



Geo-Environmental

DESK STUDY REPORT

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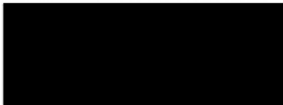
LAND OFF RECTORY LANE, ASHINGTON, WEST SUSSEX,

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
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APPENDICES

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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 has an outline planning application for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access. The proposed development 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- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);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.

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

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

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

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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
Onsite, western boundary	Head Deposits	Superficial	Undifferentiated Aquifer	Medium
Onsite, northern corner	Alluvium Deposits	Superficial	Secondary A	Medium
Onsite	Weald Clay Formation- Mudstone	Bedrock	Unproductive	N/A
Onsite, 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



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.



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	
Onsite	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 – 1No. 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).



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



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
Onsite 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 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. 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 onsite 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 prior to development and controlled by planning conditions 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.

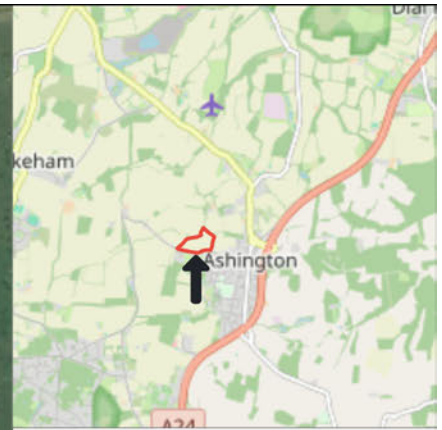
The following works are recommended:

- 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





Legend

Site Boundary

0 25 m 50 m
© Mapbox



Geo-Environmental

Produced by **Datanest.earth**

Title:

Site Location Plan

Client:

Taylor Wimpey

Size: A4

Project:

Land off Rectory
Lane, Ashington
RH20 3AS

Drawn: IA

Figure No.: 1

Date:

14-07-2026

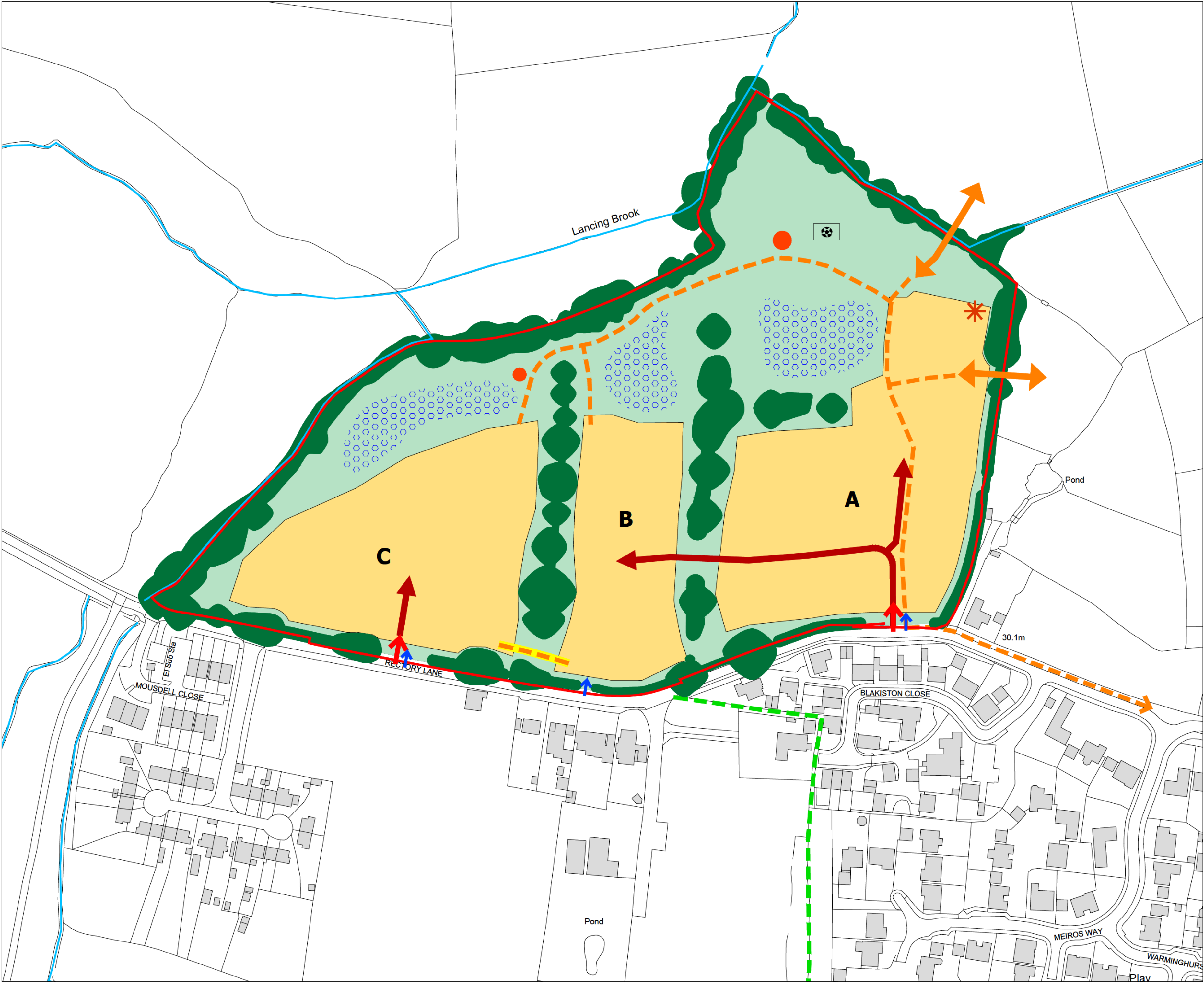
Checked: GR

Proj No:

GE23647

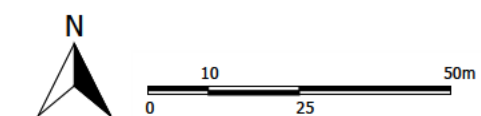
Scale: 1:2025

Version: v2



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

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



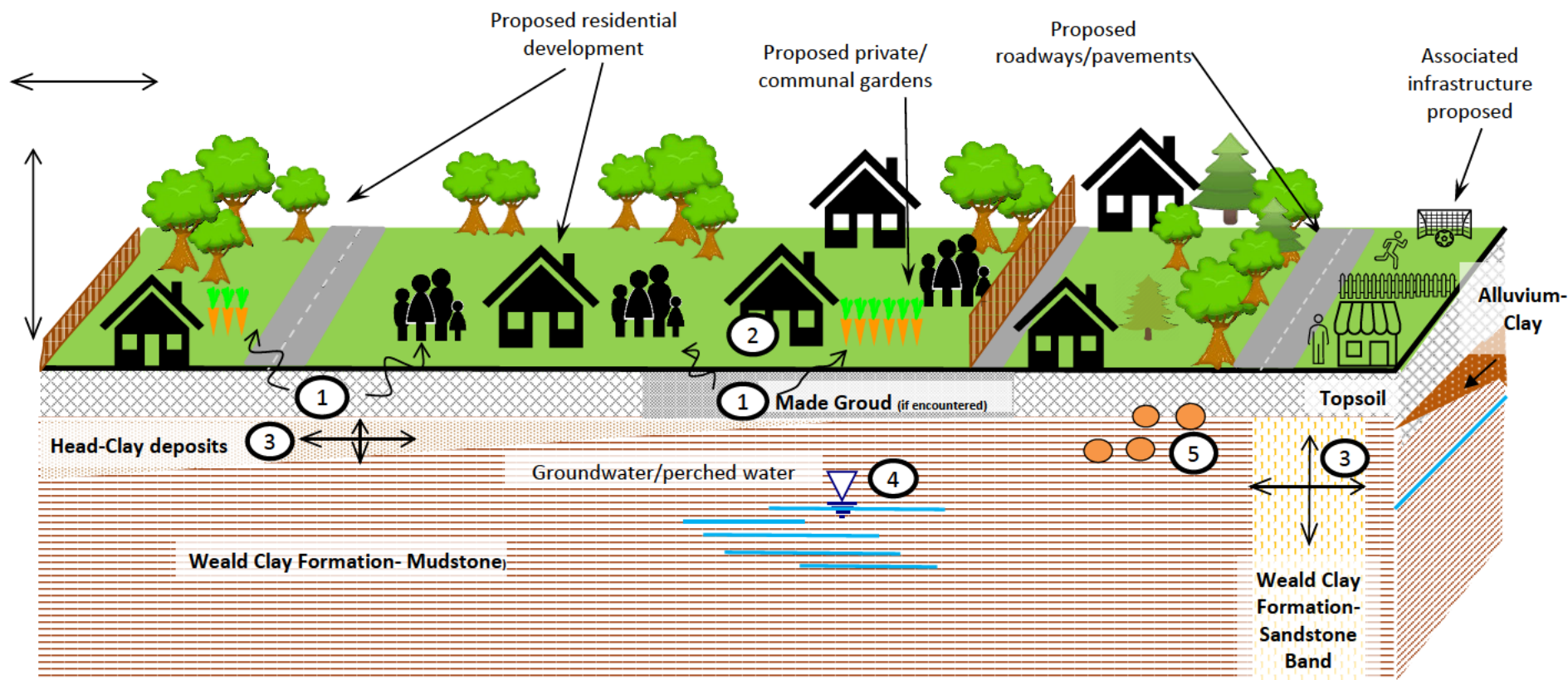
Project		
Land north of Rectory Lane Ashington		
Title		
Outline Masterplan (Parameter)		
Job	Drawing No.	Rev.
26001	06	E
Drawn	Scale	Date
TS	1:1250@A2	07/2026



37 Stoke Fields, Guildford, GU1 4LT, Tel 07887 743567
Copyright: This drawing is the property of Urban Place Lab Ltd. No disclosure or copy of it may be made without the written permission of Urban Place Lab Ltd.

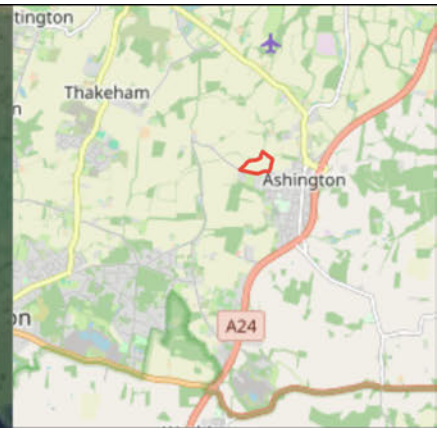
Possible Pollutant Linkages:

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**
- Features
 - 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: 14-07-2026	Checked: GR		
Proj No: GE23647	Scale: 1:2155		
			Version: v2

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 >	Non-coal mining >	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	Radon >					
100 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	21.1 >	BGS Estimated Background Soil Chemistry >	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



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



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

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

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

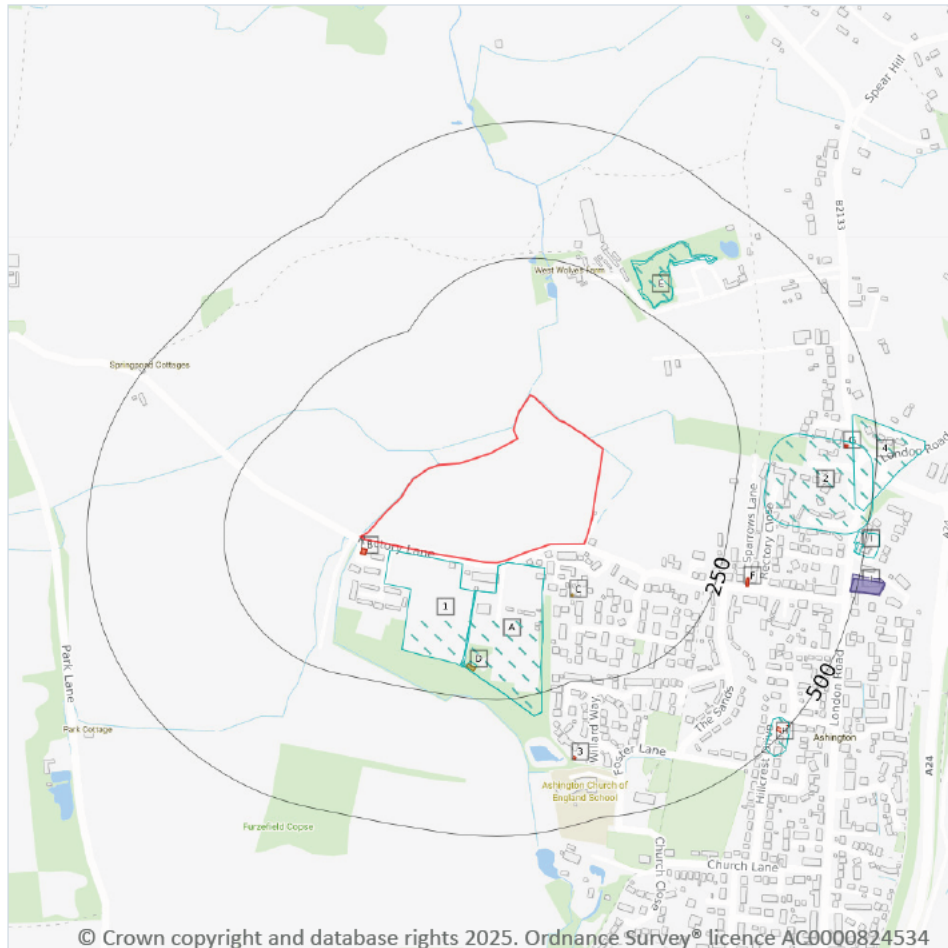
0

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](#) >

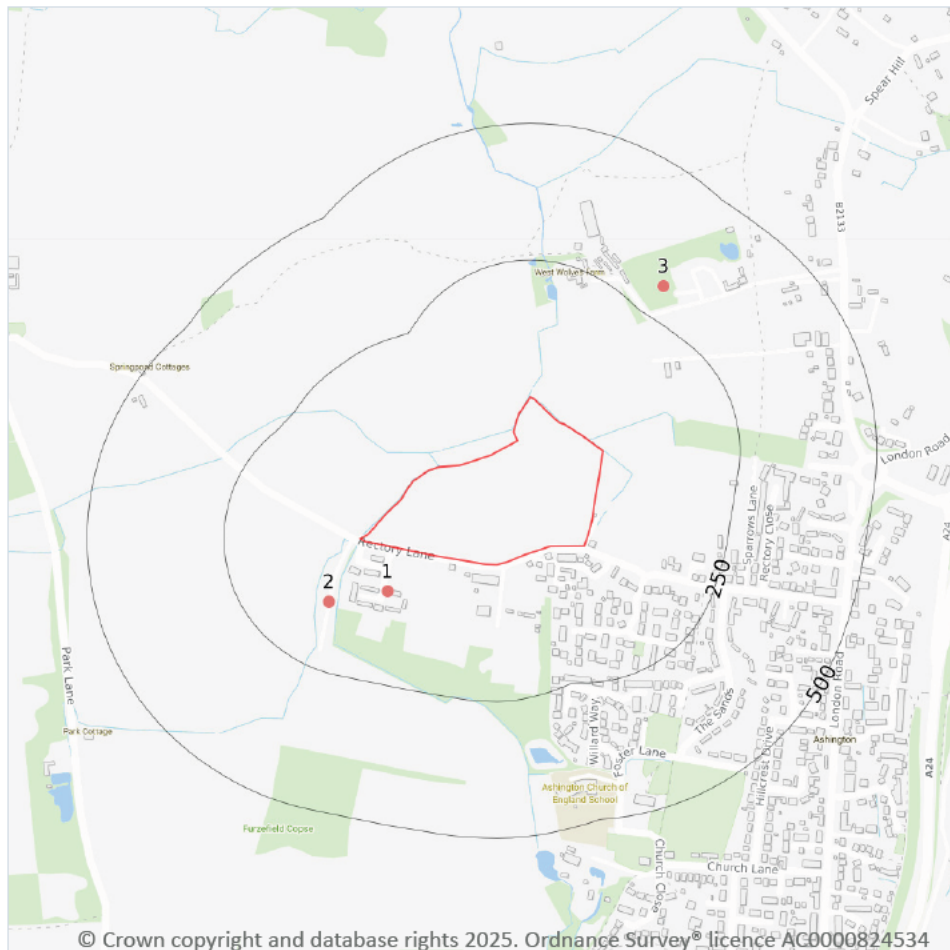


ID	Location	Land Use	Date	Group ID
J	487m E	Garage	1995	94537
J	489m E	Garage	1992	82878
J	491m E	Garage	1974	82878

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.

