



Flood Risk Assessment and Drainage Strategy

Land north of Rectory Lane, Ashington

25-036-RPT-003 Rev A

July 2026



Charles & Associates

Document Control Sheet

Project Name:	Land north of Rectory Lane, Ashington
Project Number:	25-036
Report Title:	Flood Risk Assessment and Drainage Strategy
Report Number:	003

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
-	Final	MT	LB	MT	GAC	June 2026
A	Updated to suit Client Team comments	MT	LB	MT	LB	July 2026

C&A Consulting Engineers

Park House, Park Farm
 East Malling Trust Estate
 Bradbourne Lane
 Aylesford, Kent
 ME20 6SN
 Tel: 01732 448120

Landmark House
 Station Road
 Hook
 Hampshire
 RG27 9HA
 Tel: 01256 630420

enquiries@c-a.uk.com



Contents

1	Introduction	4
1.1	Overview	4
1.2	Purpose.....	5
1.3	Report Limitations	5
2	Site Description and Environmental Setting	6
2.1	Location	6
2.2	Topography and Existing Drainage.....	7
2.3	Geology & Hydrogeology	8
3	Development Proposals	14
4	Planning Policy.....	15
4.1	National Planning Policy	15
4.2	Non-Statutory National Standards for Sustainable Drainage Systems (SuDS)	17
4.3	Regional & Local Policy	18
4.4	Level 1 Strategic Flood Risk Assessment (SFRA) – Horsham District Council	22
4.5	WSCC Pre Application Advice	23
5	Evaluation of Potential Sources of Flooding.....	24
5.1	Sources of Flooding	24
5.2	Flooding from the Sea or Tidal Flooding	24
5.3	Flooding from Rivers or Fluvial flooding	24
5.4	Flooding from Land (Pluvial Flooding)	25
5.5	Flooding from Sewer Flooding	28
5.6	Flooding from Groundwater	28
5.7	Flooding from Reservoirs or other artificial sources.....	28
6	Flood Risk Management Measures	30
7	Off Site impacts	32
7.1	Flood Risk elsewhere.....	32
7.2	Surface Water Management.....	32
8	Residual Risks.....	33
8.1	Residual Flood Risk	33
8.2	Management.....	33
9	Proposed Surface Water Strategy	34
9.1	Design Approach	34

9.2	Greenfield Runoff Calculations	34
9.3	Hierarchy of Surface Water Disposal	35
9.4	Proposed Drainage and SuDS.....	36
9.5	Storage Calculations	36
10	Non-Statutory National Standards for Sustainable Drainage Systems (SuDS)	
	Compliance	38
10.2	Standard 1: Runoff Designations	38
10.3	Standard 2: Management of Everyday Rainfall (interception).....	39
10.4	Standard 3: Management of Extreme Rainfall and Flooding	41
10.5	Standard 4: Water Quality.....	42
10.6	Standard 5: Amenity	45
10.7	Standard 6: Biodiversity	46
10.8	Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity	47
11	Foul Water Drainage	49
12	Conclusions & Recommendations	51
12.1	Overview	51
12.2	Probability of Flooding	51
12.3	Sequential and Exception Tests	51
12.4	Proposed Drainage Strategy.....	52
12.5	Recommendations	52
Appendix A	Outline Masterplan	
Appendix B	Pre Application Advice from WSCC	
Appendix C	Topographic Survey	
Appendix D	Southern Water Sewer Records	
Appendix E	Geoenvironmental Information	
Appendix F	Assessment of Surface Water Flood Volumes	
Appendix G	Greenfield Runoff Calculations	
Appendix H	Surface Water Drainage Strategy	
Appendix I	Surface Water Causeway Flow Calculations	
Appendix J	Detention Basin Details	
Appendix K	Foul Water Drainage Strategy	
Appendix L	Capacity Check Letter from Southern Water	
Appendix M	Draft Maintenance Plan	

1 Introduction

1.1 Overview

- 1.1.1 Charles & Associates Consulting Engineers Ltd (C&A) have been commissioned by Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, hereafter called “The Client” to prepare a Flood Risk Assessment (FRA) incorporating both foul and surface water drainage strategies for a proposed residential development at Land north of Rectory Lane, Ashington, West Sussex, hereafter referred to as “the Site”.
- 1.1.2 The Site is located to the north-west of Ashington, approximately 0.7km west of the junction with the A24 as shown in **Figure 1.1** below. The Local Planning Authority (LPA) is Horsham District Council (HDC) and the Lead Local Flood Authority (LLFA), is West Sussex County Council (WSCC).

Figure 1.1 - Site Location



- 1.1.3 Taylor Wimpey will be submitting an Outline Planning Application to HDC for a proposed development of up to 125 residential dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters will be reserved except access. Refer to **Appendix A** for the Outline Masterplan for the proposed development.

1.2 Purpose

- 1.2.1 This FRA and Drainage Strategies have been prepared to support an outline planning application as a means of demonstrating that flooding and drainage issues will not constrain the development of the site. It also confirms that the development will conform to national policy and guidance for Flood Risk and National standards for Sustainable Drainage Systems (SuDS) together with the local policy requirements set out by WSCC as the LLFA and HDC as the LPA.
- 1.2.2 In terms of surface water drainage and potential for flooding, it examines the Site's suitability in planning policy terms and physical characteristics to allow suggested solutions to deal with drainage in the developed state, thus ensuring the Site is drained in a sustainable manner whilst not adversely impacting on the surrounding area.
- 1.2.3 The provisions of the National Planning Policy Framework (NPPF, December 2024) have been considered in preparing the Flood Risk Assessment. In addition, attention has also been paid to the policies within Horsham's District Planning Framework, the Level 1 Strategic Flood Risk Assessment (SFRA), September 2024, Horsham District Council and WSCC Pre Application Advice, refer to **Appendix B** for the advice.

1.3 Report Limitations

- 1.3.1 The findings, recommendations and conclusions of this report are based on information obtained from a variety of external sources which are understood to be reputable. However, C&A Consulting Engineers cannot guarantee the authenticity or reliability of any data and/or records provided by third parties.
- 1.3.2 This report contains public sector information licensed under the Open Government Licence v3.0.

2 Site Description and Environmental Setting

2.1 Location

- 2.1.1 As stated above, the proposed Site is located to the north of Rectory Lane, in the village of Ashington, West Sussex, approximately 15km to the north of Worthing and approximately 18km to the south of Horsham. The Site abuts the urban edge of Ashington and is well contained by trees and hedges. It is bounded by hedgerows and trees on Rectory Lane to the south, and on its eastern boundary. The western and northern boundary is also bounded by hedgerows, trees and a ditch network including the Lancing Brook which flows to the north, before it joins the EA Main River, the River Adur, approximately 5km north-west of the Site.
- 2.1.2 The entire Site within the redline boundary is approximately 7.39 hectares. See **Figure 2.1** for the Site Boundary Plan.

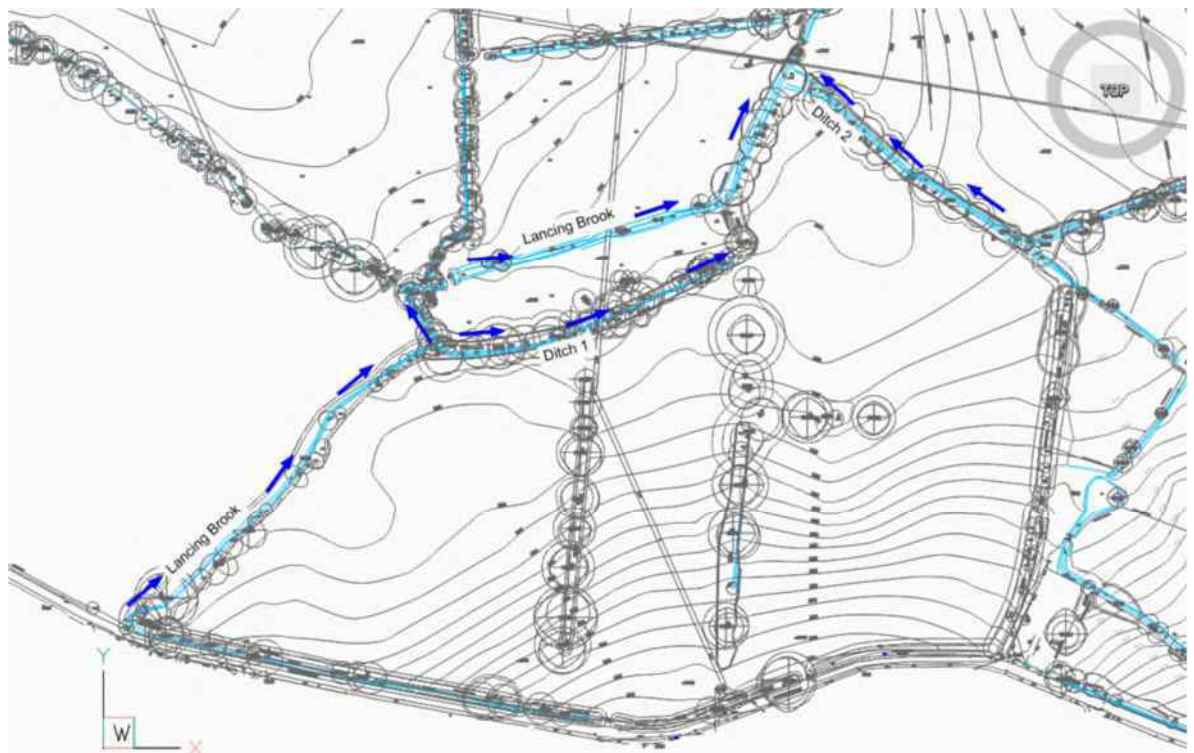
Figure 2.1 - Site Boundary Plan



2.2 Topography and Existing Drainage

- 2.2.1 The Topographical Survey shows that the Site falls to the north / north-western boundary where a network of ditches are located with trees and hedgerow. The Site falls from 31.20m AOD (metres Above Ordnance Datum) on the southern boundary to 21.90m AOD in the north and to 23.50m AOD on the western boundary. Gradients from the southern boundary falling to the north and northwest are approximately 1 in 18 to 1 in 13. These gradients flatten out in the northern part of the Site with gradients at 1 in 40 to 1 in 95. Refer to **Appendix C** for the Topographical Survey.
- 2.2.2 The Site is currently under agricultural use and can be described as greenfield in nature, which has “natural drainage”. The surface water runoff from the Site currently drains towards the Lancing Brook on the western and northern boundaries, and to existing ditches located along part of the northern boundary and along the northeastern boundary. These drain towards the northern point of the site from where the Lancing Brook continues northwards. Refer to Figure 2.2 for the ditches surrounding the site.

Figure 2.2 – Ditch Map



- 2.2.3 Due to existing vegetation growth, it has not been possible to confirm that Ditch 1 has an existing positive connection to the Lancing Brook at its eastern extent. It is expected that a connection exists due to general land topography. This is considered further in **Chapter 7**.

- 2.2.4 Further review of the topographical survey and sewer records obtained from Southern Water confirms that there are no existing sewers within the Site. Refer to **Appendix D** for the Southern Water sewer records
- 2.2.5 There is an existing public Southern Water foul sewer network south of the Site including a 150mm diameter foul sewer in Rectory Lane that drains westwards to an existing pumping station in Mousdell Close. Foul flows are then pumped via a rising main to a 225mm diameter foul sewer further east in Rectory Lane that takes flows southwards as part of the network that eventually discharges to the Ashington Wastewater Treatment Works (WWTW).

2.3 Geology & Hydrogeology

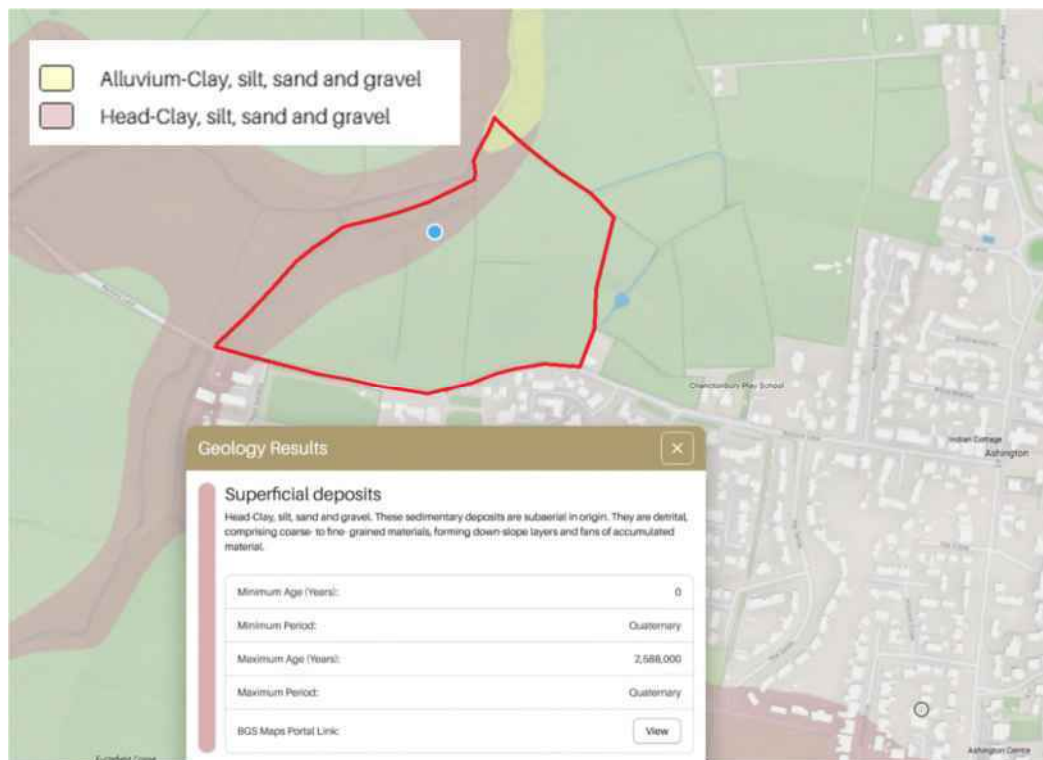
- 2.3.1 The British Geological Survey (BGS) online mapping shows the geology of the Site. This indicates that the whole Site is underlain by two types of Weald Clay Formation. There is a band of Weald Clay formation – Sandstone, west to east shown across the southern part of the Site with the remainder underlain by Weald Clay formation - Mudstone as shown in **Figure 2.3**. The northern and western boundary of the Site are shown to be overlain by superficial deposits, associated with the watercourse corridor, of Head deposits - Clay, Silt, Sand and Gravel. The northern extent of the Site is shown to be underlain by Alluvium - Clay, Silt and Gravel as shown in **Figure 2.4**. Both bedrock and superficial deposits are considered impermeable, lacking the ability to provide any substantial infiltration properties.

Figure 2.3 - BGS Bedrock Deposits



Reproduced with the permission of the British Geological Survey © UKRI 2026

Figure 2.4 - BGS Superficial Deposits



Reproduced with the permission of the British Geological Survey © UKRI 2026

- 2.3.2 A review of the Department of Environment, Food and Rural Affairs (DEFRA) “Magic Maps” shows that the Site is not located within a Groundwater Source Protection Zone as shown in **Figure 2.5**. The Site is not underlain by a Bedrock Aquifer. The Site is partially underlain by a secondary (undifferentiated) Superficial Drift Aquifer, being the superficial geology in the north-west of the Site. Refer to **Figure 2.6** and **Figure 2.7**.

Figure 2.5 – Groundwater Protection Zone



Figure 2.6 - Bedrock Aquifer Designation

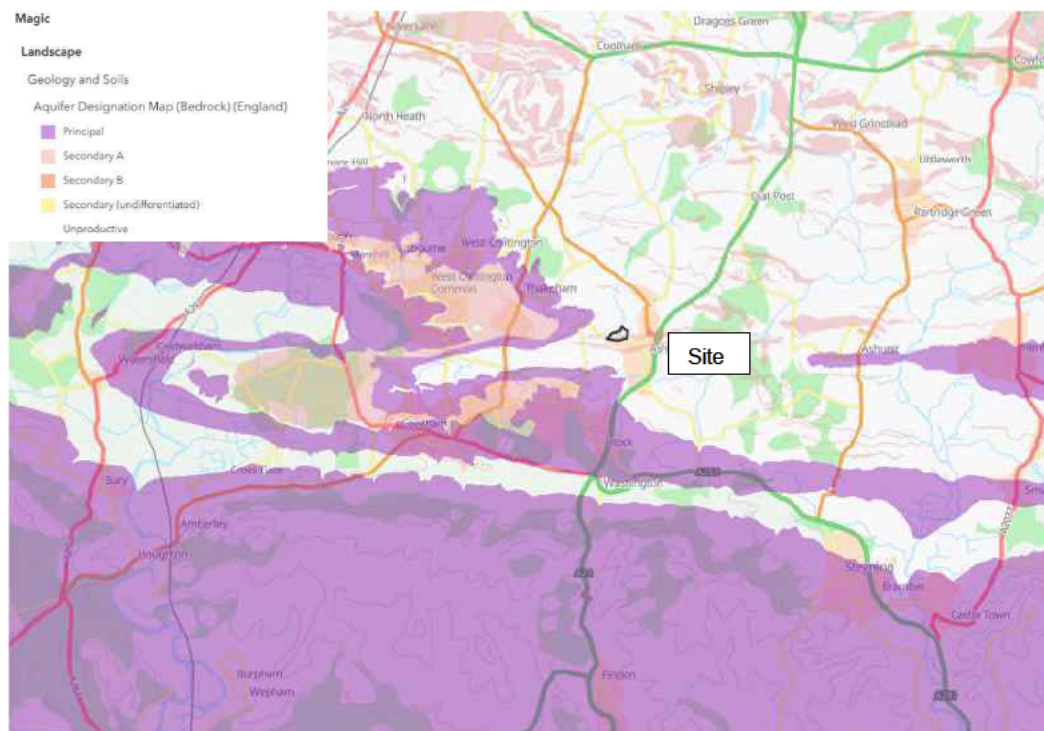
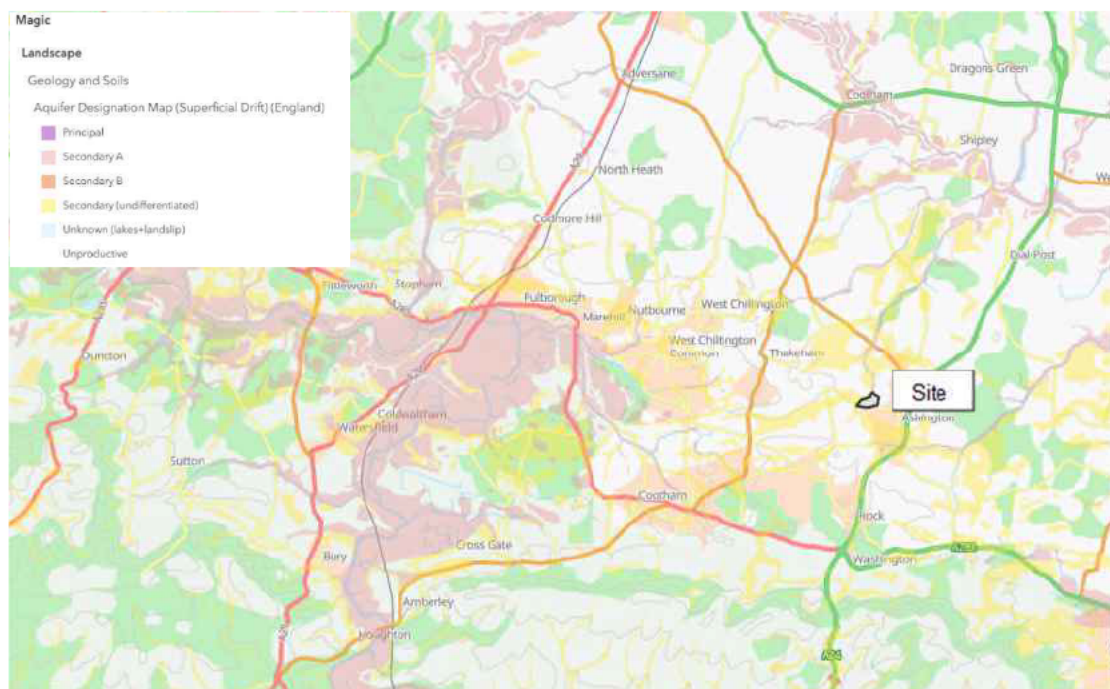


Figure 2.7 - Superficial Drift Aquifer Designation



- 2.3.3 From the BGS GeoIndex mapping it can be seen that there is a borehole recorded to the south of the Site (reference TQ11NW1) as shown in **Figure 2.8**. This borehole appears to have struck areas of perched groundwater at various depths. The borehole log confirms the Weald Clay Formation, including mainly clay, sandy marl, shale and local fossil-bearing strata. The borehole records identify extensive sequences of blue clay and hard clay deposits at depth, confirming the presence of low permeability cohesive ground conditions in the vicinity of the Site.

Figure 2.8- BGS Onshore Index – Borehole Records



- 2.3.4 Geo-Environmental Services Ltd (GESL) undertook a ground investigation and Ground Appraisal Report, including infiltration testing, for the Client in August 2015, followed by a Desk Study Report in February 2026. Groundwater Monitoring was carried out over the 2025 / 2026 winter period and is reported in GESL's letter report of May 2026. The Reports can be found in **Appendix E**.
- 2.3.5 GESL's 2015 investigation identified Weald Clay formation across the whole of the Site, with soils attributed to head deposits at boreholes WS4 (to 1.6m bgl) and WS5 (to 4.7m bgl) in the higher, southern part of the Site.
- 2.3.6 Infiltration testing was carried out at 3 locations at a depth of 3 metres below ground level. Although these were located in the south of the site near the locations where some non-clay geology was identified none of these tests were able to record an infiltration rate. This indicates that the shallow cohesive ground conditions are unlikely to provide suitable infiltration potential for conventional infiltration drainage.

- 2.3.7 A Desk Study Report in February 2026 published by GESL includes images from a site walkover, the ground was observed to be saturated across the Site, with localised areas of surface water pooling close to the northern and north-eastern boundaries.
- 2.3.8 Groundwater monitoring wells were installed to a depth of 3m below ground level (bgl) on the lower areas of the Site in December 2025 and monitored between January – April 2026. The Groundwater monitoring points were in boreholes (WS101, WS102 and WS103) located in the northern and north-western area of the Site close to the site boundary. Groundwater levels were monitored in the wells on five occasions between 16th January 2026 and 17th April 2026. No groundwater was encountered during installation, but groundwater was encountered within all monitored boreholes during the monitoring period. Subsequent monitoring identified variations in groundwater level, with the shallowest readings recorded in February and March 2026 where groundwater was observed at or close to ground level within WS101 and WS102. These were identified as flooded in February 2026. During the April 2026 monitoring, groundwater levels were recorded 0.10m and 0.74m bgl prior to bailing water to allow recharge. Following bailing and a 90-minute recharge period, groundwater recovery levels were recorded at greater depths of between 0.96m and 2.17m bgl. Overall, the monitoring indicated relatively shallow and seasonally variable groundwater conditions beneath the northern part of the Site. Groundwater flows are however expected to be minimal due to the low permeability of the ground.
- 2.3.9 Based on the available ground investigation and desk study information, infiltration drainage is not considered to be an adequate primary mode of surface water disposal for the Site. The drainage strategy should therefore be based on attenuation and controlled discharge to the watercourses/surface water bodies surrounding the Site.

3 Development Proposals

- 3.1.1 It is proposed to develop this Site for residential use. The development proposals are for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access. Two active travel routes have been proposed to connect the development to the wider proposed development allocation. Refer to **Appendix A** for the Outline Masterplan.

4 Planning Policy

4.1 National Planning Policy

4.1.1 NPPF sets out a robust approach to the Sequential Test and is intended to provide a rigorous understanding of flood risk. Its aim is to direct new development to areas with the lowest flood risk wherever possible, considering all sources of flooding. The future effects of climate change on flood risk should be accounted for.

4.1.2 The information related to Sequential Test is included within section 172 of the National Planning Policy Framework (NPPF). This states;

All plans should apply a sequential, risk-based approach to the location of development taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

a) applying the sequential test and then, if necessary, the exception test as set out below;

b) safeguarding land from development that is required, or likely to be required, for current or future flood management;

c) using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and

d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

4.1.3 In addition, section 175 of the National Planning Policy Framework (NPPF) states that;

The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

4.1.4 The NPPF is supported by Planning Practice Guidance (PPG), the latest PPG flood risk update being published in September 2025.

Planning Practice Guidance

- 4.1.5 The Planning Practice Guidance (PPG) provides additional guidance to LPAs to ensure effective implementation of the planning policies set out within the NPPF regarding development in areas at risk of flooding. It provides further information on the requirements for flood risk assessments including sustainable drainage systems (SuDS) which should be included in FRAs. The PPG advises on flood risk vulnerability, flood zone compatibility and operation and maintenance of SuDS systems.
- 4.1.6 The PPG states that developers and LPAs should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of SuDS.
- 4.1.7 Flood risk vulnerability is split into five classifications in Table 2 of the PPG, as follows, and the compatibility of these within each Flood Zone is set out in Table 3 of the PPG:
- Essential Infrastructure, e.g. essential transport and utility infrastructure, wind turbines.
 - Highly Vulnerable, e.g. emergency services (those required to be operational during flooding), basement dwellings.
 - More Vulnerable, e.g. residential dwellings, hospitals, schools, hotels, drinking establishments.
 - Less Vulnerable, e.g. retail, offices, storage and distribution, leisure, restaurants; and
 - Water-Compatible Development, e.g. docks, marinas, wharves.
- 4.1.8 The Site is proposed for residential development and is therefore classified as “More Vulnerable”.

Climate Change

- 4.1.9 Based on the most recent advice on climate change reported published by the Environment Agency (EA) peak rainfall intensity, sea level, peak river flow, offshore wind speed and extreme wave heights are all expected to increase in the future. It is recommended that considerations for future climate change are included in surface water drainage designs for proposed developments.
- 4.1.10 The DEFRA Climate Change Allowance Map shows the peak rainfall allowance for the management catchment. Having reviewed the Climate Change Allowance map the Site lies within Adur and Ouse Management Catchment which has a 45% climate change allowance. Refer to **Figure 4.1** below.

Figure 4.1: DEFRA Climate Change Allowance Map



- 4.1.11 The proposed Surface Water Drainage Strategy will be designed to cater for the upper allowance for the 2070s epoch, thus providing a suitable surface water drainage solution for the lifetime of the development.
- 4.1.12 All events up to and including the 1% AEP (100 year) rainfall event + 45% peak rainfall climate change will be catered for within the proposed system.

4.2 Non-Statutory National Standards for Sustainable Drainage Systems (SuDS)

- 4.2.1 These standards were released in July 2025, they are to provide information for designers, property developers, local authorities and other interested parties, such as sewerage undertakers and the Environment Agency. These standards are intended for application in the design of surface water drainage systems for new infrastructure and development, whether on greenfield or brownfield sites. The SuDS Standards set out 7 standards that apply to the management of surface water runoff:
- Standard 1: Runoff destinations
 - Standard 2: Management of everyday rainfall (interception)
 - Standard 3: Management of extreme rainfall and flooding
 - Standard 4: Water quality
 - Standard 5: Amenity
 - Standard 6: Biodiversity
 - Standard 7: Design of drainage for construction, operation, maintenance, decommissioning and structural integrity

- 4.2.2 These standards will be summarised and addressed in **Section 11** of the report to show how the design of the SuDS meets each one of these standards.

4.3 Regional & Local Policy

Horsham District Planning Framework (HDPF) 2015

- 4.3.2 HDC's current local plan is the Horsham District Planning Framework (HDPF) and was adopted in 2015. The document sets out the planning strategy for the years up until 2031 to deliver the social, economic and environmental needs of the area.
- 4.3.3 Horsham District Council set out 43 policies. Policies 35, 37 and 38 refer to Climate Change, Sustainable Construction and Flooding. These policies are reproduced below:

Policy 35 refers to Climate Change:

"Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

- 1. Reduced energy use in construction;*
- 2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;*
- 3. The use of decentralised, renewable and low carbon energy supply systems;*
- 4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and*
- 5. Measures which reduce the amount of biodegradable waste sent to landfill.*

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

- 1. Provision of appropriate flood storage capacity in new building development;*
- 2. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;*

*3. Use of measures which promote the conservation of water and/or grey water recycling;
and*

4. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain). If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

- 4.3.4 The Site will be designed to cater for climate change in terms of flood risk with the implementation of a SuDS based Surface Water Network which will reduce the surface water runoff for extreme rainfall events. Elements of non-potable re-use of rainwater will be incorporated in the proposed development.

Policy 37 refers to Sustainable Construction:

“Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

- 1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;*
- 2. Limit water use to 110 litres/person/day;*
- 3. Use design measures to minimise vulnerability to flooding and heatwave events;*
- 4. Be designed to encourage the use of natural lighting and ventilation;*
- 5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;*
- 6. Minimise construction and demolition waste and utilise recycled and low-impact materials;*
- 7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;*
- 8. Incorporate measures which enhance the biodiversity value of development.*

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.”

- 4.3.5 The Surface Water Drainage Strategy designed for the Site will use SuDS such as rain gardens and attenuation basins. These features can contribute to biodiversity through the design, integrating the landscape to the built development, creating areas of green space with specific planting creating biodiversity features on site. These features will also minimise the vulnerability of flooding on the Site by managing every day and extreme rainfall events.

Policy 38 refers to Flooding:

Strategic Policy: Flooding

- 1. Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;*
 - a. take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.*
 - b. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.*
 - c. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.*
 - d. require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and 3.*
- 2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).*
- 3. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increased elsewhere.*
- 4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and green infrastructure.*
- 5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.*

6. Be in accordance with the objective of the Water Framework Directive and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements”.

- 4.3.6 The development will comply with the requirements of this policy and the National Standards for SuDS. The proposed SuDS will not only reduce flood risk they will provide other benefits such as biodiversity and amenity value as features on site. Refer to **Section 11** where it is set out how these values will be met in the design of the surface water drainage network.

Ashington Neighbourhood Plan (ANP) 2019 – 2031 (June 2021)

- 4.3.7 The Ashington Neighbourhood Plan (ANP) was adopted on 23 June 2021 and forms part of the statutory development plan alongside the HDPF. The ANP seeks to support the delivery of improved services, community facilities and transport infrastructure within the parish.

- 4.3.8 The key objectives of the ANP, identified through engagement with the local community, are:

- Transport and movement;
- Environment;
- Community and economy; and
- Housing needs.

- 4.3.9 Chapter 6 of the ANP relates to the Environment and Policy ASH5 includes:

A. “Development which abuts open countryside must not create a hard edge and should provide an appropriate landscape buffer. This could include the provision of Sustainable Drainage Systems (SuDS), formal open space or play space.”

- 4.3.10 The ANP describes localised flooding issues around the Mill Lane area, linked to surface water runoff and considered in WSCC’s report E-F 1057.00 05 DRA (Opus, 2016). The ANP includes Policy AHS7:

“Appropriate development which is in accordance with the policies of the Development Plan and which satisfactorily addresses or contributes towards mitigating localised flooding issues in the Mill Lane area will be supported.”

4.3.11 The development will include SuDS that will contribute to avoiding a hard edge to development. The Site is located more than 800m north-west of, and in a different catchment to, Mill Lane. Although the referenced WSCC report on flooding includes a possible mitigation option of diverting and attenuating some peak flows towards the Lancing Brook catchment, attenuation and management of any such flows would have to happen south of Mousdell Close (and therefore the Site) to ensure flood risk wasn't increased to existing development. If this approach to flood management is taken in the future it would therefore have to ensure no increased flood risk to the Site.

4.4 Level 1 Strategic Flood Risk Assessment (SFRA) – Horsham District Council

4.4.1 The document provides an overview of the risk of flooding from all sources in the planning authority area of Horsham District, taking into account climate change. The objectives of the SFRA are set out as:

- Assess and describe all potential sources of flooding, both now and in the future as a result of climate change, based on readily available datasets;
- Review existing coastal and river models to confirm whether these need to be updated with the latest climate change allowances;
- Identify existing flood risk management measures as well as areas that need to be safeguarded for future flood risk management features and structures (where applicable), through reference to Environment Agency data;
- Identify opportunities to reduce the causes and impacts of flooding;
- Provide guidance for applying the Sequential Test and developing flood risk policies in the preparation of the HDC Local Plan;
- Provide recommendations of how to address flood risk in development; and
- Demonstrate how the adaptation to climate change has been undertaken.

4.4.2 SuDS Guidance in the Level 1 SFRA States:

“Suitable surface water management measures should be incorporated into new development designs in order to reduce and manage surface water flood risk to, and posed by, a development. This should ideally be achieved by incorporating SuDS.” Wherever possible, a SuDS technique should seek to contribute to each of the three following goals:

- *To control the quantity and rate of surface water runoff from a development,*
- *To improve the quality of the surface water runoff,*
- *To provide wider landscape, amenity, and wildlife benefits to the development site and its surroundings.*

- 4.4.3 This document will be used in **Section 5** to inform the assessment of risk from all sources of flooding along with data provided by the Environment Agency to assess the flood risk to the Site.

4.5 WSCC Pre Application Advice

- 4.5.1 A pre-application flood and drainage advice enquiry was undertaken with WSCC in May 2026, refer to **Appendix B**. The key points are summarised below:
- Standard 1 of the National Standards for SuDS. Rainwater harvesting to be considered from an early stage due to West Sussex being located in a seriously water stressed area. WSCC is supportive of using water butts and storage for watering landscaping. Site investigation and test results are to be provided if available. Connectivity of outfall route to watercourses to be demonstrated at outline stage.
 - Standard 3 of the National Standards for SuDS. The SuDS features on site to manage the surface water runoff event up to 1 in 100 years plus climate change event. A catchment plan is required to demonstrate the natural catchments within the site are followed, to include proposed impermeable area for each catchment.
 - For Standard 2, 4, 5, 6 and 7 of the National Standard for SuDS. A high-level overview of the use of multi-functional SuDS to be provided in the Surface Water Drainage strategy
 - The responsibility for maintenance of the SuDS and ordinary watercourses within the site boundary to be considered. A 3m maintenance easement for basins to be shown on the drawing at outline stage.
 - It shall be demonstrated that surface water drainage features and critical infrastructure such as the pumping station are not located in 1% AEP fluvial or pluvial events
 - The rest of the details will be required via planning conditions.
- 4.5.2 Further advice was sought in June 2026 following publishing of the Environment Agency Flood Map for Planning – Surface Water Climate Change dataset. This was to discuss and confirm the approach to assessment of post-development flood risk.
- 4.5.3 The WSCC pre-application advice will be adhered to and relevant information provided as part of the drainage strategy and in the text of this FRA for the proposed development. The SuDS Standards are adhered to and compliance set out in **Section 11**. A draft maintenance plan is provided in Appendix M. Detailed SuDS proposals will be secured via any subsequent Reserved Matters planning submissions. Planning obligations for the maintenance and management of SuDS will be secured via s106 agreement.

5 Evaluation of Potential Sources of Flooding

5.1 Sources of Flooding

5.1.1 The NPPF identifies six potential sources of flooding that require investigation:

- Flooding from Rivers or Fluvial Flooding
- Flooding from the Sea or Tidal Flooding
- Flooding from Surface Water or Pluvial Flooding
- Flooding from Groundwater
- Flooding from Sewers; and
- Flooding from Reservoirs, Canals and other Artificial sources

5.2 Flooding from the Sea or Tidal Flooding

5.2.1 Tidal flooding in general happens when there are exceptionally high tides due to storm surges. Storm surges are generally associated with increases in water levels due to the changes in atmospheric pressure and wind generated by storms.

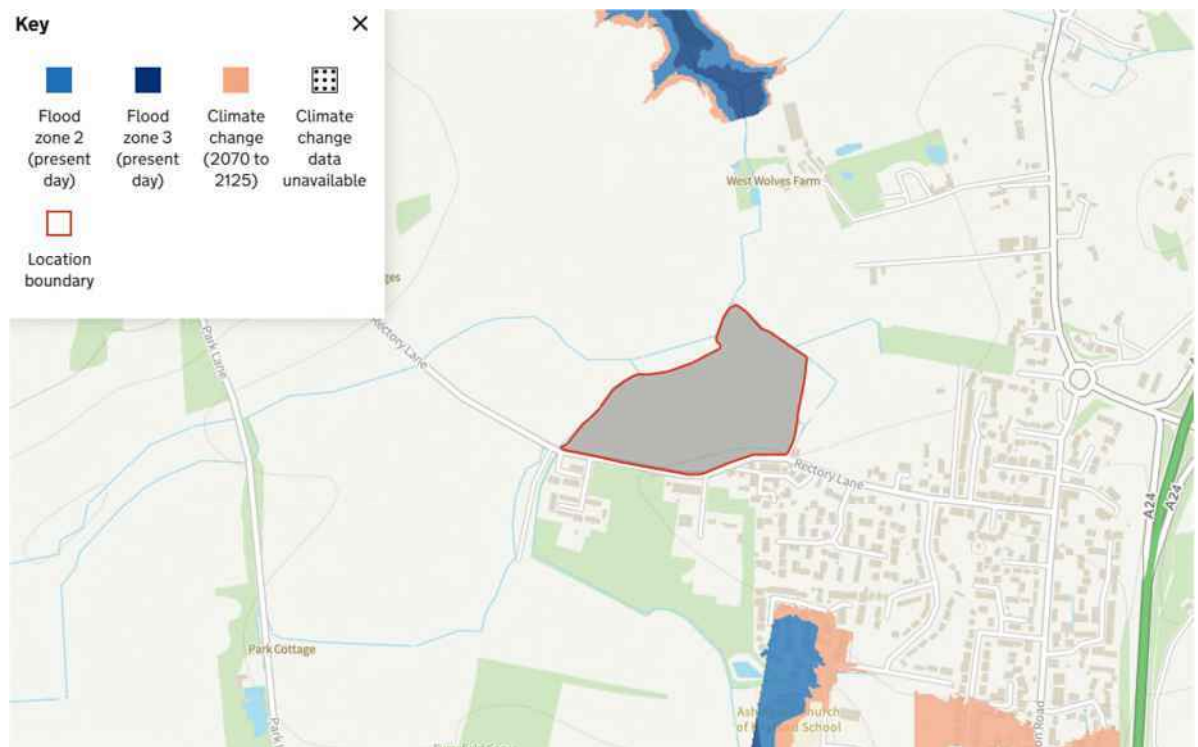
5.2.2 The Site is located approximately 20 kilometres from the sea and ground levels have been recorded at between approximately 21m AOD and 31m AOD. The risk from tidal flooding is, therefore, Very Low.

5.3 Flooding from Rivers or Fluvial flooding

5.3.1 A fluvial, or river flood, occurs when the water flowing in the channel overflows its banks and spreads out onto the surrounding land. Heavy rainfalls, long periods of rain, impermeable rock, steep slopes are some of the generally associated with increase of river levels causing river flooding.

5.3.2 The Environment Agency (EA) Flood Map for Planning identifies that the Site's location is in Flood Zone 1 – land having an annual probability of less than 0.1% for both river and fluvial flooding as shown in **Figure 5.1**. The Site remains in Flood Zone 1 when the effects of climate change are considered, as shown on the mapping. The risk from fluvial flooding is, therefore, Low.

Figure 5.1: Government Flood Maps for Planning – Fluvial Flood Map Climate Change



5.4 Flooding from Land (Pluvial Flooding)

- 5.4.1 Intense rainfall, often of short duration, which is unable to soak into the ground or enter drainage systems can run quickly off land and result in local flooding. Increased run-off from developed areas consisting of impermeable surfaces can increase overland flows. Existing surface water flood risk therefore needs to be carefully considered to ensure that the development proposals safely address any risk. The proposed development needs to also manage surface water runoff from new surfaces sustainably to avoid increasing flood risk on or off site.
- 5.4.2 Surface water flood maps are available from the Government website. The surface water flooding map for the 1 in 30 years, 1 in 100 year and 1 in 1000 year, with climate change factor added, were obtained from the Government Flood Map for Planning and are shown in **Figures 5.2, 5.3 and 5.4** below.
- 5.4.3 The flood mapping shows different areas of the Site at Very Low, Low, Medium and High risk of surface water flooding from the ditch corridors along the northern, eastern and western boundary. Inspection of the topographical survey shows that the surface water flooding along the Site Boundary relates to the ditch networks including the Lancing Brook, located at and beyond the northwestern boundary. In the northeast the surface water flow route indicates extreme rainfall could generate flows that exceed the capacity of the ditch network and would then follow a valley through the northern part of the Site.

- 5.4.4 A sequential approach will be employed to locate areas of built development outside the areas of surface water flood risk.
- 5.4.5 There are two areas where the surface water flood extent, together with the surveyed levels, indicates that flood risk is generated by flows originating on site. At these locations, surface runoff from the site will be captured and managed within the proposed SuDS network and so will remove or reduce the areas of flood risk shown. This will be assessed in **Chapter 7**.

Figure 5.2: 1 in 30 Year Surface Water Flood Risk, Climate Change & Depth Bands Mapping

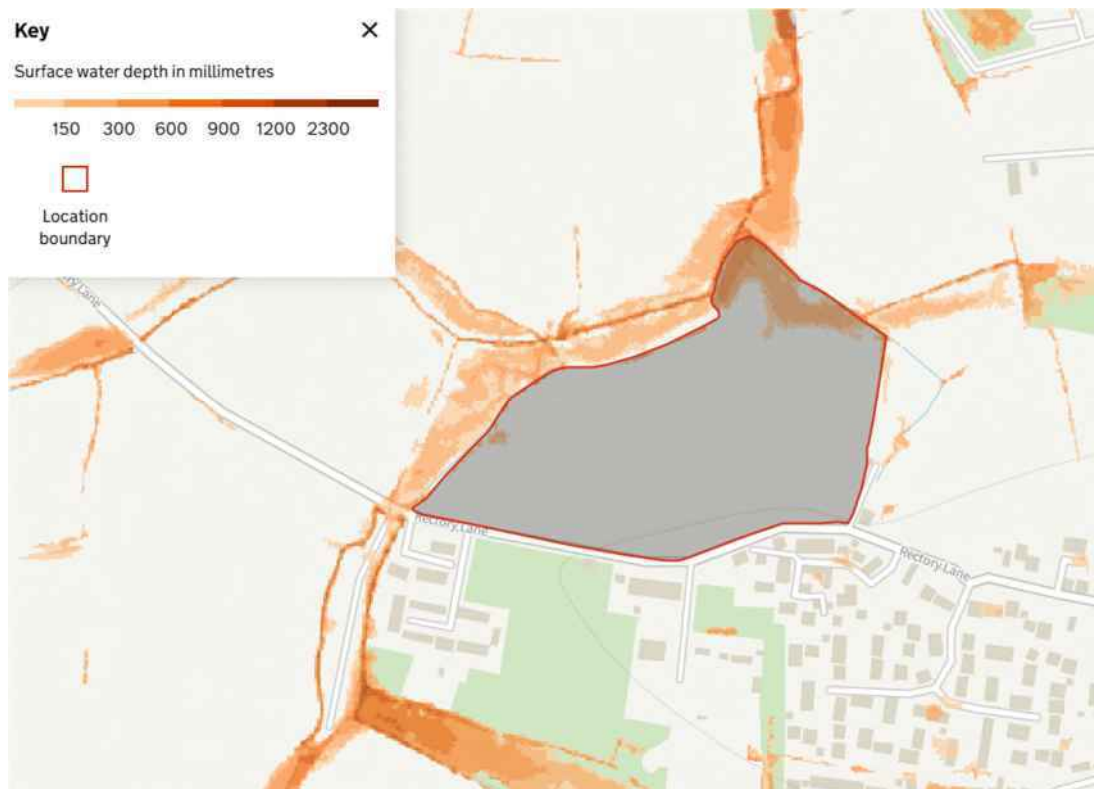


Figure 5.3: 1 in 100 Year Surface Water Flood Risk Climate Change & Depth Bands Mapping

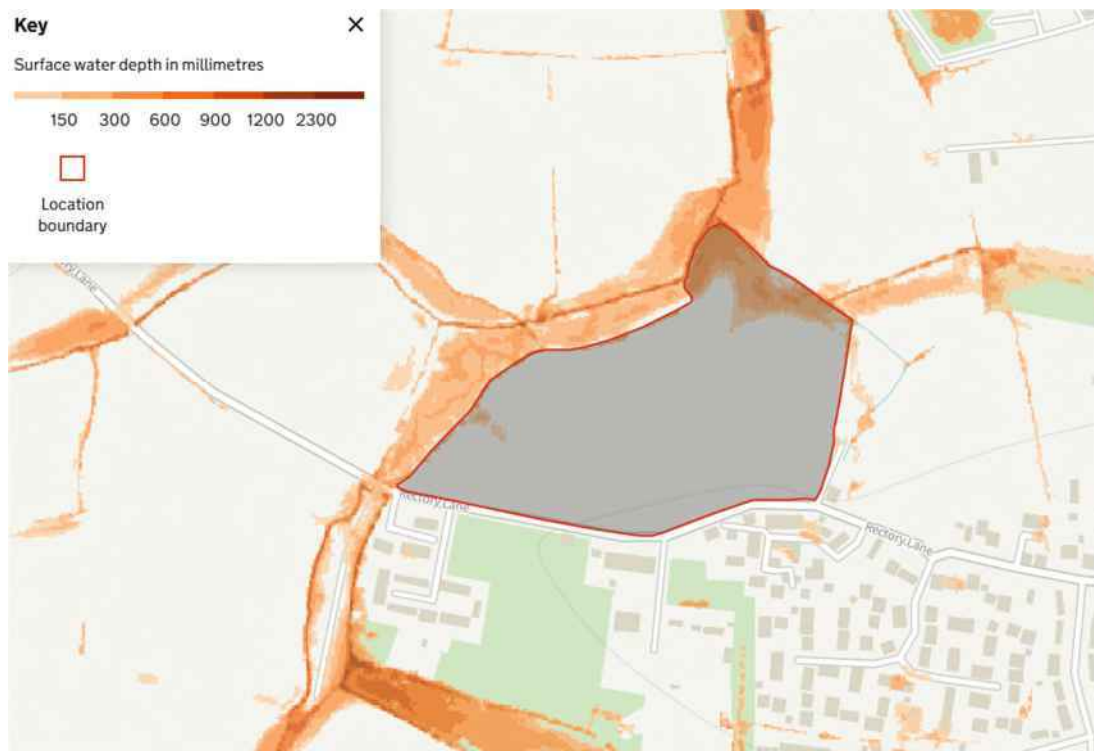
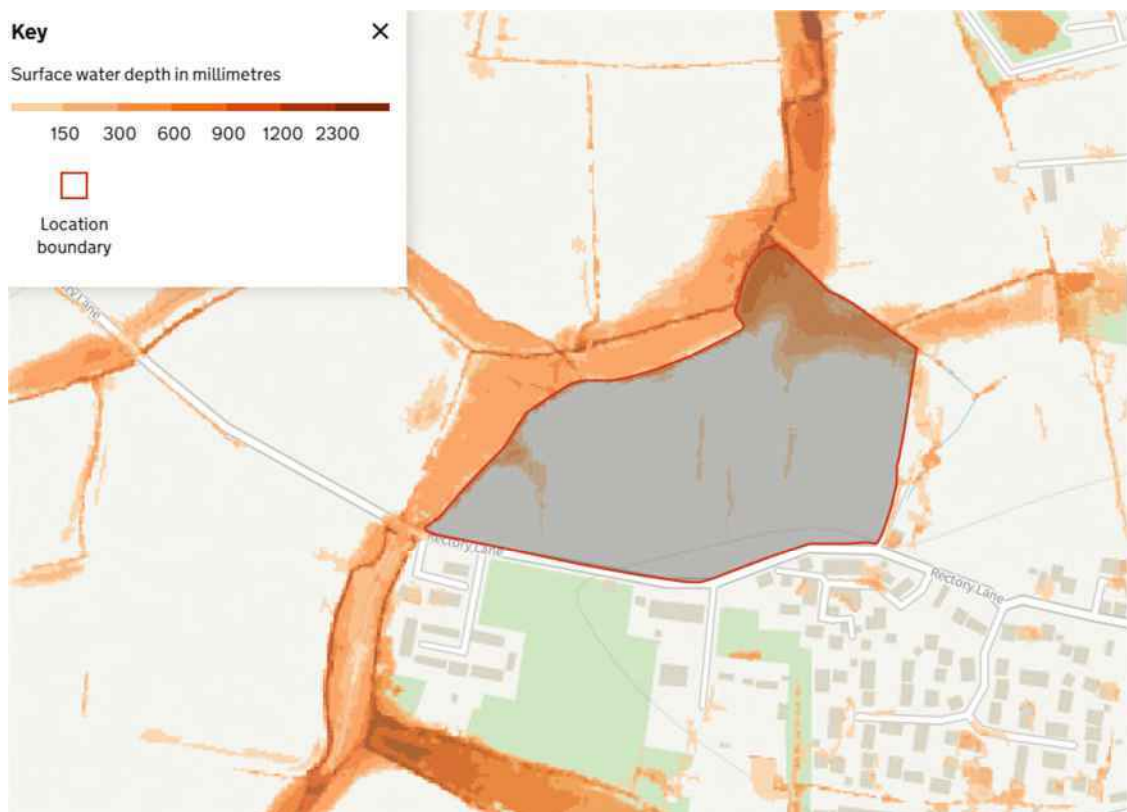


Figure 5.4: 1 in 1000 Year Surface Water Flood Risk Climate Change & Depth Bands Mapping



5.5 Flooding from Sewer Flooding

- 5.5.1 Every drainage system has a design capacity which at some point can be exceeded. Sewer and surface water flooding generally results in localised short-term flooding caused by intense rainfall events which overload the capacity of local sewers or runoff adjacent land as sheet flow. Flooding can also occur as a result of blockages, poor maintenance or structural failure.
- 5.5.2 Southern Water are responsible for managing the sewer network in and around the proposed development area. There are no public sewers located within the proposed development boundary. The closest sewers to the Site are in Rectory Lane in the south. Foul drainage from the proposed development will be conveyed via a new on-site drainage network, which will be appropriately designed and sized to accommodate the anticipated flows and comply with the relevant standards.
- 5.5.3 Given the absence of on-site public sewers and the proposed design approach, the risk of sewer flooding at the site is Very Low.

5.6 Flooding from Groundwater

- 5.6.1 Groundwater flooding generally occurs when water levels in the ground rise above surface elevations. Severe storm events could cause groundwater levels to rise above ground level. Underlying geology is the principal factor that effects groundwater flooding. Groundwater flooding most commonly occurs in low lying areas which are underlain by permeable rocks or aquifers.
- 5.6.2 Groundwater monitoring was undertaken in the three exploratory boreholes (WS101, WS102 and WS103) between 16/01/2026 and 17/04/2026 using standpipes installed to depths of 3.0m bgl. Overall, the data indicated shallow but variable groundwater conditions. Due to the impermeability of the Weald Clay formation as evidenced by on-site infiltration testing and its status as Unproductive Strata, it is envisaged that the groundwater comes from gradual waterlogging from rainfall rather than significant groundwater flow. Any flows would be directed northwards towards the existing watercourses by the natural topography of the site. As such groundwater flood risk is considered Low.

5.7 Flooding from Reservoirs or other artificial sources

- 5.7.1 The main cause for flooding from a reservoir would be a structural failure in the walls of the reservoir or some form of accident-causing significant damage to the structure of the reservoir. This is considered to be highly unlikely due to the absence of reservoirs, canals and other artificial sources close to the Site.

- 5.7.2 Reservoir flood maps are available from the government website and in this case show the Site is clear of the maximum extent of residual flood risk from reservoirs as shown in **Figure 5.5**.

Figure 5-5 Reservoir Flood Map

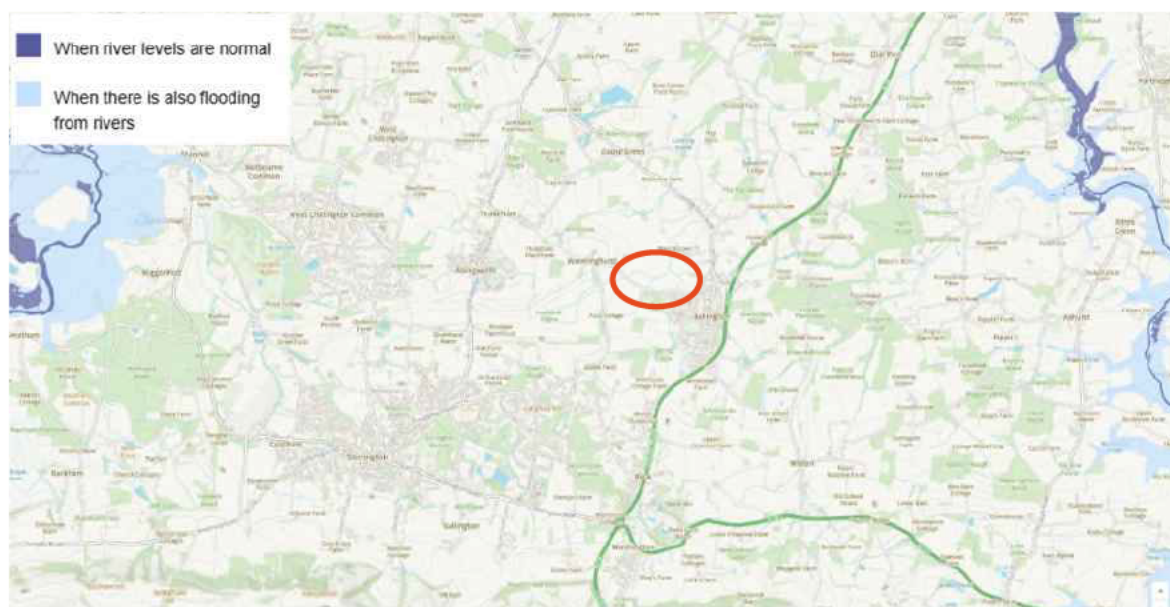


Table 1- Sources of Flood Risk

Flood Type	Flood Risk
Flooding from the Sea or Tidal Flooding	Very Low (Flood Zone 1 & remote from tidal areas)
Flooding from Rivers or Fluvial Flooding	Low (Flood Zone 1)
Flooding from Land or Pluvial Flooding	Very Low to High (surface water flow routes along boundaries, sequential approach to be applied)
Flooding from Groundwater	Low
Flooding from Sewers	Very Low
Flooding from Reservoirs, Canals and other Artificial sources	Very Low

- 5.7.3 The Site has an overall “Low Risk” of flooding as shown in Table 1 above, providing that a Sequential Approach is taken in relation to areas of surface water flood risk.

6 Flood Risk Management Measures

- 6.1.1 The PPG requires that the safety of people and the proposed development be considered against each source of flooding identified in Section 5.
- 6.1.2 All residential dwellings will be located within Flood Zone 1 therefore, even with potential climate change effects, properties will not be at risk of fluvial or tidal flooding.
- 6.1.3 A sequential approach will be used to locate built development, and the identified surface water flood risk can be safely managed within the Site.
- 6.1.4 As outlined in Section 5.4, the surface water flood extent is formed partly from flows related to the adjacent watercourses and partly to flows emanating from the site itself. In both the western catchment and the eastern catchment small areas of surface water flow overlap with the edge of development parcels and, in the east, with proposed Basin A.
- 6.1.5 In catchment C a surface water flow route is indicated along a shallow valley that takes on-site flows towards the Lancing Brook. Inspection of the levels on the topographical survey indicate that the northern part of this flow route is at similar levels to the bank of the Lancing Brook. The scheme design has been planned to avoid built development in this area of the Site. To the south, levels indicate that the flow is at a higher level demonstrating that this represents flow from the on-site catchment. Water from this catchment will be captured via a proposed SuDS network and routed through the attenuation basin. The proposed SuDS will remove this area of flood risk from the development.
- 6.1.6 In Catchment 'A' the 1 in 1000-year climate change flood extent is shown to overlap the edge of the development parcel and attenuation basin A. Similarly to Catchment 'C', development of this parcel will capture runoff from on-site and re-route this via the attenuation basin.
- 6.1.7 An assessment has therefore been carried out of the surface water flood volume displaced by the attenuation basin. This has then been compared to the volume that will now be routed via the SuDS network. Refer to **Appendix F** for the drawing and calculations of the surface water volume displacement.
- 6.1.8 The surface water flooding volume displaced was calculated using the Surface Water Flooding Climate Change Band Depths data produced by DEFRA. The depths of the bands encroaching onto the attenuation basin were 0-150mm and 150mm to 300mm. The depth of water used for the assessment were 150mm and 225mm to calculate the displaced volume from the basin and the southern boundary of Catchment A. A robust approach was undertaken using 150mm (the upper limit of the lower band) and 225mm depth (the mid-point of the second band). The volume displaced was calculated to be 103m³, refer to the drawing for the areas displaced.

- 6.1.9 ReFH2 data was used to calculate the total net rainfall of Catchment A for a 1 in 100 year + 45% climate change and a 1 in 1000 year + 45% climate change event. The total rainfall depth from these events was 48mm and 73mm based on a 1 hour 54-minute duration storm (the duration of the ReFH2 design storm). The runoff volume from these rainfall events was calculated as 720m³ and 1093m³, respectively. Post-development, rainfall from this catchment will no longer run-off directly to the surface water flood flow route but will drain via the new drainage infrastructure to Basin A and then on towards the Lancing Brook at Qbar rates.
- 6.1.10 The surface water volume potentially displaced by the development is approximately 10% of the volume of greenfield runoff that will no longer drain to the flood corridor and will instead be attenuated via the proposed basin and therefore the net effect will be a reduction in downstream flood risk for rainfall above the Qbar event.
- 6.1.11 A preliminary drainage strategy incorporating SuDS has been developed which demonstrates that any increase in surface water runoff from the site over the lifetime of the development will not place properties at risk of surface water flooding as it has been designed to cope with design storm events.
- 6.1.12 The SuDS System will also be maintained by a suitably qualified Management Company or adopted by Southern Water for the lifetime of development, such that it will not place properties either on the site or elsewhere at an increased risk of surface water flooding. This complies with NPPF guidance and WSCC and HDC SuDS guidance and Policies. The Client will commit to appointing a management company to maintain the SuDS system. It is anticipated that this will be secured via a S106 obligation.
- 6.1.13 The flood risk to the proposed development and surrounding area, because of the development, is therefore to be low and no specific flood risk management measures will be required.
- 6.1.14 The active travel routes, proposed to provide connections to the wider proposed development allocation, will cross the eastern boundary of the site. The northern route would provide a line for a future construction across the boundary and the adjacent ditch. This route would cross the area of identified surface water flood risk. As a result, to avoid the surface water flooding impacting the route or the route affecting on or off-site flood risk details will be developed via the reserved matter planning stage in coordination with any wider development proposals. To manage the flood risk a boardwalk or similar structure will be needed to connect the route to the wider proposal. The southern route does not affect an area of on-site flood risk.

7 Off Site impacts

7.1 Flood Risk elsewhere.

- 7.1.1 All built development will be located in Flood Zone 1. All built development will be located outside the surface water flooding extent which encroaches onto the site from the ditches surrounding the Site.

7.2 Surface Water Management

- 7.2.1 PPG states:

“Surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.”

- 7.2.2 The preliminary surface water drainage strategy presented in sections above confirms that the site can be drained in a sustainable manner.

- 7.2.3 Runoff from the developed site will be reduced by the implementation of sustainable drainage methods to that of the undeveloped site or better, thus reducing further any potential flood impact from the Site. The surface water flooding from a 1 in 1000-year climate change event has been assessed and the volume displaced is less than the additional volume provided in the basin freeboard. As a result, the greenfield runoff will be attenuated in the basin rather than entering the flood corridor thus reducing the flood risk downstream of the Site. For the rest of the Site a sequential approach has been used, locating proposed areas of built development outside areas identified as at risk of flooding from any sources.

8 Residual Risks

8.1 Residual Flood Risk

- 8.1.1 As the developed Site is in Flood Zone 1, there is a low risk of flooding from fluvial sources. Surface water flooding and groundwater flooding has a low risk of flooding with all other sources classified as very low.
- 8.1.2 Extreme rainfall events are predictable, but by their nature predictions are based on probability and thus subject to uncertainty. Therefore, any unquantifiable residual risk remains that events exceeding those predicted may occur, notably surcharging or blocking of drainage systems.
- 8.1.3 If the drainage system is overwhelmed, either by a storm event with a magnitude greater than that designed for or due to a blockage, the design of the finished site levels will direct flow away from buildings and ensure that there is no risk of floodwaters ponding to any significant depth. In addition, the overland flow paths for any such exceedance storm events will be designed to route overland flows towards open spaces away from habitable properties.

8.2 Management

- 8.2.1 The piped network and the SuDS system for the proposed development will either be offered for adoption to Southern Water or a NAV (New Appointments and Variations) sewerage undertaker under a standard Section 104 Agreement of the Water Industry Act. Or it will be managed by a suitably qualified Management Company for the lifetime of development.

9 Proposed Surface Water Strategy

9.1 Design Approach

- 9.1.1 This section outlines a strategy for managing surface water runoff from the development in accordance with national and regional policy requirements, and best practice guidance. The strategy intends to mitigate the risk of surface water flooding on the proposed development and avoid increasing flood risk downstream.
- 9.1.2 According to the PPG, development proposals in all flood zones must look for ways to lower the overall level of flood risk in the region and beyond through the design and form of the development as well as the appropriate use of SuDS.
- 9.1.3 Drainage options are constrained by several elements on the Site, including the topography geology and hydrogeology.

9.2 Greenfield Runoff Calculations

- 9.2.1 Pre-development run off rates have been calculated for the three parcels of proposed development. These are summarised in Table 3 below and shown in **Appendix G**. These values have been calculated using the HR Wallingford, Greenfield runoff rate estimation tool using the FEH statistical 2025 method and data.

Table 3: Pre-Development Run-off rates

	Land Parcels			
	A	B	C	Total
Return Period	Run-Off rate(l/s)			
1 in 1 year	9.1	4.1	7.0	20.2
1 in 30 year	24.5	11.2	19.0	54.7
1 in 100 year	34.0	15.5	26.3	75.8
QBAR	10.7	4.9	8.2	23.8

- 9.2.2 The proposed surface water strategy from each of the land parcels will attenuate the flows from the development to Qbar. This will reduce runoff from the development for the more severe storms thus reducing flood risk downstream of the development.

9.3 Hierarchy of Surface Water Disposal

Hierarchy

9.3.2 In line with the NPPG, Building Regulations Part H and the National Standards for Suds, the following hierarchy of surface water disposal should be adhered to:

- Collected for non-potable use
- Discharge to ground
- Discharge to surface water body/ watercourse
- Discharge to surface water sewer
- Discharge to combined sewer

Collected for non-potable use

9.3.3 Residential dwellings with gardens will have water butts installed for non-potable use. Opportunities to provide storage to contribute towards watering for landscape maintenance will be investigated as part of any future Reserved Matters planning application.

Discharge to Ground

9.3.4 The most effective way to reduce surface water runoff is infiltration into the ground which reduces the total volume of runoff, rather than reducing peak flows. This can include features such as infiltration trenches, attenuation basins and permeable paving.

9.3.5 Due to the Weald Clay Formation as the underlying bedrock geology, discharge to the ground is unlikely to be viable as the main method of discharge. This was confirmed via infiltration testing of the Site, which recorded no obtainable infiltration rates at the 3 locations tested. Therefore, infiltration is not suitable as a primary method of discharge.

Discharge to surface water body/watercourse

9.3.6 The most effective way to manage surface water runoff for this Site is to discharge runoff at Qbar into the existing ditch network. The surface water runoff from the proposed development can be collected in a new SuDS network and discharged via attenuation basins to the ditches running within the Site Boundary. One outfall location is proposed to the Lancing Brook in the west, and one to Ditch 1. As noted in Chapter 2, the eastern connection between Ditch 1 and the Lancing Brook has not been proven. A new ditch is therefore proposed to provide a third outfall route, that could also form a link between the two watercourses if required. This is shown on the surface water drainage strategy in **Appendix H**.

9.4 Proposed Drainage and SuDS

9.4.1 A comprehensive sustainable drainage system will be implemented to prevent runoff from the development increasing flood risk to other areas. This will be fully detailed at the detailed design stage of the proposed development, although a preliminary strategy to demonstrate that Sustainable Drainage Systems (SuDS) can be delivered is described below. Refer to **Appendix H** for the Surface Water Drainage Strategy.

9.4.2 Based on the proposed development layout in **Appendix A** SuDS have been incorporated into the layout. A breakdown of the proposed methods for disposal of surface water run-off from the different elements within the Site is as follows.

- SuDS features such as permeable paving, basins and rain gardens can be used on site prior to discharge of surface water to the ditches. Roof runoff will be intercepted via the use of property level water butts. Then the flows will be conveyed via the proposed pipe network into the attenuation basins for storage and controlled release.
- The access road is proposed to drain to rain gardens or similar source control SuDS located either side of the road.
- Shared drives will be constructed of permeable paving along with individual driveways where the gradients are suitable.
- Rain gardens and permeable paving have been proposed to enable compliance with the National Standards, in particular Standard 2 - interception. These features will be used alongside the basin footprint to achieve 5mm of interception. Rain gardens and permeable paving will also be used for water quality purposes.
- Patios and footpaths of private dwellings will drain to lawns and soft landscaped areas.

9.4.3 The surface water runoff will discharge at Qbar into the existing ditches in the northern and northwestern parts, of the Site from 3 attenuation basins. Refer to **Appendix H** for the Surface Water Drainage Strategy.

9.5 Storage Calculations

9.5.1 SuDS guidance (CIRIA C753) recommends an inclusion of additional 10% impermeable area to account for potential future development (Urban Creep), which has been added to the calculations.

9.5.2 The site layout in **Appendix A** was used to assess the impermeable area on the developed site; a 10% urban creep factor was added to the footprint of the proposed development. The Surface Water Catchment and Surface Water Drainage Plan have used 66% impermeable area to include 10% of urban creep.

- 9.5.3 For modelling and sizing the attenuation requirement in the proposed SuDS, a 45% increase in rainfall intensity has been added to the calculations in accordance with National Guidance on climate change allowances. This SuDS strategy will ensure that the surface water runoff from the future development will be attenuated and discharged as shown in **Appendix H**. Refer to Section 6.2 above for the breakdown of the SuDS used. The Surface Water calculations are shown in **Appendix I** of this report.
- 9.5.4 The surface water drainage system has been modelled against return periods of 1 year, 30 year + 35% Climate change and 100 year + 45% Climate Change. The calculations demonstrate that the basins can manage and discharge all surface water from the development. The areas of permeable paving and the rain gardens have not been modelled at this stage.
- 9.5.5 The preliminary SuDS system for the development has been designed to accord with current National, Regional and Local Policy and guidance. This guidance will be followed should the Site gain planning permission, when full final design details will be developed to release planning conditions and enable construction.

10 Non-Statutory National Standards for Sustainable Drainage Systems (SuDS) Compliance

10.1.1 The national standards provide information for designers, property developers, local authorities and other interested parties, such as sewerage undertakers and the Environment Agency.

10.2 Standard 1: Runoff Designations

A 'SuDS approach' shall be adopted to address the management of surface water by the development and where it should be discharged. Runoff shall be treated as a resource and managed in a way that avoids negative impacts of the development on flood risk, the morphology and water quality of receiving waters and the associated ecology.

Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

- *priority 1: collected for non-potable use*
- *priority 2: infiltrated to ground*
- *priority 3: discharged to an above ground surface water body*
- *priority 4: discharged to a surface water sewer, or another piped surface water drainage system*
- *priority 5: discharged to a combined sewer*

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

To utilise a lesser priority final destination, appropriate evidence shall be provided that demonstrates all higher priority final destinations have been utilised to the maximum extent practicable. Higher cost alone shall not be a reason to utilise lower priority final destinations.

Where more than one final destination is utilised, each final destination's ability to accept runoff shall be maximised in order of priority.

10.2.1 A SuDS approach will be adopted for this development addressing management of surface water in **Section 9** of this report, Runoff will be treated as a resource and managed to avoid any negative impacts on flood risk.

- 10.2.2 Runoff from the proposed development will be collected for non-potable use via water butts, on all proposed plots with a garden where a rainwater downpipe is present. Water will be attenuated in above ground surface bodies before discharging to a system of existing ditches that border the site.
- 10.2.3 As set out in Sections 2.4.4 and 2.4.5, infiltration is not possible due to the onsite geological conditions for most of the Site, and ultimately runoff of the Site will be discharged to the ditches and the Lancing Brook located along the northwestern and northeastern Site Boundary.

10.3 Standard 2: Management of Everyday Rainfall (interception)

Apply a 'SuDS approach' so that at least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems.

Evidence shall be provided that the approach to managing runoff from 'everyday' rainfall has been developed alongside and in support of the management of runoff quality (standard 4) and the delivery of amenity and biodiversity benefits (standards 5 and 6).

- 10.3.1 At outline stage the strategy has been prepared to enable interception to be provided to capture the first 5mm of rainfall, the Drainage Strategy will include rainwater harvesting via water butts, highway raingardens, permeable paving and attenuation basins. The basins have been designed for the management of extreme events whilst providing some interception within the base of the basin. The basins are proposed to have a 300mm base layer which will allow low rainfall events to filtrate through this layer and outfall to a control manhole. This will prevent waterlogging in the base of the basin and aid effective interception in small events. In larger storm events there is an outlet pipe above the filtration layer which outfalls to the control manhole. Refer to **Appendix J** for the Detention Basin Concept Details. This will be fully addressed and designed at the Reserve Matters Stage.
- 10.3.2 Estimated areas of rain gardens and permeable paving have been assessed for potential to contribute to the interception needed on site to meet Standard 2.
- 10.3.3 The below table demonstrates the areas that drain to each Basin, showing the estimated areas of SuDS provided for each catchment and how this compares to the Standard 2 requirements for permeable surface ratios and interception.

Table 6: Catchment area draining to basin and area required for interception

Catchment	Impermeable Catchment Area	Permeable Paving Area	Standard 2 5mm Interception Remaining Area	Interception Requirement (20% of area)
A	10230m ²	626 m ²	9604 m ²	1921 m ²
B	4686 m ²	270 m ²	4416 m ²	883 m ²
C	7920 m ²	605 m ²	7315 m ²	1463 m ²

Table 7: Interception in basin and additional interception required

SuDS Feature	Interception Requirement	Area of Designed Bottom Basin	Remaining Interception Requirement
Basin A	1921 m ²	1345 m ²	576m ²
Basin B	883m ²	346 m ²	537m ²
Basin C	1463 m ²	813 m ²	650 m ²

Table 8: Interception available via Rain Gardens

Catchment	Interception Required	Area of Rain Garden	Remaining Interception Required
A	576 m ²	380 m ²	196 m ²
B	537 m ²	146 m ²	391 m ²
C	650 m ²	305 m ²	345 m ²

10.3.4 Based on tables 6 and 7, the required interception area is not fully achieved within the basins. The SuDS indicated on the outline strategy account for 81% of the required interception. Interception means the first 5mm of rainfall is captured and retained on site and so does not result in runoff from the Site into a surface water body or piped drainage system. .

- 10.3.5 The interception will be subject to geotechnical advice at the Reserved Matters Stage. The SuDS proposed may already provide the required interception. For example, if geotechnical advice and highway design permits the use of unlined permeable paving systems, even where positively drained, this would significantly exceed the remaining interception requirement by allowing an equivalent impermeable area to be intercepted by the permeable paving. There remains potential to increase the amount of interception SuDS on site if required, but this will be confirmed at the Reserved Matters Stage with a detailed layout and supporting drainage design.
- 10.3.6 Therefore, when the SuDS measures are considered, the interception requirement could be met via a range of measures at reserved matters stage.

10.4 Standard 3: Management of Extreme Rainfall and Flooding

A 'SuDS approach' shall be adopted to address the management of development runoff during extreme rainfall, including allowances for climate change and urban creep to:

- protect people and property on the development from flooding of the surface water drainage system*
- mitigate any increased flood risk to people and property adjacent to or downstream of the development*
- protect the receiving water body from morphological damage or minimise the impact on sewer capacity*

When discharging to an infiltration feature, the system shall be appropriately sized to accommodate the design event based on ground conditions and contributing areas.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water runoff (rate and volume) for the 1% annual exceedance probability (AEP) event shall be controlled to ensure the runoff from the development does not increase flood risk elsewhere.

When discharging to an above ground surface water body, sewer or other piped drainage system, the surface water runoff rate for the 50% AEP event shall be controlled to ensure development runoff from an event of this magnitude has no negative impact.

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

Any flooding from off-site sources for the 1% AEP event should be managed on site or safely routed through the site, ensuring any downstream risks are not increased compared to the pre-development scenario.

The risks (both on and off the development) associated with flooding from the surface water drainage system for exceedance events greater than the 1% AEP event shall be appropriately managed.

- 10.4.1 The Surface Water Drainage Strategy has been designed to a 1:100 storm return period with a 45% climate change allowance, see Drainage Calculations within **Appendix I**.
- 10.4.2 The drainage system has been designed to ensure that the surface water within the basins can be discharged within 24 hours following a rainfall event in the Site. This demonstrates that the system can effectively recover its storage capacity within a day. This performance is important in back-to-back events where successive storms may occur with limited recovery time between them. By achieving half drain-down within a day, the design helps ensure sufficient attenuation capacity is restored in time to manage rainfall events. All attenuation basins will be designed with a 300mm freeboard to prevent overspill.

10.5 Standard 4: Water Quality

Apply a 'SuDS approach' that protects surface waters, groundwater and coastal waters by managing the quality of the surface water runoff to adequately address water quality risks from the development.

The proposed SuDS management train(s) shall be based on a robust water quality risk assessment, appropriate to the pollution hazard and sensitivity of receiving waters, reflecting industry recognised guidance or other quantitative assessment as agreed with the approving body and permitting requirements.

- 10.5.1 A Sustainable Drainage Systems (SuDS) approach has been adopted for the proposed development to manage surface water runoff in a manner that protects surface water and groundwater, while addressing potential water quality risks.
- 10.5.2 The CIRIA SuDS Manual C753 sets out the use of the Simple Index Approach to assess and manage water quality risk.
- 10.5.3 Table 26.2 in the CIRIA SuDS Manual C753 highlights the pollution hazard indices for different land use classifications. The development is for 125 residential units. Based on the amount of traffic movements generated by that number of units, the Site is generally classed as having a Low Pollution Hazard Level. The main access roads through the development may reach a Medium Pollution Hazard Level.

TABLE 26.2 Pollution hazard indices for different land use classifications

Land use	Pollution hazard level	Total suspended solids (TSS)	Metals	Hydro-carbons
Residential roofs	Very low	0.2	0.2	0.05
Other roofs (typically commercial/ industrial roofs)	Low	0.3	0.2 (up to 0.8 where there is potential for metals to leach from the roof)	0.05
Individual property driveways, residential car parks, low traffic roads (eg cul de sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg schools, offices) ie < 300 traffic movements/day	Low	0.5	0.4	0.4
Commercial yard and delivery areas, non-residential car parking with frequent change (eg hospitals, retail), all roads except low traffic roads and trunk roads/motorways ¹	Medium	0.7	0.6	0.7
Sites with heavy pollution (eg haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways ¹	High	0.8 ²	0.8 ²	0.9 ²

10.5.4 Table 26.3 of the CIRIA SuDS Manual (C753)– Indicative SuDS mitigation indices for discharge to surface waters provides mitigation indices relating to the SuDS features.

TABLE 26.3 Indicative SuDS mitigation indices for discharges to surface waters

Type of SuDS component	Mitigation indices ¹		
	TSS	Metals	Hydrocarbons
Filter strip	0.4	0.4	0.5
Filter drain	0.4 ²	0.4	0.4
Swale	0.5	0.6	0.6
Bioretention system	0.8	0.8	0.8
Permeable pavement	0.7	0.6	0.7
Detention basin	0.5	0.5	0.6
Pond ⁴	0.7 ³	0.7	0.5
Wetland	0.8 ³	0.8	0.8
Proprietary treatment systems ^{5,6}	These must demonstrate that they can address each of the contaminant types to acceptable levels for frequent events up to approximately the 1 in 1 year return period event, for inflow concentrations relevant to the contributing drainage area.		

10.5.5 According to Table 26.3 of the CIRIA SuDS Manual for permeable paving, rain gardens and attenuation basins have the following mitigation indices:

Permeable Paving

- Total Suspended Solids (TSS) – 0.7
- Metals – 0.6
- Hydrocarbons – 0.7

Bioretention Systems (Rain gardens)

- Total Suspended Solids (TSS) – 0.8
- Metals – 0.8
- Hydrocarbons – 0.8

Detention basin

- Total Suspended Solids (TSS) – 0.5
- Metals – 0.5
- Hydrocarbons – 0.6

10.5.6 In accordance with CIRIA SuDS Manual the total SuDS Mitigation Index for the site is calculated using the following formula.

Total SuDS mitigation index = mitigation index + 0.5(mitigation index)

10.5.7 Refer to Table 4 below for the Total SuDS mitigation index (Low Hazard Level) and Table 5 for the Main Spine Road (Medium Hazard Level).

Table 4 – Total SuDS Attenuation Basin Mitigation Index

Pollutant	Pollution Hazard Indices (Low)	Attenuation Basin Mitigation Indices	Total SuDS Mitigation Indices
Total Suspended Solids (TSS)	0.5	0.5	0.5
Metals	0.4	0.5	0.5
Hydrocarbons	0.4	0.6	0.6

Table 5 – Total SuDS Main Access Roads

Pollutant	Pollution Hazard Indices (Medium)	Bioretention Mitigation Indices	Attenuation Basin Mitigation Indices (50%)	Total SuDS Mitigation Indices
Total Suspended Solids (TSS)	0.7	0.8	0.25	1.05
Metals	0.6	0.8	0.25	1.05
Hydrocarbons	0.7	0.8	0.3	1.10

10.5.8 As can be seen from Table 4 and Table 5 the Total SuDS Mitigation indices for the Site exceeds the pollution hazard indices as required by the CIRIA SuDS Manual for the required pollutants for the medium-risk classification parts of the Site and low risk parts of the Site.

10.5.9 Surface water will pass through at least one SuDS stages prior to discharge into the ditch. This approach ensures a logical drainage hierarchy, incorporating source control and SuDS treatment trains.

10.5.10 Therefore, the utilisation of these SuDS as shown on the Surface Water Drainage drawing in **Appendix H** shows that the SuDS mitigation indices can be achieved and all the surface water runoff from the Site is sufficiently treated prior to discharge.

10.6 Standard 5: Amenity

A 'SuDS approach' shall be adopted that maximises benefits for amenity through the creation of multi-functional places and landscapes.

10.6.1 A considered Sustainable Drainage Strategy will make full use of the Site's existing topography and proposed network of public open spaces and streets. The approach will be confirmed via any subsequent Reserved Matters planning applications. At Outline stage it is envisaged that it will combine attenuation basins, permeable paving and rain gardens to manage surface water effectively while delivering a range of amenity benefits:

- Under normal conditions, basins for land parcels A and C will remain dry and allow the space to be used as open green area within the developments. Basin B has been designed to have a permanently wet area; this can enhance the visual quality of the site and contribute to landscape integration. All basins will contribute to surface water control; their design will either enhance ecological value or provide landscape amenity benefits.
- Rain gardens can be integrated into green verges along and the main development access roads to intercept surface water close to its source and improve water quality through natural filtration while also enhancing the visual quality of the streetscape.

10.7 Standard 6: Biodiversity

A 'SuDS approach' shall be adopted to ensure the surface water drainage system maximises biodiversity benefits throughout the development lifecycle.

The surface water drainage system shall add biodiversity value by:

- *creating diverse, self-sustaining, resilient local ecosystems which contribute to net gains in biodiversity*
- *supporting and promoting natural local habitat and species, for example, through local nature recovery strategies (LNRS)*
- *contributing to the delivery of local biodiversity strategies*
- *contributing to habitat connectivity*

10.7.1 A considered Sustainable Drainage Strategy will make full use of the Site's existing topography and proposed network of public open spaces and streets. The proposed approach combines attenuation basins, permeable paving and rain gardens to manage surface water effectively while delivering a range of ecological benefits:

- To manage surface water sustainably, three attenuation basins are proposed within the lower-lying northern areas of the site. These basins will collect and temporarily hold stormwater during heavy rainfall, releasing it at a controlled rate to ensure runoff does not exceed pre-development levels. This approach helps to reduce flood risk, protect downstream watercourses, and support the site's overall drainage and environmental objectives. All attenuation basins will be naturalistic in appearance to assimilate with the local landscape character. Basin B will have a permanent wet area promoting biodiversity in this area.

- All proposed attenuation basins are designed to deliver multiple functions beyond their primary role in sustainable drainage management. While all basins will contribute to surface water control, their design will either enhance ecological value or provide landscape amenity benefits.
- One of the basins will have a permanently wet feature which will create habitats currently not found on site. The basins will be surrounded by native grassland/flora mix and marginal planting providing a seasonal interest and a resource for local wildlife at various life-stages whilst an aquatic green link for amphibian and other animals.
- Together, the complementary designs will ensure these attenuation basins contribute not only to sustainable water management but also to biodiversity enhancement, landscape quality and the creation of multifunctional open spaces within the development.

10.7.2 The Surface Water Drainage Strategy includes permeable paving, rain gardens, and attenuation basins, which provide opportunities for natural processes and habitat creation, supporting ecological value across the Site.

10.8 Standard 7: Design of Drainage for Construction, Operation, Maintenance, Decommissioning and Structural Integrity

A 'SuDS approach' shall be adopted to ensure that surface water drainage systems are designed so they can be easily and safely constructed, operated and maintained taking account of the need to minimise negative impacts on natural resources and the environment.

The designer shall provide a management and maintenance plan that supports the design objectives detailed in standards 1 to 6 and ensures the performance of the surface water drainage system with regards to runoff destinations, every day and extreme rainfall, water quality, amenity and biodiversity is maintained throughout the lifetime of the development.

Surface water drainage design shall examine for the likelihood and consequences of potential failure scenarios that may occur during the operation phase and safely manage the associated risks.

The surface water drainage system shall be designed to ensure structural integrity of all components under anticipated loading conditions for the design life of the development so that it does not affect the structural integrity of any existing or proposed components within, or adjacent to, the development.

- 10.8.1 The majority of the piped surface water drainage system for the development will be offered to Southern Water or other responsible authority under a Section 104 agreement of the Water Industry Act 1991. A Maintenance Manual & Schedule will be provided to relate to surface water drainage features that will not be adopted by Southern Water. The rain gardens along the highway will be adopted by WSCC as the highway authority but are expected to be licensed back to a development management company to secure ongoing maintenance. The features listed (Permeable Paving, Attenuation Basins, Raingardens) in this document are to be maintained by a suitably qualified Management Company or in the case of private drives by the relevant owner. For a draft maintenance schedule of the SuDS and drainage on site refer to **Appendix M**.

11 Foul Water Drainage

- 11.1.1 The Sewerage Undertaker for the area is Southern Water. The foul water drainage proposals are to connect into the existing public foul water sewer network owned and maintained by Southern Water. Existing sewer records of Southern Water's local network are included in **Appendix D** of this report. The records show that there is an existing 150mm diameter foul water sewer which drains east to west, in Rectory Lane. This sewer drains into a foul water pumping station in Mousdell Close located southeast of the proposed development. Foul flows are then pumped via a rising main to a 225mm diameter foul sewer in Rectory Lane that takes flows southwards as part of the network that eventually discharges to the Ashington Wastewater Treatment Works (WWTW).
- 11.1.2 A Foul Water Drainage Strategy for the site has been produced and included in **Appendix K** of this report. This shows the site will drain to a new foul water pumping station located on the northeastern corner of the development, from where it will be pumped into a new manhole in the south of the site for connection and discharge into the existing Southern Water Foul network via a new manhole.
- 11.1.3 The development is proposed to discharge to a new Manhole in Rectory Lane between existing manholes reference 7401 and 7402.
- 11.1.4 A Level 1 Capacity Check enquiry has been undertaken with Southern Water to assess the ability of the existing public foul sewerage network to accommodate the proposed development flows.
- 11.1.5 Southern Water has confirmed that there is currently insufficient capacity within the existing foul sewer network to accommodate the additional foul flows associated with the proposed development. As a result, off-site sewer reinforcement works and/or upgrades to the existing sewerage infrastructure will be required prior to the final foul connection being made.
- 11.1.6 Infrastructure Charges will be payable to Southern Water under the Water Industry Act, for each property proposed to be connected into the public sewer. This infrastructure charge will be paid by the developer to Southern Water to cover the developer contribution to costs of any sewer reinforcement / upgrades required to allow the site to adequately drain to the Wastewater Treatment Works.

- 11.1.7 Southern Water have advised that any required reinforcement works would be undertaken through the future network improvement and connection application process. Refer to **Appendix L** for the Capacity Check Letter. In the letter Southern Water confirms that it aims to provide capacity within 24 months following the date that planning has been granted for a development. The infrastructure charges paid to Southern Water will cover costs of any upgrades required to allow the site adequately to drain to the Wastewater Treatment Works. Dependent on the necessary reinforcements to the sewer network, these might include an alternative connection point to the local sewer network if that is preferred by Southern Water. The final foul drainage strategy will therefore be developed in consultation with Southern Water.
- 11.1.8 As such Foul Water discharge will not constrain this Site, subject to the delivery of necessary upgrades to the existing Southern Water sewer network.

12 Conclusions & Recommendations

12.1 Overview

- 12.1.1 This report has been prepared and commissioned to assess the Flood Risk and Drainage implications and impact of the proposed development in Ashington, West Sussex. It is proposed to provide a development of 125 residential dwellings including access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access.
- 12.1.2 The entire built development area lies in Flood Zone 1 (little to no risk of flooding) flood area defined by Table 1 of the PPG. The proposed development is considered as 'More Vulnerable' when utilising Table 2 of the PPG. The development proposed is consistent with the appropriate uses for Flood Zone 1, as outlined in Table 3 of the Planning Practice Guidance.

12.2 Probability of Flooding

- 12.2.1 All potential sources of flood risk to and from the Site, as listed in NPPF, have been assessed and most risks of flooding on Site occurring have been assessed as Low. The surface water flood risk is classed as very low to high risk. The sequential approach will be used on site to locate development outside areas of flood risk.
- 12.2.2 Where development overlaps with climate change flood mapping contributing flow volumes from on-site have been assessed to demonstrate that there will be no increase in on or off-site flood risk. This results in an overall assessment that the risk of flooding is Low.
- 12.2.3 In assessing the flood risk, the impacts of climate change have been considered for the lifetime of the proposed development and are also considered acceptable.

12.3 Sequential and Exception Tests

- 12.3.1 The proposed built development is in Flood Zone 1 (little to no risk of flooding) and not at risk from other sources of flooding. The sequential approach has been used to avoid areas at high risk of surface water flooding. This FRA demonstrates that the Site can be delivered to be safe and so that there is no increase in on or off-site flood risk. Therefore, it is deemed to pass the Sequential Test, and application of the Exception Test is not required.

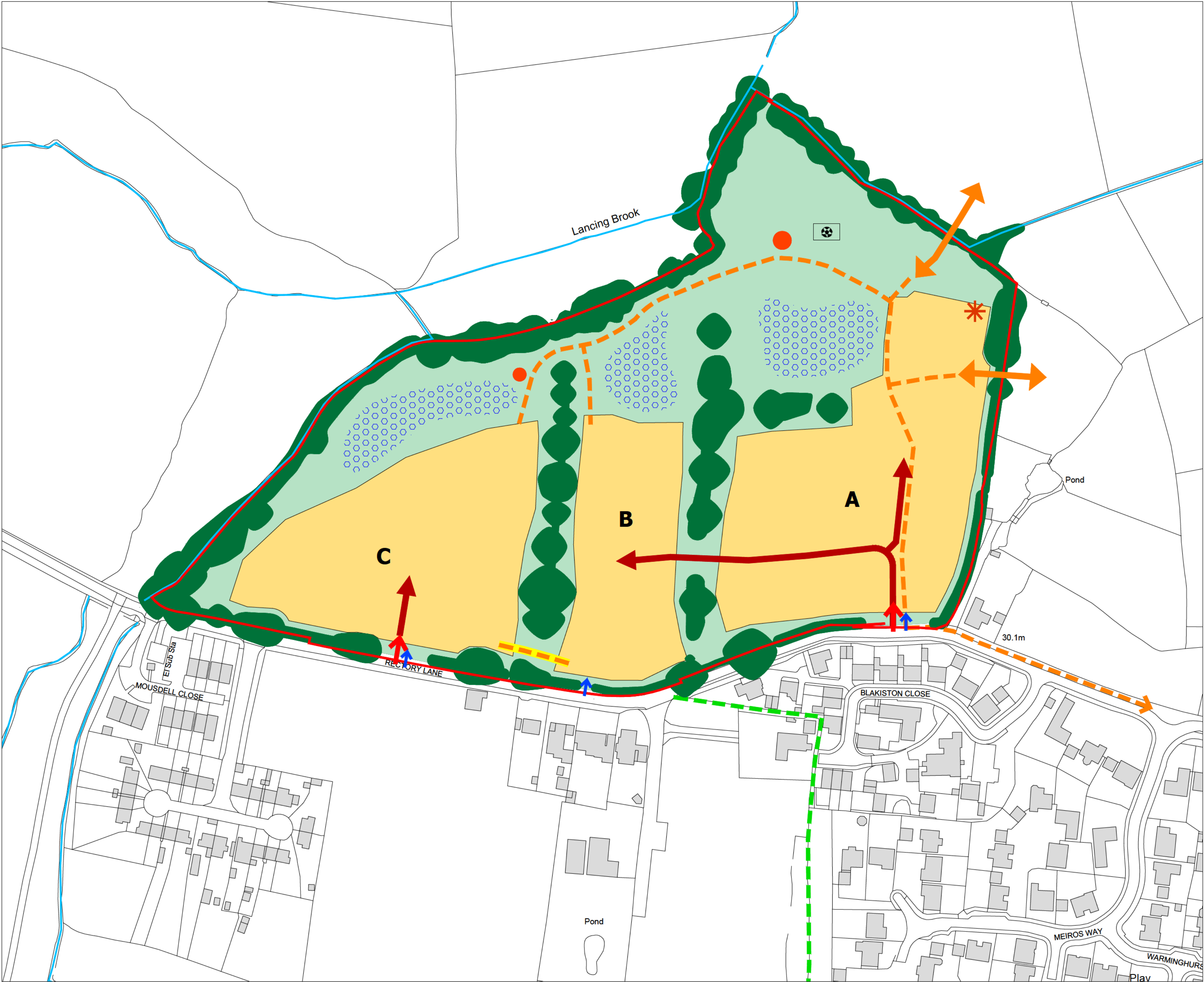
12.4 Proposed Drainage Strategy

- 12.4.1 The proposed Surface Water Drainage Strategy will involve a combination of permeable paving, rain gardens and attenuation basins. The rain gardens will collect surface water runoff from the access roads. Permeable paving will collect water from driveways and shared driveways. Footpaths will drain to soft landscaping areas. The basins will act as the main storage on site collecting all the water from the site catchment area and then discharge to the ditches at Qbar rates. Refer to **Appendix H** for the Surface Water Drainage Strategy.
- 12.4.2 Consequently, this will reduce surface water run-off flows from the Site, for storm return periods from the Qbar event up to the 1 in 100-year event, plus 45% allowance for the effects of climate change. The proposed development will not increase the risk of flooding elsewhere.
- 12.4.3 Foul water discharge from the development will be collected via a piped network and drained to a pumping station within the Site where it will be pumped into a new manhole in Rectory Lane. Southern Water will need offsite sewerage reinforcement to provide capacity. Refer to **Appendix K** for the Foul Water Drainage Strategy.

12.5 Recommendations

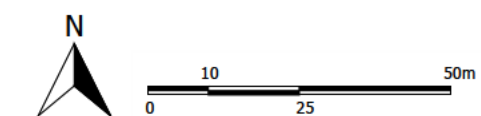
- 12.5.1 Due to the positive outcome of the assessment conducted, there is no reason the Site should not continue through the planning process and be approved for residential development in respect of flood risk and surface drainage.

Appendix A Outline Masterplan



Date 07/07/26 Rev. E Revisions Red line change at access points

- Site Boundary
- Proposed access points
- Pedestrian/cycle link to the site
- Indicative access route
- Indicative emergency access corridor
- Indicative active travel route
- Indicative active travel connection to wider allocation (ASN2)
- Existing Public Right of Way
- A Residential development area including access/circulation, incidental open space, playspace and SUDS (incl. reference letter)
- Green infrastructure to include public open space, tree planting, landscape, SUDS and access/circulation
- Existing watercourse/drain retained
- Indicative location of SuDS
- Existing planting to be retained
- Indicative location of children's play
- Indicative location of informal kickabout space
- Indicative location of pumping station



Project		
Land north of Rectory Lane Ashington		
Title		
Outline Masterplan (Parameter)		
Job	Drawing No.	Rev.
26001	06	E
Drawn	Scale	Date
TS	1:1250@A2	07/2026

URBAN
PLACE
LAB

37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567

Copyright: This drawing is the property of Urban Place Lab Ltd. No disclosure or copy of it may be made without the written permission of Urban Place Lab Ltd.

Appendix B Pre Application Advice from WSCC

Eleanor Read

Senior Flood Risk Management Officer
Highways, Transport and Planning,
Place Services

Eleanor.Read@westsussex.gov.uk

www.westsussex.gov.uk

Ground Floor
Northleigh
County Hall
Chichester
PO19 1RH
03302 227048



Michael Turner
Charles & Associates Consulting Engineers Ltd
Landmark House
Station Road
Hook
Hampshire
RG27 9HA

BY EMAIL ONLY

6th May 2026

Dear Michael,

WSSC-826462894 – Land North of Rectory Lane, Rectory Lane, Ashington, West Sussex, RH20 3LF

WSSC Flood Risk Management Team Level 2 Pre-Application Advice has been sought for a 7.33 ha site in Ashington, Horsham District. The application will be for outline permission for 150 dwellings, therefore the level of advice reflects the application type. The site is currently greenfield.

The site has some sections of surface water flood risk which relate to the ordinary watercourse on the northern boundary of the site. We support proposals to use the sequential approach when designing the layout of the site, as the most effective method of managing surface water flood risk is to avoid it.

Following a meeting on 27th April 2026, we have the following initial comments to make:

Following the release of the updated National Standards for SuDS in July 2025, we locally expect all major applications to comply with the Standards. For ease, the comments are structured following the Standards.

For Standard 1 in the National Standards for SuDS:

As West Sussex is seriously water stressed, rainwater harvesting shall be considered from an early stage in the planning process. We are supportive of the proposals in 2.6.8 to use water butt and storage for watering landscaping.

To demonstrate that the SuDS hierarchy has been followed, we will require appropriate evidence that the geology of the area means that infiltration is not a viable method of draining the site. In the meeting the applicant stated that winter groundwater monitoring and infiltration has been completed, therefore we'd suggest submitting them at outline stage (they can then likely be used later in the planning process, based on current policy and guidance).

In line with the hierarchy, it is therefore proposed to discharge surface water at restricted rates to watercourses. The connectivity of the watercourse to the wider network will need to be demonstrated at outline stage. At reserved matters stage

we would recommend a survey is completed, to enable the detailed design work to be completed. If there are any proposed outfalls outside the red line boundary, third party agreements may be required.

For Standard 3 in the National Standards for SuDS:

The proposals in 2.6.1 are in accordance with the National Standards for SuDS, to manage event up to 1 in 100 year plus climate change event. As this is an outline application, quick storage estimates can be used to inform the design of the drainage strategy.

We require a catchment plan to demonstrate the natural catchments within the site are being followed. We suggest using area summaries which include the proposed impermeable area for each catchment.

The parameters stated in the Scoping Note follow local requirements.

For Standards 2, 4, 5, 6 and 7:

We require a high-level overview of the use of multi-functional SuDS and who is expected to be responsible for the maintenance of the SuDS and ordinary watercourses (under riparian ownership/responsibilities) within the red line are required.

For Standard 2, we suggest providing a table/similar discussing which interception methods would be viable for use at reserved matters.

We are supportive of the inclusion of rain gardens and permeable paving, as well as the intention for the basins to be well integrated and landscaped within the site.

We would recommend adding the 3m maintenance easement for the basins on the drawings at outline stage, to avoid layout conflicts at reserved matters.

We will cover the rest of the details required in the conditions.

Other comments:

Where ground raising is proposed to provide sufficient cover, it is essential that this does not increase surface water flood risk elsewhere.

As discussed, the WSCC highways adoption details can be found here: [Road agreements - West Sussex County Council](#).

In locations where infiltration is not a viable method of draining the site, but the maximum winter groundwater level is greater than 1m below the attenuation feature's invert level, it is advisable to leave the system unlined to utilise any infiltration potential that does exist.

All watercourses/ditches within the red line must be retained, with a 3m maintenance easement from the top of both banks required. The main river will also require an easement (this is normally 8m unless otherwise agreed with the Environment Agency). These must be clearly shown on drawings, to ensure that as the application progresses, easements are retained.

The effects of climate change on surface water flood risk need to be considered. It is suggested to use the HDC SFRA, while we await the EA's release of surface water plus climate change modelling that is appropriate for use for planning purposes.

It shall be demonstrated that surface water drainage features and critical infrastructure such as the foul pumping station are not located in 1% AEP fluvial or pluvial events, unless designed to operate in flood conditions. In that instance, compensation may be required.

We are happy to review any amended documents and meet again if necessary prior to formal submission to the LPA. We will share this letter with the LPA, so they are kept informed as to pre-app discussions.

We have no comments to make in relation to fluvial flood risk or foul drainage, as this does not fall within our remit.

Please note: these comments are based on current planning legislation, policy and guidance. Any changes which are linked with flood risk and surface water drainage will need to be addressed.

Yours sincerely,

Eleanor Read

Eleanor.read@westsussex.gov.uk

Flood Risk Management Team

Documents reviewed:

Flood Risk and Drainage Scoping Note by Charles & Associates, April 2026, Revision A

Surface Water Drainage Strategy by Charles & Associates, March 2026, Revision A
Framework Masterplan by Urban Place Lab, March 2026

Michael Turner

From: Eleanor Read <eleanor.read@westsussex.gov.uk>
Sent: 18 June 2026 12:17
To: Luke Beeching
Cc: Michael Turner; Jane Piper; John Aylwin
Subject: RE: 25-036 (WSSC-826462894) Ashington

Hi Luke,

Following on from the call on Tuesday, I can confirm the below is acceptable for the LLFA.

As discussed, we would recommend engaging with the LPA, to ensure the basins being located within surface water plus climate change area would not trigger sequential test.

Kind regards,
Ellie

Eleanor Read

Senior Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal Phone: 227048 | External Phone: 03302 227048
Email: eleanor.read@westsussex.gov.uk | Web: www.westsussex.gov.uk

Advance Notice of Leave: 26th June, 10th July, 22nd to 23rd July, 27th to 31st July.

From: Luke Beeching <lbeeching@c-a.uk.com>
Sent: 09 June 2026 18:34
To: Eleanor Read <eleanor.read@westsussex.gov.uk>
Cc: Michael Turner <mturner@c-a.uk.com>; Jane Piper <jpiper@lucidplanning.com>; John Aylwin <john.aylwin@taylorwimpey.com>
Subject: RE: 25-036 (WSSC-826462894) Ashington

****EXTERNAL****

Thanks Ellie,

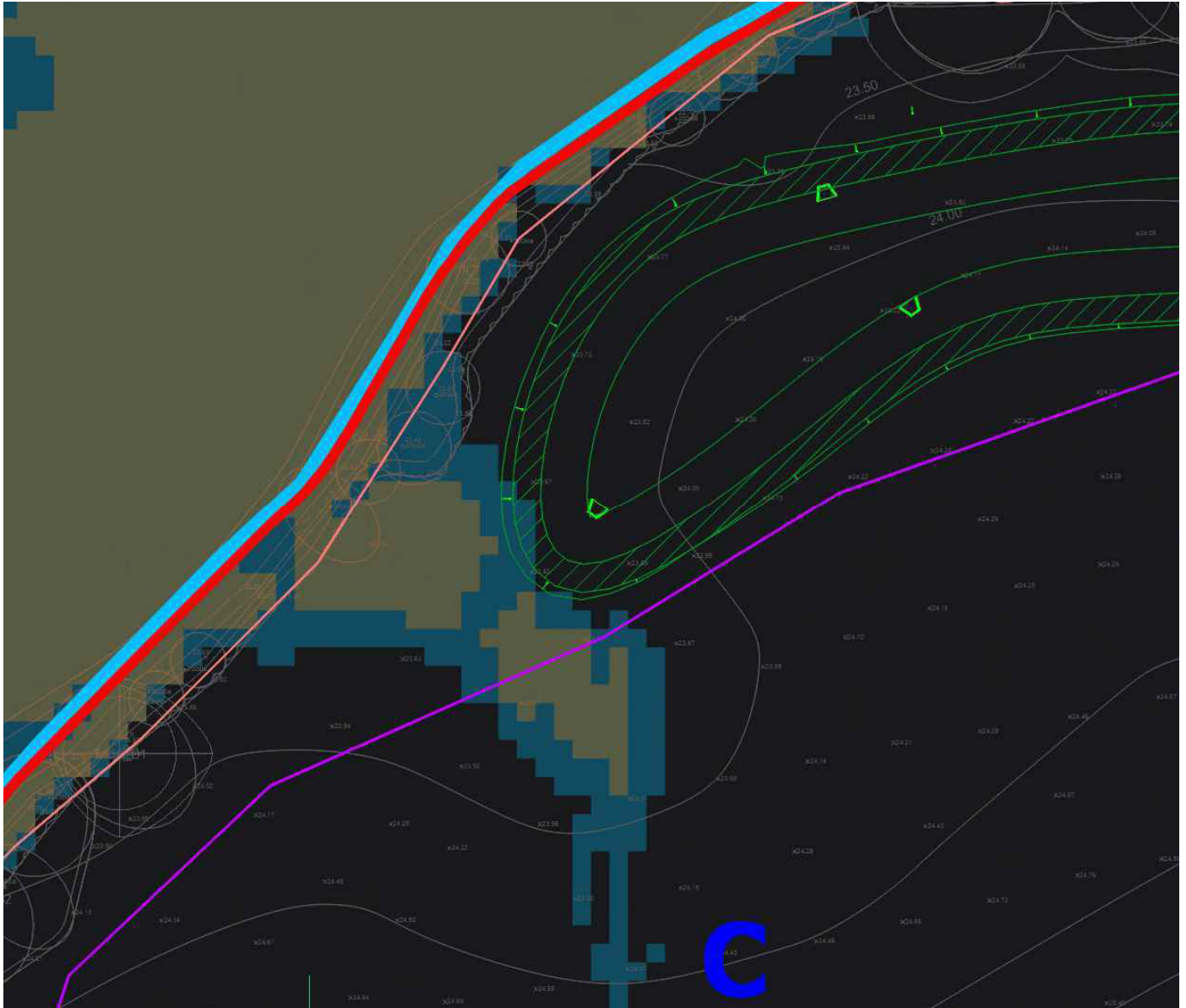
I will send a meeting invitation through.

I've attached three drawings, one just shows the new climate change surface water mapping extents overlaid on the topo survey contours.

The second drawing is our previous surface water strategy which shows the basin locations and 1 in 1,000 (non-climate change) flood mapping, before our current review.

The third shows our assessment of the volume of water in the 1 in 1,000 (climate change) surface water flood extent, displaced by the currently proposed development parcel and eastern basin. This is compared to the volume of runoff generated from the catchment that will now route through the attenuation basin. This demonstrates that the lost storage volume is significantly less than the volume of runoff that will now be routed via the basin.

At the western end of the site, there is greater flexibility and we are intending to take a more precautionary approach, to relocate the western proposed basin beyond the lowest area on site (shown below). The on-site area of flood risk closest to the ditch is at a ground level of approx.. 23.3 to 23.4 mAOD, which is similar to the stream top of bank, so we have avoided. The south-eastern area of 1 in 100 (CC) flood risk is at a higher level, circa 23.7m AOD+ and therefore relates to flow coming down the slope from the on-site catchment – this will be captured by the proposed development drainage and routed via the basin, so we intend to keep the development parcel boundary shown (purple line) and raise levels if needed to make sure finished floor levels are sufficiently above predicted flood levels.



Kind regards,

Luke

Luke Beeching

CEng MICE MCIHT

Associate Director

mobile. 07515 475569

[Website](#) [LinkedIn](#)

Kent.

Park House, Park Farm,
East Malling Trust Estate, Bradbourne Ln.
Aylesford, Kent, ME20 6SN
tel. 01732 448 120

Hampshire.

Landmark House,
Station Road, Hook,
Hampshire, RG27 9HA
tel. 01256 630 420



Charles & Associates

Registered in England No. 08136641

From: Eleanor Read <eleanor.read@westsussex.gov.uk>

Sent: 05 June 2026 08:45

To: Luke Beeching <lbeeching@c-a.uk.com>

Cc: Michael Turner <mturner@c-a.uk.com>

Subject: RE: 25-036 (WSCC-826462894) Ashington

Hi Luke,

That is fine with me. I'm at a conference or on leave all of next week. The week after I'm fairly free except for Wednesday morning and Thursday.

Kind regards,
Ellie

Eleanor Read

Senior Flood Risk Management Officer | Flood Risk Management Team
West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal Phone: 227048 | External Phone: 03302 227048
Email: eleanor.read@westsussex.gov.uk | Web: www.westsussex.gov.uk

Advance Notice of Leave: 12th June, 26th June, 10th July, 22nd to 23rd July, 27th to 31st July. I will have limited access to emails between 8th to 11th June.

From: Luke Beeching <lbeeching@c-a.uk.com>

Sent: 04 June 2026 17:30

To: Eleanor Read <eleanor.read@westsussex.gov.uk>

Cc: Michael Turner <mturner@c-a.uk.com>

Subject: 25-036 (WSCC-826462894) Ashington

****EXTERNAL****

Hi Ellie,

Following release of the surface water (climate change) mapping on the Flood Map for Planning, there is now a greater area of the proposed Ashington site at Rectory Lane affected by the areas of flood risk. It remains the case that some areas shown relate to surface water generated on the site and we are going to carry out a high level assessment to compare volumes generated on site to volumes that will be displaced by some of the proposed basin earthworks.

Once we've carried out this work we'd like to share it with you ahead of the planning application to make sure that we agree on the conclusions, and hence any changes we need to make to the development layout. Please could you advise your availability for a follow up meeting?

Kind regards,

Luke

Luke Beeching

CEng MICE MCIHT

Associate Director

mobile. 07515 475569

[Website](#) **[LinkedIn](#)**

Kent.

Park House, Park Farm,
East Malling Trust Estate, Bradbourne Ln.
Aylesford, Kent, ME20 6SN
tel. 01732 448 120

Hampshire.

Landmark House,
Station Road, Hook,
Hampshire, RG27 9HA
tel. 01256 630 420



Charles & Associates

Registered in England No. 08136641

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Appendix C Topographic Survey

- KEY:
- bt British Telecom
 - cb Control Box
 - cl Cover Level
 - ctv Cable Television
 - dk Drop Kerb
 - el Electric
 - ep Electricity Pole
 - fh Fire Hydrant
 - gu Gully
 - gsv Gas Stop Valve
 - ht Height
 - ic Inspection Cover
 - il Invert Level
 - lp Lamp Post
 - mkr Marker
 - o/h Overhead
 - pb Post Box
 - pmg From Crossing
 - np Name Plate
 - rs Road Sign
 - sv Stop Valve
 - tb Telephone Box
 - tl Traffic Light
 - tt Top of Tree
 - th Threshold
 - tw Top of Wall
 - ul Unable to Lift
 - vp Vent pipe
 - wm Water Meter
 - wsv Water Stop Valve

116650N

116600N

116550N

116500N

116450N

512300E

512350E

512400E

512450E

512500E

512550E

512600E

512650E



NOTES:
LEVELS RELATE TO O.S. DATUM
TREE SPECIES SHOULD BE VERIFIED WHERE OF
CRITICAL IMPORTANCE
THE ARCHITECT SHOULD SATISFY HIMSELF THAT ALL TREES
LIKELY TO AFFECT HIS DESIGN HAVE BEEN SHOWN
ALL DIMENSIONS & LEVELS SHOWN IN METRES
ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO
THE PRINTED SCALE AND SHOULD BE CHECKED ON SITE
WHERE OF CRITICAL IMPORTANCE

P STUBBINGTON
LAND SURVEYS LTD

THE MEAD
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
HAMPSHIRE
SO32 2AR

TEL : 023 8060 1876
MOBILE:-
07973 348165

EMAIL:-
PAUL@PSTLANDSURVEYS.COM

CLIENT:- DEVINE HOMES &
TAYLOR WIMPEY
CONTRACT:- RECTORY LANE
ASHINGTON
WEST SUSSEX

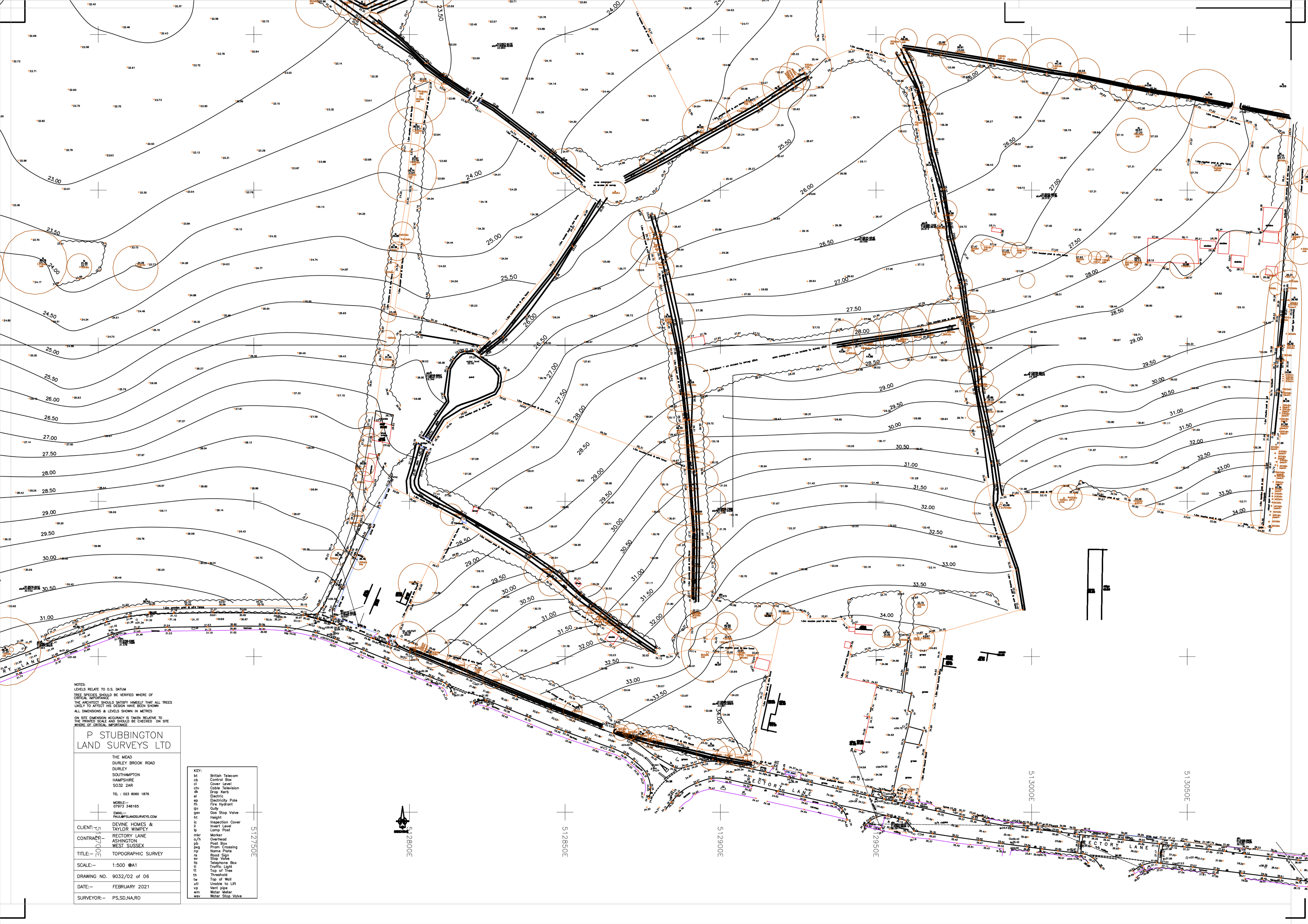
TITLE:- TOPOGRAPHIC SURVEY

SCALE:- 1:500 @A1

DRAWING NO. 9032/01 of 06

DATE:- FEBRUARY 2021

SURVEYOR:- PS,SD,NA,RO



NOTES:
LEVELS RELATE TO O.S. DATUM
TREE SPECIES SHOULD BE VERIFIED WHERE OF
CRITICAL IMPORTANCE
THE ARCHITECT SHOULD SATISFY HIMSELF THAT ALL TREES
LIKELY TO AFFECT HIS DESIGN HAVE BEEN SHOWN
ALL DIMENSIONS & LEVELS SHOWN IN METRES
ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO
THE PRINTED SCALE AND SHOULD BE CHECKED ON SITE
WITHIN OF CRITICAL IMPORTANCE

**P STUBBINGTON
LAND SURVEYS LTD**

THE MEAD
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
HAMPSHIRE
SO32 2AR
TEL : 023 8060 1876
MOBILE:-
07973 348165
EMAIL:-
PAUL@PSLANDSURVEYS.COM

CLIENT:- DEVINE HOMES &
TAYLOR WIMPEY
CONTRACT:- RECTORY LANE
ASHINGTON
WEST SUSSEX
TITLE:- TOPOGRAPHIC SURVEY
SCALE:- 1:500 @A1
DRAWING NO. 9032/02 of 06
DATE:- FEBRUARY 2021
SURVEYOR:- PS,SD,NA,RO

KEY:	
bt	British Telecom
cb	Control Box
cl	Cover Level
ctv	Cable Television
dk	Drop Kerb
el	Electric
ep	Electricity Pole
fh	Fire Hydrant
gu	Gully
gv	Gas Stop Valve
ht	Height
ic	Inspection Cover
il	Invert Level
lp	Lamp Post
mr	Marker
o/h	Overhead
pb	Post Box
pc	From Crossing
np	Name Plate
rs	Road Sign
sv	Stop Valve
tb	Telephone Box
tl	Traffic Light
tt	Top of Tree
th	Threshold
tw	Top of Wall
utl	Unable to LRI
vp	Vent pipe
wm	Water Meter
wsv	Water Stop Valve



512850E

512900E

512950E

513000E

513050E

P STUBBINGTON
LAND SURVEYS LTD

THE MEAD
DURLEY BROOK ROAD
SOUTHAMPTON
HAMPSHIRE
SO32 2AR

TEL : 023 8060 1876

MOBILE:- 07973 348165

EMAIL:- PAUL@PSTUBBINGTONSURVEYS.COM

CLIENT:- DEVINE HOMES &
TAYLOR WIMPEY

CONTRACT:- RECTORY LANE
ASHINGTON
WEST SUSSEX

TITLE:- TOPOGRAPHIC SURVEY

SCALE:- 1:500 @A1

DRAWING NO. 9032/05 of 06

DATE:- FEBRUARY 2021

SURVEYOR:- PS,SD,NA,RO

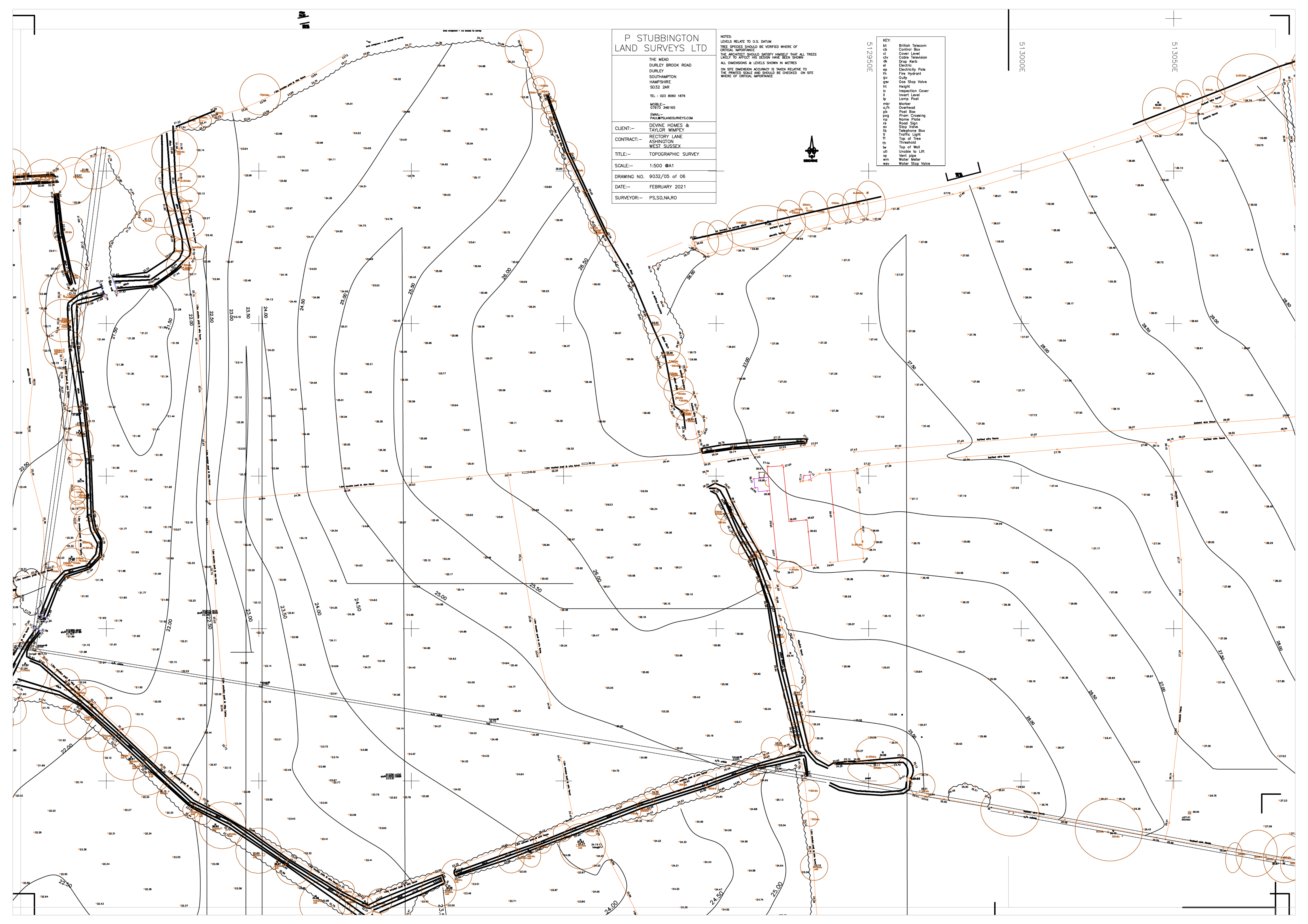
NOTES:
LEVELS RELATE TO O.S. DATUM
TREE SPECIES SHOULD BE VERIFIED WHERE OF
CRITICAL IMPORTANCE
THE ARCHITECT SHOULD SATISFY HIMSELF THAT ALL TREES
LIKELY TO AFFECT HIS DESIGN HAVE BEEN SHOWN
ALL DIMENSIONS & LEVELS SHOWN IN METRES
ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO
THE PRINTED SCALE AND SHOULD BE CHECKED ON SITE
WHERE OF CRITICAL IMPORTANCE

512930E

bt	British Telecom
cb	Control Box
cl	Cable Level
ctv	Cable Television
dk	Drop Kerb
el	Electric
ep	Electricity Pole
fh	Fire Hydrant
gv	Gas Stop Valve
gu	Gully
ic	Inspection Cover
il	Invert Level
lp	Lamp Post
mr	Marker
o/h	Overhead
pb	Post Box
pr	From Crossing
ps	Name Plate
ra	Road Sign
sv	Stop Valve
tb	Telephone Box
tl	Top of Line
th	Threshold
tw	Top of Wall
ul	Unable to Lift
vp	Vent pipe
wm	Water Meter
wsv	Water Stop Valve

513000E

513050E



P STUBBINGTON
LAND SURVEYS LTD

THE MEAD
DURLEY BROOK ROAD
DURLEY
SOUTHAMPTON
HAMPSHIRE
SO32 2AR
TEL : 023 8060 1876
MOBILE:-
07975 348165
EMAIL:-
PAUL@PSTLANDSURVEYS.COM

CLIENT:- DEVINE HOMES &
TAYLOR WIMPEY
CONTRACT:- RECTORY LANE
ASHINGTON
WEST SUSSEX
TITLE:- TOPOGRAPHIC SURVEY
SCALE:- 1:500 @A1
DRAWING NO. 9032/04 of 06
DATE:- FEBRUARY 2021
SURVEYOR:- PS,SD,NAR,O

NOTES:
LEVELS RELATE TO O.S. DATUM
TREE SPECIES SHOULD BE VERIFIED WHERE OF
CRITICAL IMPORTANCE
THE ARCHITECT SHOULD SATISFY HIMSELF THAT ALL TREES
LIKELY TO AFFECT HIS DESIGN HAVE BEEN SHOWN
ALL DIMENSIONS & LEVELS SHOWN IN METRES
ON SITE DIMENSION ACCURACY IS TAKEN RELATIVE TO
THE PRINTED SCALE AND SHOULD BE CHECKED ON SITE
WHERE OF CRITICAL IMPORTANCE



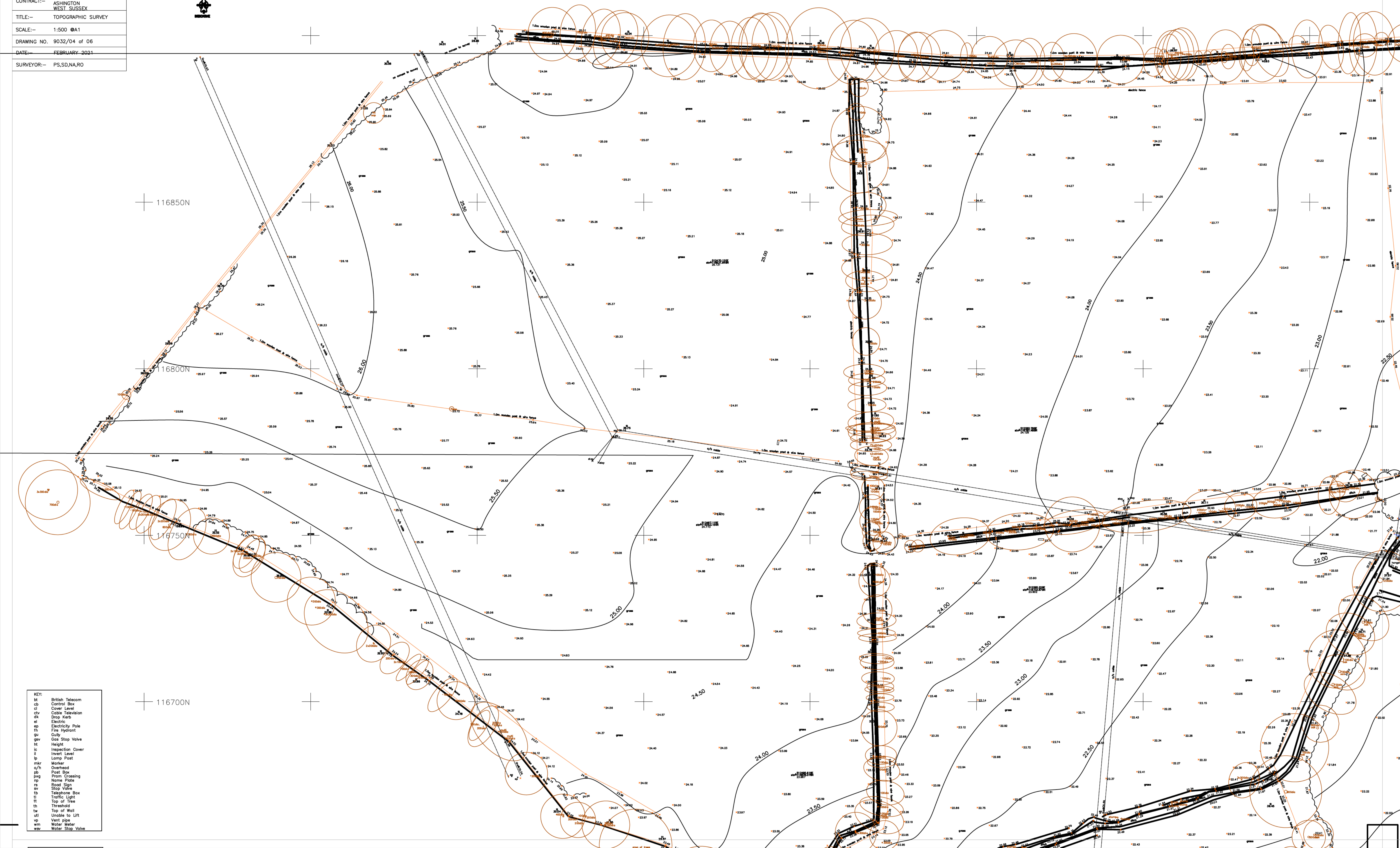
116850N

116800N

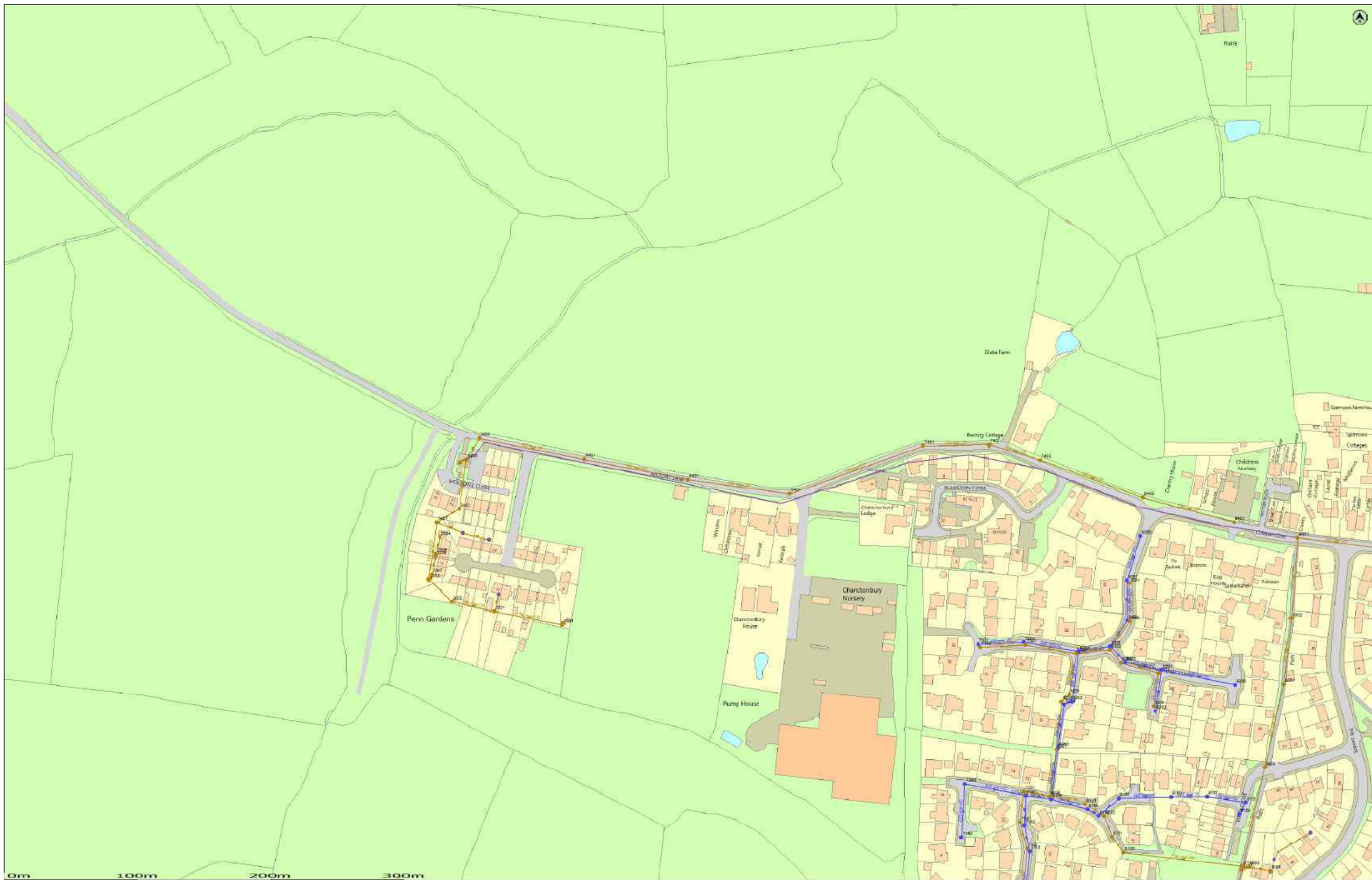
116750N

116700N

KEY:
bt British Telecom
cb Control Box
cl Cover Level
ctv Cable Television
dk Drop Kerb
el Electric
ep Electricity Pole
fh Fire Hydrant
gu Gully
gsv Gas Stop Valve
ht Height
ic Inspection Cover
il Invert Level
lp Lamp Post
mkr Marker
o/h Overhead
pb Post Box
pvc Prawn Crossing
np Name Plate
rs Road Sign
sv Stop Valve
tb Telephone Box
tl Traffic Light
tt Top of Tree
th Threshold
tw Top of Wall
ul Unable to Lift
vp Vent pipe
wm Water Meter
wsv Water Stop Valve



Appendix D Southern Water Sewer Records



Appendix E Geoenvironmental Information



Geo-Environmental

GROUND APPRAISAL REPORT

for the site at

LAND OFF RECTORY LANE, ASHINGTON, RH20 3AS

on behalf of

TAYLOR WIMPEY

Report:	GROUND APPRAISAL REPORT
Site:	LAND OFF RECTORY LANE, ASHINGTON, RH20 3AS
Client:	TAYLOR WIMPEY
Date:	13/08/2015
Reference:	GE10884/GAR/AUG15
Version:	1.0
Prepared by:	
	CESAR AZEVEDO BEng (Hons), FGS CONSULTING ENGINEER
Reviewed by:	
	GAVIN ROBERTS CGeol, BEng (Hons), MSc, FGS TECHNICAL DIRECTOR
Geo-Environmental Services Limited Unit 7, Danworth Farm, Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9GL +44(0)1273 832972 www.gesl.net	

CONTENTS

EXECUTIVE SUMMARY	i
1.0 Introduction	1
2.0 Walkover Survey	1
3.0 Desk Study	1
3.1 Geology	1
3.2 Hydrogeology	2
3.5 Sensitive Land Uses	5
3.6 Environmental Data	5
3.7 Geotechnical Data	5
3.8 Ground Gases	6
3.9 Radon	6
3.10 Geochemistry	6
3.11 Previous Ground Investigations	6
4.0 Preliminary Risk Assessment	6
4.1 Possible Contamination Sources	8
4.2 Summary of Plausible Pathways	8
4.3 Summary of Plausible Receptors	8
4.4 Preliminary Risk Assessment Summary	12
4.5 Geotechnical Condition	12
5.0 Investigation Strategy	12
6.0 Ground Conditions	12
7.0 Groundwater	13
8.0 Ground Gases	13
9.0 Obstructions	14
10.0 Geotechnical Testing	14
11.0 Foundations	15
12.0 Excavations	15
14.0 Pavements	16
15.0 Sulphates	16
16.0 Soakaways	16
17.0 Environmental Risk Assessment	16
17.1 Ground Gases	17
17.2 Soil Contamination vs. End Users	17
17.3 Soil Contamination vs. Adjacent land Users	18
17.4 Soil Contamination vs. Soft Landscaping	18
17.5 Soil Contamination vs. Building Materials	18
17.6 Soil Contamination vs. Groundwater	18
17.7 Waste Disposal	19
18.0 Discovery Strategy	19

FIGURES

FIGURE 1	Site Location Plan
FIGURE 2	Exploratory Hole Location Plan

APPENDICES

APPENDIX A	Desk Study Information
APPENDIX B	Exploratory Hole Logs
APPENDIX C	Geotechnical Laboratory Results
APPENDIX D	Geochemical Laboratory Results & Statistical Assessments
APPENDIX E	Gas Assessment Sheet



EXECUTIVE SUMMARY		
Site Details	Site Address	Land off Rectory Lane, Ashington, RH20 3AS
	National Grid Reference	512600, 116560
	Site Area	7.37Ha
	Form of Development	Construction of residential properties with gardens, estate roads, open space and associated development infrastructure.
Encountered Conditions	Scope of works	The assessment incorporated a desk study to determine the site's setting to inform a preliminary risk assessment followed by an intrusive investigation to confirm the ground and groundwater conditions and support the development of geotechnical and geo-environmental assessments of the site in relation to the proposed development.
	Ground Conditions	The ground conditions comprised a limited thickness of Topsoil overlying the Weald Clay Formation. Soils attributed to Head Deposits were encountered within WS4 to 1.6m bgl and WS5 to 4.7m bgl.
	Groundwater	Groundwater was not encountered within any of the trial pits, with the exception of TP8 and TP9 where slow water seepage was encountered at a depth of approximately 1.60m and 2.30m, respectively. Groundwater was struck within two of the window sampler boreholes during the site investigation. Groundwater was recorded at a depth of 1.20m (WS1), 2.30m (WS3) and 1.90m (WS4) during a subsequent monitoring visit.
Geotechnical Considerations	Foundations	Conventional shallow strip foundations may be appropriate for the site. An allowable bearing value of 125kPa is considered appropriate for the stiff clay of the Weald Clay Formation. A minimum founding depth of 0.9m bgl is recommended in accordance with NHBC Standards Chapter 4.2. Deeper foundations are likely to be required within the zone of influence of trees (existing, proposed or recently felled).
	Floor Slabs	Suspended with floor slabs are recommended throughout the development.
	Excavations	Both shallower and deeper excavations within the Weald Clay Formation should remain relatively stable in the short to medium term. However, in the case of deeper excavations, some localised instability may be encountered, particularly where excavations are left open for prolonged periods, or where water seepages within sandy partings are intercepted.
	Pavements	A CBR value of 5% is recommended for the soils at the likely subgrade formation level. However, once the design layout has been finalised, further testing would be prudent at formation level.
	Buried Concrete	Buried concrete for shallow foundations should be designed to Class DS1 (AC1s).
Environmental Considerations	Human Health	No evidence of contamination was encountered within the soils. In the absence of any specific pollutant linkages, no risk mitigation measures are considered to be required.
	Groundwater	No evidence of mobile contamination was encountered within the soils. In the absence of any specific pollutant linkages, no risk mitigation measures are considered to be required.
	Ground Gases	The conceptual site model and ground gas monitoring results indicate the site's gassing regime to be Characteristic Situation



		CS1. Under this regime, no gas-protection is required.
	Radon Gas	No radon protection measures are required.
	Built Environment	No specific precautions are considered to be required to protect the built environment.
	Waste Disposal	Laboratory test results indicate the natural soils analysed would comprise Inert Waste. However, WAC analysis will need to be undertaken in order to confirm this assessment if soils are to be disposed of.
Further Action: • A discovery strategy should be maintained during development such that any abnormal conditions (geotechnical or potential contamination) are identified and their potential impact on the proposed development assessed prior to determining any potential mitigation measures. • Supplementary ground investigation may be required to support progression of the site through the planning and design process.		
<i>This Executive Summary is intended to provide a brief summary of the main findings and conclusions of the investigation. For detailed information, the reader is referred to the main report ref. GE10884/GAR/AUG15.</i>		

1.0 Introduction

Geo-Environmental Services Limited was instructed by Taylor Wimpey to undertake an investigation of the geotechnical and geo-environmental factors pertaining to the site at the Land off Rectory Lane, Ashington, RH20 3AS. The site's location is presented in Figure 1.

It was understood that the development proposals were to include residential properties with gardens, estate roads, open space and associated development infrastructure. In addition, it was understood that the site was in the early stages of the planning process and thus an overview of key potential geotechnical and geo-environmental constraints was required.

2.0 Walkover Survey

The site comprised an irregularly shaped parcel of land which extended to approximately 7.37Ha located on the northern side of Rectory Lane, Ashington, RH20 3AS. The Grid Reference of the centre of the site is 512600, 116560. Ground levels fell gradually towards the north-west and west.

At the time of the site walkover survey, June 2015, the site comprised an open area of farm land covered by low vegetation and devoid of any buildings. The ground was observed to be desiccated with some large cracks approximately 20mm wide in the central field area and close to the boundaries. It should be noted, however, that prevailing conditions were noted as being exceptionally dry at the time of the site reconnaissance.

Electricity pylons run across the southern boundary and middle part of the site. Two straight lines of mature trees running north-south were also noted across the central portion of the site and sub-divide the site into western, central and eastern fields. Pedestrians including dog walkers were observed on site during the site walkover survey.

The site was bounded by mature and semi-mature trees with Rectory Lane to the south, and open fields extending in all other directions.

Lancing Brook was located immediately adjacent to the western and north-western site boundary and flowed in an easterly direction. A second brook flowed in a westerly direction along the site's north-eastern boundary. The two watercourses joined along the northern boundary of the eastern field and flowed in a northerly direction from the confluence.

The surrounding land comprised open space farm land with a small development of residential properties, shops and amenities to the southeast.

A metal gate located off Rectory Lane provided access to the central part of the site.

3.0 Desk Study

The desk study comprised a review of published geological and hydrogeological mapping, together with a review of environmental disclosure reports and historic mapping, presented within an Envirocheck Report. A copy of the information obtained as part of the desk study is presented in Appendix A.

3.1 Geology

With reference to British Geological Survey (BGS) mapping, the majority of the site was largely free from superficial deposits, with the exception of Head Deposits which were shown as a narrow band along the western boundary of the site, and a small strip of Alluvium indicated along the northern boundary, i.e. presumably associated with the off-site watercourses. The bedrock beneath the site was anticipated to comprise the Weald Clay Formation.



Alluvium is the most recent river or estuarine deposit and generally comprises low strength, high compressibility silty clay sometimes with an appreciable organic content. Lenses of sand and gravel are also commonly found, as are pockets of peat.

Head Deposits are drifts produced by solifluction, the downslope movement of debris outwash during the periglacial period, and characteristically comprise poorly sorted sand, gravel and other soils of local derivation.

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

There is one BGS historical borehole record within the site boundary and relates to Hodges, Rectory Lane, Ashington (Ref. TQ11NW1). The borehole was drilled to 150ft and encountered interbedded clays, marls and shelly clays, i.e. indicative of the Weald Clay.

3.2 Hydrogeology

With reference to Envirocheck data, the superficial Head Deposits were classified as a Secondary "Undifferentiated" Aquifer, whilst the area mapped by the BGS as underlain Alluvium was indicated to be a Secondary 'A' Aquifer. The bedrock geology beneath the site (Weald Clay Formation) was classed as Unproductive Strata, albeit with a narrow stretch of Secondary 'A' Aquifer along the southern boundary of the site. This could represent a potential sandstone or a fissured/shaley zone within the Weald Clay bedrock.

Secondary 'A' aquifers comprise 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.

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

Secondary Undifferentiated has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

The soil cover across the site was classified as Low Leaching Potential. Generally, soils of a low leaching potential are defined as soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment

The site was indicated to lie outside of any Source Protection Zones (SPZ) and no groundwater abstractions were reported to be on site or within 1km of the site.

Eight pollution incidents to controlled waters were noted within a radius of 500m of the site boundary details of which are provided in Table 1.

Operator	Location	Pollutant	Distance from site
Private Sewage (Non-PLC)	Rectory Lane, Opposite Penn Gardens, Ashington	Crude sewage: sewage discharge surcharging manhole; private sewage (non-plc): foul sewer	17m SW



Operator	Location	Pollutant	Distance from site
WSC Sewage, Sewerage & Supply	Penn Gardens, Ashington	General biodegradable: crude sewage & sewerage material	22m SW
Water Company Sewage: Foul Sewer	Penn Gardens, Rectory Lane, Ashington	Crude sewage: pumping main burst	66m SW
Water Company Sewage: Pumping Station	Ashington	Crude sewage: sewage entering watercourse	70m SW
Water Company Sewage: Pumping Station	Ashington	Crude Sewage: sewage entering water course	71m SW
Private Sewage (Non-PLC): Pumping Station	Adjacent Penn Ps, Gardens Ashington	Crude Sewage: sewage, overflowing from manhole to stream	101m SW
Miscellaneous Premises: Unknown	Ditch, Sparrows Lane, Ashington	Chemicals - Paints / Dyes: florescent green water	296m E
Water Company Sewage: Sewage Treatment Works	Billingshurst Road, Ashington	Crude sewage: sewage in ditch	495m E

Table 1 Summary of pollution incidents to controlled waters

3.3 Hydrology

Surface water courses were located along the north-western and north-eastern boundaries with a confluence point on the northern boundary of the eastern field. The desk study information indicated a tertiary river network along the western and northern boundaries of the site, which according to Ordnance Survey maps was called Lancing Brook and its tributaries.

The Environment Agency flood zone mapping showed the site was not located within a flood zone. However, the map highlighted two areas of Flooding and Extreme Flooding from Rivers or Sea without Defences (Zones 2 and 3) c. 400m north and c. 900m south of the site. The northern and western boundaries of the site were indicated to be at risk of surface water flooding.

No groundwater abstractions were reported to be on site or within 1km of the site.

There were no discharge consents recorded on site, however, nine discharge consents were recorded within a radius of 500m of the site boundary, details of which are provided in Table 2.

Operator	Location	Discharge Type	Distance from site
West Sussex County Council Education	School In Rectory Lane, Ashington, West Sussex	Discharge of other matter-surface water: freshwater stream/river	264m SE
David Crouch	Luckista Caravan Site, West Wolves, Billingshurst Road, Ashington, West Sussex	Sewage discharges - final/treated effluent - not water company freshwater stream/river	269m NE
Southern Water Services Limited	Residential Development at Rectory Close, Ashington, West Sussex	Public sewage: storm sewage overflow freshwater stream/river	284m E
Mr A Spencer	1 Oast House Barn,	Sewage discharges -	314m E



Operator	Location	Discharge Type	Distance from site
	Billingshurst Road, Ashington, West Sussex, RH20 3AZ	final/treated effluent - not water company: freshwater stream/river	
Mr C M Yule	2 Oast House Farm, Billingshurst Road, Ashington, West Sussex, RH20 3AZ	Sewage discharges - final/treated effluent - not water company: freshwater stream/river	314m E
Sylvia Louise Seymour	Land at Astor Cottage, Ivy Lane, Ashington, Pulborough West Sussex	Non water company (private) sewage: freshwater stream/river	356m E
Southern Water Services Ltd	Willard Way, Ashington, West Sussex, RH20 3PQ	Sewage discharges - pumping station - water company: freshwater stream/river	375m S
Mr J Turrell / Mr Woolgrove	Billingshurst Road, Ashington, West Sussex	Final/treated effluent - not water company: freshwater stream/river	406m E
Mr & Mrs K E Jones	Yew Tree Cottage, Billingshurst Road, Ashington, Pulborough, West Sussex	Sewage discharges - final/treated effluent - not water company: freshwater stream/river	486m E

Table 2 Summary of discharge consents

3.4 Historical Data

A summary of site history dating back to 1875 is presented in Table 3 and has been determined through examination of historic maps obtained as part of the desk study.

Date	On-site	Off-site
1875-1879	The site comprised open fields with sporadic trees along the boundaries and central portion of the site. A track was shown running along the southern boundary.	The area surrounding the site comprised open fields with occasional houses, barns and farms. A structure labelled 'The Rectory' was shown immediately southeast of the site. A school was also labelled to southeast c. 400m. The village of Ashington was shown c.800m to the southwest.
1879	No significant changes noted.	No significant changes noted.
1897	No significant changes noted.	No significant changes noted.
1898	No significant changes noted.	No significant changes noted.
1911	No significant changes noted.	No significant changes noted.
1913-1914	No significant changes noted.	No significant changes noted.
1937-1939	No significant changes noted.	'Penn Gardens' was noted c.80m south of the site. Structure previously labelled as 'The Rectory' was labelled 'Meiros'. A feature labelled 'Nursery' was noted immediately south of the site.
1948 (aerial)	No significant changes noted.	No significant changes noted.
1952	No significant changes noted.	Further residential development occurred to the south east to form part of Ashington



Date	On-site	Off-site
		village. A tank is shown c. 200m to the south of the site.
1961	No significant changes noted.	No significant changes noted.
1974	No significant changes noted.	An additional three large rectangular structures were adjacent to the Nursery to the south. An electricity substation was shown c. 25m to the south-west of the site.
1982	No significant changes noted.	No significant changes noted. The 'Tank' shown on the 1952 map was labelled as a Reservoir.
1993	No significant changes noted.	No significant changes noted.
2006	No significant changes noted.	Further development of Ashington village was noted to the southeast together with a dual carriageway (A24) running along the eastern perimeter of the village in a broadly north-south direction.
2015	No significant changes noted.	No significant changes noted.

Table 3 Summary of Historical Map Extracts

3.5 Sensitive Land Uses

A search was made of environmentally sensitive areas including local and national nature reserves, areas of outstanding natural beauty (AONBs), nitrate zones, RAMSAR sites, sites of special scientific interest (SSSIs), conservation areas, special protection areas and biosphere reserves. No such areas were reported to be on site or within 500m of the site.

3.6 Environmental Data

Numerous contemporary trade directory entries were located within 500m of the site including supermarkets, garage services, dry cleaners and furniture manufactures. Reference should be made to the Landmark Report in Appendix A.

The nearest contemporary trade entries reflect the retail and commercial land uses in the vicinity of the site. Given the types of industries identified and their location in relation to the site it is considered unlikely that these would have resulted in a detrimental environmental impact to the subject site.

No fuel stations were listed in the Envirocheck Report within the vicinity of the site.

3.7 Geotechnical Data

The site was recorded as not being in an area affected by a coal mining or non-coal mining. British Geological Survey (BGS) geological hazard assessments for the site are summarised in Table 4.

Hazard	Designation
Collapsible ground	No Hazard to Very Low
Compressible ground	No Hazard to Moderate
Ground dissolution	No Hazard
Landslide	Very Low
Running sand	No Hazard to Low
Swelling clay	No Hazard to Low

Table 4 Summary of BGS Geological Hazards



3.8 Ground Gases

There were no landfill sites recorded on-site. Four landfill sites which comprised two historical, one registered and one recorded, were identified by the desk study within a 1km radius of the site boundary, details of which are presented in Table 5.

Name	Landfill Type	Address	Specified Waste	Location
Not Supplied	Recorded landfill	East Wolves Farm, Ashington	Spoil from roadworks	806m E
Not Supplied	Historical landfill	East Wolves Farm, Ashington, Sussex	Deposited waste included inert waste	829m E
M Daly Contractors Ltd	Registered landfill	East Wolves Farm, East of A24, Ashington, Pulborough, West Sussex	Waste produced/controlled by licence holder	863m E
Not Supplied	Historical landfill	Broadbridge Farm, Ashington, Sussex	Deposited waste included inert waste	975m SE

Table 5 Summary of Landfill Sites

No Licensed Waste Management Facility or Registered Waste Treatment or Disposal Facility were reported to be on site or within 1km of the site.

3.9 Radon

Data and assessment supplied by the BGS as part of the desk study indicated that the site lies in an area where radon protection measures are not required.

3.10 Geochemistry

Data obtained as part of the Envirocheck Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented Table 6.

Determinant	Concentration (mg/kg)	In Excess of SGV/GAC/C4SL*?
Arsenic	< 15 - 25	No
Cadmium	< 1.8	No
Chromium	60 - 90	No
Lead	<150	No
Nickel	15 - 30	No

NOTE: * Comparative SGV/GAC/C4SL concentrations are for a residential end use with plant uptake

Table 6 Summary of Site Geochemistry

3.11 Previous Ground Investigations

Geo-Environmental was not aware of any previous ground investigation that has taken place on site.

4.0 Preliminary Risk Assessment

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with CLR11 based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a



source-pathway-receptor (SPR) approach in accordance with current UK protocols.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to pose harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects arising from contamination. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks are derived and their definitions are presented in Tables 7 & 8 below.

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

Table 7 Risk Ratings Matrix

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

Table 8 Risk Ratings Definition



4.1 Possible Contamination Sources

Possible sources of contamination identified or discounted as part of the desk study are summarised in Table 9.

Source	Description	Comments
Shallow Soils	The former usage of the site as a farm together with the general background chemical quality of the near surface soils.	Possible elevated metals, organic and inorganic contaminants.
Ground Gas	Elevated concentrations of methane, carbon dioxide, depleted oxygen and flow of gas within the ground.	Site workers and end users may be affected by accumulation of gases within confined spaces or trapped within the natural soils which can cause inhalation of asphyxiation or poisonous gases.

Table 9 Possible Sources of Contamination

4.2 Summary of Plausible Pathways

The plausible pathways are summarised below:

- direct contact (soil, dust and vegetable ingestion, dermal contact and dust inhalation);
- lateral migration of gases through the ground, i.e. via more permeable strata;
- soil gas inhalation;
- vertical and lateral migration including leaching; and
- root uptake.

4.3 Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised within Table 10.

Receptor	Description	Comments
End Users	Occupants of the proposed residential development	The development will have private gardens and areas of soft landscaping
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity	Adjacent land uses include agricultural, woodland, commercial and residential types.
Soft Landscaping	Areas of planting including lawns, shrubs, trees, etc.	Private gardens, as well as soft landscaped areas are proposed
Water Supply Pipes	Plastics for potable water supply pipes may be laid in contact with contaminated soils	Significant depths of Made Ground are not anticipated.
Buildings & Infrastructure	Buried concrete for foundations etc. may be laid in contact with contaminated/aggressive soils	Significant depths of Made Ground are not anticipated. Potentially aggressive conditions could arise associated with naturally occurring compounds in the soils beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site	The site is underlain by a Secondary 'A' and Unproductive Strata.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters	A surface water course was located on the site's northern boundary.

Table 10 Possible Receptors of Contamination

Ground Appraisal Report

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

Whilst the above sources and receptors have been identified, Table 11 summarises the identified plausible pollution linkages and a qualitative assessment of the risks based on the desk study research:

Ground Appraisal Report

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow Soils	End Users	Direct contact	Likely	Minor	Low Future residents are likely to come into contact with soils via direct contact in the garden or home. However, natural soils are not anticipated to represent a significant risk of harm to human health.
	Adjacent Land Users	Direct and indirect contact	Likely	Mild	Moderate to Low Adjacent site users are likely to come into contact with soils primarily due to airborne soil particles being released during dry weather. However, natural soils are not anticipated to represent a significant risk of harm to human health.
	Soft Landscaping	Root uptake	Low	Minor	Very Low Soft landscaping is included within the proposed development. However, no evidence of harm to existing vegetation was observed on or around the site.
	Water Supply Pipes	Direct contact	Low	Minor	Very Low Water supply pipes will be placed within soils.
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within soils.

Ground Appraisal Report

	Groundwater	Vertical migration	Likely	Mild	Moderate to Low The site is located over a Secondary Aquifer and Unproductive Strata. Groundwater is unlikely to be present at shallow depth and near surface soils would be likely to act as an aquitard. However the potential presence of significant mobile contamination on site is considered to be low.
	Surface water	Vertical/Lateral migration	Likely	Mild	Moderate to Low The nearest surface water body was located along the site's northern boundary. The risk to leaching to surface water courses is considered unlikely due to the anticipated clay nature of the near surface soils. Potential surface run-off including sediment laden water could enter the adjacent watercourse during the construction phase but could be readily mitigated with general construction site environmental controls.
Ground Gases & Vapours	End Users	Inhalation	Low	Mild	Low Ingress of hazardous ground gas through floor slabs, service penetrations, wall cavities and the like could occur and could result in harm to human health. Incorporation of gas protection measures could mitigate the risk of harm, if a pollutant linkage is confirmed by further investigation and assessment.

Table 11 Plausible Pollution Linkages



4.4 Preliminary Risk Assessment Summary

The PRA and CSM developed from the information gathered as part of the desk study process have identified several plausible pollutant linkages that exist in relation to the proposed redevelopment of the site. However, the preliminary risk rating for each linkage has been classified as moderate to low, low or very low.

4.5 Geotechnical Condition

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- Variations in strength and compressibility of the ground beneath foundations could give rise to unacceptable total and differential settlement.
- The presence of trees on and around the site which may impact upon foundation design and construction where shrinkable soils are present.
- The presence of shallow groundwater and/or perched groundwater beneath the site.
- The presence of laterally and vertically variable strata and the impact these could have on construction.
- The possible presence of shrinkable soils at shallow depth which could impact on foundation design.
- The viability of soakaways.

5.0 Investigation Strategy

The investigation strategy comprised providing general coverage of the site to assess ground and groundwater conditions and to support the geotechnical assessment. The investigation included:

- Excavation of trial pits, using a mechanical excavator, at approximately 15No. locations across the site with sampling, in-situ testing and logging of recovered soils.
- Trial pit soakage tests in general accordance with BRE Digest 365 within selected trial pits.
- Window sampling to depths of up to 5m bgl at approximately 5No. locations across the site to assess potential desiccation in proximity to trees.
- Installation of 3No. 35mm diameter dual purpose land gas and groundwater monitoring standpipes to a depth of 3mbgl.
- Groundwater monitoring on a single occasion following completion of the intrusive investigation.
- In-situ testing, e.g. hand shear vane and hand penetrometer, to assess the strength of cohesive soils encountered within trial pits and window sample boreholes.
- In-situ Mexecon CBR probing at shallow depth within trial pits.
- Geotechnical laboratory testing on soil samples recovered from the exploratory holes to support the geotechnical assessment.
- Geochemical testing of 10No. soil samples for a suite of commonly occurring contaminants (including asbestos screening of all samples).
- Provision of a Ground Appraisal Report detailing the ground and groundwater conditions encountered during the intrusive investigation, laboratory testing results, geotechnical assessment and contamination assessment.

6.0 Ground Conditions

The ground conditions encountered during the investigations were broadly consistent with the anticipated published sequence of strata and comprised Topsoil overlying the Weald Clay Formation. Whilst published mapping indicated that superficial Head Deposits and Alluvium were present in discrete areas of the site, no such evidence was encountered in these areas. However, soils encountered at shallow depth within



WS4 and WS5 were considered more likely to comprise Head Deposits rather than Weald Clay.

Made Ground was encountered within five of the investigation locations (TP2, TP5, TP10, TP11 and TP15). The stratum generally comprised dark brown silty clay with frequent rootlets. Frequent fragments of clay pipe were also encountered within the trial pits to a depth of 0.3m.

Soils attributed to Head Deposits were encountered to depths of 1.6m bgl and 4.70m bgl within WS4 and WS5 respectively. The Head Deposits comprised sandy clay, clayey fine sand and gravelly sand, with gravel recorded to comprise flint, ironstone and mudstone.

The Weald Clay Formation was recorded within all of the locations investigated, and was generally described as stiff to hard dark brown mottled red slightly sandy silty fissured CLAY with frequent mudstone.

For more detailed descriptions of the ground conditions at specific locations, reference should be made to the exploratory hole logs presented in Appendix B. Exploratory hole locations are shown on Figure 2.

7.0 Groundwater

During the site investigation, groundwater was struck within two of the exploratory holes as referenced within Table 12 below:

Borehole	Water Depth (m bgl)		
	Strike	After 20 minutes	02/07/2015
WS1	Dry	Dry	1.20
WS2	Dry	Dry	-
WS3	Dry	Dry	2.30
WS4	1.50	3.0*	1.90
WS5	2.0	1.70	-

NOTE: * limited groundwater ingress at 1.50m bgl during drilling, base of borehole wet at end of the borehole.

Table 12 Groundwater depth records

On completion, groundwater monitoring standpipes were installed within WS1, WS3 and WS4. The site was revisited on 2nd July 2015 in order to measure the groundwater depths within the installed wells.

Groundwater was not encountered within any of the trial pits, with the exception of TP8 and TP9 where slow water seepage was encountered at a depth of approximately 1.60m and 2.30m bgl, respectively.

It should be noted that changes in groundwater levels do occur for a number of reasons including effects and variations in drainage. Such fluctuations may only be recorded by the measurement of the groundwater level within a standpipe or piezometer installed within appropriate response zones.

8.0 Ground Gases

Three dual purpose gas and water monitoring standpipes were installed within window sampler boreholes during the previous phase of site investigation. The positions were monitored for methane, carbon dioxide, oxygen and atmospheric pressure and VOCs on one occasion on 2nd July 2015.

During the monitoring, methane and carbon dioxide were not detected. Oxygen was present in the range of 19.3 – 20.8% v/v. A positive flow rate of 0.1 l/hr was detected during the monitoring. Atmospheric pressure was recorded at 1012mb (Appendix E).



9.0 Obstructions

No obstructions were encountered on site during the intrusive works. However, obstructions elsewhere on site should not be discounted.

10.0 Geotechnical Testing

Geotechnical laboratory tests were undertaken on selected samples encountered within the exploratory holes. The results are summarised in Table 13 and test results are presented in Appendix C.

Parameter	Weald Clay
Moisture Content (%)	14 – 31
Liquid Limit (%)	35 – 67
Plastic Limit (%)	15 – 28
Plasticity Index (%)	18 – 39
Modified Plasticity Index (%)	13 – 39
pH	7.76 – 8.34
Water soluble sulphate (g/l)	0.18 – 0.37

NOTE: Modified plasticity index is defined in NHBC Standards Chapter 4.2

Table 13 Summary of Geotechnical Laboratory Test Results

Eleven Atterberg Limits and an additional eight moisture content tests were undertaken on samples of the Weald Clay. The results indicated Plasticity Indices of 18% - 39%, with a corresponding Moisture Content of 14% to 31% and calculated Modified Plasticity Indices of 13% - 39%. The results shown on the Plasticity Chart suggest clays of intermediate to high plasticity.

Four pH and water soluble sulphate determinations were undertaken on samples recovered from the intrusive locations. The results indicate pH values of between pH7.76 and pH8.34 with corresponding water soluble sulphate concentrations ranging from 0.18g/l to 0.37g/l.

Pocket penetrometer readings exhibited a large scatter of results with readings ranging between 1.0 to 4.5 kg/cm² (firm to very stiff). These are presented on the individual exploratory hole logs.

Moisture content versus depth profiles were plotted for soils at several locations. The results indicated potential desiccation within WS2, TP2 and TP10 to depths of c. 2.00m respectively.

In-situ Mexecones tests were undertaken within each of the trial pits in order to obtain CBR values for the proposed development. Three readings were undertaken within each of the pits to give an overall average reading. The results from the *in-situ* Mexecones testing are presented in Table 14 below.

Trial pit	Depth of reading (m bgl)	CBR			
		Reading 1	Reading 2	Reading 3	Average reading
TP1	0.5	11	13	13	12.3
TP2	0.5	12	12	12	12.0
TP3	0.5	12	8	10	10.0
TP4	0.3	9	13	11	11.0
TP5	0.5	13	10	13	12.0
TP6	0.5	11	11	13	11.7
TP7	0.5	8	12	8	9.3
TP8	0.5	10	10	9	9.7
TP9	0.3	12	10	12	11.3
TP10	0.3	6	10	7	7.7



Trial pit	Depth of reading (m bgl)	CBR			
		Reading 1	Reading 2	Reading 3	Average reading
TP11	0.5	11	10	11	10.7
TP12	0.5	11	11	13	11.7
TP13	0.5	11	9	10	10.0
TP14	0.5	7	10	9	8.7
TP15	0.5	12	12	11	11.7

Table 14 Summary of Mexecone test results

11.0 Foundations

Based on the ground and groundwater conditions encountered within the intrusive locations, it is considered that conventional shallow strip foundations may be appropriate for the site.

A net allowable bearing capacity of 125kPa is considered appropriate for the stiff clay of the Weald Clay Formation. Under the above loadings, settlements should remain within tolerable limits for the proposed construction.

The results of the Atterberg Limit tests, in conjunction with the field observations, indicated that Weald Clay Formation should be classified *en masse* as medium volume change potential in accordance with the NHBC Standards, Chapter 4.2. Any new foundations should be taken to a minimum founding depth of 0.90m below existing or proposed final ground level and deepening will be required in the vicinity of trees, in accordance with the requirements of the NHBC Standards Chapter 4.2. It is possible that this could require construction of strip foundations in excess of 2.5m deep in proximity to some trees. Any deep foundations, i.e. >2.5m bgl, should be specifically designed by a structural engineer. Alternatively a piled foundation could be considered, albeit that this would require additional ground investigation.

Foundations which are proposed in proximity to trees should be designed in accordance with NHBC Standards Chapter 4.2, and design approaches 4.2B and 4.2C, which incorporate the water demand of trees and the distance of the tree from the nearest portion of foundation. As there are numerous high water demand trees on and around the site, this should be used as a design driver.

The Weald Clay Formation will soften rapidly if exposed to free water and foundation bases should be concreted or blinded as soon as possible after excavation.

12.0 Excavations

Excavations within the Weald Clay Formation should remain relatively stable in the short to medium term. However, in the case of deeper excavations, some localised instability may be encountered, particularly where excavations are left open for prolonged periods, or where water seepages within sandy partings are intercepted.

Excavations should be achieved with conventional plant, although mudstone horizons revealed towards the base of the trial pits, at about 2.90m bgl may require breaking equipment. Any surface or perched water should not be allowed to collect in the base of excavations since the Weald Clay Formation is susceptible to rapid deterioration in the presence of water.

Ground works should be designed in such a manner as to avoid the need for construction, or maintenance personnel to enter excavations or trenches on this site,. Where any such works cannot be avoided, they should follow a safe system of work and be undertaken by personnel with appropriate competencies, i.e. experience and training. Such working environments should be considered as confined spaces and thus be undertaken in accordance with the relevant regulations and statute.



13.0 Floor Slabs

The NHBC guidance advises that suspended floor slabs should be adopted when the plasticity index (PI) of the founding soils is greater than 10%. Laboratory results indicated Plasticity Indices of 18% – 39%, and therefore it is recommended that suspended floor slabs be adopted.

14.0 Pavements

The Transport and Road Research Laboratory Report (LR1132) entitled '*The Structural Design of Bituminous Roads*' (1984) cites an estimated equilibrium suction index of 5 to 6% for sandy clays and 4% for silty clays with Plasticity Indices ranging between 10% and 30% such as those of the Weald Clay, assuming average construction conditions and a low water table.

In-situ Mexecon tests indicated averaged CBR values to range from 7.7% to 12.3% in the upper Weald Clay. These higher CBR values could be associated with reduced moisture content associated with near surface desiccation, as indicated by surface cracks at ground level during the site walkover survey. Consequently it is recommended that a subgrade CBR value of 5% be adopted for preliminary design purposes. However, once the design layout has been finalised, further testing would be prudent at formation level.

15.0 Sulphates

Sulphate and pH determinations undertaken on samples of the Weald Clay Formation recovered from the exploratory holes indicate pH values of between pH7.76 and pH8.34, with water soluble sulphate concentrations ranging from 0.18g/l to 0.37g/l. The results of the water soluble sulphate and pH analyses indicate that buried concrete should be designed in accordance with Class DS-1 of BRE Special Digest 1, with an ACEC class of AC-1s. The advice of this publication should be taken for the design and specification of all sub surface concrete.

16.0 Soakaways

Soakaway testing was undertaken in accordance with BRE 365 in three locations (TP1, TP2 and TP10). The soakaway pits were terminated within the natural Weald Clay Formation at depths of 3.0m bgl. It was not possible to undertake three cycles of testing due to the low infiltration rates.

The water levels fell over the test period by 80mm, 110mm and 260mm within TP1, TP2 and TP10 respectively. As such, it was not possible to determine a soil infiltration rate for any of the tests. On the basis of the testing undertaken and ground conditions encountered over the majority of the site, it is considered that soakaways within the Weald Clay would not function satisfactorily and an alternative means of storm water discharge should be sought, e.g. discharge under existing riparian rights, on-site storage and attenuation (in-ground crates or detention basins) or the like.

17.0 Environmental Risk Assessment

A Generic Quantitative Risk Assessment (GQRA) incorporating the results of the desk study, laboratory results and ground investigation was undertaken, the findings of which are presented in the following sections.

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



17.1 Ground Gases

The desk study and preliminary risk assessment has not identified any specific potential source of ground gases, e.g. landfill, on or off-site within 250m radius of the site. Whilst Alluvium was indicated close to the site, and could represent a potential source (albeit limited volume) of naturally occurring ground gas, no such soils were encountered within the exploratory holes. As such, the revised conceptual site model has not identified any specific pollutant linkage. Moreover, the results of ground gas monitoring indicate the site's gassing regime to be representative of CIRIA Characteristic Situation 1/ NHBC Green and thus gas protection measures are not necessary for the proposed development.

The results of the ground gas monitoring are presented in Appendix E.

17.2 Soil Contamination vs. End Users

The presence of a possible contaminant does not necessarily imply that a site or area is contaminated or that there is any unacceptable risk to human health. A Preliminary Quantitative Risk Assessment has been undertaken in order to evaluate any unacceptable risks posed to human health with respect to the proposed redevelopment. It should be noted that this assessment is protective of the chronic long-term effects of contaminants, which is also likely to be protective of any possible immediate acute effects.

For determinants considered a priority in terms of human health, the results of the chemical analysis have been compared against the respective published Soil Guideline Values (SGVs) and Generic Assessment Criteria (GAC) for a residential end use with plant uptake. In the case of Lead, reference was made to the C4SL value for this end use, i.e. 200mg/kg.

In the first instance the results of the sample analysis were compared to the Tier 1 screening criteria. All of the results were noted to be below the respective guideline values with the exception of arsenic in the sample of Weald Clay from TP10 at 0.5m bgl.

In addition, Asbestos was not detected in any of the samples analysed.

Statistical analysis of the samples within the arsenic dataset was undertaken in accordance with guidance contained in the CIEH/CL:AIRE report '*Comparing Soil Contamination Data with a Critical Concentration*' (May 2008). If the contamination status of the soils is considered in a planning context, the null hypothesis tested by the analysis is whether the true mean concentration is equal to or greater than the critical concentration for a given determinant, with the critical concentration being the relevant SGV or GAC (the soil screening value) for that determinant in the context of the intended end use of the site. If the analysis shows that the true mean concentration is less than the critical concentration the null hypothesis can be rejected. The guidance recommends that for the null hypothesis to be rejected the analysis should show that there is a 95% (or higher) likelihood that the true mean concentration is below the critical concentration. Where this is the case the site is considered to be acceptable for the planned end use without any necessary remedial measures.

The statistical analysis identified a possible statistical outlier associated with the sample from TP10 at 0.5m bgl. However, review of pertinent information on this and the other samples within the dataset could not support justification of removal of this reported concentration from the dataset. The mean concentration for the arsenic dataset was 13.57mg/kg and the Upper Confidence Limit was 29.35mg/kg. These were below lower than the SGV of 32mg/kg. In addition, the null hypothesis test value was 96%.

Therefore, on the basis of the assessments undertaken, it is considered that no soil contamination has been identified which would require remedial measures to protect end users on this site.

On the basis of the testing undertaken, it is considered that the Topsoil on site should be suitable for reuse in gardens and thus should be stripped and placed into a segregated stockpile for re-use.



17.3 Soil Contamination vs. Adjacent land Users

Surrounding land uses were identified to mostly comprise rural land or residential properties and associated infrastructure in keeping with the proposed development of the site. As no concentrations of concern were identified in relation to human health (end users), no significant risks to adjacent land users are considered to exist.

However, it is recommended that dust suppression techniques, e.g. damping down exposed soils, are employed during the construction phases on site in order to minimise the potential for airborne migration of specific hazards and to manage potential nuisance issues for adjacent land users.

17.4 Soil Contamination vs. Soft Landscaping

British Standard BS3882:2007 *Specification for topsoil and requirements for use* provides assessment criteria for a number of potentially phytotoxic contaminants in terms of new planting.

The results of the chemical analysis for determinants known to pose a potential phytotoxic risk to plant growth are summarised in Table 15, together with the respective adopted Generic Assessment Criteria (GAC) for plant growth. The compliance criteria set out in BS3882 are pH dependent and thus the GAC used relate to the pH range measured on samples recovered from the site.

Determinant	Phytotoxicity GAC (mg/kg)			GAC Exceedances
	pH <6.0	pH 6.0-7.0	pH >7.0	
Zinc	200	200	300	No
Copper	100	135	200	No
Nickel	60	75	110	No

Table 15 Summary of Plant Phytotoxicity Assessment

The phytotoxicity assessment indicated that no concentrations exceed the assessment criteria for phytotoxicity. Therefore, no remedial measures to protect plants from phytotoxic effects are considered necessary for the proposed redevelopment.

17.5 Soil Contamination vs. Building Materials

The current guidance on selection of materials for water supply pipes to be laid in contaminated land is contained in UK Water Industry Research's (UKWIR) report reference 10/WM/03/21 (re-issued 2010). However, the guidance is not mandatory and there have been concerns raised by various industry technical associations regarding the document and the methodologies proposed. Although there are concerns regarding the document, in lieu of any further guidance in the first instance the results of this investigation have been compared with the proposed thresholds published in UKWIR Table 3.1. The results of the relevant chemical analyses indicate that all results were below the specific thresholds.

It is recommended that the results of this investigation be presented to the water utility company as soon as reasonably practicable in order to confirm the pipe material.

As a matter of good practice, and to maximise the protection to utilities, it is recommended that clean, granular backfill is used in service runs and that marker tapes are used for all buried services.

17.6 Soil Contamination vs. Groundwater

Whilst the site overlies a Secondary 'A' and unproductive strata, no evidence of gross soil impact or significant potentially mobile contaminants was recorded across the site as part of the investigation and testing.



Therefore, based on the ground and groundwater conditions, coupled with the chemical results no further remedial works are considered necessary to protect groundwater from soil contamination.

17.7 Waste Disposal

The following information is provided for preliminary guidance purposes, as different facilities or operators may have differing acceptance criteria and further Waste Acceptance Criteria (WAC) analysis may be required to confirm the exact classification. In addition, if the intention is retain excess spoil/arising on site for specific purposes, then these soils would not comprise waste, although this is subject to confirmation and relevant declaration under the Definition of Waste Code of Practice.

Natural soils (Alluvium, Head Deposits and Weald Clay) are likely be classified as Inert Waste (under the respective EWC codes for naturally occurring soils). However, WAC analysis will need to be undertaken in order to confirm this assessment if soils are to be disposed of.

18.0 Discovery Strategy

Whilst an intrusive investigation has been undertaken on the site, it remains possible that unexpected soil conditions may be encountered during the process of construction.

Should previously undiscovered contamination be encountered during construction by the ground worker's, this should be reported to the site manager immediately in order that any necessary inspection may be made. Records should be kept, and samples submitted for analysis where conditions encountered are not as anticipated. The results of any such testing should be sent to the authorities for consultation.

A copy of the discovery strategy should be lodged on site, and provisions made to ensure that all workers are made aware of their responsibility to observe, report, and act on any potentially suspicious or contaminated materials they may encounter.

Depending on the type, nature and extent of any such 'discovery', it may be necessary to halt works in that location until such time as the assessment has been completed. This should be reviewed on a 'discovery' specific basis and in conjunction with regulatory consultation.

As a general guide, where such unexpected conditions are encountered the following approach is recommended:

- All discoveries are to be reported to the Site Manager immediately and works at that location are to halt until further notice;
- The Site Manager is to report any such discoveries to the Client and the Environmental Consultant;
- Following notification from the Site Manager, the Environmental Consultant shall discuss the discovery with the Local Authority and if considered necessary, arrange to meet an Officer on site to view the discovery;
- The Environmental Consultant shall attend the site to record the location, extent and nature of the discovery and implement an appropriate sampling and analysis regime, taking due account of the type and nature of the discovery, known and probable land uses in that area of the site;
- Where remedial action is required, regulatory consultation and approval will be sought;
- A record will be produced by the Environmental Consultant and held on site (with copies held by the Environmental Consultant, Client and Local Authority), detailing the discovery, assessment works undertaken, findings thereof, confirmation either of no action required or detailing the remedial action taken and validation thereof.

The process is shown below.

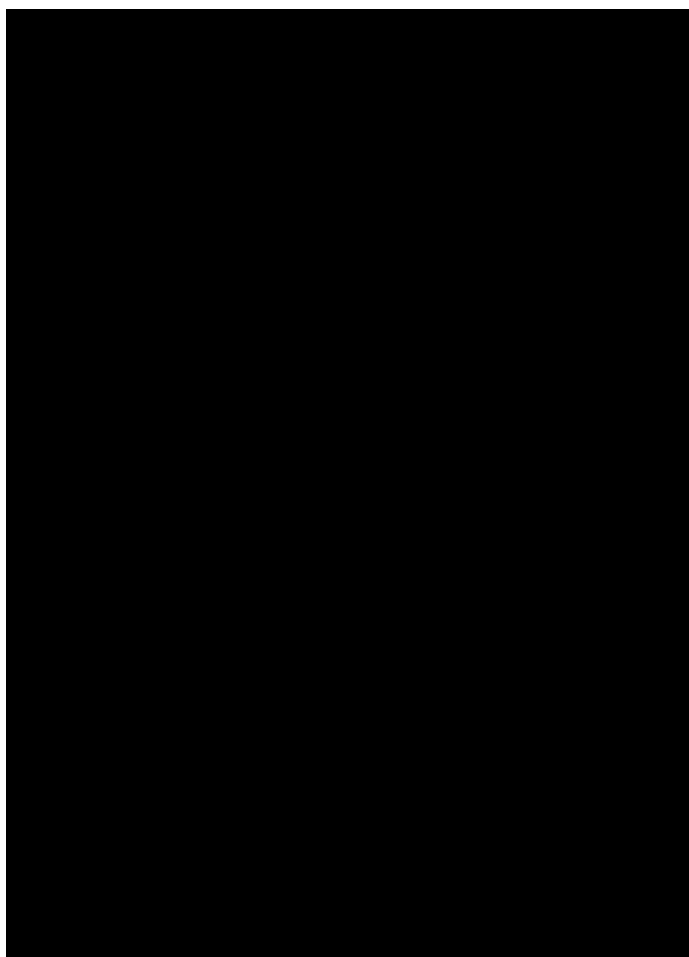


Chart 1 Discovery Strategy Process

Caveat

The data collected from the investigations have been used to provide an interpretation of the geo-environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained.

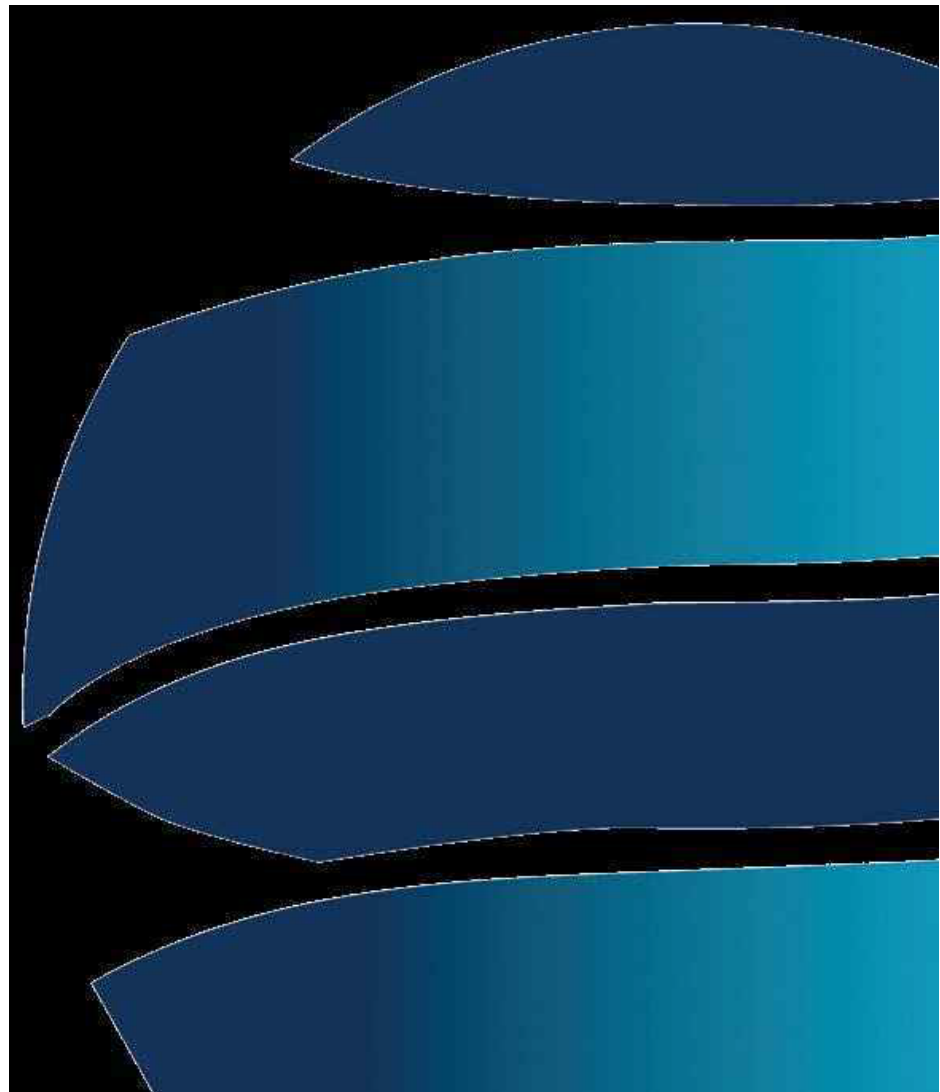
Geo-Environmental Service Limited takes no responsibility for conditions that either have not been revealed in the available records, or that occurs between or under points of physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative and liability cannot be accepted for its accuracy.

Information contained in this report is intended for the use of the client and their agents, and Geo-Environmental Services Limited can take no responsibility for the use of this information by any third party for uses other than that described in this report.

It should be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of sampling. Such reservations have been indicated in the text where such conditions are considered to apply.

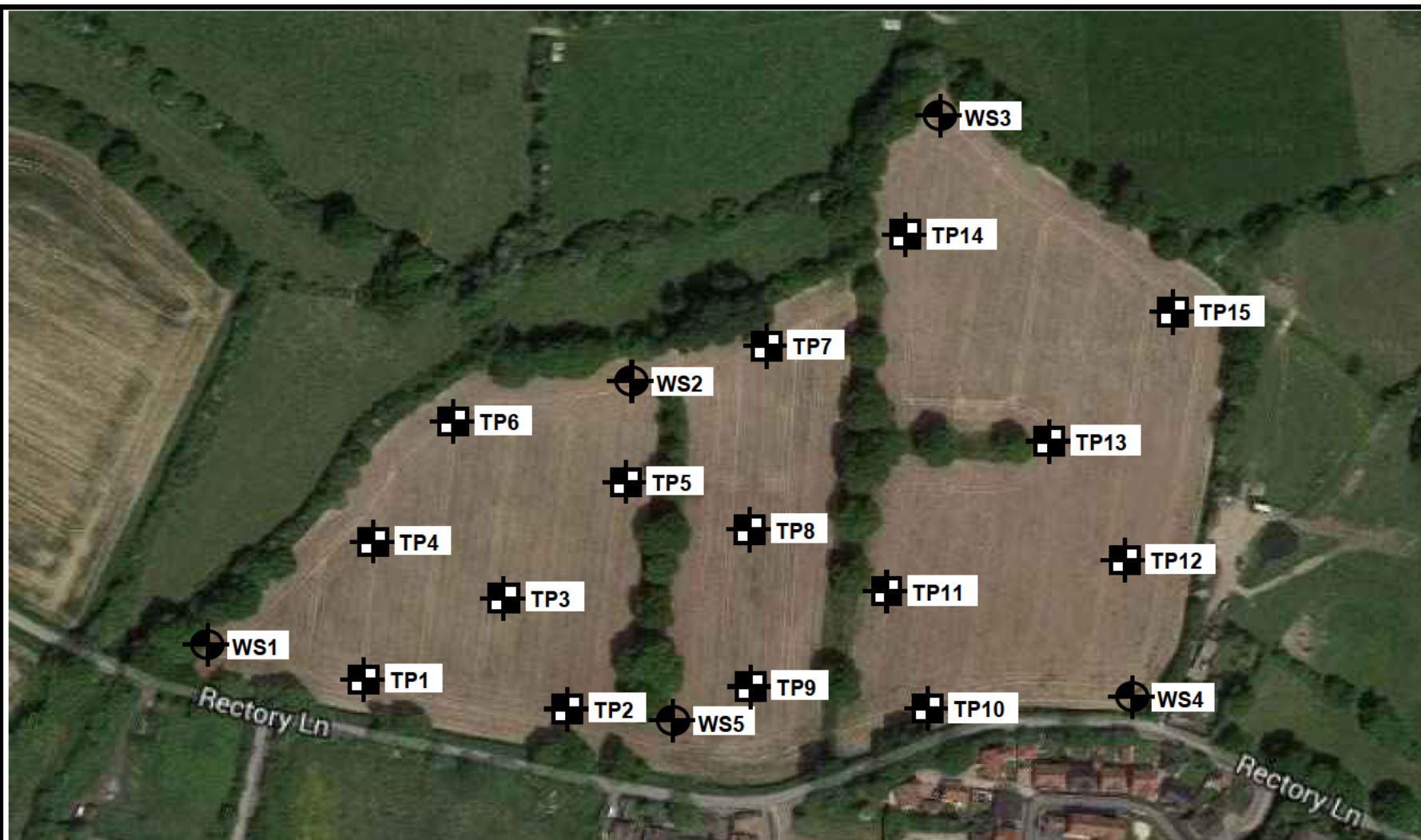
Geo-Environmental Services Limited does not indemnify any third parties such as the vendor against any dispute or claim arising from any finding or result of this investigation or any claim or dispute arising as a result of any decisions made thereof.

FIGURES





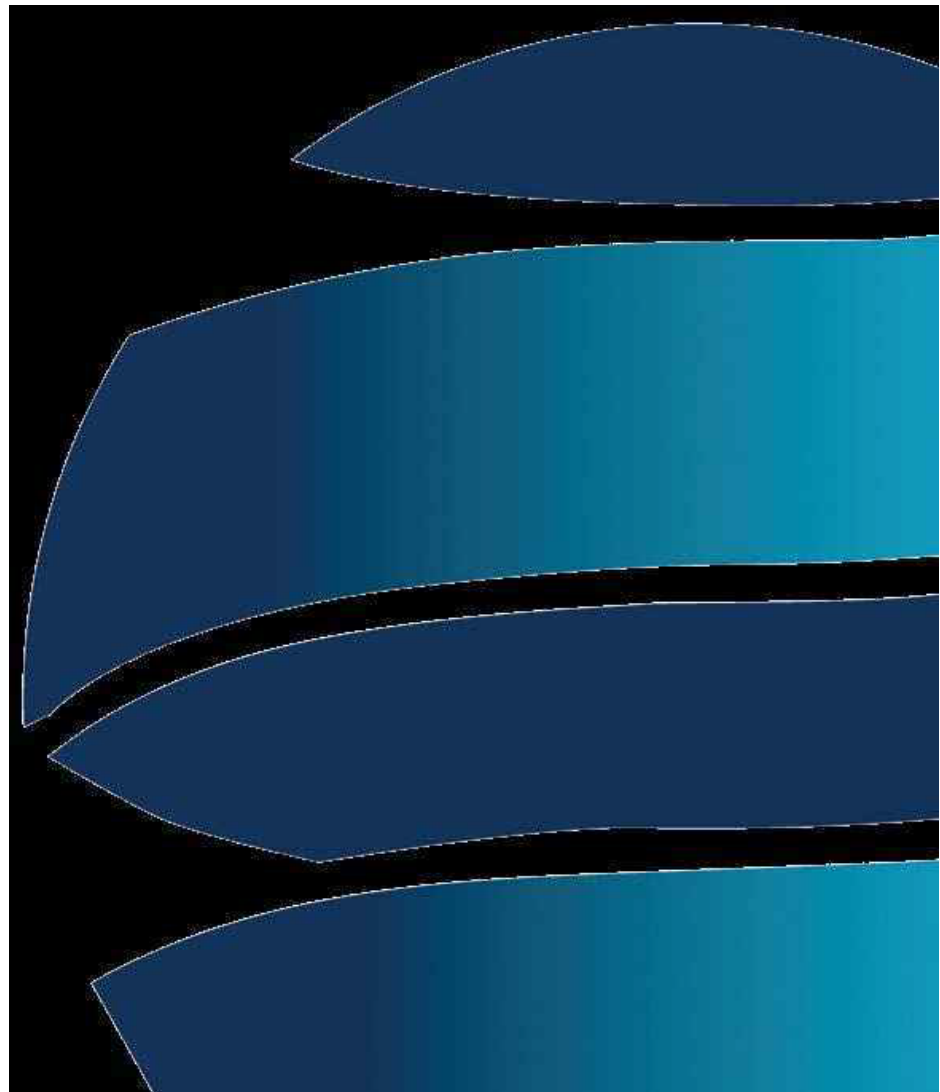
Project:	Land off Rectory Lane, Ashington, West Sussex			Title	Site Location Plan	
Client:	Taylor Wimpey			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental	
Ref No:	GE10884	Revision:	0			
Drawn:	GR	Date:	10/06/2015			
Figure:	1	Scale:	Not To Scale			



Project:	Land off Rectory Lane, Ashington, West Sussex			Title	Exploratory Hole Location Plan	
Client:	Taylor Wimpey			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net		
Ref No:	GE10884	Revision:	0			
Drawn:	GR	Date:	10/06/2015			
Figure:	2	Scale:	Not To Scale			
				 Geo-Environmental		

APPENDIX A

Desk Study Information



Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

68507667_1_1

Customer Reference:

GE10884

National Grid Reference:

512600, 116560

Slice:

A

Site Area (Ha):

7.37

Search Buffer (m):

1000

Site Details:

Land off Rectory Lane
Ashington
PULBOROUGH
West Sussex
RH20 3AS

Client Details:

MR J Tingley
Geo Environmental Services Ltd
Unit 7 Danworth Farm
Cuckfield Road
Hurstpierpoint
West Sussex
BN6 9GL

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	15
Hazardous Substances	-
Geological	16
Industrial Land Use	33
Sensitive Land Use	-
Data Currency	35
Data Suppliers	39
Useful Contacts	40

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Copyright Notice

© Landmark Information Group Limited 2015. The Copyright on the information and data and its format as contained in this Envirocheck® Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England, and must not be reproduced in whole or in part by photocopying or any other method. The Report is supplied under Landmark's Terms and Conditions accepted by the Customer.

A copy of Landmark's Terms and Conditions can be found with the Index Map for this report. Additional copies of the Report may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and /or other Data providers, whose Copyright material has been included in this Report.

Natural England Copyright Notice

Site of Special Scientific Interest, National Nature Reserve, Ramsar, Special Protection Area, Special Conservation Area, Marine Nature Reserve data (derived from Ordnance Survey 1:10000 raster) is provided by, and used with the permission of, Natural England who retain the copyright and Intellectual Property Rights for the data.

Ove Arup Copyright Notice

The Data provided in this report was obtained on Licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The information and data supplied in the product are derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Peter Brett Associates Copyright Notice

The cavity data presented has been extracted from the PBA enhanced version of the original DEFRA national cavity databases. PBA/DEFRA retain the copyright & intellectual property rights in the data. Whilst all reasonable efforts are made to check that the information contained in the cavity databases is accurate we do not warrant that the data is complete or error free. The information is based upon our own researches and those collated from a number of external sources and is continually being augmented and updated by PBA. In no event shall PBA/DEFRA or Landmark be liable for any loss or damage including, without limitation, indirect or consequential loss or damage arising from the use of this data.

Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England.

Report Version v49.0



Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			10	18
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 7		Yes		
Pollution Incidents to Controlled Waters	pg 8		6	2	5
Prosecutions Relating to Authorised Processes					
Prosecutions Relating to Controlled Waters					
Registered Radioactive Substances					
River Quality					
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 10				(*5)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 11	Yes	n/a	n/a	n/a
Bedrock Aquifer Designations	pg 11	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 11	Yes	n/a	n/a	n/a
Source Protection Zones	pg 11				1
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines	pg 12		Yes	Yes	n/a
Detailed River Network Offline Drainage	pg 14			Yes	n/a



Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 15				2
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Recorded Landfill Sites	pg 15				1
Registered Landfill Sites	pg 15				1
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 16	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 16	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain	pg 31	Yes	Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 31	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 32	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 32	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 32	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 32	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a



Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 33		2	3	9
Fuel Station Entries					
Sensitive Land Use					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: West Sussex County Council Property Type: Education Location: School In Rectory Lane, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: S01822 Permit Version: 1 Effective Date: 24th March 1969 Issued Date: 24th March 1969 Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	264	2	512890 116230
2	Discharge Consents Operator: David Crouch Property Type: Other Tourist/Short Stay Accommodation Location: Luckista Caravan Site, West Wolves, Billingshurst Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P09780 Permit Version: 2 Effective Date: 5th August 2003 Issued Date: 5th August 2003 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of River Adur Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	269	2	512880 116920
2	Discharge Consents Operator: David Crouch Property Type: Other Tourist/Short Stay Accommodation Location: Luckista Caravan Site, West Wolves, Billingshurst Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P09780 Permit Version: 1 Effective Date: 10th August 2001 Issued Date: 10th August 2001 Revocation Date: 4th August 2003 Discharge Type: Sewage And Trade Combined - Unspecified Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of River Adur Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	269	2	512880 116920
3	Discharge Consents Operator: Southern Water Services Limited. + Property Type: Sewerage Network - Sewers - Water Company Location: Residential Development, Ashington Residential Development At, Rectory Close, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P06585 Permit Version: 1 Effective Date: 5th June 1997 Issued Date: 5th June 1997 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NW (E)	284	2	513090 116620



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Discharge Consents Operator: Mr A Spencer Property Type: Domestic Property (Single) Location: 1 Oast House Barn, Ashington 1 Oast House Barn, Billingshurst Road, Ashington, West Sussex, Rh20 3az Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P12149 Permit Version: 1 Effective Date: 27th July 2004 Issued Date: 27th July 2004 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib. River Adur Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NW (E)	314	2	513120 116660
4	Discharge Consents Operator: Mr C M Yule Property Type: Domestic Property (Single) Location: 2 Oast House Farm, Ashington 2 Oast House Farm, Billingshurst Road, Ashington, West Sussex, Rh20 3az Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P12150 Permit Version: 1 Effective Date: 27th July 2004 Issued Date: 27th July 2004 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib. River Adur Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NW (E)	314	2	513120 116661
5	Discharge Consents Operator: Sylvia Louise Seymour Property Type: Domestic Property (Single) Location: Land At Astor Cottage, Ivy Lane, Ashington , Pulborough West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P02298 Permit Version: 1 Effective Date: 15th June 1989 Issued Date: 15th June 1989 Revocation Date: Not Supplied Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A14NW (E)	356	2	513160 116600
6	Discharge Consents Operator: Southern Water Services Ltd Property Type: Sewerage Network - Pumping Station - Water Company Location: Willard Way Ashington Wps Waste Pumping Station, Willard Way, Ashington, West Sussex, Rh20 3pq Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P07398 Permit Version: 1 Effective Date: 12th May 1999 Issued Date: 12th May 1999 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Unnamed Trib Of Lancing Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A8NE (S)	375	2	512750 116080



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: Mr J Turrell / Mr Woolgrove Property Type: Domestic Property (Single) Location: Jan-Da-Mia & The Pines, Billingshurst Rd, Shington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P09376 Permit Version: 1 Effective Date: 4th December 2000 Issued Date: 4th December 2000 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A14NW (E)	406	2	513210 116590
8	Discharge Consents Operator: Mr & Mrs K E Jones Property Type: Domestic Property (Single) Location: Yew Tree Cottage, Billingshurst Road, Ashington, Pulborough, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P06786 Permit Version: 1 Effective Date: 18th June 1997 Issued Date: 18th June 1997 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NE (E)	486	2	513280 116750
9	Discharge Consents Operator: Mr N R Whitford Property Type: Domestic Property (Single) Location: Foxes, Billingshurst Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P04854 Permit Version: 1 Effective Date: 15th June 1993 Issued Date: 15th June 1993 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Into Land Environment: Receiving Water: Into Land Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A14NE (E)	519	2	513300 116800
10	Discharge Consents Operator: Mr Tr Harris Property Type: Domestic Property (Single) Location: Oast House Barn, Billingshurst Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P07075 Permit Version: 1 Effective Date: 22nd January 1998 Issued Date: 22nd January 1998 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NE (NE)	527	2	513280 116870



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	Discharge Consents Operator: T.Rider Esq. Property Type: Undefined Or Other Location: Oast House Barn, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P02525 Permit Version: 1 Effective Date: 31st August 1989 Issued Date: 31st August 1989 Revocation Date: 31st March 1997 Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A14NE (NE)	527	2	513280 116870
11	Discharge Consents Operator: Mrs Ursula Touche Will Trust Property Type: Domestic Property (Single) Location: Little Martins & Martins Farm, Old London Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P07429 Permit Version: 1 Effective Date: 20th November 1998 Issued Date: 20th November 1998 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NE (E)	540	2	513340 116720
12	Discharge Consents Operator: Mrs Touche Property Type: Sewage Disposal Works - Other Location: Stw Serving Holmbush House, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P10048 Permit Version: 1 Effective Date: 17th October 2001 Issued Date: 17th October 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	622	2	513320 116990
13	Discharge Consents Operator: Lovell Bros Developments Property Type: Domestic Property (Single) Location: North Plot Baytree Farm, Billingshurst Road, ASHINGTON, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P05810 Permit Version: 1 Effective Date: 16th August 1995 Issued Date: 16th August 1995 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	640	2	513250 117100



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	Discharge Consents Operator: Lovell Bros Developments Property Type: Domestic Property (Single) Location: South Plot Baytree Farm, Billingshurst Road, ASHINGTON, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P05809 Permit Version: 1 Effective Date: 16th August 1995 Issued Date: 16th August 1995 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	640	2	513250 117100
14	Discharge Consents Operator: Paul E Murray Property Type: Domestic Property (Single) Location: Park Barn, Park Lane, Warminghurst, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P07106 Permit Version: 1 Effective Date: 11th March 1998 Issued Date: 11th March 1998 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	693	2	511790 116090
15	Discharge Consents Operator: J. Maguire & Sons Property Type: General Construction Work Location: Residential Development, @ To Telephone Exchange, On A24 Road , Ashington West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: N02025 Permit Version: 1 Effective Date: 11th April 1979 Issued Date: 11th April 1979 Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A9NE (SE)	725	2	513310 115980
16	Discharge Consents Operator: Peter Hammond Property Type: Domestic Property (Single) Location: Dachs, Spear Hill, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: N02699 Permit Version: 1 Effective Date: 11th May 1981 Issued Date: 11th May 1981 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	757	2	513280 117230



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	Discharge Consents Operator: Washington Estates Ltd. Property Type: General Construction Work Location: Residential Development, Fairfield Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: S01418 Permit Version: 1 Effective Date: 3rd September 1965 Issued Date: 3rd September 1965 Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A9SW (SE)	833	2	513100 115700
18	Discharge Consents Operator: Mr Daniel Aggs Property Type: Sewage Disposal Works - Other Location: Stw Serving Farm Buildings Warminghurst Farm, Park Lane, Ashington - Pulborough, West Sussex, Rh20 3aw Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P10028 Permit Version: 1 Effective Date: 17th October 2001 Issued Date: 17th October 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A17SW (W)	837	2	511660 116930
19	Discharge Consents Operator: A.P. Hendriksen, Esq. Property Type: Domestic Property (Single) Location: New Farm House, West Lands Farm, ASHINGTON Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: N03575 Permit Version: 1 Effective Date: 19th April 1979 Issued Date: 19th April 1979 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Into Land Environment: Receiving Water: Into Land Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A23SE (N)	895	2	512900 117600
20	Discharge Consents Operator: Mr Buck Property Type: Domestic Property (Single) Location: Bramleys, Spear Hill, Billingshurst Rd, Ashington Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P09634 Permit Version: 1 Effective Date: 15th February 2001 Issued Date: 15th February 2001 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A19NE (NE)	925	2	513410 117340



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	Discharge Consents Operator: Mr John Gilbert Property Type: Domestic Property (Multiple) Location: Mitchbourn Farmhouse & The Barn, Mitchbourn Farm, Malthouse, Asington, W Sx Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: P07477 Permit Version: 1 Effective Date: 22nd February 1999 Issued Date: 22nd February 1999 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Into Land Environment: Receiving Water: Into Land Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A3NW (S)	936	2	512500 115500
22	Discharge Consents Operator: Monza Sports Timing Property Type: Support Services - Inland Transport Location: Bridge Garage, Ashington Bridge Garage, Ashington, Pulborough, West Sussex, Rh20 3dd Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: N01497 Permit Version: 1 Effective Date: 5th June 1981 Issued Date: 5th June 1981 Revocation Date: Not Supplied Discharge Type: Discharge Of Other Matter-Surface Water Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A9SW (SE)	943	2	513190 115620
23	Discharge Consents Operator: Mr & Mrs Durrant Property Type: Domestic Property (Single) Location: Fourwinds B'Hurst Road Ashington Fourwinds, Billingshurst Road, Ashington, West Sussex, Rh20 3bb Authority: Environment Agency, Southern Region Catchment Area: Adur Reference: P13035 Permit Version: 1 Effective Date: 4th April 2007 Issued Date: 4th April 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Lancing Brook Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A23SE (N)	986	2	512810 117710
24	Discharge Consents Operator: D Rucklidge Property Type: Undefined Or Other Location: East Wolves Farmhouse, London Road, Ashington, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P02804 Permit Version: 1 Effective Date: 22nd May 1990 Issued Date: 22nd May 1990 Revocation Date: Not Supplied Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A15NW (E)	994	2	513800 116600
	Nearest Surface Water Feature	A13NW (NW)	1	-	512507 116611



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Other Location: Rectory Lane, Opposite Penn Gardens, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Sewage Discharge Surcharging Manhole; Private Sewage (Non-Plc): Foul Sewer Incident Date: 3rd October 1995 Incident Reference: 1509 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Water Company STW Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	17	2	512400 116450
25	Pollution Incidents to Controlled Waters Property Type: WSC Sewage, Sewerage & Supply Location: Penn Gardens, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: General Biodegradable : Crude Sewage & Sewerage Material Note: Not Supplied Incident Date: 12th October 1999 Incident Reference: 3256 Catchment Area: Adur Receiving Water: Potential River Cause of Incident: Containment Failure : Culvert / Screen Blockage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	22	2	512400 116445
25	Pollution Incidents to Controlled Waters Property Type: Water Company Sewage: Foul Sewer Location: Penn Gardens, /Rectory Lane, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Pumping Main Burst Incident Date: 20th May 1996 Incident Reference: 1690 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Sewage Works Effluent Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	66	2	512400 116400
26	Pollution Incidents to Controlled Waters Property Type: Water Company Sewage: Pumping Station Location: ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Sewage Entering Watercourse Incident Date: 30th December 1997 Incident Reference: Not Supplied Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	70	2	512405 116395
26	Pollution Incidents to Controlled Waters Property Type: Water Company Sewage: Pumping Station Location: ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Sewage Entering Water Course Incident Date: 30th December 1997 Incident Reference: 2355 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	71	2	512400 116395
27	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Pumping Station Location: Adjacent Penn Gardens Ps, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Sewage, Overflowing From Manhole To Stream Incident Date: 27th June 1997 Incident Reference: 2181 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Plc Sewage Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	101	2	512300 116400



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	Pollution Incidents to Controlled Waters Property Type: Miscellaneous Premises: Unknown Location: Ditch, Sparrows Lane, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Chemicals - Paints / Dyes Note: Florescent Green Water Incident Date: 19th August 1996 Incident Reference: 1838 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	296	2	513100 116600
29	Pollution Incidents to Controlled Waters Property Type: Water Company Sewage: Sewage Treatment Works Location: Billingshurst Road, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Sewage In Ditch Incident Date: 3rd July 1998 Incident Reference: 2654 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Overfilling During Delivery Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	495	2	513300 116600
30	Pollution Incidents to Controlled Waters Property Type: Road Location: Ditch To Tributary Of River Adur Authority: Environment Agency, Southern Region Pollutant: Miscellaneous - Inert Suspended Solids Note: Red Groundwater Discharge Incident Date: 14th September 1993 Incident Reference: 716 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	696	2	513500 116700
30	Pollution Incidents to Controlled Waters Property Type: Road Location: Ditch Tributary To West Adur River Authority: Environment Agency, Southern Region Pollutant: Miscellaneous - Inert Suspended Solids Note: Red Coloured Groundwater Discharge Incident Date: 10th September 1993 Incident Reference: 711 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	696	2	513500 116695
31	Pollution Incidents to Controlled Waters Property Type: Agricultural Location: Broadbridge Stream, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Organic Wastes: Cattle slurry Note: Run Off Of Irrigated Farm Effluent; Other Farming Incident Date: 12th March 1995 Incident Reference: 1241 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Organic Farm Waste Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9SE (SE)	916	2	513400 115800
31	Pollution Incidents to Controlled Waters Property Type: Paper Industry Location: Broadbridge Farm, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: Organic Wastes: Cattle slurry Note: Watercourse Near Broadbridge Farm Very Murky; Dissolved Oxygen 17-18% Incident Date: 10th September 1998 Incident Reference: 2743 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Inadequate Design/Capacity Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9SE (SE)	919	2	513400 115795



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
32	Pollution Incidents to Controlled Waters Property Type: Domestic/Residential Location: Swan Cottage, London Road, ASHINGTON Authority: Environment Agency, Southern Region Pollutant: General Biodegradable : Crude Sewage & Sewerage Material Note: Not Supplied Incident Date: 19th August 1999 Incident Reference: 2145 Catchment Area: Adur Receiving Water: Potential River Cause of Incident: Climatic Conditions : Localised High Rainfall Incident Severity: Category 3 - Minor Incident Positional Accuracy: Approximate location provided by supplier	A9SW (SE)	921	2	513200 115650
	Water Abstractions Operator: Anton Taylor Licence Number: 23/064 Permit Version: Not Supplied Location: Ashington Trout Farm, Hole St Ashington Authority: Environment Agency, Southern Region Abstraction: Fish Farming Abstraction Type: Not Supplied Source: Surface Daily Rate (m3): 3500 Yearly Rate (m3): 1277500 Details: Honeybridge Stream; Tributary Adur Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A4NE (SE)	1204	2	513530 115530
	Water Abstractions Operator: Mr A Allan Licence Number: 10/41/331101 Permit Version: 102 Location: Malthouse Farm Ashington Authority: Environment Agency, Southern Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Malthouse Farm, Ashington, See Licence Map Authorised Start: 01 April Authorised End: 30 September Permit Start Date: 8th June 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SW (S)	1220	2	512580 115210
	Water Abstractions Operator: Mr R I Cahn Licence Number: 10/41/331101 Permit Version: 101 Location: Malthouse Farm Ashington Authority: Environment Agency, Southern Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Malthouse Farm, Ashington, See Licence Map Authorised Start: 01 April Authorised End: 30 September Permit Start Date: 13th November 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3SW (S)	1220	2	512580 115210



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: R I Cahn Esq Licence Number: 10/41/331101 Permit Version: 100 Location: Malthouse Farm Ashington Authority: Environment Agency, Southern Region Abstraction: General Agriculture: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Malthouse Farm, Ashington, See Licence Map Authorised Start: 01 April Authorised End: 30 September Permit Start Date: 19th July 1984 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A3SW (S)	1220	2	512580 115210
	Water Abstractions Operator: R Muntz Licence Number: 10/41/331102 Permit Version: 100 Location: Barnards Nursery Authority: Environment Agency, Southern Region Abstraction: Horticulture and Nurseries: Animal Watering & General Use (Non Agricultural) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land And Buildings At Barnards Nursery, Rock Road Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th January 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1891	2	511910 114640
	Groundwater Vulnerability Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment Map Sheet: Sheet 45 West Sussex and Surrey Scale: 1:100,000	A13NW (NW)	0	2	512552 116593
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 45 West Sussex and Surrey Scale: 1:100,000	A13SE (E)	0	2	512603 116555
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (S)	0	3	512613 116514
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SE (E)	0	3	512603 116555
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SE (NW)	0	3	512589 116577
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (NE)	0	3	512665 116701
33	Source Protection Zones Name: Various Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A17SE (NW)	542	2	512059 116948
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Water Storage Areas None				
	Flood Defences None				
34	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (NE)	1	2	512727 116693
35	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (NW)	1	2	512507 116611
36	Detailed River Network Lines River Type: Tertiary River River Name: Lancing Brook Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (N)	2	2	512573 116658
37	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (N)	9	2	512671 116739
38	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (W)	13	2	512359 116466



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	Detailed River Network Lines River Type: Tertiary River River Name: Lancing Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (W)	13	2	512356 116467
40	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (NW)	29	2	512489 116635
41	Detailed River Network Lines River Type: Lake/Reservoir River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (N)	186	2	512721 116914
42	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A18SE (N)	214	2	512713 116944
43	Detailed River Network Lines River Type: Tertiary River River Name: Drain Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A8NE (S)	387	2	512670 116048
44	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A18SE (N)	387	2	512685 117119



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
45	Detailed River Network Lines River Type: Tertiary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A8NE (S)	387	2	512670 116048
46	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A18SE (N)	387	2	512685 117119
47	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A8NE (S)	395	2	512707 116047
48	Detailed River Network Lines River Type: Tertiary River River Name: Drain Hydrographic Area: D007 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A8NE (SE)	398	2	512856 116076
49	Detailed River Network Offline Drainage River Type: Tertiary River Hydrographic Area: D007	A8NE (S)	375	2	512733 116075



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
50	Historical Landfill Sites Licence Holder: Not Supplied Location: Ashington, Sussex Name: East Wolves Farm Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD20016 First Input Date: 31st December 1985 Last Input Date: 31st December 1985 Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3800/8222 BGS Ref: Not Supplied Other Ref: WD27/020	A15SW (E)	829	2	513620 116477
51	Historical Landfill Sites Licence Holder: Not Supplied Location: Ashington, Sussex Name: Broadbridge Farm Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD19995 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: WD27/303	A9SE (SE)	975	2	513281 116535
	Local Authority Landfill Coverage Name: Horsham District Council - Has supplied landfill data		0	6	512603 116555
	Local Authority Landfill Coverage Name: West Sussex County Council - Has supplied landfill data		0	4	512603 116555
52	Local Authority Recorded Landfill Sites Location: East Wolves Farm, Ashington Reference: AS/10/94 Authority: West Sussex County Council, Environment & Development Last Reported Status: Not Supplied Types of Waste: Spoil From Roadworks Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A15SW (E)	806	4	513600 116500
53	Registered Landfill Sites Licence Holder: M Daly Contractors Ltd Licence Reference: WSX/L1/0099 Site Location: East Wolves Farm, East Of A24, Ashington, Pulborough, West Sussex Licence Easting: 513650 Licence Northing: 116450 Operator Location: Little Knox Farm, Capstone Road, GILLINGHAM, Kent, ME7 3JF Authority: Environment Agency - Southern Region, Sussex Area Site Category: Landfill Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: Waste produced/controlled by licence holder Restrictions: Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 1st June 1994 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Accuracy: Not Applicable Authorised Waste: Clay, Top/Subsoils Max.Waste Permitted By Licence Prohibited Waste: Hazardous Materials Waste N.O.S.	A15SW (E)	863	2	513650 116450



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Wealden Group	A13SE (E)	0	3	512603 116555
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (W)	0	3	512459 116505
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (S)	0	3	512612 116517
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (NW)	0	3	512587 116580
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (N)	0	3	512663 116703
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (E)	0	3	512603 116555
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <150 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (S)	0	3	512621 116465



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13SW (SW)	0	3	512425 116477
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13NW (N)	40	3	512559 116687
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13SW (W)	66	3	512308 116523
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13SW (W)	67	3	512303 116503
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13SW (W)	81	3	512306 116533
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (S)	166	3	512531 116241



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13SW (SW)	180	3	512260 116331
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14SW (E)	193	3	513000 116555
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14SW (E)	207	3	513000 116542
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (SW)	208	3	512411 116241
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NE (S)	213	3	512742 116212
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14SW (E)	215	3	513000 116491



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (SW)	223	3	512427 116223
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A13SW (SW)	227	3	512315 116254
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (S)	235	3	512522 116197
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18SE (N)	267	3	512603 117000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18SE (N)	268	3	512692 117000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18SE (N)	271	3	512724 117000



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14SW (SE)	285	3	513000 116295
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18SE (N)	307	3	512722 117037
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NE (SE)	330	3	512881 116154
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (W)	346	3	512025 116546
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18SW (N)	349	3	512450 117000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (W)	365	3	512000 116521



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (W)	365	3	512000 116484
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (W)	367	3	512000 116548
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (W)	371	3	512000 116555
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9NW (SE)	375	3	513000 116168
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (W)	382	3	512000 116365
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SW (NE)	407	3	513000 117000



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SE (SW)	408	3	512000 116294
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9NW (SE)	428	3	513000 116103
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NE (S)	430	3	512603 116000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12NE (W)	444	3	512000 116730
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (S)	444	3	512477 116000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12NE (NW)	481	3	512082 116886



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12NE (NW)	491	3	512000 116806
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9NW (SE)	518	3	513000 116000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12NE (NW)	523	3	512000 116854
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12NE (NW)	524	3	512035 116896
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NE (S)	528	3	512778 115929
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	531	3	512131 117000



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8NW (S)	532	3	512438 115915
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14NE (NE)	572	3	513310 116911
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	573	3	512067 117000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A14SE (E)	577	3	513322 116289
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SW (S)	584	3	512419 115867
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NE (N)	599	3	512844 117308



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7NE (SW)	601	3	512000 116000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NW (NE)	603	3	513000 117258
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	620	3	512000 117000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19SE (NE)	647	3	513343 117000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NW (NE)	657	3	513000 117306
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NW (NE)	684	3	513000 117336



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SE (S)	685	3	512633 115746
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7SE (SW)	700	3	512000 115880
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	710	3	512000 117124
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NE (N)	711	3	512775 117437
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SW (W)	712	3	511660 116579
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A12SW (W)	715	3	511655 116391



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NE (N)	721	3	512649 117453
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NW (NE)	732	3	513048 117365
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	741	3	512000 117164
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NW (NE)	744	3	513113 117340
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SE (S)	758	3	512828 115704
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7SE (SW)	766	3	512000 115804



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A17SE (NW)	776	3	512000 117209
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NW (N)	790	3	512582 117516
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SW (S)	793	3	512388 115661
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9SW (S)	806	3	512956 115681
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9SW (SE)	814	3	513000 115684
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NW (NE)	815	3	513181 117379



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SE (S)	816	3	512662 115616
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NE (N)	818	3	512590 117546
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NW (N)	833	3	512394 117515
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NW (N)	843	3	512505 117558
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9SW (SE)	847	3	513000 115649
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7SW (SW)	849	3	511867 115790



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SE (S)	857	3	512902 115618
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A18NW (N)	867	3	512520 117585
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7SE (SW)	878	3	512000 115679
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A23SW (N)	901	3	512457 117606
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A19NE (NE)	915	3	513401 117335
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A23SW (N)	924	3	512472 117633



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A9NE (SE)	944	3	513550 115933
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A7SE (SW)	952	3	512000 115598
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A4NW (S)	975	3	512956 115508
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic <15 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A4NW (S)	988	3	513000 115504
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	3	512612 116517
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A8NW (S)	166	3	512531 116241
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	3	512663 116703
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	3	512663 116703
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NW)	0	3	512587 116580
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	3	512663 116703
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	40	3	512559 116687
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	66	3	512308 116523
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	3	512459 116505
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	3	512612 116517
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	66	3	512308 116523
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A8NW (S)	166	3	512531 116241
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	180	3	512260 116331
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NW (SW)	208	3	512411 116241
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A8NE (S)	213	3	512742 116212
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	3	512603 116555



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
54	Contemporary Trade Directory Entries Name: Aquaserve Water Coolers Ltd Location: 23, Warminghurst Close, Ashington, Pulborough, West Sussex, RH20 3QD Classification: Water Coolers Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (SE)	228	-	512962 116341
54	Contemporary Trade Directory Entries Name: Aquaserve Location: 23, Warminghurst Close, Ashington, Pulborough, West Sussex, RH20 3QD Classification: Water Coolers Status: Active Positional Accuracy: Automatically positioned to the address	A14SW (SE)	228	-	512962 116341
55	Contemporary Trade Directory Entries Name: Rda Pest Control Location: 10, Rectory Close, Ashington, Pulborough, West Sussex, RH20 3LP Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	350	-	513133 116467
55	Contemporary Trade Directory Entries Name: Rda Pest Control Location: 10, Rectory Close, Ashington, Pulborough, West Sussex, RH20 3LP Classification: Pest & Vermin Control Status: Active Positional Accuracy: Automatically positioned to the address	A14SW (E)	350	-	513133 116467
56	Contemporary Trade Directory Entries Name: R A Henshaw Location: Feathers, London Road, Ashington, Pulborough, West Sussex, RH20 3JT Classification: Scrap Metal Merchants Status: Active Positional Accuracy: Automatically positioned to the address	A14SW (E)	468	-	513221 116329
57	Contemporary Trade Directory Entries Name: Ashington Automobile Co Location: London Road, Ashington, Pulborough, West Sussex, RH20 3JR Classification: Car Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A14SE (E)	504	-	513277 116393
58	Contemporary Trade Directory Entries Name: Kearney Electric Location: Glentoran, Hillcrest Drive, Ashington, Pulborough, West Sussex, RH20 3LB Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	523	-	513172 116130
59	Contemporary Trade Directory Entries Name: I A Mackinnon Location: Blue Bird Cottage, London Road, Ashington, Pulborough, West Sussex, RH20 3JR Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A9NW (SE)	559	-	513250 116178
60	Contemporary Trade Directory Entries Name: A & D S Newland Cabinet Makers Location: 29, Hillcrest Drive, Ashington, Pulborough, West Sussex, RH20 3LB Classification: Furniture - Repairing & Restoring Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	564	-	513076 115990
61	Contemporary Trade Directory Entries Name: Lansdowne Reproductions Location: London Road, Ashington, Pulborough, West Sussex, RH20 3DD Classification: Furniture - Reproduction Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	826	-	513194 115756
61	Contemporary Trade Directory Entries Name: Hometyre Ashington - Mobile Tyre Service Location: London Road, Pulborough, West Sussex, RH20 3dd Classification: Tyre Dealers Status: Active Positional Accuracy: Manually positioned within the geographical locality	A9SW (SE)	837	-	513183 115737



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
62	Contemporary Trade Directory Entries Name: Acs Location: Hoots House, London Road, Ashington, Pulborough, West Sussex, RH20 3DD Classification: Salvage Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A9SW (SE)	905	-	513223 115681
63	Contemporary Trade Directory Entries Name: TossPELL Motors Location: London Rd, Ashington, Pulborough, West Sussex, RH20 3DD Classification: Car Dealers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A9SW (SE)	940	-	513204 115631
63	Contemporary Trade Directory Entries Name: Monza Sports Tuning Ltd Location: London Road, Ashington, Pulborough, West Sussex, RH20 3DD Classification: Car Dealers Status: Active Positional Accuracy: Automatically positioned to the address	A9SW (SE)	958	-	513175 115597



Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Horsham District Council - Environmental Health Department Arun District Council - Environmental Health Department	February 2015 July 2013	Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Southern Region	April 2015	Quarterly
Enforcement and Prohibition Notices Environment Agency - Southern Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - Southern Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - Southern Region	April 2015	Quarterly
Local Authority Integrated Pollution Prevention And Control Arun District Council - Environmental Health Department Horsham District Council - Environmental Health Department	December 2014 September 2013	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls Arun District Council - Environmental Health Department Horsham District Council - Environmental Health Department	December 2014 September 2013	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Arun District Council - Environmental Health Department Horsham District Council - Environmental Health Department	December 2014 September 2013	Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - Southern Region	December 1999	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - Southern Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - Southern Region	March 2013	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	April 2015 April 2015	Quarterly Quarterly
Water Abstractions Environment Agency - Southern Region	April 2015	Quarterly
Water Industry Act Referrals Environment Agency - Southern Region	April 2015	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	January 2015	As notified
Source Protection Zones Environment Agency - Head Office	April 2015	Quarterly



Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2015	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	May 2015	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	May 2015	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	May 2015	Quarterly
Flood Defences Environment Agency - Head Office	May 2015	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	February 2015 February 2015	Quarterly Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Southern Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	August 2014 August 2014	Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	April 2015 April 2015	Quarterly Quarterly
Local Authority Landfill Coverage Arun District Council - Technical Support Unit Horsham District Council - Environmental Health Department West Sussex County Council - Environment & Development	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Arun District Council - Technical Support Unit Horsham District Council - Environmental Health Department West Sussex County Council - Environment & Development	May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - Southern Region - Sussex Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - Southern Region - Sussex Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - Southern Region - Sussex Area	March 2003	Not Applicable



Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2015	Bi-Annually
Explosive Sites Health and Safety Executive	October 2014	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Arun District Council - Technical Support Unit Horsham District Council - Planning Department West Sussex County Council - Environment & Development	February 2015 July 2014 October 2006	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Arun District Council - Technical Support Unit Horsham District Council - Planning Department West Sussex County Council - Environment & Development	February 2015 July 2014 October 2006	Annual Rolling Update Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	January 2010	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2015	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Mining Report Service	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	July 2014	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified



Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	May 2015	Quarterly
Fuel Station Entries Catalist Ltd - Experian	May 2015	Quarterly
Sensitive Land Use	Version	Update Cycle
Areas of Outstanding Natural Beauty Natural England	February 2015	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2014	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	April 2015	Bi-Annually
Marine Nature Reserves Natural England	July 2013	Bi-Annually
National Nature Reserves Natural England	March 2015	Bi-Annually
National Parks Natural England	February 2015	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	February 2012	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	July 2014	Annually
Ramsar Sites Natural England	March 2014	Bi-Annually
Sites of Special Scientific Interest Natural England	April 2015	Bi-Annually
Special Areas of Conservation Natural England	March 2014	Bi-Annually
Special Protection Areas Natural England	April 2015	Bi-Annually

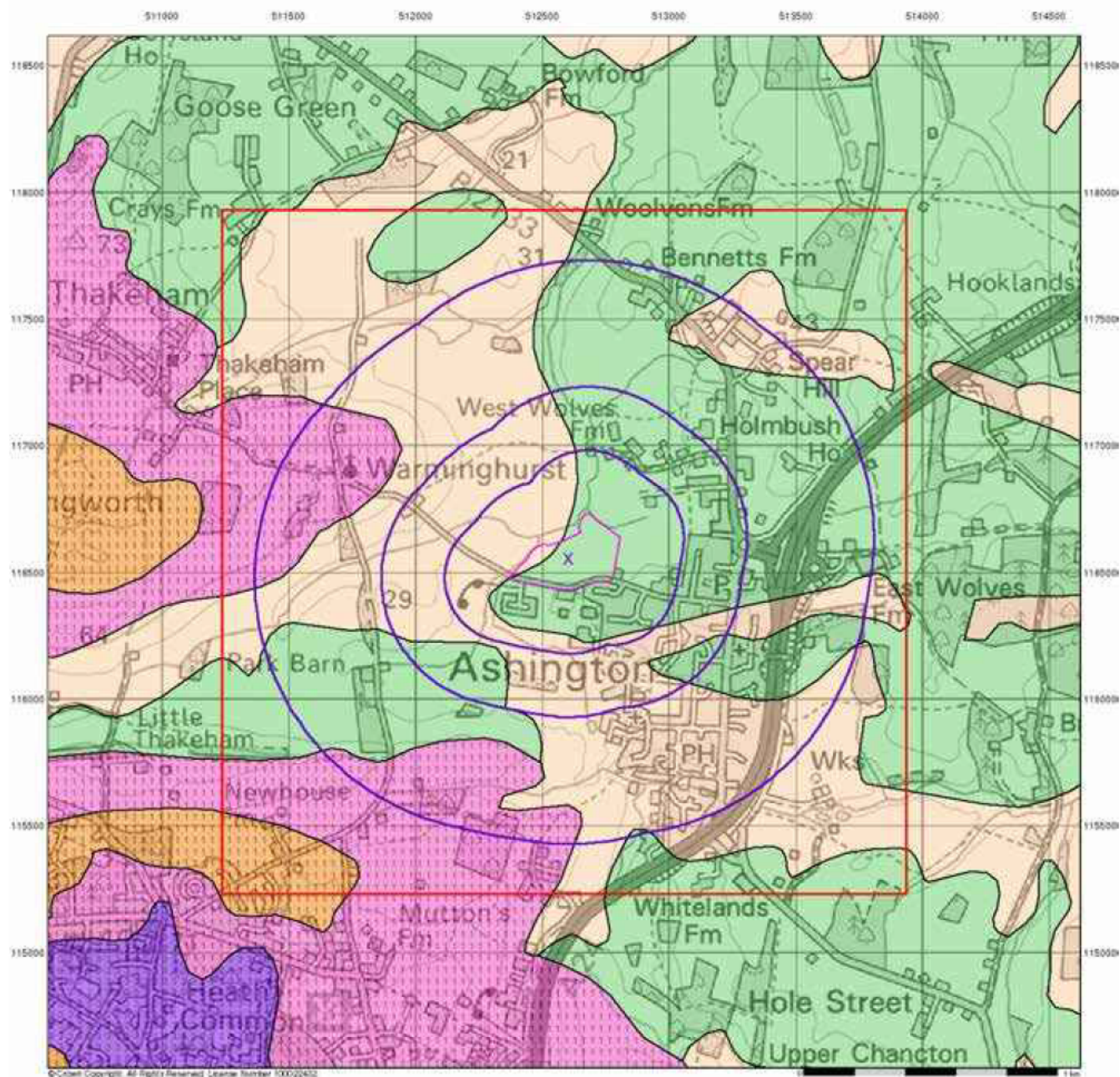
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	



Contact	Name and Address	Contact Details
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 08708 506 506 Email: enquiries@environment-agency.gov.uk
3	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
4	West Sussex County Council - Environment & Development County Hall, Tower hall, Chichester, West Sussex, PO19 1RH	Telephone: 01243 777100 Website: www.westsussex.gov.uk
5	Natural England Suite D, Unex House, Bourges Boulevard, Peterborough, Cambridgeshire, PE1 1NG	Telephone: 0845 600 3078 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
6	Horsham District Council - Environmental Health Department Park House, North Street, Horsham, Sussex, RH12 1RL	Telephone: 01403 215100 Fax: 01403 732790 Website: www.horsham.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



© Crown Copyright. All Rights Reserved. Licence Number 100022432



Geo-Environmental Groundwater Vulnerability

General

- ▬ Specified Site ○ Specified Buffer(s) X Bearing Reference Point
- Slice 8 Map ID

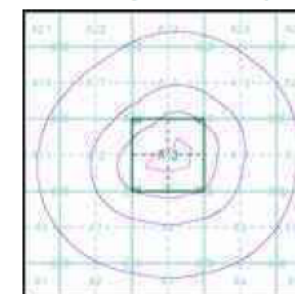
Agency and Hydrological

Geological Classes

Major Aquifer (Highly Permeable)		High (1, 2, 3, U)
		Intermediate (1, 2)
		Low
Minor Aquifer (Variably Permeable)		High (1, 2, 3, U)
		Intermediate (1, 2)
		Low
Non Aquifer (Negligibly Permeable)		
Water or Sea		
Drift Deposit		

Soil Classes

Site Sensitivity Context Map - Slice A



Order Details

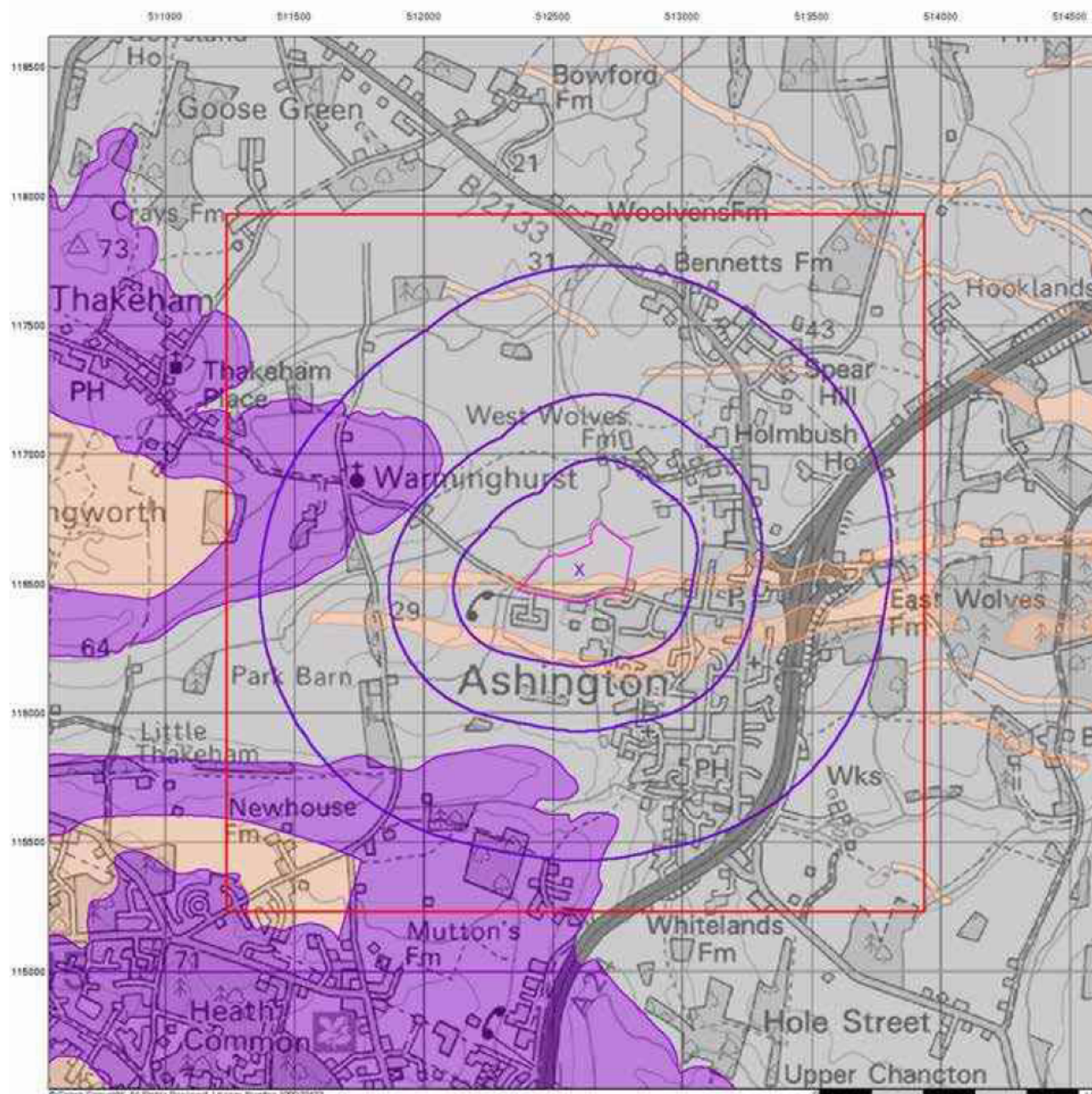
Order Number: 68507667_1_1
 Customer Ref: GE10884
 National Grid Reference: 512600, 116560
 Slice: A
 Site Area (Ha): 7.37
 Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. Licence Number 100022432



Geo-Environmental Bedrock Aquifer Designation

General

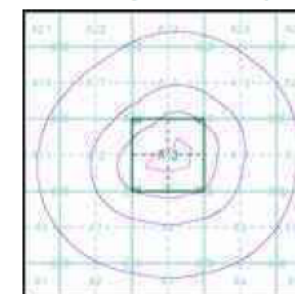
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



Order Details

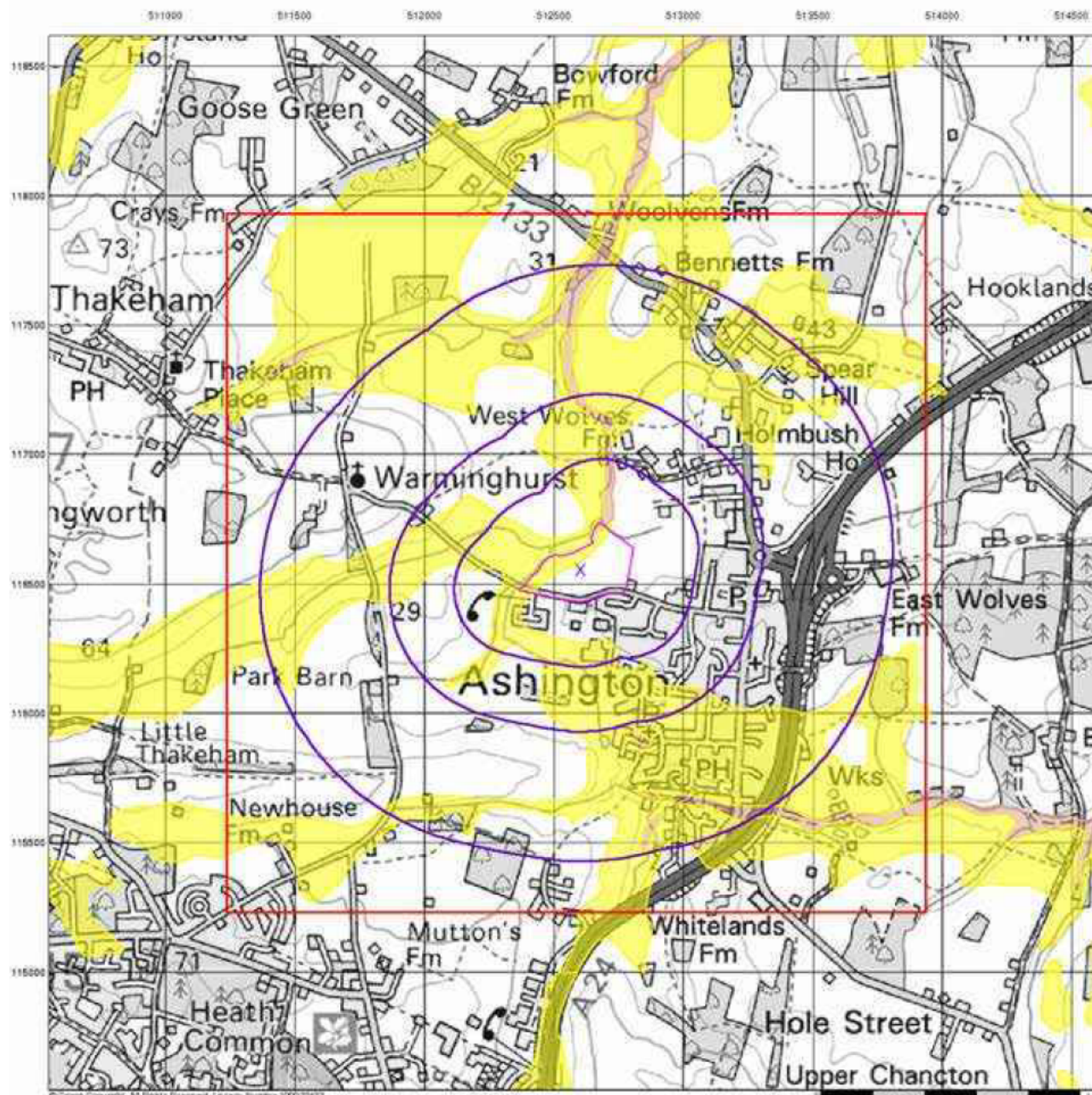
Order Number: 68507667_1_1
 Customer Ref: GE10884
 National Grid Reference: 512600, 116560
 Slice: A
 Site Area (Ha): 7.37
 Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Geo-Environmental Superficial Aquifer Designation

General

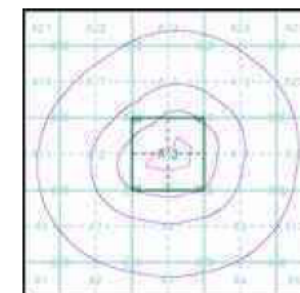
- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- 8 Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown

Site Sensitivity Context Map - Slice A



Order Details

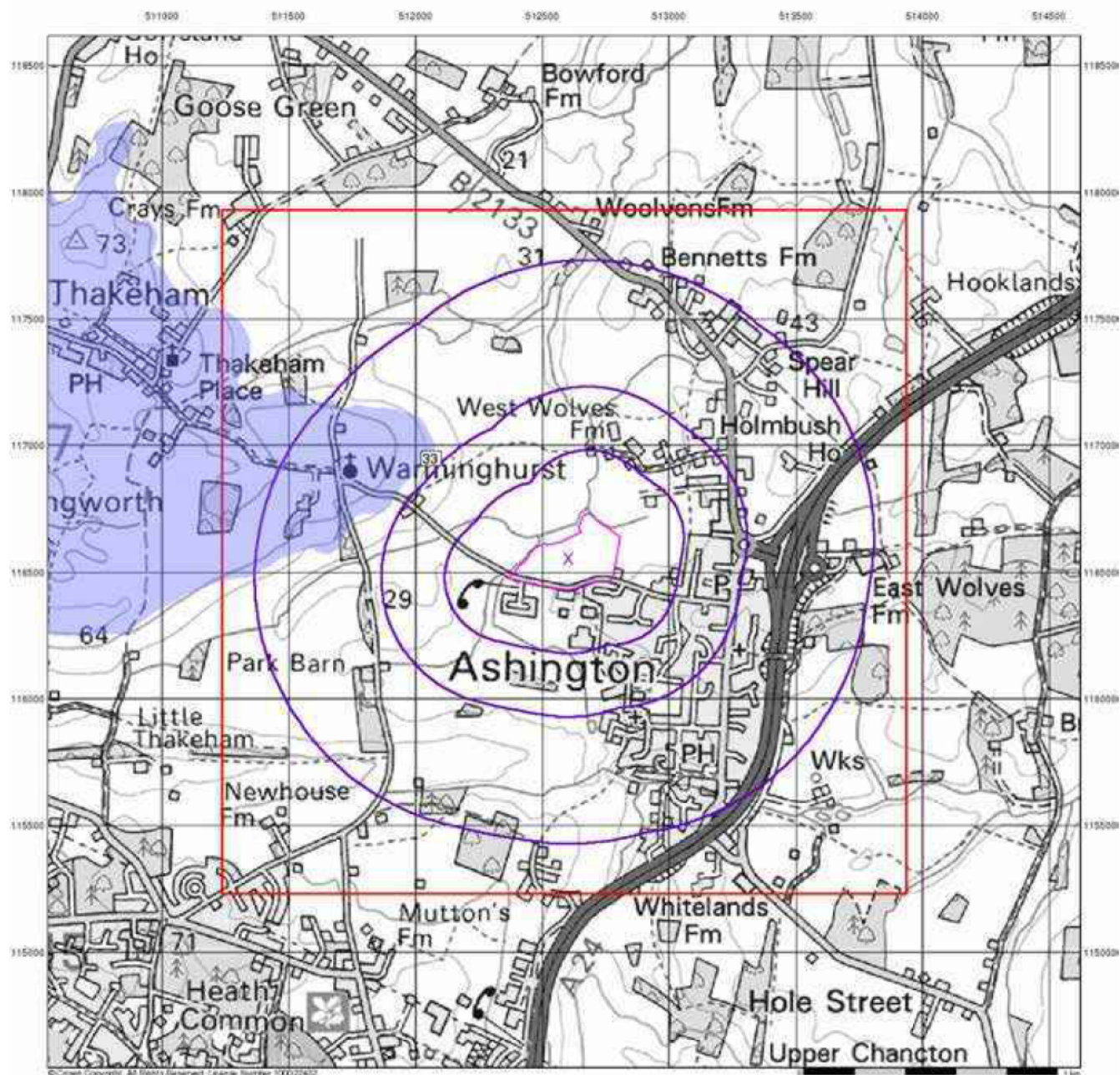
Order Number: 68507667_1_1
 Customer Ref: GE10884
 National Grid Reference: 512600, 116560
 Slice: A
 Site Area (Ha): 7.37
 Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Geo-Environmental Source Protection Zones

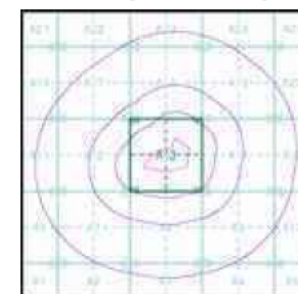
General

- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- ▨ Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- ▨ Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- ▨ Total catchment - subsurface activity only (Zone 3c)
- Special Interest (Zone 4)
- Source Protection Zone Borehole

Site Sensitivity Context Map - Slice A



Order Details

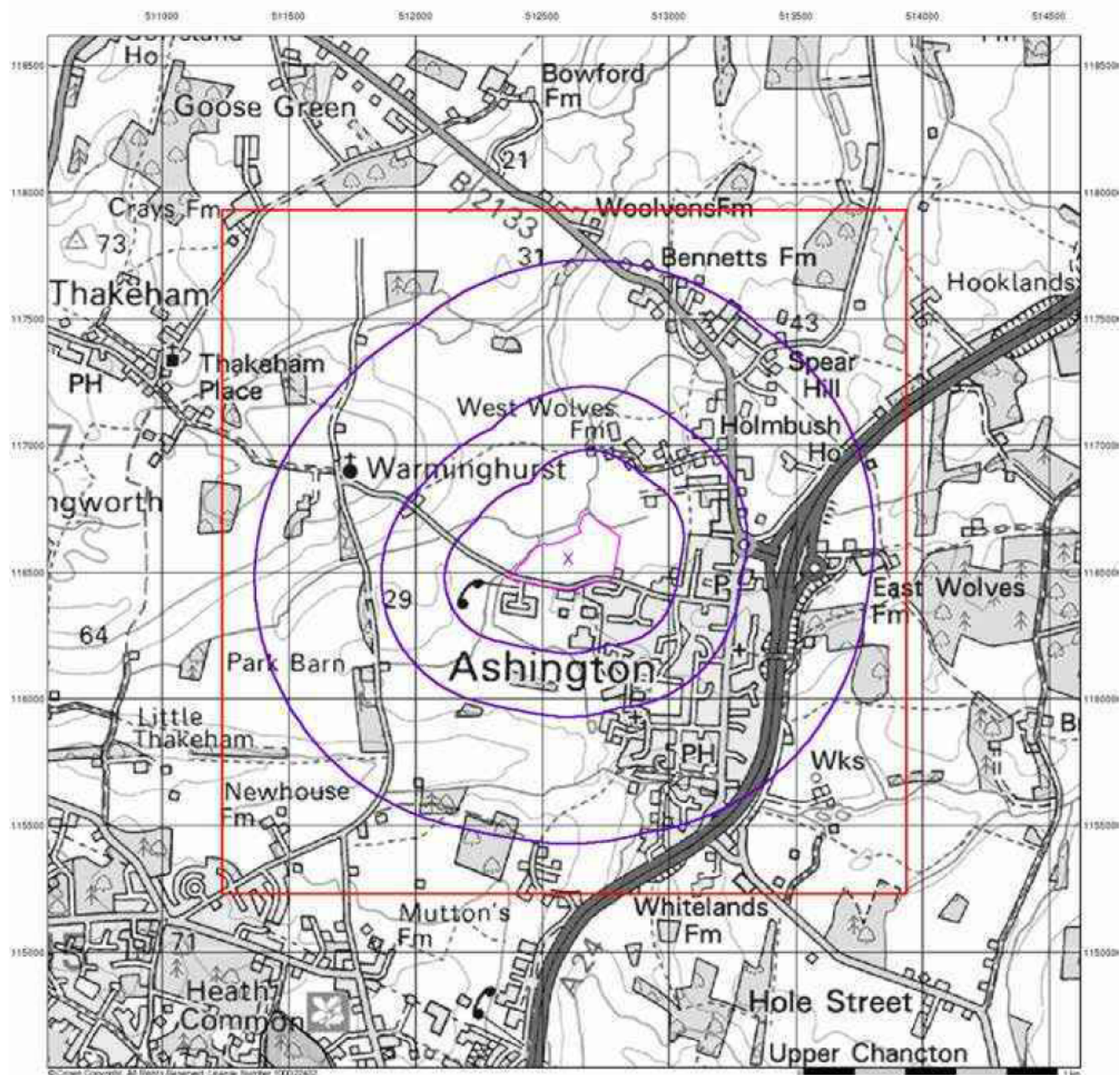
Order Number: 68507667_1_1
 Customer Ref: GE10884
 National Grid Reference: 512600, 116560
 Slice: A
 Site Area (Ha): 7.37
 Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Geo-Environmental Sensitive Land Uses

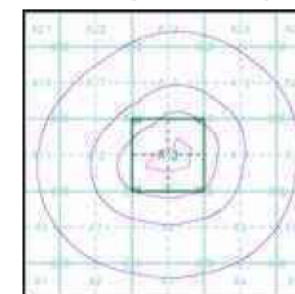
General

- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- Map ID

Sensitive Land Uses

- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserves
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area

Site Sensitivity Context Map - Slice A



Order Details

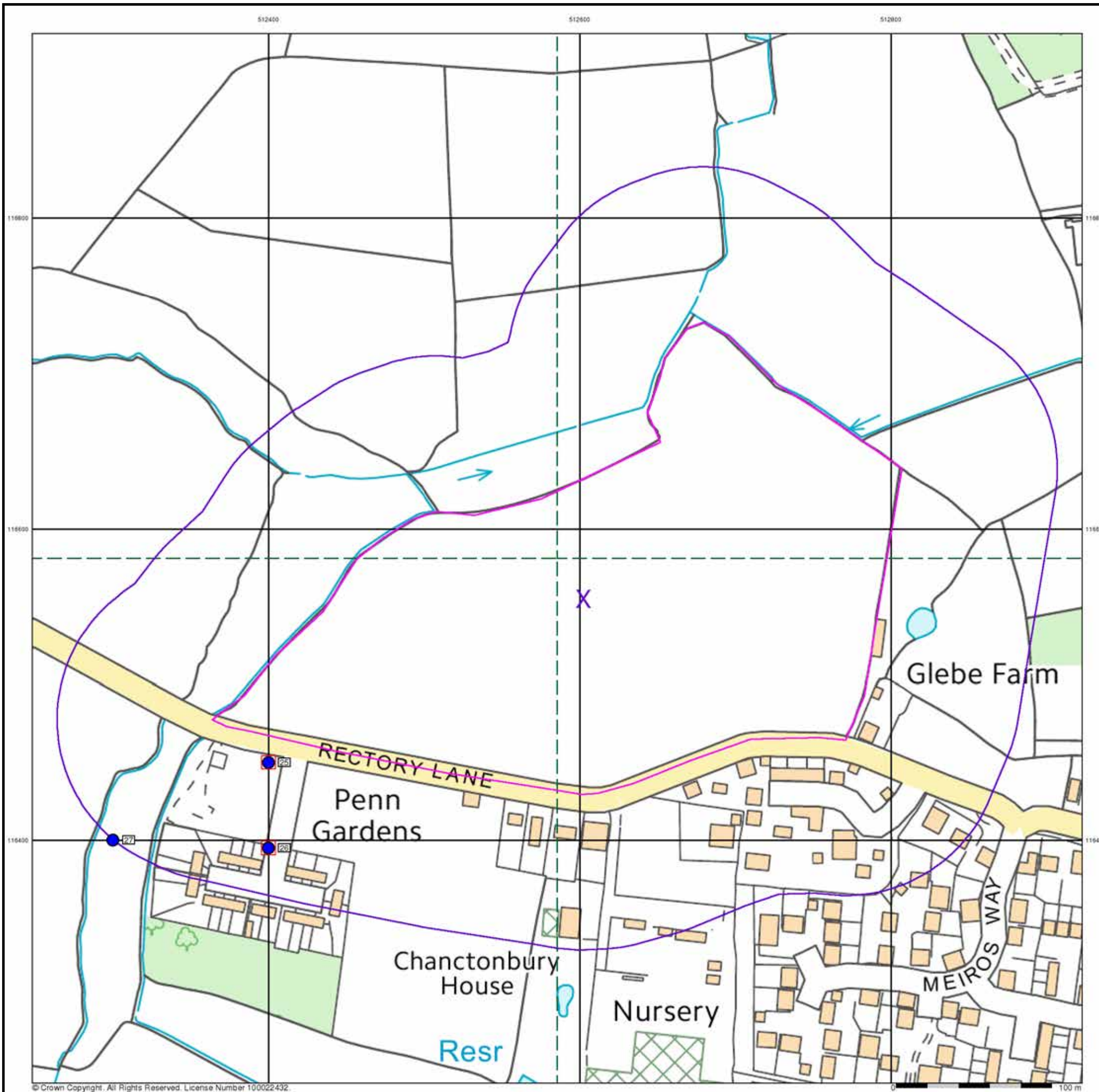
Order Number: 68507667_1_1
 Customer Ref: GE10884
 National Grid Reference: 512600, 116560
 Slice: A
 Site Area (Ha): 7.37
 Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. License Number 100022432.



Geo-Environmental

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

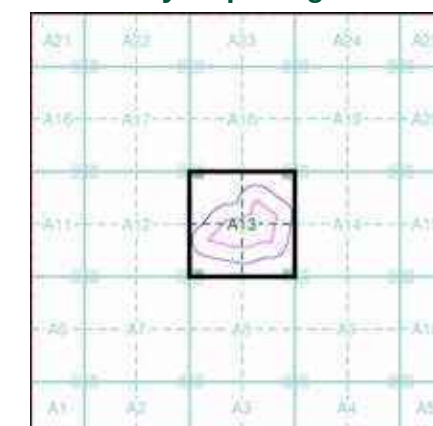
Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Segment A13



Order Details

Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

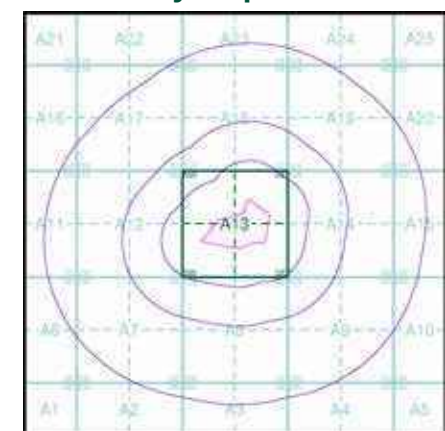
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Slice A



Order Details

Order Number: 68507667_1_1
 Customer Ref: GE10884
 National Grid Reference: 512600, 116560
 Slice: A
 Site Area (Ha): 7.37
 Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Geo-Environmental

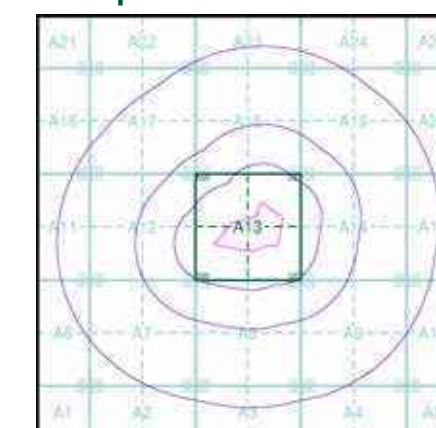
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

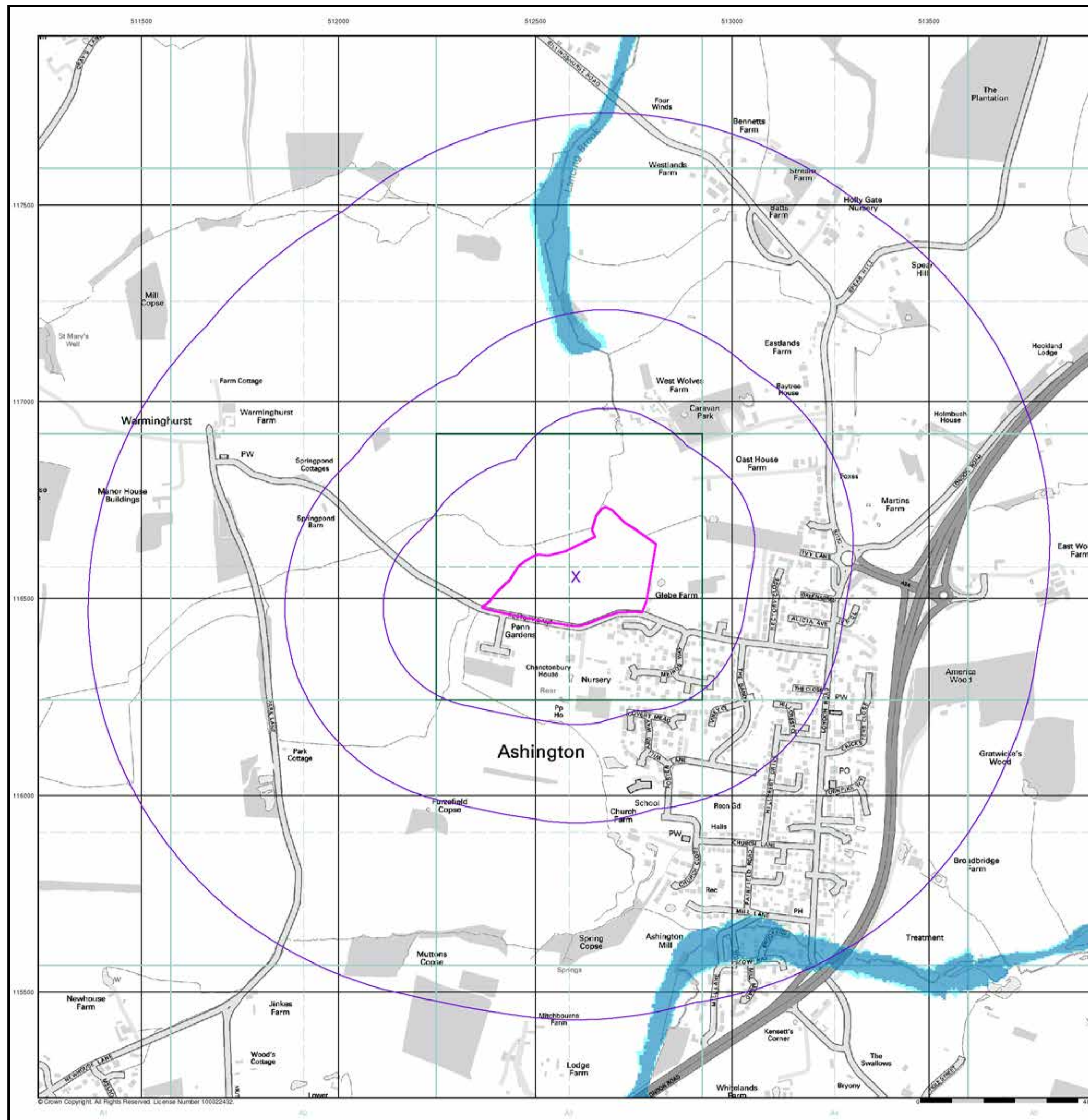
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

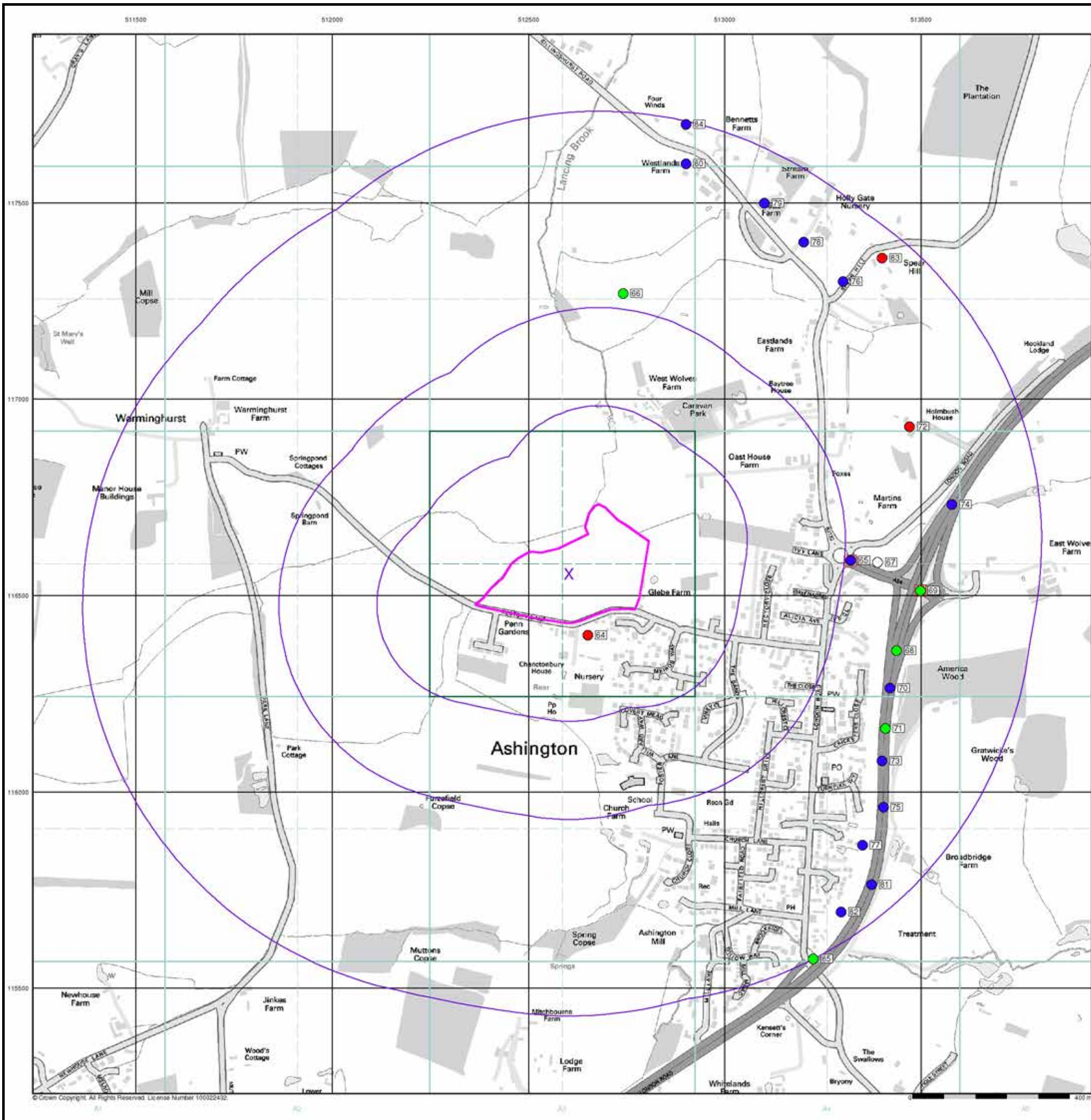
Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Geo-Environmental

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

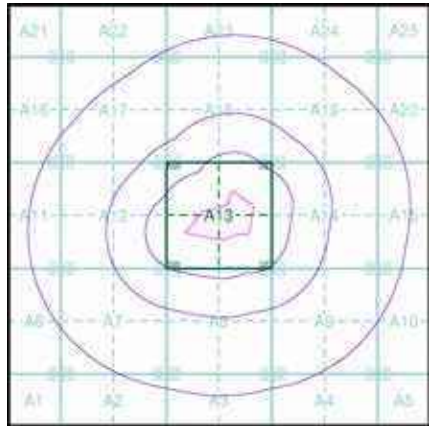
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Geo-Environmental

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID

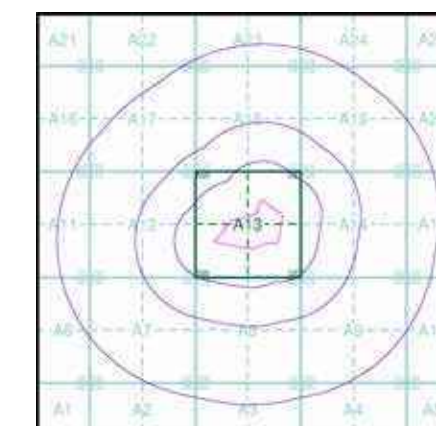
Detailed River Network Data

- | | |
|--------------------------|-------------------------------------|
| Primary River | Extended Culvert (greater than 50m) |
| Secondary River | Underground River (inferred) |
| Tertiary River | Underground River (local knowledge) |
| Canal | Downstream of High Water Mark |
| Canal Tunnel | Downstream of Seaward Extension |
| Undefined River | Not assigned River feature |
| Lake/Reservoir | |
| Offline Drainage Feature | |

Contours (height in metres)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

EA/NRW Detailed River Network Map - Slice A



Order Details

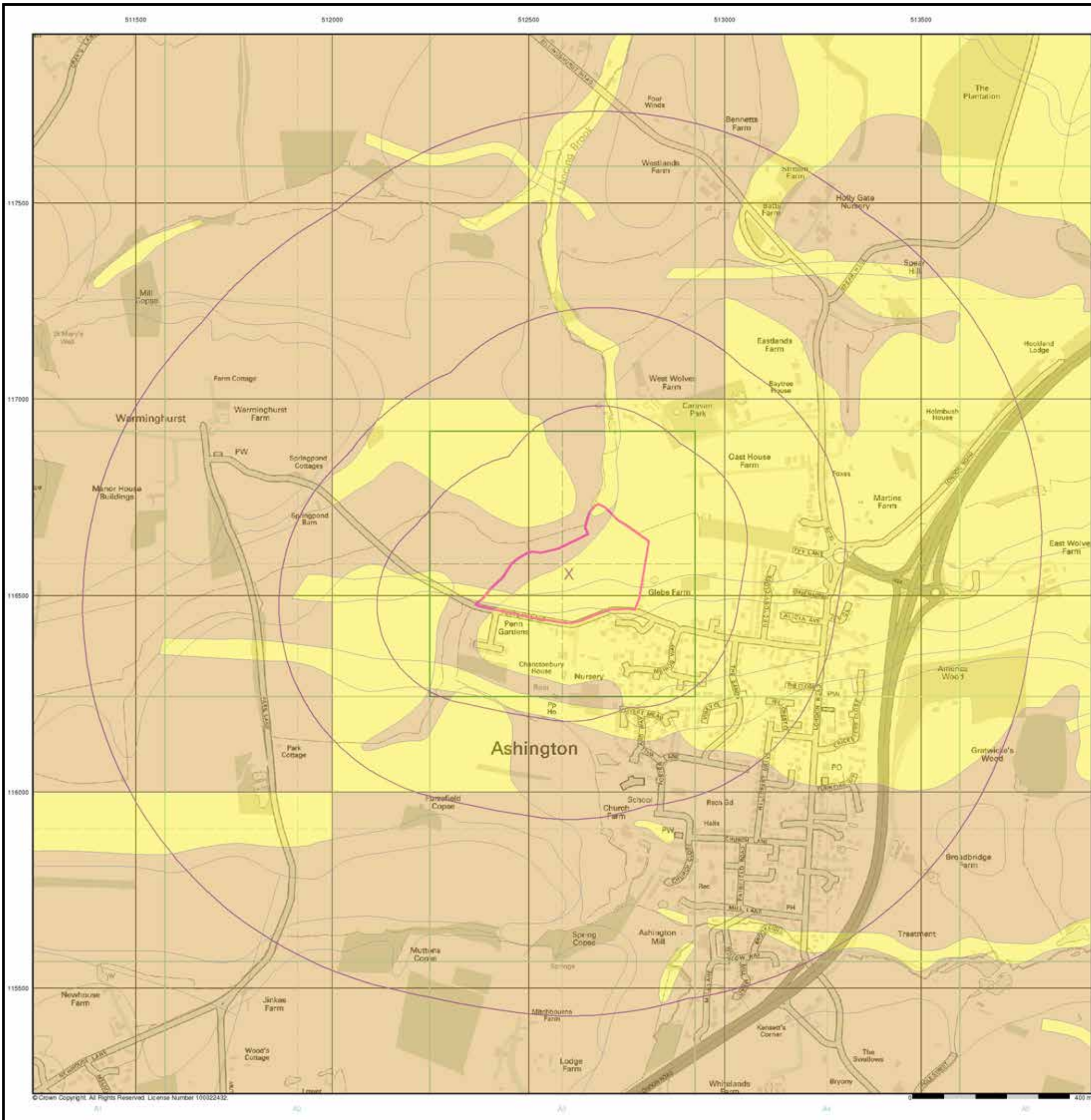
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



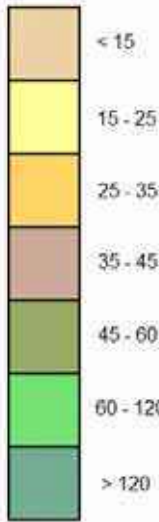
Geo-Environmental

General

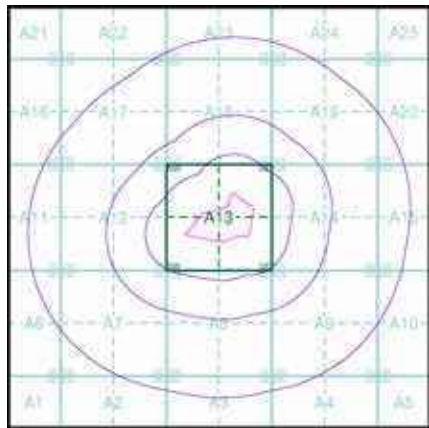
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

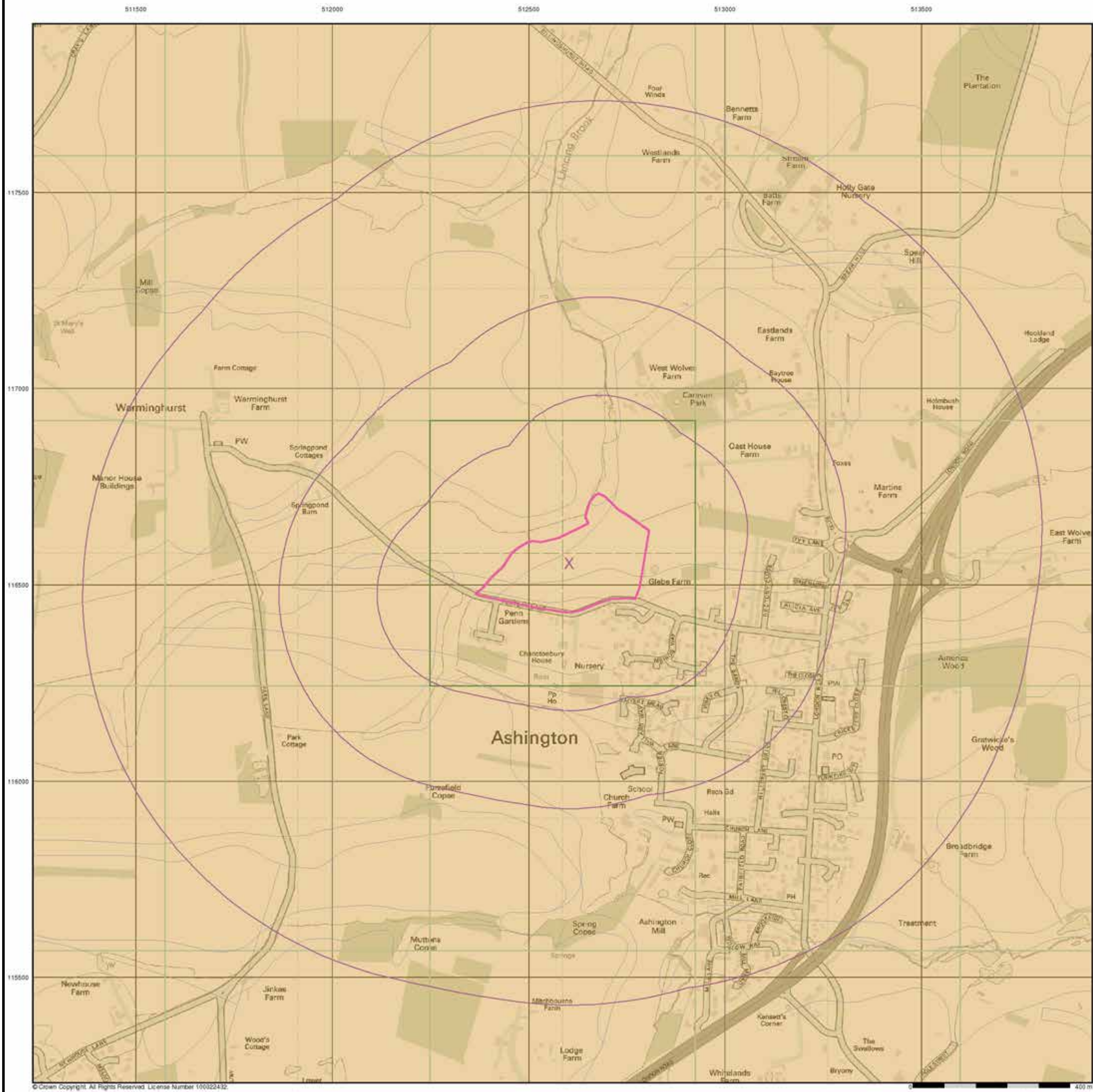
Order Details: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



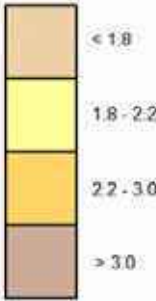
Geo-Environmental

General

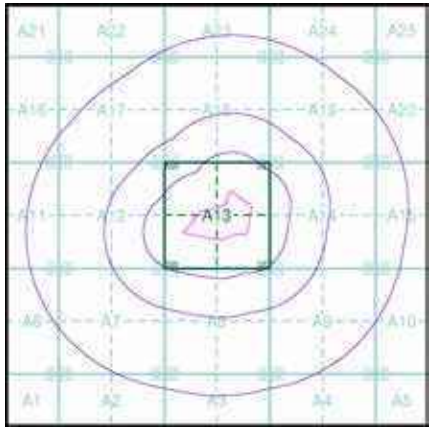
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

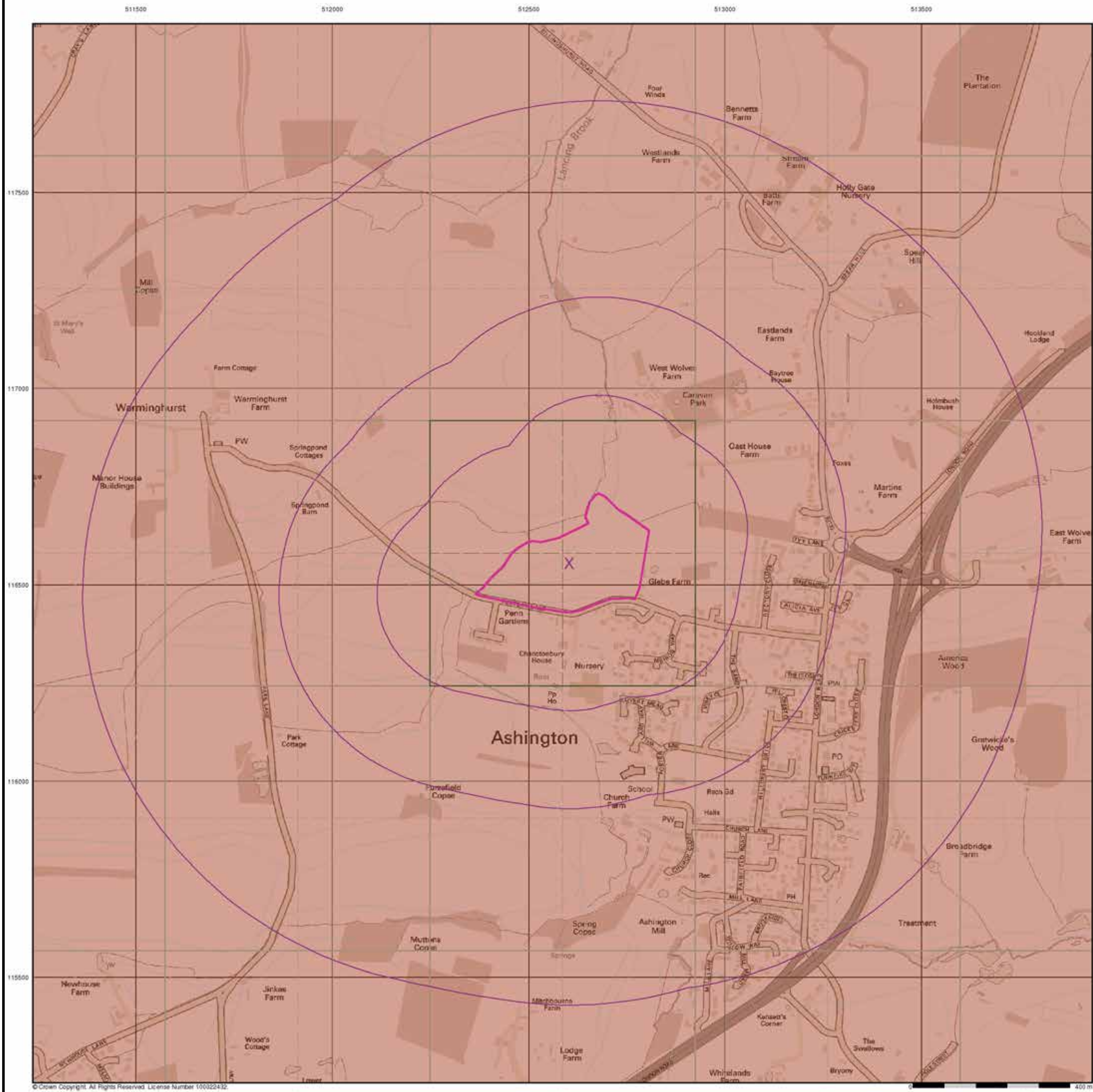
Order Details: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



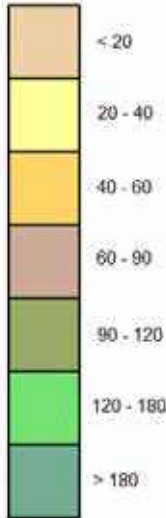
Geo-Environmental

General

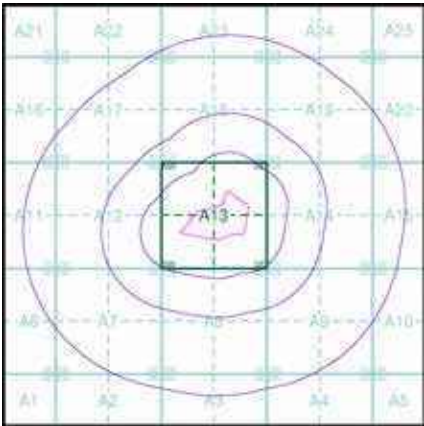
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

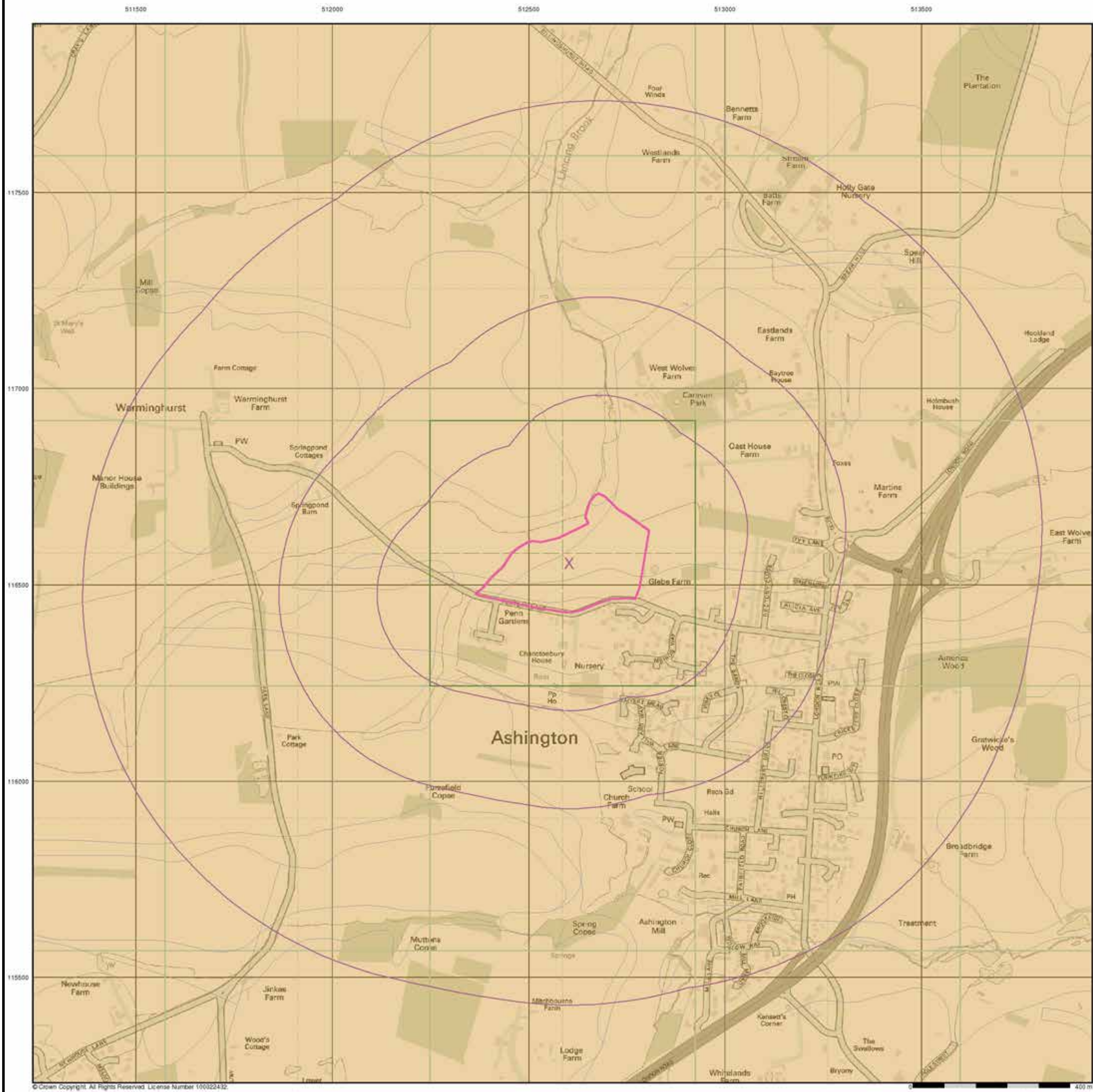
Order Details: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



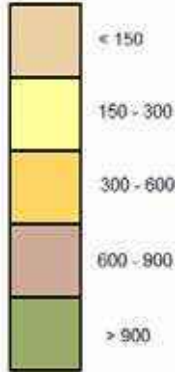
Geo-Environmental

General

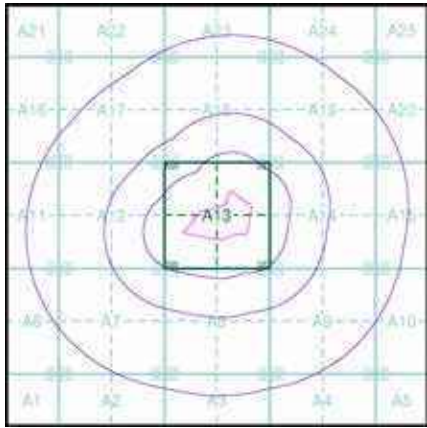
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

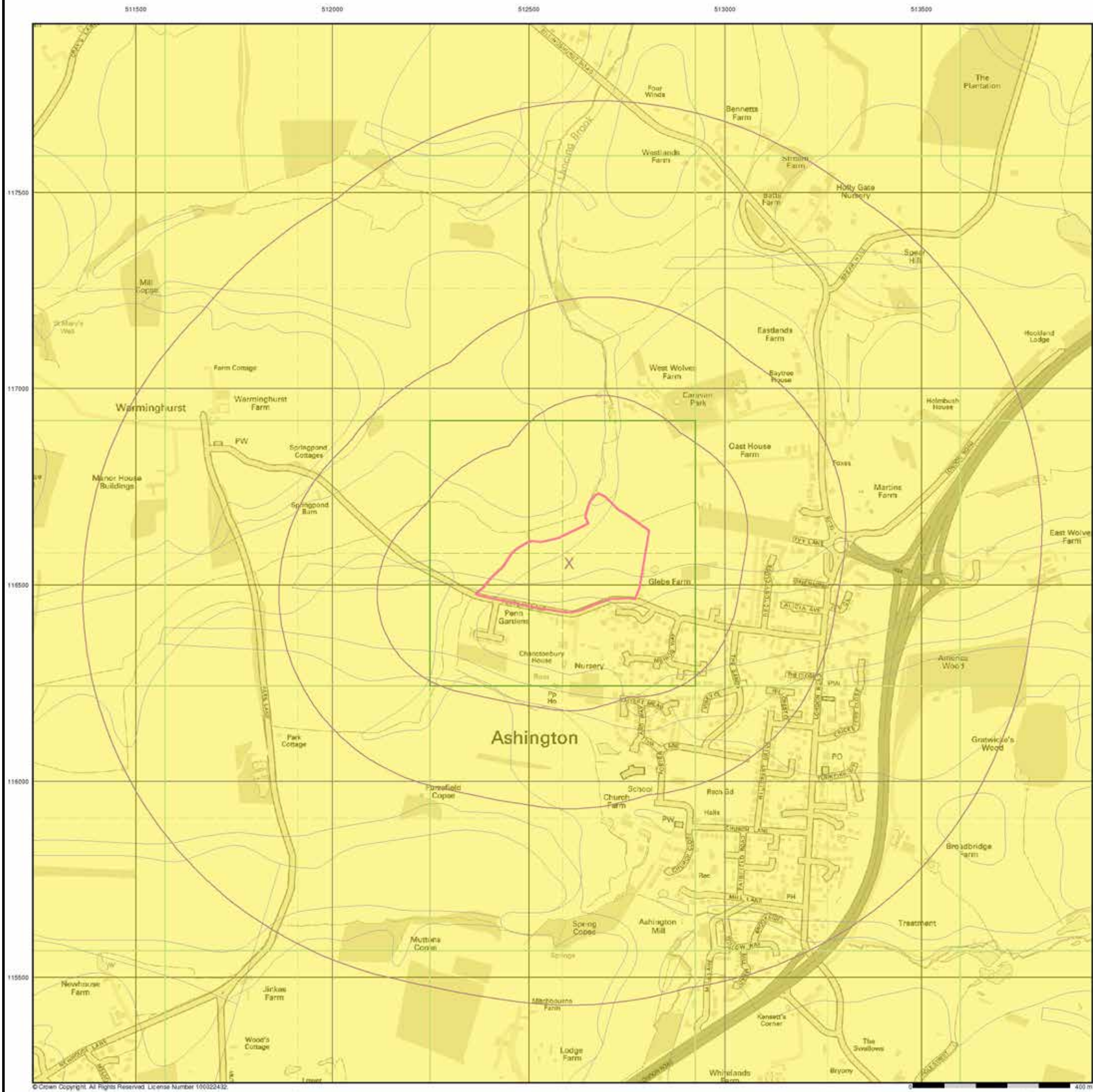
Order Details: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown Copyright. All Rights Reserved. License Number 100022432.



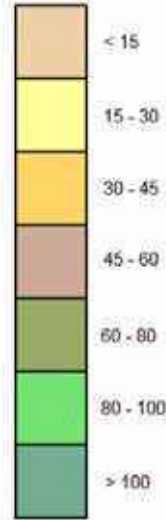
Geo-Environmental

General

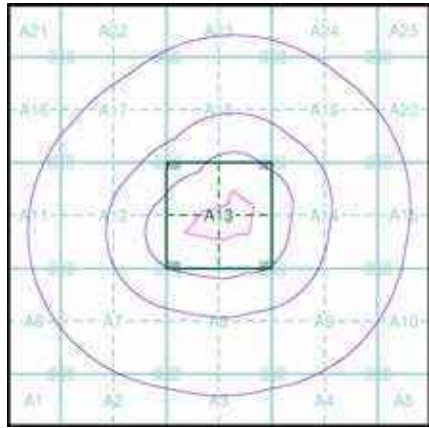
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry

Gravel Pit

Sand Pit

Clay Pit

Shingle

Refuse Heap

Sloping Masonry

Flat Rock

Marsh

Reeds

Osiers

Rough Pasture

Furze

Wood

Mixed Wood

Brushwood

Orchard

Fir

Ford

Stepping Stones

Ferry

Waterfall

Lock

Trig. Station

Altitude at Trig. Station

B.M. 325.9

Bench Mark

Surface Level

Arrow denotes flow of water

Antiquities (site of)

Cutting

Embankment

Railway crossing Road

Level Crossing

Road crossing Railway

Railway crossing River or Canal

Road over single stream

Road over River or Canal

County Boundary (Geographical)

County & Civil Parish Boundary

Administrative County & Civil Parish Boundary

County Borough Boundary (England)

County Burgh Boundary (Scotland)

B.P. B.S. Boundary Post or Stone

P.C.B. Police Call Box

B.R. Bridle Road

P. Pump

E.P. Electricity Pylon

S.P. Signal Post

F.B. Foot Bridge

S.L. Sluice

F.P. Foot Path

S.P. Spring

G.P. Guide Post or Board

T.C.B. Telephone Call Box

M.S. Mile Stone

T. Trough

M.P. M.R. Mooring Post or Ring

W. Well

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
EI P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wt Pt, Wt T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit

Active Quarry, Chalk Pit or Clay Pit

Rock

Boulders

Cliff

Slopes

Top

Roofed Building

Glazed Roof Building

Sloping Masonry

Archway

Non-Coniferous Tree (surveyed)

Coniferous Tree (surveyed)

Non-Coniferous Trees (not surveyed)

Coniferous Trees (not surveyed)

Orchard Tree

Scrub

Bracken

Coppice, Osier

Reeds

Marsh, Saltings

Rough Grassland

Heath

Culvert

Direction of water flow

Bench Mark

Antiquity (site of)

Cave Entrance

Triangulation Station

Electricity Pylon

Electricity Transmission Line

County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

Admin. County or County Bor. Boundary

London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
EI P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wt Pt, Wt T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff

Rock

Boulders

Positioned Boulder

Non-Coniferous Tree (surveyed)

Coniferous Tree (surveyed)

Non-Coniferous Trees (not surveyed)

Coniferous Trees (not surveyed)

Orchard Tree

Scrub

Bracken

Coppice, Osier

Reeds

Marsh, Saltings

Rough Grassland

Heath

Culvert

Direction of water flow

Triangulation Station

Antiquity (site of)

Electricity Transmission Line

Electricity Pylon

Bench Mark

Buildings with Building Seed

Roofed Building

Glazed Roof Building

Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

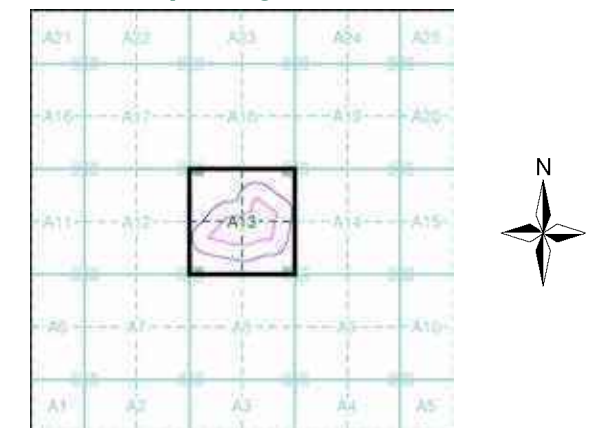
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
EI P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
EI Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governor	Wd Pp	Wind Pump
GP	Guide Post	Wt Pt, Wt T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well



Geo-Environmental Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Sussex	1:2,500	1875 - 1879	2
Sussex	1:2,500	1897	3
Sussex	1:2,500	1911	4
Sussex	1:2,500	1937 - 1939	5
Ordnance Survey Plan	1:2,500	1974	6
Large-Scale National Grid Data	1:2,500	1993	7

Historical Map - Segment A13



Order Details

Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 100

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Geo-Environmental Sussex

Published 1875 - 1879

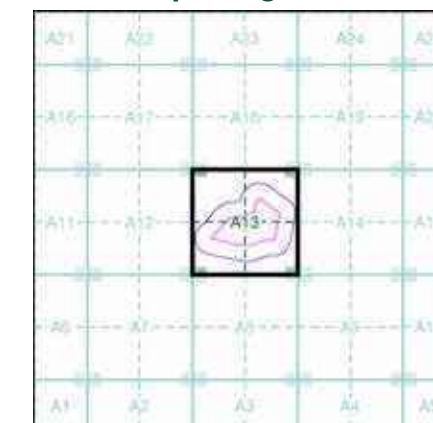
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

037_10
1879
1:2,500
037_14
1875
1:2,500

Historical Map - Segment A13



Order Details

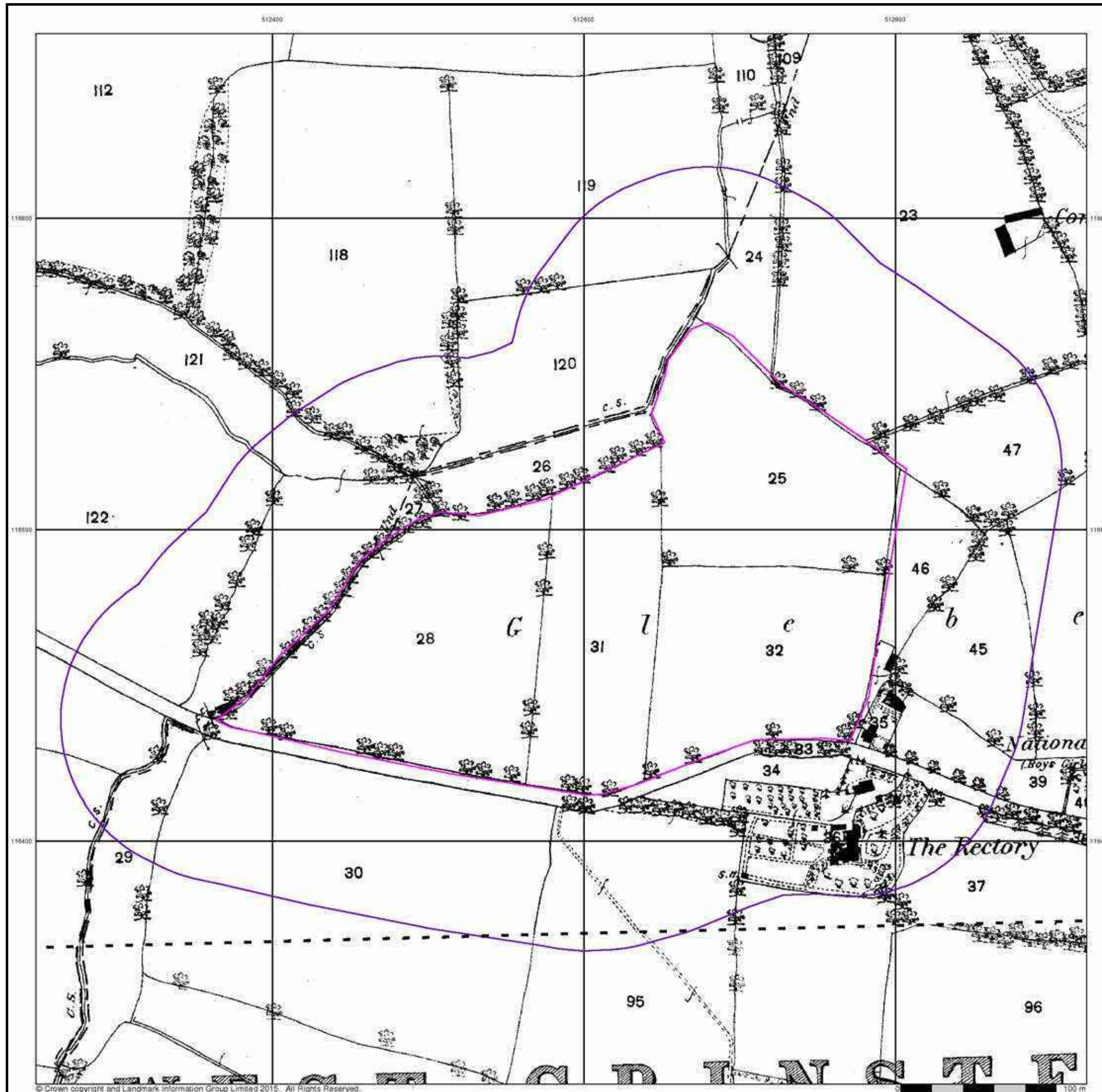
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 100

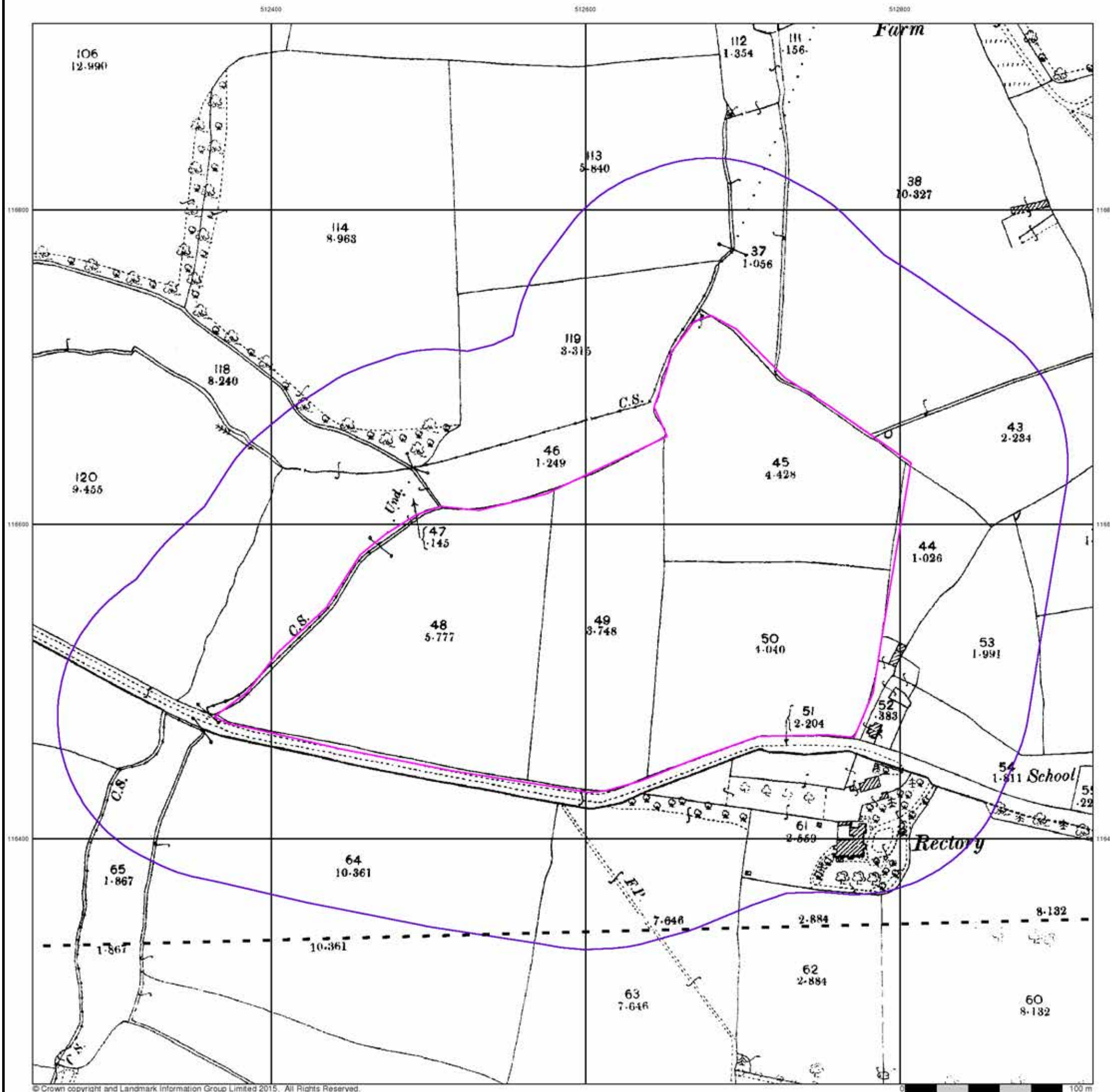
Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





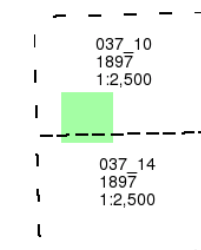
**Geo-Environmental
Sussex**

Published 1897

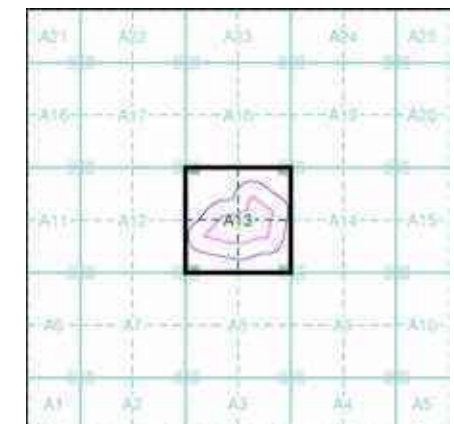
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

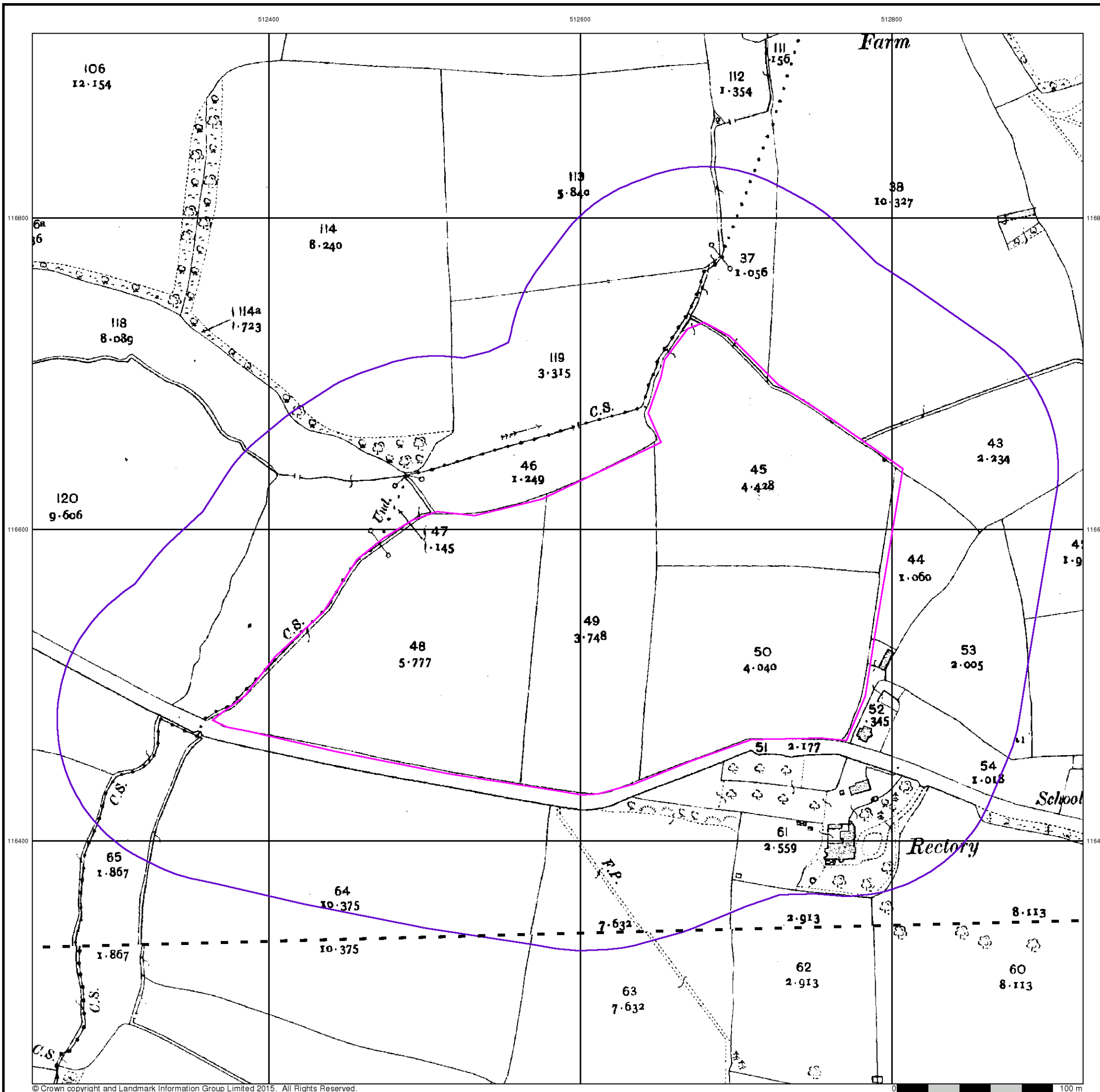
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 100

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



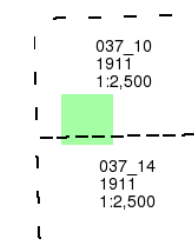
**Geo-Environmental
Sussex**

Published 1911

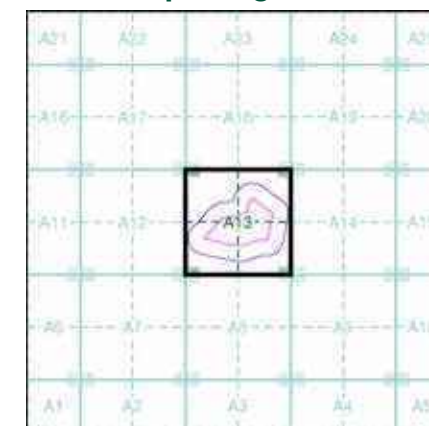
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 100

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Geo-Environmental Sussex

Published 1937 - 1939

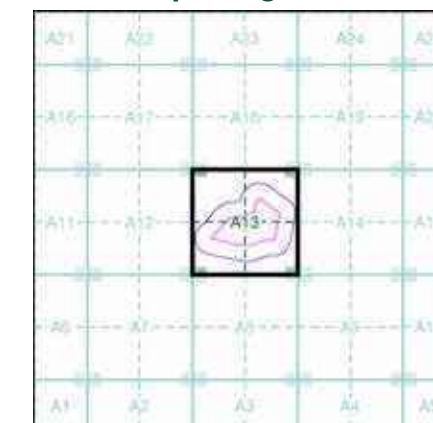
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

037_10
1939
1:2,500
037_14
1937
1:2,500

Historical Map - Segment A13



Order Details

Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 100

Site Details

Land off Rectory Lane, Ashington, PULBOROUGH, West
Sussex, RH20 3AS



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk