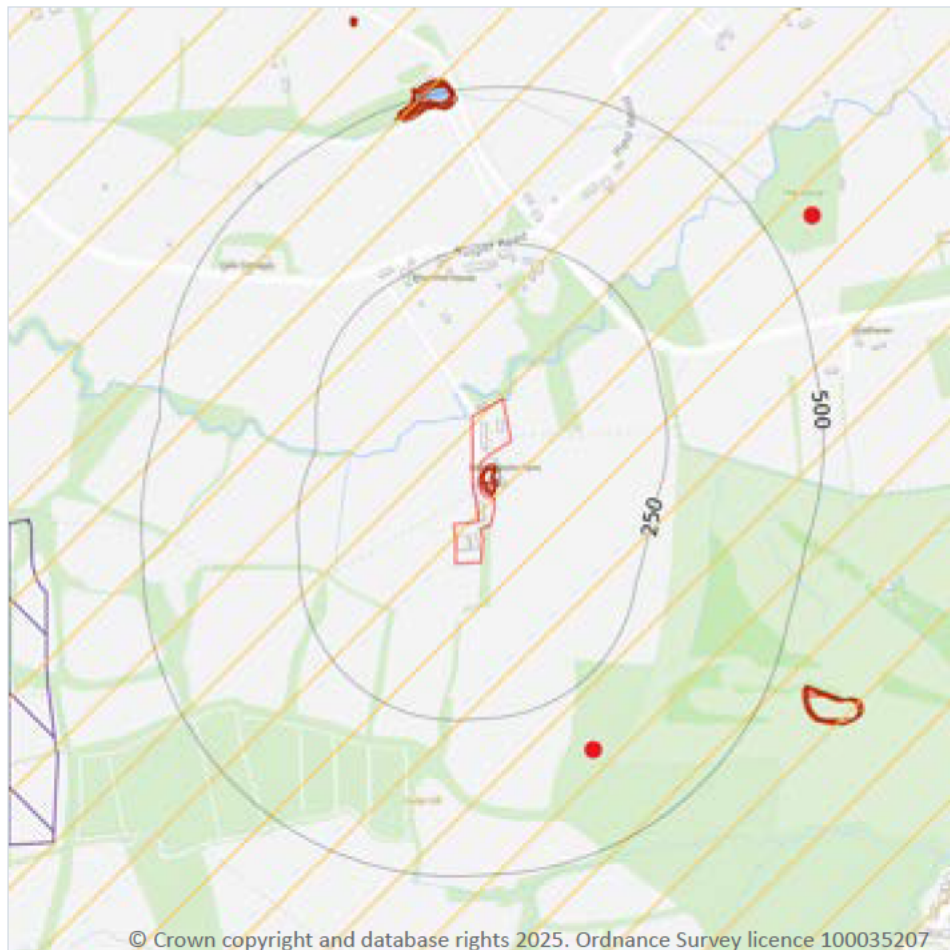
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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
1	349m SE	Name: Hyde Hill Pit Address: Lambs Green, Rusper, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	5
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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	2m E	Pond	1875	1:10560
A	3m N	Pond	1909	1:10560
A	3m N	Pond	1896	1:10560
A	4m E	Pond	1920	1:10560
A	4m E	Pond	1895	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0
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Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

1

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
A	On site	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**4**

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.

Location	Mineral type
231m NE	Metals
305m SE	Stone
324m SE	Stone
491m NE	Metals

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
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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
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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
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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
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

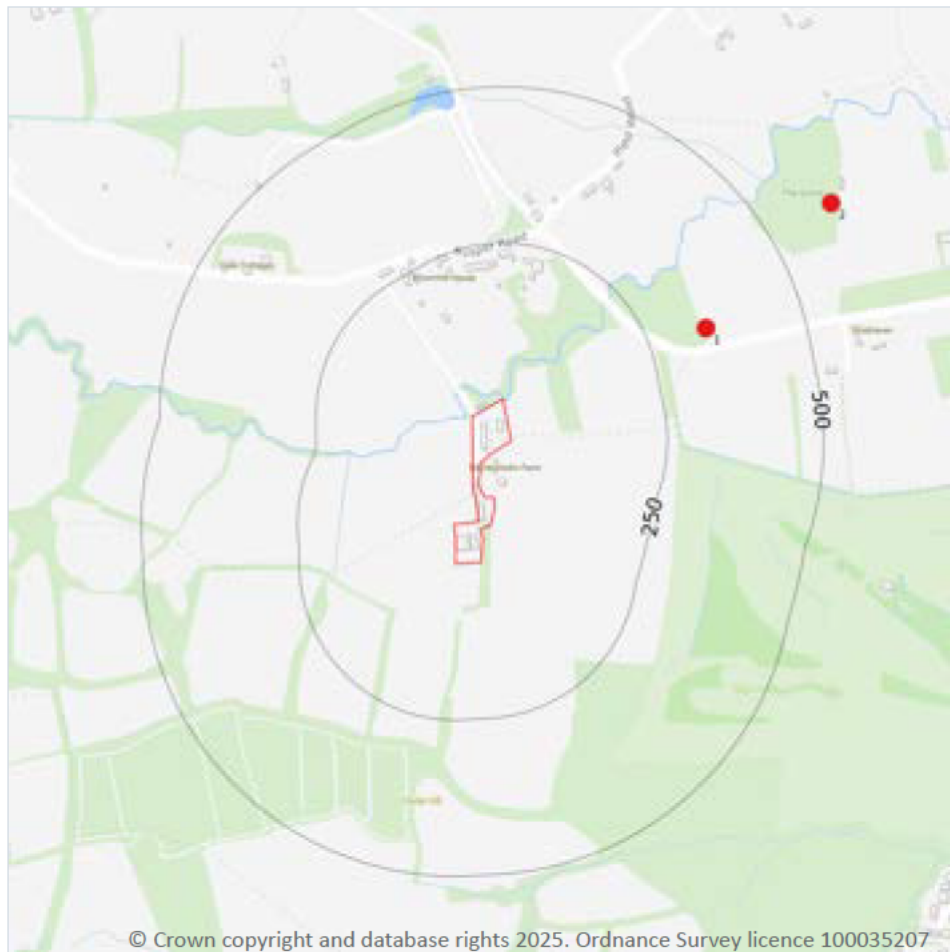
Records on site	0
-----------------	---

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

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



19 Ground cavities and sinkholes



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents

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

2

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

Features are displayed on the Ground cavities and sinkholes map on [page 100](#) >

ID	Location	Mine Address	Mineral
1	344m E	Crawley, West Sussex	Magnetite, Marcasite, Siderite, Ironstone
2	612m NE	Crawley, West Sussex	Magnetite, Marcasite, Siderite, Ironstone

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

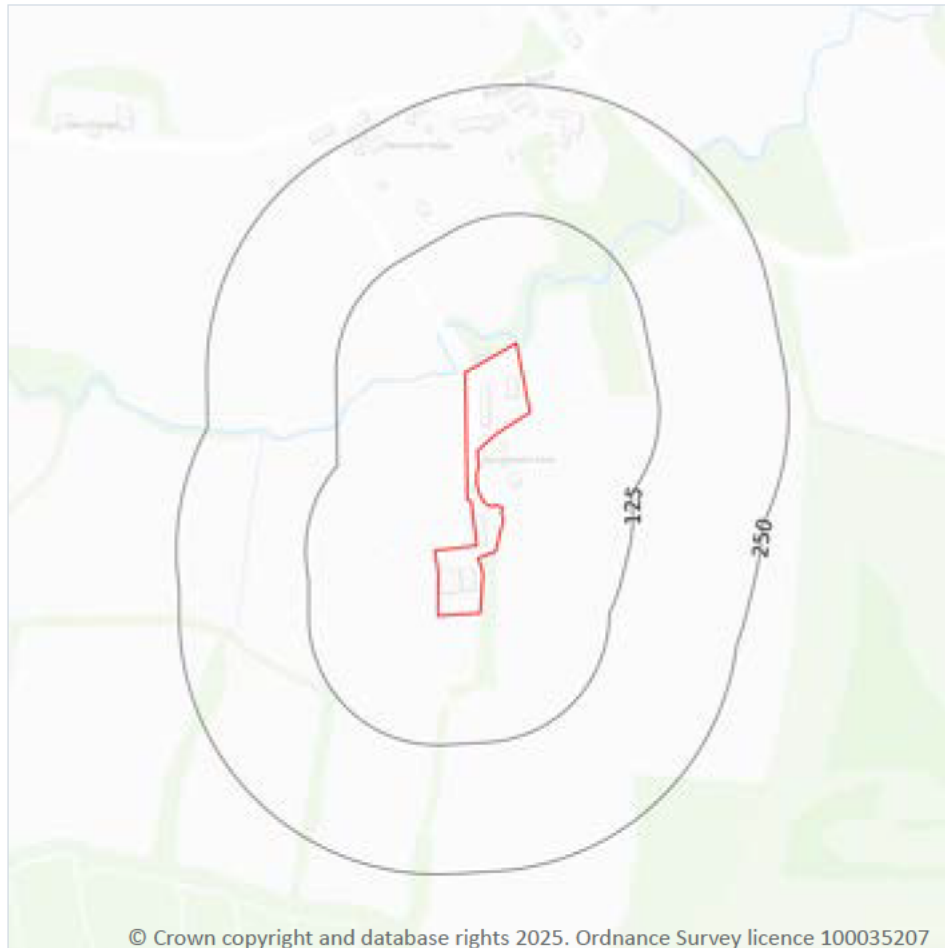
This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a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

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

This data is sourced from Groundsure.



20 Radon



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— Site Outline
Search buffers in metres (m)

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

20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 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

8

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 - 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	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
12m E	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
22m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
22m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
26m E	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.



21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per 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
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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
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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
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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
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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
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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
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HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.

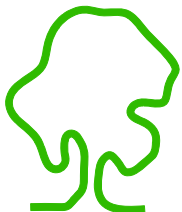
Data providers

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

Terms and conditions

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





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