



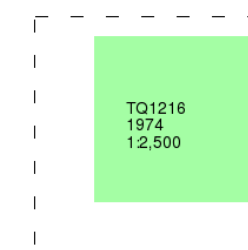
Geo-Environmental Ordnance Survey Plan

Published 1974

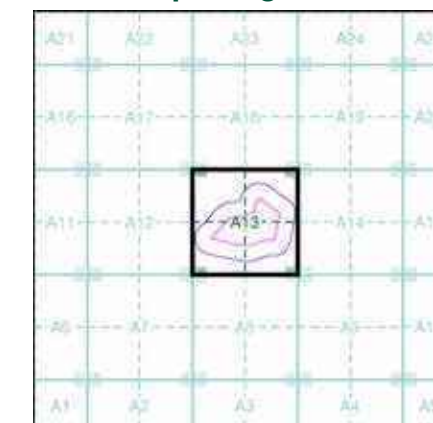
Source map scale - 1:2,500

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

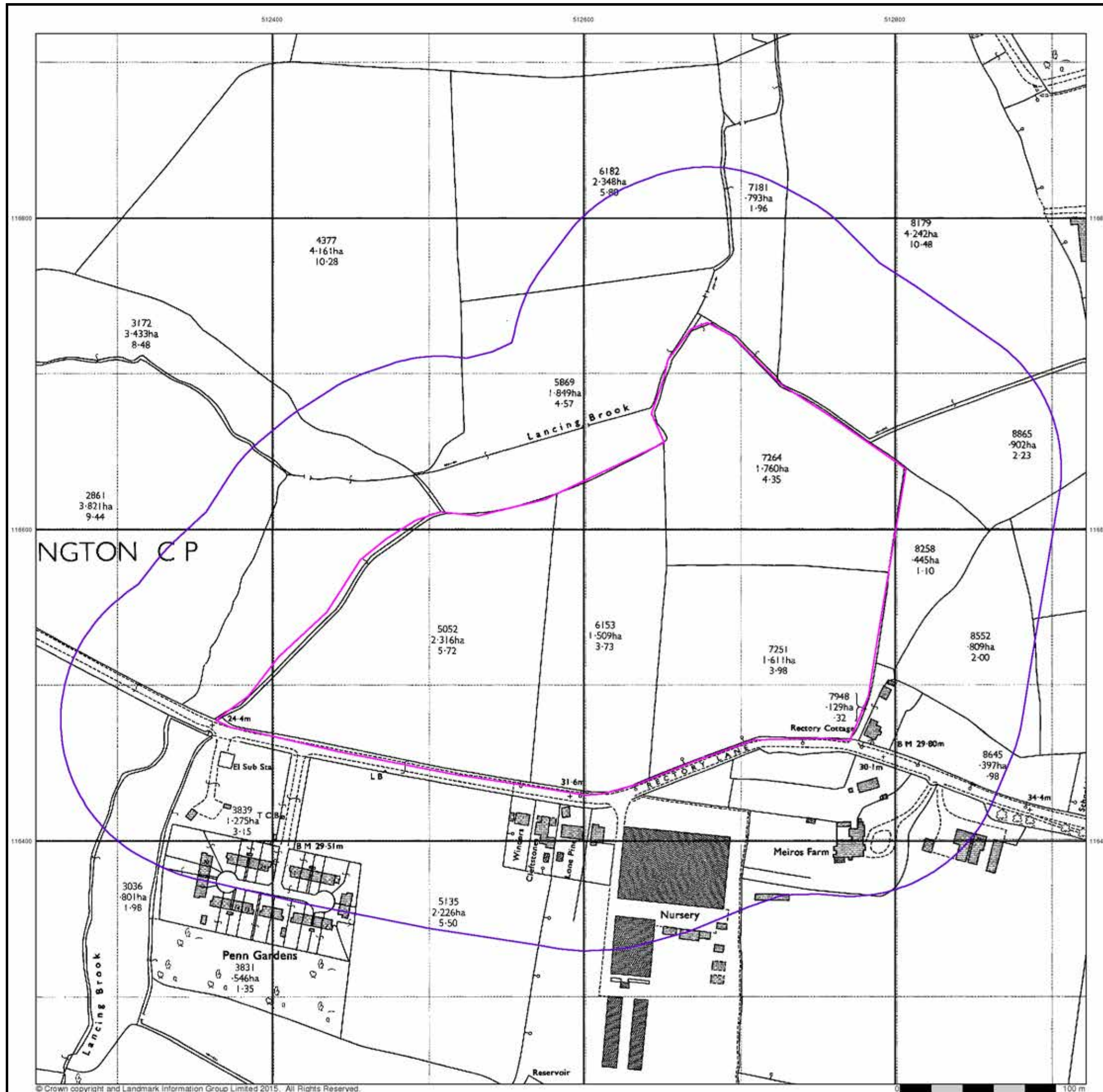
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Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 100

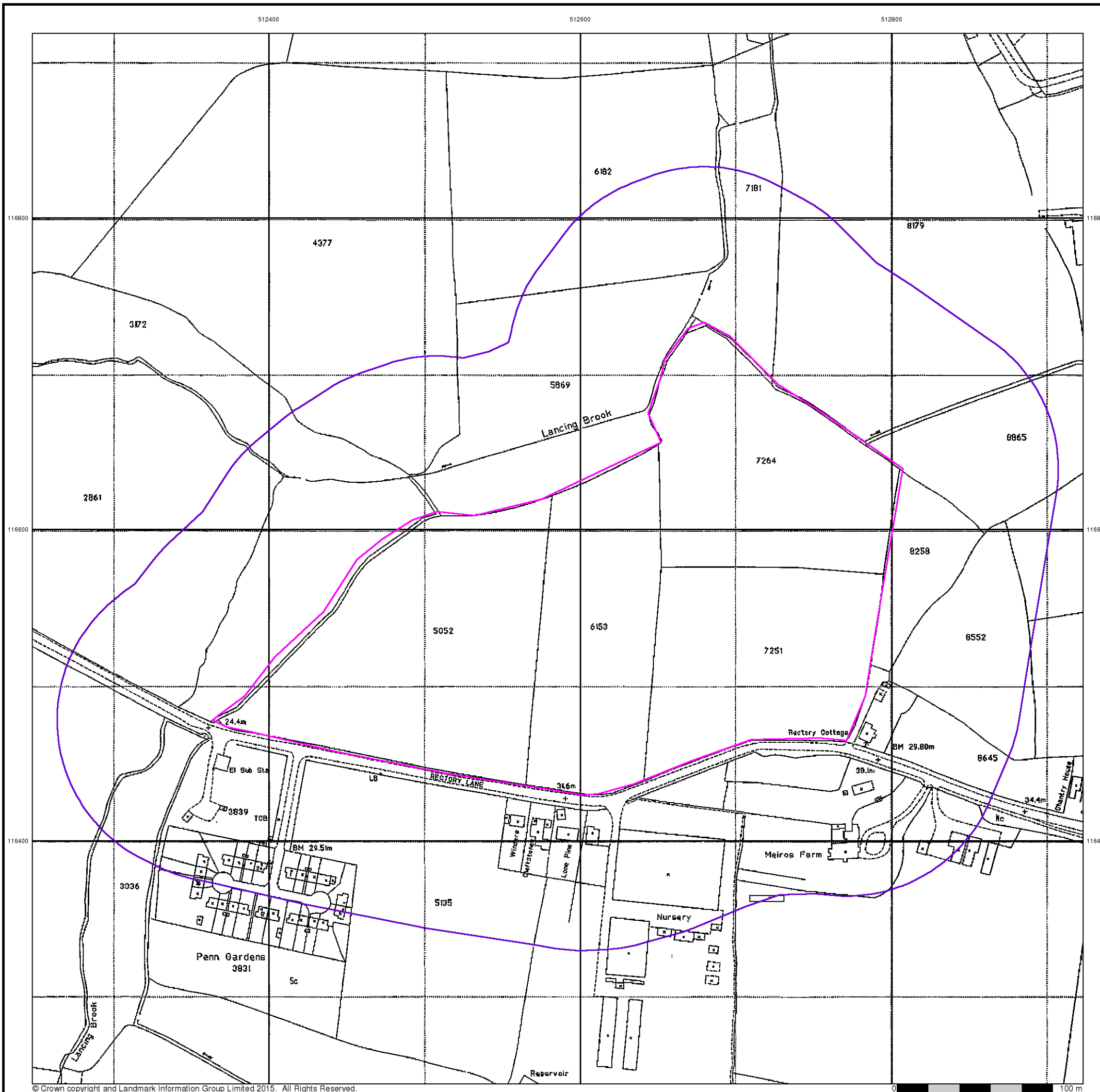
Site Details

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



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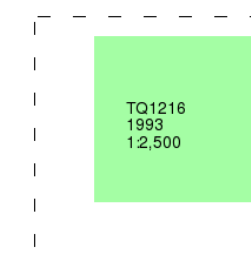
Geo-Environmental Large-Scale National Grid Data

Published 1993

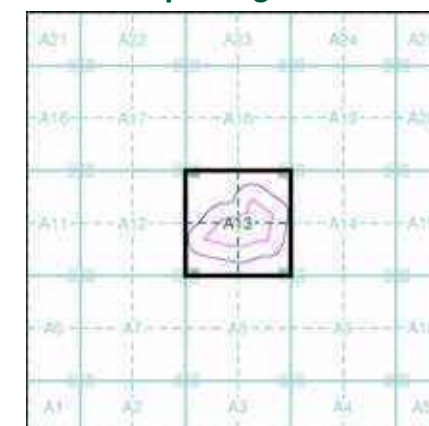
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Fenced Minor Roads		Un-Fenced
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
			Pole
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency		
	Civil Parish		
	Shown alternately when coincidence of boundaries occurs		
	Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

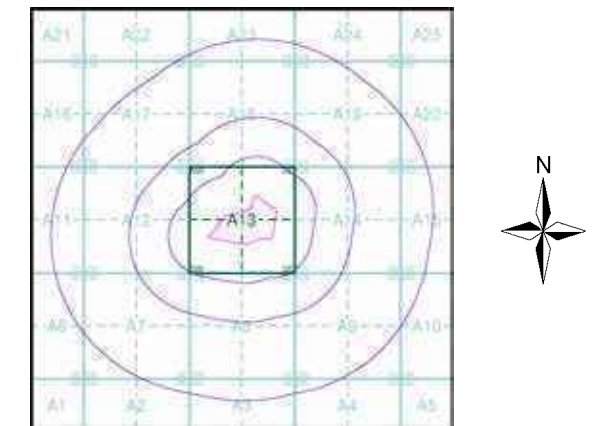
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Geo-Environmental Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Sussex	1:10,560	1879	2
Sussex	1:10,560	1898	3
Sussex	1:10,560	1913 - 1914	4
Sussex	1:10,560	1913 - 1914	5
Historical Aerial Photography	1:10,560	1948	6
Sussex	1:10,560	1952	7
Ordnance Survey Plan	1:10,000	1961	8
Ordnance Survey Plan	1:10,000	1982	9
10K Raster Mapping	1:10,000	2006	10
VectorMap Local	1:10,000	2015	11

Historical Map - Slice A



Order Details

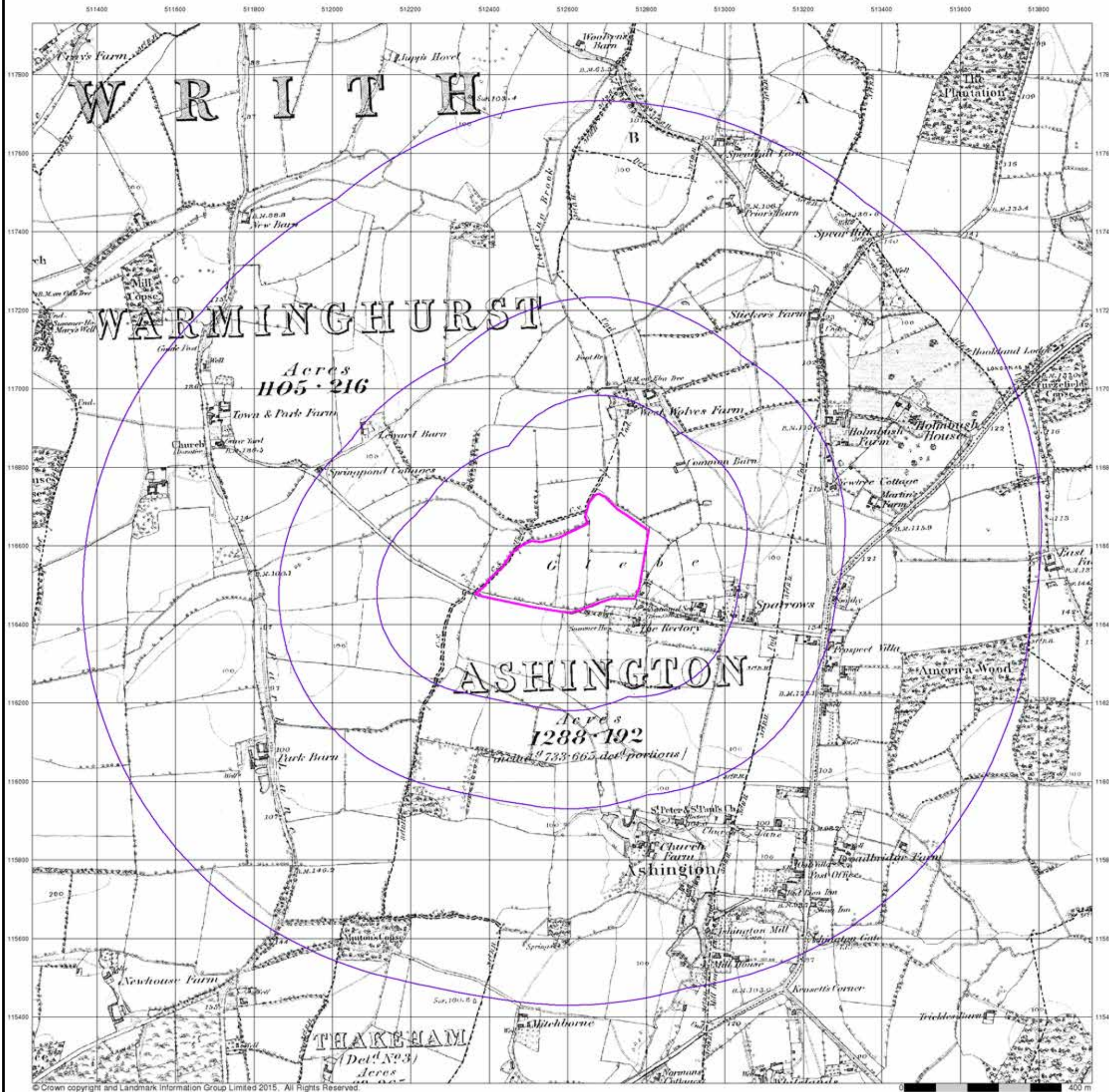
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

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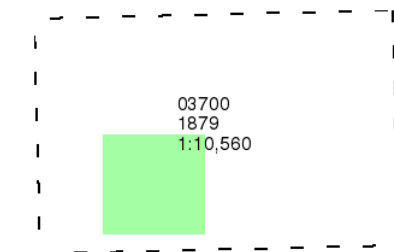
**Geo-Environmental
Sussex**

Published 1879

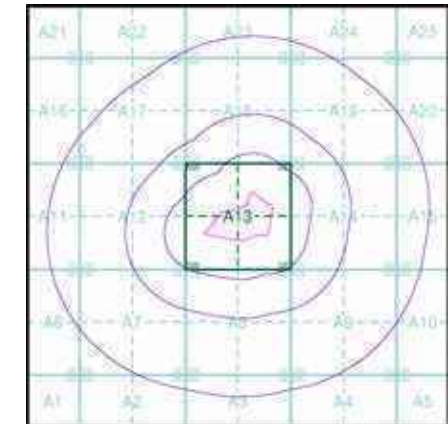
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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Slice: A
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Geo-Environmental Sussex

Published 1898

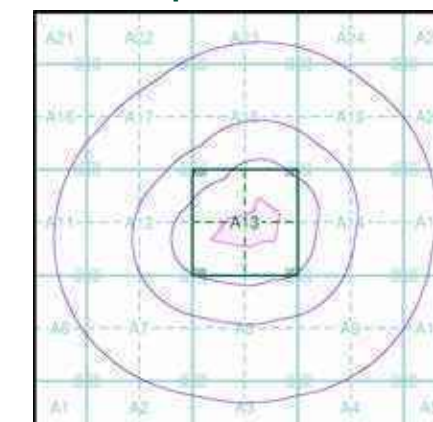
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

037NW
1898
1:10,560
037SW
1898
1:10,560

Historical Map - Slice A



Order Details

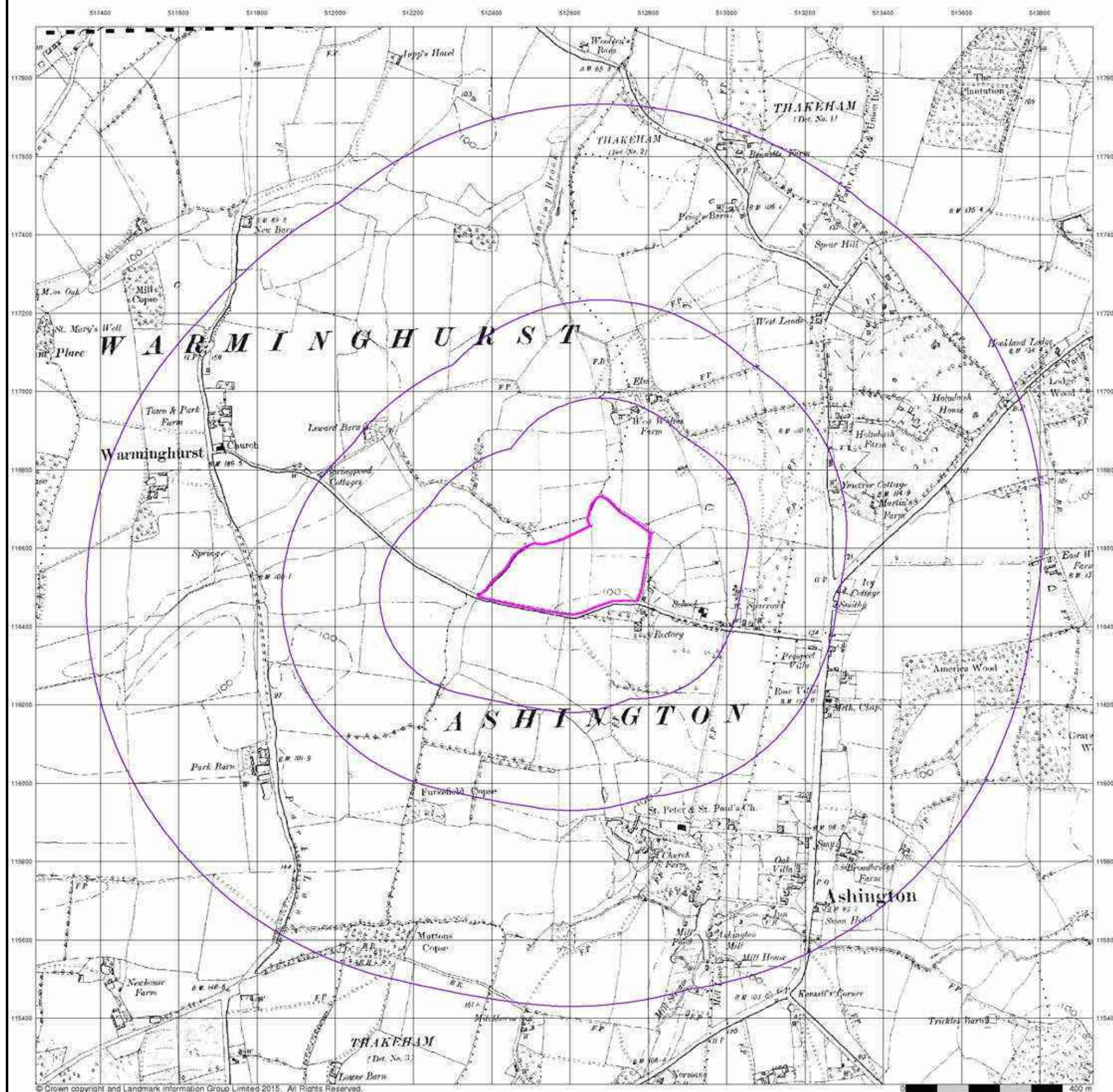
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Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
Search Buffer (m): 1000

Site Details

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Geo-Environmental Sussex

Published 1913 - 1914

Source map scale - 1:10,560

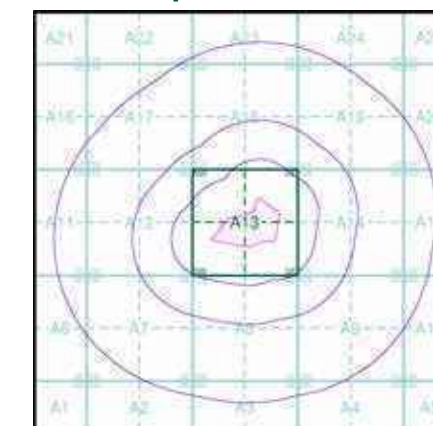
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

037NW
1913
1:10,560

037SW
1914
1:10,560

Historical Map - Slice A



Order Details

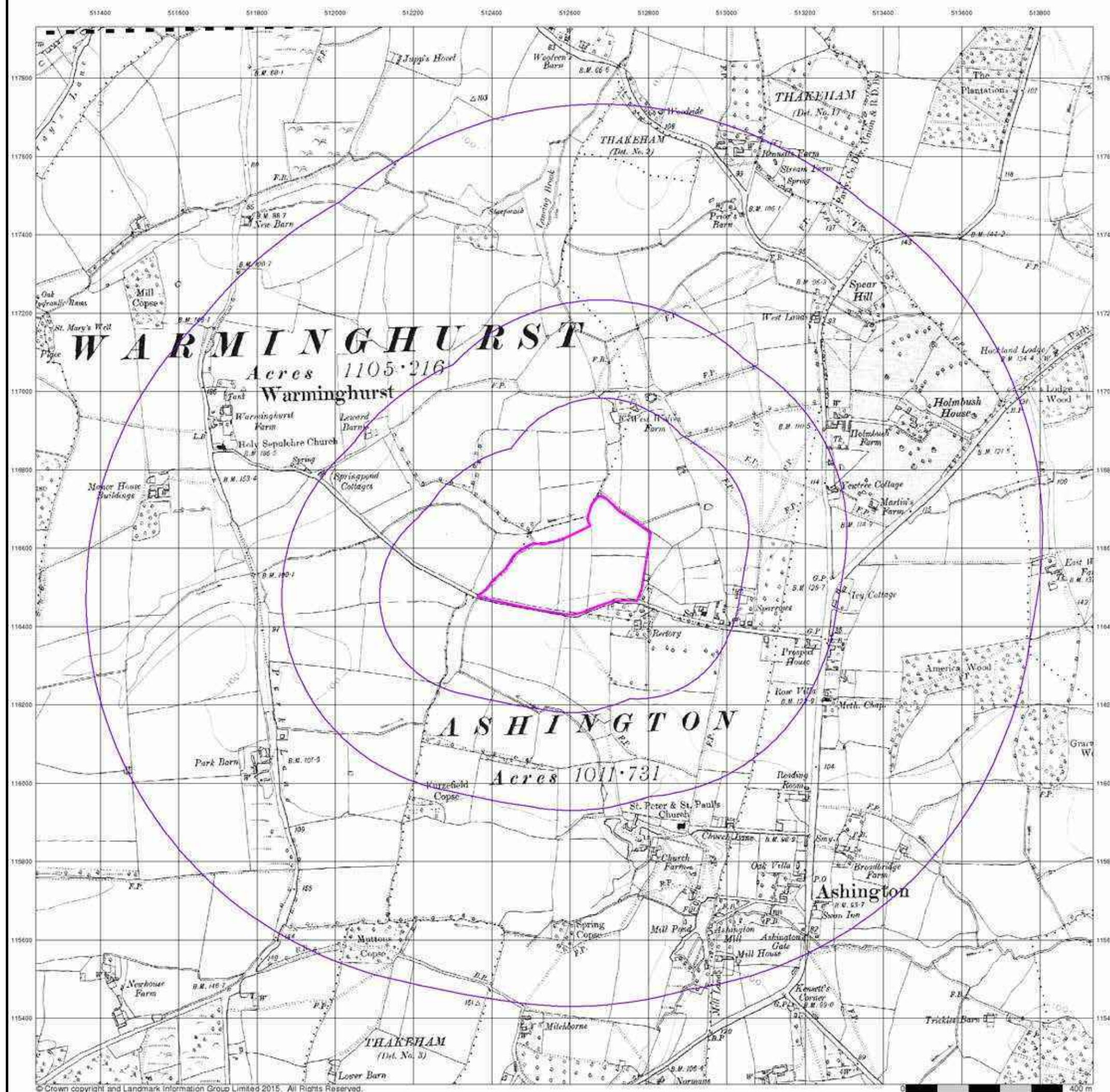
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
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Geo-Environmental Sussex

Published 1913 - 1914

Source map scale - 1:10,560

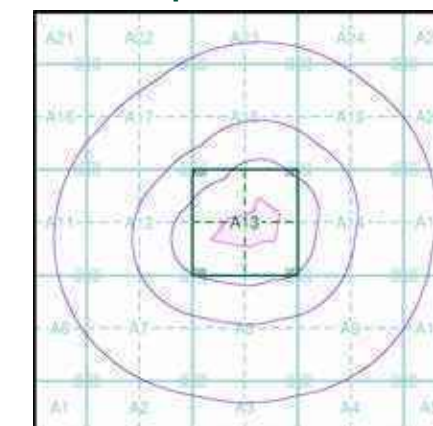
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Map Name(s) and Date(s)

037NW
1913
1:10,560

037SW
1914
1:10,560

Historical Map - Slice A



Order Details

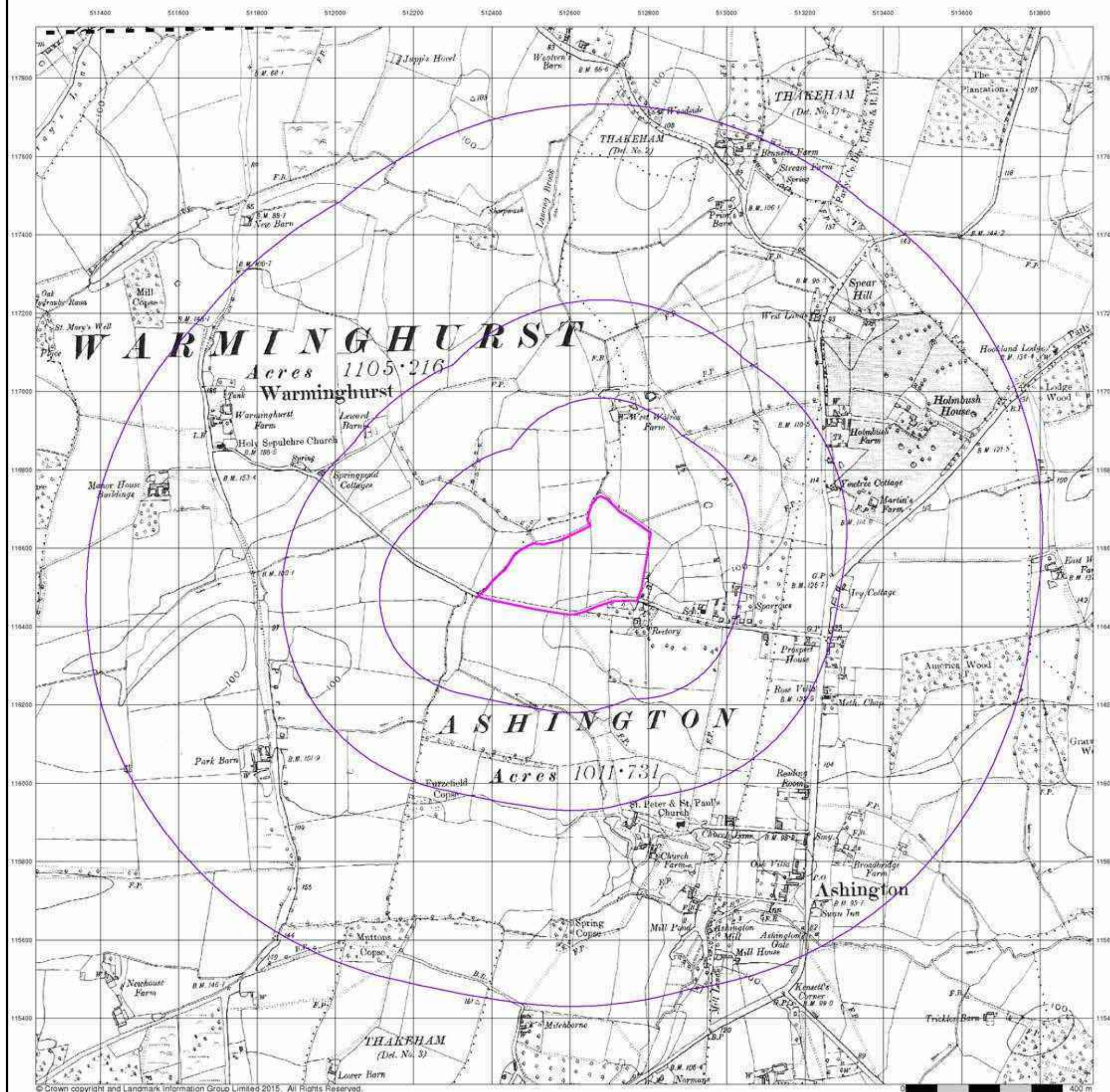
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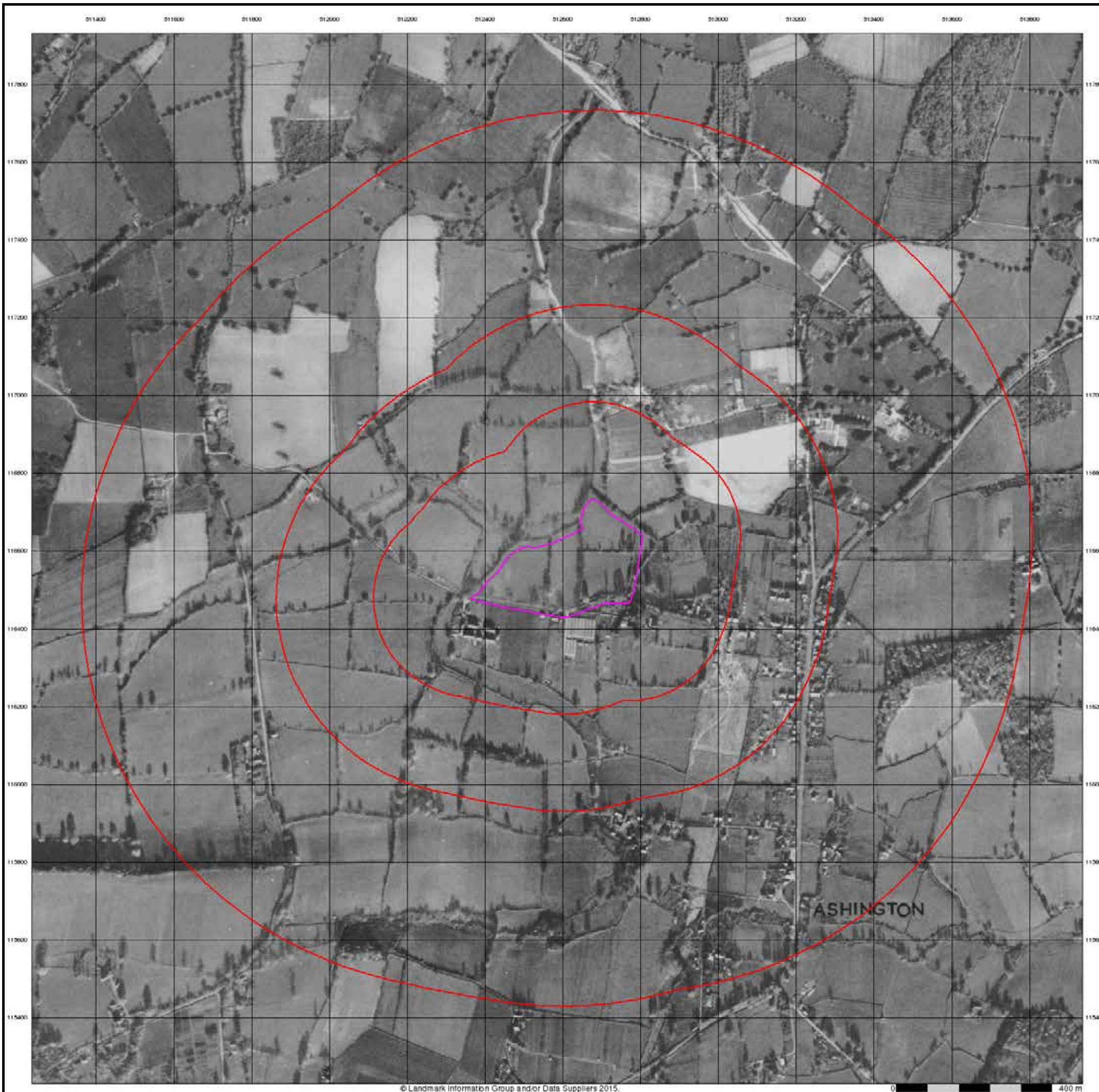
Site Details

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0 400 m



Geo-Environmental Historical Aerial Photography

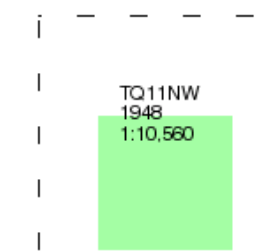
Published 1948

Source map scale - 1:10,560

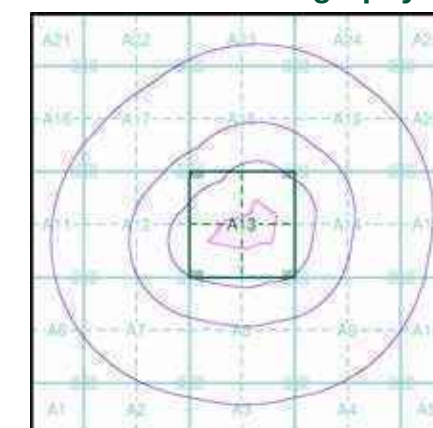
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)



Historical Aerial Photography - Slice A



Order Details

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

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Published 1952

Source map scale - 1:10,560

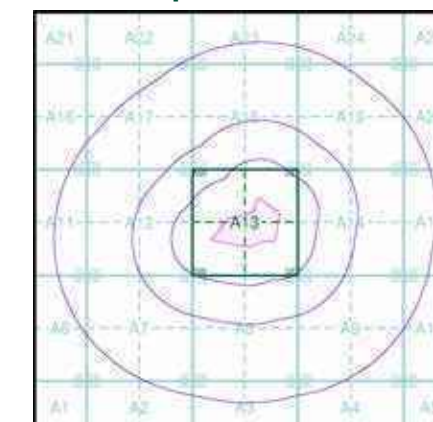
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

037NW
1952
1:10.560

037SW
1952
1:10.560

Historical Map - Slice A



Order Details

Order Number:	68507667_1_1
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National Grid Reference:	512600, 116560
Slice:	A
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Search Buffer (m):	1000

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Sussex, RH20 3AS



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Published 1961

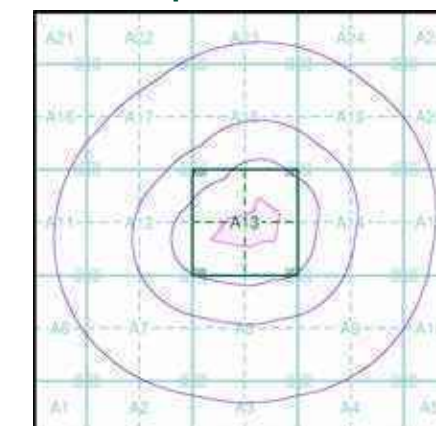
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ11NW
1961
1:10,560

Historical Map - Slice A



Order Details

Order Number:	68507667_1_1
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Slice:	A
Site Area (Ha):	7.37
Search Buffer (m):	1000

Site Details

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Geo-Environmental Ordnance Survey Plan

Published 1982

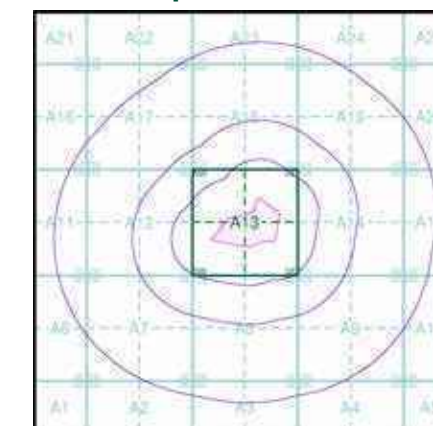
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ11NW
1982
1:10,000

Historical Map - Slice A



Order Details

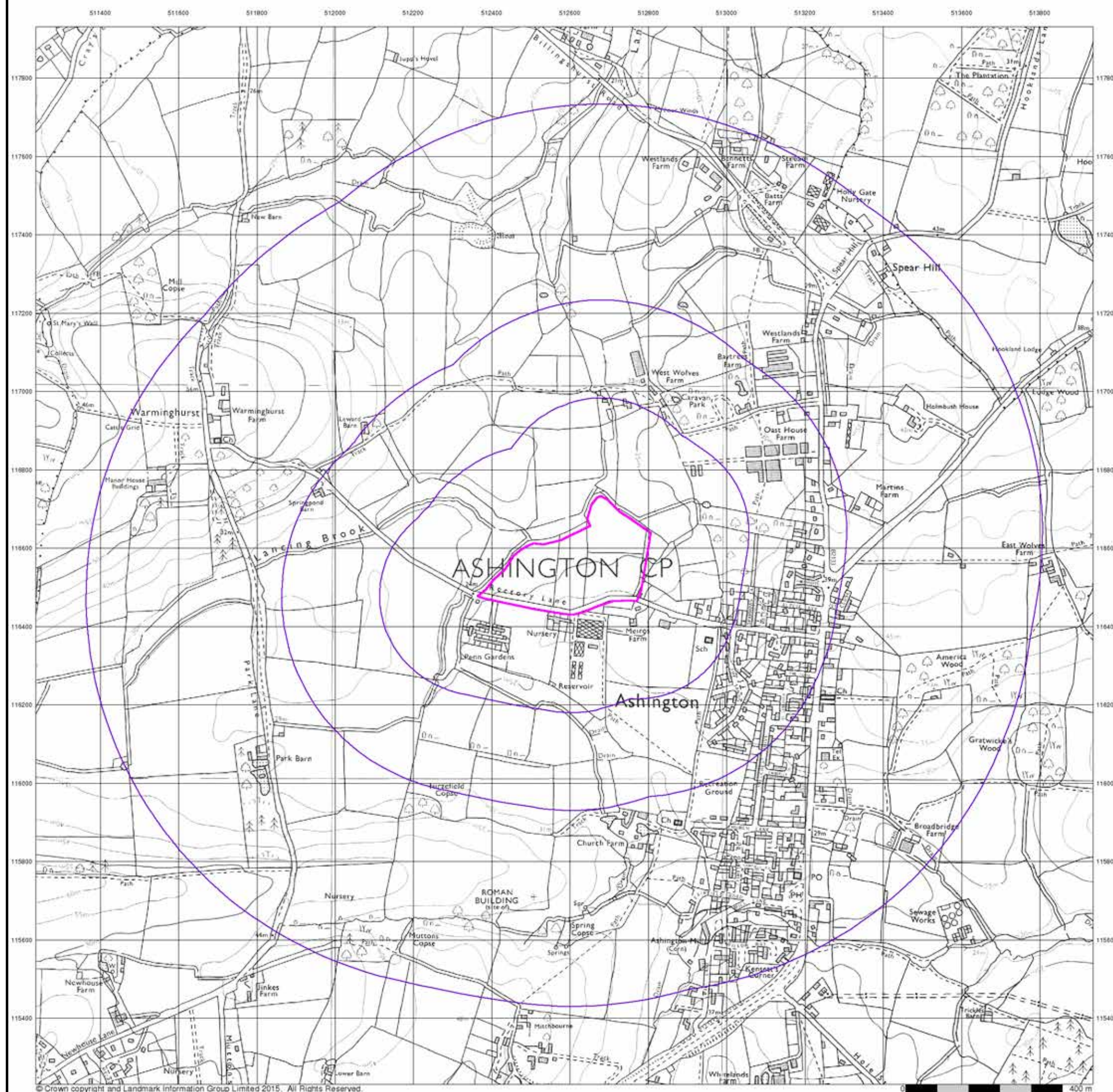
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512600, 116560
Slice: A
Site Area (Ha): 7.37
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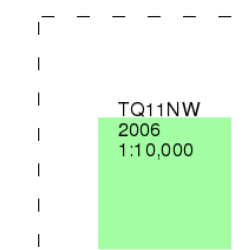
Geo-Environmental 10k Raster Mapping

Published 2006

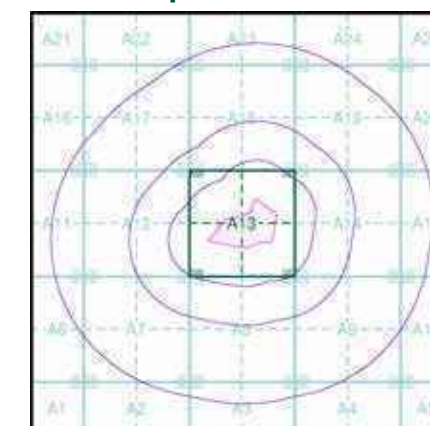
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

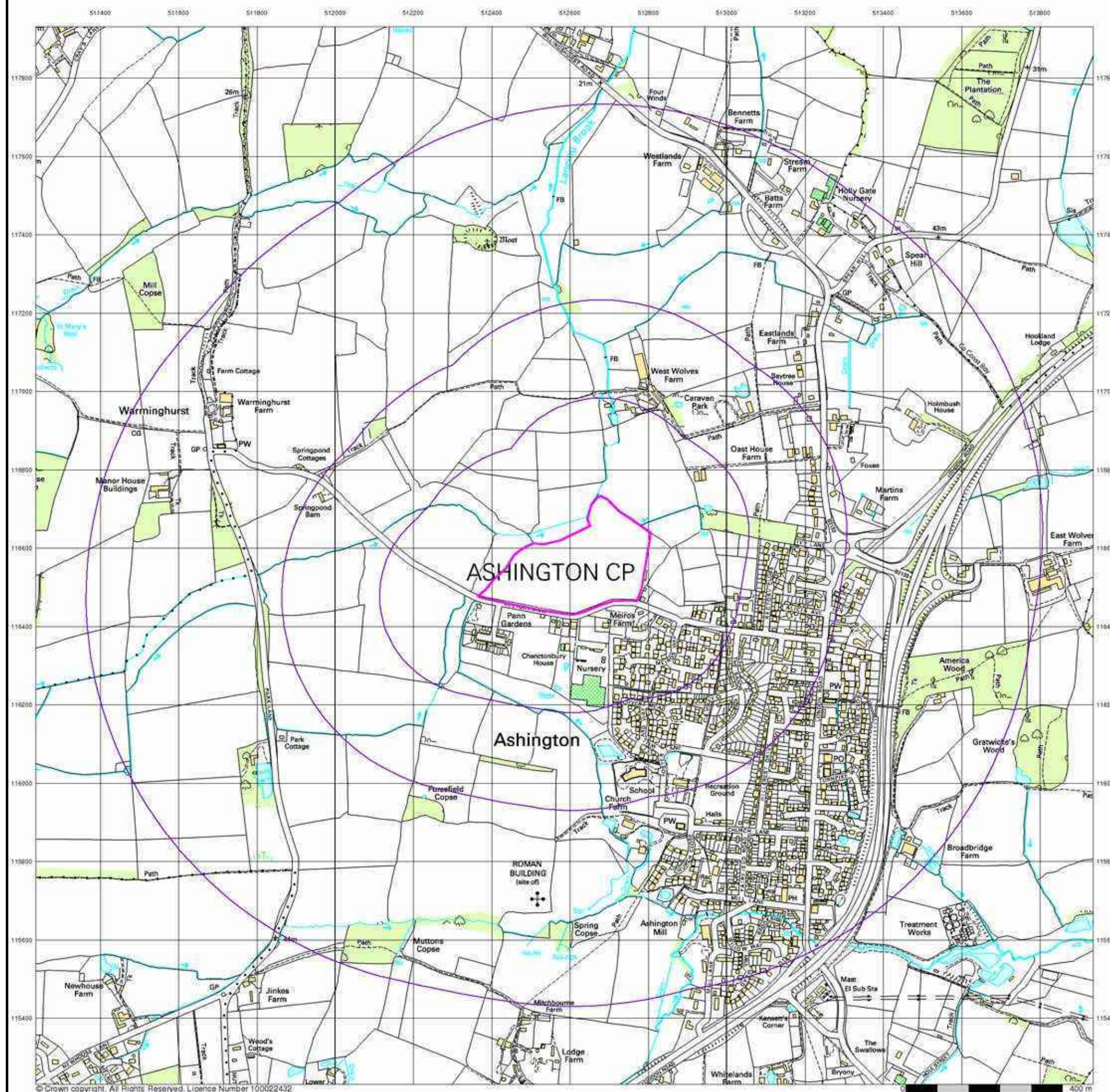
Order Number: 68507667_1_1
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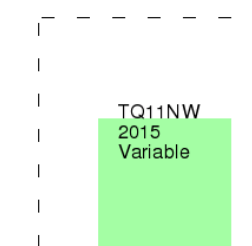
Geo-Environmental VectorMap Local

Published 2015

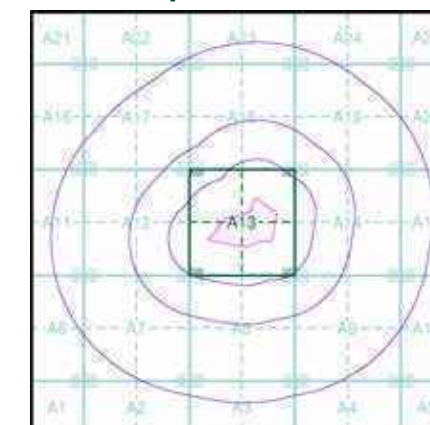
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

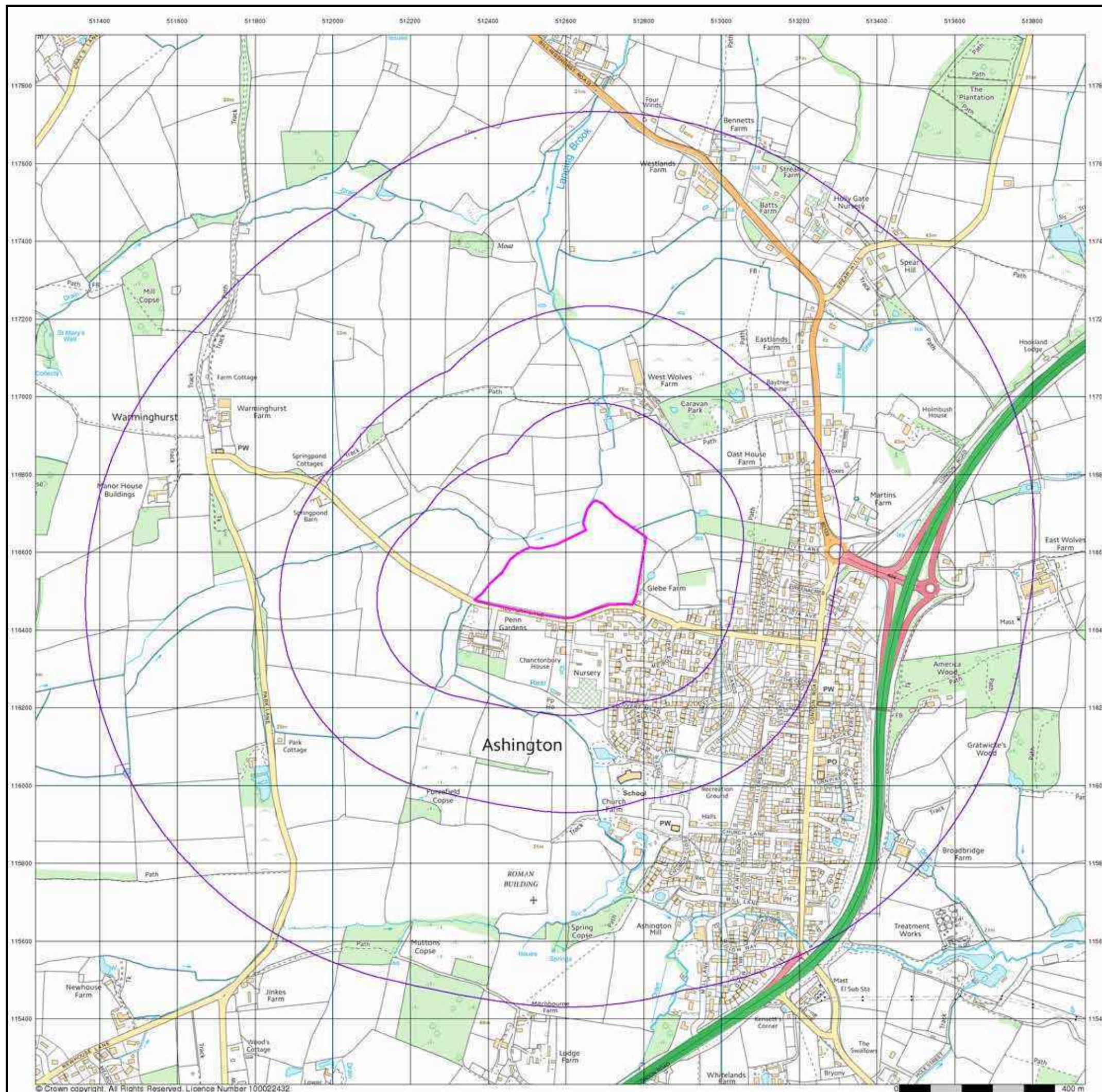
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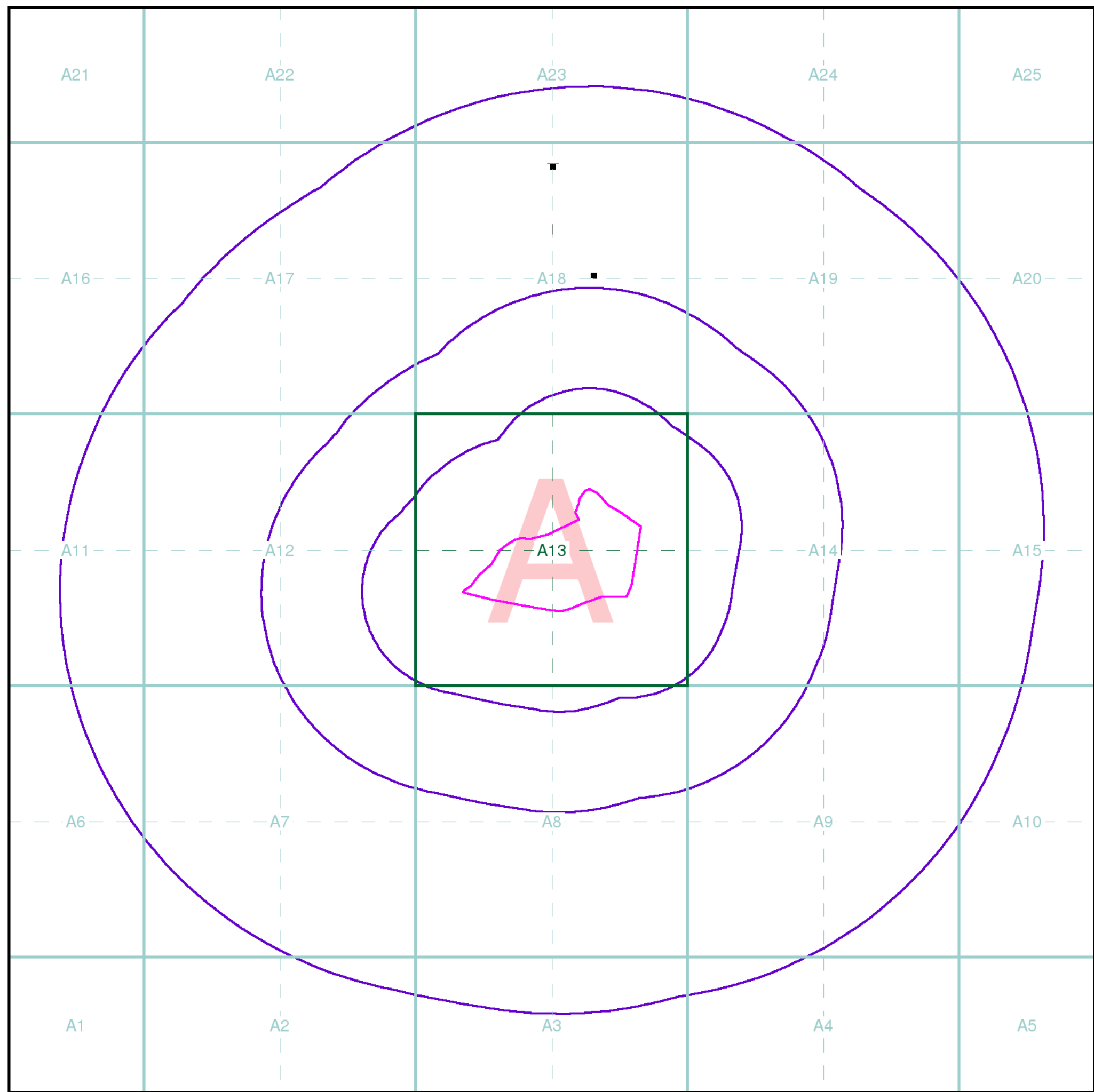
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Geo-Environmental Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

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

Order Details
Order Number: 68507667_1_1
Customer Ref: GE10884
National Grid Reference: 512620, 116550
Site Area (Ha): 7.37
Search Buffer (m): 1000

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

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



APPENDIX B

Exploratory Hole Logs



Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No

TP1

Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512463.00 - 116479.00
Level:

Date
18/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets. TOPSOIL	
	0.50 0.50 0.50	D ES PP	PP=2.5kg/cm2	0.60			Stiff dark brown mottled grey slightly sandy silty CLAY. WEALD CLAY	
	1.00 1.00	D PP	PP=1.75kg/cm2				Stiff dark grey mottled red silty CLAY. WEALD CLAY	1
	1.50 1.50	D PP	PP=2kg/cm2					
	2.00 2.00	D PP	PP=2kg/cm2	1.90			Stiff to very stiff dark red mottled grey slightly sandy silty CLAY. WEALD CLAY	2
	2.50 2.50	D PP	PP=3.5kg/cm2				becoming very stiff from 2.5m	
	3.00 3.00	D PP	PP=4.5kg/cm2	2.90 3.00			Hard dark reddish brown silty CLAY with occasional thin mudstone partings. WEALD CLAY	3
							End of Pit at 3.00m	
								4
								5

Water Strikes

Depth Strike (Rise to (m))

Remarks

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP2
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512535.00 - 116464.00
Level:

Date
18/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.50			Grass over dark brown silty clay with frequent rootlets and roots up to 20mm. MADE GROUND	
	0.50 0.50	ES D					plastic drainage pipe with gravel fill observed at 0.3m Stiff to hard dark brown mottled grey slightly sandy silty CLAY. WEALD CLAY	
	1.00 1.00	D PP	PP=1.5kg/cm2					1
	1.50 1.50	D PP	PP=2.5kg/cm2				becoming very stiff from 1.5m	
	2.00 2.00	D PP	PP=4kg/cm2				becoming hard from 2.0m	2
	2.50 2.50	D PP	PP=4.5kg/cm2					
	2.80	PP	PP=4.5kg/cm2					
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Water Strikes

Depth Strike (Rose to (mbgl))

Remarks

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP3
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512499.00 - 116513.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets. TOPSOIL	
	0.50 0.50 0.50	ES D PP	PP=1.5kg/cm2				Firm to stiff dark orange mottled grey silty CLAY. WEALD CLAY	1
	1.00 1.00	D PP	PP=1.5kg/cm2					
	1.50 1.50	D PP	PP=2.5kg/cm2				becoming stiff from 1.5m	
	2.00 2.00	D PP	PP=3kg/cm2	1.90 2.20			Very stiff dark red mottled orange sandy silty CLAY. WEALD CLAY	2
	2.50 2.50	D PP	PP=4.5kg/cm2				Hard light grey mottled red silty CLAY. WEALD CLAY	
	2.90 3.00	PP D	PP=4.5kg/cm2	2.80 3.00			Hard dark reddish brown silty CLAY with occasional thin mudstone partings. WEALD CLAY	3
							End of Pit at 3.00m	
								4
								5

Water Strikes

Depth Strike (Rose to (mbgl))

Remarks

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP4
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512460.00 - 116542.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets. TOPSOIL	
	0.50 0.50 0.50	D ES PP	PP=1.8kg/cm2				Stiff to hard light grey mottled orange silty CLAY. WEALD CLAY	
	1.00 1.00	D PP	PP=1.8kg/cm2					1
	1.50 1.50	D PP	PP=4.5kg/cm2	1.90			becoming hard from 1.5m	
	2.00 2.00	D PP	PP=4.5kg/cm2				Hard light grey mottled orange sandy silty CLAY with occasional thin mudstone partings. WEALD CLAY	2
	2.50 2.50	D PP	PP=4.5kg/cm2					
	2.80	PP	PP=4.5kg/cm2	3.00				
	3.00	D					End of Pit at 3.00m	3
								4
								5

Water Strikes

Depth Strike (Rose to (mbgl))

Remarks

Stability Stable



Trial Pit Log

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512556.00 - 116562.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Scale
1:25

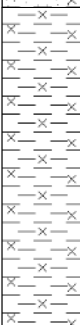
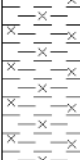
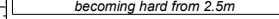
Client: Taylor Wimpey

Depth
3.00

0.80

3.00

Logged
CA

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	ES		0.50			Grass over dark brown silty clay with frequent rootlets. MADE GROUND		
	0.50 0.50	ES D					clay drainage pipe observed at 0.3m		
	1.00 1.00	D PP	PP=2kg/cm2	1.40			Stiff dark brown mottled grey slightly sandy silty CLAY. WEALD CLAY	1 -	
	1.50 1.50	D PP	PP=3.5kg/cm2				Very stiff to hard light grey mottled orange silty CLAY with occasional thin mudstone partings. WEALD CLAY		
	2.00 2.00	D PP	PP=3.5kg/cm2	3.00				2 -	
	2.50 2.50	D PP	PP=4kg/cm2				becoming hard from 2.5m		
	2.80	PP	PP=4.5kg/cm2						
	3.00	D					End of Pit at 3.00m	3 -	
									4 -
									5 -

Water Strikes		Remarks
Depth Strike	Moisture (mb/g)	
		Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP6
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512502.00 - 116587.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets and occasional roots up to 20mm. TOPSOIL	
	0.50 0.50 0.50	ES D PP	PP=2kg/cm2				Stiff to very stiff dark red mottled grey slightly sandy silty CLAY. WEALD CLAY	
	1.00 1.00	D PP	PP=4kg/cm2	1.10			becoming very stiff from 1.0m	1
	1.50 1.50	D PP	PP=2.5kg/cm2				Stiff to hard dark brown mottled red slightly sandy silty fissured CLAY with frequent thin mudstone partings. WEALD CLAY	
	2.00 2.00	D PP	PP=4kg/cm2				becoming very stiff from 2.0m	2
	2.50 2.50	D PP	PP=4.5kg/cm2				becoming hard from 2.5m	
	2.80	PP	PP=4kg/cm2					
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Water Strikes

Depth Strike (Rose to (m)g)

Remarks

Stability Stable



Trial Pit Log

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512605.00 - 116613.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

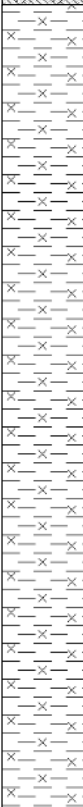
Scale
1:25

Client: Taylor Wimpey

Depth
3.00

0.80

Logged
CA

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.20	ES		0.30			Grass over dark brown silty clay with frequent and occasional roots up to 35mm. TOPSOIL
	0.50 0.50 0.50	D ES PP	PP=2kg/cm2				Stiff to hard dark brown mottled grey silty CLAY. WEALD CLAY
	1.00 1.00	D PP	PP=3kg/cm2				
	1.50 1.50	D PP	PP=3.5kg/cm2				becoming very stiff from 1.5m
							extremely weak dark reddish brown MUDSTONE band at 1.8m
	2.00 2.00	D PP	PP=4kg/cm2				becoming hard from 2.0m
	2.50 2.50	D PP	PP=4kg/cm2				
	2.80	PP	PP=4.5kg/cm2				
	3.00	D		3.00			End of Pit at 3.00m
Remarks							
Stability Stable							





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

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Trial Pit Log

Trial Pit No

TP8

Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512612.00 - 116541.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets and occasional roots up to 20mm. TOPSOIL	
	0.50 0.50 0.50	ES D PP	PP=2kg/cm2				Firm dark orangish brown silty CLAY with occasional black speckling. WEALD CLAY	
	1.00 1.00	D PP	PP=3.5kg/cm2	0.90			Stiff dark orange mottled grey sandy silty CLAY. WEALD CLAY	1
	1.50 1.50	D PP	PP=3.5kg/cm2				<i>slow water seepage observed at 1.6m</i>	
	2.00 2.00	D PP	PP=3kg/cm2	1.90			Stiff to very stiff dark brown mottled red slightly sandy silty fissured CLAY. WEALD CLAY	2
							<i>decayed vegetation fragments observed at 2.1m</i>	
	2.50 2.50	D PP	PP=4kg/cm2				<i>becoming very stiff from 2.5m</i>	
	2.80	PP	PP=4kg/cm2					
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Remarks: Slow water seepage observed at 1.6m

Stability: Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP9
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512602.00 - 116479.00
Level:

Date
18/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets. TOPSOIL	
	0.50 0.50 0.50	ES D PP	PP=1kg/cm2				Firm dark brown mottled grey slightly sandy silty CLAY. WEALD CLAY	1
	1.00 1.00	D PP	PP=1.5kg/cm2	1.20			Stiff to very stiff light grey silty CLAY with occasional thin mudstone partings. WEALD CLAY	
	1.50 1.50	D PP	PP=1.25kg/cm2					
	2.00 2.00	D PP	PP=2.5kg/cm2				becoming very stiff from 2.0m	2
	2.50 2.50	D PP	PP=2.5kg/cm2				slow water seepage observed at 2.3m	
	2.80	PP	PP=3kg/cm2	2.70			Very stiff light grey mottled orange sandy silty CLAY. WEALD CLAY	
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Remarks Slow water seepage observed at 2.3m

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP10
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512669.00 - 116476.00
Level:

Date
18/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

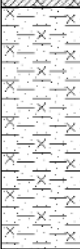
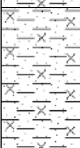
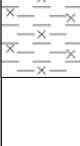
Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES					Grass over dark brown silty clay with frequent rootlets and occasional roots up to 20mm. MADE GROUND <i>clay drainage pipe observed at 0.3m</i>	
	0.50 0.50	ES D		0.50			Stiff dark brown mottled grey slightly sandy silty CLAY. WEALD CLAY	1
	1.00 1.00	D PP	PP=2kg/cm2	1.30			Very stiff dark reddish brown sandy silty CLAY. WEALD CLAY	
	1.50 1.50	D PP	PP=2.5kg/cm2	1.80			Very stiff light grey mottled orange very sandy silty CLAY. WEALD CLAY	2
	2.00 2.00	D PP	PP=2.5kg/cm2	2.30			Hard light grey silty CLAY with occasional thin mudstone partings. WEALD CLAY	
	2.50 2.50	D PP	PP=4kg/cm2					
	2.80	PP	PP=4kg/cm2					
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Water Strikes

Depth Strike (Rose to (mbgl))

Remarks

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No

TP11

Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512670.00 - 116527.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES					Grass over dark brown silty clay with frequent rootlets. MADE GROUND	
	0.50	ES		0.50			clay drainage pipe observed at 0.3m	
	0.50	D					Stiff to very stiff dark brown mottled grey sandy silty CLAY. WEALD CLAY	
	1.00	D					becoming very stiff from 1.0m	1
	1.00	PP	PP=3.5kg/cm2					
	1.50	D						
	1.50	PP	PP=3.5kg/cm2					
	1.80			1.80				
	2.00	D					Very stiff to hard light grey mottled orange sandy silty CLAY with occasional thin mudstone partings. WEALD CLAY	2
	2.00	PP	PP=3kg/cm2					
	2.50	D					becoming hard from 2.5m	
	2.50	PP	PP=4.5kg/cm2					
	2.80	PP	PP=4.5kg/cm2					
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Water Strikes

Depth Strike (Rise to (m))

Remarks

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP12
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512766.00 - 116525.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

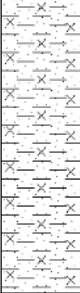
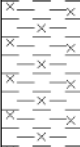
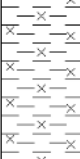
Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets. TOPSOIL	
	0.50 0.50 0.50	D ES PP	PP=1.8kg/cm2	0.90			Stiff dark brown mottled grey silty CLAY. WEALD CLAY	1
	1.00 1.00	D PP	PP=2kg/cm2	1.80			Stiff dark brown mottled red slightly sandy silty fissured CLAY. WEALD CLAY	2
	1.50 1.50	D PP	PP=2kg/cm2	2.30			Stiff light grey mottled brown silty CLAY. WEALD CLAY	3
	2.00 2.00	D PP	PP=3.5kg/cm2	2.80			Very stiff light grey mottled orange silty CLAY with occasional thin mudstone partings. WEALD CLAY	4
	2.50 2.50	D PP	PP=3.5kg/cm2	3.00			End of Pit at 3.00m	5
	2.80	PP	PP=4kg/cm2					
	3.00	D						
Remarks								
Stability Stable								



 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net				Trial Pit Log				TrialPit No TP13 Sheet 1 of 1	
Project Name: Rectory Lane, Ashington				Project No. GE10884		Co-ords: 512730.00 - 116577.00 Level:		Date 19/06/2015	
Location: Rectory Lane, Ashington, West Sussex RH20 3AS						Dimensions (m): 3.00 		Scale 1:25	
Client: Taylor Wimpey						Depth 3.00		Logged CA	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	ES	PP=1.8kg/cm2	0.30			Grass over dark brown silty clay with frequent rootlets and occasional roots up to 20mm. TOPSOIL		
	0.50	D					Stiff dark brown mottled red slightly sandy silty fissured CLAY. WEALD CLAY		
	0.50	ES							
	0.50	PP							
	1.00	D	PP=2kg/cm2	1.30			Very stiff dark brown mottled grey silty CLAY. WEALD CLAY		
	1.00	PP							
	1.50	D	PP=2.8kg/cm2				decayed vegetation fragments observed at 1.8m		
	1.50	PP							
	2.00	D	PP=2.8kg/cm2						
	2.00	PP							
2.50	D	PP=3kg/cm2	2.40		Very stiff dark brown mottled orange sandy silty CLAY with occasional thin mudstone partings. WEALD CLAY				
2.50	PP								
2.80	PP	PP=4kg/cm2			occasional selenite crystals observed at 2.8m				
2.80	PP								
3.00	D		3.00		End of Pit at 3.00m				



Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP14
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512677.00 - 116653.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00
Depth 3.00

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.30			Grass over dark brown silty clay with frequent rootlets. TOPSOIL	
	0.50 0.50 0.50	D ES PP	PP=1kg/cm2	0.90			Firm light orange mottled grey sandy silty CLAY. WEALD CLAY	1
	1.00 1.00	D PP	PP=2.5kg/cm2				Very stiff dark brown mottled red slightly sandy silty fissured CLAY. WEALD CLAY	2
	1.50 1.50	D PP	PP=2.8kg/cm2					
	2.00 2.00	D PP	PP=2.5kg/cm2					
	2.50 2.50	D PP	PP=3kg/cm2					
	2.80	PP	PP=3.5kg/cm2					
	3.00	D		3.00			End of Pit at 3.00m	3
								4
								5

Water Strikes

Depth Strike (Rose to (m)g)

Remarks

Stability Stable





Unit 7, Danworth Farm
Hurstpierpoint
BN6 9GL

Geo-Environmental www.gesl.net

Trial Pit Log

Trial Pit No
TP15
Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512765.00 - 116635.00
Level:

Date
19/06/2015

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

Dimensions (m): 3.00

Depth
3.00

0.80

Scale
1:25

Logged
CA

Client: Taylor Wimpey

Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES					Grass over dark brown silty clay with frequent rootlets. MADE GROUND	
	0.50 0.50	ES D		0.50			Stiff dark orange mottled grey silty CLAY. WEALD CLAY	
	1.00 1.00	D PP	PP=2kg/cm2	1.10			Very stiff dark brown mottled red slightly sandy silty fissured CLAY with frequent thin mudstone partings. WEALD CLAY	1
	1.50 1.50	D PP	PP=3.8kg/cm2					
	2.00 2.00	D PP	PP=4kg/cm2					2
	2.50 2.50	D PP	PP=4kg/cm2					
	2.80	PP	PP=4kg/cm2					
	3.00	D		3.00				3
							End of Pit at 3.00m	
								4
								5

Water Strikes

Depth Strike (Rose to (m)g)

Remarks

Stability Stable





www.gesl.net

Borehole Log

Borehole No.

WS1

Sheet 1 of 1

Project Name: Rectory Lane, Ashington

Project No.
GE10884

Co-ords: 512393E - 116487N

Hole Type	WLS
1	0.0000
2	0.0000
3	0.0000
4	0.0000
5	0.0000
6	0.0000
7	0.0000
8	0.0000
9	0.0000
10	0.0000
11	0.0000
12	0.0000
13	0.0000
14	0.0000
15	0.0000
16	0.0000
17	0.0000
18	0.0000
19	0.0000
20	0.0000
21	0.0000
22	0.0000
23	0.0000
24	0.0000
25	0.0000
26	0.0000
27	0.0000
28	0.0000
29	0.0000
30	0.0000
31	0.0000
32	0.0000
33	0.0000
34	0.0000
35	0.0000
36	0.0000
37	0.0000
38	0.0000
39	0.0000
40	0.0000
41	0.0000
42	0.0000
43	0.0000
44	0.0000
45	0.0000
46	0.0000
47	0.0000
48	0.0000
49	0.0000
50	0.0000
51	0.0000
52	0.0000
53	0.0000
54	0.0000
55	0.0000
56	0.0000
57	0.0000
58	0.0000
59	0.0000
60	0.0000
61	0.0000
62	0.0000
63	0.0000
64	0.0000
65	0.0000
66	0.0000
67	0.0000
68	0.0000
69	0.0000
70	0.0000
71	0.0000
72	0.0000
73	0.0000
74	0.0000
75	0.0000
76	0.0000
77	0.0000
78	0.0000
79	0.0000
80	0.0000
81	0.0000
82	0.0000
83	0.0000
84	0.0000
85	0.0000
86	0.0000
87	0.0000
88	0.0000
89	0.0000
90	0.0000
91	0.0000
92	0.0000
93	0.0000
94	0.0000
95	0.0000
96	0.0000
97	0.0000
98	0.0000
99	0.0000
100	0.0000

Location: Rectory Lane, Ashington, West Sussex RH20 3AS

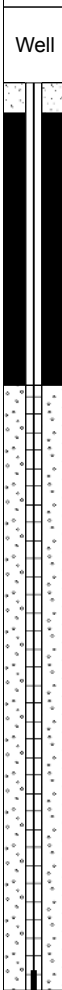
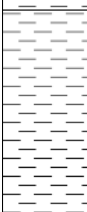
Level:

Scale
1:25

Client: Taylor Wimpey

Dates: 11/06/2015

Logged By
GR

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	ES	1.5kg/cm2	0.30		Dark brown silty CLAY with roots	1	
		0.50	ES				Stiff brown and dark brown silty CLAY		
		1.00	D	3.0kg/cm2	0.55		Firm to stiff orange-brown CLAY	2	
		1.00	PP						
		1.50	D	2.70		Very stiff light grey and brown mottled CLAY	3		
		1.50	PP						
		2.00	D	3.00		Very stiff dark brown and light grey mottled CLAY	4		
		2.50	D						
		3.00	D	End of Borehole at 3.00m	5				
		Casing		Water Strikes (mbgl)		Chiselling (mbgl)		Remarks	
Diameter	Depth (m)	Depth Strike	Rose to	Depth from	Depth to				



Borehole Log

WS2

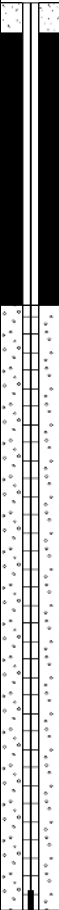
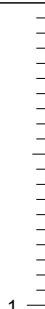
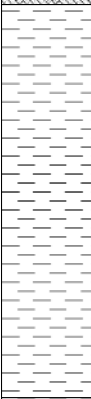
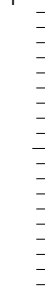
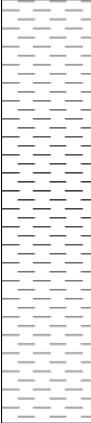
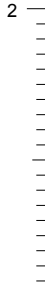
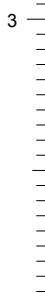
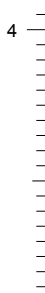
Sheet 1 of 1

Hole Type	WLS
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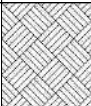
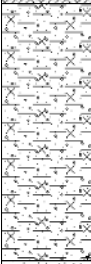
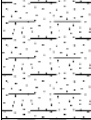
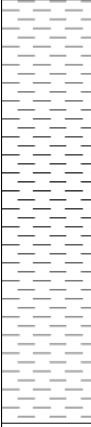
Scale
1:25

Logged By
GR



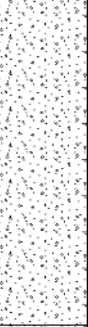
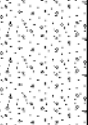
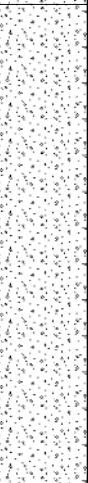
 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net		Borehole Log				Borehole No. WS3			
Project Name: Rectory Lane, Ashington		Project No. GE10884		Co-ords: 512673E - 116714N		Sheet 1 of 1 Hole Type WLS			
Location: Rectory Lane, Ashington, West Sussex RH20 3AS				Level:		Scale 1:25			
Client: Taylor Wimpey				Dates: 11/06/2015		Logged By GR			
Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	ES		0.30			Dark brown silty CLAY with roots	
		0.50	ES					Firm to stiff brown and light grey CLAY with occasional pockets of ferruginous sand and occasional medium angular gravel of shaley ironstone	
		1.00	D		1.60				
		1.00	PP	1.5kg/cm2					
		1.50	D						
		1.50	PP	3.2kg/cm2				Very stiff brown CLAY	
		2.00	D						
	2.00	PP	5.0kg/cm2						
		2.50	D		3.00				
		2.50	PP	5.0kg/cm2					
		3.00	D						
		3.00	PP	5.0kg/cm2			End of Borehole at 3.00m		
Casing		Water Strikes (mbgl)		Chiselling (mbgl)		Remarks			
Diameter	Depth (m)	Depth Strike	Rose to	Depth from	Depth to				
									

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net		Borehole Log				Borehole No. WS4 Sheet 1 of 1	
Project Name: Rectory Lane, Ashington		Project No. GE10884		Co-ords: 512763E - 116473N		Hole Type WLS	
Location: Rectory Lane, Ashington, West Sussex RH20 3AS				Level:		Scale 1:25	
Client: Taylor Wimpey				Dates: 11/06/2015		Logged By GR	

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	ES		0.35		Dark brown silty CLAY with roots	1	
		0.50	ES						Firm orange-brown slightly sandy CLAY with some fine and medium subangular flint gravel
		1.00 1.00	D PP	1.5kg/cm2	1.20		Medium dense orange-brown and light grey fine and medium SAND with occasional clay pockets		
		1.50	D						Stiff becoming very stiff brown and light grey mottled CLAY
		2.00 2.00	D PP	2.5kg/cm2	3.00		End of Borehole at 3.00m	3	
		2.50 2.50	D PP	4.8kg/cm2					
		3.00 3.00	D PP	4.0kg/cm2			4		
								5	

Casing		Water Strikes (mbgl)		Chiselling (mbgl)		Remarks	
Diameter	Depth (m)	Depth Strike	Rose to	Depth from	Depth to		
		1.50	3.00				

 Unit 7, Danworth Farm Hurstpierpoint BN6 9GL www.gesl.net		Borehole Log				Borehole No. WS5 Sheet 1 of 1	
Project Name: Rectory Lane, Ashington		Project No. GE10884		Co-ords: 512568E - 116459N		Hole Type WLS	
Location: Rectory Lane, Ashington, West Sussex RH20 3AS				Level:		Scale 1:25	
Client: Taylor Wimpey				Dates: 11/06/2015		Logged By GR	

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description				
		Depth (m)	Type	Results								
		0.20	ES	5.0kg/cm2				Dark brown silty CLAY with roots				
		0.50	ES		0.40			Firm orange-brown and dark brown clayey fine SAND				
					0.60			Medium dense orange-brown and light grey mottled slightly gravelly SAND with occasional clay pockets. Gravel is fine to medium angular to subangular flint.				
		1.00 1.00	D PP		1.10			Medium dense becoming dense orange-brown and light grey slightly gravelly SAND. Gravel is fine to coarse subangular flint.				
		1.50	D					Dense orange-brown gravelly SAND with dark brown purple and black ferruginous staining and gravel of ironstone and mudstone				
		2.00	D									
		2.50	D		2.60							
			3.00		D		3.10				Dense grey slightly gravelly SAND. Gravel is medium to coarse flint ironstone and mudstone	3
		3.50	D					Very stiff grey CLAY				
		4.00	D									
	4.50	D	4.70									
	5.00	D	5.00			 End of Borehole at 5.00m		5				

Casing		Water Strikes (mbgl)		Chiselling (mbgl)		Remarks
Diameter	Depth (m)	Depth Strike	Rose to	Depth from	Depth to	
		2.00	1.70			



APPENDIX C

Geotechnical Laboratory Results





Summary of Classification Test Results

Job No. 19061	Project Name Rectory Lane, Ashington	Programme	
		Samples received	19/06/2015
Project No. GE10884	Client GESL	Schedule received	22/06/2015
		Project started	24/06/2015
		Testing Started	04/07/2015

Hole No.	Sample				Soil Description	NMC %	Passing 425µm %	LL %	PL %	PI %	Remarks
	Ref	Top	Base	Type							
WS2	3	1.00		D	Brown and blue grey mottled silty CLAY	26					
WS2	5	2.00		D	Dark orange brown, grey and dark grey mottled silty CLAY	20					
WS3	4	1.50		D	Brown and blue grey slightly sandy silty CLAY with rare fine gravel	21	99	44	21	23	
TP1	-	1.00		D	Light brown, grey and pale reddish brown mottled silty CLAY	23	100	47	20	27	
TP2	-	1.00		D	Dark orange brown slightly sandy silty CLAY with rare fine gravel and traces of fine rootlets	19	99	38	16	22	
TP2	-	1.50		D	Brown and blue grey slightly sandy silty CLAY	17					
TP2	-	2.00		D	Brown and blue grey slightly sandy silty CLAY with traces of fine rootlets	19					
TP4	-	1.50		D	Brown and grey slightly fine sandy silty CLAY	14	100	35	17	18	
TP5	-	1.50		D	Brown and blue grey silty CLAY	21	100	48	22	26	
TP6	-	1.00		D	Brown and blue grey silty CLAY	22	100	62	24	38	
TP7	-	1.00		D	Dark orange brown and blue grey silty CLAY with traces of fine rootlets	27	100	67	28	39	
TP9	-	1.50		D	Orangey brown and blue grey silty CLAY	21	100	46	18	28	

 2519	Test Methods: BS1377: Part 2: 1990: Natural Moisture Content : clause 3.2 Atterberg Limits: clause 4.3 and 5.0	Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU Tel: 01923 711 288 Email: James@k4soils.com	Checked and Approved Initials kp Date: 13/07/2015
	Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)		MSF-5-R1(a) -Rev. 0



Summary of Classification Test Results

Job No. 19061	Project Name Rectory Lane, Ashington	Programme	
		Samples received	19/06/2015
Project No. GE10884	Client GESL	Schedule received	22/06/2015
		Project started	24/06/2015
		Testing Started	04/07/2015

Hole No.	Sample				Soil Description	NMC %	Passing 425µm %	LL %	PL %	PI %	Remarks
	Ref	Top	Base	Type							
TP11	-	1.00		D	Pale grey, orange brown and dark grey mottled slightly sandy silty CLAY	16	100	38	15	23	
TP13	-	1.00		D	Dark orange brown and blue grey mottled silty CLAY with rare fine gravel	25	99	59	26	33	
TP13	-	1.50		D	Brown and blue grey silty CLAY	28					
TP13	-	2.50		D	Brown and blue grey silty CLAY with traces of selenite crystals	31					
TP15	-	1.50		D	Brown, blue grey and occasional dark grey silty CLAY	22	100	44	20	24	
TP10	-	1.50		D	Brown, grey and reddish brown mottled silty CLAY	19					
TP10	-	2.00		D	Brown and blue grey sandy silty CLAY	16					

 2519	Test Methods: BS1377: Part 2: 1990: Natural Moisture Content : clause 3.2 Atterberg Limits: clause 4.3 and 5.0	Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU Tel: 01923 711 288 Email: James@k4soils.com	Checked and Approved Initials kp Date: 13/07/2015
	Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)		MSF-5-R1(a) -Rev. 0



Sulphate Content (Gravimetric Method) for 2:1 Soil: Water Extract and pH Value - Summary of Results

Tested in accordance with BS1377 : Part 3 : 1990, clause 5.3 and clause 9

Job No.	Project Name	Programme	
19061	Rectory Lane, Ashington	Samples received	19/06/2015
		Schedule received	22/06/2015
Project No.	Client	Project started	24/06/2015
GE10884	GESL	Testing Started	06/07/2015

[illegible]

Test Report by K4 SOILS LABORATORY

Unit 8 Olds Close Olds Approach

Watford Herts WD18 9RU

Tel: 01923 711 288

Email: James@k4soils.com

Checked and
Approved

Initials kp

Date: 13/07/2015

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5-R29 (Rev. 0)

APPENDIX D

Geochemical Laboratory Results & Statistical Assessments





Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY
Telephone: (01424) 718618
Facsimile: (01424) 729911
info@elab-uk.co.uk

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number: 15-02574

Issue: 1

Date of Issue: 29/06/2015

Contact: Gavin Roberts

Customer Details: GESL
Unit 7
Danworth Farm
Hurstpierpoint
West Sussex

Quotation No: Q14-00021

Order No: 3616

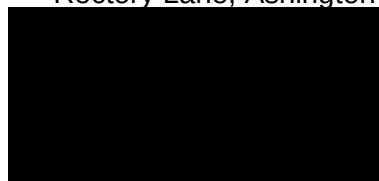
Customer Reference: GE10884

Date Received: 23/06/2015

Date Approved: 29/06/2015

Details: Rectory Lane, Ashington

Approved by:



John Wilson, Operations Manager

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683)



Sample Summary

Report No.: 15-02574

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
31532	TP3 0.20	18/06/2015	23/06/2015	Silty loam	
31533	TP4 0.50	18/06/2015	23/06/2015	Silty loam	
31534	TP6 0.20	18/06/2015	23/06/2015	Silty loam	
31535	TP8 0.20	18/06/2015	23/06/2015	Silty loam	
31536	TP10 0.50	18/06/2015	23/06/2015	Silty clayey loam	
31537	TP12 0.20	18/06/2015	23/06/2015	Silty loam	
31538	TP14 0.50	18/06/2015	23/06/2015	Silty loam	
31539	TP1 0.20	18/06/2015	23/06/2015		
31540	TP1 0.50	18/06/2015	23/06/2015		
31541	TP2 0.20	18/06/2015	23/06/2015		
31542	TP2 0.50	18/06/2015	23/06/2015		
31543	TP3 0.50	18/06/2015	23/06/2015		
31544	TP4 0.20	18/06/2015	23/06/2015		
31545	TP5 0.20	18/06/2015	23/06/2015		
31546	TP5 0.50	18/06/2015	23/06/2015		
31547	TP6 0.50	18/06/2015	23/06/2015		
31548	TP7 0.20	18/06/2015	23/06/2015		
31549	TP7 0.50	18/06/2015	23/06/2015		
31550	TP8 0.20	18/06/2015	23/06/2015		
31551	TP9 0.20	18/06/2015	23/06/2015		
31552	TP9 0.50	18/06/2015	23/06/2015		
31553	TP10 0.20	18/06/2015	23/06/2015		
31554	TP11 0.20	19/06/2015	23/06/2015		
31555	TP11 0.50	19/06/2015	23/06/2015		
31556	TP12 0.50	19/06/2015	23/06/2015		
31557	TP13 0.20	19/06/2015	23/06/2015		
31558	TP13 0.50	19/06/2015	23/06/2015		
31559	TP14 0.50	19/06/2015	23/06/2015		
31560	TP15 0.20	19/06/2015	23/06/2015		
31561	TP15 0.50	19/06/2015	23/06/2015		



2683



Results Summary

Report No.: 15-02574

ELAB Reference	31532	31533	31534	31535	31536	31537
Customer Reference						
Sample ID						
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location	TP3	TP4	TP6	TP8	TP10	TP12
Sample Depth (m)	0.20	0.50	0.20	0.20	0.50	0.20
Sampling Date	18/06/2015	18/06/2015	18/06/2015	18/06/2015	18/06/2015	18/06/2015

Determinand	Codes	Units	LOD						
Metals									
Arsenic	M	mg/kg	1	7.2	4.3	10.8	13.1	45.2	11.4
Barium	M	mg/kg	10	39.1	46.2	57.9	52.5	98.5	59.0
Beryllium	U	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	1.4	< 1.0
Cadmium	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chromium	M	mg/kg	5	13.8	25.1	23.9	29.5	30.7	19.3
Copper	M	mg/kg	5	9.7	14.2	16.5	15.6	26.8	16.3
Lead	M	mg/kg	5	23.6	13.7	27.4	14.7	20.1	28.3
Mercury	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Nickel	M	mg/kg	5	5.6	6.0	9.2	10.8	25.8	10.4
Selenium	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium	M	mg/kg	5	22.6	42.5	34.5	43.7	50.4	29.8
Zinc	M	mg/kg	45	< 45.0	< 45.0	< 45.0	< 45.0	69.7	< 45.0
Anions									
Water Soluble Chloride	M	mg/kg	40	< 40	< 40	< 40	< 40	67	< 40
Water Soluble Sulphate	M	g/l	0.02	0.02	0.04	0.04	0.02	0.08	0.04
Inorganics									
Elemental Sulphur	N	mg/kg	20	< 20	< 20	< 20	< 20	< 20	< 20
Hexavalent Chromium	N	mg/kg	0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Total Sulphide	N	mg/kg	2	< 2	< 2	< 2	< 2	< 2	< 2
Total Cyanide	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Acid Soluble Sulphate (SO ₄)	U	%SO ₄	0.02	0.06	0.05	0.06	0.05	0.05	0.06
Water Soluble Boron	N	mg/kg	0.5	0.6	< 0.5	1.0	< 0.5	0.9	0.6
Miscellaneous									
pH	M	units	0.1	6.9	7.0	6.7	6.9	7.3	6.6
Total Organic Carbon	N	%	0.01	0.75	0.22	1.1	0.21	0.17	0.77
Phenols									
Total Phenols	N	mg/kg	6	< 6	< 6	< 6	< 6	< 6	< 6
Polyaromatic hydrocarbons									
Naphthalene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Fluorene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Fluoranthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Pyrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Benzo (a) anthracene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chrysene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Benzo (b) fluoranthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Benzo (k) fluoranthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Benzo (a) pyrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Indeno (1,2,3-cd) pyrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Dibenzo(a,h)anthracene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(ghi)perylene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Total PAH(16)	M	mg/kg	2	< 2	< 2	< 2	< 2	< 2	< 2
BTEX									
Benzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Xylenes	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0



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Results Summary

Report No.: 15-02574

ELAB Reference				31532	31533	31534	31535	31536	31537
Customer Reference									
Sample ID									
Sample Type				SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location				TP3	TP4	TP6	TP8	TP10	TP12
Sample Depth (m)				0.20	0.50	0.20	0.20	0.50	0.20
Sampling Date				18/06/2015	18/06/2015	18/06/2015	18/06/2015	18/06/2015	18/06/2015
Determinand	Codes	Units	LOD						
TPH CWG									
>C5-C6 Aliphatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C5-C7 Aromatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total (>C5-C40) Ali/Aro	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0



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Results Summary

Report No.: 15-02574

ELAB Reference	31538
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	TP14
Sample Depth (m)	0.50
Sampling Date	18/06/2015

Determinand	Codes	Units	LOD	
Metals				
Arsenic	M	mg/kg	1	10.7
Barium	M	mg/kg	10	53.2
Beryllium	U	mg/kg	1	< 1.0
Cadmium	M	mg/kg	0.5	< 0.5
Chromium	M	mg/kg	5	23.5
Copper	M	mg/kg	5	15.0
Lead	M	mg/kg	5	18.0
Mercury	M	mg/kg	0.5	< 0.5
Nickel	M	mg/kg	5	10.4
Selenium	M	mg/kg	1	< 1.0
Vanadium	M	mg/kg	5	34.1
Zinc	M	mg/kg	45	< 45.0
Anions				
Water Soluble Chloride	M	mg/kg	40	67
Water Soluble Sulphate	M	g/l	0.02	0.07
Inorganics				
Elemental Sulphur	N	mg/kg	20	< 20
Hexavalent Chromium	N	mg/kg	0.8	< 0.8
Total Sulphide	N	mg/kg	2	< 2
Total Cyanide	M	mg/kg	1	< 1.0
Acid Soluble Sulphate (SO ₄)	U	%SO ₄	0.02	0.05
Water Soluble Boron	N	mg/kg	0.5	< 0.5
Miscellaneous				
pH	M	units	0.1	6.6
Total Organic Carbon	N	%	0.01	0.63
Phenols				
Total Phenols	N	mg/kg	6	< 6
Polyaromatic hydrocarbons				
Naphthalene	M	mg/kg	0.5	< 0.5
Acenaphthylene	M	mg/kg	0.5	< 0.5
Acenaphthene	M	mg/kg	0.5	< 0.5
Fluorene	M	mg/kg	0.5	< 0.5
Phenanthrene	M	mg/kg	0.5	< 0.5
Anthracene	M	mg/kg	0.5	< 0.5
Fluoranthene	M	mg/kg	0.5	< 0.5
Pyrene	M	mg/kg	0.5	< 0.5
Benzo (a) anthracene	M	mg/kg	0.5	< 0.5
Chrysene	M	mg/kg	0.5	< 0.5
Benzo (b) fluoranthene	M	mg/kg	0.5	< 0.5
Benzo (k) fluoranthene	M	mg/kg	0.5	< 0.5
Benzo (a) pyrene	M	mg/kg	0.5	< 0.5
Indeno (1,2,3-cd) pyrene	M	mg/kg	0.5	< 0.5
Dibenzo(a,h)anthracene	M	mg/kg	0.5	< 0.5
Benzo(ghi)perylene	M	mg/kg	0.5	< 0.5
Total PAH(16)	M	mg/kg	2	< 2
BTEX				
Benzene	M	ug/kg	10	< 10.0
Toluene	M	ug/kg	10	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0
Xylenes	M	ug/kg	10	< 10.0



Results Summary

Report No.: 15-02574

ELAB Reference	31538
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	TP14
Sample Depth (m)	0.50
Sampling Date	18/06/2015

Determinand	Codes	Units	LOD	
TPH CWG				
>C5-C6 Aliphatic	N	mg/kg	0.01	< 0.01
>C6-C8 Aliphatic	N	mg/kg	0.01	< 0.01
>C8-C10 Aliphatic	N	mg/kg	1	< 1.0
>C10-C12 Aliphatic	N	mg/kg	1	< 1.0
>C12-C16 Aliphatic	N	mg/kg	1	< 1.0
>C16-C21 Aliphatic	N	mg/kg	1	< 1.0
>C21-C35 Aliphatic	N	mg/kg	1	< 1.0
>C35-C40 Aliphatic	N	mg/kg	1	< 1.0
>C5-C7 Aromatic	N	mg/kg	0.01	< 0.01
>C7-C8 Aromatic	N	mg/kg	0.01	< 0.01
>C8-C10 Aromatic	N	mg/kg	1	< 1.0
>C10-C12 Aromatic	N	mg/kg	1	< 1.0
>C12-C16 Aromatic	N	mg/kg	1	< 1.0
>C16-C21 Aromatic	N	mg/kg	1	< 1.0
>C21-C35 Aromatic	N	mg/kg	1	< 1.0
>C35-C40 Aromatic	N	mg/kg	1	< 1.0
Total (>C5-C40) Ali/Aro	N	mg/kg	1	< 1.0



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Results Summary

Report No.: 15-02574

Asbestos Qualitative Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #) in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Result
31532	0.20	TP3	Silty loam	No asbestos detected
31533	0.50	TP4	Silty loam	No asbestos detected
31534	0.20	TP6	Silty loam	No asbestos detected
31535	0.20	TP8	Silty loam	No asbestos detected
31536	0.50	TP10	Silty clayey loam	No asbestos detected
31537	0.20	TP12	Silty loam	No asbestos detected
31538	0.50	TP14	Silty loam	No asbestos detected

Method Summary

Report No.: 15-02574

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
Sulphide	N	As submitted sample	25/06/2015	109	Colorimetry
Hexavalent chromium	N	As submitted sample	25/06/2015	110	Colorimetry
pH	M	Air dried sample	26/06/2015	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	27/06/2015	115	Ion Chromatography
Aqua regia extractable metals	M	Air dried sample	25/06/2015	118	ICPMS
Phenols in solids	M	As submitted sample	25/06/2015	121	HPLC
Elemental Sulphur	N	Air dried sample	26/06/2015	122	HPLC
Polyaromatic hydrocarbons (GC-FID)	M	As submitted sample	25/06/2015	133	GC-FID
Water soluble anions	M	Air dried sample	26/06/2015	172	Ion Chromatography
BTEX in solids	M	As submitted sample	25/06/2015	181	GC-MS
Water soluble boron	N	Air dried sample	25/06/2015	202	Colorimetry
Total cyanide	M	As submitted sample	25/06/2015	204	Colorimetry
Total organic carbon/Total sulphur	N	Air dried sample	26/06/2015	210	IR
Aliphatic hydrocarbons in soil	N	As submitted sample	25/06/2015	214	GC-FID
Aliphatic/Aromatic hydrocarbons in soil	N	As submitted sample	26/06/2015	214	GC-FID
Aromatic hydrocarbons in soil	N	As submitted sample	25/06/2015	214	GC-FID
Low range Aliphatic hydrocarbons soil	N	As submitted sample	25/06/2015	214	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	25/06/2015	214	GC-MS
Asbestos identification	U	As submitted sample	25/06/2015	PMAN	Microscopy

Tests marked N are not UKAS accredited



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Report Information

Report No.: 15-02574

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"

Soil sample results are expressed on an air dried basis

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

PCB congener results may include any coeluting PCBs

Uncertainty of measurement for the determinands tested are available upon request

Deviation Codes

-
- | | |
|---|--|
| a | No date of sampling supplied |
| b | No time of sampling supplied (Waters Only) |
| c | Sample not received in appropriate containers |
| d | Sample not received in cooled condition |
| e | The container has been incorrectly filled |
| f | Sample age exceeds stability time (sampling to receipt) |
| g | Sample age exceeds stability time (sampling to analysis) |

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month

All water samples will be retained for 7 days following the date of the test report

Charges may apply to extended sample storage



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THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number: 15-02461

Issue: 1

Date of Issue: 23/06/2015

Contact: Gavin Roberts

Customer Details: GESL
Unit 7
Danworth Farm
Hurstpierpoint
West Sussex

Quotation No: Q14-00021

Order No: 3602

Customer Reference: GE10884

Date Received: 15/06/2015

Date Approved: 23/06/2015

Details: Rectory Lane, Ashington

Approved by:

John Wilson, Operations Manager

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683)



Sample Summary

Report No.: 15-02461

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
30755	WS4 0.20	11/06/2015	15/06/2015	Silty loam	
30754	WS3 0.20	11/06/2015	15/06/2015	Silty loam	
30753	WS1 0.20	11/06/2015	15/06/2015	Silty loam	
30756	WS1 0.50	11/06/2015	15/06/2015		
30757	WS2 0.20	11/06/2015	15/06/2015		
30758	WS2 0.50	11/06/2015	15/06/2015		
30759	WS3 0.50	11/06/2015	15/06/2015		
30760	WS4 0.50	11/06/2015	15/06/2015		
30761	WS5 0.20	11/06/2015	15/06/2015		
30762	WS5 0.50	11/06/2015	15/06/2015		



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Results Summary

Report No.: 15-02461

ELAB Reference	30755	30754	30753
Customer Reference			
Sample ID			
Sample Type	SOIL	SOIL	SOIL
Sample Location	WS4	WS3	WS1
Sample Depth (m)	0.20	0.20	0.20
Sampling Date	11/06/2015	11/06/2015	11/06/2015

Determinand	Codes	Units	LOD			
Metals						
Arsenic	M	mg/kg	1	13.7	8.9	10.4
Barium	M	mg/kg	10	50.4	61.9	47.2
Beryllium	U	mg/kg	1	< 1.0	< 1.0	< 1.0
Cadmium	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Chromium	M	mg/kg	5	15.3	16.9	16.1
Copper	M	mg/kg	5	14.7	10.6	16.8
Lead	M	mg/kg	5	33.2	33.1	43.6
Mercury	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Nickel	M	mg/kg	5	8.6	8.8	6.5
Selenium	M	mg/kg	1	1.2	1.1	< 1.0
Vanadium	M	mg/kg	5	31.0	26.0	27.6
Zinc	M	mg/kg	45	47.5	< 45.0	< 45.0
Anions						
Water Soluble Chloride	M	mg/kg	40	< 40	< 40	< 40
Water Soluble Sulphate	M	g/l	0.02	< 0.02	< 0.02	0.02
Inorganics						
Elemental Sulphur	N	mg/kg	20	< 20	< 20	< 20
Hexavalent Chromium	N	mg/kg	0.8	< 0.8	< 0.8	< 0.8
Total Sulphide	N	mg/kg	2	< 2	< 2	< 2
Total Cyanide	M	mg/kg	1	1.0	< 1.0	< 1.0
Acid Soluble Sulphate (SO ₄)	U	%SO ₄	0.02	0.02	< 0.02	0.04
Water Soluble Boron	N	mg/kg	0.5	0.6	0.8	0.7
Miscellaneous						
pH	M	units	0.1	6.0	6.2	6.6
Total Organic Carbon	N	%	0.01	1.0	1.2	0.79
Phenols						
Total Phenols	N	mg/kg	6	< 6	< 6	< 6
Polyaromatic hydrocarbons						
Naphthalene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Acenaphthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Fluorene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Anthracene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Fluoranthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Pyrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Benzo (a) anthracene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Chrysene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Benzo (b) fluoranthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Benzo (k) fluoranthene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Benzo (a) pyrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Indeno (1,2,3-cd) pyrene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Dibenzo(a,h)anthracene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Benzo(ghi)perylene	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Total PAH(16)	M	mg/kg	2	2	< 2	< 2
BTEX						
Benzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0
Xylenes	M	ug/kg	10	< 10.0	< 10.0	< 10.0

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The Environmental Laboratory Ltd. Reg. No. 3882193



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Results Summary

Report No.: 15-02461

ELAB Reference	30755	30754	30753
Customer Reference			
Sample ID			
Sample Type	SOIL	SOIL	SOIL
Sample Location	WS4	WS3	WS1
Sample Depth (m)	0.20	0.20	0.20
Sampling Date	11/06/2015	11/06/2015	11/06/2015

Determinand	Codes	Units	LOD			
TPH CWG						
>C5-C6 Aliphatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C16-C21 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C21-C35 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C35-C40 Aliphatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C5-C7 Aromatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C12-C16 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C21-C35 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
>C35-C40 Aromatic	N	mg/kg	1	< 1.0	< 1.0	< 1.0
Total (>C5-C40) Ali/Aro	N	mg/kg	1	< 1.0	< 1.0	< 1.0



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Results Summary

Report No.: 15-02461

Asbestos Qualitative Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #) in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Result
30753	0.20	WS1	Silty loam	No asbestos detected
30754	0.20	WS3	Silty loam	No asbestos detected
30755	0.20	WS4	Silty loam	No asbestos detected

Method Summary

Report No.: 15-02461

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
Sulphide	N	As submitted sample	23/06/2015	109	Colorimetry
Hexavalent chromium	N	As submitted sample	17/06/2015	110	Colorimetry
pH	M	Air dried sample	19/06/2015	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	22/06/2015	115	Ion Chromatography
Aqua regia extractable metals	M	Air dried sample	19/06/2015	118	ICPMS
Phenols in solids	M	As submitted sample	17/06/2015	121	HPLC
Elemental Sulphur	N	Air dried sample	19/06/2015	122	HPLC
Polyaromatic hydrocarbons (GC-FID)	M	As submitted sample	16/06/2015	133	GC-FID
Water soluble anions	M	Air dried sample	19/06/2015	172	Ion Chromatography
BTEX in solids	M	As submitted sample	18/06/2015	181	GC-MS
Water soluble boron	N	Air dried sample	19/06/2015	202	Colorimetry
Total cyanide	M	As submitted sample	19/06/2015	204	Colorimetry
Total organic carbon/Total sulphur	N	Air dried sample	19/06/2015	210	IR
Aliphatic hydrocarbons in soil	N	As submitted sample	16/06/2015	214	GC-FID
Aliphatic/Aromatic hydrocarbons in soil	N	As submitted sample	18/06/2015	214	GC-FID
Aromatic hydrocarbons in soil	N	As submitted sample	16/06/2015	214	GC-FID
Low range Aliphatic hydrocarbons soil	N	As submitted sample	18/06/2015	214	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	18/06/2015	214	GC-MS
Asbestos identification	U	As submitted sample	22/06/2015	PMAN	Microscopy

Tests marked N are not UKAS accredited



2683

Report Information

Report No.: 15-02461

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"

Soil sample results are expressed on an air dried basis

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

PCB congener results may include any coeluting PCBs

Uncertainty of measurement for the determinands tested are available upon request

Deviation Codes

-
- | | |
|---|--|
| a | No date of sampling supplied |
| b | No time of sampling supplied (Waters Only) |
| c | Sample not received in appropriate containers |
| d | Sample not received in cooled condition |
| e | The container has been incorrectly filled |
| f | Sample age exceeds stability time (sampling to receipt) |
| g | Sample age exceeds stability time (sampling to analysis) |

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month

All water samples will be retained for 7 days following the date of the test report

Charges may apply to extended sample storage

Test Results

Arsenic

Client/client ref: Taylor Wimpey Site ref: Rectory Lane, Ashington

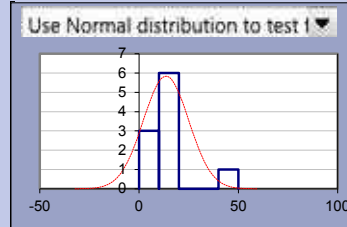
Project ref: GE10884

Data description: Shallow soils

Date: 01-Aug-2015

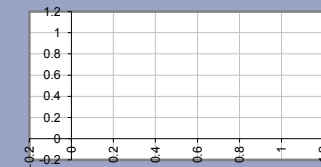
User details:

Datase	Arsenic
Sample mean $\bar{x}$	13.57
Sample standard deviation, s	11.449
Sample size, n	10
Critical concentration, Cc	32



Outliers & non-detects

Outliers present?	Yes
Significance level	5%
Outliers excluded	0
Non-detects	0

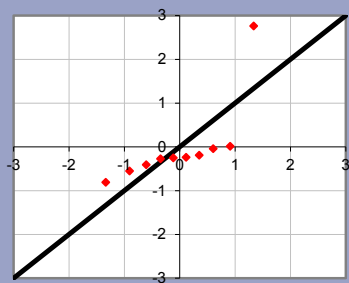


Normality test

Significance level 5%

Non-normal distribution

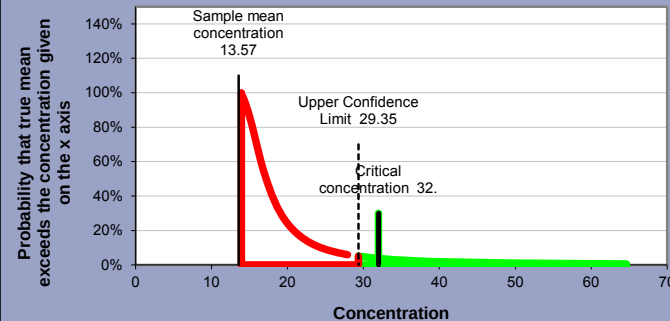
Use: Auto: Chebychev



Test scenario: Planning: is true mean lower than critical concentration ($\mu < C_c$)?

Null hypothesis: The true mean concentration is equal to or greater than the critical concentration: $\mu \geq C_c$

Alternative hypothesis: The true mean concentration is less than the critical concentration: $\mu < C_c$



Evidence against Null hypothesis:

96%

Base decision on: evidence level

Evidence level required:

95%

Balance of probability?

N/A

Reject Null Hypothesis?

Yes

$\mu < C_c$ (re this dataset)

APPENDIX E

Gas Assessment Sheet

Project: Rectory Lane
Ref: GE10884
Client: Taylor Wimpey



Location	Date	Time (sec)	CH ₄ (%)	CO ₂ (%)	O ₂ (%)	Flow (l/hr)	VOC (ppm)	Pressure (mb)	GWL (m bgl)	GSV/Qhgs		Characteristic Situation		CS1 Limiting Value Check			NHBC			
										CH ₄	CO ₂	BS8485 & C665		Flow	CH ₄	CO ₂	CH ₄		CO ₂	
												CH ₄	CO ₂				GSV	Conc.	GSV	Conc.
WS1	02/07/15	10	0.0	0.0	20.1	0.1	-	1012	1.20	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS1	02/07/15	20	0.0	0.0	19.7	0.1	-	1012	1.20	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS1	02/07/15	30	0.0	0.0	19.3	0.1	-	1012	1.20	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS1	02/07/15	60	0.0	0.0	20.5	0.1	-	1012	1.20	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS1	02/07/15	120	0.0	0.0	20.5	0.1	-	1012	1.20	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS3	02/07/15	10	0.0	0.0	20.3	0.0	-	1012	2.30	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS3	02/07/15	20	0.0	0.0	20.3	0.0	-	1012	2.30	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS3	02/07/15	30	0.0	0.0	20.1	0.0	-	1012	2.30	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS3	02/07/15	60	0.0	0.0	19.8	0.0	-	1012	2.30	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS3	02/07/15	120	0.0	0.0	19.4	0.0	-	1012	2.30	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS4	02/07/15	10	0.0	0.0	20.8	0.0	-	1012	1.90	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS4	02/07/15	20	0.0	0.0	20.8	0.0	-	1012	1.90	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS4	02/07/15	30	0.0	0.0	20.5	0.0	-	1012	1.90	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS4	02/07/15	60	0.0	0.0	20.1	0.0	-	1012	1.90	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
WS4	02/07/15	120	0.0	0.0	19.7	0.0	-	1012	1.90	0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
Max values			0.0	0.0	20.8	0.1	0.0	1012.0		0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
Min Vaules			0.0	0.0	19.3	0.0	0.0	1012.0		0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN
BH Flow LoD check			0.0	0.0	20.8	0.1	0.0	1012.0		0.000	0.000	CS1	CS1	NO	NO	NO	GREEN	GREEN	GREEN	GREEN



Geo-Environmental

DESK STUDY REPORT

for

LAND OFF RECTORY LANE, ASHINGTON, WEST SUSSEX,

RH20 3AS

on behalf of

TAYLOR WIMPEY STRATEGIC LAND



Report:	DESK STUDY REPORT
Site:	LAND OFF RECTORY LANE, ASHINGTON, WEST SUSSEX, RH20 3AS
Client:	TAYLOR WIMPEY STRATEGIC LAND
Date:	17/02/2026
Reference:	GE23647/DSR/FEB26
Version:	1.0
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Amendment Record

Revision ref.	Date	Reasons for amendment	Author	Reviewed by	Authorised by
1.0	17/02/26	Initial issue	EC	IA	JC

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FIGURES

FIGURE 1	Site Location Plan
FIGURE 2	Proposed Development Plan
FIGURE 3	Conceptual Site Model (Proposed Site Use)
FIGURE 4	Site Walkover Photo Location Plan

APPENDICES

APPENDIX A	Desk Study Information
APPENDIX B	Photographic Record
APPENDIX C	UXO Risk Screening Map



1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Taylor Wimpey Strategic Land (the Client) to undertake a Phase 1 assessment of the geotechnical and environmental factors pertaining to the proposed development of land off Rectory Lane, Ashington, RH20 3AS, (herein referred to as 'the site'). The site's location is presented in Figure 1, and a site plan is presented in Figure 2.

1.1 Proposed Development

It is understood the site is proposed to be developed with houses, private gardens, access roads and associated infrastructure. The proposed development for Ashington CP is presented as Figure 2.

1.2 Objectives

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

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

1.3 Standards

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

- National Planning Policy Framework – updated February 2025;
- Land Contamination Risk Management (LCRM), Environment Agency, updated June 2025;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2026+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC NF94 – Hazardous Ground Gas – an essential guide for housebuilders – April 2023;
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

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

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

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

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

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2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based on the desk study, associated site walkover and previous site investigation ref GE10884/GAR/AUG15. A photographic record from the site walkover is presented in Appendix B.

2.1 Previous Ground Investigations

Geo-Environmental are aware of one previous ground investigation summarised below. It is recommended to read the following report in conjunction.

Ground Appraisal Report at Land off Rectory Lane for Taylor Wimpey by Geo-Environmental, ref GE10884/GAR/AUG15, dated August 2015

The site investigation comprised a desk study and intrusive investigation. The intrusive investigation comprised 15No. trial pits including soakage testing in three, 5No. window sampler boreholes, geotechnical laboratory testing, geoenvironmental testing and 1No. gas/groundwater monitoring visit in 3No. installed boreholes.

At the time of the site walkover in June 2015, the ground was observed to be desiccated with some large cracks approximately 20mm wide in the central field area and close to the boundaries. The ground conditions comprised a limited thickness of topsoil over Weald Clay Formation. Soils attributed to Head Deposits were encountered with WS4 to 1.6m bgl and WS5 to 4.7m bgl.

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 1.6m bgl and 2.3m bgl. Groundwater was struck within 2No. of the window sampler boreholes at 1.5mbgl and 2.0mbgl. Ground water was recorded at a depth between 1.2mbgl to 2.3mbgl during 1No. subsequent monitoring visit. The BRE365 locations were terminated at 3.0mbgl within the Weald Clay Formation and it was not possible to undertake three cycles of testing due to low infiltration rates.

No evidence of contamination or mobile contamination was encountered within the soils, with the conceptual site model and ground gas monitoring results indicating the site to be a regime of CS1 where no gas protection would be required. No asbestos was detected. Laboratory testing indicated that natural soils analysed would comprise inert waste, however further WAC analysis was recommended. Geotechnical laboratory results indicated a medium to high plasticity of the Weald Clay and sulphates to be designed in accordance with DS-1 / AC-1s.

2.2 Site Description

The site walkover was carried out on 19th December 2025. 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 512622, 116552. Ground level fell gradually from 31mAOD at the southern boundary towards the north-west and west to 24mAOD.

The site comprised an open field of arable farmland, covered by young crop at the time of the site walk over, and without of any buildings. The ground was observed to be saturated across the site, with areas of surface pooling close to the north and northeastern boundaries.

Electricity pylons ran across the southern boundary and centre of the site. Two plantations of mature trees running

north-south were also noted across the central portion of the site sub-dividing the site into a western, central and eastern fields.

Lancing Brook delineated the western and northwestern site boundary and flowed in an easterly direction. A second stream flowed in a north westerly direction joining Lancing Brook along the north-eastern boundary. The water flowed northward following the confluence of the streams on the northern edge.

A steel double gate located off Rectory Lane provided access to the field. The eastern and western portions are accessible from that gate via adjoining soft grass verges along the southern and northern boundaries.

The site was bounded by mature and semi-mature trees with Rectory Lane to the south, and open fields extending in all other directions. The surrounding land comprised arable farmland with a small development of residential properties, shops and amenities to the southeast.

Anecdotal evidence suggested, historically, the field had been rotationally farmed. The previous report, noted public rights of way across site, though it is now understood the site is closed to the public.

2.3 Geology

Published geological records indicate that the ground conditions are likely to comprise superficial head deposits along the western boundary of the site, with alluvium deposits within the northwest corner. Both superficial deposits comprise clay, silt sand and gravel. The bedrock comprises Weald Clay Formation (Mudstone) with a band of Weald Clay Formation (Sandstone) running approximately east to west along the southern boundary of the site.

The previous report recorded ground conditions onsite that comprised a limited thickness of topsoil over Weald Clay Formation. Soils attributed to Head Deposits were encountered with WS4 to 1.6m bgl and WS5 to 4.7m bgl.

The surrounding area to the north, west and south were comprised of superficial Head deposits associated within the areas of lower relief adjacent to the site. Variable local bedrock geology was comprised of Weald Clay Formation Sandstone band approximately 250m south. The sites current and historical use as arable farming indicates potential for reworked, disturbed or Made Ground across the site. It should be noted that no artificial or Made Ground was reported within the Groundsure report.

One bedrock fault within the Groundsure report is recorded within 500m in the Weald Clay Formation (Mudstone). It is located 351m to the northwest orientated approximately southwest to northeast.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

The **Alluvium-Clay**, silt, sand and gravel deposits comprises unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta. Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present.

The **Weald Clay Formation-Mudstone** and **Weald Clay Formation-Clay-ironstone** comprises dark grey thinly bedded mudstones (shales) and mudstones with siltstones and sandstones, including calcareous sandstone, shelly limestones and clay ironstones.

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The **Head-Clay**, silt, sand and gravel deposits comprises poorly sorted and poorly stratified, angular rock debris and/or clayey hill-wash and soil creep. Can contain lenses of silt, clay or peat and organic material.

The desk study identified one BGS Borehole located 40m south of the site at Hodges Rectory Lane, Ashington. The Borehole was approximately 46mbgl, recorded in February 1936, details presented below.

- 0 – 1.5m, Yellow Clay
- 1.5 – 4.5m, Yellow Clay and Brown Sand
- 4.5 – 11.6m, Blue Sandy Marl
- 11.6 – 14.6m, Herd Blue Clay
- 14.6 – 15.5m, Brown Marl
- 15.5 – 16.8m, Brown Clay and Fossils
- 16.8 – 26.5m, Blue Clay
- 26.5 – 28.3m, Hard Shale
- 28.3 – 31.1m, Blue Clay
- 31.1 – 31.7m, Bed of Shells
- 31.7 – 33.5m, Rock with fossils
- 33.5 – 45.7m, Blue Shale

2.4 Hydrogeology

With reference to information provided by the Environment Agency, the superficial head deposits located at the western boundary of the site were classified as a Secondary Undifferentiated aquifer and superficial alluvium located within the northwest corner was classified as a Secondary A. The Groundsure report classified the Weald Clay Formation (mudstone) bedrock as an Unproductive aquifer and Weald Clay Formation (sandstone) band as a Secondary A.

The wider area within 500m indicated the head deposit Undifferentiated aquifer extending to the north, south and west associated with the surface water streams, with alluvium Secondary A aquifer extending in a thin strip to the north. The wider bedrock area noted an additional east to west trending sandstone band within the Weald Clay formation classified as a Secondary A aquifer approximately 250m to the south of the site.

The previous report noted that Groundwater was not encountered within any of the trial pits, with the exception to of TP8 and TP9 where slow water seepage was encountered at a depth of approximately 1.6m bgl and 2.3m bgl. Groundwater was struck within 2No. of the window sampler boreholes at 1.5mbgl and 2.0mbgl. Ground water was recorded at a depth between 1.2mbgl to 2.3mbgl during a subsequent monitoring visit. The BRE365 locations were terminated at 3.0mbgl within the Weald Clay Formation and it was not possible to undertake three cycles of testing due to low infiltration rates.

Secondary A aquifers are assigned where there are permeable layers capable of supporting water supplied at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

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

An Undifferentiated superficial aquifer is defined as not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

No Source Protection Zones (SPZ) were identified within 500m of the site and no pollution incidents to controlled

Desk Study Report

waters were identified within 500m of the site.

The desk study identified 2No. ground water abstractions within 2000m, presented in Table 2.1 below.

Location	Licence Number	Summary Details	Version Start Date
1222m S	10/41/331101	Status: Historical Spray Irrigation- Direct Abstraction Point: Malthouse Farm Ashington	08/06/2009
1891m S	10/41/331102	Status: Historical Animal Watering & General Use in non-Farming situations Abstraction Point: Barnards Nursery	20/01/1966

Table 2.1 Ground Water Abstractions within 2000m.

Groundsure data indicated that medium-high groundwater vulnerability was present onsite, shown below in Table 2.2. The flow mechanism for all was noted as by well-connected fractures.

Location	Strata	Superficial or Bedrock	Aquifer Classification	Vulnerability
On site, western boundary	Head Deposits	Superficial	Undifferentiated Aquifer	Medium
On site, northern corner	Alluvium Deposits	Superficial	Secondary A	Medium
On site	Weald Clay Formation- Mudstone	Bedrock	Unproductive	N/A
On site, band at southern boundary	Weald Clay Formation- Sandstone	Bedrock	Secondary A	High

Table 2.2 Groundwater Vulnerability onsite

2.5 Hydrology

The Groundsure data identified 17 surface water features within 250m from site, all comprising an inland river, referred to as the Lancing Brook. The watercourse was closest on site at the northwestern and northeastern boundary. This primarily extends towards the north, west, and south, up to 220m. The tributary was recorded as permanent in normal circumstances and not influenced by normal tidal action.

The site was identified as being located within the Water Framework Directive (WFD) surface water body catchment for the river reported as it exists within the Adur (Lancing brook) catchment. WFD identified the surface water body (Adur (Lancing Brook)) an overall rating and ecological rating as poor and chemical rating as fail, based on results from 2019.

The site was identified as having 5No. pollution incidents reported within 500m, presented in Table 2.3.

Location	Incident Date	Incident Identification	Pollutant
25m SW	04/03/2002	61861	Sewage Materials
82m S	23/08/2003	184540	Sewage Materials
156m E	03/09/2002	104861	Inert Materials and Wastes
218m SE	18/07/2001	17461	Oils and Fuel

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462m S	16/10/2004	272404	Pollutant and Effects
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Table 2.3 Pollutant Incidents within 500m

The desk study identified no Pollutant Release to Surface Waters but did identify 5No. Licensed Discharge to Controlled Waters within 500m of the site, summarised in Table 2.4 below.

Location	Address	Details	Dates (issues and revoked)
263m SE	School in Rectory Lane, Ashington, West Sussex	Effluent Type: Miscellaneous Discharges- Surface Water Permit Number: S01822 Permit Version: 1 Receiving Water: Freshwater River	Issued: 24/03/1969 Revoked: 01/07/1991
272m NE	Luckista Caravan Site, West Wolves, Billingham Road, Ashington, West Sussex,	Effluent Type: Sewage & Trade Combined – Unspecified Permit Number: P09780 Permit Version: 1 Receiving Water: Unnamed Trib of River Adur	Issued: 10/08/2001 Revoked: 04/08/2003
272m NE	Luckista Caravan Site, West Wolves, Billingham Road, Ashington, West Sussex,	Effluent Type: Sewage Discharges – Final/Treated Effluent – Not Water Company Permit Number: P09780 Permit Version: 2 Receiving Water: Unnamed Trib of River Adur	Issued: 05/08/2003 Revoked: -
284m E	Residential Development, Ashington, West Sussex	Effluent Type: Sewage Discharges – Sewer Storm Overflow – Water Company Permit Number: P06585 Permit Version: 1 Receiving Water: Freshwater River	Issued: 05/06/1997 Revoked: -
375m S	Waste Pumping Station, Willard Way Ashington, West Sussex, RH20 3PQ	Effluent Type: Sewage Discharges – Pumping Station – Water Company Permit Number: P07398 Permit Version: 1 Receiving Water: Unnamed Trib of Lancing Brook	Issued: 12/05/1999 Revoked: -

Table 2.4 Licensed Discharges to Controlled Waters

The risk of surface water flooding on site was classed as 1 in 30 year, 0.3-1.0m at the northwestern and northeastern boundary associated with the Lancing Brook, and negligible across the remainder of the site.

The risk of groundwater flooding on site was classed as low associated with the Lancing Brook on the north western boundary and negligible across the remainder of the site.

The site was not recorded as being in an area at risk from fluvial or tidal flooding, not benefiting from flood storage or flood defences. In addition, no historical flood events were recorded within 250m of site.

2.6 Sensitive Land Uses

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

The desk study identified 2No. Designated Ancient Woodland within 1000m of the site. Both of the woodlands were comprised of Ancient & Semi Natural Woodland, the closest was noted at 701m to the east.

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The desk study identified 9No. Priority Habitat Inventory records within 250m of the site. The closest was noted at 95m east to the site comprising a Traditional Orchard. In total 5No. were reported as Tradition Orchard and 4No. reported as Deciduous Woodland.

No SSSI Units were identified within 2000m of the site, but 1No. SSSI Impact Risk Zone was identified on site.

No Ramsar Sites, Special Areas of Conservation, Special Protection Areas, National or Local Nature Reserves, Biosphere Reserves, Forest Parks, Marine Conservation Zones, Green Belts, Nitrate Sensitive Areas, or Nitrate Vulnerable Zones were identified within 2000m of the site.

No World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Conservation Areas, Scheduled Ancient Monuments, or Registered Parks and Gardens were identified within 250m of the site.

No Habitat Networks, Open Mosaic Habitat, Limestone Pavement Orders were identified within 250m of the site.

2.7 Environmental Data

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

The desk study identified 8No. historical industrial land uses within 500m of the site, details of which are presented in Table 2.5.

Distance and Direction	Land use	Dates Present
5m S	Nursery	1957 - 1980
9m S	Nursery	1946
182m S	Unspecified Tank	1946
264m NE	Unspecified Ground Workings	1946
265m NE	Unspecified Pit	1957
304m E	Nursery	1946 - 1957
471m SE	Sawmills	1946
480m E	Smithy	1875 - 1896

Table 2.5 Historical Industrial Land Uses within 500m

The desk study identified 2No. Historical Tank records within 500m of the site, details of which are presented in Table 2.6 below.

Distance and Direction	Description	Dates Present
91m S	Unspecified Tank	1911-1936
188m S	Unspecified Tank	1937

Table 2.6 Historical Tanks within 500m

The desk study identified 5No. Historical Energy Features within 500m of the site, details of which are presented in Table 2.7 below.



Distance and Direction	Description	Dates Present
17m – 18m S	Electricity Substation	1974, 1993 - 1999
301m E	Electricity Substation	1974 - 1995
378m S	Electricity Substation	1999
441m E	Electricity Substation	1974 – 1992, 1995
486m – 498m SE	Electricity Substation	1974, 1992, 1995

Table 2.7 Historical Energy Feature within 500m

The desk study identified 1No. Historical Garages within 500m of the site, presented below in Table 2.8.

Distance and Direction	Land Use	Dates Present
487m – 489m E	Garage	1974-1992, 1995

Table 2.8 Historical Garages within 500m

The desk study did not identify any historical petrol stations or historical military land within 500m of the site.

2.8 Agricultural Designation

The Groundsure dataset indicates that the agricultural land classification for the site is Grade 3 (good to moderate) in the south east and Grade 4 (poor quality) in the northwestern.

Grade 3 land is good to moderate quality agricultural land, with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of the yield.

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

The desk study did not identify any Countryside Stewardship Schemes, Environmental Stewardship Schemes, Tree Felling Licences, or Open Access Land within 250m of the site.

2.9 Geotechnical Data

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

The site is located within 2No. Surface Ground Workings within 250m, as summarised below in Table 2.9.

Location	Land Use	Year of Mapping
183m N	Pond	1896 to 1980
184m S	Reservoir	1980

Table 2.9. Surface Ground Workings within 250m

The desk study identified 3 Non-Coal Mining records within 1000m of the site, presented below in Table 2.10.

Location	Commodity	Class	
On site	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions unlikely and are at a level where they need not be considered.
522m NW	Sand	A	Underground mine workings are uncommon, although



			the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
586m S	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

Table 2.10. Non-Coal Mining within 1000m

The above has been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.11.

Hazard	Designation *
Non-coal mining	Very Low – 1 No. onsite record for Iron Ore (Class B) is noted within the Groundsure report.
Collapsible ground	Negligible to Very Low – The site is predominantly a very low risk with a negligible risk associated with the alluvium deposit in the northwest corner.
Compressible ground	Negligible to Moderate – The site is predominantly a negligible risk with a moderate risk associated with the alluvium deposit in the northwest corner.
Ground dissolution	Negligible - Sitewide
Landslide	Very Low – Sitewide
Running sand	Negligible to Low – A negligible risk is associated with the Weald Clay Formation (Mudstone and Sandstone), with a very low risk associated with the head deposits on the western boundary and low risk within alluvium in the northwest corner.
Shrinking and Swelling clay	Negligible to Low - A low risk is associated with the Weald Clay Formation (Mudstone) and negligible to low risk with the Weald Clay Formation (Sandstone) on the southern boundary.

NOTE: *Designation is for natural soils, classification for imported materials of Made Ground may differ.

Table 2.11 Summary of BGS Geological Hazards

No Britpits, natural cavities, or mining cavities were reported within the respective search radius (500-2000m).

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2.10 Landfill and Ground Workings

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

The desk study identified 3No. Historical Waste Exemptions within 500m, listed below.

Location	Site	Reference	Category	Sub-Category	Description
83m S	-	WEX266080	Using Waste Exemption	Not on a Farm	Use of Waste in Construction
130m SW	Electricity Sub Station	EPR/GF0106XB/A001	Using Waste Exemption	Non-Agricultural Waste Only	Use of Waste in Construction
309m NE	-	WEX323505	Using Waste Exemption	Not on a Farm	Use of Waste in Construction

Table 2.12 Historical Waste Exemptions within 500m

The desk study identified 2No. Recent Industrial Land Uses within 250m of the site, listed below.

Location	Company	Address	Activity	Category
23m S	Electricity Sub Station	West Sussex, RH20	Electrical Features	Infrastructure and Facilities
163m S	Pump House	West Sussex RH20	Water Pumping Stations	Industrial Features

Table 2.13 Recent Industrial Land Uses with 250m

The desk study did not identify any active, recent or historical landfill sites.

2.11 Radon

The Groundsure report states that the site lies in an area where less than 1% of homes are estimated to be at or above the Action Level as defined by Public Health England. The BGS record states that no radon protective measures are necessary in the construction of the new dwellings or extensions within the site boundary.

2.12 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.8.

Determinand	Estimated Concentration (mg/kg)
Arsenic	15 – 25
Cadmium	1.8
Chromium	60 – 90
Lead	100
Nickel	15 – 30

Table 2.8 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential (with homegrown

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produce) land use, i.e. the most conservative end use proposed. However, these values are not necessarily representative of the site's soil chemistry. Furthermore, some S4ULs, C4SLs and GAC are dependent on pH and soil organic matter content. Therefore, concentrations of specific determinants and the utilised S4UL/C4SL cannot be determined without site specific investigation and analysis.

2.13 Historical Maps

A summary of the apparent site history and key features dating back to 1875 is presented in Table 2.9 and has been determined through examination of historical maps obtained as part of the desk study.

Date	On Site	Off Site
1875 1:10,560 1:2,500	Site comprised four irregular agricultural fields, titled Glebe (historic church land). Hedgerows and trees made up the field borders.	Along the southern boundary of the site was Rectory Road, which connected Warminghurst which was c. 750m northwest of the site, to Ashington. The Rectory and National Sch were along Rectory Road were within 250m of the south eastern boundary. A well was shown at the Sparrows, c. 300m east of the site. West Wolves Farm was c. 300m north northeast of the site, which comprised of agricultural fields and barns. Common Barn was c. 250m northeast of the site. Stickers Farm was c. 600m north northeast of the site, and Holmbush Farm c. 600m northeast of the site, surrounded by Holmbush House, Yewtree Cottage and Martins Farm. C. 500m northwest of the site was Springpond Cottages and Leward Barn. C. 250m from there was a Church, Grave Yard and Well. America Wood was c. 750m east of the site, and Muttons Copse c. 800m southwest of the site. Ashington town was c. 600m south of the site, and comprised of St Peter and St Pauls Church, Church Farm, and c. 100m east from there was the Post Office, Inns, and a Mill House. The surrounding area comprised of agricultural fields.
1896-1897 1:10,560 1:2,500	No significant changes noted.	Furzefield Copse c. 500m southwest of the site.
1909-1911 1:10,560 1:2,500	No significant changes noted.	Spring Copse c. 750m south of the site.
1939-1946 1:10,560 1:2,500	No significant changes noted.	Various infrastructure added along Rectory Lane, including a Nursery, Winders and Meiros. An development comprised of a road and 6 rectangular



Date	On Site	Off Site
		buildings south of the southwestern boundary, likely housing. A Tank was installed c. 200m south of the site. School along Rectory Lane c. 100m east of the southeastern corner of the site. Residential housing in Ashington expanded across towards the eastern and southeastern boundary of the site, c. 500m associated with the north to south B2133.
1957 1:10,560	No significant changes noted.	Tank c. 200m south of the site removed. Residential development c. 250m southeast of the site. Site of Roman Building c. 750m south of the site.
1974-1980 1:10,000 1:2,500	No significant changes noted.	Reservoir c. 200m south, where there had previously been the tank. School at c. 250m southeast of the site. Rectangular buildings >100m south of the site titled Penn Gardens. Sewage Works c. 850m southeast of the site. Residential housing in Ashington expanded across towards the eastern boundary of the site, c. 500m associated with the north to south B2133.
1993 1:2,500	No significant changes noted.	No significant changes noted.
2001 1:10,000	No significant changes noted.	A27 road running north-south c. 700m east of the site. B2133 road running north to south c. 500m east of the site.
2010 1:10,000	No significant changes noted.	School c. 500m south of the southeastern corner of site. Chanctonbury House is marked c.150m to the south.
2025 1:10,000	No significant changes noted.	The school is now noted as a Education facility c. 500m south of the southeastern corner of site. BP Garage c. 600m east of the site, between the A27 and B2133.

Table 2.9 Summary of Site History from historical maps

The site was shown from the historical mapping to have only comprised agricultural fields. Historically the site was predominantly surrounded by open fields, with Ashington village to the southeast of the site, and Warminghurst to the northwest. These developed gradually between 1946 and 2001, with roads, residential properties, amenities and services.

2.14 Asbestos

Potential asbestos containing materials (ACMs) were not identified on the site on the site during the site walkover, but consideration for the potential for asbestos to be present within Made Ground, shallow soils and any stockpiles, bunds etc. on the site should be given when designing any site investigations.

The previous investigation, noted no asbestos detected within environmental testing. It should be noted that asbestos presence onsite cannot be ruled out and if identified during further works on site the appropriate measures applied.

2.15 Potential Contamination

Historically, the site has comprised arable fields, therefore there is potential for contamination associated with agriculture and reworked land. Whilst gross contamination is considered unlikely based on the information reviewed, there is the potential for heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), asbestos and pesticides to be present due to mechanisms such as aerial deposition, direct placement and application to the ground surface.

The previous investigation, noted no evidence of contamination or mobile contamination was encountered within the soils. It should be noted that the presence of contamination in spatially non covered areas cannot be discounted and if encountered during future development of the site the appropriate measures implemented.

These land uses are not covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995-1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs (DEFRA).

2.16 Ground Gas Summary

If Made Ground is present on site and contains a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

Ground gas monitoring would only be recommended if a source of organic rich Made Ground or organic contamination was encountered on the site in sufficient volume that it could present a source in its own right. No other plausible source of ground gases and or vapours have currently been identified in relation to the site.

The previous investigation included 1No. ground gas monitoring visit. It noted ground gas monitoring results indicating the site to be a regime of CS1 where no gas protection would be required. Further ground gas monitoring would be recommended to confirm.

2.17 Unexploded Ordnance (UXO)

An initial assessment for Unexploded Ordnance (UXO) risk was undertaken and based on accessing Zetica UXO on-line screening tool (accessed 15/01/2026). This indicated the site to be within a low risk area with respect to aerial bombing density. A copy of the initial assessment is presented in Appendix C.

2.18 Climate Change

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

The effect of extreme and/or extended dry weather and extreme wet weather and flooding should be considered further as part of the proposed works. As such, the potential risk of mobilising contaminants if identified in relation to flooding, overland flow and high groundwater should be considered as part of the assessment. Consideration of the effect of extreme and/or extended dry weather should also be considered further as part of the proposed works in terms of an assessment of potential for contamination if/where contaminants are identified. However, the risks associated with such periods would only apply where contamination has been identified/is present which would be considered as part of the wider contamination assessment of the site.

3.0 PRELIMINARY ASSESSMENT

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

3.1 Preliminary Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

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

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- The presence of laterally and vertically variable strata and the impact these could have on construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the effect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The potential for discharge of storm water to the ground and suitability of shallow soils.
- Suitability of site won soils for re-use as earthworks fill, subject to a requirement for such, and potential for requiring treatment to render them suitable (meeting acceptability criteria).

Climate change has the potential to cause changes in the groundwater regime beneath the site in the short, medium and long term and this could adversely influence geotechnical factors such as drainage performance and serviceability of foundations and roads.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 2.

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



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

Table 3.1 Risk Ratings Matrix

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

Table 3.2 Risk Ratings Definition



3.2.2 Summary of Plausible Sources

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

Source	Description	Contaminants	Previous Investigation
On-site Made Ground (if present), and shallow soils	The general quality of shallow natural soils and Made Ground (from previous site use, aerial deposition and agricultural land use) could be impacted by the presence of contamination.	Possible elevated concentrations of heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), asbestos, and pesticides.	The previous investigation did not note Made Ground during the site walkover or intrusive works. The presence of reworked ground cannot be discounted.
Ground gases	Possible presence of Made Ground beneath the site (only considered a viable source of ground gas if significant proportions of organic material are identified).	Elevated concentrations of methane, carbon dioxide, and depleted oxygen.	The previous investigation noted ground gas monitoring results indicating the site to be a regime of CS1 where no gas protection would be required based on 1No. monitoring visit. Further ground gas monitoring would be recommended to confirm.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.	The previous investigation noted Geotechnical laboratory results sulphates to be designed in accordance with DS-1 / AC-1s.
Off-site mobile contamination (via Aquifers)	Secondary A Aquifer and Undifferentiated Aquifer corridors on western boundary associated with head deposits and southern boundary associated with Weald Clay Formation (Sandstone) may transport contaminants from north to south, offsite to onsite.*	Possible elevated concentrations of heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and pesticides.	Previous investigation identified no geo-environmental exceedances onsite, however the presence of contamination cannot be discounted fully as not all areas spatially tested onsite.

Table 3.3 Possible Sources of Contamination

*Groundwater in the south of England is considered likely to flow towards the coastline in a predominantly southerly direction. No potential offsite contaminant sources were located to the north of the site, therefore mobile contaminated groundwater moving in a southerly direction onto site is considered unlikely.

3.2.3 Summary of Plausible Pathways

The plausible pathways are summarised in Table 3.4. These pathways are based on the proposed end use for commercial end use.

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact.
Inhalation	Inhalation of soil dust both inside and outside of buildings. Inhalation of ground gas/vapours.



Pathway	Description
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present within the underlying soils. Where shallow/perched water is present or infiltration (percolation of water through contaminated soils) through the site occurs, this could result in the vertical and lateral (including near surface runoff/overland flow) migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Root Uptake	Uptake of soil and waterborne contaminants by plants.
Flooding	The risk of surface water flooding or groundwater flooding on site was recorded as negligible. No historical flood events were noted within 250m of the site and the site was not identified as being in an area at risk from fluvial or tidal flooding. Saturated ground in the north and northeastern portion of the site observed during the site walkover should be considered.

Table 3.4 Possible Contaminant Pathways**3.2.4 Summary of Plausible Receptors**

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

Receptor	Description	Comments
End Users	Users of the proposed development.	Residents of the proposed houses and employees and users of the associated infrastructure and services.
Soft Landscaping	Possible areas of planting including lawns, shrubs, trees, etc.	Soft landscaping proposed for private gardens and associated infrastructure.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and limited Made Ground may be present beneath the site, though the previous investigation ref GE10884/GAR/AUG15 did not encounter any Made Ground during the site walkover or intrusive ground works. Geotechnical laboratory results sulphates to be designed in accordance with DS-1 / AC-1s.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land use is agricultural or residential.
Groundwater	Controlled waters contained within the aquifer(s) beneath the site.	Site overlies a Secondary A Aquifer and Undifferentiated Aquifer corridors on western boundary associated with head deposits and southern boundary associated with Weald Clay Formation (Sandstone). No Source Protection Zones (SPZ) were identified within 500m of the site. Groundwater was not encountered within any of the trial pits, with the exception to of TP8 and TP9 where slow water seepage was encountered at a depth of approximately 1.6m bgl and 2.3m bgl. Groundwater was struck within 2No. of the window sampler boreholes at 1.5mbgl and 2.0mbgl. Ground water was recorded at a depth between 1.2mbgl to 2.3mbgl during 1No.



Receptor	Description	Comments
		subsequent monitoring visit. The BRE365 locations were terminated at 3.0mbgl within the Weald Clay Formation and it was not possible to undertake three cycles of testing due to low infiltration rates.
Surface Water	Controlled Waters within lakes, rivers, and ponds, etc., or coastal waters.	The nearest surface water feature was a brook along the northwestern and northern boundary.
Ecological Receptors	Sensitive areas of ecological significance.	The site was within a SSSI Impact Zone.

Table 3.5 Possible Receptors of Contamination

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

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible pollution linkages and a qualitative assessment of the risks based on the desk study research. It should be noted that no update was carried out following the completion of the previous site investigation ref GE10884/GAR/AUG15.



Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification	Risk following previous SI Ref GE10884/GAR/AUG15
Onsite - Contaminants of concern within Made Ground (if present) and shallow soils	End users	Direct contact	Likely	Minor	Low Future users may come into contact with soil on site due to private gardens and associated infrastructure. However, natural soils are not anticipated to represent a significant risk of harm to human health. Sampling and chemical testing required to assess the risk.	Low The previous investigation encountered no Made Ground and no exceedances were reported following geoenvironmental laboratory testing. The presence of unknown contamination hotspots cannot be discounted and if encountered during further works a clean cover system would be recommended to mitigate the risk.
	Soft Landscaping	Root uptake	Low	Minor	Very Low Where soft landscaping is proposed on the site, root uptake is possible. No clear evidence of harm to existing vegetation was observed in the walkover in June 2015. Sampling and chemical testing required to assess the risk.	Very Low The previous site investigation did not find evidence of harm to existing vegetation and there was no evidence of contamination within the soil. The presence of unknown contamination hotspots cannot be discounted and if encountered during further works a clean cover system would be recommended to mitigate the risk.
	Adjacent land users	Direct contact	Likely	Mild	Moderate/Low Adjacent site users are unlikely to come into contact with soils. However, natural soils are not anticipated to represent a significant risk of harm to human health. Sampling and chemical testing required to assess the risk.	Low The previous site investigation encountered no exceedances or mobile contaminants. The site overlies a Secondary A Aquifer and Undifferentiated Aquifer corridors on western boundary associated with head deposits and southern boundary associated with Weald Clay Formation (Sandstone). If unknown contamination hotspots are discovered in untested areas, then risk to adjacent land users cannot be discounted. It should be noted that this is considered unlikely. No Source Protection Zones (SPZ) were identified within 500m of the site.
	Water supply pipes	Direct contact	Low	Minor	Very Low Water supply pipes would come into contact with impacted or aggressive soils depending upon depth of installation and extent of soil impact. Proposed development to include water supply pipes. Sampling and chemical testing required to assess the risk.	Very Low The previous investigation noted Geotechnical laboratory results recommended sulphates to be designed in accordance with DS-1 / AC-1s.
	Buildings and infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within potentially aggressive soils. Sampling and chemical testing required to assess the risk.	Very Low The previous investigation noted Geotechnical laboratory results sulphates to be designed in accordance with DS-1 / AC-1s.



Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification	Risk following previous SI Ref GE10884/GAR/AUG15
	Groundwater	Vertical migration	Unlikely	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.	Low The previous investigation noted groundwater not encountered within any of the trail pits, with the exception to of TP8 and TP9 where slow water seepage was encountered at a depth of approximately 1.6m bgl and 2.3m bgl. Groundwater was struck within 2No. of the window sampler boreholes at 1.5mbgl and 2.0mbgl. Ground water was recorded at a depth between 1.2mbgl to 2.3mbgl during 1No. subsequent monitoring visit. The BRE365 locations were terminated at 3.0mbgl within the Weald Clay Formation and it was not possible to undertake three cycles of testing due to low infiltration rates. Further monitoring is recommended as only 1No. visit has been completed. The site overlies a Secondary A Aquifer and Undifferentiated Aquifer corridors on western boundary associated with head deposits and southern boundary associated with Weald Clay Formation (Sandstone). Groundwater migration is considered possible within the designated aquifer corridors onsite.
	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.	Low The site overlies a Secondary A Aquifer and Undifferentiated Aquifer corridors on western boundary associated with head deposits and southern boundary associated with Weald Clay Formation (Sandstone). This could act as a conduit for surface water contamination. The risk is considered low as the previous site investigation encountered no exceedances or mobile contaminants.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Low	Minor	Low No naturally occurring potential sources which could harm human health have been identified.	Very Low The previous investigation noted Geotechnical laboratory results sulphates to be designed in accordance with DS-1 / AC-1s.
	Adjacent land users	Direct contact	Unlikely	Minor	Low No potential sources which could harm human health have been identified.	N/A
	Water supply pipes	Direct contact	Likely	Minor	Low Services will be placed within soils which may be an aggressive environment which may require specific pipework. Sampling and chemical testing required	Very Low The previous investigation noted Geotechnical laboratory results sulphates to be designed in accordance with DS-1 / AC-1s.

Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification	Risk following previous SI Ref GE10884/GAR/AUG15
					to assess the risk.	
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations will be placed within soils which may be an aggressive environment for concrete. Sampling and chemical testing required to assess the risk.	Very Low The previous investigation noted Geotechnical laboratory results sulphates to be designed in accordance with DS-1 / AC-1s.
Ground gases from any organic rich Made Ground (onsite if present)	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.	Very low The previous investigation gas monitoring results indicated the sites gassing regime to be CS1, meaning no gas-protection is required. Further monitoring is recommended to confirm as only 1No. monitoring visit was completed.
	Buildings and infrastructure	Gas accumulation and potential explosion of flammable gases	Unlikely	Minor	Low Extensive putrescible material sufficient for significant methane production is not anticipated at the site and no plausible off-site sources have been identified.	Very low The previous investigation gas monitoring results indicated the sites gassing regime to be CS1, meaning no gas-protection is required. Further monitoring is recommended to confirm as only 1No. monitoring visit was completed.

Table 3.6 Plausible Pollution Linkages



3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered as part of the desk study process have identified several plausible pollutant linkages that exist in relation to the proposed development of the site. The preliminary risk rating for these pollutant linkages were initially classified as moderate/low or very low, however following the consideration of the information reviewed and previous investigation downgraded to low and very low.

The potential pollutant linkages established within this desk study are not considered to prevent development on the subject site but could require investigation and assessment to support further characterisation, calibration of the CSM and where/if necessary, determine a remedial strategy to reduce, remove or otherwise control any risk within the site to key receptors.

The specific potential pollutant linkages have been assigned very low and low risk ratings. However, further assessment may be required to support detailed design and/or to satisfy planning conditions or to provide clarification of the risk assessment.

In order to progress this assessment in line with LCRM and the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and to support detailed design for the proposed redevelopment. As such, it is recommended intrusive investigation be carried out on the site to include some limited analysis of soil and groundwater (if encountered) samples for the range of potential contaminants identified within the Desk Study and to provide geotechnical information to support design of the proposed development.

3.4 Preliminary Geotechnical Assessment Summary

Based on geological mapping the ground conditions on site comprise bedrock geology with superficial deposits mapped along the northwestern and northern perimeter. The bedrock geology was shown to comprise Weald Clay Formation, with superficial Head and Alluvium deposits. It was considered likely that there may be occurrences of reworked, disturbed or Made Ground across the site given the its history of use as arable agricultural land. It should be noted that the previous investigation encountered no Made Ground. However, the presence of unknown Made Ground cannot be discounted and if encountered during further works appropriate measures should be undertaken.

For further detail regarding geotechnical recommendations reference should be made to the previous ground investigation report.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The site was shown from the historical mapping to have only comprised agricultural fields. Historically the site was predominantly surrounded by open fields, with Ashington village to the southeast of the site, and Warminghurst to the northwest. The infrastructure developed gradually between 1946 and 2001, with roads, residential properties, amenities and services.

A very low to low-risk rating has been assigned in relation to on-site shallow contaminated soils and ground gas in the context of the proposed development and relevant receptors following the consideration of the information reviewed and previous site investigation ref GE10884/GAR/AUG15.

For further information regarding geotechnical recommendations the report ref GE10884/GAR/AUG15 should be referred to.

4.2 Recommendations

It is recommended that further works are undertaken to clarify the various geotechnical and contaminated land risks identified and to support the design and construction of the proposed development on this site. The scope of any such intrusive investigation will depend on the form of development, design requirements, emerging structural and civils design, planning conditions and the like.

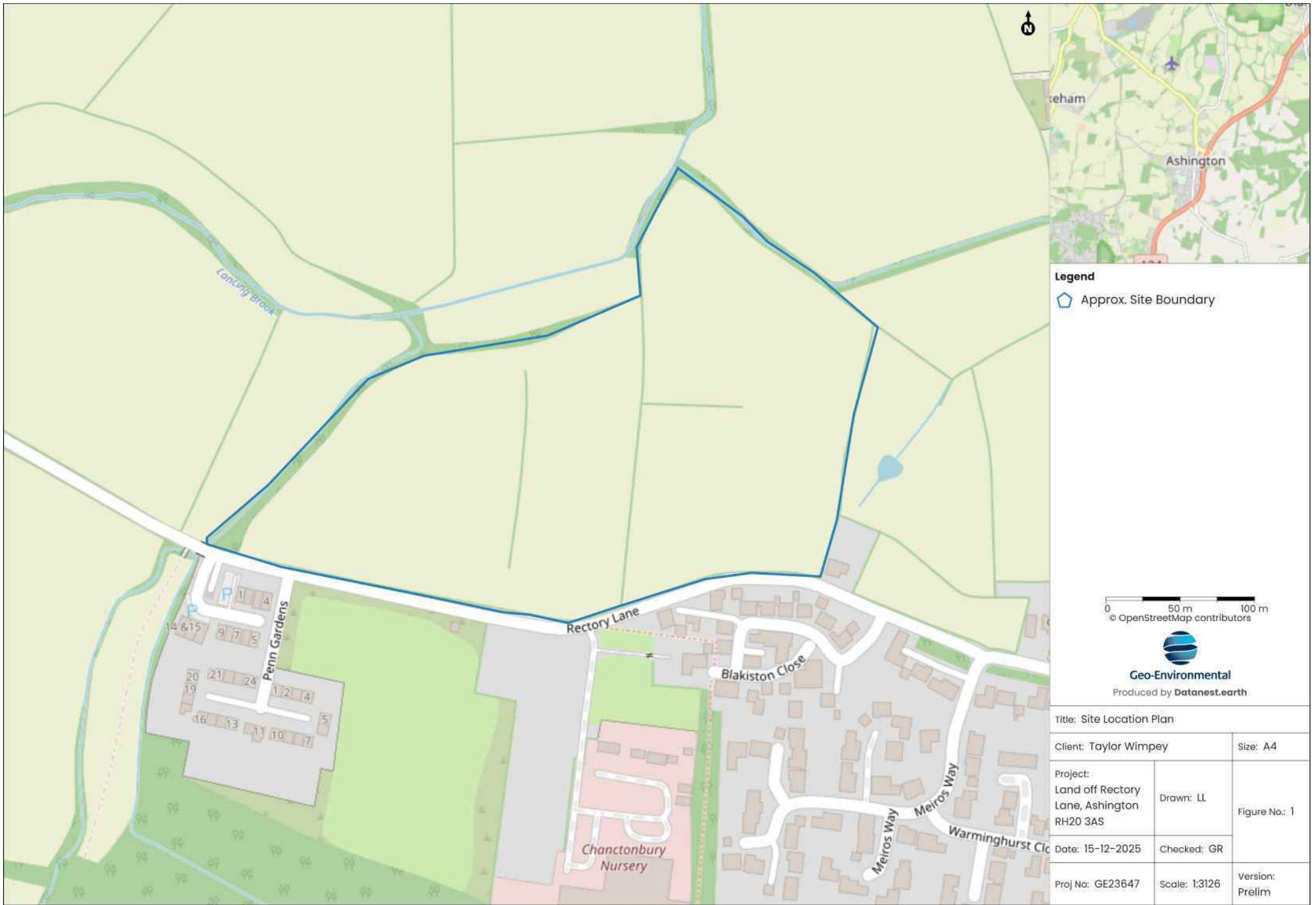
The following works are recommended:

- Further groundwater and gas monitoring are recommended to confirm the results indicative of a CS1 classification from the 1st visit completed to date.
- Groundwater sampling to confirm the absence of mobile contaminants onsite, specifically from offsite sources migrating onto site.
- WAC testing to be undertaken to confirm the disposal and classification of material intended to be removed offsite as waste.



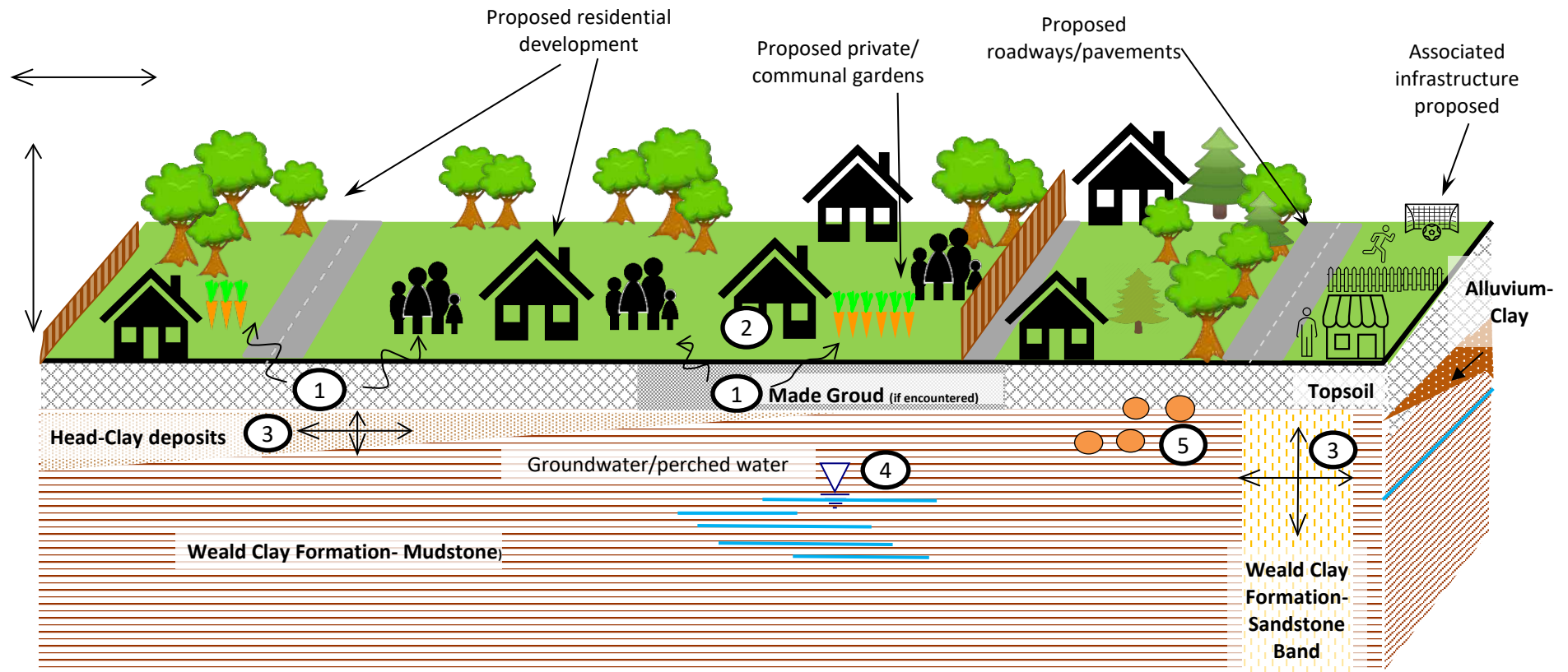
FIGURES





Possible Pollutant Linkages:

1. Direct contact with contaminated soils, ingestion of contaminated soils, bioaccumulation in homegrown produce
2. Inhalation of soil dusts indoor and outdoor, and inhalation of gases/vapours within buildings
3. Vertical and lateral migration of groundwater through permeable strata
4. Perched shallow groundwater
5. Chemical attack of buried plastics and concrete



Project:	Land off Rectory Lane, Ashington, RH20 3AS			Title	Conceptual Site Model (Proposed Site Use)		
Client:	Taylor Wimpey Strategic Land			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:	GE23647	Revision:	V1				
Drawn:	EC	Date:	17/01/2026				
Figure:	3	Scale:	Not To Scale				





- Legend**
- Approx. Site Boundary
 - Features

0 25 m 50 m
© Mapbox



Geo-Environmental
Produced by **Datanest.earth**

Title: Site Walkover Photo Location Plan			
Client: Taylor Wimpey		Size: A4	
Project: Land off Rectory Lane, Ashington RH20 3AS	Drawn: IA	Figure No.: 4	
Date: 17-02-2026	Checked: EC		
Proj No: GE23647	Scale: 1:2050	Version: FINAL	



Appendix A

Desk Study Information



GE23647 LAND OFF RECTORY LANE, ASHINGTON, WEST SUSSEX, RH20 3AS

Order Details

Date: 16/12/2025
Your ref: GE23647/PO9519
Our Ref: GS-MTQ-TDL-5CT-7QW

Site Details

Location: 512622 116552
Area: 7.35 ha
Authority: [Horsham District Council](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	2	1	5	-
16 >	1.2 >	Historical tanks >	0	0	2	0	-
16 >	1.3 >	Historical energy features >	0	2	0	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	0	2	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	3	1	7	-
20 >	2.2 >	Historical tanks >	0	0	3	0	-
20 >	2.3 >	Historical energy features >	0	3	0	10	-
21	2.4	Historical petrol stations	0	0	0	0	-
21 >	2.5 >	Historical garages >	0	0	0	3	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	2	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	1	1	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	0	5	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	1	3	1	-
31	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	2
41	5.7	Surface water abstractions	0	0	0	0	0
41	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



43 >	6.1 >	Water Network (OS MasterMap) >	2	19	9	-	-
46 >	6.2 >	Surface water features >	1	11	5	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
56 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	18
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57	10.11	Green Belt	0	0	0	0	0



58	10.12	Proposed Ramsar sites	0	0	0	0	0
58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
60 >	<u>10.17 ></u>	<u>SSSI Impact Risk Zones ></u>	1	-	-	-	-
61	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
62	11.1	World Heritage Sites	0	0	0	-	-
63	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
63	11.3	National Parks	0	0	0	-	-
63 >	<u>11.4 ></u>	<u>Listed Buildings ></u>	0	0	2	-	-
64	11.5	Conservation Areas	0	0	0	-	-
64	11.6	Scheduled Ancient Monuments	0	0	0	-	-
64	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
65 >	<u>12.1 ></u>	<u>Agricultural Land Classification ></u>	Grade 3 (within 250m)				
66	12.2	Open Access Land	0	0	0	-	-
66	12.3	Tree Felling Licences	0	0	0	-	-
66	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<u>Habitat designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
68 >	<u>13.1 ></u>	<u>Priority Habitat Inventory ></u>	0	0	9	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
70 >	<u>14.1 ></u>	<u>10k Availability ></u>	Identified (within 500m)				
71	14.2	Artificial and made ground (10k)	0	0	0	0	-



72 >	14.3 >	Superficial geology (10k) >	2	0	0	1	-
73	14.4	Landslip (10k)	0	0	0	0	-
74 >	14.5 >	Bedrock geology (10k) >	2	0	2	2	-
75 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	15.1 >	50k Availability >	Identified (within 500m)				
77	15.2	Artificial and made ground (50k)	0	0	0	0	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78 >	15.4 >	Superficial geology (50k) >	2	0	0	1	-
79 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	2	0	1	1	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	16.1 >	BGS Boreholes >	0	1	0	-	-
Page	Section	Natural ground subsidence >					
83 >	17.1 >	Shrink swell clays >	Low (within 50m)				
85 >	17.2 >	Running sands >	Low (within 50m)				
87 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
93	18.1	BritPits	0	0	0	0	-
94 >	18.2 >	Surface ground workings >	0	0	5	-	-
94	18.3	Underground workings	0	0	0	0	0
94	18.4	Underground mining extents	0	0	0	0	-



94	18.5	Historical Mineral Planning Areas	0	0	0	0	-
95 >	18.6 >	<u>Non-coal mining</u> >	1	0	0	0	2
95	18.7	JPB mining areas	None (within 0m)				
95	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	-
96	18.11	BGS mine plans	0	0	0	0	-
96	18.12	Coal mining	None (within 0m)				
97	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
97	18.15	Tin mining	None (within 0m)				
97	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
98	19.1	Natural cavities	0	0	0	0	-
98	19.2	Mining cavities	0	0	0	0	0
98	19.3	Reported recent incidents	0	0	0	0	-
98	19.4	Historical incidents	0	0	0	0	-
Page	Section	<u>Radon</u> >					
100 >	20.1 >	<u>Radon</u> >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	21.1 >	<u>BGS Estimated Background Soil Chemistry</u> >	14	1	-	-	-
103	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
104	22.1	Underground railways (London)	0	0	0	-	-
104	22.2	Underground railways (Non-London)	0	0	0	-	-
104	22.3	Railway tunnels	0	0	0	-	-
104	22.4	Historical railway and tunnel features	0	0	0	-	-
104	22.5	Royal Mail tunnels	0	0	0	-	-



105	22.6	Historical railways	0	0	0	-	-
105	22.7	Railways	0	0	0	-	-
105	22.8	Crossrail 2	0	0	0	0	-
105	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2021

Site Area: 7.35ha



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 7.35ha



Recent site history - 2012 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved

Capture Date: 13/09/2012

Site Area: 7.35ha



Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 7.35ha



Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

Site Area: 7.35ha



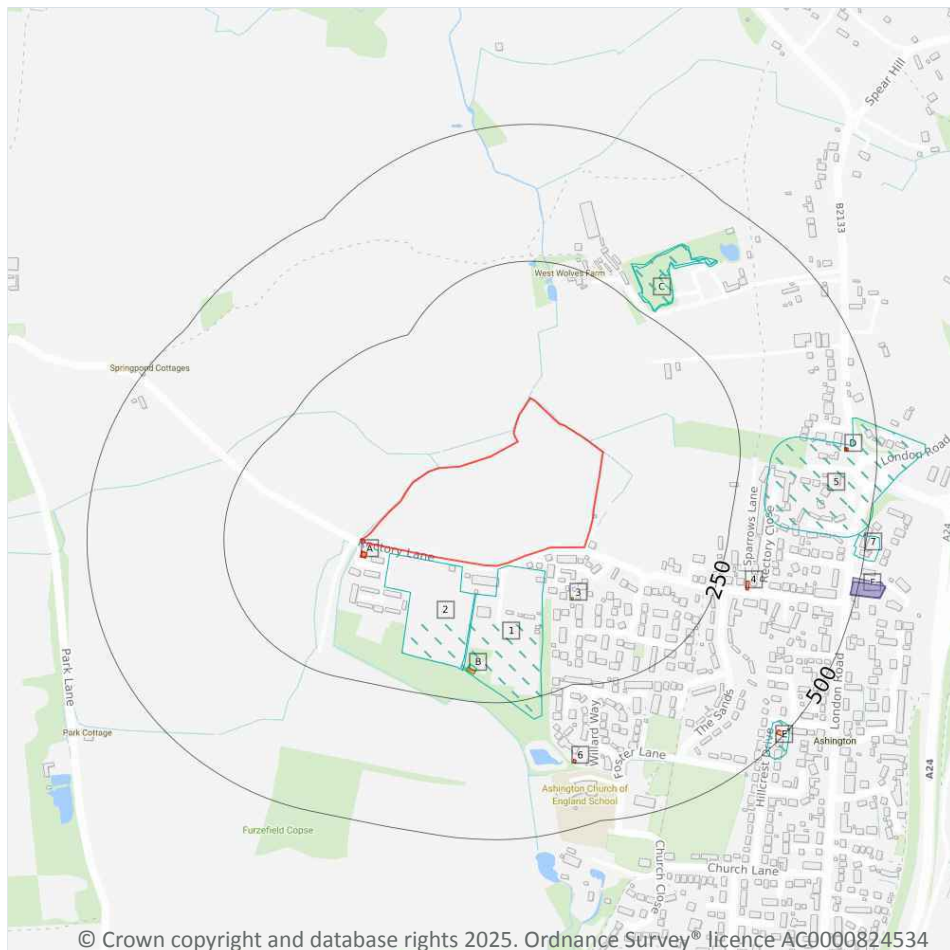
OS MasterMap site plan



Site Area: 7.35ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

8

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

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

ID	Location	Land use	Dates present	Group ID
1	5m S	Nursery	1957 - 1980	2216165



ID	Location	Land use	Dates present	Group ID
2	9m S	Nursery	1946	2303869
B	182m S	Unspecified Tank	1946	2192353
C	264m NE	Unspecified Ground Workings	1946	2164637
C	265m NE	Unspecified Pit	1957	2177936
5	304m E	Nursery	1946 - 1957	2297518
E	471m SE	Sawmills	1946	2186256
7	480m E	Smithy	1875 - 1896	2223833

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
3	91m S	Unspecified Tank	1911 - 1939	418585
B	188m S	Unspecified Tank	1937	393694

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

9

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

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



ID	Location	Land use	Dates present	Group ID
A	17m S	Electricity Substation	1993 - 1999	319107
A	18m S	Electricity Substation	1974	287550
4	301m E	Electricity Substation	1974 - 1995	297301
6	378m S	Electricity Substation	1999	266983
D	441m E	Electricity Substation	1974 - 1992	299947
D	441m E	Electricity Substation	1995	323100
E	486m SE	Electricity Substation	1992	272287
E	497m SE	Electricity Substation	1995	280288
E	498m SE	Electricity Substation	1974	314106

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

2

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

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

ID	Location	Land use	Dates present	Group ID
F	487m E	Garage	1995	94537
F	489m E	Garage	1974 - 1992	82878



This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

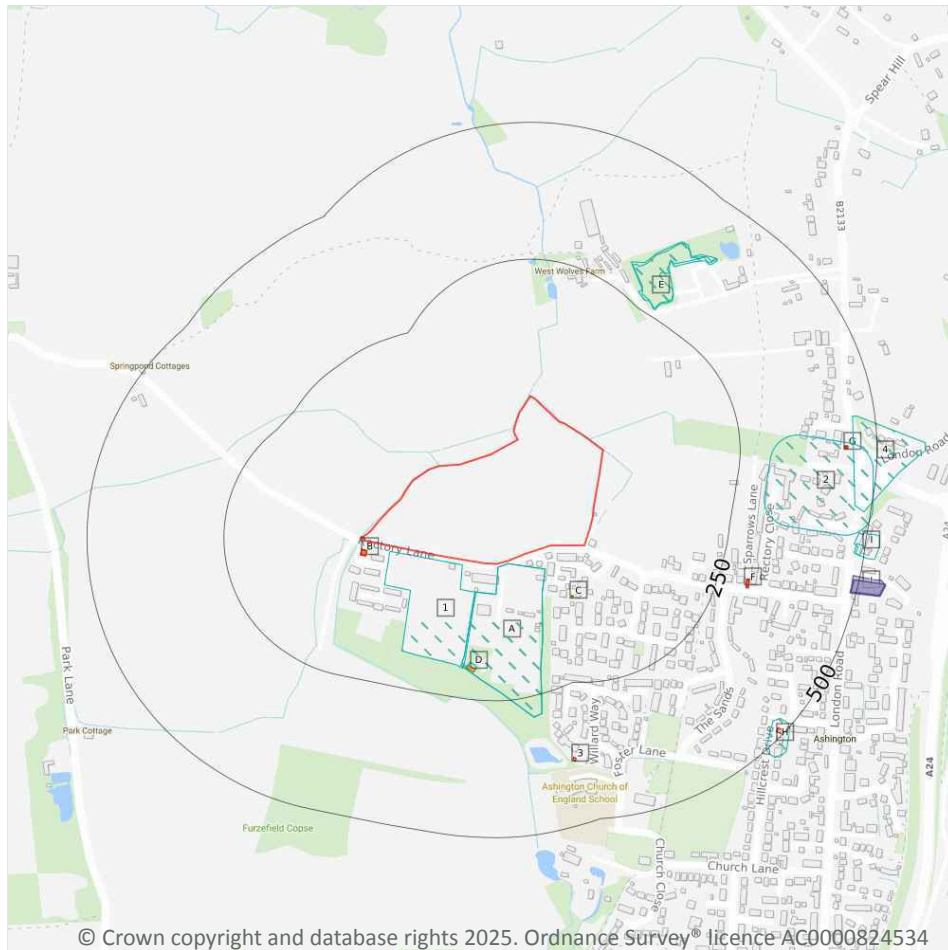
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

11

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

Features are displayed on the Past land use - un-grouped map on [page 19](#) >

ID	Location	Land Use	Date	Group ID
A	5m S	Nursery	1957	2216165
A	5m S	Nursery	1980	2216165
1	9m S	Nursery	1946	2303869



ID	Location	Land Use	Date	Group ID
D	182m S	Unspecified Tank	1946	2192353
E	264m NE	Unspecified Ground Workings	1946	2164637
E	265m NE	Unspecified Pit	1957	2177936
2	304m E	Nursery	1957	2297518
4	457m E	Nursery	1946	2297518
H	471m SE	Sawmills	1946	2186256
I	480m E	Smithy	1896	2223833
I	484m E	Smithy	1875	2223833

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

3

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
C	91m S	Unspecified Tank	1911	418585
C	91m S	Unspecified Tank	1939	418585
D	188m S	Unspecified Tank	1937	393694

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

13

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)



ID	Location	Land Use	Date	Group ID
B	17m S	Electricity Substation	1999	319107
B	17m S	Electricity Substation	1993	319107
B	18m S	Electricity Substation	1974	287550
F	301m E	Electricity Substation	1992	297301
F	301m E	Electricity Substation	1974	297301
F	302m E	Electricity Substation	1995	297301
3	378m S	Electricity Substation	1999	266983
G	441m E	Electricity Substation	1992	299947
G	441m E	Electricity Substation	1995	323100
G	443m E	Electricity Substation	1974	299947
H	486m SE	Electricity Substation	1992	272287
H	497m SE	Electricity Substation	1995	280288
H	498m SE	Electricity Substation	1974	314106

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

3

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

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

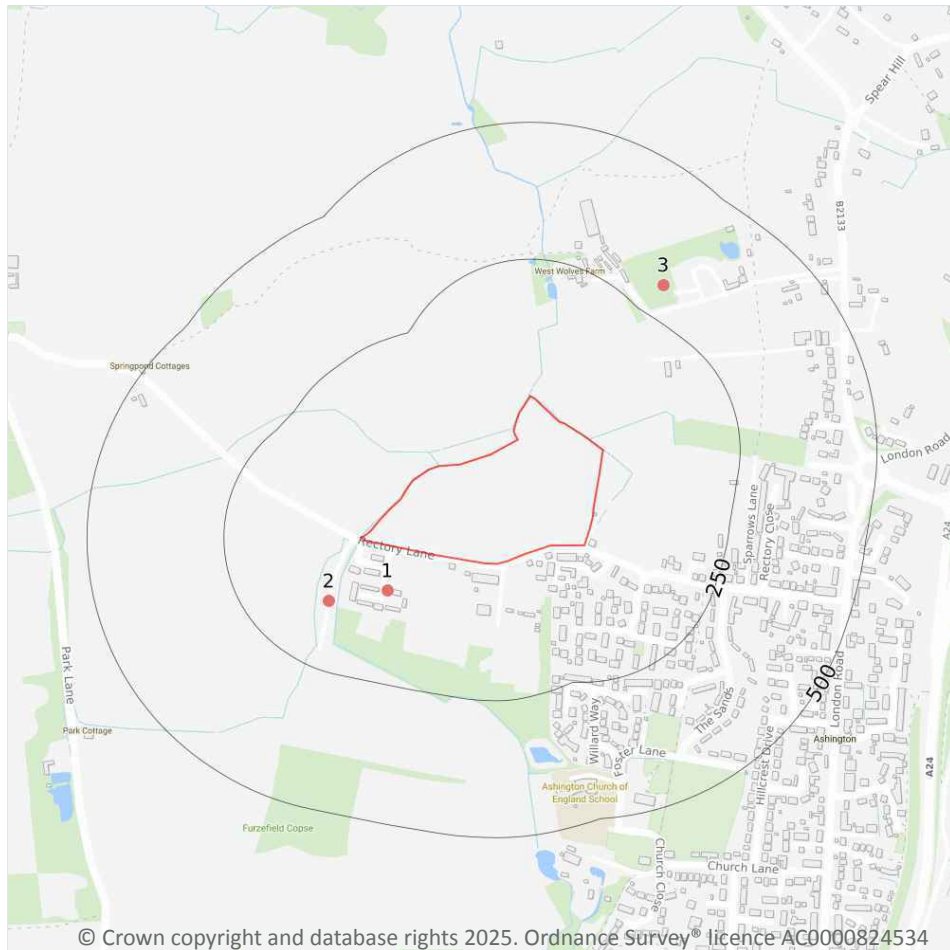


ID	Location	Land Use	Date	Group ID
J	487m E	Garage	1995	94537
J	489m E	Garage	1992	82878
J	491m E	Garage	1974	82878

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**3**

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

Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	83m S	-	WEX266080	Using waste exemption	Not on a farm	Use of waste in construction

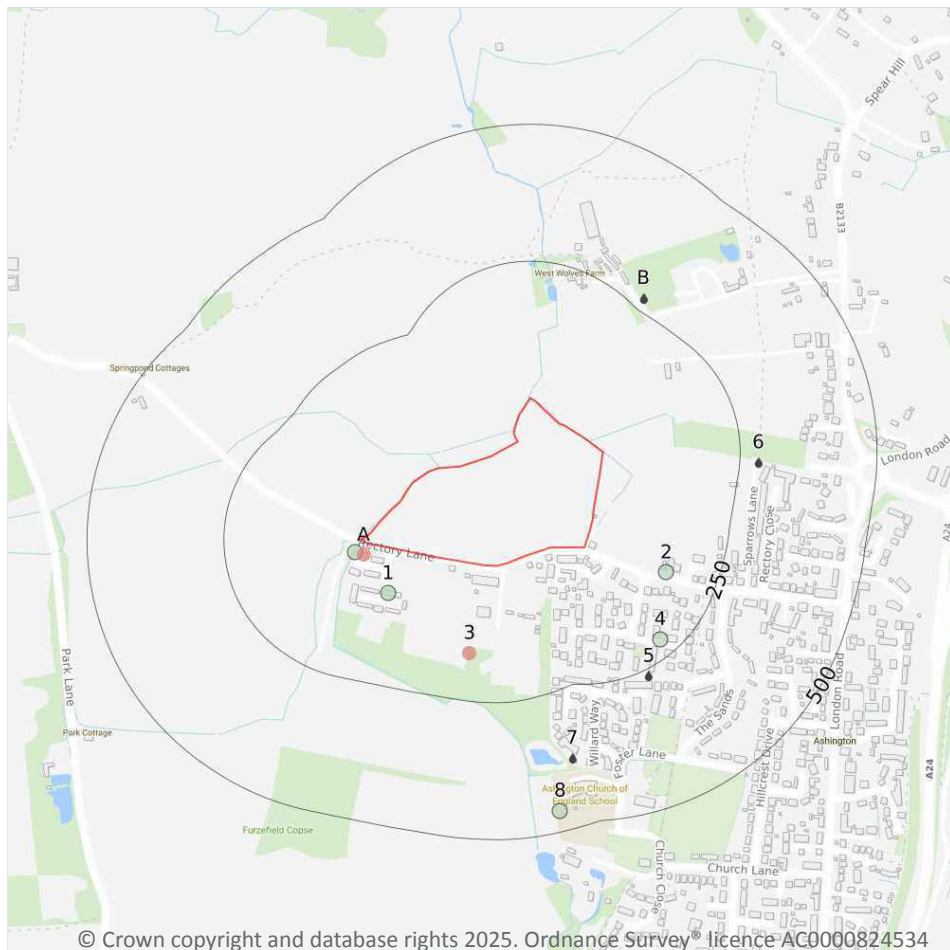


ID	Location	Site	Reference	Category	Sub-Category	Description
2	130m SW	Npa - Electricity Sub Station 53m From 21 Penn Gardens. 14m From R Rectory Lane Rh20 3ar	EPR/GF0106X B/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
3	309m NE	-	WEX323505	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
A	23m S	Electricity Sub Station	West Sussex, RH20	Electrical Features	Infrastructure and Facilities
3	163m S	Pump House	West Sussex, RH20	Water Pumping Stations	Industrial Features

This data is sourced from Ordnance Survey®.



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

Records within 250m

0

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.



4.8 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m**0**

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m**0**

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m**0**

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m**0**

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

This data is sourced from Local Authority records.



4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

5

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

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

ID	Location	Address	Details	
5	263m SE	SCHOOL IN RECTORY LANE, SCHOOL IN RECTORY LANE, ASHINGTON, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01822 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/03/1969 Effective Date: 24/03/1969 Revocation Date: 01/07/1991
B	272m NE	LUCKISTA CARAVAN SITE, LUCKISTA CARAVAN SITE, WEST WOLVES, BILLINGSHURST ROAD, ASHINGTON, WEST SUSSEX	Effluent Type: SEWAGE & TRADE COMBINED - UNSPECIFIED Permit Number: P09780 Permit Version: 1 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 10/08/2001 Effective Date: 10/08/2001 Revocation Date: 04/08/2003
B	272m NE	LUCKISTA CARAVAN SITE, LUCKISTA CARAVAN SITE, WEST WOLVES, BILLINGSHURST ROAD, ASHINGTON, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P09780 Permit Version: 2 Receiving Water: UNNAMED TRIB OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 05/08/2003 Effective Date: 05/08/2003 Revocation Date: -
6	284m E	RESIDENTIAL DEVELOPMENT, ASHINGTON, RESIDENTIAL DEVELOPMENT AT, RECTORY CLOSE, ASHINGTON, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: P06585 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 05/06/1997 Effective Date: 05/06/1997 Revocation Date: -



ID	Location	Address	Details	
7	375m S	WILLARD WAY ASHINGTON WPS, WASTE PUMPING STATION, WILLARD WAY, ASHINGTON, WEST SUSSEX, RH20 3PQ	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: P07398 Permit Version: 1 Receiving Water: UNNAMED TRIB OF LANCING BROOK	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 12/05/1999 Effective Date: 12/05/1999 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

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

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.16 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

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

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 List 2 Dangerous Substances

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

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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



4.19 Pollution Incidents (EA/NRW)

Records within 500m

5

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

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

ID	Location	Details	
A	25m SW	Incident Date: 04/03/2002 Incident Identification: 61861 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
1	82m S	Incident Date: 23/08/2003 Incident Identification: 184540 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
2	156m E	Incident Date: 03/09/2002 Incident Identification: 104861 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	218m SE	Incident Date: 18/07/2001 Incident Identification: 17461 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
8	462m S	Incident Date: 16/10/2004 Incident Identification: 272404 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Chemical Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)

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

4.20 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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



4.21 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.22 Pollution inventory radioactive waste

Records within 500m

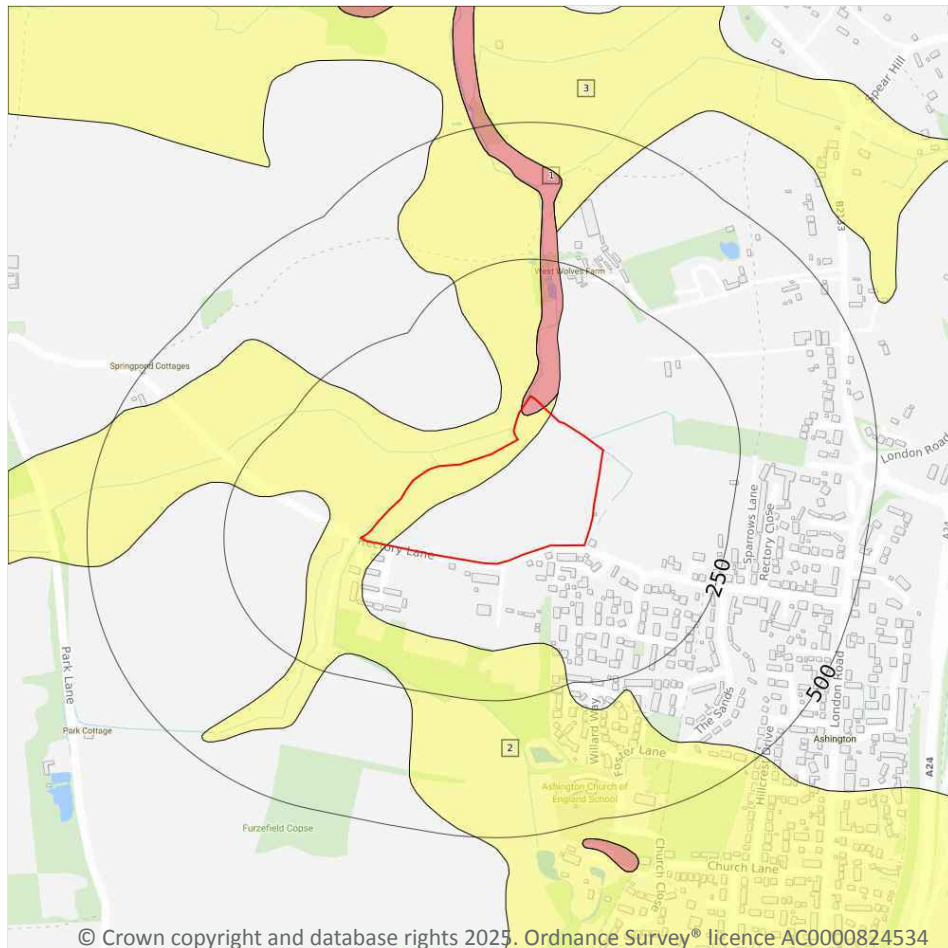
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

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

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

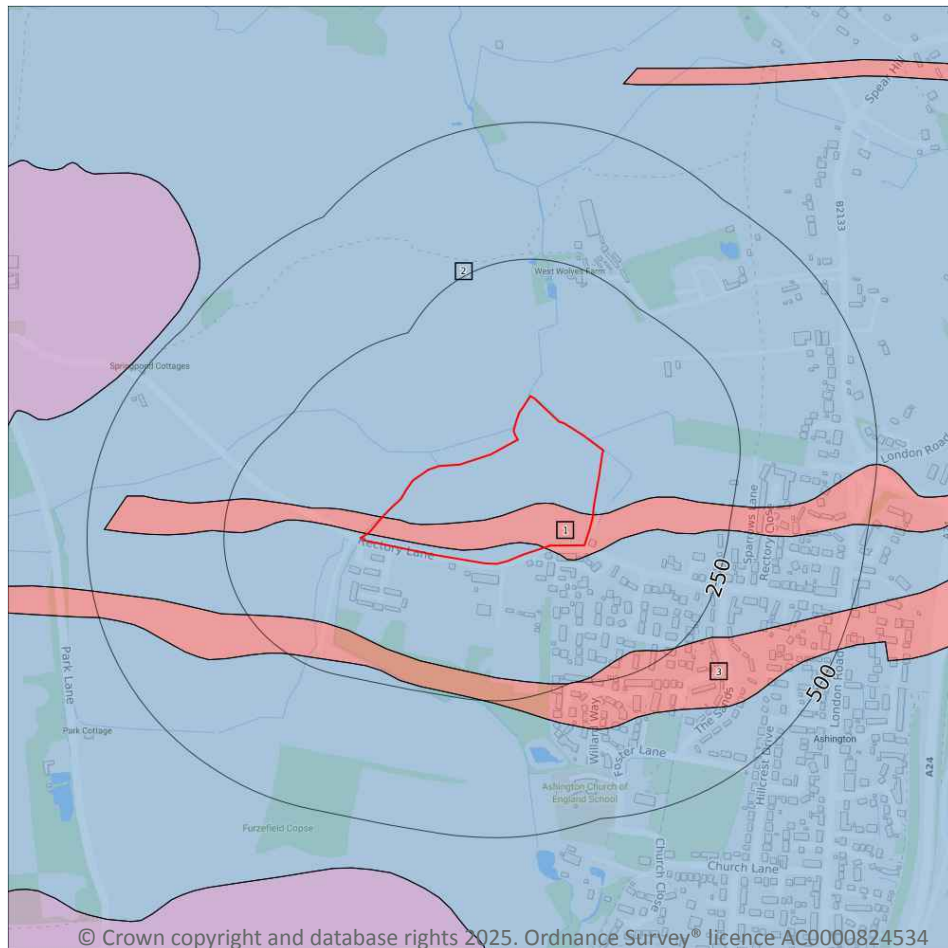


ID	Location	Designation	Description
3	303m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

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

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

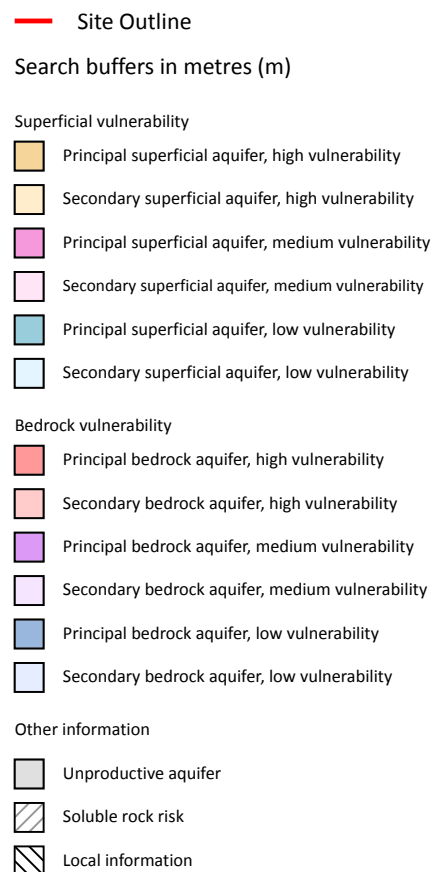
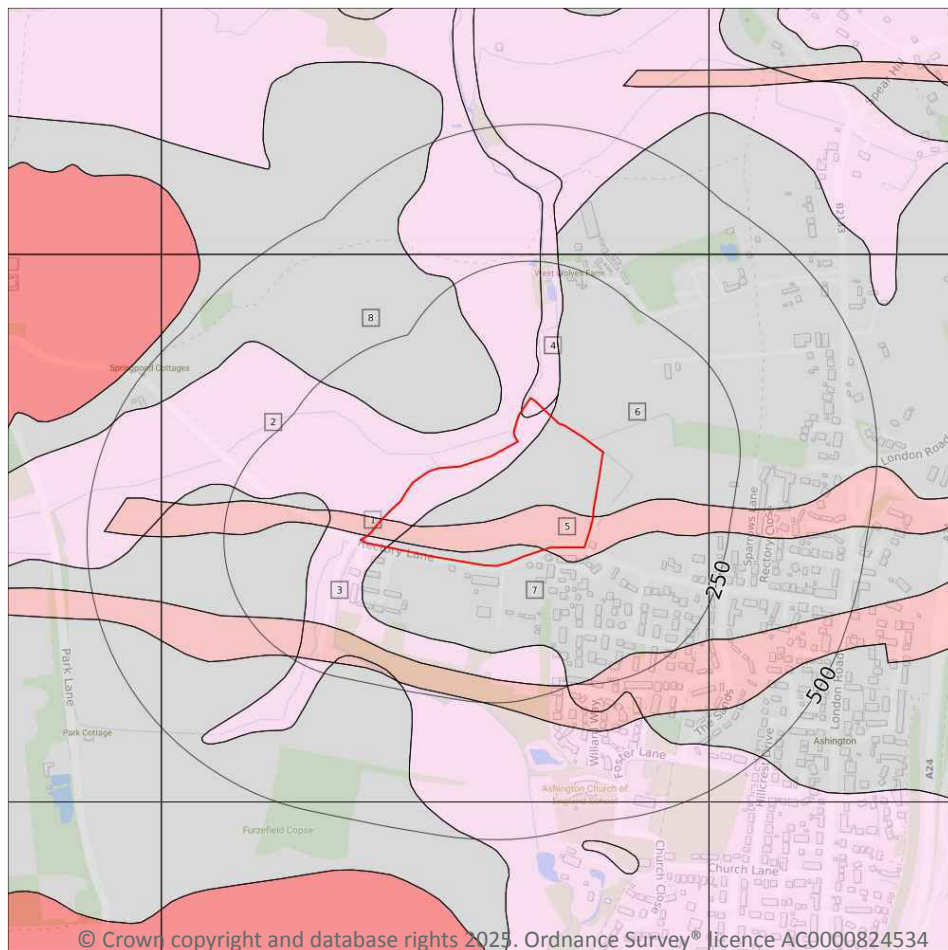


ID	Location	Designation	Description
3	165m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

8

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

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

Features are displayed on the Groundwater vulnerability map on [page 37](#) >



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



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
7	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
8	39m W	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

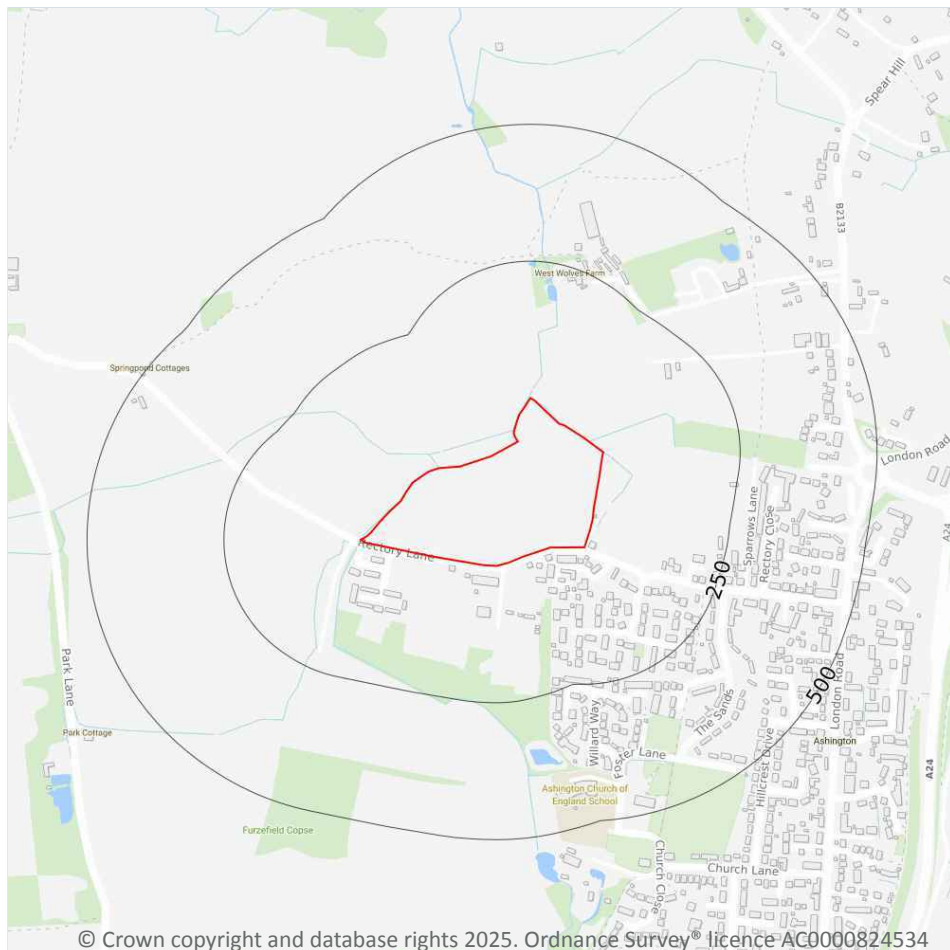
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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

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

ID	Location	Details	
-	1222m S	Status: Historical Licence No: 10/41/331101 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MALTHOUSE FARM ASHINGTON Data Type: Point Name: Allan Easting: 512580 Northing: 115210	Annual Volume (m ³): 13638 Max Daily Volume (m ³): 229.6 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 08/06/2009 Version End Date: -
-	1891m S	Status: Historical Licence No: 10/41/331102 Details: Animal Watering & General Use in non Farming situations Direct Source: Southern Region Groundwater Point: BARNARDS NURSERY Data Type: Point Name: Muntz Easting: 511910 Northing: 114640	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
-----------------------------	----------

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

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

5.8 Potable abstractions

Records within 2000m	0
-----------------------------	----------

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

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

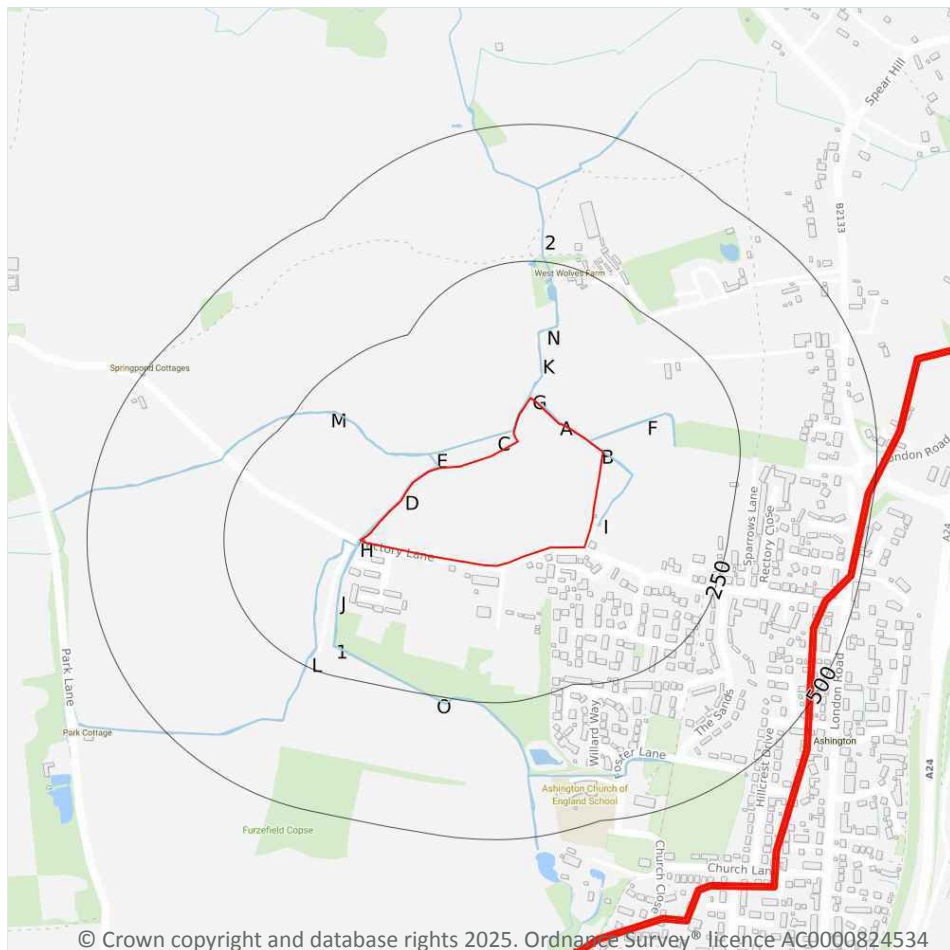
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

30

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

Features are displayed on the Hydrology map on [page 43](#) >

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



ID	Location	Type of water feature	Ground level	Permanence	Name
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	1m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	1m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	2m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
G	3m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
H	4m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	11m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	12m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	13m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	14m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Lancing Brook
H	14m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	14m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	16m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	17m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	19m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
L	22m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	24m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	28m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
E	29m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Lancing Brook
M	30m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
N	126m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Lancing Brook
N	128m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
N	183m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
1	192m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
O	196m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	210m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
N	212m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	214m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook
2	220m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Lancing Brook

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

17

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 43 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 43 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
E	On site	River	Adur (Lancing brook)	GB107041012160	Adur Upper	Adur and Ouse

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



6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 43](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	902m N	River	Adur (Lancing brook)	GB107041012160 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

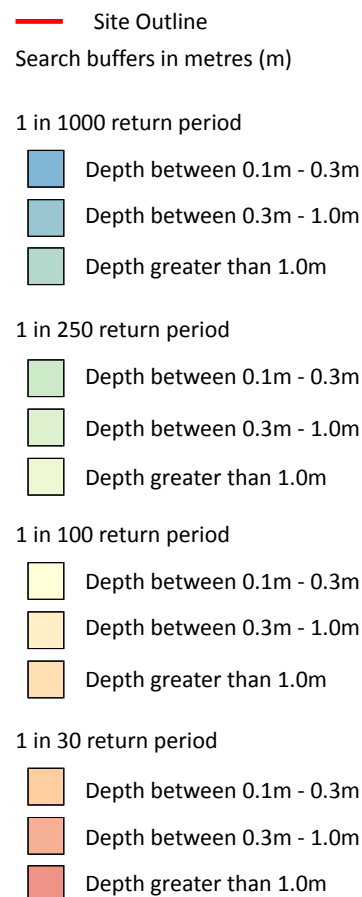
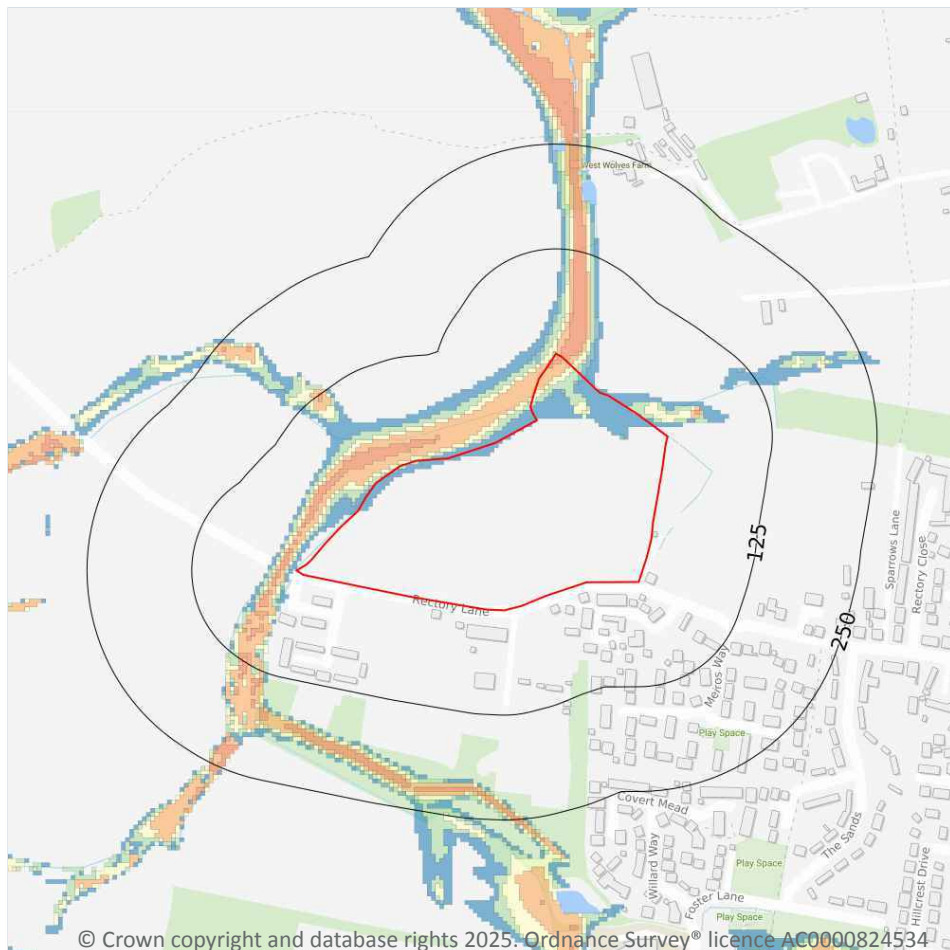
Records within 50m

0

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

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

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

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

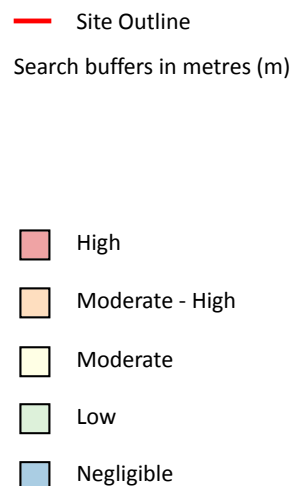
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

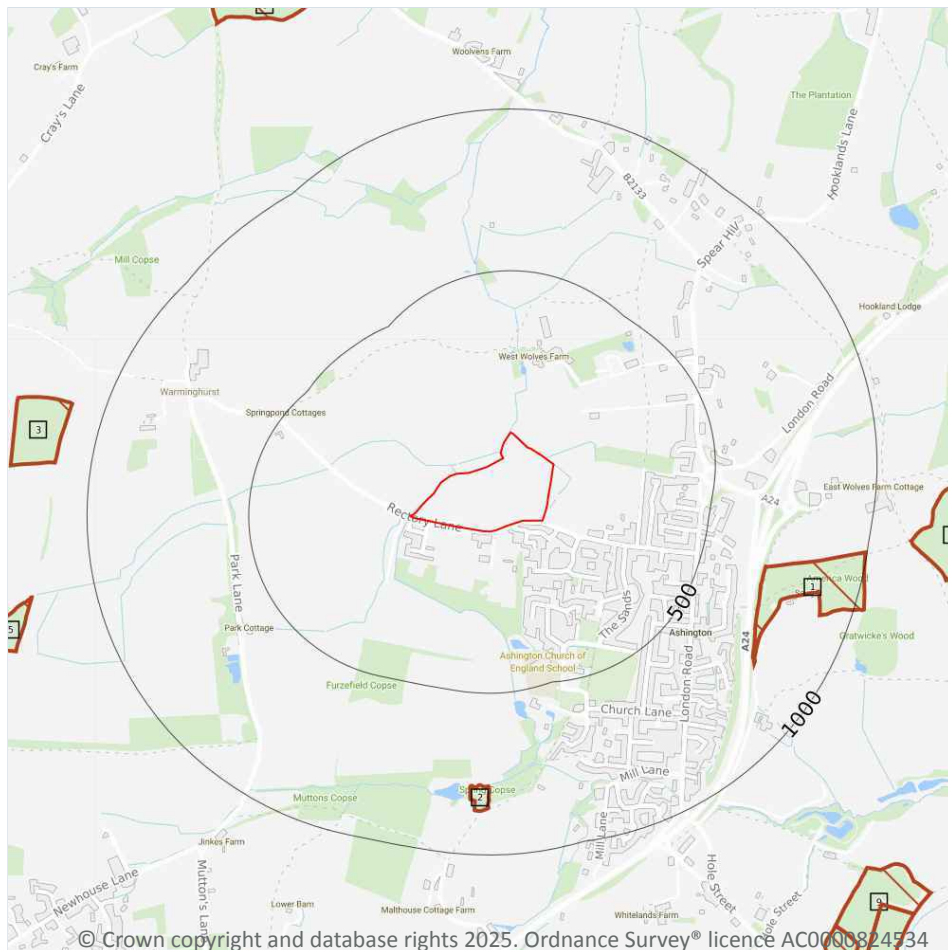
Low

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

Features are displayed on the Groundwater flooding map on [page 53](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

18

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

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

ID	Location	Name	Woodland Type
1	701m E	America Wood	Ancient & Semi-Natural Woodland
2	785m S	Unknown	Ancient & Semi-Natural Woodland
3	1102m W	Unknown	Ancient & Semi-Natural Woodland
4	1129m E	Baldwins Wood	Ancient & Semi-Natural Woodland
5	1197m W	Unknown	Ancient & Semi-Natural Woodland
-	1282m E	Baldwins Wood	Ancient Replanted Woodland
-	1360m S	Unknown	Ancient & Semi-Natural Woodland
8	1454m NW	Unknown	Ancient & Semi-Natural Woodland
9	1469m SE	Unknown	Ancient Replanted Woodland
-	1488m NE	Calfcroft Wood	Ancient & Semi-Natural Woodland
-	1533m S	Unknown	Ancient & Semi-Natural Woodland
12	1546m SE	Unknown	Ancient & Semi-Natural Woodland
-	1628m S	Whiteland's Copse, Lower Copse	Ancient & Semi-Natural Woodland
-	1729m E	Unknown	Ancient & Semi-Natural Woodland
-	1910m N	Unknown	Ancient & Semi-Natural Woodland
-	1922m E	Frenchland Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1925m E	Unknown	Ancient & Semi-Natural Woodland
-	1935m E	Unknown	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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



10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m

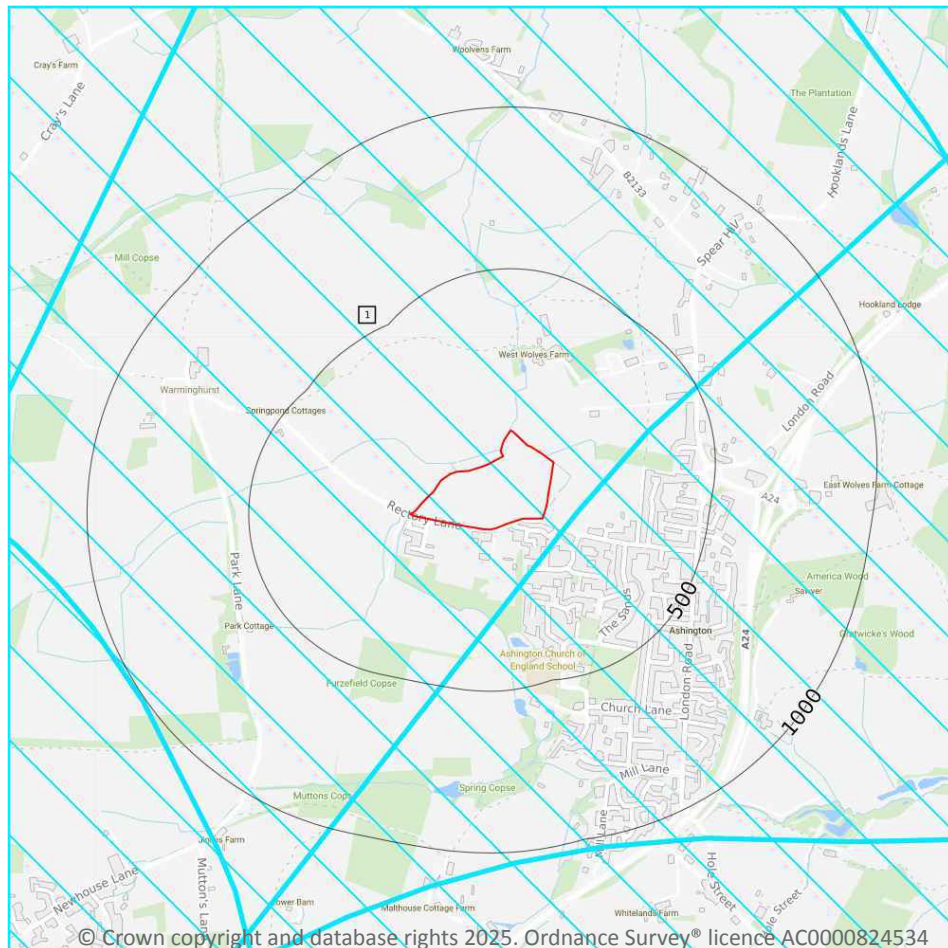
0

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

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- ▨ SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 60](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000500000&notes=11301&location=512559,117571%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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



11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

2

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

Features are displayed on the Visual and cultural designations map on [page 62 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	232m NE	West Wolves Farmhouse	II	1286931	09/05/1980
2	250m E	Laurel Cottage Orchard Cottage	II	1191796	09/05/1980

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

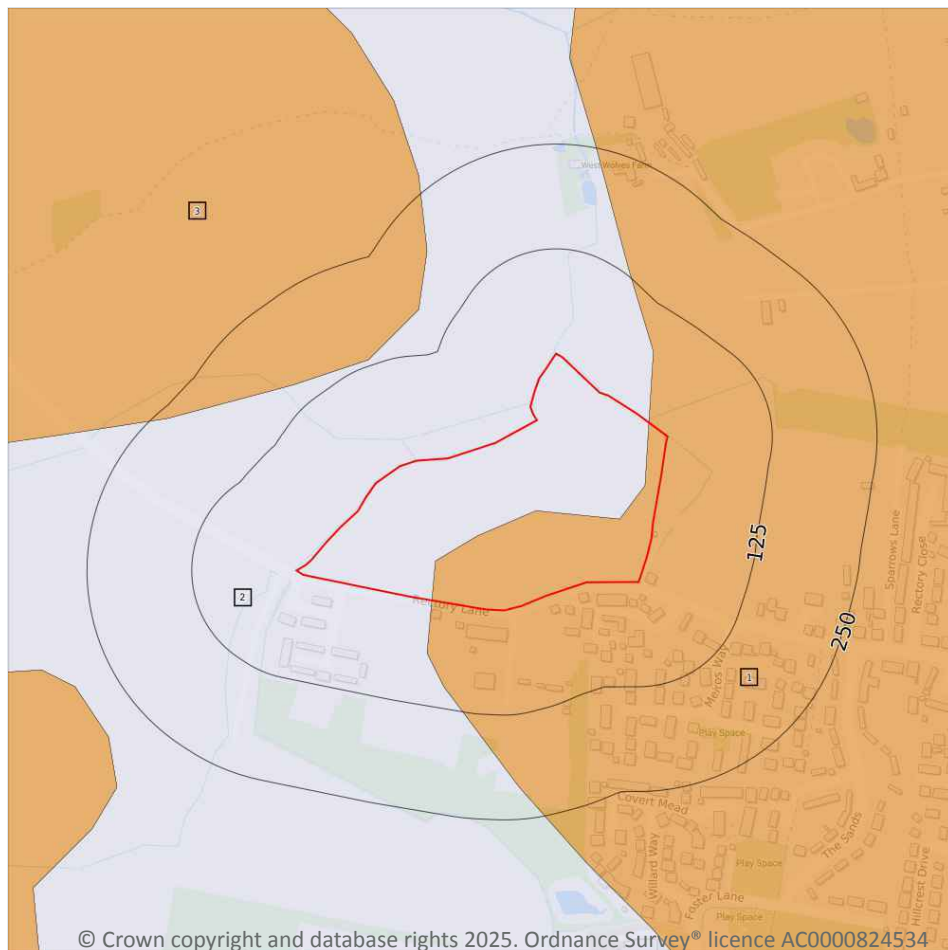
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

3

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

Features are displayed on the Agricultural designations map on [page 65](#) >

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

ID	Location	Classification	Description
2	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
3	132m N	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

9

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

Features are displayed on the Habitat designations map on [page 68](#) >

ID	Location	Main Habitat	Other habitats
A	95m E	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
1	102m E	Traditional orchard	Main habitat: TORCH (INV > 50%)
A	103m E	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
2	129m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
3	131m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	143m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	154m E	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
B	172m E	Traditional orchard	Main habitat: TORCH (INV > 50%)
5	225m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

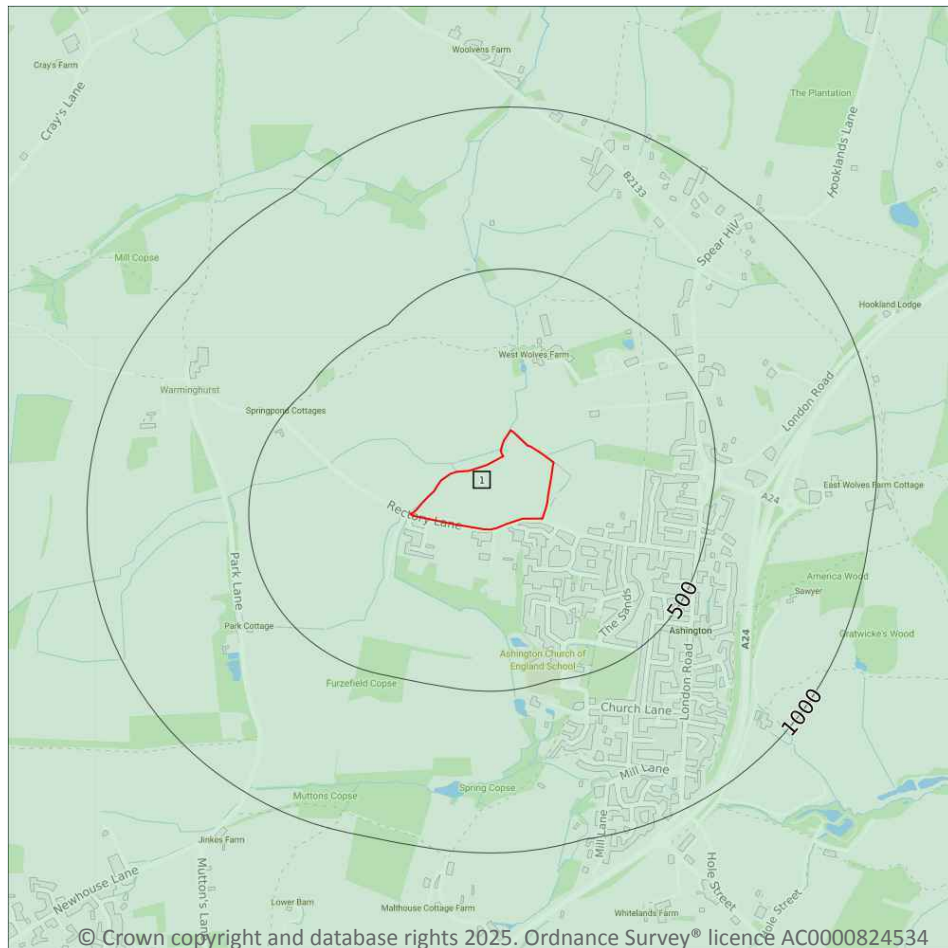
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 70](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	TQ11NW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

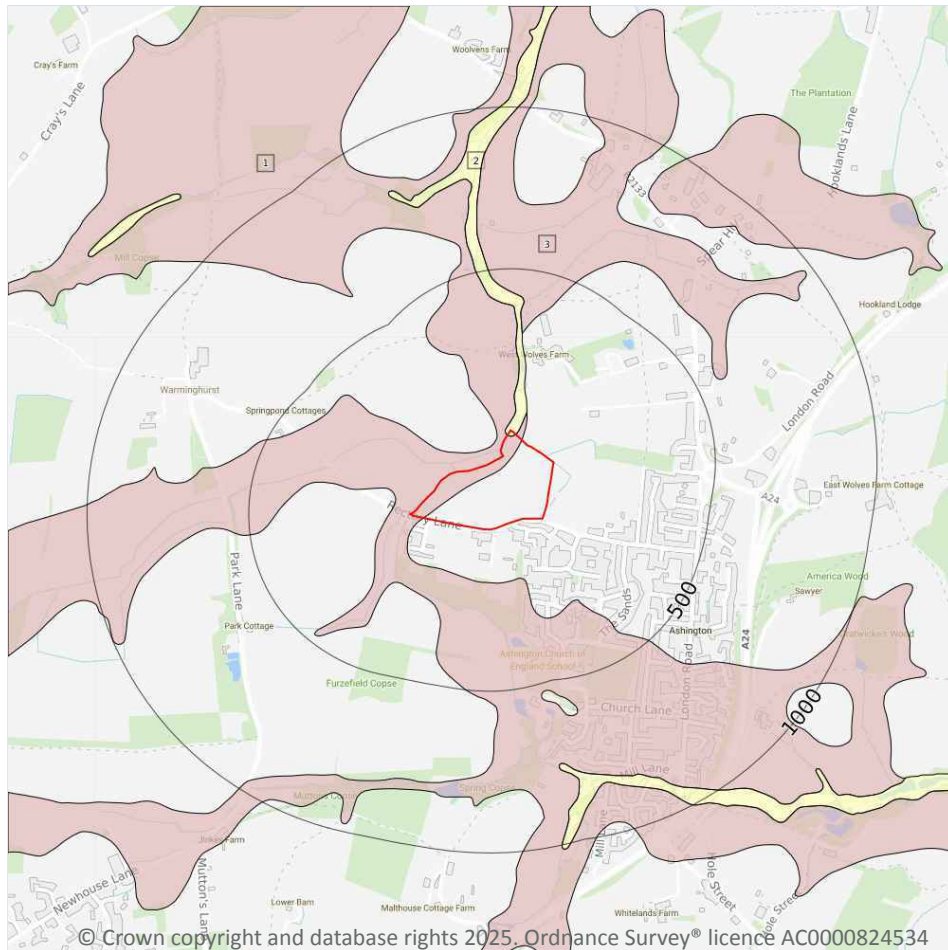
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

3

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

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

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZS	Head-Clay, Silt And Sand	Clay, silt and sand
2	On site	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
3	301m N	HEAD-XCZS	Head-Clay, Silt And Sand	Clay, silt and sand

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

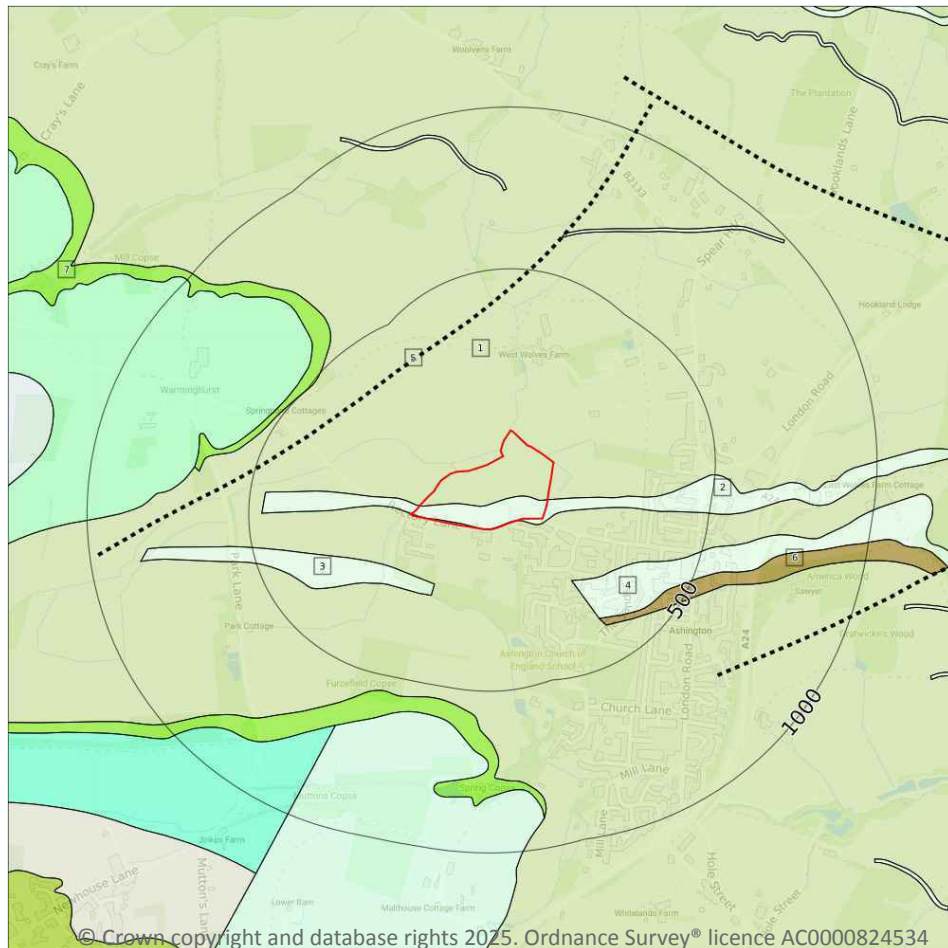
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

6

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 74 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
2	On site	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
3	171m S	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
4	212m SE	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian



ID	Location	LEX Code	Description	Rock age
6	355m SE	WC-MDLM	Weald Clay Formation-Mudstone And Limestone, Interbedded	Hauterivian
7	495m NW	AC-MDST	Atherfield Clay Formation-Mudstone	Aptian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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

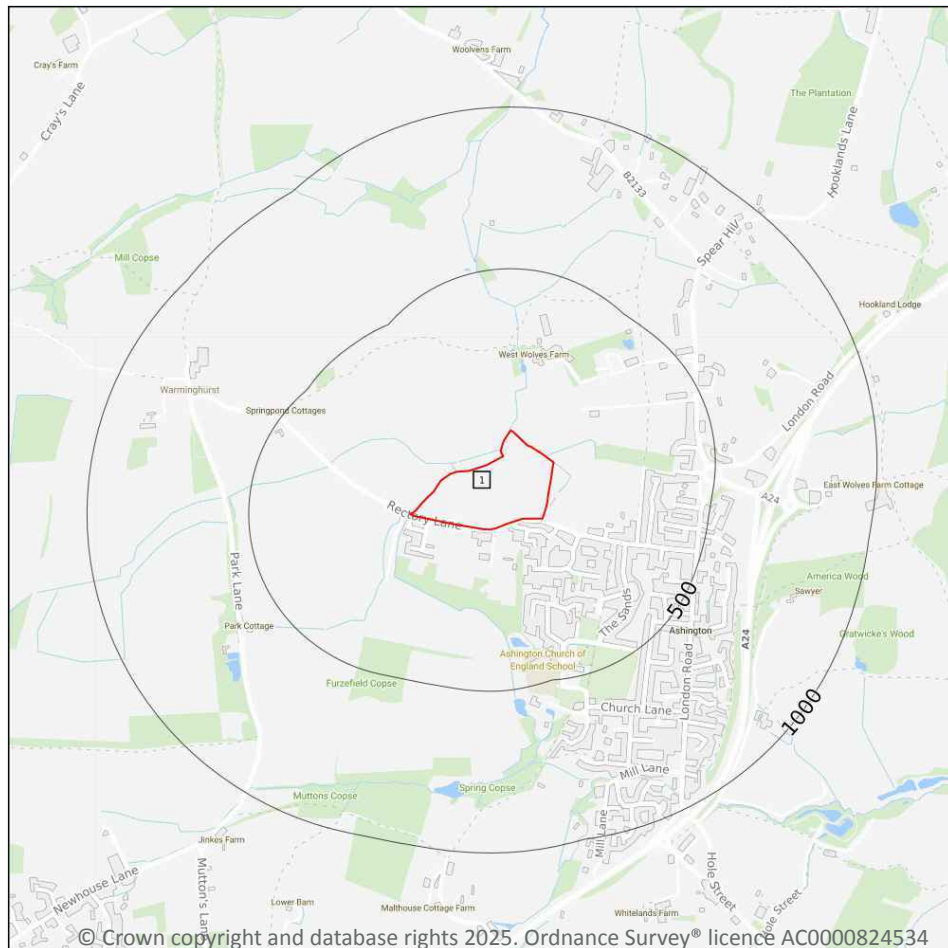
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 74 >](#)

ID	Location	Category	Description
5	351m NW	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 76](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

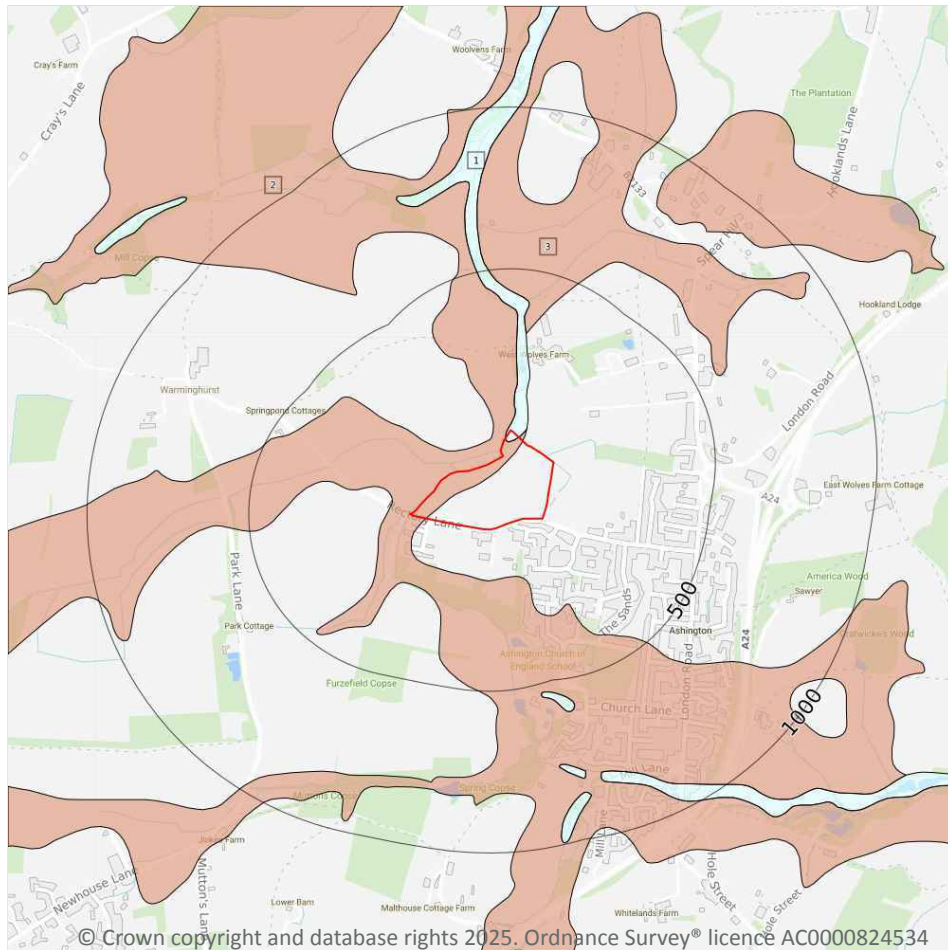
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
2	On site	HEAD-XCZSV	Head	Clay, silt, sand and gravel
3	303m N	HEAD-XCZSV	Head	Clay, silt, sand and gravel



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

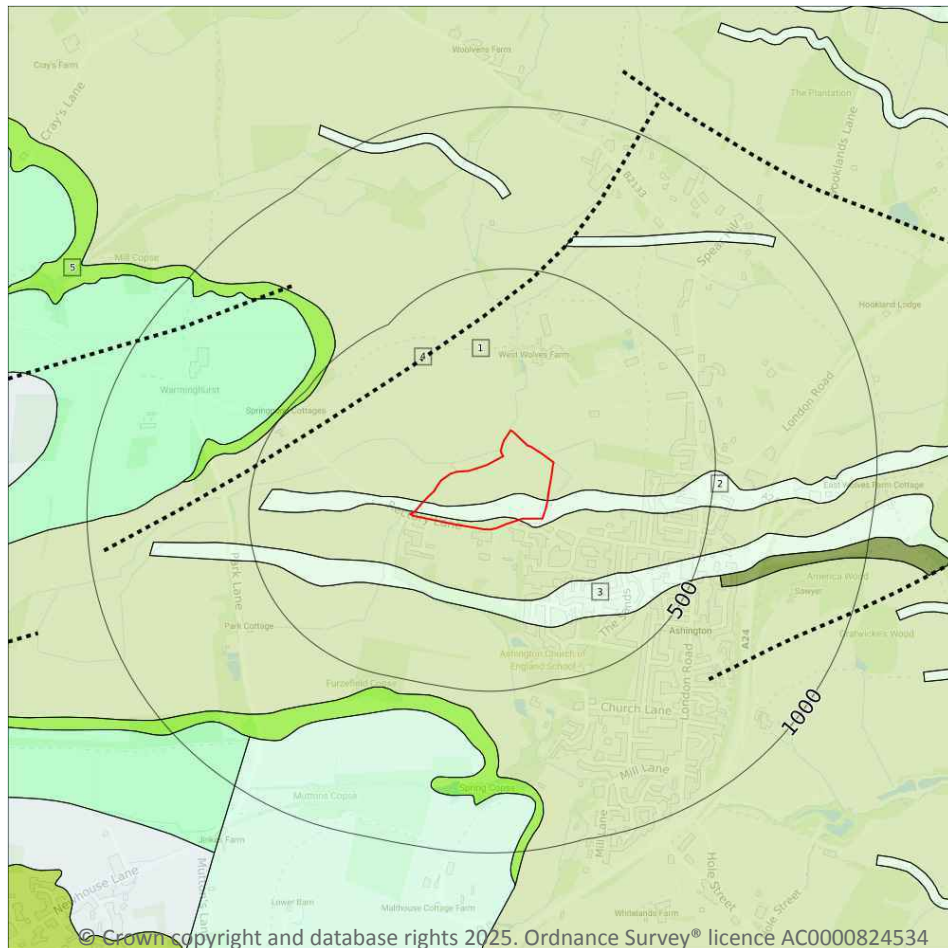
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



15.8 Bedrock geology (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 80 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
2	On site	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
3	165m S	WC-SDST	Weald Clay Formation-Sandstone	Hauterivian
5	481m NW	AC-MDST	Atherfield Clay Formation-Mudstone	Aptian



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 80](#) >

ID	Location	Category	Description
4	337m NW	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



- Site Outline
- Search buffers in metres (m)
- Confidential
 - 0 - 10m
 - 10 - 30m
 - 30m+
 - Unknown

16.1 BGS Boreholes

Records within 250m

1

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

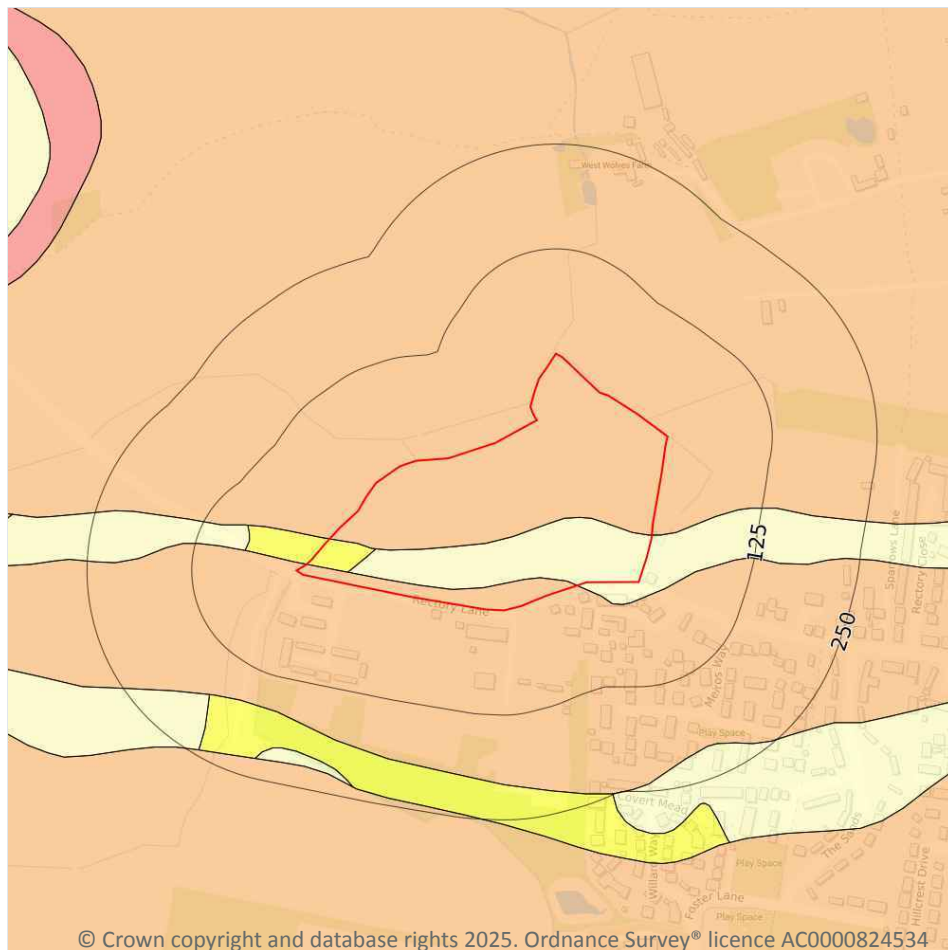
Features are displayed on the Boreholes map on [page 82](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	40m S	512650 116400	HODGES RECTORY LANE ASHINGTON	46.0	N	578030 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

3

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 83 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
On site	Low	Ground conditions predominantly medium plasticity.

