



## **Phase I Geoenvironmental Desk Study**

***Townhouse Dairy, Townhouse Farm, Church  
Lane, Ardingly, RH17 6UR***

Client Name: Balcombe Estate

Project Number: P4271.1.1

Date: 5 August 2022

|                     |                                                                  |
|---------------------|------------------------------------------------------------------|
| <b>Client:</b>      | Balcombe Estate                                                  |
| <b>Site:</b>        | Townhouse Dairy, Townhouse Farm, Church Lane, Ardingly, RH17 6UR |
| <b>Report ref.:</b> | P4271.1.1                                                        |
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| <b>Issue Date:</b>  | 05 August 2022                                                   |
| <b>Version:</b>     | <i>Final</i>                                                     |

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| P4271.1.0       | Original           | 8 June 2021    |
| P4271.1.1       | Updated site plans | 05 August 2022 |



**agb Environmental Ltd**

## **Executive Summary**

The client, Balcombe Estate, commissioned agb Environmental Ltd to undertake a Phase I desk study of a plot known as Townhouse Dairy, Townhouse Farm, Church Lane, Ardingly, RH17 6UR, that is being considered for redevelopment.

### Development Proposals

We understand that part of the site is to have the Old Dairy structure retained, and part is to have the existing agricultural barn structures demolished, followed by the construction of 2no. detached residential dwellings with car port, garden store, garage and private garden areas.

### Site Description and Environmental Setting

The earliest mapping (c.1874) indicates the site to be developed with three detached structures of varying sizes and shapes noted, these are mainly confined to the northern half. In addition, the extreme western edge of the site falls within an area of historical extraction which appears to now be overgrown with trees. In subsequent mapping of 1896, an additional structure is noted along the eastern flank, the previously noted historical extraction area is labelled as being an old gravel pit. In 1910 of the previously noted structures in the western flank is no longer observed. The site remains largely unchanged in the intervening years until the late 1960s when the site was redeveloped with a number of rectangular structures now observed. In the late 1970's additional structures were evident along the southern flank and possibly along the northern flank.

The walkover survey found the site to be accessible, for both vehicles and pedestrians, from the north along to the end of Church Lane. The site itself is relatively flat and level with local undulations throughout, to the south, approximately 20m south, there is a pronounced slope from north to south. To the north of the site the ground level increases slightly from south to north.

The central area of the site is formed of a number of semi-detached barn buildings of varying sizes and shapes, predominately brick built to the west and to the east of metal construction. On the western flank possible cemented asbestos containing roofing material was observed and adjacent to the western flank is a log storage area along with farm machinery and horse trailers. To the south is used for ad-hoc vehicular parking. A building in the east area, adjacent to the barn buildings, which was unoccupied at the time, has clearly been used as an office, with a disabled ramp noted. Signage on the frontage indicates it was used previously by a ventilation and ductwork contractors.

The ground covering is a mixture of hardstanding, compacted earthwork and gravel driveway.

The surrounding environs are largely rural in nature with open fields noted immediately west, south and east. Sporadic residential dwellings are noted immediately north. Of notable interest during the reviewed mapping is an historical gravel pit immediately west (the periphery of which extends on site).

The bedrock geology is recorded as being the Cuckfield Stone Bed in the northeast flank with the remainder of the site being formed of The Lower Grinstead Clay Formation. No superficial drift deposits have been identified. In addition, there are no records of artificial/Made Ground within 500m.

There are no records within 250m of historical landfills or other waste sites. In respect of BritPits there are four ceased records within 250m, the closest of which is located 58m northwest for the commodity of sand and gravel. The other entries are 58m northwest, 78m west and 84m south all of which are for the commodity of sandstone. In addition, there are twenty-four records within 250m relating to surface ground workings, eleven of which are recorded as being on site for unspecified pits, old gravel pit and for ponds. In respect of off site entries, the nearest is located 64m northwest also for unspecified pits/pit. Other entries relate to unspecified pits/pit, ponds and unspecified ground workings.

In respect of historical industrial land uses there are twelve recorded entries within 250m, six of which are recorded as being on site, one of which is for an old gravel pit and the other five are for an unspecified pit. The nearest off site is 64m northwest for unspecified pits/pit, with other records for unspecified pits 71m northwest and 219m southeast. It is noted that there are no records of recent industrial land use within 250m.

The hydrogeological and hydrological sensitivity setting of the site is considered to be relatively low. As a result of the variable bedrock the aquifer in the northeast flank is recorded as being a Secondary (A) Aquifer with the remainder of the site being an Unproductive Aquifer. The nearest recorded surface water feature is located approximately 92m north, which is considered to be a tributary of the Ardingly Reservoir. However, it is noted that there is a pond approximately 10m east. The study site is not situated upon a Source Protection Zone designation.

### Conclusions

Based on the findings of the CSM, there are plausible source-pathway-receptor pollutant linkages which have been identified, specifically relating to the on site storage of machinery within barn buildings and potential for asbestos containing roof material. In addition, from potential infill to a historical gravel pit, the periphery of which extends on site. In respect of off site risks the most prevalent is considered to be potential infill to the historical gravel pit immediately west. The risk assessment conclusion is that there is **moderate** geoenvironmental risk to human health, environmental and structural receptors. Therefore, further geoenvironmental investigation is considered necessary.

### Recommendations

It is recommended that a Phase II geoenvironmental investigation is undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present. The results of the investigation would be used to update the CSM and revise the risk assessment.

It is recommended that an asbestos survey is undertaken on site, prior to demolition commencing.

## Contents

|    |                                                      |    |
|----|------------------------------------------------------|----|
| 1  | Introduction .....                                   | 5  |
| 2  | Site Details.....                                    | 6  |
| 3  | Site Geology & Geological Hazards.....               | 8  |
| 4  | Hydrogeology and Hydrology .....                     | 9  |
| 5  | Site Environmental and Industrial Setting Data ..... | 11 |
| 6  | Historical Mapping and Photographs .....             | 12 |
| 7  | Summary of Findings.....                             | 13 |
| 8  | Conceptual Site Model and Risk Assessment .....      | 15 |
| 9  | Conclusion and Recommendations .....                 | 19 |
| 10 | Limitations .....                                    | 20 |

## Appendices

|            |                                        |
|------------|----------------------------------------|
| Appendix 1 | Plans                                  |
| Appendix 2 | Photographs                            |
| Appendix 3 | GroundSure Historical Maps and Reports |
| Appendix 4 | CSM Risk Assessment Methodology        |

## 1 Introduction

The client, Balcombe Estate, commissioned agb Environmental to undertake a Phase I desk study of a plot of land known as Townhouse Dairy, Townhouse Farm, Church Lane, Ardingly, RH17 6UR.

### 1.1 Development Proposals

We understand that part of the site is to have the Old Dairy structure retained, and part is to have the existing agricultural barn structures demolished, followed by the construction of 2no. detached residential dwellings with car port, garden store, garage and private garden areas. Plans provided are presented in **Appendix 1**.

### 1.2 Purpose of Investigation

The purpose of this desk study is to provide supporting documentation for a planning application/condition. The objectives were as follows:

- Research the geology, hydrology and hydrogeology of the site;
- Research the history of the site and surrounding area;
- Collate statutory held records for historical and current potential sources of contamination;
- Establish the potential contaminant sources, the possible pathways and receptors;
- Develop a conceptual site model (CSM) with preliminary risk assessment; and
- Provide outline recommendations.

The report has been formulated in general accordance with BS10175:2011+A2:2017 *Investigation into Potentially Contaminated Sites – Code of Practice*, Environment Agency *Land Contamination Risk Management (LCRM)* guidance, and guidance from the National Planning Policy Framework.

## 2 Site Details

The location of the site, the topography, and site description are provided below.

### 2.1 Location and Topography

The irregular shaped site is located in a rural setting approximately 500m east of the village centre of Ardingly which is located in West Sussex. The site is centred at National Grid Reference 533760 129341 and is approximately 0.28ha in size. The site and surrounding land are at an elevation of approximately 100mOD. A location plan is presented in **Appendix 1**.

### 2.2 Description

A walkover was completed on June 1<sup>st</sup> 2021, and the findings are presented below. Selected photographs are presented in **Appendix 2**.

#### 2.2.1 Access

The site is accessible for both vehicles and pedestrians from the north along to the end of Church Lane.

#### 2.2.2 Topography

The site itself is relatively flat and level with local undulations throughout, to the south, approximately 20m south, there is a pronounced slope from north to south. To the north of the site the ground level increases slightly from south to north.

#### 2.2.3 Vegetation

The site itself has little to no vegetation upon, other than some weeds growing through the surface covering except for the eastern end where there is a small patch of landscaping which is overgrown.

#### 2.2.4 Buildings and Structures / Floor Covering

The central area of the site is formed of a number of semi-detached barn buildings of varying sizes and shapes, predominately brick built to the west and to the east of metal construction. On the western flank possible cemented asbestos containing roofing material was observed and adjacent to the western flank is a log storage area along with farm machinery and horse trailers. To the south is used for ad-hoc vehicular parking. A building in the east area, adjacent to the barn buildings, which was unoccupied at the time, has clearly been used as an office, with a disabled ramp noted. Signage on the frontage indicates it was used previously by a ventilation and ductwork contractors.

The ground covering is a mixture of hardstanding, compacted earthwork and gravel driveway.

#### 2.2.5 Surface Permeability / Ground Covering

It is estimated that approximately 90% of the site is impermeable tarmac and concrete, with 10% comprising soft landscaping and permeable soil along the eastern flank.

#### 2.2.6 Drainage Features

No drainage features were observed during the walkover.

#### 2.2.7 Other Services

The site appears to have access to electricity and water.

**Table 2.1** Summary of Site Boundaries

| Direction | Description of Site boundary            |
|-----------|-----------------------------------------|
| North     | Access road (vehicular and pedestrian). |
| East      | Access road (vehicular and pedestrian). |
| South     | Open fields.                            |
| West      | Mature shrubs/hedges and trees.         |

**Table 2.2** Summary of Surrounding Land Use

| Direction | Description of Surrounding Land Use |
|-----------|-------------------------------------|
| North     | Residential dwellings.              |
| East      | Access road and open fields.        |
| South     | Open fields.                        |
| West      | Open fields and mature hedgerow.    |

### **3 Site Geology & Geological Hazards**

Salient information regarding anticipated ground conditions and ground permeability is summarised in the following sections. Unless otherwise noted, the following information has been obtained from public archives via the data supplier GroundSure; the GroundSure reports are presented in **Appendix 3**.

#### **3.1 Superficial Ground and Drift Deposits**

None recorded.

#### **3.2 Bedrock Geology**

The bedrock geology is recorded as being the Cuckfield Stone Bed in the northeast flank with the remainder of the site being formed of The Lower Grinstead Clay Formation.

#### **3.3 Artificial/Made Ground**

None recorded within 500m.

#### **3.4 Natural Hazards**

According to BGS data the highest risk on site from shrink-swell clays, collapsible deposits and landslides is recorded as being very low. There is a negligible risk from running sands, compressible deposits and from ground dissolution of soluble rocks.

#### **3.5 Coal Mining**

None within 75m.

#### **3.6 Non-Coal Mining**

None within 300m.

#### **3.7 Landslip**

One entry within 500m, which is 370m northwest.

#### **3.8 Faults**

None within 500m.

#### **3.9 Radon**

The study site is not located within a Radon Affected Area, as less than 1% of properties are above the Action Level. Therefore, no radon protective measures are necessary for new properties or extensions to existing ones.

#### **3.10 BGS Boreholes**

None recorded within 250m.

## 4 Hydrogeology and Hydrology

Salient information regarding aquifers, licensed groundwater abstractions, source protection zones (SPZs), surface water features and flooding within 250m of the study site is summarised below.

### 4.1 Aquifer within Bedrock Geology

As a result of the variable bedrock the aquifer in the northeast flank is recorded as being a Secondary (A) Aquifer with the remainder of the site being an Unproductive Aquifer.

### 4.2 Permeability within Bedrock Geology

The maximum permeability is recorded as being high with the minimum listed as being moderate. The flow type is mixed and fractured given the variable nature of the bedrock identified.

### 4.3 Groundwater, Surface & Potable Abstraction Licences

No active abstractions within 250m.

### 4.4 Water Network (OS MasterMap)

The nearest entry is located 92m north for a watercourse which contains water year round (in normal circumstances).

### 4.5 Surface Water Features

The nearest surface water feature is located approximately 92m north, which is considered to be a tributary of the Ardingly Reservoir.

### 4.6 Source Protection Zones

The study site is not situated upon a Source Protection Zone designation.

### 4.7 WFD Surface Water Body Catchments

The study site is located upon a River WB Catchment for the Shell Brook upstream of Ardingly Reservoir.

### 4.8 WFD Surface Water Bodies

None within 500m.

### 4.9 WFD Groundwater Bodies

The study site is located upon the Adur & Ouse Hastings Beds, which has an overall rating of Good (2015).

### 4.10 Flooding

Salient details regarding flooding within 250m are provided in **Table 4.1**.

**Table 4.1** Flooding

| Item                                                           | Details        |
|----------------------------------------------------------------|----------------|
| Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating | None recorded. |
| Historical Flood Events                                        | None recorded. |
| Flood Defences                                                 | None recorded. |
| Areas benefitting from Flood Defences                          | None recorded. |
| Flood Storage Areas                                            | None recorded. |

| Item                   | Details                                                                            |
|------------------------|------------------------------------------------------------------------------------|
| Flood Zones            | The study site is not located upon or within 50m of a Zone 2 or Zone 3 flood zone. |
| Surface Water Flooding | Negligible risk on site and within 50m is recorded as 1 in 30 year, 0.1m – 0.3m.   |
| Groundwater Flooding   | Negligible risk on site and within 50m.                                            |

## 5 Site Environmental and Industrial Setting Data

The data reviewed in this section is summarised from the Groundsure report.

### 5.1 Environmental Permits, Incidents and Registers

#### 5.1.1 Sites Determined as Contaminated Land under Part IIA EPA 1990

There are no records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 within 500m.

#### 5.1.2 Licensed Discharges

There is one active discharge consent within 250m, this is located 223m northeast for the purposes of final/treated sewage discharge into an unnamed tributary of the Ardingly Reservoir.

### 5.2 Landfill and Other Waste Sites

None recorded within 250m.

### 5.3 Workings/Tunnels and Railway Features

#### 5.3.1 BritPits

There are four ceased records within 250m, the closest of which is located 58m northwest for the commodity of sand and gravel. The other entries are 58m northwest, 78m west and 84m south all of which are for the commodity of sandstone.

#### 5.3.2 Surface Ground Workings

There are twenty-four records within 250m, eleven of which are recorded as being on site for unspecified pits, old gravel pit and for ponds. In respect of off site entries the nearest is located 64m northwest also for unspecified pits/pit. Other entries relate to unspecified pits/pit, ponds and unspecified ground workings.

### 5.4 Historical/Current Land Uses

#### 5.4.1 Historical Industrial Land Uses

There are twelve recorded entries within 250m, six of which are recorded as being on site, one of which is for an old gravel pit and the other five are for an unspecified pit. The nearest off site is 64m northwest for unspecified pits/pit, with other records for unspecified pits 71m northwest and 219m southeast.

#### 5.4.2 Recent Industrial Land Uses

None recorded within 250m.

### 5.5 Environmental Designations

The study site is located upon an Area of Outstanding Natural Beauty (AONB), a Conservation Area and an Environmental and Countryside Stewardship Scheme.

## 6 Historical Mapping and Photographs

With reference to the GroundSure historical maps and aerial photographs, salient information regarding historical land use either on or within 250m of the site is summarised in **Table 6.1**. The GroundSure historical maps are presented in **Appendix 3**.

**Table 6.1** Summary of Historical Maps

| Map/Photo Date                 | Map Scale                                   | On Site                                                                                                                                                                                                                                                                               | Off Site                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1874<br>1874                   | 1:2,500<br>1:10,560                         | The site is developed with three detached structures of varying sizes and shapes noted, these are mainly confined to the northern half. In addition, the extreme western edge of the site falls within an area of historical extraction which appears to now be overgrown with trees. | The immediate surrounding environs are largely comprised of parcels of open fields with sporadic development noted immediately northeast, which is labelled as being Townhouse Farm. Old Knowles Farm is noted over 100m northeast. In addition, immediately west of the site is an area of historical extraction, now overgrown. |
| 1896<br>1897                   | 1:10,560<br>1:2,500                         | An additional structure is noted along the eastern flank. The previously noted historical extraction area is labelled as being an old gravel pit.                                                                                                                                     | The previously noted historical extraction area immediately west is labelled as being an old gravel pit.                                                                                                                                                                                                                          |
| 1910<br>1912<br>1912*<br>1912* | 1:2,500<br>1:10,560<br>1:10,560<br>1:10,560 | One of the previously noted structures in the western flank is no longer observed.                                                                                                                                                                                                    | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |
| 1937                           | 1:2,500                                     | The site appears to remain unchanged.                                                                                                                                                                                                                                                 | Development has occurred around the 100m periphery, northeast, in the form of residential dwellings with large associated garden areas.                                                                                                                                                                                           |
| 1947                           | 1:10,560                                    | The site appears to remain unchanged.                                                                                                                                                                                                                                                 | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |
| 1957<br>1963                   | 1:2,500<br>1:10,560                         | The site appears to remain unchanged.                                                                                                                                                                                                                                                 | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |
| 1968                           | 1:2,500                                     | The site has been redeveloped with a number of rectangular structures now observed.                                                                                                                                                                                                   | A pond is now labelled immediately east of the site, a review of previous historical maps indicates this has been present since the earliest available one.                                                                                                                                                                       |
| 1971<br>1973                   | 1:2,500<br>1:10,000                         | It is clear to observe the number and extent of the structures present on site.                                                                                                                                                                                                       | Little changes are noted in the immediate surrounding environs with the exception of a number of additional structures noted northeast.                                                                                                                                                                                           |
| 1978<br>1982                   | 1:10,000<br>1:2,500                         | Additional structures are noted along the southern flank and possibly along the northern flank.                                                                                                                                                                                       | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |
| 1992<br>1993                   | 1:10,000<br>1:2,500                         | The site appears to remain unchanged.                                                                                                                                                                                                                                                 | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |
| 2001<br>2003                   | 1:10,000<br>1:1,250                         | The site appears to remain unchanged.                                                                                                                                                                                                                                                 | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |
| 2010<br>2021                   | 1:10,000<br>1:10,000                        | The site appears to remain unchanged.                                                                                                                                                                                                                                                 | No pertinent changes are observed in the immediate surrounding environs.                                                                                                                                                                                                                                                          |

\* Partial map.

## 7 Summary of Findings

The earliest mapping (c.1874) indicates the site to be developed with three detached structures of varying sizes and shapes noted, these are mainly confined to the northern half. In addition, the extreme western edge of the site falls within an area of historical extraction which appears to now be overgrown with trees. In subsequent mapping of 1896, an additional structure is noted along the eastern flank, the previously noted historical extraction area is labelled as being an old gravel pit. In 1910 of the previously noted structures in the western flank is no longer observed. The site remains largely unchanged in the intervening years until the late 1960s when the site was redeveloped with a number of rectangular structures now observed. In the late 1970's additional structures were evident along the southern flank and possibly along the northern flank.

The walkover survey found the site to be accessible, for both vehicles and pedestrians, from the north along to the end of Church Lane. The site itself is relatively flat and level with local undulations throughout, to the south, approximately 20m south, there is a pronounced slope from north to south. To the north of the site the ground level increases slightly from south to north.

The central area of the site is formed of a number of semi-detached barn buildings of varying sizes and shapes, predominately brick built to the west and to the east of metal construction. On the western flank possible cemented asbestos containing roofing material was observed and adjacent to the western flank is a log storage area along with farm machinery and horse trailers. To the south is used for ad-hoc vehicular parking. A building in the east area, adjacent to the barn buildings, which was unoccupied at the time, has clearly been used as an office, with a disabled ramp noted. Signage on the frontage indicates it was used previously by a ventilation and ductwork contractors.

The ground covering is a mixture of hardstanding, compacted earthwork and gravel driveway.

The surrounding environs are largely rural in nature with open fields noted immediately west, south and east. Sporadic residential dwellings are noted immediately north. Of notable interest during the reviewed mapping is an historical gravel pit immediately west (the periphery of which extends on site).

The bedrock geology is recorded as being the Cuckfield Stone Bed in the northeast flank with the remainder of the site being formed of The Lower Grinstead Clay Formation. No superficial drift deposits have been identified. In addition, there are no records of artificial/Made Ground within 500m.

There are no records within 250m of historical landfills or other waste sites. In respect of BritPits there are four ceased records within 250m, the closest of which is located 58m northwest for the commodity of sand and gravel. The other entries are 58m northwest, 78m west and 84m south all of which are for the commodity of sandstone. In addition, there are twenty-four records within 250m relating to surface ground workings, eleven of which are recorded as being on site for unspecified pits, old gravel pit and for ponds. In respect of off site entries, the nearest is located 64m northwest also for unspecified pits/pit. Other entries relate to unspecified pits/pit, ponds and unspecified ground workings.

In respect of historical industrial land uses there are twelve recorded entries within 250m, six of which are recorded as being on site, one of which is for an old gravel pit and the other five are for an unspecified pit. The nearest off site is 64m northwest for unspecified pits/pit, with other records for unspecified pits 71m northwest and 219m southeast. It is noted that there are no records of recent industrial land use within 250m.

The hydrogeological and hydrological sensitivity setting of the site is considered to be relatively low. As a result of the variable bedrock the aquifer in the northeast flank is recorded as being a Secondary (A) Aquifer with the remainder of the site being an Unproductive Aquifer. The nearest recorded surface water feature is located approximately 92m north, which is considered to be a tributary of the Ardingly Reservoir. However, it is noted that there is a pond approximately 10m east. The study site is not situated upon a Source Protection Zone designation.

## 8 Conceptual Site Model and Risk Assessment

An initial CSM and preliminary assessment of plausible contaminant source-pathway-receptor linkages is presented in this section. It is aimed at identifying possible risks, if any, arising from substances used or deposited on-site, or from other sources of land contamination. Both past and current potentially contaminative land uses have been considered.

### 8.1 Potential Contaminant Sources

Based on the site walkover and desk study research, the identified potentially contaminative land uses on or within the vicinity of the site are summarised in **Table 8.1**.

**Table 8.1** Potential Contaminative Sources

| Identified Potentially Contaminative Land Uses / Sources                                                                                                        | Distance From Site (approx.)     | Potential Contaminants Associated with Identified Sources                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Storage of machinery within barn buildings and potential for asbestos containing roof material. In addition, from potential infill to an historical gravel pit. | On site                          | Metals, total petroleum hydrocarbons, asbestos containing materials (ACMs), polycyclic aromatic hydrocarbons (PAHs), and ground gases/vapour. |
| Potential infill to historical gravel pit.                                                                                                                      | Immediately off site to the west | Metals, total petroleum hydrocarbons, ACMs, PAHs, and ground gases/vapour.                                                                    |

### 8.2 Pathways

For this assessment, the principal potential pathways for contaminant migration are provided in **Table 8.2**.

**Table 8.2** Pathways

| Source                                         | Pathway                                                                                                                                                             |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soil / dust / fibres                           | Dermal contact, ingestion and inhalation.                                                                                                                           |
| Liquid (including surface water / groundwater) | Dermal contact, ingestion. Leaching, infiltration and migration through groundwater. Preferential pathways such as service trenches.                                |
| Harmful ground gases / vapour                  | Migration through permeable geological strata and preferential pathways. Inhalation, accumulation within confined spaces with subsequent asphyxiation or explosion. |

### 8.3 Receptors

Based on the proposals and the findings of the desk study the identified receptors are described in **Table 8.3**.

**Table 8.3** Receptors

| Receptor           | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site workers       | Construction workers.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| End users          | Residents and visitors.                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Neighbouring sites | Residents, workers and visitors.                                                                                                                                                                                                                                                                                                                                                                                                               |
| Controlled Waters  | The bedrock aquifer in the northeast flank is recorded as being a Secondary (A) Aquifer with the remainder of the site being an Unproductive Aquifer. The nearest recorded surface water feature is located approximately 92m north, which is considered to be a tributary of the Ardingly Reservoir. However, it is noted that there a pond approximately 10m east. The study site is not situated upon a Source Protection Zone designation. |

| <b>Receptor</b> | <b>Detail</b>                                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Flora and fauna | Plants and animals that may be affected by proposed redevelopment.<br>Soft landscaped areas are planned as part of the redevelopment. |
| Buildings       | The proposed building(s).                                                                                                             |
| Buried services | Potable water pipes are anticipated as part of proposals.                                                                             |

## 8.4 Preliminary Conceptual Site Model

The preliminary conceptual site model presented in **Table 8.4** has been derived using the findings of the desk study. The risk evaluation methodology is presented in **Appendix 4**.

**Table 8.4** Preliminary Conceptual Site Model

| Source                                                                                                                                                                                                                                                                                                                                       | Pathway                                                                                    | Receptor                                 | Consequence | Probability | Potential Risk | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------|-------------|-------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>On site</b><br>Storage of machinery within barn buildings and potential for asbestos containing roof material. In addition, from potential infill to historical gravel pit.<br><br><i>(Metals, total petroleum hydrocarbons, asbestos containing materials (ACMs), polycyclic aromatic hydrocarbons (PAHs), and ground gases/vapour).</i> | Dermal contact, ingestion and inhalation of contaminated soil, dust and/or fibres          | End users                                | Medium      | Likely      | Moderate       | Contact is likely between future residential occupiers/visitors in shallow soils in the proposed garden areas of the site, soil/dust tracked back into premises, and from ingestion of home grown produce. The historical age of various structures is such that the presence of asbestos cannot be discounted. Future site workers are likely to come into direct contact with soils during groundworks. Safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk.                                                |
|                                                                                                                                                                                                                                                                                                                                              |                                                                                            | Site workers                             | Medium      | Likely      | Moderate       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                              |                                                                                            | Adjacent users                           | Medium      | Likely      | Moderate       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                              | Leaching / infiltration through soils and migration via groundwater or soil pore moisture. | Controlled waters                        | Medium      | Unlikely    | Low            | A low risk is considered given that there is no current evidence to suggest that groundwater quality beneath the site is affected by contaminant leaching. The bedrock aquifer in the northeast flank is recorded as being a Secondary (A) Aquifer with the remainder of the site being an Unproductive Aquifer. The nearest recorded surface water feature is located approximately 92m north, which is considered to be a tributary of the Ardingly Reservoir. However, it is noted that there a pond approximately 10m east. The study site is not situated upon a Source Protection Zone designation. |
|                                                                                                                                                                                                                                                                                                                                              | Permeation of water pipes.                                                                 | Construction materials, future end users | Medium      | Likely      | Moderate       | Hydrocarbons, especially aromatics and chlorinated solvents, are known to permeate plastic pipes. Provision of water supply pipes and connectors formed from proprietary "barrier pipe" materials (e.g. polyethylene aluminium-polyethylene) may be required by the water supply company.                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                              | Gas Migration and build up within buildings.                                               | Future end users and building structures | Medium      | Likely      | Moderate       | On-site risk from ground gas or volatilisation has been identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                                                                                                                                                                                                                                                              | Plant Uptake                                                                               | Flora and Fauna                          | Medium      | Unlikely    | Low            | Phytotoxic contamination as a consequence of historical and current land uses is unlikely.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Source                                                                                                                                                                                                                      | Pathway                                                                                    | Receptor                                 | Consequence | Probability | Potential Risk | Detail                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------------------------------------------|-------------|-------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Off site</b><br>Potential infill to historical gravel pit.<br><br><i>(Metals, total petroleum hydrocarbons, asbestos containing materials (ACMs), polycyclic aromatic hydrocarbons (PAHs), and ground gases/vapour).</i> | Dermal contact, ingestion and inhalation of contaminated soil, dust and/or fibres          | End users                                | Medium      | Likely      | Moderate       | Contact is likely between future residential occupiers/visitors in shallow soils in the proposed garden areas of the site, soil/dust tracked back into premises, and from ingestion of home grown produce. Future site workers are likely to come into direct contact with soils during groundworks. Safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk.                                                                                                                                                     |
|                                                                                                                                                                                                                             |                                                                                            | Site workers                             | Medium      | Likely      | Moderate       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                             | Leaching / infiltration through soils and migration via groundwater or soil pore moisture. | Controlled waters                        | Medium      | Unlikely    | Low            | A low risk is considered given that there is no current evidence to suggest that groundwater quality beneath the site is affected by contaminant leaching. The bedrock aquifer in the northeast flank is recorded as being a Secondary (A) Aquifer with the remainder of the site being an Unproductive Aquifer. The nearest recorded surface water feature is located approximately 92m north, which is considered to be a tributary of the Ardingly Reservoir. However, it is noted that there a pond approximately 10m east. The study site is not situated upon a Source Protection Zone designation. |
|                                                                                                                                                                                                                             | Permeation of water pipes.                                                                 | Construction materials, future end users | Medium      | Likely      | Moderate       | Hydrocarbons, especially aromatics and chlorinated solvents, are known to permeate plastic pipes. Provision of water supply pipes and connectors formed from proprietary "barrier pipe" materials (e.g. polyethylene aluminium-polyethylene) may be required by the water supply company.                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                             | Gas Migration and build up within buildings.                                               | Future end users and building structures | Medium      | Likely      | Moderate       | Off-site risk from ground gas or volatilisation has been identified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                             | Plant Uptake                                                                               | Flora and Fauna                          | Medium      | Unlikely    | Low            | Phytotoxic contamination as a consequence of historical and current land uses is unlikely.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

## 9 Conclusion and Recommendations

Recommendations for the site with regards to potential contaminated land matters are discussed below.

### 9.1 Summary of Development Proposals

We understand that part of the site is to have the Old Dairy structure retained, and part is to have the existing agricultural barn structures demolished, followed by the construction of 2no. detached residential dwellings with car port, garden store, garage and private garden areas.

### 9.2 Conclusion

Based on the findings of the CSM, there are plausible source-pathway-receptor pollutant linkages which have been identified, specifically relating to the on site storage of machinery within barn buildings and potential for asbestos containing roof material. In addition, from potential infill to a historical gravel pit, the periphery of which extends on site. In respect of off site risks the most prevalent is considered to be potential infill to the historical gravel pit immediately west. The risk assessment conclusion is that there is **moderate** geoenvironmental risk to human health, environmental and structural receptors. Therefore, further geoenvironmental investigation is considered necessary.

### 9.3 Recommendations

Recommendations are provided below.

#### 9.3.1 Phase II Geoenvironmental Ground Investigation

It is recommended that a Phase II geoenvironmental investigation is undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present. The results of the investigation would be used to update the CSM and revise the risk assessment.

#### 9.3.2 Geotechnical Investigation

If information regarding the underlying ground conditions is required to enable foundation design, it is recommended to complete a geotechnical investigation alongside the geoenvironmental investigation.

#### 9.3.3 Asbestos Survey

It is recommended that an asbestos survey is undertaken on site, prior to demolition commencing.

#### 9.3.4 Consultees

We recommend that this report is forwarded to the relevant statutory consultees including the Environment Agency and Local Authority to seek their comments and subsequent approval, prior to redevelopment commencing.

## **10 Limitations**

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third-party information has been made by agb Environmental Ltd.

Should any changes to the development be proposed, including changes to the proposed landscaping, then the risks will need to be reassessed. This may require additional site investigation work and may result in the need for alteration of the remedial works.

Advice provided within this report is based on current guidelines available at the time of writing. This report is subject to amendment in light of additional information becoming available or statutory consultee review, including the Environment Agency and Local Authority and the NHBC.

It is possible the conditions observed during the site investigation may change. This may result in changes to sources, pathways or receptors that were unforeseen and unexpected. Statements relating to ground gas or groundwater conditions are based on observations made at the time of the site investigation (unless otherwise stated). Ground gas or groundwater conditions may vary as a result of seasonal fluctuations or other effects.

Ground contamination can exist as small discrete areas of contamination and there can be no certainty that any or all such areas have been sampled or identified. This is particularly significant for an investigation by exploratory holes (as used in this site investigation) as a relatively small sample of soil is extracted, which may not be entirely representative of the surrounding ground conditions.

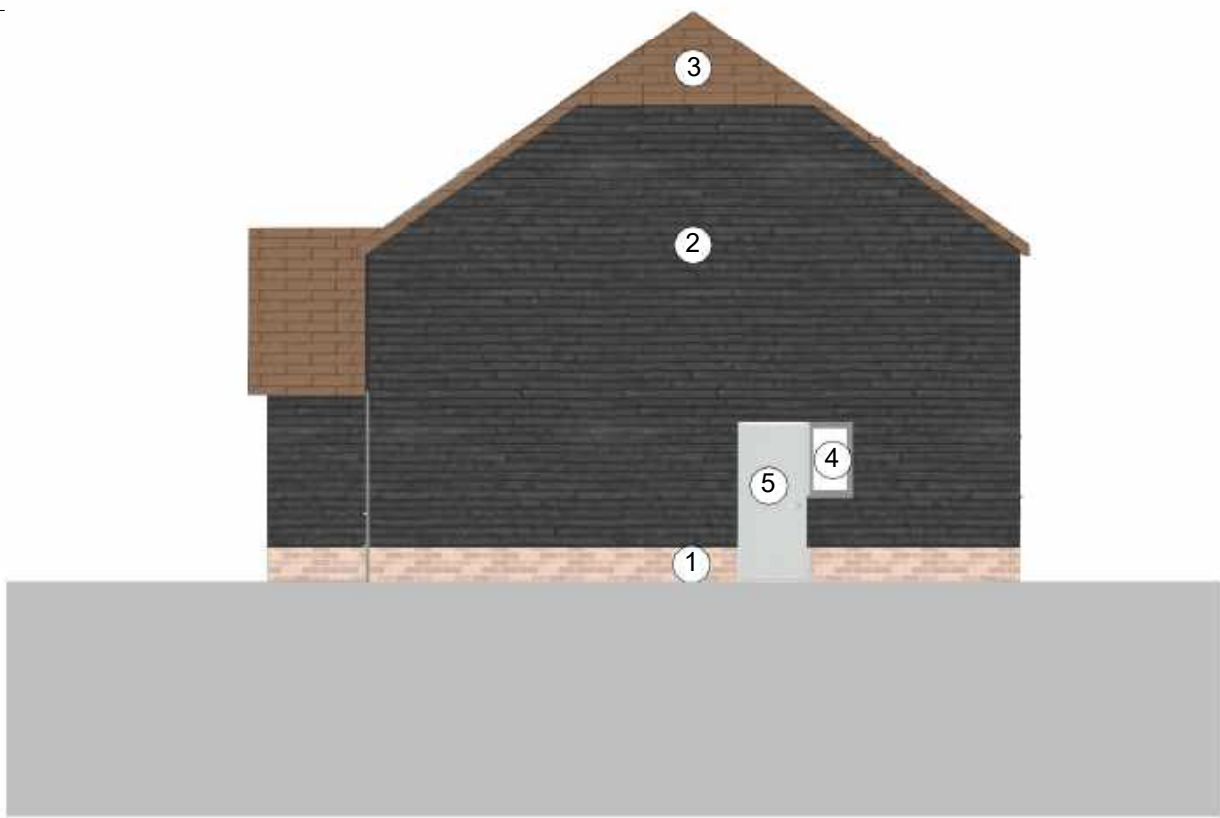
This report is written in the context of an agreed scope of work between agb Environmental Ltd and the Client and should only be used in this specific context. Re-interpretation of the Site Investigation and/or this report in whole or part may become necessary if additional information becomes available or practices or legislation changes. agb Environmental Ltd does not provide legal advice; the advice of the Client's legal advisors may also be required. agb Environmental Ltd Terms and Conditions apply.

# Appendix 1 Plans

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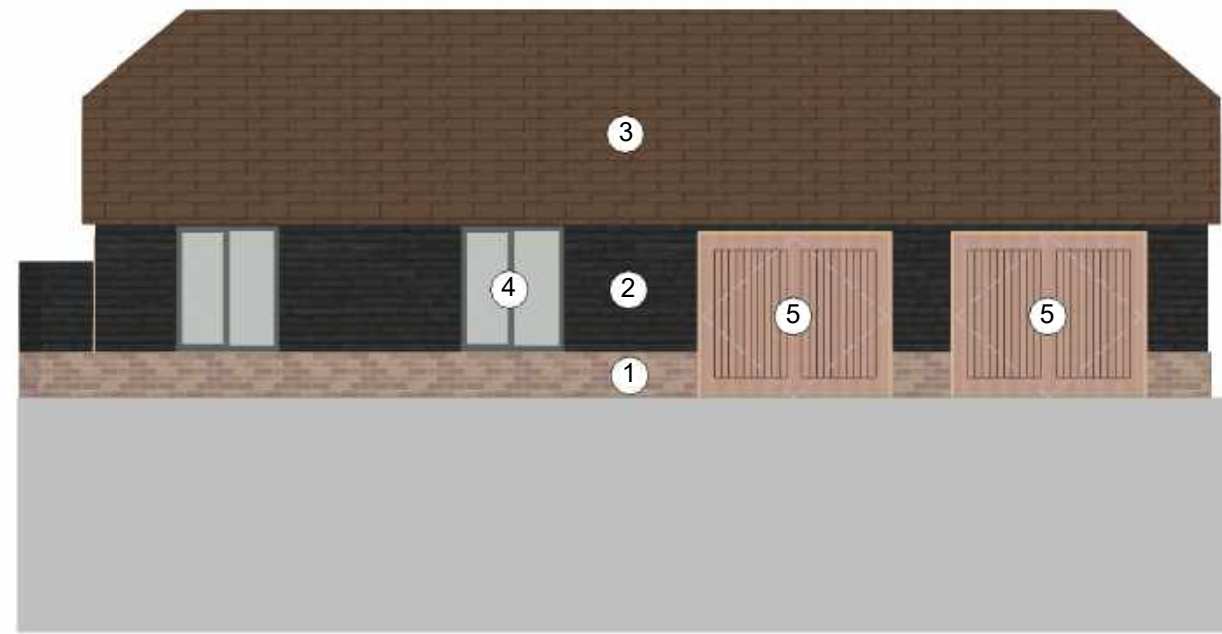
1 Elevation - South Main House  
1 : 100



2 Elevation - East Main House  
1 : 100



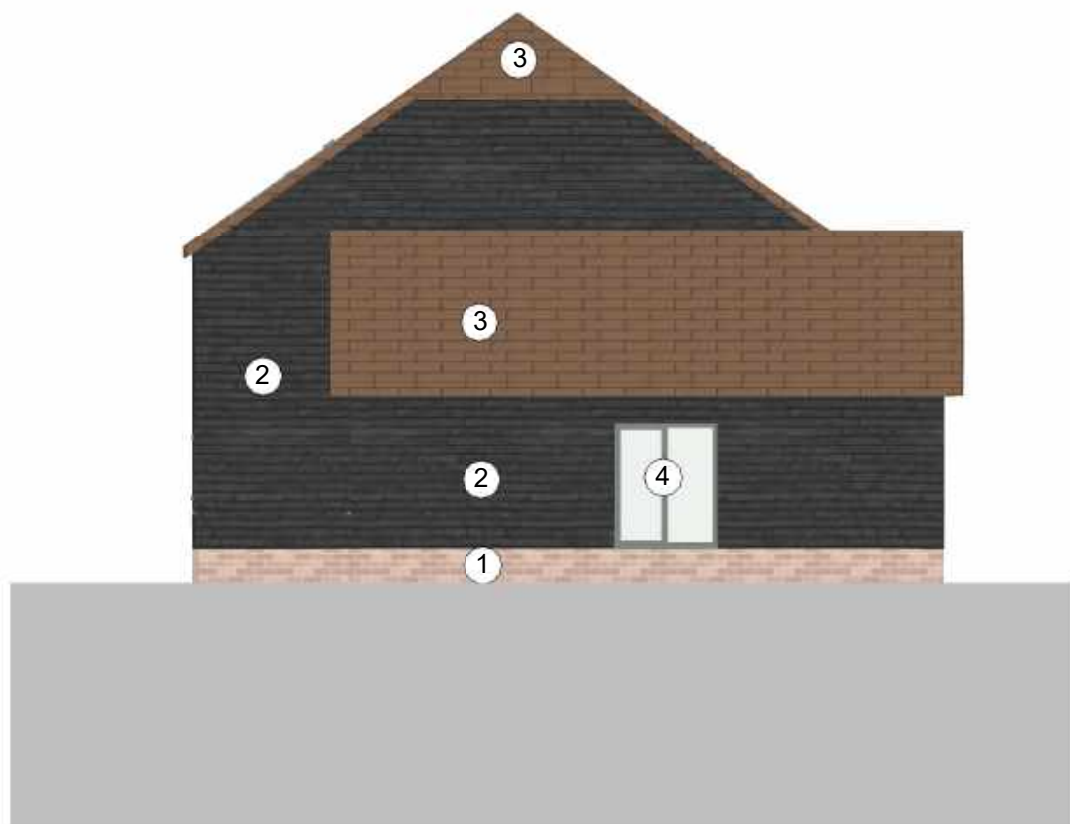
3 Elevation - East Garage & Garden Store  
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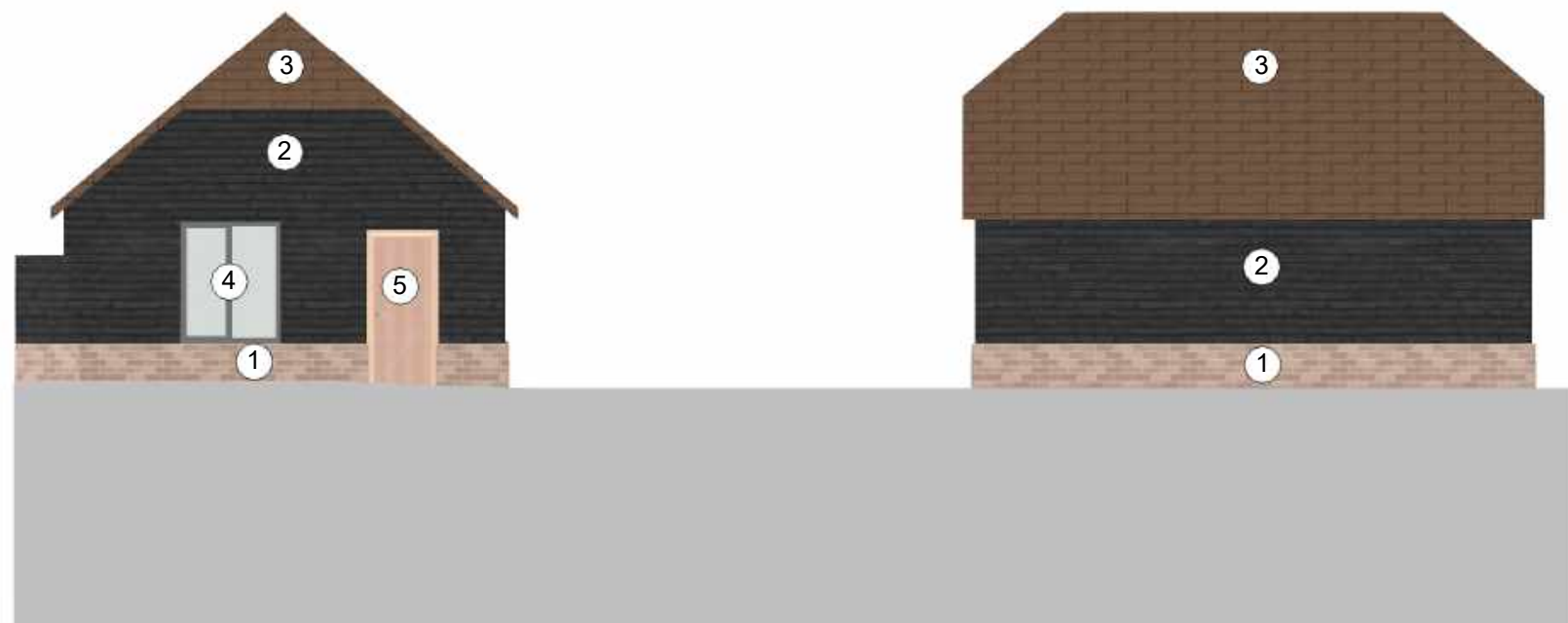
4 Elevation - South Garage  
1 : 100



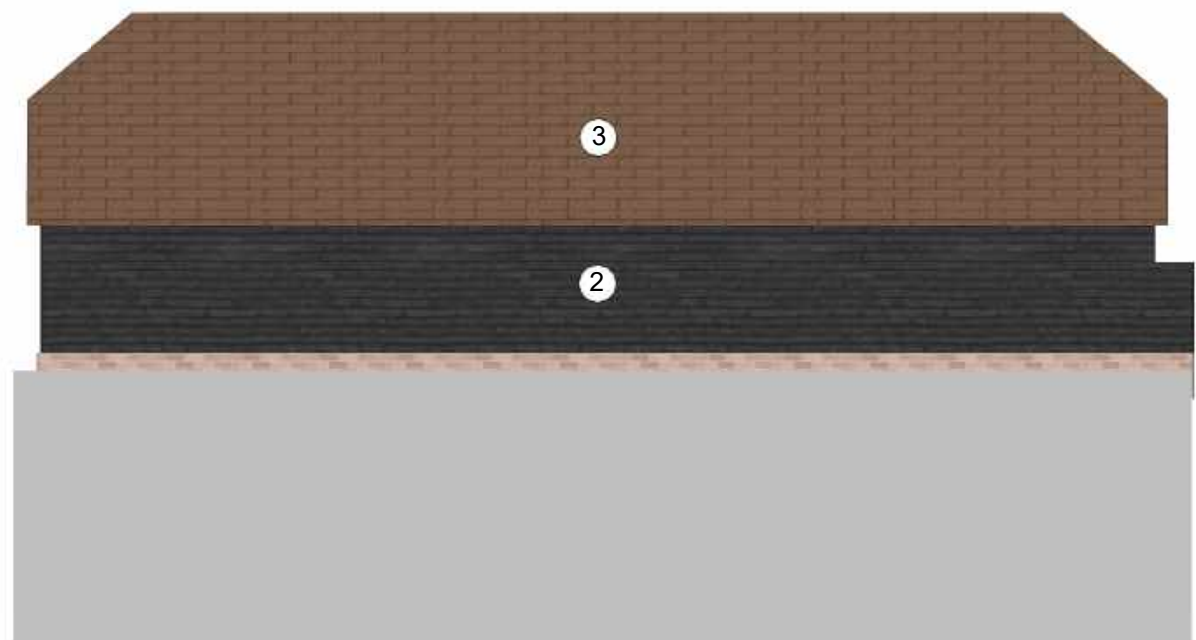
5 Elevation - North Main House  
1 : 100



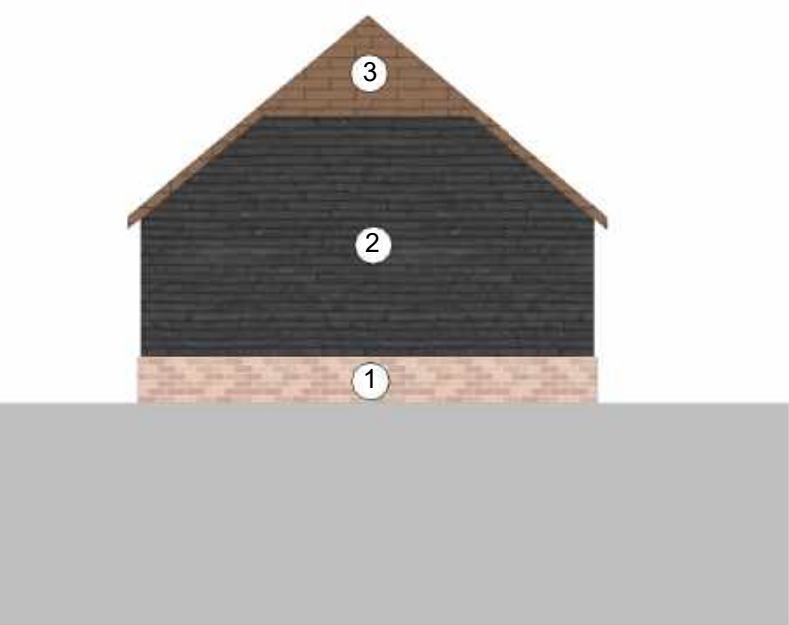
6 Elevation - West Main House  
1 : 100



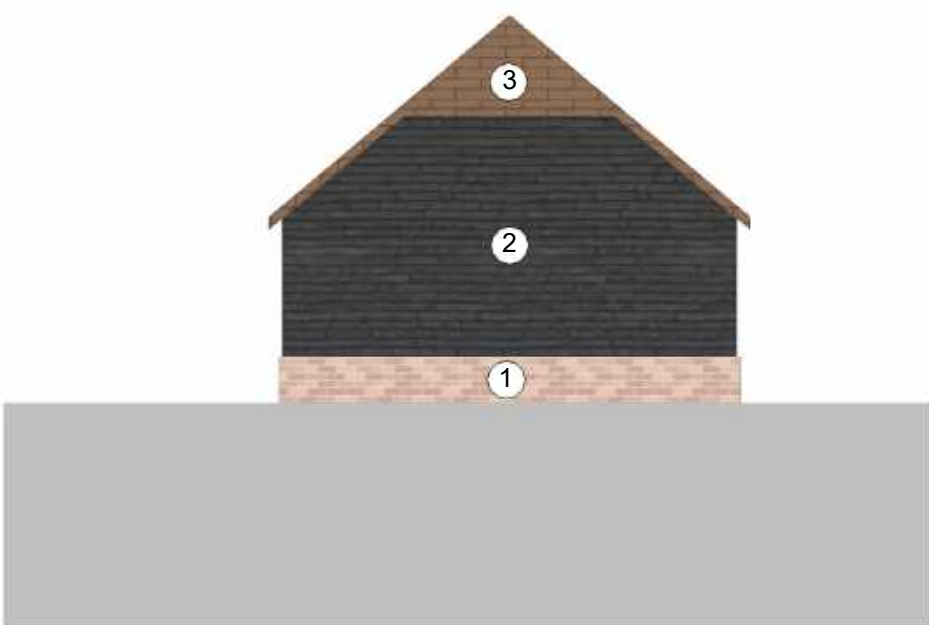
7 Elevation - West Garage & Garden Store  
1 : 100



8 Elevation - North Garage  
1 : 100



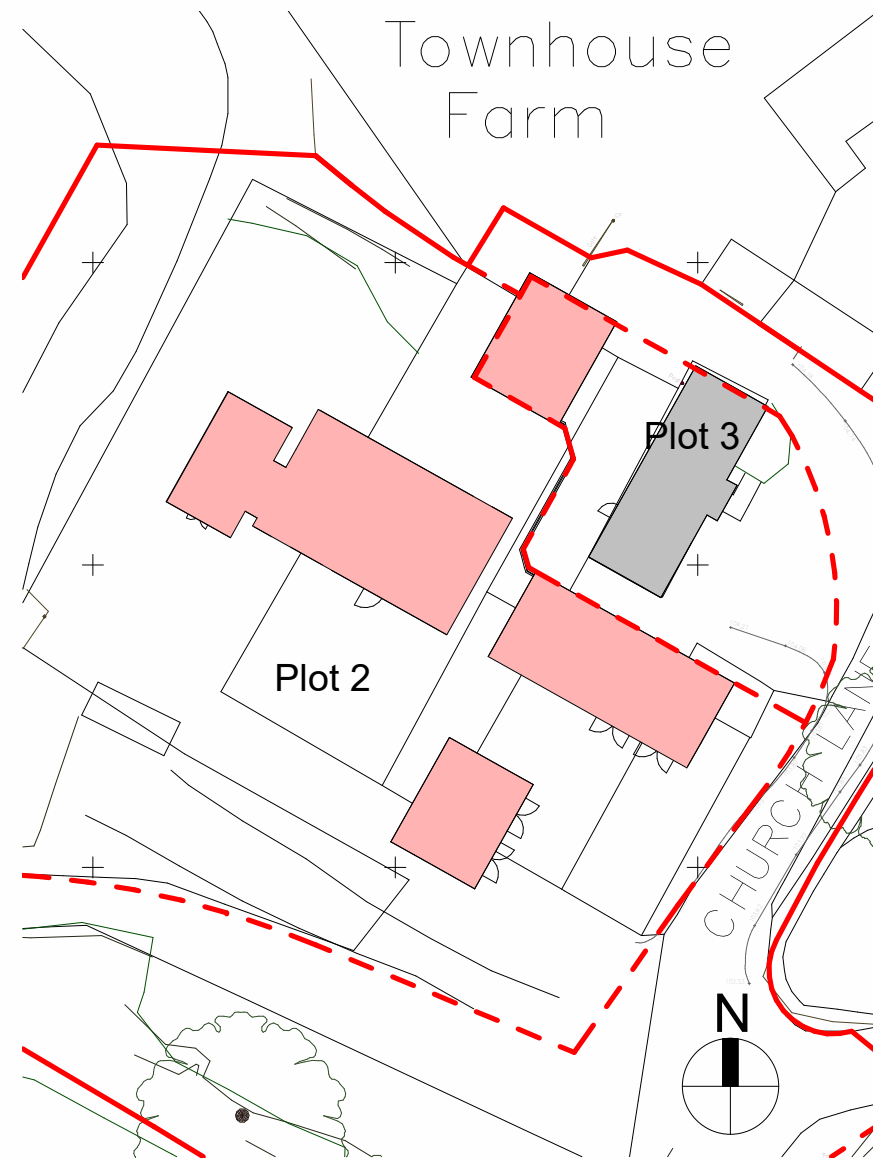
9 Elevation - South Gardens Store  
1 : 100



10 Elevation - North Garden Store  
1 : 100

- 1 Facing Brickwork
- 2 Charred Timber
- 3 Clay Tile Roof
- 4 Powder-coating aluminium frame windows
- 5 Timber door
- 6 Powder-coating aluminium frame doors
- 7 Conservation style rooflight
- 8 Conservation style sloping/vertical rooflight

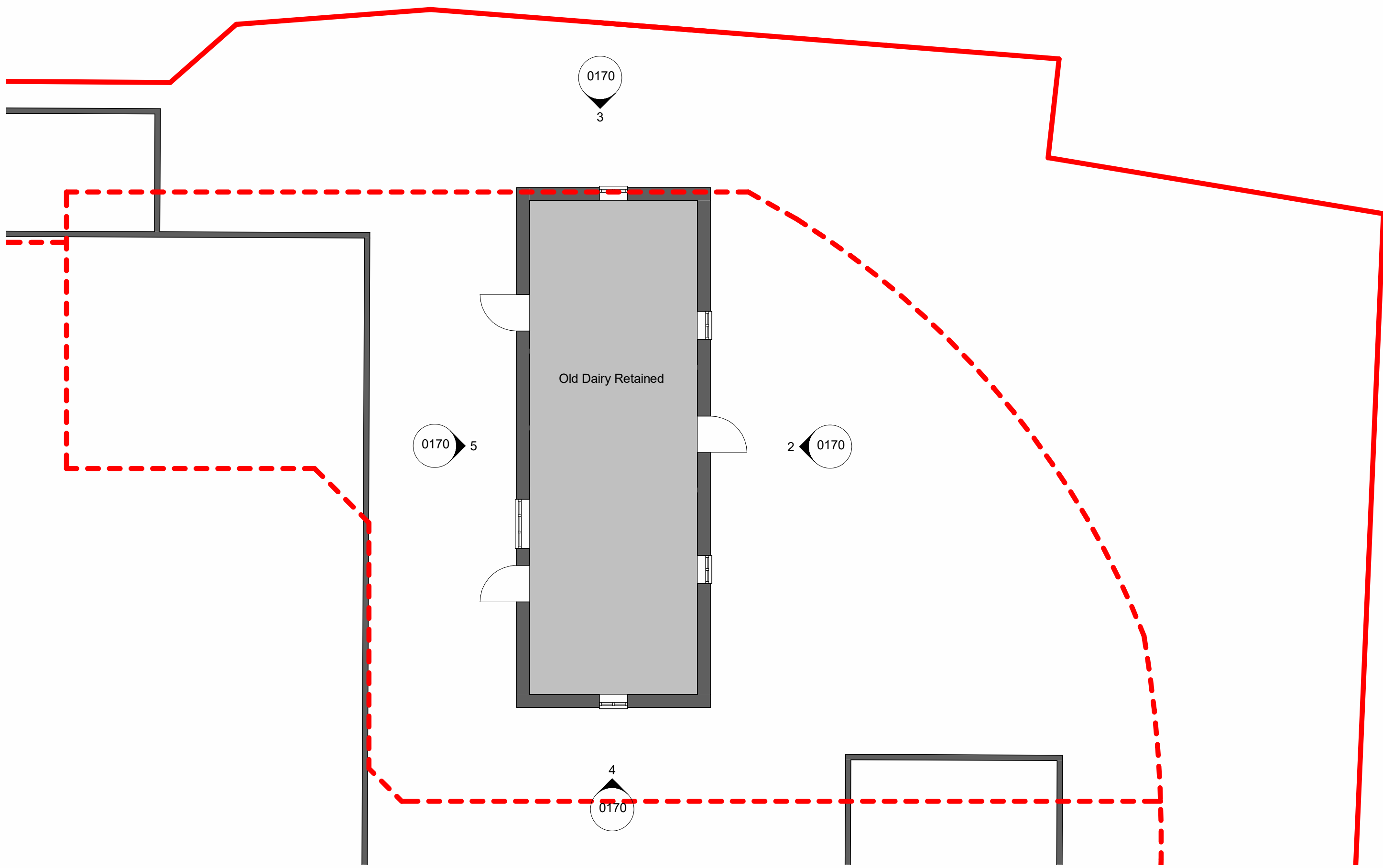
Materials Key  
1 : 100



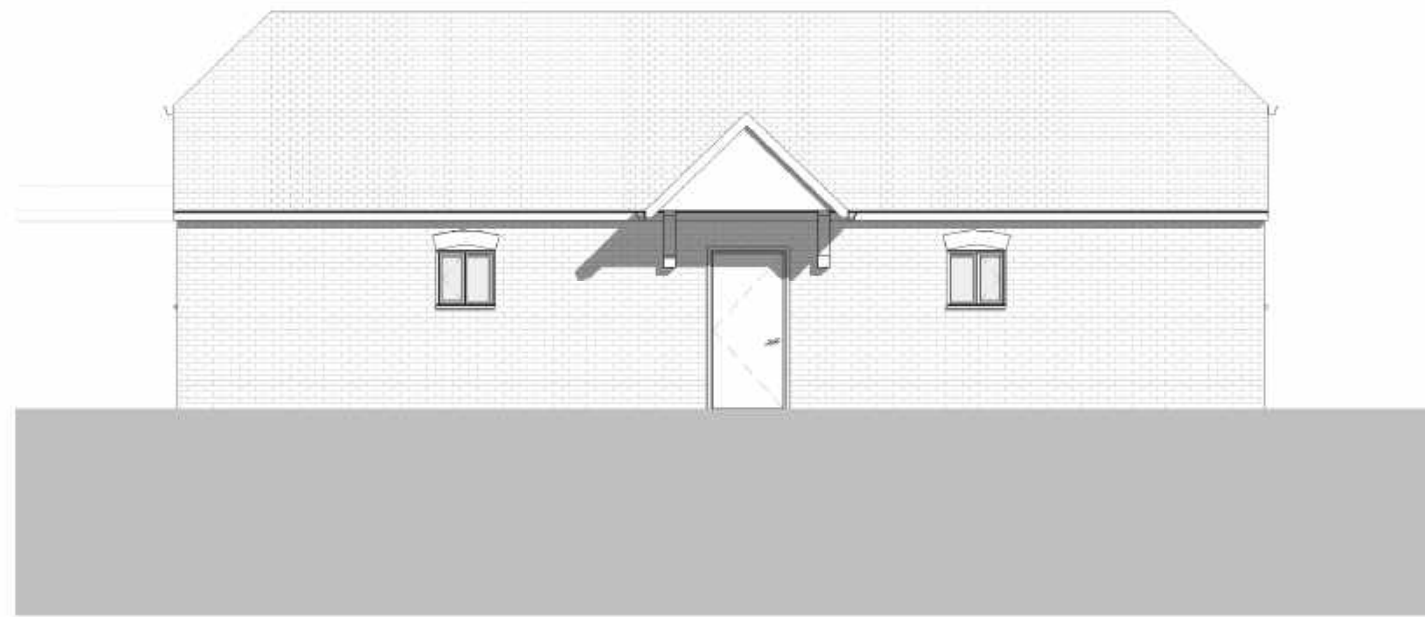
13 Key Plan - Plot 2 & 3  
1 : 500

|     |     |          |                                               |
|-----|-----|----------|-----------------------------------------------|
| P10 | DRC | 22/07/22 | Amend rooflights and windows                  |
| P9  | DRC | 15/06/22 | Reposition Garden Store                       |
| P8  | DRC | 09/06/22 | Amend plot boundary                           |
| P7  | DRC | 08/06/22 | Amend plot boundaries and outbuilding layouts |
| P6  | DRC | 24/05/22 | Amendments post planning feedback             |
| P5  | DRC | 24/03/22 | Amendments post planning feedback             |
| P4  | DRC | 28/01/22 | Planning Re-Issue                             |
| P3  | DRC |          | Planning Application                          |
| P2  | DRC | 03/06/21 | Issued for client comment                     |
| P1  | DRC | Feb '21  | Initial Issue                                 |

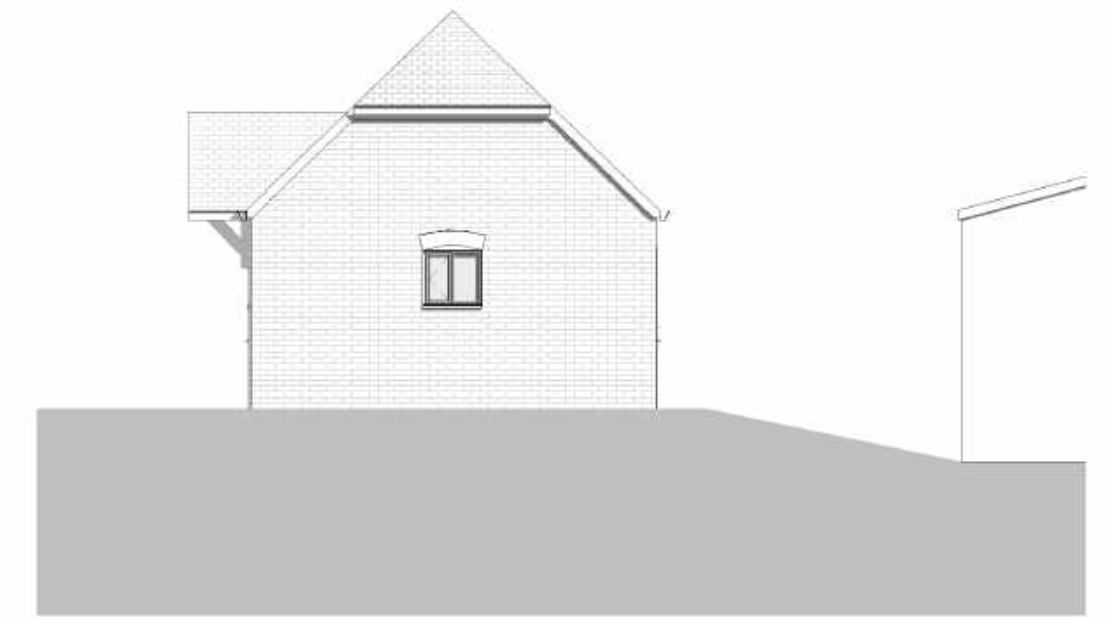
|                                                                                                              |                                 |          |              |
|--------------------------------------------------------------------------------------------------------------|---------------------------------|----------|--------------|
| Revision Schedule                                                                                            |                                 |          |              |
| COWAN ARCHITECTS                                                                                             |                                 |          |              |
| West Sussex   London   Dublin<br>T. 01342 410242<br>info@cowan-architects.co.uk   www.cowan-architects.co.uk |                                 |          |              |
| Job: Townhouse Farm                                                                                          |                                 |          |              |
| Client: Balcombe Estate                                                                                      |                                 |          |              |
| Address: Townhouse Farm, Church Lane, Ardingly                                                               |                                 |          |              |
| Drawing: Plot 2 - Proposed Elevations                                                                        |                                 |          |              |
| PLANNING                                                                                                     |                                 |          |              |
| Project Ref:                                                                                                 | 2269                            | Orig No: | 0122         |
| Size:                                                                                                        | A1                              | Scale:   | As indicated |
| Drawn:                                                                                                       | DRC                             | Checked: | NM           |
| BM Ref:                                                                                                      | 2269-CAL-XX-XX-DR-A-0122_S4-P10 | Date:    | 16/02/21     |
| © COWAN ARCHITECTS LTD                                                                                       |                                 |          |              |



1 L0a Ground Floor Dairy  
1 : 100



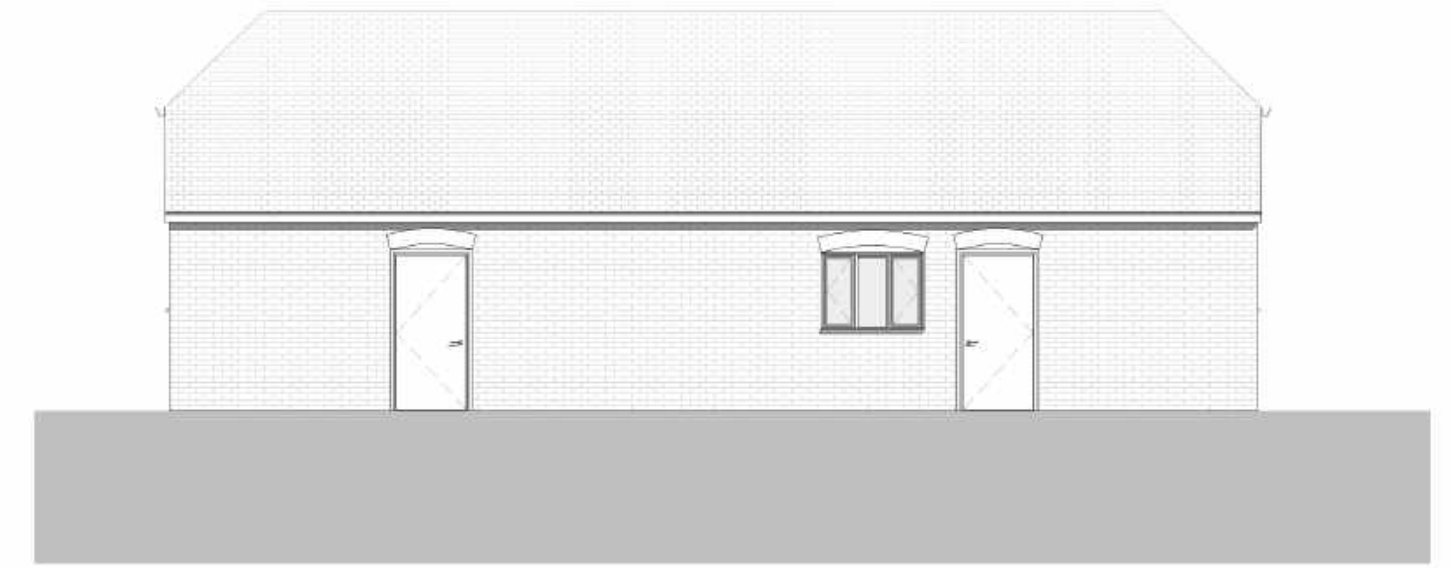
2 Elevation - Dairy East Existing  
1 : 100



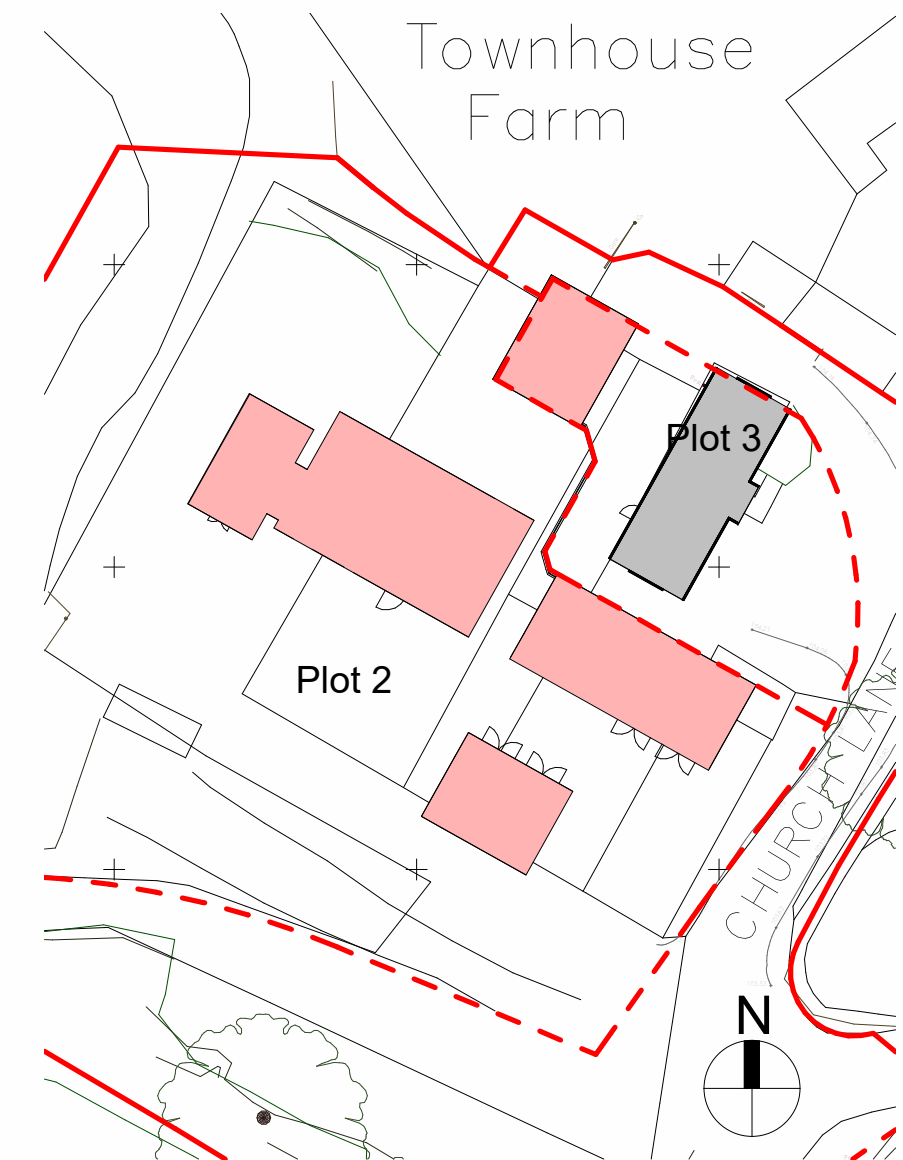
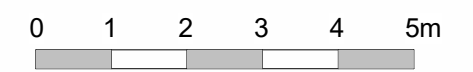
3 Elevation - Dairy North Existing  
1 : 100



4 Elevation - Dairy South Existing  
1 : 100



5 Elevation - Dairy West Existing  
1 : 100



6 Key Plan - Plot 3  
1 : 500

|    |     |          |                                               |
|----|-----|----------|-----------------------------------------------|
| P4 | DRC | 09/06/22 | Amendplot boundray                            |
| P3 | DRC | 08/06/22 | Amend plot boundaries and outbuilding layouts |
| P2 | DRC | 24/03/22 | Amendments post planning feedback             |
| P1 | DRC | 28/01/22 | Planning Re-Issue                             |

Revision Schedule

**COWAN**  
ARCHITECTS

West Sussex | London | Dublin  
T. 01342 410242

info@cowan-architects.co.uk | www.cowan-architects.co.uk

Job: Townhouse Farm  
Client: Balcombe Estate  
Address: Townhouse Farm, Church Lane, Ardingly

Drawing: Plot 3 - Existing Plans & Elevations

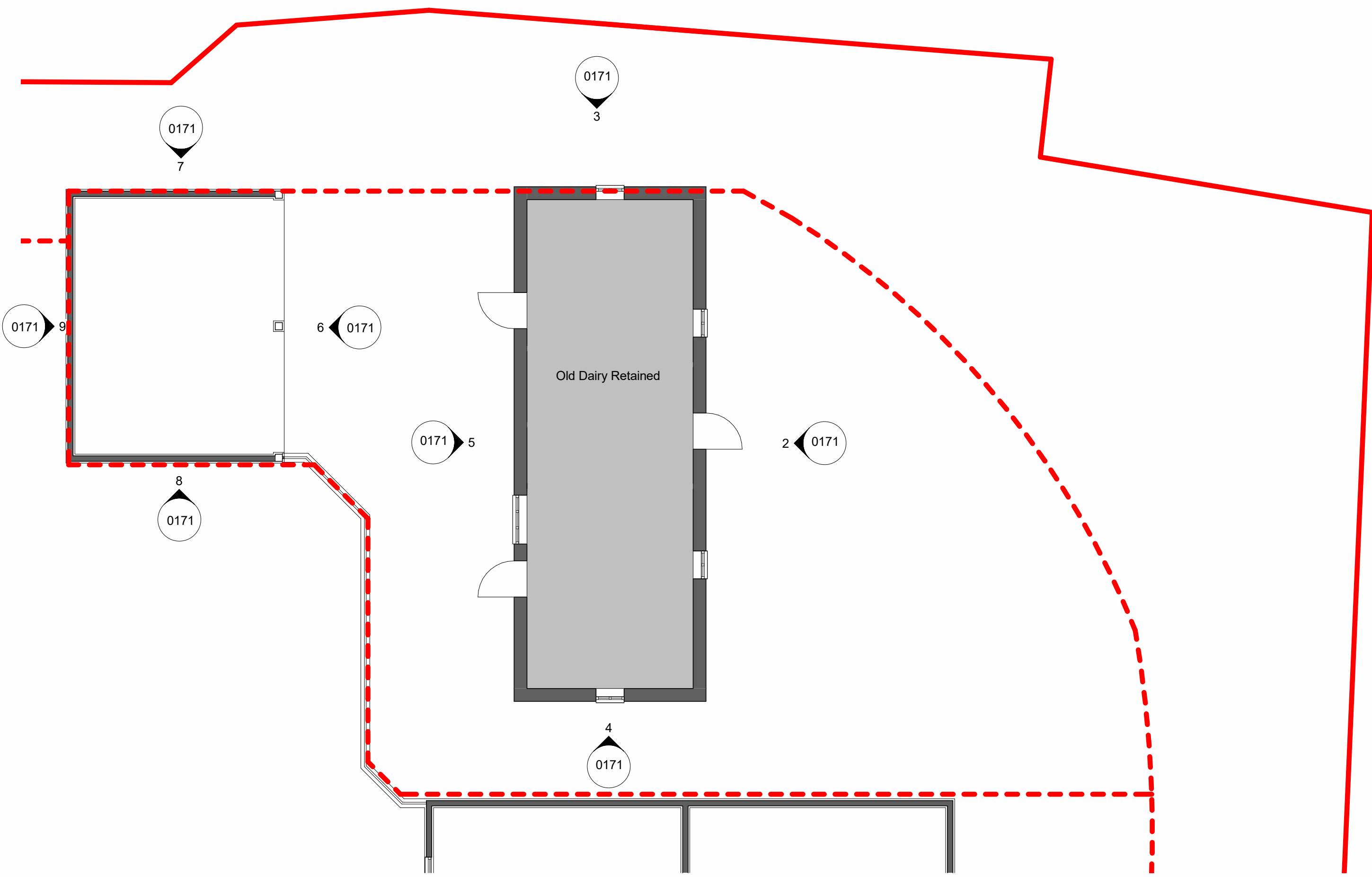
PLANNING

Project Ref: 2269  
Org No: 0170  
Suitability: S4  
Rev: P4

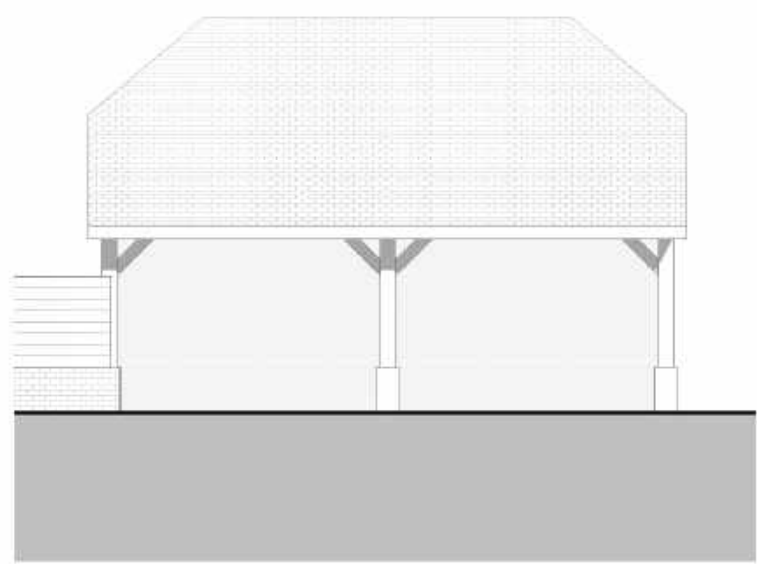
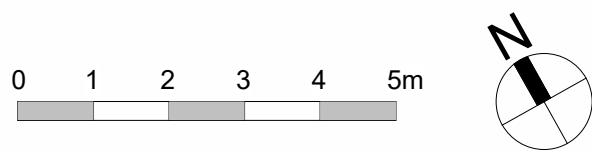
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Drawn: DNC  
Checked: DNC  
Date: 28/01/22

BIM Ref: 2269-CAL-XX-XX-DR-A-0170\_S4-P4

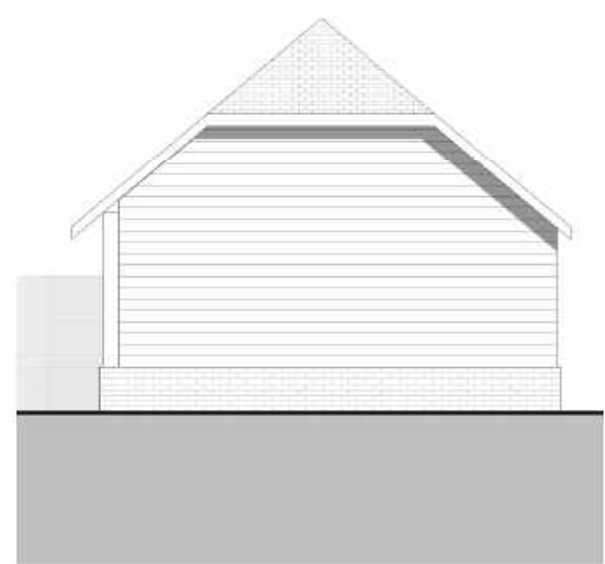
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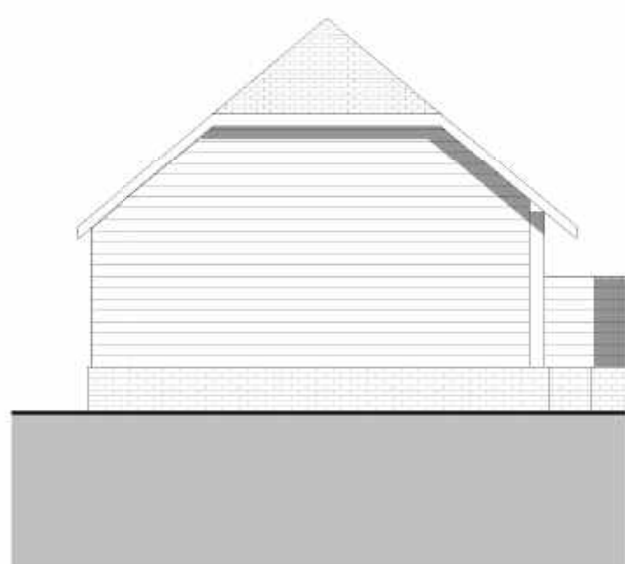
**1 L0a Ground Floor Dairy Proposed**  
1 : 100



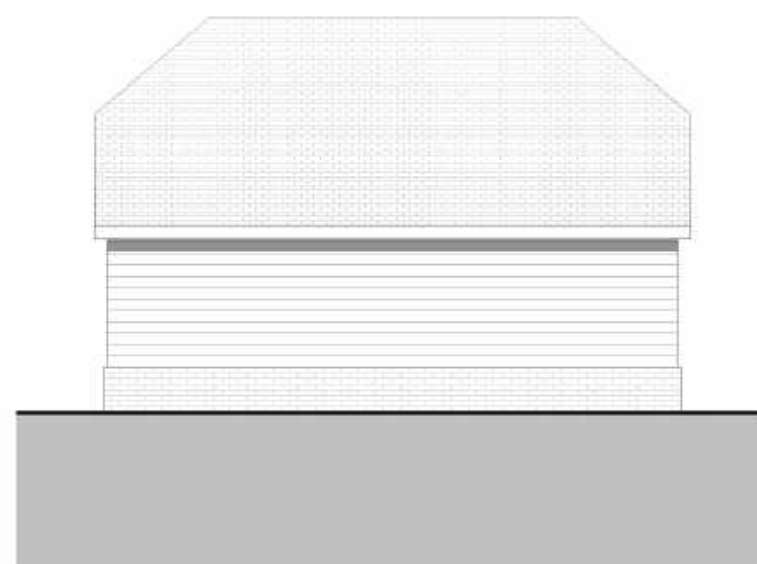
**6 Carport East Proposed**  
1 : 100



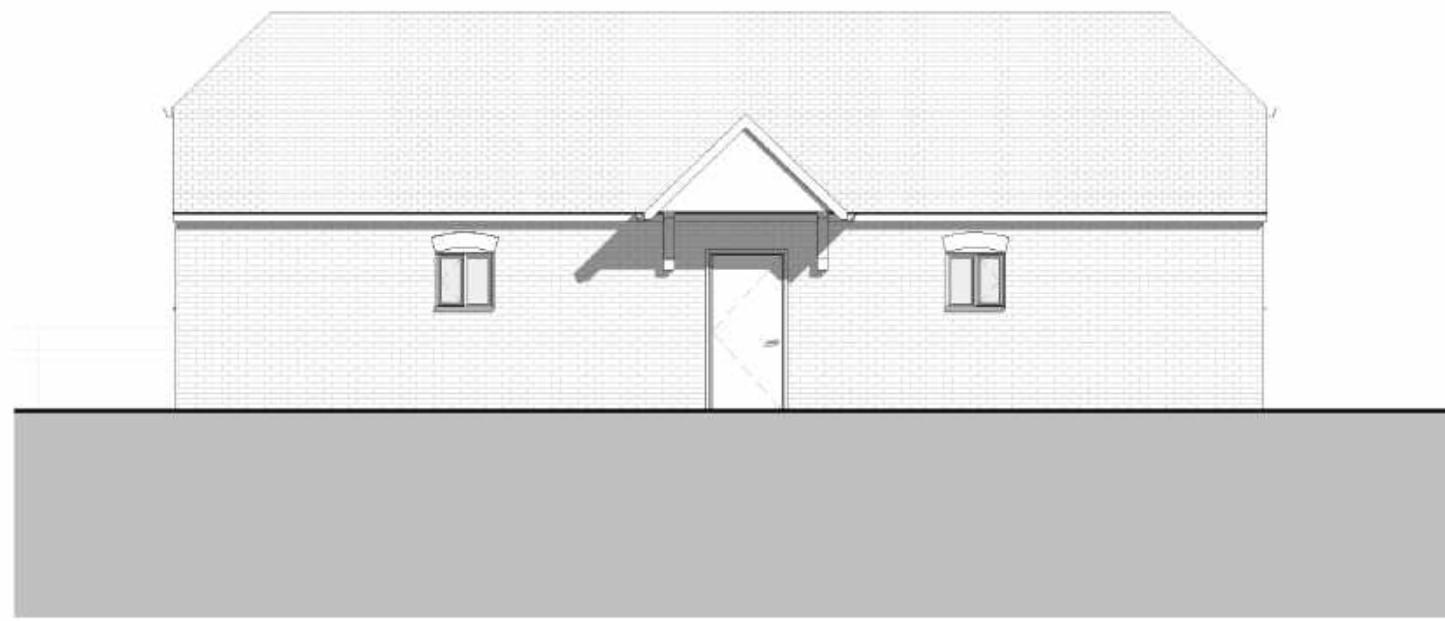
**7 Carport North Proposed**  
1 : 100



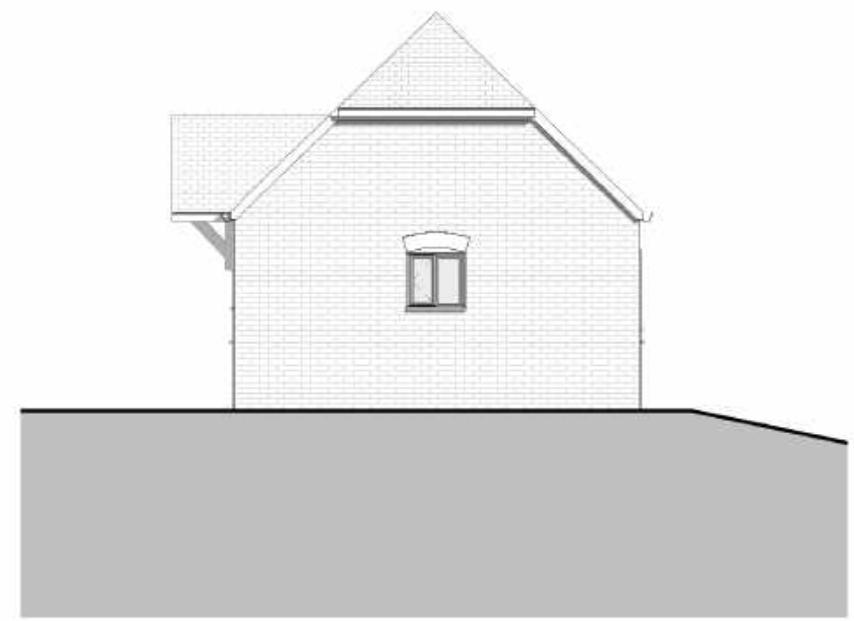
**8 Carport South Proposed**  
1 : 100



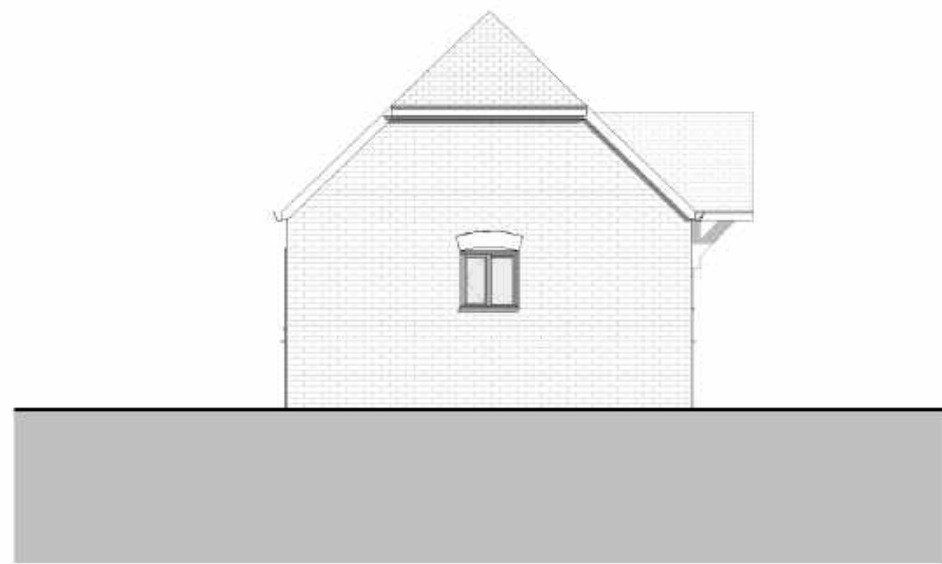
**9 Carport West Proposed**  
1 : 100



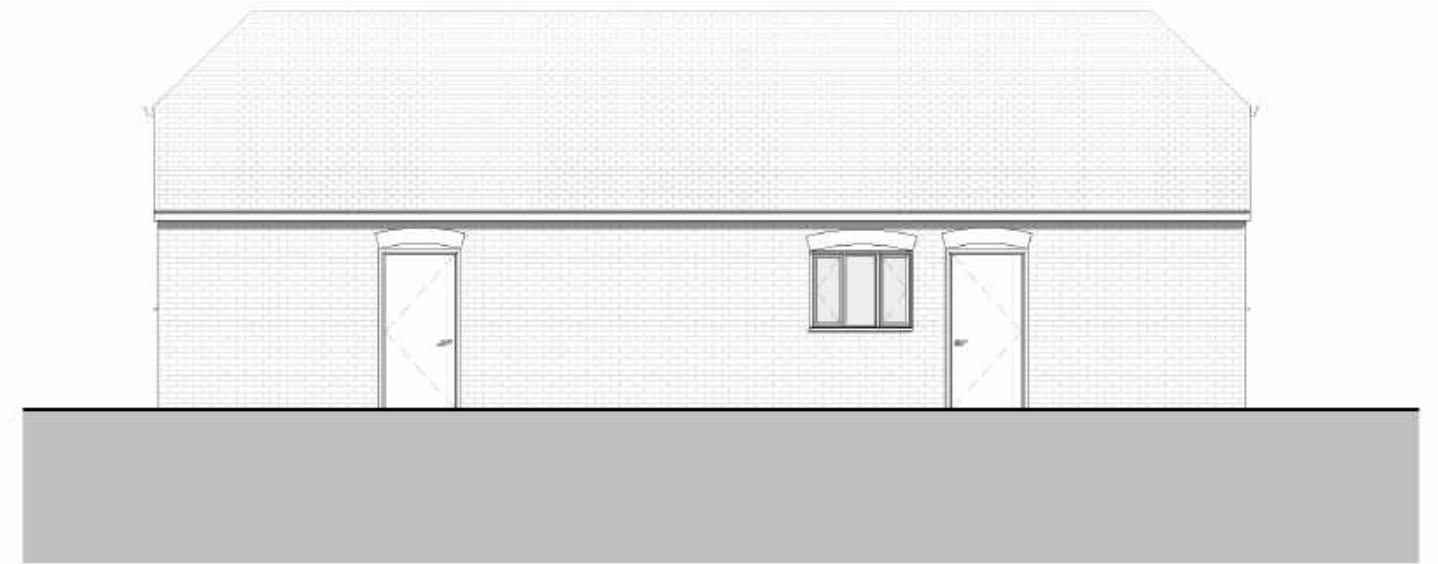
**2 Elevation - Dairy East Proposed**  
1 : 100



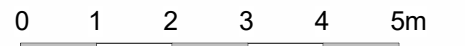
**3 Elevation - Dairy North Proposed**  
1 : 100



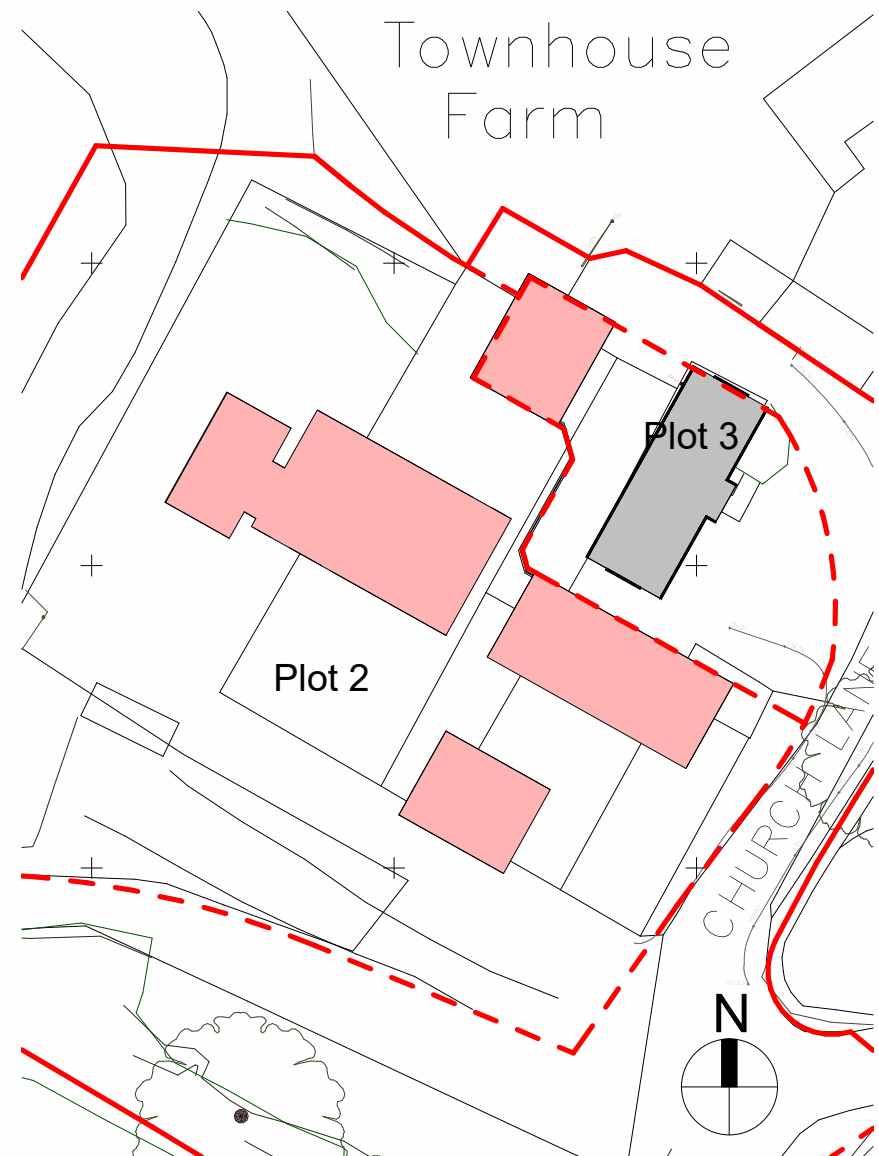
**4 Elevation - Dairy South Proposed**  
1 : 100



**5 Elevation - Dairy West Proposed**  
1 : 100



Note: The 'Old Dairy' building is being retained without any change or alterations



**10 Key Plan - Plot 3**  
1 : 500

|    |     |          |                                               |
|----|-----|----------|-----------------------------------------------|
| P4 | DRC | 09/06/22 | Amendplot boundray                            |
| P3 | DRC | 08/06/22 | Amend plot boundaries and outbuilding layouts |
| P2 | DRC | 24/03/22 | Amendments post planning feedback             |
| P1 | DRC | 28/01/22 | Planning Re-Issue                             |

Revision Schedule

**COWAN**  
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Job: Townhouse Farm  
Client: Balcombe Estate  
Address: Townhouse Farm, Church Lane, Ardingly

Drawing: Plot 3 - Proposed Plans & Elevations

PLANNING

Project Ref: 2269  
Orig No: 0171  
Suitability: S4  
Rev: P4

Size: A1  
Scale: As indicated  
Drawn: SN  
Checked: DNC  
Date: 28/01/22

BIM Ref: 2269-CAL-XX-XX-DR-A-0171\_S4-P4

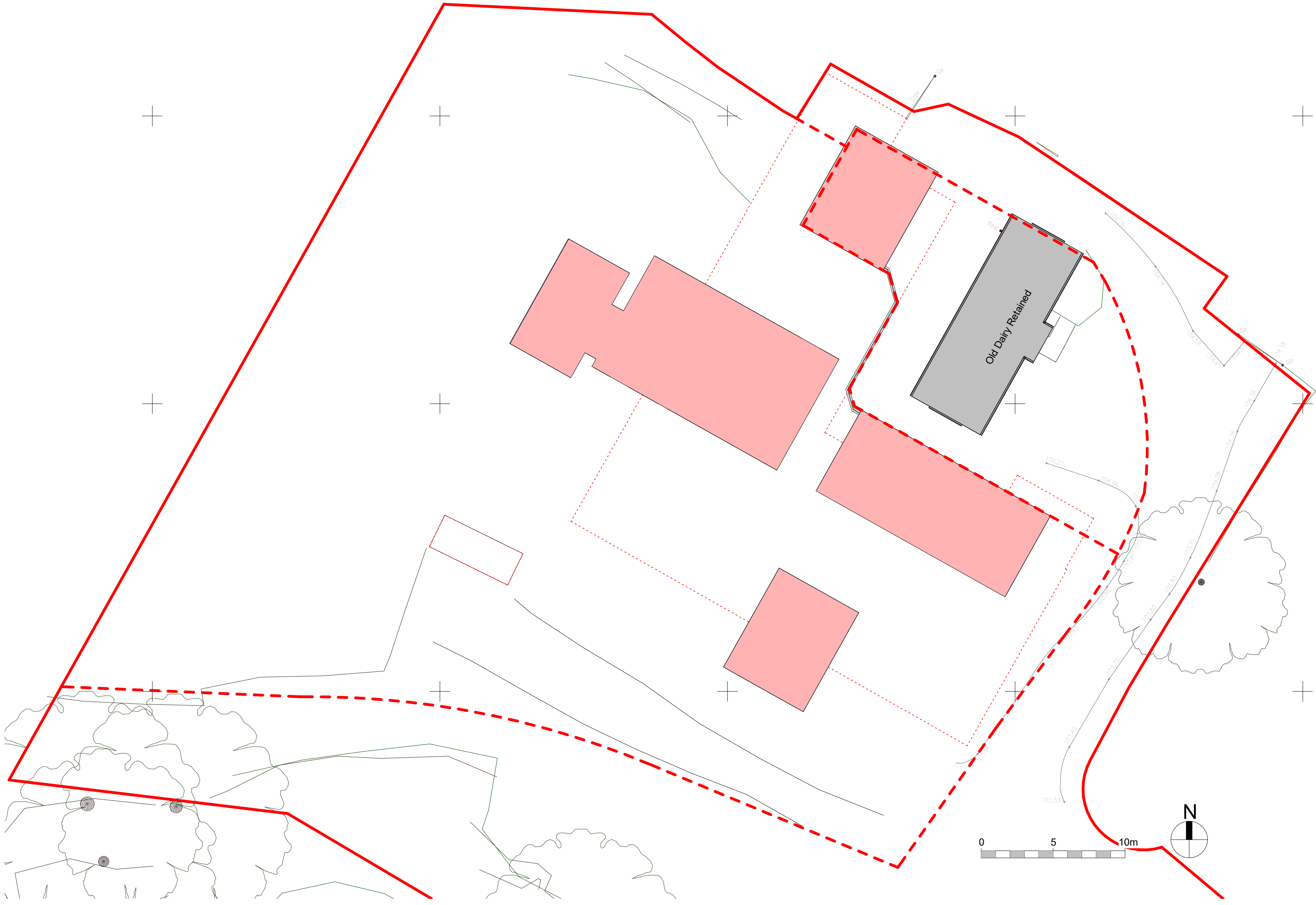
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Key

- Existing Building
- Proposed Building
- Existing Building (Proposed Demolition)
- Site Boundary
- Plot Boundary



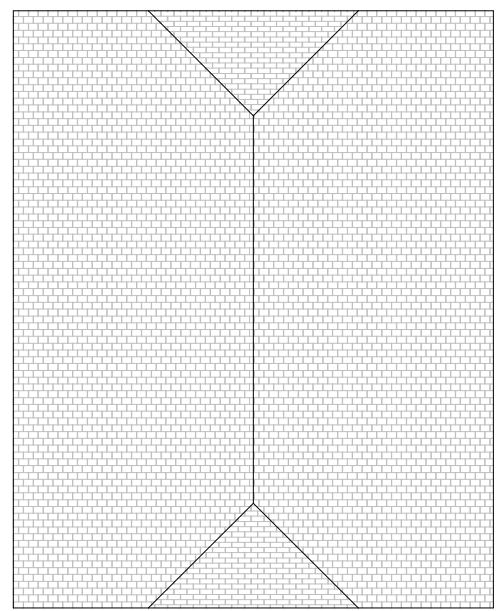
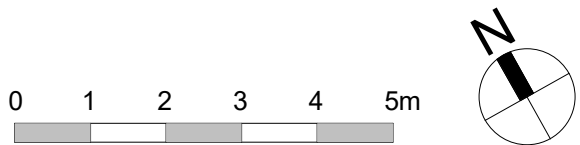
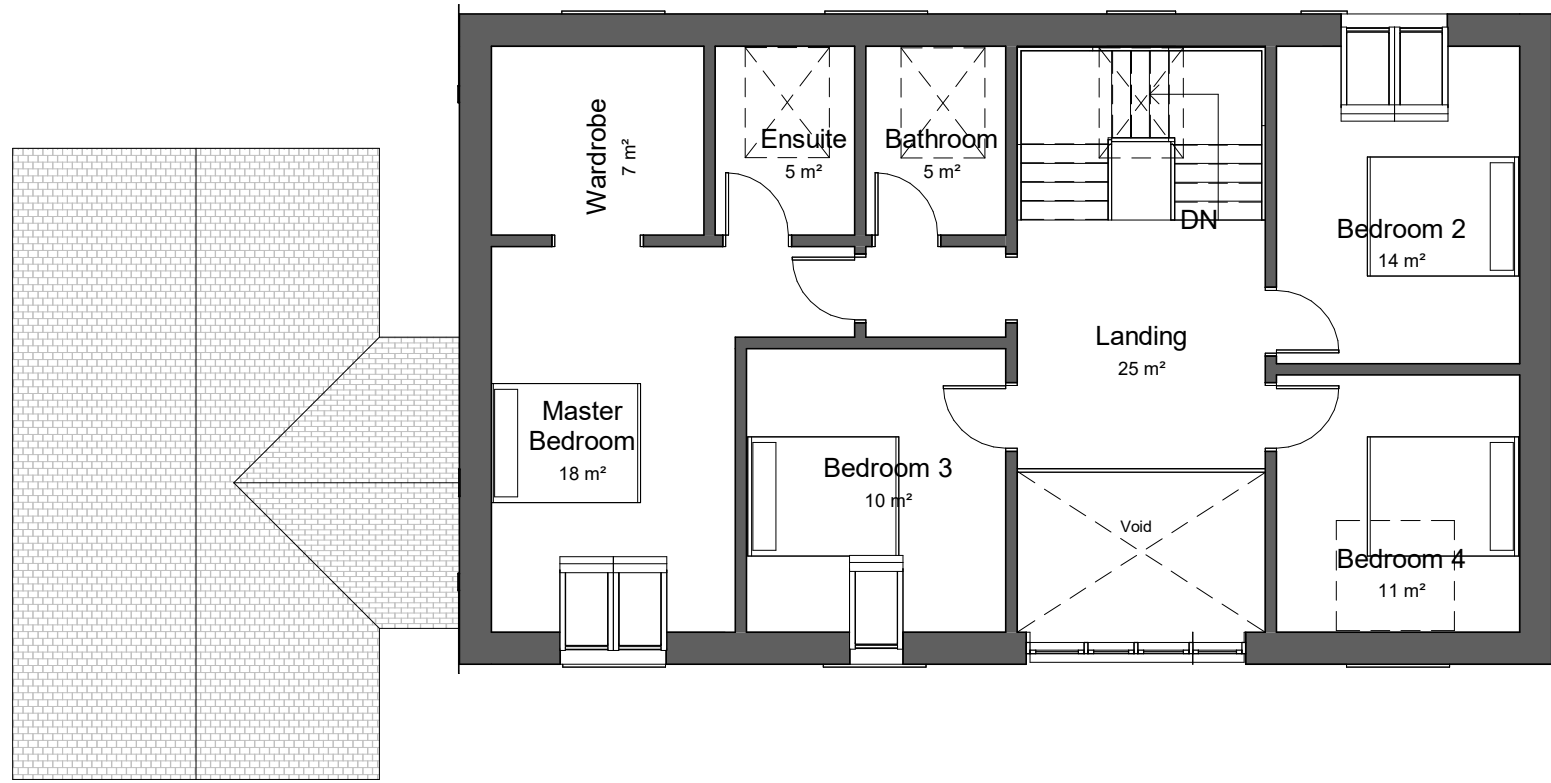
1 Plot 2 & 3 Block Plan - Existing  
1 : 200



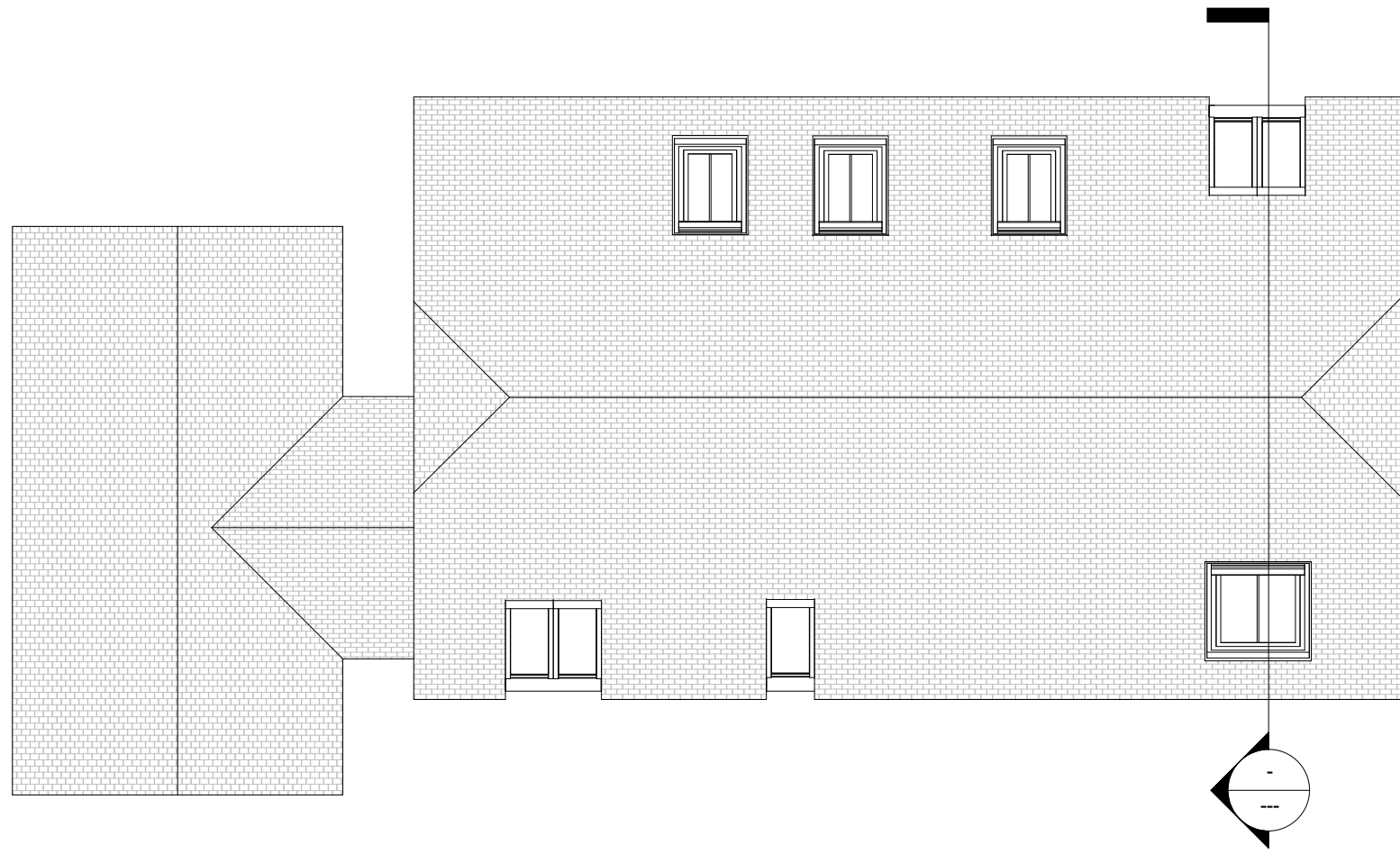
2 Plot 2 & 3 Block Plan - Proposed  
1 : 200

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                               |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------|----|
| Drawing Plot 2 & 3 Block Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |              |                                               |    |
| GWINNVTPL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                                               |    |
| Project Ref                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2269         | Scale                                         | S4 |
| Drawn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 01/20        | Checked                                       | p9 |
| As indicated DRC NM 16/07/21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                                               |    |
| BIM Ref 2269-CAI-XX-XX-PR-A-0120-S4-P9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                                               |    |
| COWAN ARCHITECTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |                                               |    |
| 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 |              |                                               |    |
| Revision Schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |              |                                               |    |
| P1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC Feb 21   | Initial Issue                                 |    |
| P2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 22/03/21 | Amended following Client feedback             |    |
| P3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 03/06/21 | Issued for client comment                     |    |
| P4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 28/01/22 | Planning Re-Issue                             |    |
| P5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 24/03/22 | Amendments post planning feedback             |    |
| P6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 07/06/22 | Amend plot boundaries and outbuilding layouts |    |
| P7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 08/06/22 | Amend plot boundaries and outbuilding layouts |    |
| P8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 09/06/22 | Amend plot boundary                           |    |
| P9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | DRC 15/06/22 | Reposition Garden Store                       |    |
| Job: Townhouse Farm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |                                               |    |
| Client: Balcombe Estate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                                               |    |
| Address: Townhouse Farm, Church Lane, Ardingly                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |                                               |    |
| Info@cowanarchitects.co.uk   www.cowanarchitects.co.uk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                                               |    |
| T: 01524 410042                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |              |                                               |    |
| Units 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |              |                                               |    |

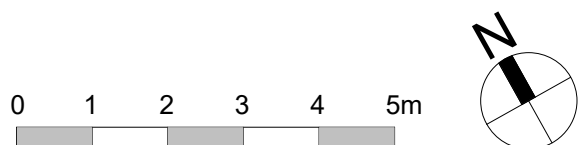
2 L1 First Floor Proposed  
1 : 100



3 L2 Roof Proposed  
1 : 100



1 L0 Ground Floor Proposed  
1 : 100



|     |     |          |                                               |
|-----|-----|----------|-----------------------------------------------|
| P10 | DRC | 22/07/22 | Amend rooflights and windows                  |
| P9  | DRC | 15/06/22 | Reposition Garden Store                       |
| P8  | DRC | 09/06/22 | Amend plot boundary                           |
| P7  | DRC | 08/06/22 | Amend plot boundaries and outbuilding layouts |
| P6  | DRC | 24/05/22 | Amendments post planning feedback             |
| P5  | DRC | 28/01/22 | Planning Re-Issue                             |
| P4  | DRC |          | Planning Application                          |
| P3  | DRC | 03/06/21 | Issued for client comment                     |
| P2  | DRC | 22/03/21 | Amended following Client feedback             |
| P1  | DRC | Feb '21  | Initial Issue                                 |

**Revision Schedule**

**COWAN ARCHITECTS**  
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Job: Townhouse Farm  
Client: Balcombe Estate  
Address: Townhouse Farm, Church Lane, Ardingly

Drawing: Plot 2 - Floor Plans

| PLANNING                        |          |              |          |
|---------------------------------|----------|--------------|----------|
| Project Ref.                    | Dwg No.  | Suitability. | Rev.     |
| 2269                            | 0121     | S4           | P10      |
| Size:                           | Scale:   | Drawn:       | Checked: |
| A1                              | 1 : 100  | DRC          | NM       |
| BIM Ref.                        | Date:    |              |          |
|                                 | 16/02/21 |              |          |
| 2269-CAL-XX-L0-DR-A-0121_S4-P10 |          |              |          |

## Appendix 2     Photographs

---

1.



2.



3.



4.



1. Southern flank of barns
2. Western edge
3. Farm machinery
4. Log storage area

5.



6.



7.



8.



5. Possible cemented ACMs

6. Eastern flank driveway

7. Eastern flank

8. Eastern driveway

9.



10.



11.



12.



9. Office building

10. Rear of barn building

11. North driveway

12. Log storage area

## Appendix 3      GroundSure Historical Maps and Reports

---

TOWNHOUSE DAIRY, TOWNHOUSE FARM, CHURCH LANE, ARDINGLY, RH17 6UR

## Order Details

**Date:** 25/05/2021  
**Your ref:** PO08321\_-\_P4271  
**Our Ref:** GS-7893206  
**Client:** AGB Environmental Ltd

## Site Details

**Location:** 533760 129341  
**Area:** 0.28 ha  
**Authority:** [Mid Sussex District Council](#)



**Summary of findings**

p. 2

**Aerial image**

p. 8

**OS MasterMap site plan**

p.13

[groundsure.com/insightuserguide](https://groundsure.com/insightuserguide)

Contact us with any questions at:

[info@groundsure.com](mailto:info@groundsure.com)

08444 159 000

## Summary of findings

| Page      | Section    | Past land use                                 | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-----------|------------|-----------------------------------------------|---------|-------|---------|----------|-----------|
| <b>14</b> | <b>1.1</b> | <b><u>Historical industrial land uses</u></b> | 6       | 0     | 6       | 23       | -         |
| 16        | 1.2        | Historical tanks                              | 0       | 0     | 0       | 0        | -         |
| 16        | 1.3        | Historical energy features                    | 0       | 0     | 0       | 0        | -         |
| 16        | 1.4        | Historical petrol stations                    | 0       | 0     | 0       | 0        | -         |
| 17        | 1.5        | Historical garages                            | 0       | 0     | 0       | 0        | -         |
| 17        | 1.6        | Historical military land                      | 0       | 0     | 0       | 0        | -         |
| Page      | Section    | Past land use - un-grouped                    | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>18</b> | <b>2.1</b> | <b><u>Historical industrial land uses</u></b> | 8       | 0     | 9       | 40       | -         |
| 21        | 2.2        | Historical tanks                              | 0       | 0     | 0       | 0        | -         |
| 21        | 2.3        | Historical energy features                    | 0       | 0     | 0       | 0        | -         |
| 21        | 2.4        | Historical petrol stations                    | 0       | 0     | 0       | 0        | -         |
| 21        | 2.5        | Historical garages                            | 0       | 0     | 0       | 0        | -         |
| Page      | Section    | Waste and landfill                            | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| 22        | 3.1        | Active or recent landfill                     | 0       | 0     | 0       | 0        | -         |
| 22        | 3.2        | Historical landfill (BGS records)             | 0       | 0     | 0       | 0        | -         |
| 22        | 3.3        | Historical landfill (LA/mapping records)      | 0       | 0     | 0       | 0        | -         |
| 22        | 3.4        | Historical landfill (EA/NRW records)          | 0       | 0     | 0       | 0        | -         |
| 22        | 3.5        | Historical waste sites                        | 0       | 0     | 0       | 0        | -         |
| 23        | 3.6        | Licensed waste sites                          | 0       | 0     | 0       | 0        | -         |
| 23        | 3.7        | Waste exemptions                              | 0       | 0     | 0       | 0        | -         |
| Page      | Section    | Current industrial land use                   | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| 24        | 4.1        | Recent industrial land uses                   | 0       | 0     | 0       | -        | -         |
| 24        | 4.2        | Current or recent petrol stations             | 0       | 0     | 0       | 0        | -         |
| 25        | 4.3        | Electricity cables                            | 0       | 0     | 0       | 0        | -         |
| 25        | 4.4        | Gas pipelines                                 | 0       | 0     | 0       | 0        | -         |
| 25        | 4.5        | Sites determined as Contaminated Land         | 0       | 0     | 0       | 0        | -         |



| 25        | 4.6         | Control of Major Accident Hazards (COMAH)              | 0                        | 0     | 0       | 0        | -         |
|-----------|-------------|--------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| 25        | 4.7         | Regulated explosive sites                              | 0                        | 0     | 0       | 0        | -         |
| 26        | 4.8         | Hazardous substance storage/usage                      | 0                        | 0     | 0       | 0        | -         |
| 26        | 4.9         | Historical licensed industrial activities (IPC)        | 0                        | 0     | 0       | 0        | -         |
| 26        | 4.10        | Licensed industrial activities (Part A(1))             | 0                        | 0     | 0       | 0        | -         |
| 26        | 4.11        | Licensed pollutant release (Part A(2)/B)               | 0                        | 0     | 0       | 0        | -         |
| 26        | 4.12        | Radioactive Substance Authorisations                   | 0                        | 0     | 0       | 0        | -         |
| <b>27</b> | <b>4.13</b> | <b><u>Licensed Discharges to controlled waters</u></b> | 0                        | 0     | 3       | 0        | -         |
| 27        | 4.14        | Pollutant release to surface waters (Red List)         | 0                        | 0     | 0       | 0        | -         |
| 28        | 4.15        | Pollutant release to public sewer                      | 0                        | 0     | 0       | 0        | -         |
| 28        | 4.16        | List 1 Dangerous Substances                            | 0                        | 0     | 0       | 0        | -         |
| 28        | 4.17        | List 2 Dangerous Substances                            | 0                        | 0     | 0       | 0        | -         |
| 28        | 4.18        | Pollution Incidents (EA/NRW)                           | 0                        | 0     | 0       | 0        | -         |
| 28        | 4.19        | Pollution inventory substances                         | 0                        | 0     | 0       | 0        | -         |
| 29        | 4.20        | Pollution inventory waste transfers                    | 0                        | 0     | 0       | 0        | -         |
| 29        | 4.21        | Pollution inventory radioactive waste                  | 0                        | 0     | 0       | 0        | -         |
| Page      | Section     | Hydrogeology                                           | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 30        | 5.1         | Superficial aquifer                                    | None (within 500m)       |       |         |          |           |
| <b>31</b> | <b>5.2</b>  | <b><u>Bedrock aquifer</u></b>                          | Identified (within 500m) |       |         |          |           |
| <b>33</b> | <b>5.3</b>  | <b><u>Groundwater vulnerability</u></b>                | Identified (within 50m)  |       |         |          |           |
| 34        | 5.4         | Groundwater vulnerability- soluble rock risk           | None (within 0m)         |       |         |          |           |
| 34        | 5.5         | Groundwater vulnerability- local information           | None (within 0m)         |       |         |          |           |
| 35        | 5.6         | Groundwater abstractions                               | 0                        | 0     | 0       | 0        | 0         |
| <b>36</b> | <b>5.7</b>  | <b><u>Surface water abstractions</u></b>               | 0                        | 0     | 0       | 0        | 10        |
| <b>38</b> | <b>5.8</b>  | <b><u>Potable abstractions</u></b>                     | 0                        | 0     | 0       | 0        | 4         |
| 39        | 5.9         | Source Protection Zones                                | 0                        | 0     | 0       | 0        | -         |
| 39        | 5.10        | Source Protection Zones (confined aquifer)             | 0                        | 0     | 0       | 0        | -         |
| Page      | Section     | Hydrology                                              | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>40</b> | <b>6.1</b>  | <b><u>Water Network (OS MasterMap)</u></b>             | 0                        | 0     | 19      | -        | -         |

| <b>42</b> | <b>6.2</b>  | <b><u>Surface water features</u></b>                      | 0                                      | 0     | 7       | -        | -         |
|-----------|-------------|-----------------------------------------------------------|----------------------------------------|-------|---------|----------|-----------|
| <b>42</b> | <b>6.3</b>  | <b><u>WFD Surface water body catchments</u></b>           | 1                                      | -     | -       | -        | -         |
| <b>43</b> | <b>6.4</b>  | <b><u>WFD Surface water bodies</u></b>                    | 0                                      | 0     | 0       | -        | -         |
| <b>43</b> | <b>6.5</b>  | <b><u>WFD Groundwater bodies</u></b>                      | 1                                      | -     | -       | -        | -         |
| Page      | Section     | River and coastal flooding                                | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| 44        | 7.1         | Risk of Flooding from Rivers and Sea (RoFRaS)             | None (within 50m)                      |       |         |          |           |
| 44        | 7.2         | Historical Flood Events                                   | 0                                      | 0     | 0       | -        | -         |
| 44        | 7.3         | Flood Defences                                            | 0                                      | 0     | 0       | -        | -         |
| 44        | 7.4         | Areas Benefiting from Flood Defences                      | 0                                      | 0     | 0       | -        | -         |
| 45        | 7.5         | Flood Storage Areas                                       | 0                                      | 0     | 0       | -        | -         |
| 46        | 7.6         | Flood Zone 2                                              | None (within 50m)                      |       |         |          |           |
| 46        | 7.7         | Flood Zone 3                                              | None (within 50m)                      |       |         |          |           |
| Page      | Section     | Surface water flooding                                    |                                        |       |         |          |           |
| <b>47</b> | <b>8.1</b>  | <b><u>Surface water flooding</u></b>                      | 1 in 30 year, 0.1m - 0.3m (within 50m) |       |         |          |           |
| Page      | Section     | Groundwater flooding                                      |                                        |       |         |          |           |
| <b>49</b> | <b>9.1</b>  | <b><u>Groundwater flooding</u></b>                        | Negligible (within 50m)                |       |         |          |           |
| Page      | Section     | Environmental designations                                | On site                                | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>50</b> | <b>10.1</b> | <b><u>Sites of Special Scientific Interest (SSSI)</u></b> | 0                                      | 0     | 0       | 0        | 1         |
| 51        | 10.2        | Conserved wetland sites (Ramsar sites)                    | 0                                      | 0     | 0       | 0        | 0         |
| 51        | 10.3        | Special Areas of Conservation (SAC)                       | 0                                      | 0     | 0       | 0        | 0         |
| 51        | 10.4        | Special Protection Areas (SPA)                            | 0                                      | 0     | 0       | 0        | 0         |
| 51        | 10.5        | National Nature Reserves (NNR)                            | 0                                      | 0     | 0       | 0        | 0         |
| <b>52</b> | <b>10.6</b> | <b><u>Local Nature Reserves (LNR)</u></b>                 | 0                                      | 0     | 0       | 1        | 0         |
| <b>52</b> | <b>10.7</b> | <b><u>Designated Ancient Woodland</u></b>                 | 0                                      | 0     | 1       | 5        | 82        |
| 55        | 10.8        | Biosphere Reserves                                        | 0                                      | 0     | 0       | 0        | 0         |
| 56        | 10.9        | Forest Parks                                              | 0                                      | 0     | 0       | 0        | 0         |
| 56        | 10.10       | Marine Conservation Zones                                 | 0                                      | 0     | 0       | 0        | 0         |
| 56        | 10.11       | Green Belt                                                | 0                                      | 0     | 0       | 0        | 0         |
| 56        | 10.12       | Proposed Ramsar sites                                     | 0                                      | 0     | 0       | 0        | 0         |



| 56        | 10.13               | Possible Special Areas of Conservation (pSAC)    | 0                          | 0     | 0       | 0        | 0         |
|-----------|---------------------|--------------------------------------------------|----------------------------|-------|---------|----------|-----------|
| 57        | 10.14               | Potential Special Protection Areas (pSPA)        | 0                          | 0     | 0       | 0        | 0         |
| 57        | 10.15               | Nitrate Sensitive Areas                          | 0                          | 0     | 0       | 0        | 0         |
| 57        | 10.16               | Nitrate Vulnerable Zones                         | 0                          | 0     | 0       | 0        | 0         |
| <b>58</b> | <b><u>10.17</u></b> | <b><u>SSSI Impact Risk Zones</u></b>             | 1                          | -     | -       | -        | -         |
| <b>59</b> | <b><u>10.18</u></b> | <b><u>SSSI Units</u></b>                         | 0                          | 0     | 0       | 0        | 1         |
| Page      | Section             | Visual and cultural designations                 | On site                    | 0-50m | 50-250m | 250-500m | 500-2000m |
| 61        | 11.1                | World Heritage Sites                             | 0                          | 0     | 0       | -        | -         |
| <b>62</b> | <b><u>11.2</u></b>  | <b><u>Area of Outstanding Natural Beauty</u></b> | 1                          | 0     | 0       | -        | -         |
| 62        | 11.3                | National Parks                                   | 0                          | 0     | 0       | -        | -         |
| <b>62</b> | <b><u>11.4</u></b>  | <b><u>Listed Buildings</u></b>                   | 0                          | 1     | 1       | -        | -         |
| <b>63</b> | <b><u>11.5</u></b>  | <b><u>Conservation Areas</u></b>                 | 1                          | 0     | 0       | -        | -         |
| 63        | 11.6                | Scheduled Ancient Monuments                      | 0                          | 0     | 0       | -        | -         |
| 63        | 11.7                | Registered Parks and Gardens                     | 0                          | 0     | 0       | -        | -         |
| Page      | Section             | Agricultural designations                        | On site                    | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>64</b> | <b><u>12.1</u></b>  | <b><u>Agricultural Land Classification</u></b>   | Not Surveyed (within 250m) |       |         |          |           |
| 65        | 12.2                | Open Access Land                                 | 0                          | 0     | 0       | -        | -         |
| <b>65</b> | <b><u>12.3</u></b>  | <b><u>Tree Felling Licences</u></b>              | 0                          | 0     | 1       | -        | -         |
| <b>65</b> | <b><u>12.4</u></b>  | <b><u>Environmental Stewardship Schemes</u></b>  | 1                          | 0     | 0       | -        | -         |
| <b>66</b> | <b><u>12.5</u></b>  | <b><u>Countryside Stewardship Schemes</u></b>    | 1                          | 0     | 1       | -        | -         |
| Page      | Section             | Habitat designations                             | On site                    | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>67</b> | <b><u>13.1</u></b>  | <b><u>Priority Habitat Inventory</u></b>         | 0                          | 0     | 9       | -        | -         |
| 68        | 13.2                | Habitat Networks                                 | 0                          | 0     | 0       | -        | -         |
| 68        | 13.3                | Open Mosaic Habitat                              | 0                          | 0     | 0       | -        | -         |
| 68        | 13.4                | Limestone Pavement Orders                        | 0                          | 0     | 0       | -        | -         |
| Page      | Section             | Geology 1:10,000 scale                           | On site                    | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>69</b> | <b><u>14.1</u></b>  | <b><u>10k Availability</u></b>                   | Identified (within 500m)   |       |         |          |           |
| 70        | 14.2                | Artificial and made ground (10k)                 | 0                          | 0     | 0       | 0        | -         |
| 71        | 14.3                | Superficial geology (10k)                        | 0                          | 0     | 0       | 0        | -         |

| <b>71</b> | <b>14.4</b> | <b><u>Landslip (10k)</u></b>                      | 0                        | 0     | 0       | 1        | -         |
|-----------|-------------|---------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <b>73</b> | <b>14.5</b> | <b><u>Bedrock geology (10k)</u></b>               | 2                        | 1     | 3       | 4        | -         |
| 74        | 14.6        | Bedrock faults and other linear features (10k)    | 0                        | 0     | 0       | 0        | -         |
| Page      | Section     | Geology 1:50,000 scale                            | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>75</b> | <b>15.1</b> | <b><u>50k Availability</u></b>                    | Identified (within 500m) |       |         |          |           |
| 76        | 15.2        | Artificial and made ground (50k)                  | 0                        | 0     | 0       | 0        | -         |
| 76        | 15.3        | Artificial ground permeability (50k)              | 0                        | 0     | -       | -        | -         |
| 77        | 15.4        | Superficial geology (50k)                         | 0                        | 0     | 0       | 0        | -         |
| 77        | 15.5        | Superficial permeability (50k)                    | None (within 50m)        |       |         |          |           |
| <b>78</b> | <b>15.6</b> | <b><u>Landslip (50k)</u></b>                      | 0                        | 0     | 0       | 1        | -         |
| 78        | 15.7        | Landslip permeability (50k)                       | None (within 50m)        |       |         |          |           |
| <b>79</b> | <b>15.8</b> | <b><u>Bedrock geology (50k)</u></b>               | 2                        | 0     | 2       | 2        | -         |
| <b>80</b> | <b>15.9</b> | <b><u>Bedrock permeability (50k)</u></b>          | Identified (within 50m)  |       |         |          |           |
| 80        | 15.10       | Bedrock faults and other linear features (50k)    | 0                        | 0     | 0       | 0        | -         |
| Page      | Section     | Boreholes                                         | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 81        | 16.1        | BGS Boreholes                                     | 0                        | 0     | 0       | -        | -         |
| Page      | Section     | Natural ground subsidence                         |                          |       |         |          |           |
| <b>82</b> | <b>17.1</b> | <b><u>Shrink swell clays</u></b>                  | Very low (within 50m)    |       |         |          |           |
| <b>83</b> | <b>17.2</b> | <b><u>Running sands</u></b>                       | Negligible (within 50m)  |       |         |          |           |
| <b>84</b> | <b>17.3</b> | <b><u>Compressible deposits</u></b>               | Negligible (within 50m)  |       |         |          |           |
| <b>85</b> | <b>17.4</b> | <b><u>Collapsible deposits</u></b>                | Very low (within 50m)    |       |         |          |           |
| <b>86</b> | <b>17.5</b> | <b><u>Landslides</u></b>                          | Very low (within 50m)    |       |         |          |           |
| <b>87</b> | <b>17.6</b> | <b><u>Ground dissolution of soluble rocks</u></b> | Negligible (within 50m)  |       |         |          |           |
| Page      | Section     | Mining, ground workings and natural cavities      | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 88        | 18.1        | Natural cavities                                  | 0                        | 0     | 0       | 0        | -         |
| <b>89</b> | <b>18.2</b> | <b><u>BritPits</u></b>                            | 0                        | 0     | 4       | 10       | -         |
| <b>91</b> | <b>18.3</b> | <b><u>Surface ground workings</u></b>             | 11                       | 0     | 13      | -        | -         |
| 92        | 18.4        | Underground workings                              | 0                        | 0     | 0       | 0        | 0         |
| 93        | 18.5        | Historical Mineral Planning Areas                 | 0                        | 0     | 0       | 0        | -         |



|           |             |                                                       |                          |       |         |          |           |
|-----------|-------------|-------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <b>93</b> | <b>18.6</b> | <b><u>Non-coal mining</u></b>                         | 0                        | 0     | 0       | 1        | 1         |
| 93        | 18.7        | Mining cavities                                       | 0                        | 0     | 0       | 0        | 0         |
| 94        | 18.8        | JPB mining areas                                      | None (within 0m)         |       |         |          |           |
| 94        | 18.9        | Coal mining                                           | None (within 0m)         |       |         |          |           |
| 94        | 18.10       | Brine areas                                           | None (within 0m)         |       |         |          |           |
| 94        | 18.11       | Gypsum areas                                          | None (within 0m)         |       |         |          |           |
| 94        | 18.12       | Tin mining                                            | None (within 0m)         |       |         |          |           |
| 95        | 18.13       | Clay mining                                           | None (within 0m)         |       |         |          |           |
| Page      | Section     | Radon                                                 |                          |       |         |          |           |
| <b>96</b> | <b>19.1</b> | <b><u>Radon</u></b>                                   | Less than 1% (within 0m) |       |         |          |           |
| Page      | Section     | Soil chemistry                                        | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <b>97</b> | <b>20.1</b> | <b><u>BGS Estimated Background Soil Chemistry</u></b> | 2                        | 0     | -       | -        | -         |
| 97        | 20.2        | BGS Estimated Urban Soil Chemistry                    | 0                        | 0     | -       | -        | -         |
| 97        | 20.3        | BGS Measured Urban Soil Chemistry                     | 0                        | 0     | -       | -        | -         |
| Page      | Section     | Railway infrastructure and projects                   | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| 98        | 21.1        | Underground railways (London)                         | 0                        | 0     | 0       | -        | -         |
| 98        | 21.2        | Underground railways (Non-London)                     | 0                        | 0     | 0       | -        | -         |
| 98        | 21.3        | Railway tunnels                                       | 0                        | 0     | 0       | -        | -         |
| 98        | 21.4        | Historical railway and tunnel features                | 0                        | 0     | 0       | -        | -         |
| 98        | 21.5        | Royal Mail tunnels                                    | 0                        | 0     | 0       | -        | -         |
| 99        | 21.6        | Historical railways                                   | 0                        | 0     | 0       | -        | -         |
| 99        | 21.7        | Railways                                              | 0                        | 0     | 0       | -        | -         |
| 99        | 21.8        | Crossrail 1                                           | 0                        | 0     | 0       | 0        | -         |
| 99        | 21.9        | Crossrail 2                                           | 0                        | 0     | 0       | 0        | -         |
| 99        | 21.10       | HS2                                                   | 0                        | 0     | 0       | 0        | -         |

## Recent aerial photograph



Capture Date: 14/05/2018

Site Area: 0.28ha



## Recent site history - 2015 aerial photograph



Capture Date: 30/06/2015

Site Area: 0.28ha



## Recent site history - 2012 aerial photograph



Capture Date: 31/08/2012

Site Area: 0.28ha



## Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.28ha



## Recent site history - 1999 aerial photograph



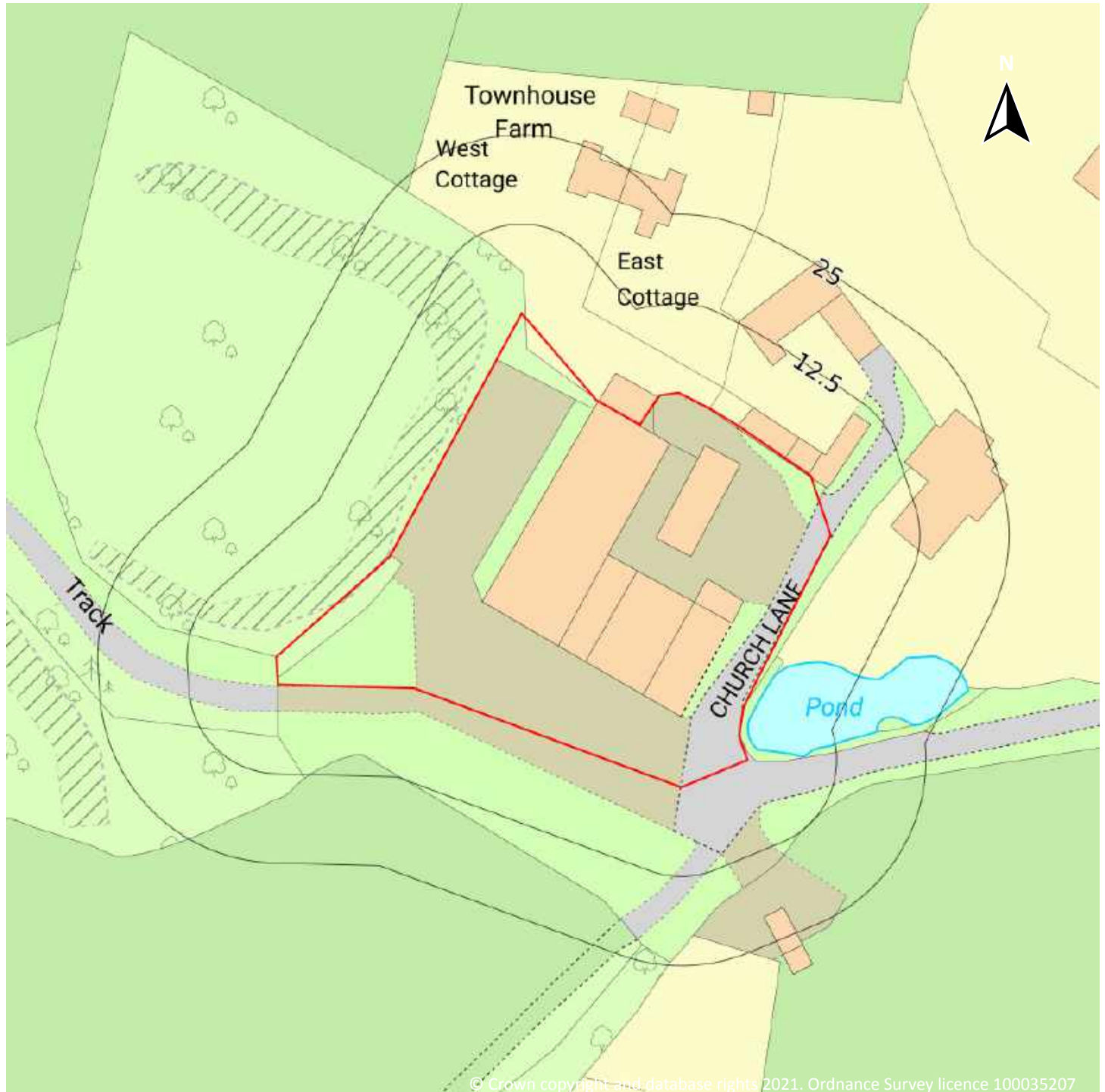
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 04/09/1999

Site Area: 0.28ha

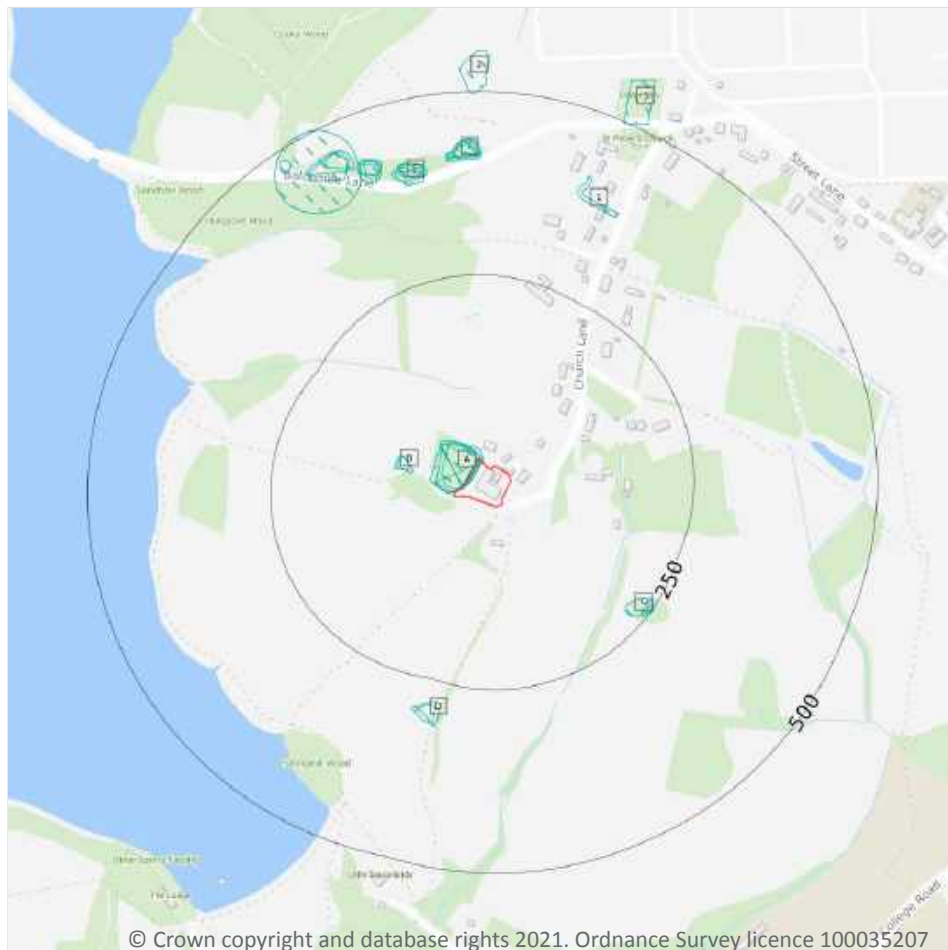


## OS MasterMap site plan



Site Area: 0.28ha

## 1 Past land use



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

### 1.1 Historical industrial land uses

Records within 500m

35

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 14**

| ID | Location | Land use       | Dates present | Group ID |
|----|----------|----------------|---------------|----------|
| A  | On site  | Old Gravel Pit | 1896          | 2166438  |



| ID | Location | Land use                    | Dates present | Group ID |
|----|----------|-----------------------------|---------------|----------|
| A  | On site  | Unspecified Pit             | 1874          | 2169599  |
| A  | On site  | Unspecified Pit             | 1909 - 1947   | 2170618  |
| A  | On site  | Unspecified Pit             | 1973 - 1992   | 2249722  |
| A  | On site  | Unspecified Pit             | 1973          | 2259679  |
| A  | On site  | Unspecified Pit             | 1963          | 2269948  |
| B  | 64m NW   | Unspecified Pits            | 1909          | 2141598  |
| B  | 64m NW   | Unspecified Pit             | 1947          | 2270055  |
| B  | 71m NW   | Unspecified Pit             | 1874          | 2199173  |
| C  | 219m SE  | Unspecified Pit             | 1896 - 1947   | 2192518  |
| C  | 238m SE  | Unspecified Ground Workings | 1973          | 2132812  |
| C  | 238m SE  | Unspecified Pit             | 1973 - 1992   | 2171777  |
| D  | 277m S   | Unspecified Old Quarry      | 1896          | 2162882  |
| D  | 282m S   | Unspecified Quarry          | 1909 - 1947   | 2191443  |
| 1  | 377m NE  | Unspecified Ground Workings | 1909 - 1947   | 2212259  |
| E  | 384m N   | Unspecified Pit             | 1909 - 1992   | 2277134  |
| E  | 385m N   | Unspecified Pit             | 1874          | 2192010  |
| E  | 388m N   | Unspecified Pit             | 1973          | 2238437  |
| E  | 389m NW  | Sand Pit                    | 1896          | 2131509  |
| E  | 393m N   | Old Sand Pits               | 1896          | 2146494  |
| E  | 401m N   | Unspecified Pit             | 1909 - 1947   | 2173805  |
| E  | 403m N   | Old Sand Pits               | 1896          | 2146492  |
| F  | 408m N   | Unspecified Pit             | 1909 - 1947   | 2227100  |
| E  | 409m N   | Unspecified Pit             | 1963 - 1992   | 2262659  |
| E  | 410m N   | Unspecified Pit             | 1973          | 2231936  |
| F  | 411m N   | Unspecified Pit             | 1963 - 1992   | 2212450  |
| F  | 411m N   | Old Sand Pits               | 1896          | 2146495  |
| F  | 411m N   | Unspecified Pit             | 1874          | 2230044  |
| F  | 412m N   | Unspecified Pit             | 1973          | 2208889  |



| ID | Location | Land use               | Dates present | Group ID |
|----|----------|------------------------|---------------|----------|
| E  | 422m NW  | Unspecified Quarry     | 1909 - 1947   | 2175033  |
| E  | 430m NW  | Unspecified Old Quarry | 1896          | 2162880  |
| E  | 431m NW  | Unspecified Quarry     | 1963 - 1992   | 2264426  |
| E  | 470m NW  | Unspecified Quarry     | 1963 - 1992   | 2187057  |
| 2  | 497m N   | Unspecified Pit        | 1874          | 2263019  |
| 3  | 498m NE  | Burial Ground          | 1874          | 2142000  |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.2 Historical tanks

**Records within 500m**

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.3 Historical energy features

**Records within 500m**

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.4 Historical petrol stations

**Records within 500m**

**0**

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



*This data is sourced from Ordnance Survey / Groundsure.*

## 1.5 Historical garages

**Records within 500m**

**0**

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.6 Historical military land

**Records within 500m**

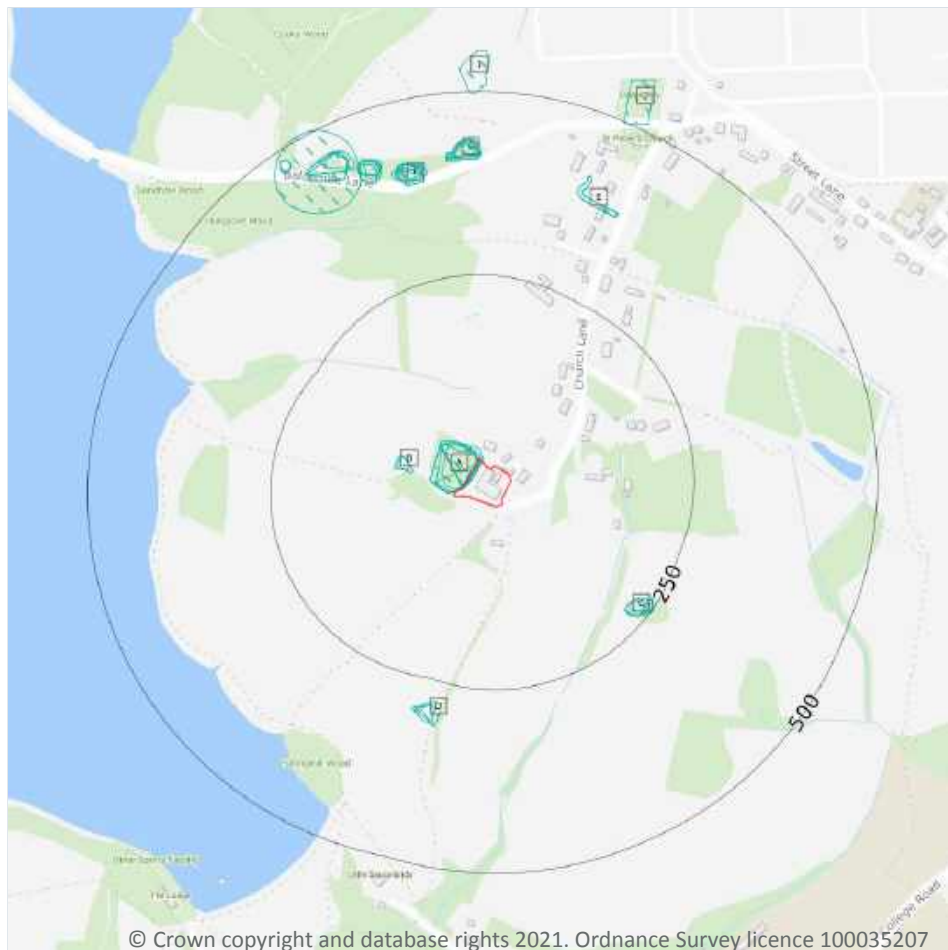
**0**

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

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



## 2 Past land use - un-grouped



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

### 2.1 Historical industrial land uses

Records within 500m

57

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

Features are displayed on the Past land use - un-grouped map on **page 18**

| ID | Location | Land Use        | Date | Group ID |
|----|----------|-----------------|------|----------|
| A  | On site  | Unspecified Pit | 1947 | 2170618  |
| A  | On site  | Unspecified Pit | 1909 | 2170618  |
| A  | On site  | Unspecified Pit | 1973 | 2259679  |

| ID | Location | Land Use                    | Date | Group ID |
|----|----------|-----------------------------|------|----------|
| A  | On site  | Unspecified Pit             | 1874 | 2169599  |
| A  | On site  | Unspecified Pit             | 1992 | 2249722  |
| A  | On site  | Unspecified Pit             | 1973 | 2249722  |
| A  | On site  | Unspecified Pit             | 1963 | 2269948  |
| A  | On site  | Old Gravel Pit              | 1896 | 2166438  |
| B  | 64m NW   | Unspecified Pit             | 1947 | 2270055  |
| B  | 64m NW   | Unspecified Pits            | 1909 | 2141598  |
| B  | 71m NW   | Unspecified Pit             | 1874 | 2199173  |
| C  | 219m SE  | Unspecified Pit             | 1947 | 2192518  |
| C  | 219m SE  | Unspecified Pit             | 1909 | 2192518  |
| C  | 222m SE  | Unspecified Pit             | 1896 | 2192518  |
| C  | 238m SE  | Unspecified Ground Workings | 1973 | 2132812  |
| C  | 238m SE  | Unspecified Pit             | 1992 | 2171777  |
| C  | 238m SE  | Unspecified Pit             | 1973 | 2171777  |
| D  | 277m S   | Unspecified Old Quarry      | 1896 | 2162882  |
| D  | 282m S   | Unspecified Quarry          | 1947 | 2191443  |
| D  | 284m S   | Unspecified Quarry          | 1909 | 2191443  |
| E  | 377m NE  | Unspecified Ground Workings | 1947 | 2212259  |
| E  | 377m NE  | Unspecified Ground Workings | 1909 | 2212259  |
| F  | 384m N   | Unspecified Pit             | 1947 | 2277134  |
| F  | 384m N   | Unspecified Pit             | 1909 | 2277134  |
| F  | 385m N   | Unspecified Pit             | 1874 | 2192010  |
| F  | 388m N   | Unspecified Pit             | 1973 | 2238437  |
| F  | 389m NW  | Sand Pit                    | 1896 | 2131509  |
| F  | 390m N   | Unspecified Pit             | 1992 | 2277134  |
| F  | 390m N   | Unspecified Pit             | 1973 | 2277134  |
| F  | 390m N   | Unspecified Pit             | 1963 | 2277134  |
| F  | 393m N   | Old Sand Pits               | 1896 | 2146494  |



| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| F  | 401m N   | Unspecified Pit        | 1947 | 2173805  |
| F  | 401m N   | Unspecified Pit        | 1909 | 2173805  |
| F  | 403m N   | Old Sand Pits          | 1896 | 2146492  |
| G  | 408m N   | Unspecified Pit        | 1947 | 2227100  |
| G  | 408m N   | Unspecified Pit        | 1909 | 2227100  |
| F  | 409m N   | Unspecified Pit        | 1992 | 2262659  |
| F  | 409m N   | Unspecified Pit        | 1973 | 2262659  |
| F  | 409m N   | Unspecified Pit        | 1963 | 2262659  |
| F  | 410m N   | Unspecified Pit        | 1973 | 2231936  |
| G  | 411m N   | Unspecified Pit        | 1992 | 2212450  |
| G  | 411m N   | Unspecified Pit        | 1973 | 2212450  |
| G  | 411m N   | Unspecified Pit        | 1963 | 2212450  |
| G  | 411m N   | Old Sand Pits          | 1896 | 2146495  |
| G  | 411m N   | Unspecified Pit        | 1874 | 2230044  |
| G  | 412m N   | Unspecified Pit        | 1973 | 2208889  |
| F  | 422m NW  | Unspecified Quarry     | 1947 | 2175033  |
| F  | 422m NW  | Unspecified Quarry     | 1909 | 2175033  |
| F  | 430m NW  | Unspecified Old Quarry | 1896 | 2162880  |
| F  | 431m NW  | Unspecified Quarry     | 1992 | 2264426  |
| F  | 431m NW  | Unspecified Quarry     | 1973 | 2264426  |
| F  | 431m NW  | Unspecified Quarry     | 1963 | 2264426  |
| F  | 470m NW  | Unspecified Quarry     | 1992 | 2187057  |
| F  | 470m NW  | Unspecified Quarry     | 1973 | 2187057  |
| F  | 470m NW  | Unspecified Quarry     | 1963 | 2187057  |
| 1  | 497m N   | Unspecified Pit        | 1874 | 2263019  |
| 2  | 498m NE  | Burial Ground          | 1874 | 2142000  |

*This data is sourced from Ordnance Survey / Groundsure.*



## 2.2 Historical tanks

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

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

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

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.4 Historical petrol stations

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

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.5 Historical garages

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

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

*This data is sourced from Ordnance Survey / Groundsure.*

## 3 Waste and landfill

### 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

0

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.

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





### 4.3 Electricity cables

**Records within 500m****0**

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

### 4.4 Gas pipelines

**Records within 500m****0**

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

### 4.5 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.*

### 4.6 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.*

### 4.7 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.*

## 4.8 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.*

## 4.9 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.*

## 4.10 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.*

## 4.11 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.*

## 4.12 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.*

## 4.13 Licensed Discharges to controlled waters

Records within 500m

3

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 24**

| ID | Location | Address                                                                                                                | Details                                                                                                                                                                                     |                                                                                                                                                                     |
|----|----------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 70m W    | TOWN HOUSE FARM, BUILDINGS &<br>TOWN HOUSE FARM BUILDINGS &<br>UPPER COTTAGES BALCOMBE,<br>HAYWARDS HEATH, WEST SUSSEX | Effluent Type: SEWAGE<br>DISCHARGES - UNSPECIFIED - NOT<br>WATER COMPANY<br>Permit Number: D01345<br>Permit Version: 1<br>Receiving Water: FRESHWATER<br>RIVER                              | Status: PRE NRA LEGISLATION<br>WHERE ISSUE DATE 01-SEP-89<br>(HISTORIC ONLY)<br>Issue date: 30/05/1963<br>Effective Date: 30/05/1963<br>Revocation Date: 19/03/1996 |
| 2  | 125m S   | LOWER COTTAGES, BALCOMBE,<br>HAYWARDS HEATH, WEST SUSSEX                                                               | Effluent Type: SEWAGE<br>DISCHARGES - UNSPECIFIED - NOT<br>WATER COMPANY<br>Permit Number: D01346<br>Permit Version: 1<br>Receiving Water: FRESHWATER<br>RIVER                              | Status: 1961 R(PP)A APPLICATION<br>REFUSED<br>Issue date: 30/05/1963<br>Effective Date: 30/05/1963<br>Revocation Date: 04/01/2005                                   |
| 3  | 223m NE  | ROCKLANDS, CHURCH LANE,<br>ARDINGLY, HAYWARDS HEATH,<br>WEST SUSSEX, RH17 6UP                                          | Effluent Type: SEWAGE<br>DISCHARGES - FINAL/TREATED<br>EFFLUENT - NOT WATER COMPANY<br>Permit Number: EPRRB3991EL<br>Permit Version: 1<br>Receiving Water: UNNAMED TRIB<br>OF ARDINGLY RES. | Status: NEW ISSUED UNDER EPR<br>2010<br>Issue date: 13/08/2020<br>Effective Date: 13/08/2020<br>Revocation Date: -                                                  |

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

## 4.14 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.*

#### 4.15 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.*

#### 4.16 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.*

#### 4.17 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.*

#### 4.18 Pollution Incidents (EA/NRW)

**Records within 500m****0**

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

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

#### 4.19 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.*

## 4.20 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.*

## 4.21 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

### 5.1 Superficial aquifer

Records within 500m

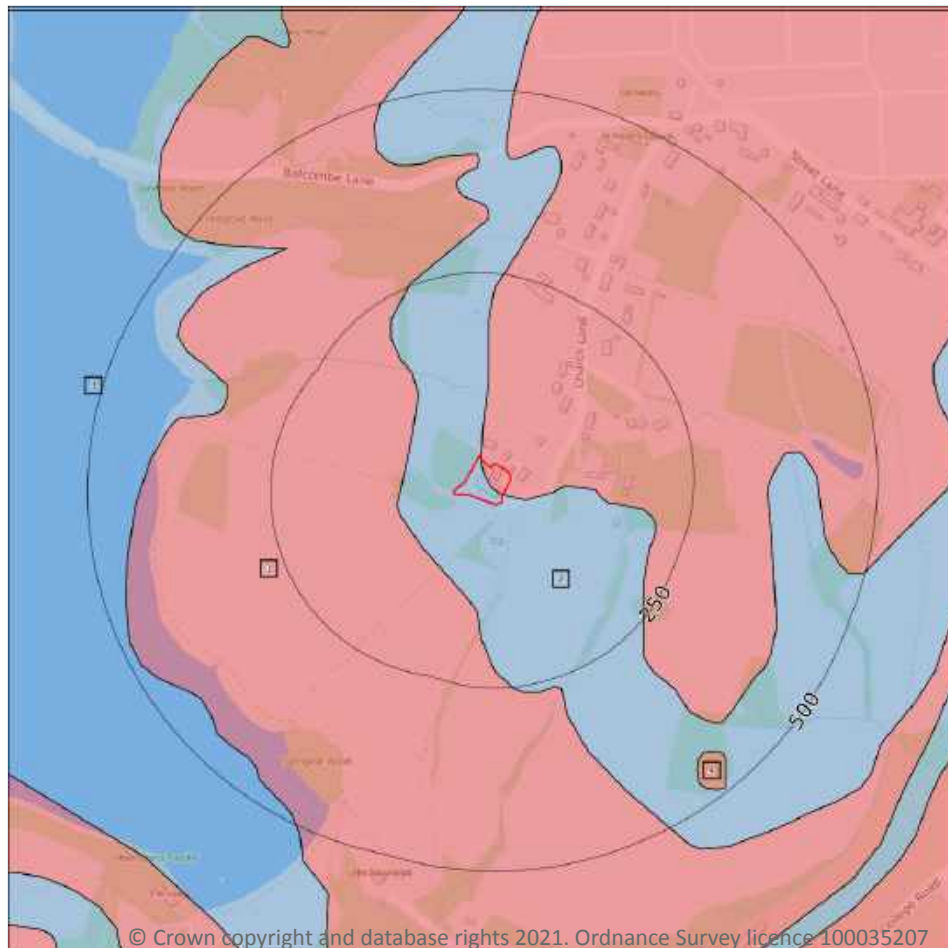
0

Aquifer status of groundwater held within superficial geology.

*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

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 31**

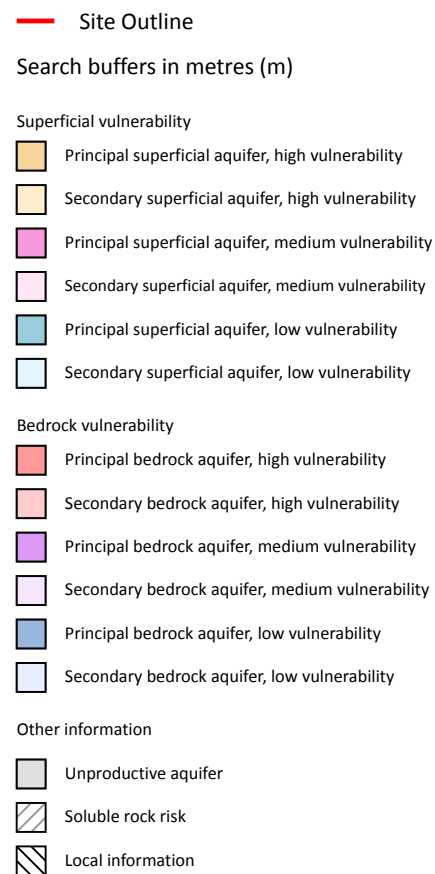
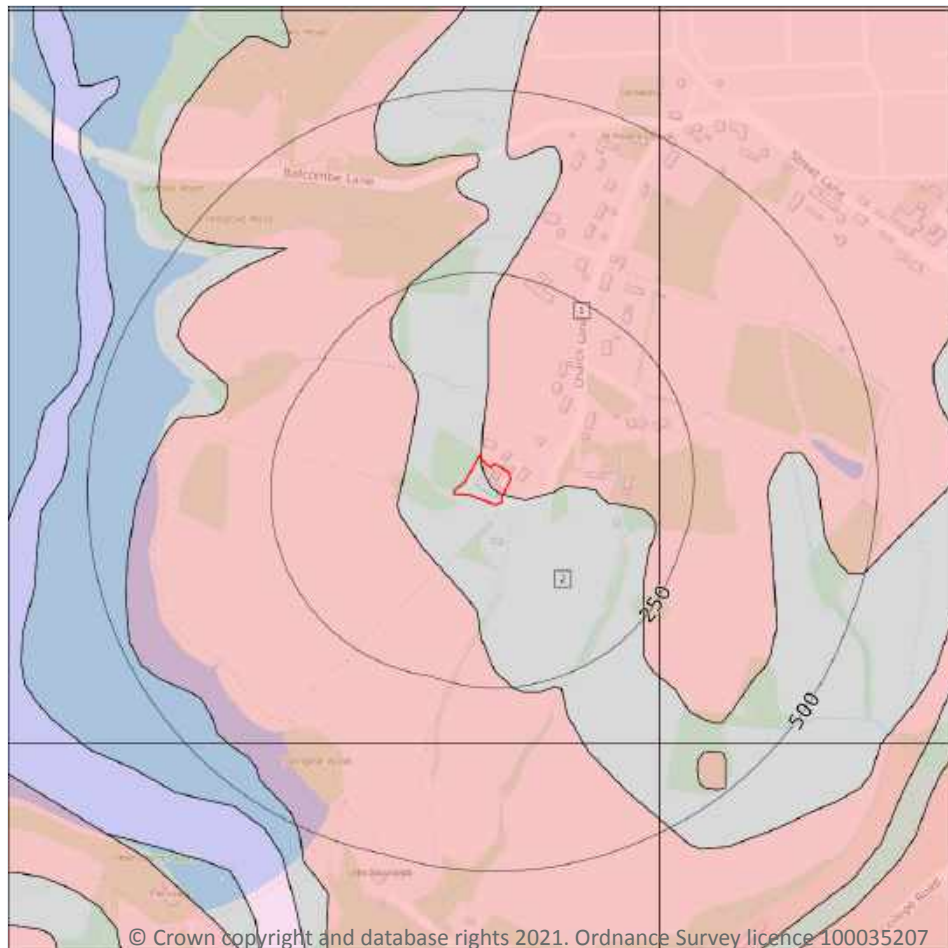
| ID | Location | Designation  | Description                                                                                                                                                                                                                            |
|----|----------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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  | 335m W   | Unproductive | These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow                                                                                                    |
| 4  | 439m SE  | 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

2

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 33**

| ID | Location | Summary                                                                                                                                                                                 | Soil / surface                                                                                                       | Superficial geology                                                                                                                               | Bedrock geology                                                                                                                  |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Summary Classification:</b><br>Secondary bedrock aquifer - High Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer, No Superficial Aquifer               | <b>Leaching class:</b><br>Intermediate<br><b>Infiltration value:</b> 40-70%<br><b>Dilution value:</b> 300-550mm/year | <b>Vulnerability:</b> -<br><b>Aquifer type:</b> -<br><b>Thickness:</b> <3m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> No Data | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Flow mechanism:</b> Well connected fractures                  |
| 2  | On site  | <b>Summary Classification:</b><br>Unproductive aquifer (may have productive aquifer beneath)<br><b>Combined classification:</b><br>Unproductive Bedrock Aquifer, No Superficial Aquifer | <b>Leaching class:</b><br>Intermediate<br><b>Infiltration value:</b> 40-70%<br><b>Dilution value:</b> 300-550mm/year | <b>Vulnerability:</b> -<br><b>Aquifer type:</b> -<br><b>Thickness:</b> <3m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> No Data | <b>Vulnerability:</b><br>Unproductive<br><b>Aquifer type:</b><br>Unproductive<br><b>Flow mechanism:</b> 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](mailto:enquiries@environment-agency.gov.uk).

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



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- 35

## 5.7 Surface water abstractions

### Records within 2000m

**10**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 35**

| ID | Location | Details                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                       |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A  | 619m SW  | Status: Historical<br>Licence No: 10/41/283509<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR PWS<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533400<br>Northing: 128810                                     | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 12/02/1976<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: -              |
| A  | 619m SW  | Status: Historical<br>Licence No: 21/128<br>Details: General Use Relating To Secondary Category (Medium Loss)<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR DRAW OFF TOWER<br>Data Type: Point<br>Name: South East Water Limited<br>Easting: 533400<br>Northing: 128810 | Annual Volume (m <sup>3</sup> ): 19,580,000<br>Max Daily Volume (m <sup>3</sup> ): 198400<br>Original Application No: -<br>Original Start Date: 01/04/2004<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 27/10/2010<br>Version End Date: -  |
| A  | 619m SW  | Status: Active<br>Licence No: 21/128<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR DRAW OFF TOWER<br>Data Type: Point<br>Name: South East Water Ltd<br>Easting: 533400<br>Northing: 128810                                    | Annual Volume (m <sup>3</sup> ): 27,725,000<br>Max Daily Volume (m <sup>3</sup> ): 140,700<br>Original Application No: -<br>Original Start Date: 01/04/2004<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 01/04/2015<br>Version End Date: - |
| A  | 627m SW  | Status: Historical<br>Licence No: 10/41/284002<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: POINT A AT COCKHAISE BROOK<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533400<br>Northing: 128800                                 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 26/01/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: -              |



| ID | Location | Details                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                      |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 709m S   | Status: Historical<br>Licence No: 21/128<br>Details: General Use Relating To Secondary Category (Medium Loss)<br>Direct Source: Southern Region Surface Waters<br>Point: AUGMENTATION RELEASE AT ARDINGLY RES FOR SHELL BROOK<br>Data Type: Point<br>Name: South East Water Limited<br>Easting: 533460<br>Northing: 128680   | Annual Volume (m <sup>3</sup> ): 19,580,000<br>Max Daily Volume (m <sup>3</sup> ): 198400<br>Original Application No: -<br>Original Start Date: 01/04/2004<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 27/10/2010<br>Version End Date: - |
| -  | 1153m S  | Status: Historical<br>Licence No: 10/41/283509<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR PWS<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533290<br>Northing: 128270                                                          | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 12/02/1976<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: -             |
| -  | 1153m S  | Status: Historical<br>Licence No: 10/41/283507CA<br>Details: Transfer between sources<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR TRANSFER WATER<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533290<br>Northing: 128270                                                  | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: -<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: -                      |
| -  | 1155m SW | Status: Historical<br>Licence No: 21/128<br>Details: General Use Relating To Secondary Category (Medium Loss)<br>Direct Source: Southern Region Surface Waters<br>Point: RIVER OUSE AT ARDINGLY (TO REFILL RES NOV TO APR ONLY)<br>Data Type: Point<br>Name: South East Water Limited<br>Easting: 533260<br>Northing: 128280 | Annual Volume (m <sup>3</sup> ): 19,580,000<br>Max Daily Volume (m <sup>3</sup> ): 198400<br>Original Application No: -<br>Original Start Date: 01/04/2004<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 27/10/2010<br>Version End Date: - |

| ID | Location | Details                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                       |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1155m SW | Status: Active<br>Licence No: 21/128<br>Details: Transfer Between Sources (Pre Water Act 2003)<br>Direct Source: Southern Region Surface Waters<br>Point: RIVER OUSE AT ARDINGLY (TO REFILL RES NOV TO APR ONLY)<br>Data Type: Point<br>Name: South East Water Ltd<br>Easting: 533260<br>Northing: 128280 | Annual Volume (m <sup>3</sup> ): 27,725,000<br>Max Daily Volume (m <sup>3</sup> ): 140,700<br>Original Application No: -<br>Original Start Date: 01/04/2004<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 01/04/2015<br>Version End Date: - |
| -  | 1778m S  | Status: Active<br>Licence No: 10/41/282005<br>Details: Process Water<br>Direct Source: Southern Region Surface Waters<br>Point: RIVER OUSE NR ARDINGLY RAILWAY STATION<br>Data Type: Point<br>Name: Hanson Quarry Products Europe Ltd<br>Easting: 533670<br>Northing: 127550                              | Annual Volume (m <sup>3</sup> ): 15,687<br>Max Daily Volume (m <sup>3</sup> ): 50<br>Original Application No: -<br>Original Start Date: 25/05/1972<br>Expiry Date: -<br>Issue No: 101<br>Version Start Date: 13/08/2012<br>Version End Date: -        |

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

## 5.8 Potable abstractions

### Records within 2000m

4

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 35**

| ID | Location | Details                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                          |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A  | 619m SW  | Status: Historical<br>Licence No: 10/41/283509<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR PWS<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533400<br>Northing: 128810 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 12/02/1976<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                       |
|----|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A  | 619m SW  | Status: Active<br>Licence No: 21/128<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR DRAW OFF TOWER<br>Data Type: Point<br>Name: South East Water Ltd<br>Easting: 533400<br>Northing: 128810    | Annual Volume (m <sup>3</sup> ): 27,725,000<br>Max Daily Volume (m <sup>3</sup> ): 140,700<br>Original Application No: -<br>Original Start Date: 01/04/2004<br>Expiry Date: -<br>Issue No: 2<br>Version Start Date: 01/04/2015<br>Version End Date: - |
| A  | 627m SW  | Status: Historical<br>Licence No: 10/41/284002<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: POINT A AT COCKHAISE BROOK<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533400<br>Northing: 128800 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 26/01/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: -              |
| -  | 1153m S  | Status: Historical<br>Licence No: 10/41/283509<br>Details: Potable Water Supply - Direct<br>Direct Source: Southern Region Surface Waters<br>Point: ARDINGLY RESERVOIR PWS<br>Data Type: Point<br>Name: South East Water Plc<br>Easting: 533290<br>Northing: 128270     | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 12/02/1976<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/01/1999<br>Version End Date: -              |

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

## 5.9 Source Protection Zones

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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)

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

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

19

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 40**

| ID | Location | Type of water feature    | Ground level      | Permanence                                                      | Name |
|----|----------|--------------------------|-------------------|-----------------------------------------------------------------|------|
| B  | 92m N    | Lake, loch or reservoir. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |



| ID | Location | Type of water feature                               | Ground level      | Permanence                                                      | Name |
|----|----------|-----------------------------------------------------|-------------------|-----------------------------------------------------------------|------|
| B  | 94m N    | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 100m N   | Inland river not influenced by normal tidal action. | Not provided      | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 100m N   | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 139m NW  | Inland river not influenced by normal tidal action. | Underground       | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 141m NW  | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 146m N   | Lake, loch or reservoir.                            | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| C  | 149m E   | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 158m NW  | Inland river not influenced by normal tidal action. | Underground       | Watercourse contains water year round (in normal circumstances) | -    |
| 1  | 163m NW  | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| D  | 172m E   | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| E  | 179m SE  | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 183m N   | Inland river not influenced by normal tidal action. | Underground       | Watercourse contains water year round (in normal circumstances) | -    |
| E  | 183m E   | Lake, loch or reservoir.                            | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |

| ID | Location | Type of water feature                               | Ground level      | Permanence                                                      | Name |
|----|----------|-----------------------------------------------------|-------------------|-----------------------------------------------------------------|------|
| B  | 184m N   | Lake, loch or reservoir.                            | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| B  | 192m N   | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| F  | 200m SE  | Lake, loch or reservoir.                            | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |
| F  | 202m SE  | Inland river not influenced by normal tidal action. | Underground       | Watercourse contains water year round (in normal circumstances) | -    |
| G  | 204m SE  | Inland river not influenced by normal tidal action. | On ground surface | Watercourse contains water year round (in normal circumstances) | -    |

*This data is sourced from the Ordnance Survey.*

## 6.2 Surface water features

### Records within 250m

7

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 40**

*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 40**

| ID | Location | Type               | Water body catchment                       | Water body ID  | Operational catchment | Management catchment |
|----|----------|--------------------|--------------------------------------------|----------------|-----------------------|----------------------|
| A  | On site  | River WB catchment | Shell Brook upstream of Ardingly Reservoir | GB107041018000 | Upper Ouse            | Adur and Ouse        |

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

## 6.4 WFD Surface water bodies

|                           |          |
|---------------------------|----------|
| <b>Records identified</b> | <b>1</b> |
|---------------------------|----------|

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 40**

| ID | Location | Type  | Name                                       | Water body ID                  | Overall rating | Chemical rating | Ecological rating | Year |
|----|----------|-------|--------------------------------------------|--------------------------------|----------------|-----------------|-------------------|------|
| -  | 591m SW  | River | Shell Brook upstream of Ardingly Reservoir | <a href="#">GB107041018000</a> | Poor           | Good            | Poor              | 2016 |

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

## 6.5 WFD Groundwater bodies

|                        |          |
|------------------------|----------|
| <b>Records on site</b> | <b>1</b> |
|------------------------|----------|

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.

Features are displayed on the Hydrology map on **page 40**

| ID | Location | Name                      | Water body ID                  | Overall rating | Chemical rating | Quantitative | Year |
|----|----------|---------------------------|--------------------------------|----------------|-----------------|--------------|------|
| A  | On site  | Adur & Ouse Hastings Beds | <a href="#">GB40702G502000</a> | Good           | Good            | Good         | 2015 |

*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 Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

*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

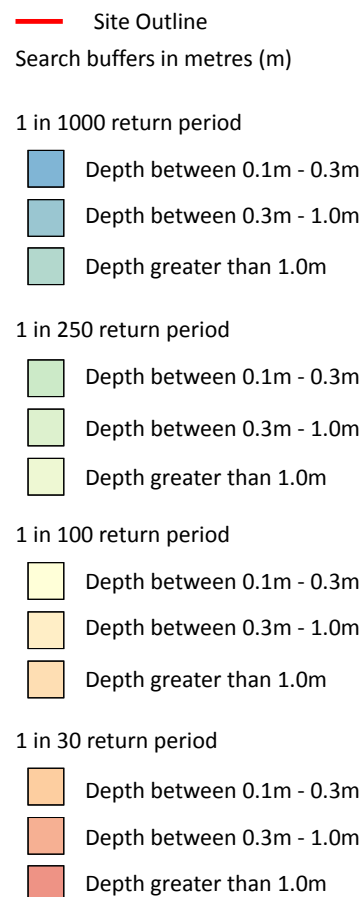
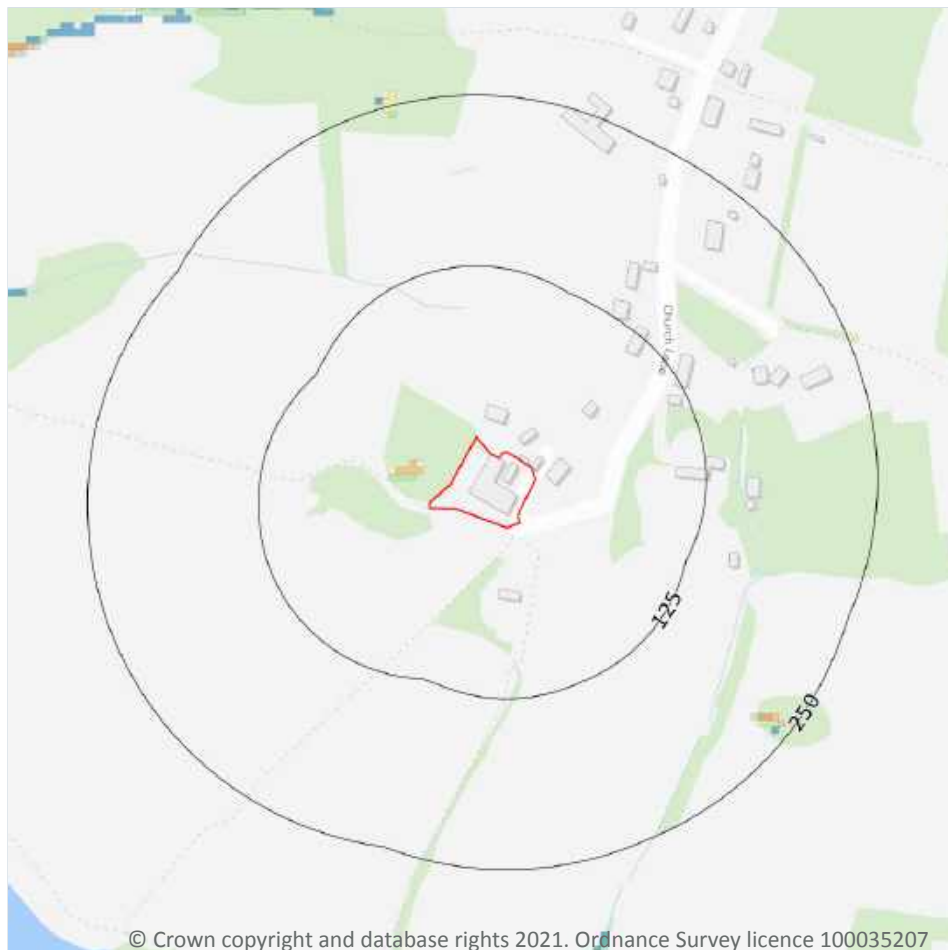
0

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**

**Negligible**

**Highest risk within 50m**

**1 in 30 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on **page 47**

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

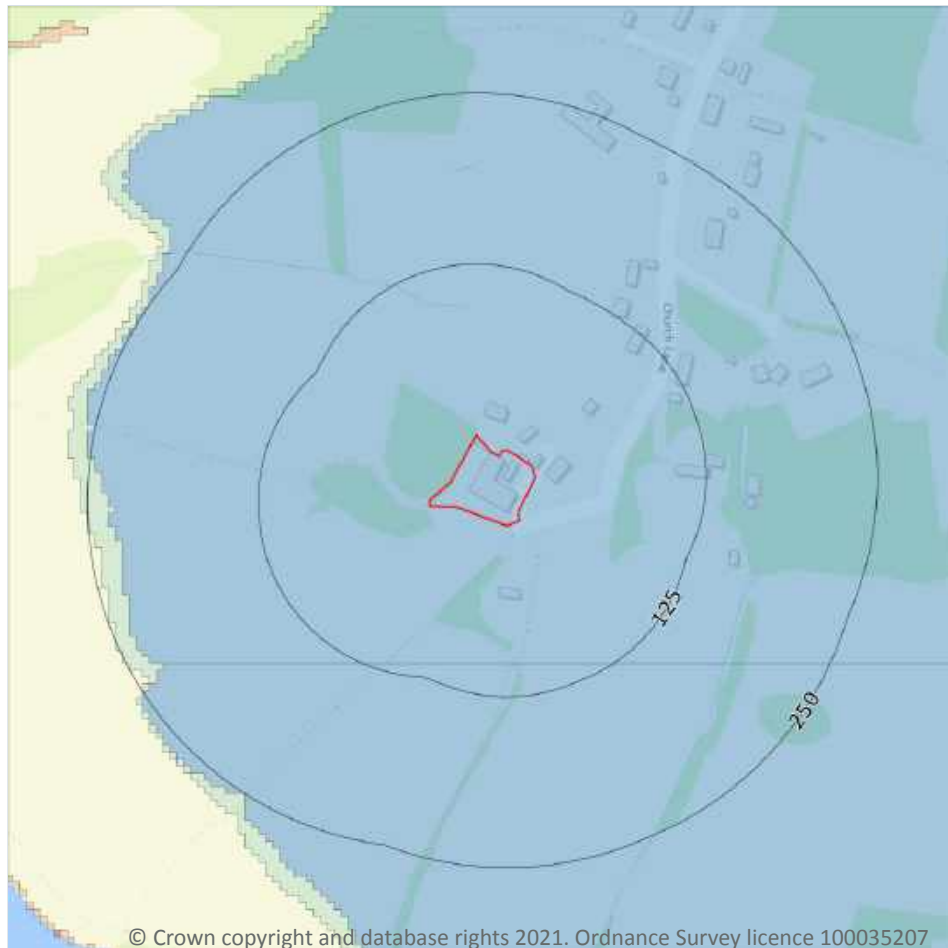
The table below shows the maximum flood depths for a range of return periods for the site.

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

*This data is sourced from Ambiantal Risk Analytics.*



## 9 Groundwater flooding



— Site Outline  
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

### 9.1 Groundwater flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

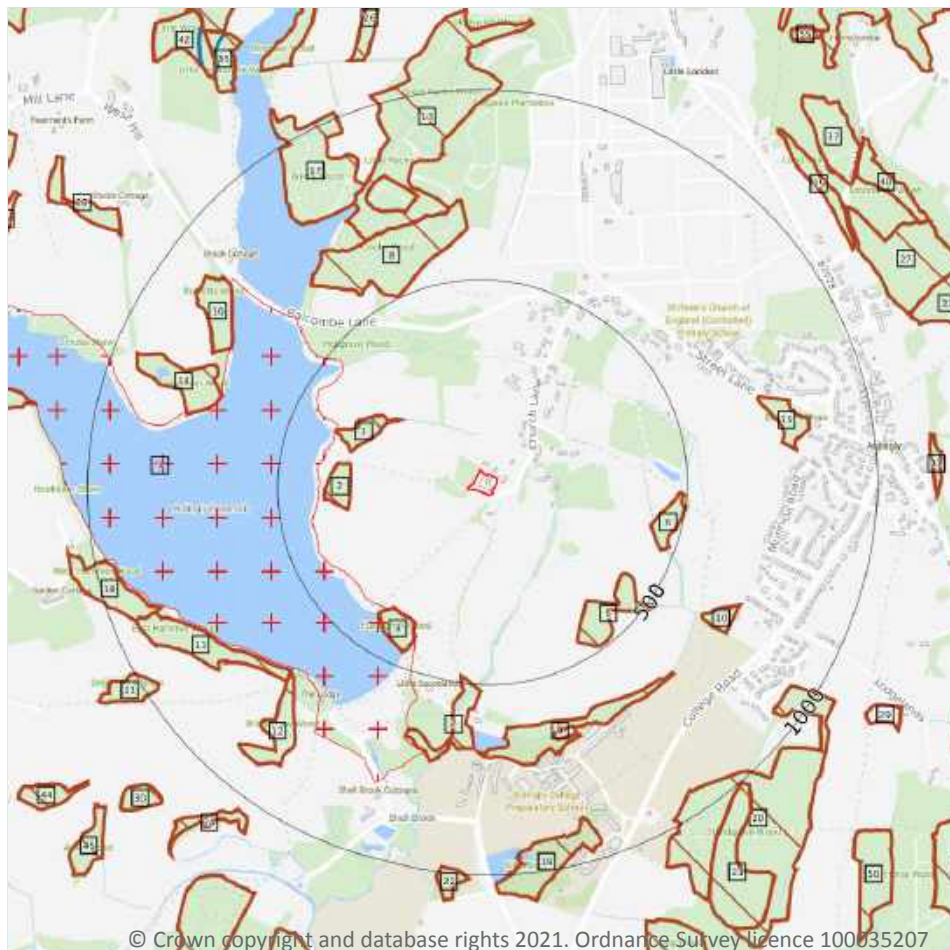
**Negligible**

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 49**

*This data is sourced from Ambiantal Risk Analytics.*

## 10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- Designated Ancient Woodland

### 10.1 Sites of Special Scientific Interest (SSSI)

#### Records within 2000m

1

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

Features are displayed on the Environmental designations map on **page 50**

| ID | Location | Name                         | Data source     |
|----|----------|------------------------------|-----------------|
| 41 | 1243m NW | Wakehurst & Chiddingly Woods | Natural England |

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

## 10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

## 10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

## 10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

## 10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



## 10.6 Local Nature Reserves (LNR)

### Records within 2000m

**1**

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.

Features are displayed on the Environmental designations map on **page 50**

| ID | Location | Name               | Data source     |
|----|----------|--------------------|-----------------|
| 3  | 362m SW  | Ardingly Reservoir | Natural England |

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

## 10.7 Designated Ancient Woodland

### Records within 2000m

**88**

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 50**

| ID | Location | Name                    | Woodland Type                   |
|----|----------|-------------------------|---------------------------------|
| 1  | 247m NW  | Rushet Wood Copse       | Ancient & Semi-Natural Woodland |
| 2  | 308m W   | Rushet Wood Shaw        | Ancient & Semi-Natural Woodland |
| 4  | 366m SW  | Fullingmill Wood        | Ancient & Semi-Natural Woodland |
| 5  | 375m SE  | Ardingly Copse_W        | Ancient & Semi-Natural Woodland |
| 6  | 421m E   | Ardingly Copse_N        | Ancient & Semi-Natural Woodland |
| 7  | 482m S   | Little Saucelands Copse | Ancient & Semi-Natural Woodland |
| 8  | 505m NW  | Cooks Wood              | Ancient Replanted Woodland      |
| 9  | 612m S   | Great Saucelands Shaw   | Ancient & Semi-Natural Woodland |
| 10 | 636m SE  | Ardingly Copse_E        | Ancient & Semi-Natural Woodland |
| 11 | 664m SW  | East Hammer Wood        | Ancient & Semi-Natural Woodland |
| 12 | 670m SW  | Bridleshaw Wood         | Ancient & Semi-Natural Woodland |
| 13 | 672m NW  | Great Racks Wood        | Ancient Replanted Woodland      |



| ID | Location | Name                  | Woodland Type                   |
|----|----------|-----------------------|---------------------------------|
| 14 | 690m W   | Hammer Wood           | Ancient & Semi-Natural Woodland |
| 15 | 719m E   | Butchers Shaw         | Ancient & Semi-Natural Woodland |
| 16 | 722m NW  | Rowett Wood           | Ancient & Semi-Natural Woodland |
| 17 | 773m NW  | Bushy Wood            | Ancient Replanted Woodland      |
| 18 | 864m W   | West Hammer Wood      | Ancient & Semi-Natural Woodland |
| 19 | 884m S   | Kiln Wood             | Ancient & Semi-Natural Woodland |
| 20 | 931m SE  | Standgrove Wood       | Ancient & Semi-Natural Woodland |
| 21 | 961m SW  | Great Hook Shaw       | Ancient & Semi-Natural Woodland |
| 22 | 985m S   | Kiln Wood Copse       | Ancient & Semi-Natural Woodland |
| 23 | 1004m SE | Standgrove Wood       | Ancient Replanted Woodland      |
| 24 | 1036m SW | Alder Wood Shaw       | Ancient & Semi-Natural Woodland |
| 25 | 1115m NE | Long Shaw             | Ancient & Semi-Natural Woodland |
| 26 | 1120m N  | Platts Wood Shaw      | Ancient & Semi-Natural Woodland |
| 27 | 1126m NE | Moorlands Wood        | Ancient & Semi-Natural Woodland |
| 28 | 1131m NW | Studio Cottage Copse  | Ancient & Semi-Natural Woodland |
| 29 | 1140m SE | Spring Mead Copse     | Ancient & Semi-Natural Woodland |
| 30 | 1141m SW | Alder Copse           | Ancient & Semi-Natural Woodland |
| 31 | 1142m E  | Hapstead Green Shaw   | Ancient & Semi-Natural Woodland |
| 32 | 1157m W  | Nettlefield Wood      | Ancient Replanted Woodland      |
| 33 | 1169m E  | Hapstead Wood         | Ancient & Semi-Natural Woodland |
| 34 | 1175m NW | Platts Wood           | Ancient & Semi-Natural Woodland |
| 35 | 1189m NW | Little Westbrook Wood | Ancient & Semi-Natural Woodland |
| 36 | 1193m S  | Long Wood             | Ancient Replanted Woodland      |
| 37 | 1194m NE | Alder Wood            | Ancient & Semi-Natural Woodland |
| 38 | 1200m SW | Rivers Wood           | Ancient & Semi-Natural Woodland |
| 39 | 1217m E  | Lindfield Road Shaw   | Ancient & Semi-Natural Woodland |
| 40 | 1237m NE | Little Moorlands Wood | Ancient & Semi-Natural Woodland |
| 42 | 1247m NW | Little Wood           | Ancient & Semi-Natural Woodland |

| ID | Location | Name                   | Woodland Type                   |
|----|----------|------------------------|---------------------------------|
| 43 | 1253m S  | Rivers Wood            | Ancient Replanted Woodland      |
| 44 | 1261m SW | Newhouse Farm Copse    | Ancient & Semi-Natural Woodland |
| 45 | 1266m SW | Alder Wood             | Ancient & Semi-Natural Woodland |
| -  | 1267m W  | Hookbarn Shaw          | Ancient & Semi-Natural Woodland |
| -  | 1297m S  | Ryelands Wood          | Ancient & Semi-Natural Woodland |
| -  | 1300m S  | Flat Wood              | Ancient Replanted Woodland      |
| -  | 1307m S  | Rivers Wood            | Ancient & Semi-Natural Woodland |
| 50 | 1308m SE | Tiledbarn Pit          | Ancient & Semi-Natural Woodland |
| 51 | 1335m NW | Great Westbrook Wood   | Ancient & Semi-Natural Woodland |
| -  | 1349m E  | Burstow Bridge Wood    | Ancient Replanted Woodland      |
| 53 | 1356m SE | Spring Mead Shaw       | Ancient & Semi-Natural Woodland |
| A  | 1382m NW | Little Shell Lane Shaw | Ancient & Semi-Natural Woodland |
| 54 | 1387m NE | Lower Hoathly Shaw     | Ancient & Semi-Natural Woodland |
| 55 | 1391m NE | Lower Hoathly Shaw     | Ancient Replanted Woodland      |
| 56 | 1398m NE | Hoathly Shaw           | Ancient & Semi-Natural Woodland |
| -  | 1413m SE | Long Wood              | Ancient & Semi-Natural Woodland |
| -  | 1418m S  | Rivers Wood            | Ancient Replanted Woodland      |
| -  | 1446m E  | Burstow Bridge Wood    | Ancient & Semi-Natural Woodland |
| A  | 1452m NW | Shell Lane Shaw        | Ancient & Semi-Natural Woodland |
| 60 | 1460m SE | Horse Wood             | Ancient & Semi-Natural Woodland |
| -  | 1470m E  | Withyland Copse        | Ancient & Semi-Natural Woodland |
| -  | 1508m NE | Hoathly Shaw Copse     | Ancient & Semi-Natural Woodland |
| -  | 1520m N  | West Wood              | Ancient & Semi-Natural Woodland |
| -  | 1541m NW | Shell Lane Copse       | Ancient & Semi-Natural Woodland |
| -  | 1542m E  | Berry Farm Copse       | Ancient & Semi-Natural Woodland |
| 66 | 1552m NE | Scotts Wood            | Ancient Replanted Woodland      |
| -  | 1558m NW | Tilgate Wood           | Ancient & Semi-Natural Woodland |
| -  | 1567m NE | Pickeridge Shaw        | Ancient & Semi-Natural Woodland |

| ID | Location | Name                | Woodland Type                   |
|----|----------|---------------------|---------------------------------|
| -  | 1626m E  | Sevenacre Wood      | Ancient & Semi-Natural Woodland |
| 70 | 1670m NW | Flatfield Wood      | Ancient & Semi-Natural Woodland |
| -  | 1682m S  | Rivers Wood         | Ancient & Semi-Natural Woodland |
| -  | 1692m W  | Northlands Wood     | Ancient Replanted Woodland      |
| -  | 1697m SW | Rivers Wood         | Ancient & Semi-Natural Woodland |
| -  | 1720m W  | Northlands Wood     | Ancient & Semi-Natural Woodland |
| -  | 1724m NE | Fullingmill Copse   | Ancient & Semi-Natural Woodland |
| -  | 1748m NW | Great Burrow Wood   | Ancient Replanted Woodland      |
| -  | 1751m NW | Tilgate Wood        | Ancient Replanted Woodland      |
| -  | 1780m NW | Flatfield Wood      | Ancient Replanted Woodland      |
| -  | 1800m SE | Eightacre Wood      | Ancient & Semi-Natural Woodland |
| -  | 1813m N  | West Wood Copse     | Ancient & Semi-Natural Woodland |
| -  | 1835m SE | Eightacre Wood      | Ancient Replanted Woodland      |
| -  | 1838m NE | Stone Wood          | Ancient & Semi-Natural Woodland |
| -  | 1854m W  | Stonehall Copse     | Ancient Replanted Woodland      |
| -  | 1859m NE | Barnland Wood       | Ancient & Semi-Natural Woodland |
| -  | 1869m W  | Northlands Wood     | Ancient & Semi-Natural Woodland |
| -  | 1882m S  | Rivers Wood Copse   | Ancient & Semi-Natural Woodland |
| -  | 1885m SE | Stonebarn Pit       | Ancient & Semi-Natural Woodland |
| -  | 1904m NW | Flatfield Wood Shaw | Ancient & Semi-Natural Woodland |

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

## 10.8 Biosphere Reserves

**Records within 2000m**

**0**

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

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



## 10.9 Forest Parks

Records within 2000m

0

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

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

Records within 2000m

0

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

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

## 10.11 Green Belt

Records within 2000m

0

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

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

## 10.12 Proposed Ramsar sites

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



## 10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

*This data is sourced from Natural England.*

## 10.16 Nitrate Vulnerable Zones

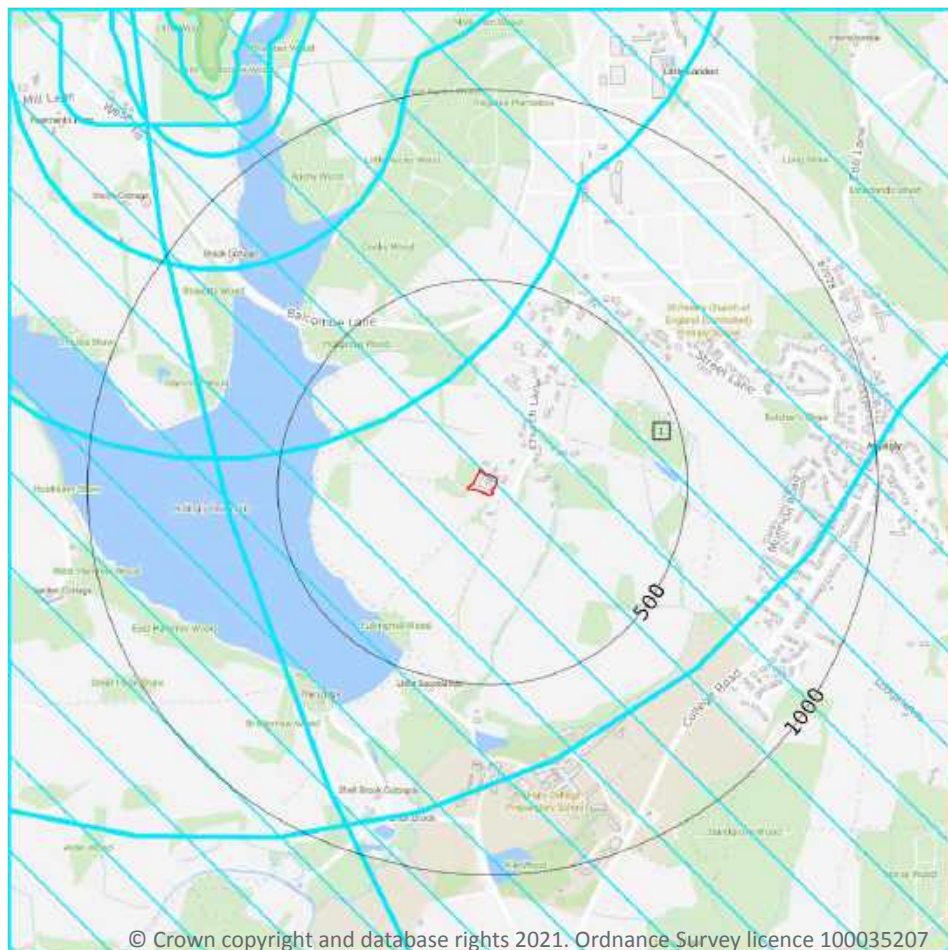
Records within 2000m

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 58**

| ID | Location | Type of developments requiring consultation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <p>Infrastructure - Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil &amp; gas exploration/extraction.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &gt; 200m<sup>2</sup> &amp; manure stores &gt; 250t).</p> <p>Combustion - General combustion processes &gt;20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion</p> <p>Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management</p> <p>Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m<sup>2</sup> or more.</p> <p>Notes: New residential/tourist accommodation in this area requires an HRA and financial contributions towards SAMM/SANG to mitigate increased recreational disturbance on Ashdown Forest SPA/SAC. Check with Local Planning Authority.</p> |

*This data is sourced from Natural England.*

## 10.18 SSSI Units

|                             |          |
|-----------------------------|----------|
| <b>Records within 2000m</b> | <b>1</b> |
|-----------------------------|----------|

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

Features are displayed on the SSSI Impact Zones and Units map on **page 58**

|                      |                                               |
|----------------------|-----------------------------------------------|
| ID:                  | 10                                            |
| Location:            | 1243m NW                                      |
| SSSI name:           | Wakehurst & Chiddingly Woods                  |
| Unit name:           | Tilgate Wood                                  |
| Broad habitat:       | Broadleaved, Mixed And Yew Woodland - Lowland |
| Condition:           | Favourable                                    |
| Reportable features: |                                               |

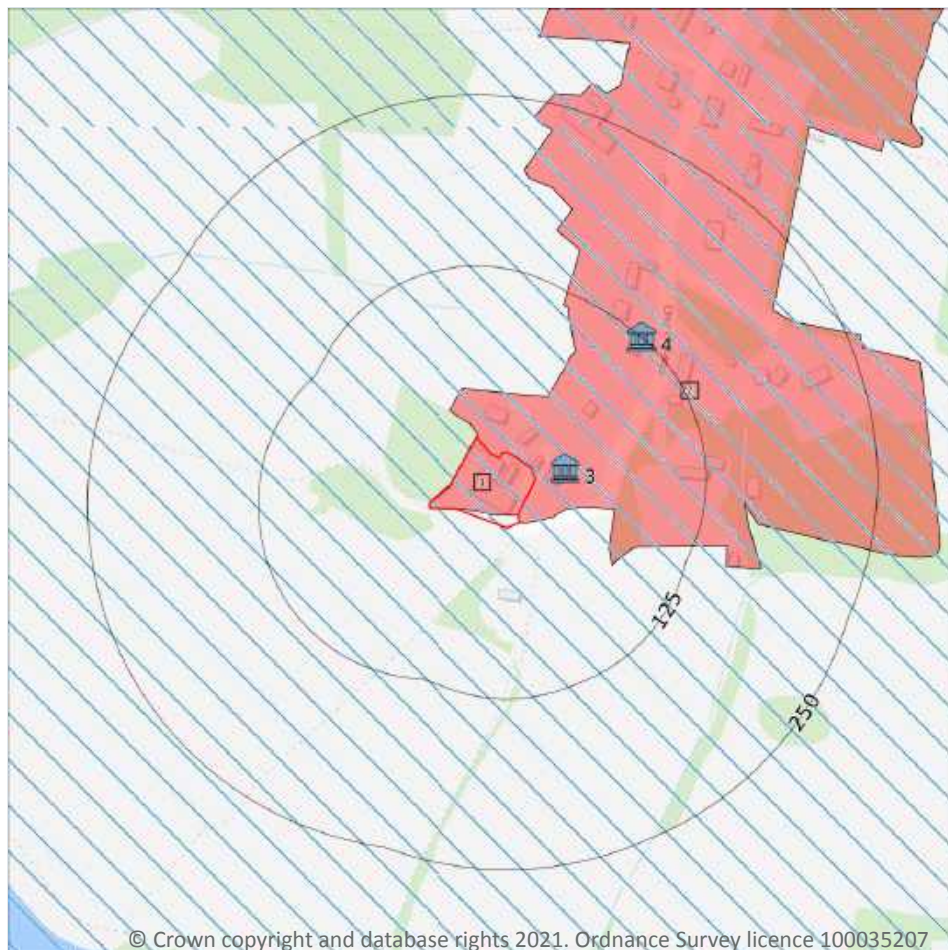
| Feature name                                           | Feature condition | Date of assessment |
|--------------------------------------------------------|-------------------|--------------------|
| Assemblages of breeding birds - Mixed: Scrub, Woodland | Favourable        | 06/11/2013         |
| Bryophyte assemblage                                   | Favourable        | 06/11/2013         |
| Invert. assemblage W126 seepage                        | Favourable        | 06/11/2013         |

| Feature name                     | Feature condition | Date of assessment |
|----------------------------------|-------------------|--------------------|
| Lichen assemblage                | Favourable        | 06/11/2013         |
| Lowland mixed deciduous woodland | Favourable        | 06/11/2013         |
| Wet woodland                     | Favourable        | 06/11/2013         |

*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

**1**

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.

Features are displayed on the Visual and cultural designations map on **page 61**

| ID | Location | NAME       | Data Source     |
|----|----------|------------|-----------------|
| 1  | On site  | High Weald | Natural England |

*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 61**

| ID | Location | Name                                                         | Grade | Reference Number | Listed date |
|----|----------|--------------------------------------------------------------|-------|------------------|-------------|
| 3  | 23m E    | Townhouse Farmhouse, Ardingly, Mid Sussex, West Sussex, RH17 | II    | 1192346          | 11/05/1983  |

| ID | Location | Name                                                 | Grade | Reference Number | Listed date |
|----|----------|------------------------------------------------------|-------|------------------|-------------|
| 4  | 125m NE  | Old Knowles, Ardingly, Mid Sussex, West Sussex, RH17 | II    | 1025793          | 28/10/1957  |

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

## 11.5 Conservation Areas

### Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on **page 61**

| ID | Location | Name     | District   | Date of designation |
|----|----------|----------|------------|---------------------|
| 2  | On site  | Ardingly | Mid Sussex | 04/1984             |

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

## 11.6 Scheduled Ancient Monuments

### Records within 250m

0

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

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

## 11.7 Registered Parks and Gardens

### Records within 250m

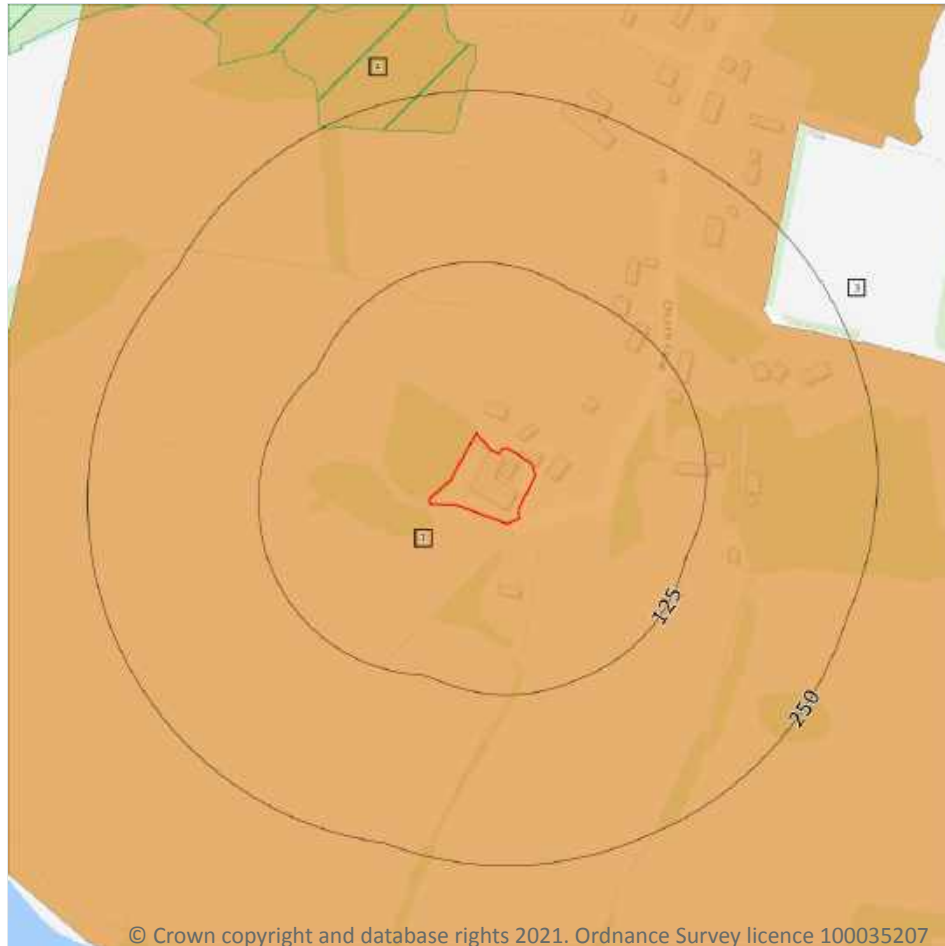
0

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

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



## 12 Agricultural designations



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

### 12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on **page 64**

| 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. |
| 3  | 214m NE  | Not Surveyed   | -                                                                                                                                                                                                                                                                                               |

*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**

**1**

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.

Features are displayed on the Agricultural designations map on **page 64**

| ID | Location | Description                       | Reference     | Application date |
|----|----------|-----------------------------------|---------------|------------------|
| 4  | 220m N   | Selective Fell/Thin (Conditional) | 019/612/16-17 | 28/06/2017       |

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

**Records within 250m**

**1**

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

| Location | Reference  | Scheme                  | Start Date | End date   |
|----------|------------|-------------------------|------------|------------|
| On site  | AG00457012 | Entry Level Stewardship | 01/11/2013 | 31/10/2018 |

*This data is sourced from Natural England.*



## 12.5 Countryside Stewardship Schemes

**Records within 250m****2**

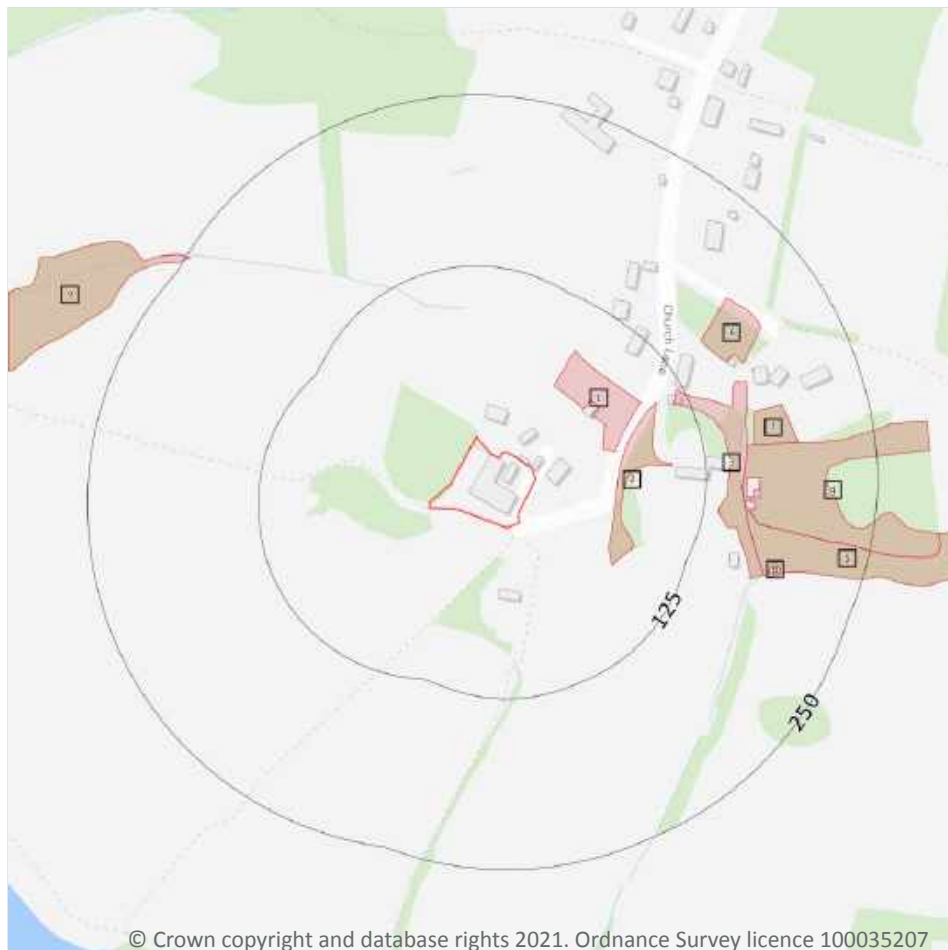
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

| Location | Reference | Scheme                                | Start Date | End Date   |
|----------|-----------|---------------------------------------|------------|------------|
| On site  | 644882    | Countryside Stewardship (Middle Tier) | 01/01/2019 | 31/12/2023 |
| 220m N   | 475369    | Countryside Stewardship (Higher Tier) | 01/01/2018 | 31/12/2022 |

*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 67**

| ID | Location | Main Habitat        | Other habitats                  |
|----|----------|---------------------|---------------------------------|
| 1  | 54m E    | Traditional orchard | Main habitat: TORCH (INV > 50%) |
| 2  | 60m E    | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |
| 3  | 114m NE  | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |
| 4  | 151m E   | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |



| ID | Location | Main Habitat        | Other habitats                  |
|----|----------|---------------------|---------------------------------|
| 5  | 154m E   | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |
| 6  | 155m NE  | Traditional orchard | Main habitat: TORCH (INV > 50%) |
| 7  | 161m E   | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |
| 8  | 183m E   | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |
| 9  | 247m NW  | Deciduous woodland  | Main habitat: DWOOD (INV > 50%) |

*This data is sourced from Natural England.*

## 13.2 Habitat Networks

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

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

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

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.*

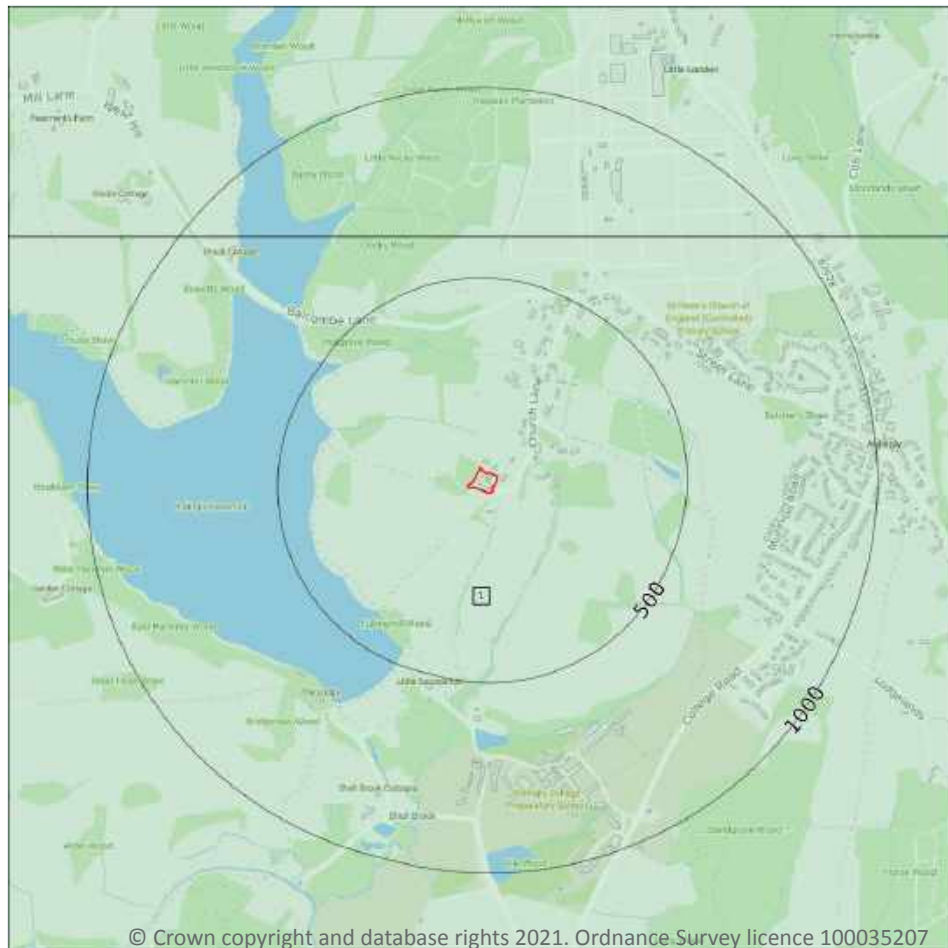
## 13.4 Limestone Pavement Orders

|                            |          |
|----------------------------|----------|
| <b>Records within 250m</b> | <b>0</b> |
|----------------------------|----------|

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 69**

| ID | Location | Artificial  | Superficial | Bedrock | Mass movement | Sheet No. |
|----|----------|-------------|-------------|---------|---------------|-----------|
| 1  | On site  | No coverage | Full        | Full    | Full          | TQ32NW    |

*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

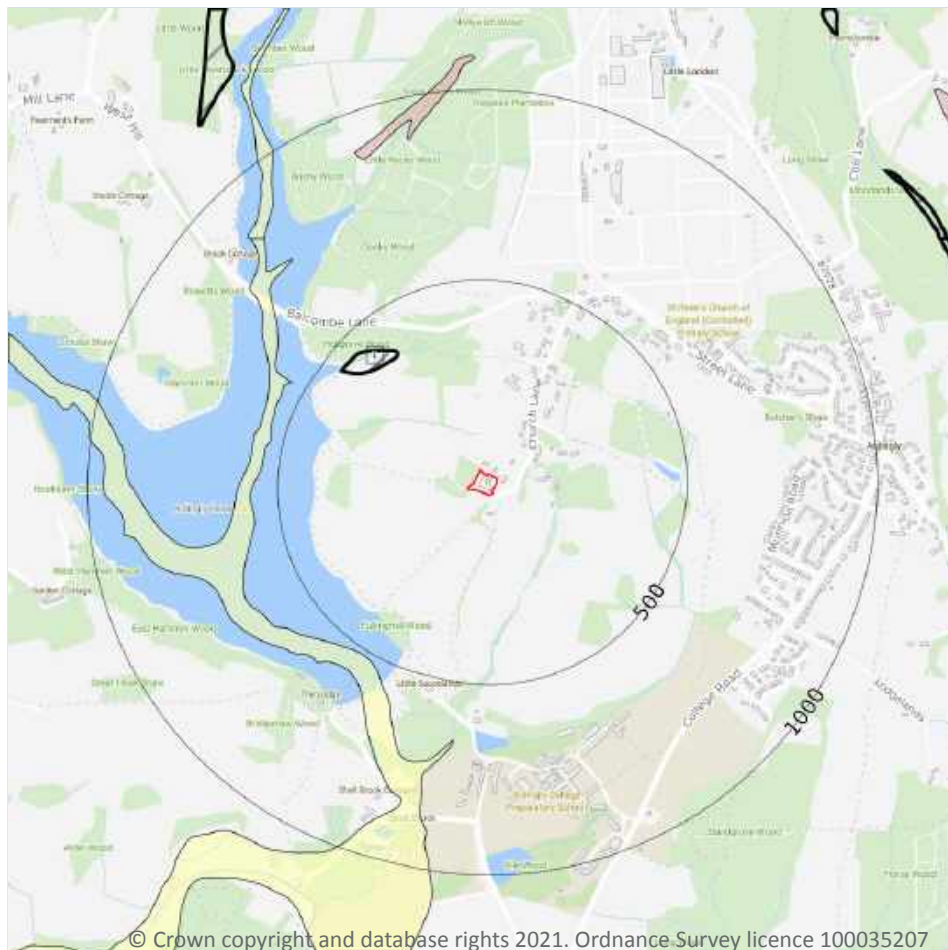
0

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)  
  
[X] Landslip (10k)  
Superficial geology (10k)  
Please see table for more details.

### 14.3 Superficial geology (10k)

Records within 500m

0

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.

*This data is sourced from the British Geological Survey.*

### 14.4 Landslip (10k)

Records within 500m

1

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.

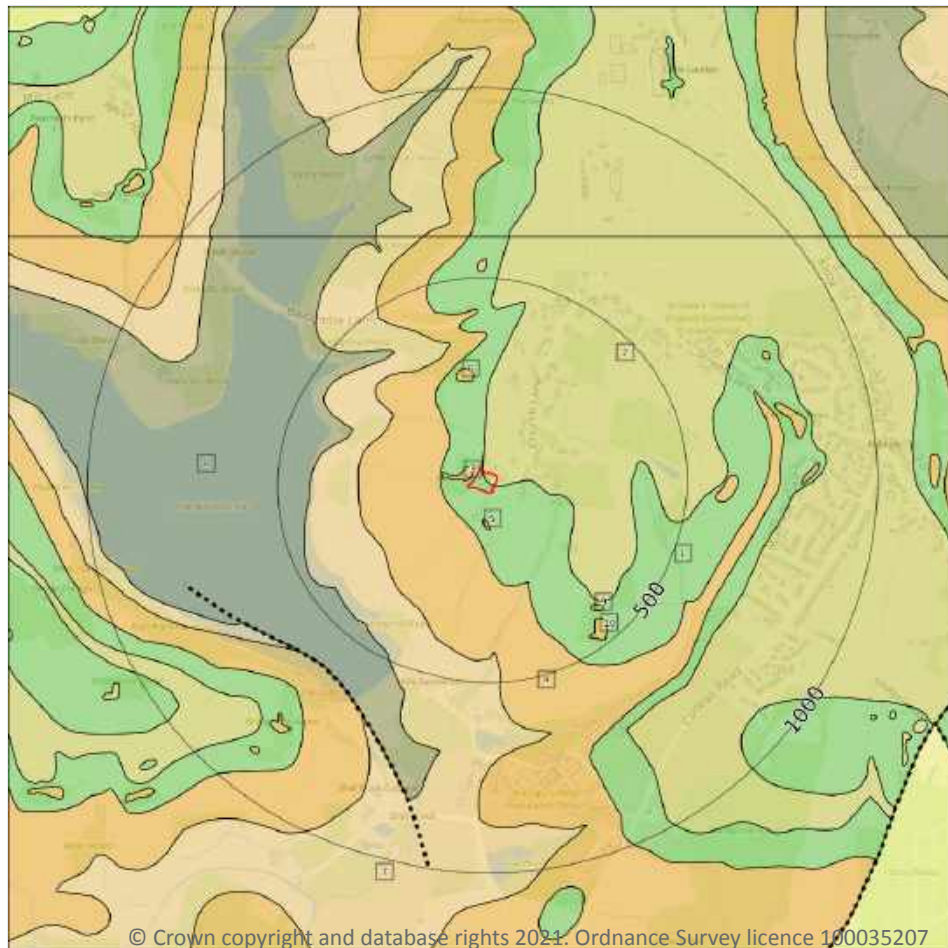
Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 71**

| ID | Location | LEX Code     | Description        | Rock description           |
|----|----------|--------------|--------------------|----------------------------|
| 1  | 370m NW  | SLIP-UNKNOWN | Landslide Deposits | Unknown/unclassified Entry |

*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

10

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 73**

| ID | Location | LEX Code    | Description                                | Rock age        |
|----|----------|-------------|--------------------------------------------|-----------------|
| 1  | On site  | LGRC-MDST   | Lower Grinstead Clay - Mudstone            | Valanginian Age |
| 2  | On site  | CKST-CALSST | Cuckfield Stone Bed - Calcareous Sandstone | Valanginian Age |
| 3  | 10m NW   | ARS-SDST    | Ardingly Sandstone Member - Sandstone      | Valanginian Age |

| ID | Location | LEX Code | Description                                                    | Rock age        |
|----|----------|----------|----------------------------------------------------------------|-----------------|
| 4  | 66m SW   | ARS-SDST | Ardingly Sandstone Member - Sandstone                          | Valanginian Age |
| 5  | 70m S    | ARS-SDST | Ardingly Sandstone Member - Sandstone                          | Valanginian Age |
| 6  | 230m N   | ARS-SDST | Ardingly Sandstone Member - Sandstone                          | Valanginian Age |
| 7  | 261m NW  | LTW-SDSM | Lower Tunbridge Wells Sand - Sandstone, Siltstone And Mudstone | Valanginian Age |
| 8  | 336m NW  | WDC-MDST | Wadhurst Clay Formation - Mudstone                             | Valanginian Age |
| 9  | 397m SE  | ARS-SDST | Ardingly Sandstone Member - Sandstone                          | Valanginian Age |
| 10 | 431m SE  | ARS-SDST | Ardingly Sandstone Member - Sandstone                          | Valanginian Age |

*This data is sourced from the British Geological Survey.*

## 14.6 Bedrock faults and other linear features (10k)

**Records within 500m**

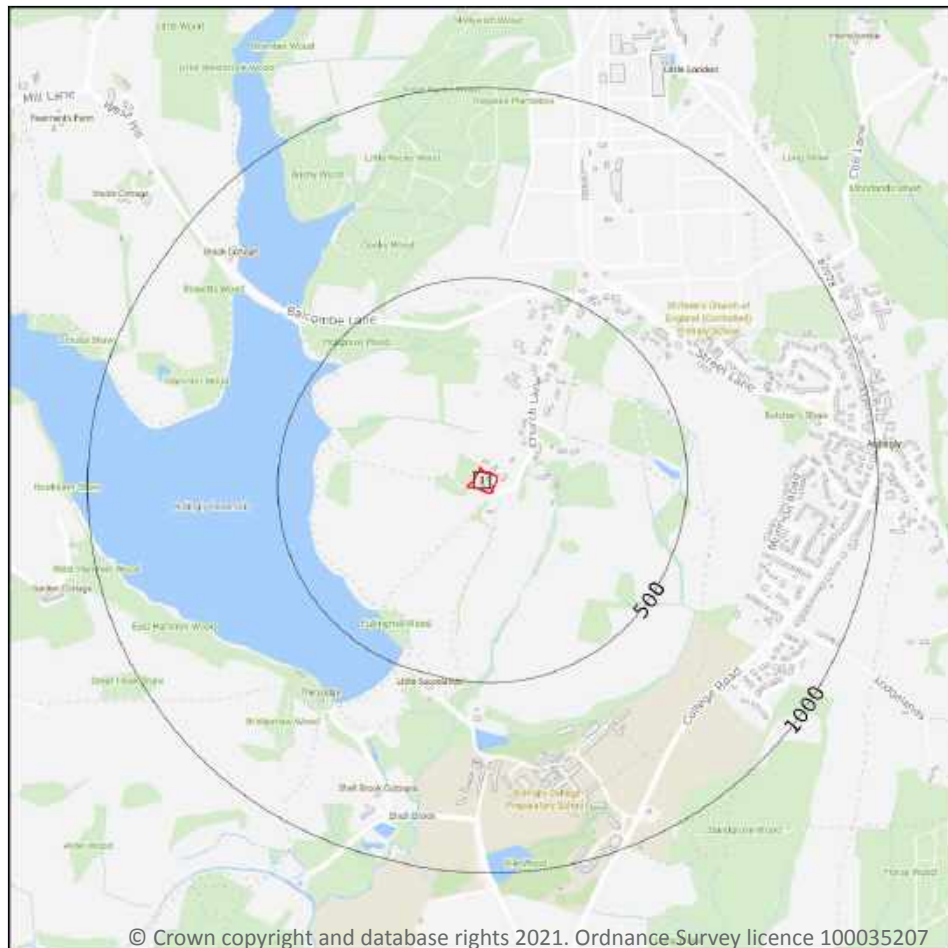
**0**

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

*This data is sourced from the British Geological Survey.*



## 15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

### 15.1 50k Availability

#### Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 75**

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

*This data is sourced from the British Geological Survey.*



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

### 15.2 Artificial and made ground (50k)

Records within 500m

0

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

*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

Records within 50m

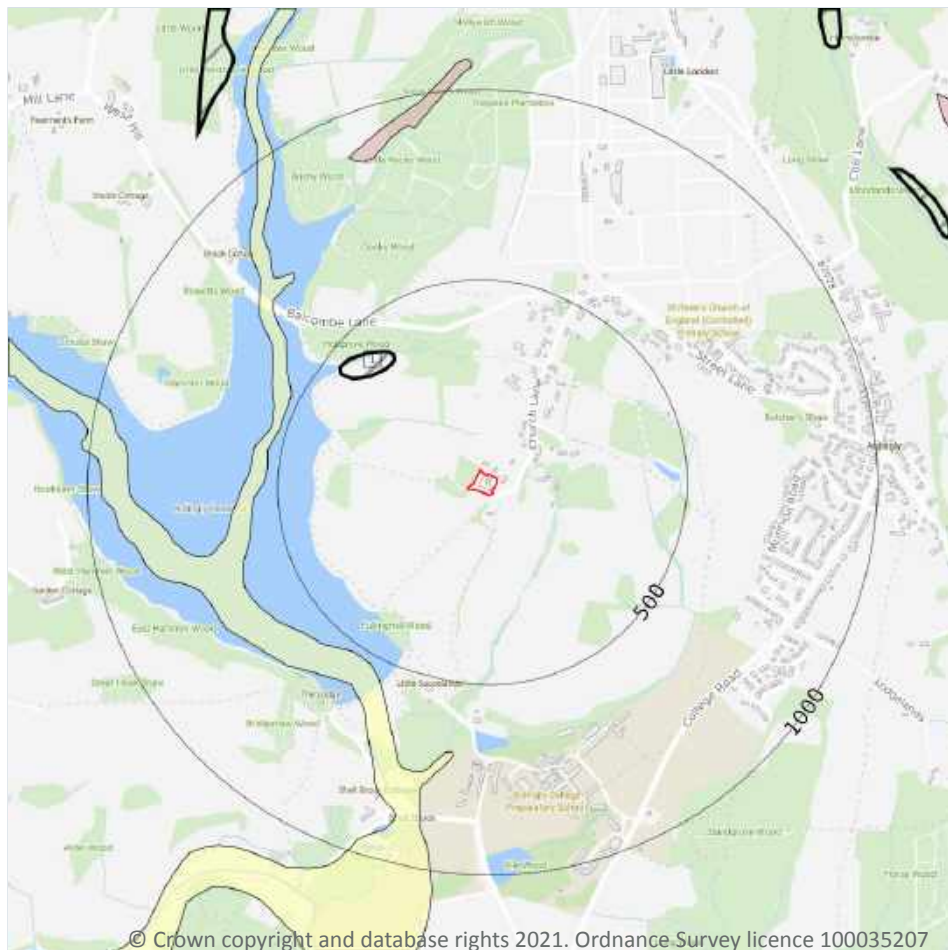
0

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

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Superficial



**Site Outline**

Search buffers in metres (m)

**Landslip (50k)**

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

### 15.4 Superficial geology (50k)

Records within 500m

0

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.

*This data is sourced from the British Geological Survey.*

### 15.5 Superficial 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 superficial deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*

## 15.6 Landslip (50k)

### Records within 500m

**1**

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.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 77**

| ID | Location | LEX Code | Description        | Rock description |
|----|----------|----------|--------------------|------------------|
| 1  | 363m NW  | SLIP-C   | LANDSLIDE DEPOSITS | CLAY             |

*This data is sourced from the British Geological Survey.*

## 15.7 Landslip permeability (50k)

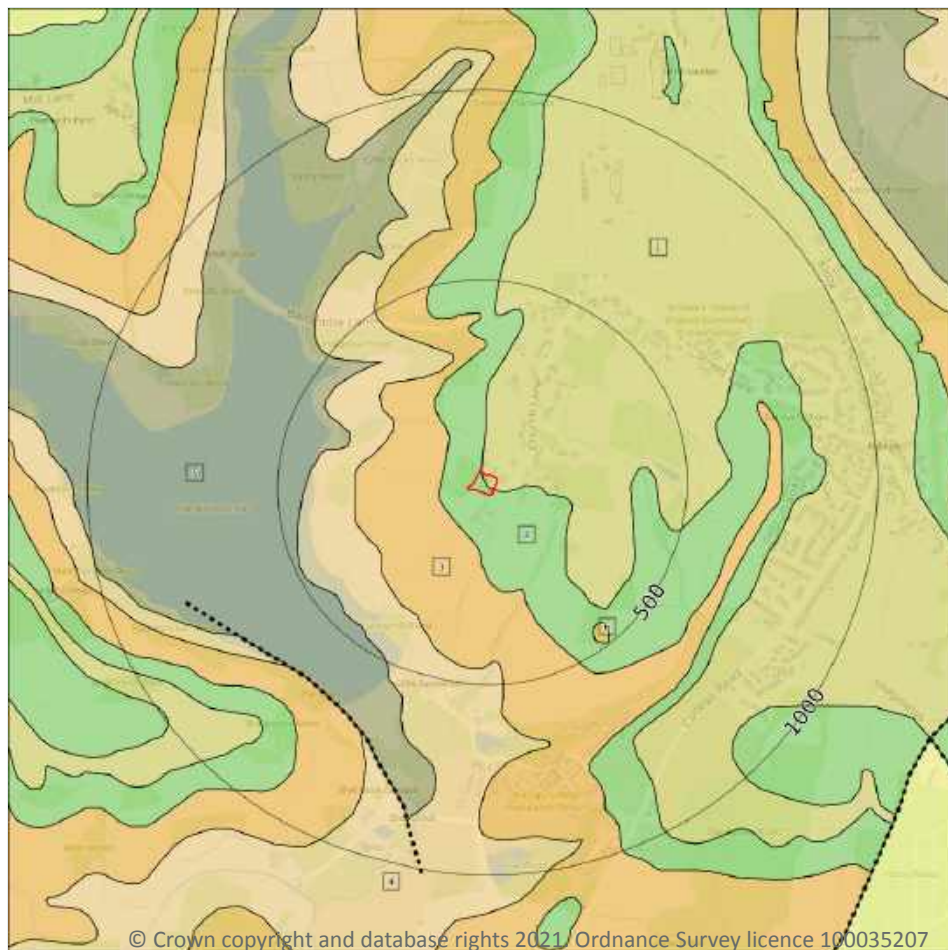
### Records within 50m

**0**

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

*This data is sourced from the British Geological Survey.*

## Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

### 15.8 Bedrock geology (50k)

Records within 500m

6

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 79**

| ID | Location | LEX Code    | Description                                 | Rock age    |
|----|----------|-------------|---------------------------------------------|-------------|
| 1  | On site  | CKST-CALSST | CUCKFIELD STONE BED - SANDSTONE, CALCAREOUS | VALANGINIAN |
| 2  | On site  | LGRC-MDST   | LOWER GRINSTEAD CLAY - MUDSTONE             | VALANGINIAN |
| 3  | 72m W    | ARS-SDST    | ARDINGLY SANDSTONE MEMBER - SANDSTONE       | VALANGINIAN |

| ID | Location | LEX Code | Description                                                    | Rock age    |
|----|----------|----------|----------------------------------------------------------------|-------------|
| 4  | 247m NW  | LTW-SDSM | LOWER TUNBRIDGE WELLS SAND - SANDSTONE, SILTSTONE AND MUDSTONE | VALANGINIAN |
| 5  | 335m W   | WDC-MDST | WADHURST CLAY FORMATION - MUDSTONE                             | VALANGINIAN |
| 6  | 439m SE  | ARS-SDST | ARDINGLY SANDSTONE MEMBER - SANDSTONE                          | VALANGINIAN |

*This data is sourced from the British Geological Survey.*

## 15.9 Bedrock permeability (50k)

**Records within 50m**

**2**

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

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

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

**Records within 500m**

**0**

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

*This data is sourced from the British Geological Survey.*



## 16 Boreholes

### 16.1 BGS Boreholes

Records within 250m

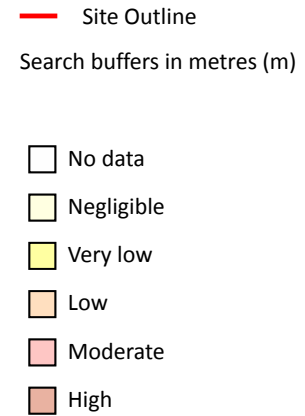
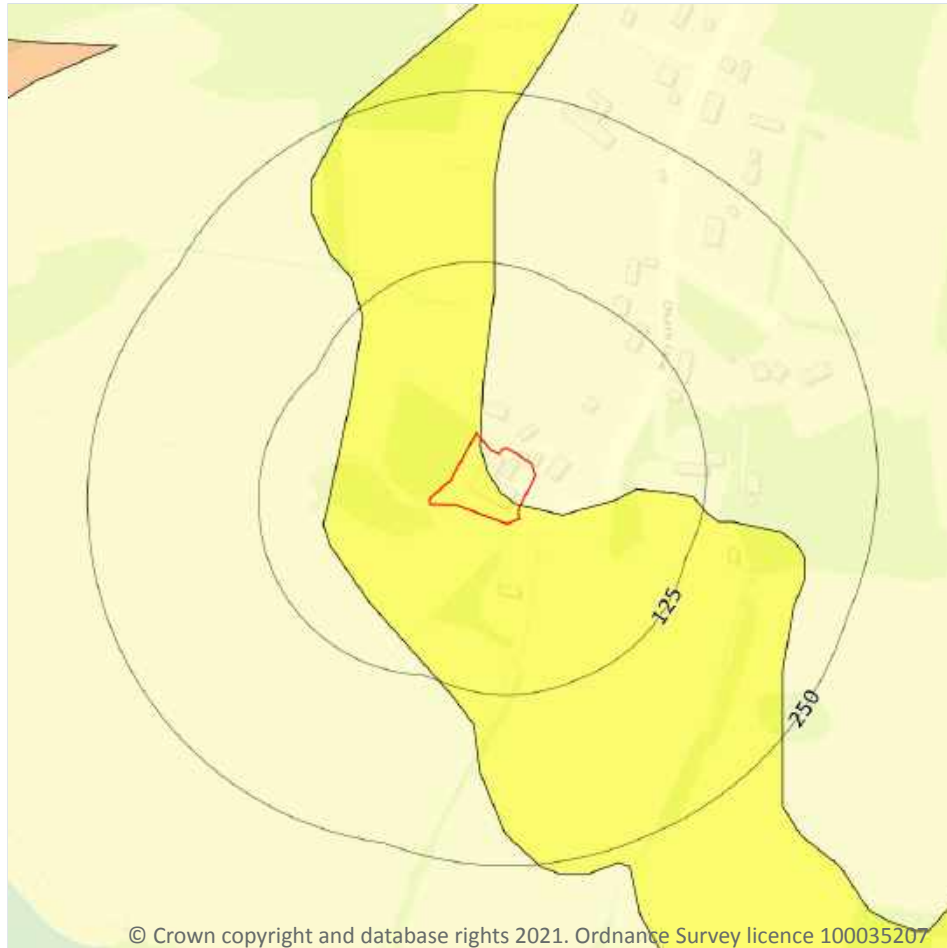
0

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

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



### 17.1 Shrink swell clays

#### Records within 50m

2

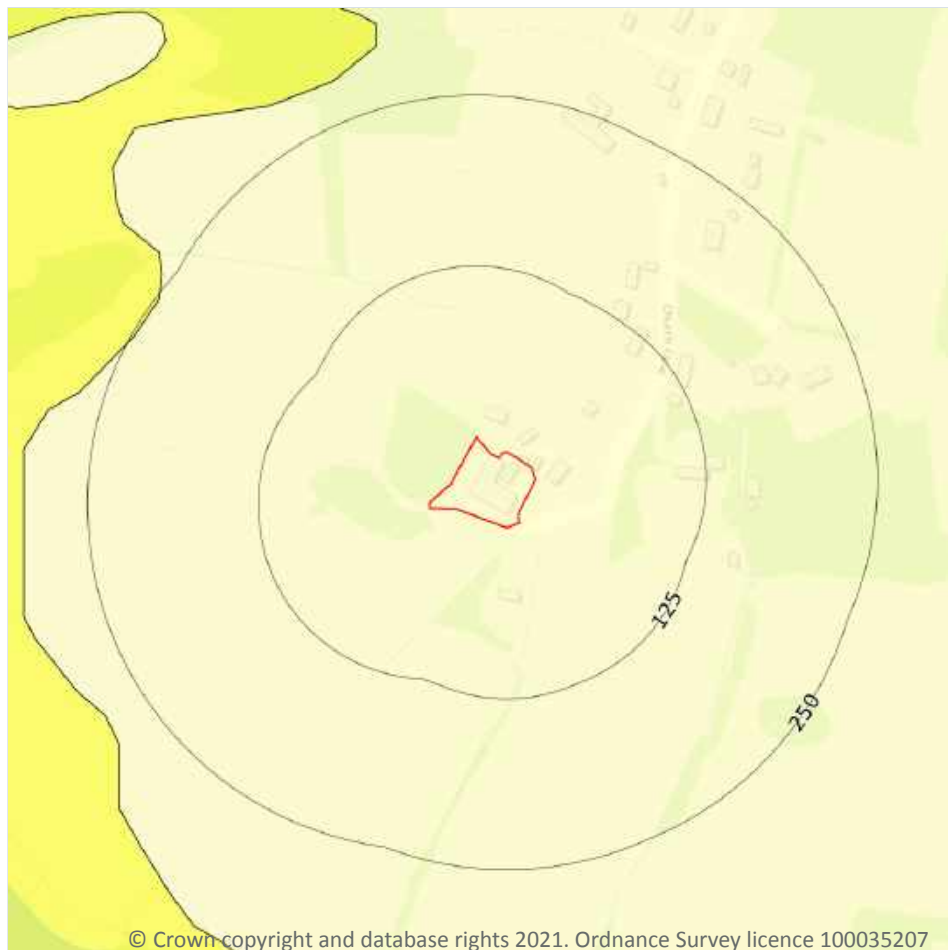
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 82**

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

*This data is sourced from the British Geological Survey.*

## Natural ground subsidence - Running sands



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

### 17.2 Running sands

#### Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

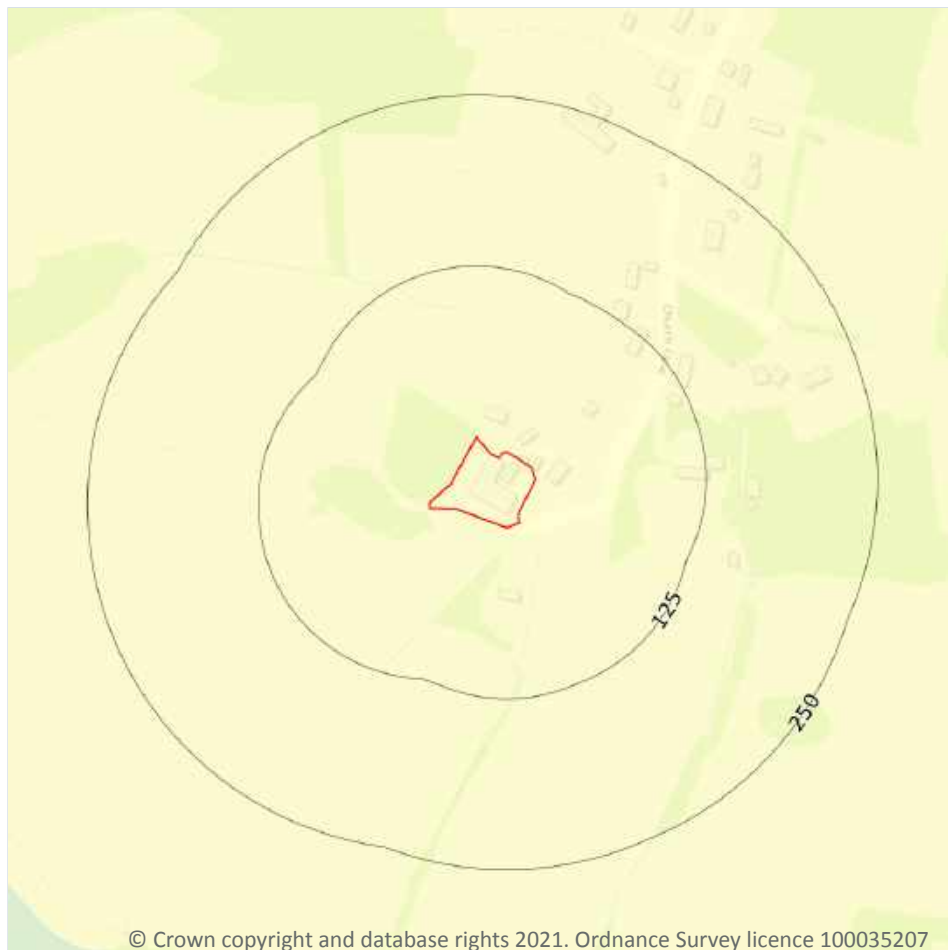
Features are displayed on the Natural ground subsidence - Running sands map on **page 83**

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Compressible deposits



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

### 17.3 Compressible deposits

#### Records within 50m

1

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

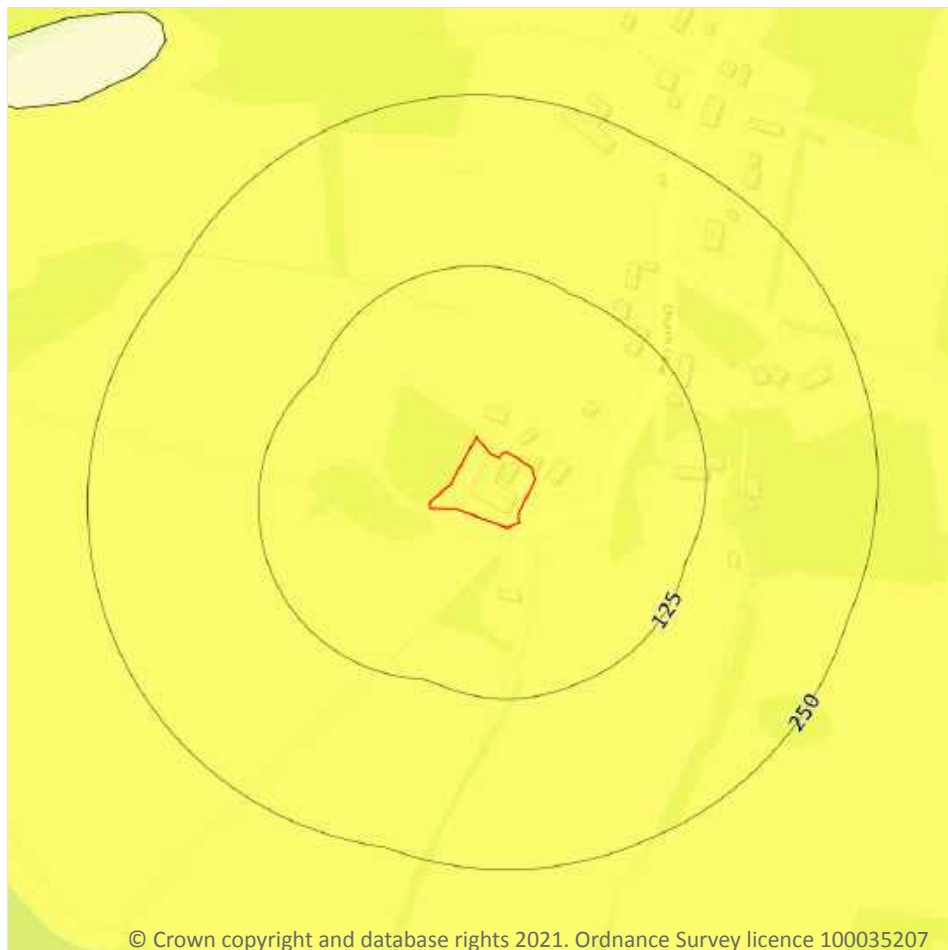
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 84**

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Collapsible deposits



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

### 17.4 Collapsible deposits

#### Records within 50m

1

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

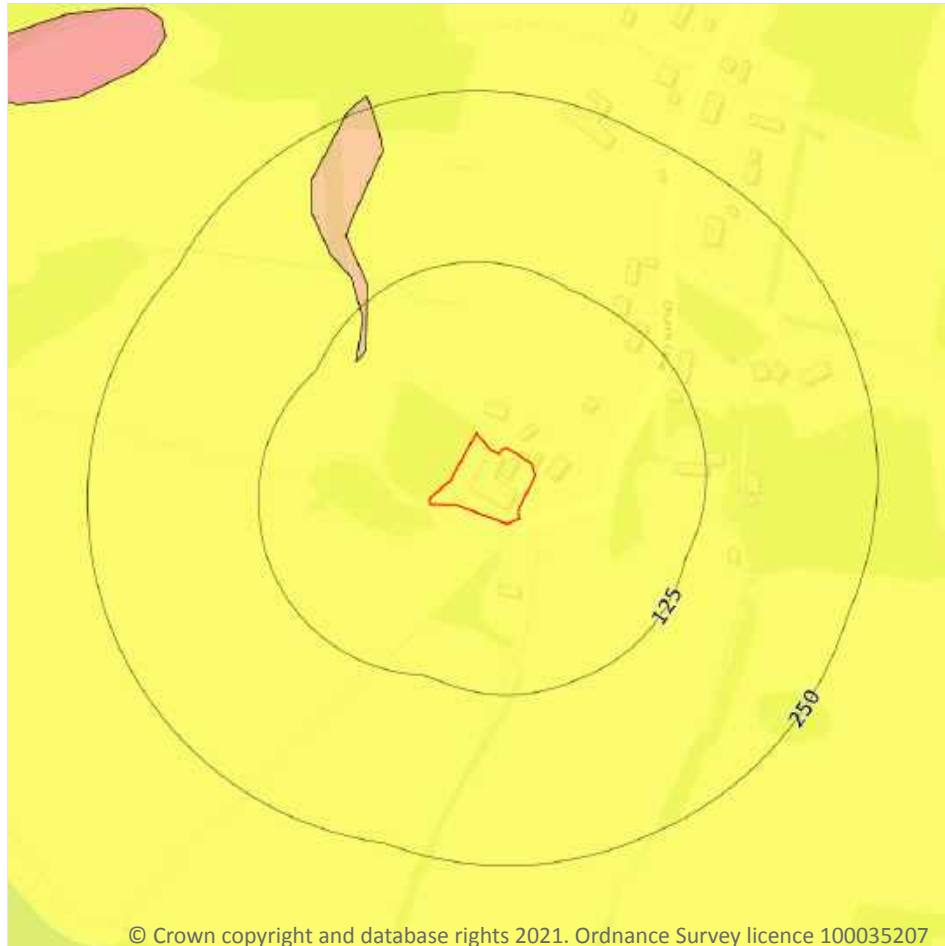
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 85**

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Landslides



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

### 17.5 Landslides

#### Records within 50m

1

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

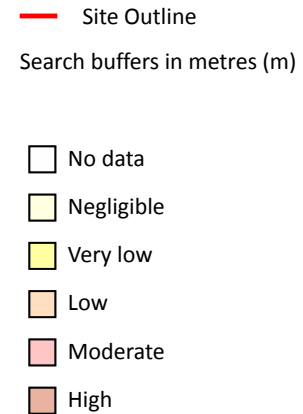
Features are displayed on the Natural ground subsidence - Landslides map on **page 86**

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

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Ground dissolution of soluble rocks



### 17.6 Ground dissolution of soluble rocks

#### Records within 50m

1

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

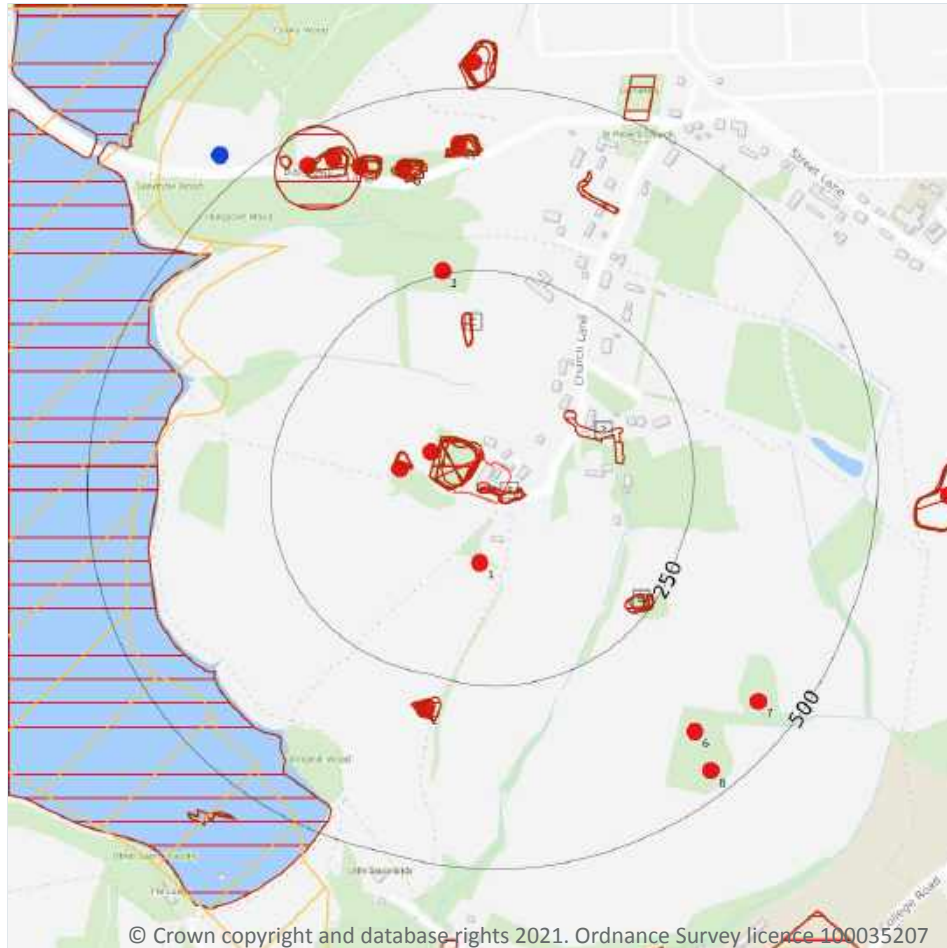
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 87**

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

*This data is sourced from the British Geological Survey.*



## 18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

### 18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

*This data is sourced from Stantec UK Ltd.*

## 18.2 BritPits

### Records within 500m

**14**

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

| ID | Location | Details                                                                                                         | Description                                                                                                                                                                                                                                                                                                                              |
|----|----------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A  | 58m NW   | Name: Townhouse Farm<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sand & Gravel<br>Status: Ceased | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| A  | 58m NW   | Name: Townhouse Farm<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sandstone<br>Status: Ceased     | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| A  | 78m W    | Name: Townhouse Farm<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sandstone<br>Status: Ceased     | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| 1  | 84m S    | Name: Townhouse Farm<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sandstone<br>Status: Ceased     | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| 3  | 254m N   | Name: Hollgrove<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sandstone<br>Status: Ceased          | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |



| ID | Location | Details                                                                                                            | Description                                                                                                                                                                                                                                                                                                                              |
|----|----------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E  | 297m S   | Name: Townhouse Farm<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sandstone<br>Status: Ceased        | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| G  | 401m N   | Name: Balcombe Lane Sand Pits<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sand<br>Status: Ceased    | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| 6  | 410m SE  | Name: Ardingly<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sandstone<br>Status: Ceased              | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| H  | 423m N   | Name: Balcombe Lane Sand Pits<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Mineral<br>Status: Ceased | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| G  | 424m NW  | Name: Balcombe Lane Sand Pits<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sand<br>Status: Ceased    | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| 7  | 444m SE  | Name: Ardingly<br>Address: Ardingly, HAYWARDS HEATH, West Sussex<br>Commodity: Sandstone<br>Status: Ceased         | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |



| ID | Location | Details                                                                                                         | Description                                                                                                                                                                                                                                                                                                                              |
|----|----------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G  | 449m NW  | Name: Balcombe Road<br>Address: Ardingly, HAYWARDS HEATH, West Sussex<br>Commodity: Sandstone<br>Status: Ceased | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| G  | 458m NW  | Name: Balcombe Lane Sand Pits<br>Address: Ardingly, HAYWARDS HEATH, Sussex<br>Commodity: Sand<br>Status: Ceased | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |
| 8  | 466m SE  | Name: Ardingly<br>Address: Ardingly, HAYWARDS HEATH, West Sussex<br>Commodity: Sandstone<br>Status: Ceased      | Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site<br>Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority |

*This data is sourced from the British Geological Survey.*

## 18.3 Surface ground workings

|                            |           |
|----------------------------|-----------|
| <b>Records within 250m</b> | <b>24</b> |
|----------------------------|-----------|

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

| ID | Location | Land Use        | Year of mapping | Mapping scale |
|----|----------|-----------------|-----------------|---------------|
| A  | On site  | Unspecified Pit | 1963            | 1:10560       |
| A  | On site  | Unspecified Pit | 1947            | 1:10560       |
| A  | On site  | Unspecified Pit | 1909            | 1:10560       |
| A  | On site  | Old Gravel Pit  | 1896            | 1:10560       |
| A  | On site  | Unspecified Pit | 1874            | 1:10560       |
| A  | On site  | Unspecified Pit | 1992            | 1:10000       |
| A  | On site  | Unspecified Pit | 1973            | 1:10000       |



| ID       | Location       | Land Use                    | Year of mapping | Mapping scale  |
|----------|----------------|-----------------------------|-----------------|----------------|
| <b>A</b> | <b>On site</b> | <b>Unspecified Pit</b>      | <b>1973</b>     | <b>1:10000</b> |
| <b>B</b> | <b>On site</b> | <b>Ponds</b>                | <b>1874</b>     | <b>1:10560</b> |
| <b>B</b> | <b>On site</b> | <b>Ponds</b>                | <b>1947</b>     | <b>1:10560</b> |
| <b>B</b> | <b>On site</b> | <b>Ponds</b>                | <b>1909</b>     | <b>1:10560</b> |
| A        | 64m NW         | Unspecified Pit             | 1947            | 1:10560        |
| A        | 64m NW         | Unspecified Pits            | 1909            | 1:10560        |
| A        | 71m NW         | Unspecified Pit             | 1874            | 1:10560        |
| 2        | 105m NE        | Ponds                       | 1874            | 1:10560        |
| C        | 148m N         | Pond                        | 1992            | 1:10000        |
| C        | 148m N         | Pond                        | 1973            | 1:10000        |
| C        | 149m N         | Pond                        | 1973            | 1:10000        |
| D        | 219m SE        | Unspecified Pit             | 1947            | 1:10560        |
| D        | 219m SE        | Unspecified Pit             | 1909            | 1:10560        |
| D        | 222m SE        | Unspecified Pit             | 1896            | 1:10560        |
| D        | 238m SE        | Unspecified Ground Workings | 1973            | 1:10000        |
| D        | 238m SE        | Unspecified Pit             | 1992            | 1:10000        |
| D        | 238m SE        | Unspecified Pit             | 1973            | 1:10000        |

*This data is sourced from Ordnance Survey/Groundsure.*

## 18.4 Underground workings

**Records within 1000m**

**0**

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

*This data is sourced from Ordnance Survey/Groundsure.*



## 18.5 Historical Mineral Planning Areas

### Records within 500m

**0**

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

*This data is sourced from the British Geological Survey.*

## 18.6 Non-coal mining

### Records within 1000m

**2**

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 88**

| ID | Location | Name          | Commodity | Class | Likelihood                                                                                                                                                                           |
|----|----------|---------------|-----------|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4  | 335m W   | Not available | Iron Ore  | B     | Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered |
| 12 | 665m NW  | Not available | Iron Ore  | B     | Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered |

*This data is sourced from the British Geological Survey.*

## 18.7 Mining cavities

### Records within 1000m

**0**

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

*This data is sourced from Stantec UK Ltd.*



## 18.8 JPB mining areas

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

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

*This data is sourced from Johnson Poole and Bloomer.*

## 18.9 Coal mining

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

Areas which could be affected by past, current or future coal mining.

*This data is sourced from the Coal Authority.*

## 18.10 Brine areas

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

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

*This data is sourced from the Cheshire Brine Subsidence Compensation Board.*

## 18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Mining Searches UK.*

## 18.13 Clay mining

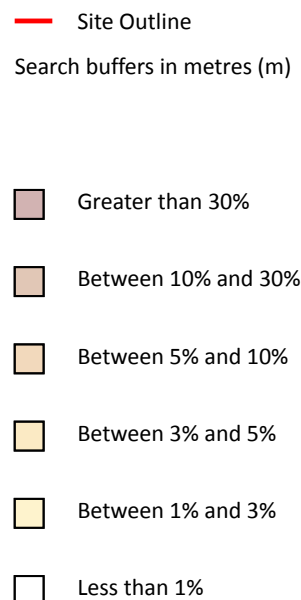
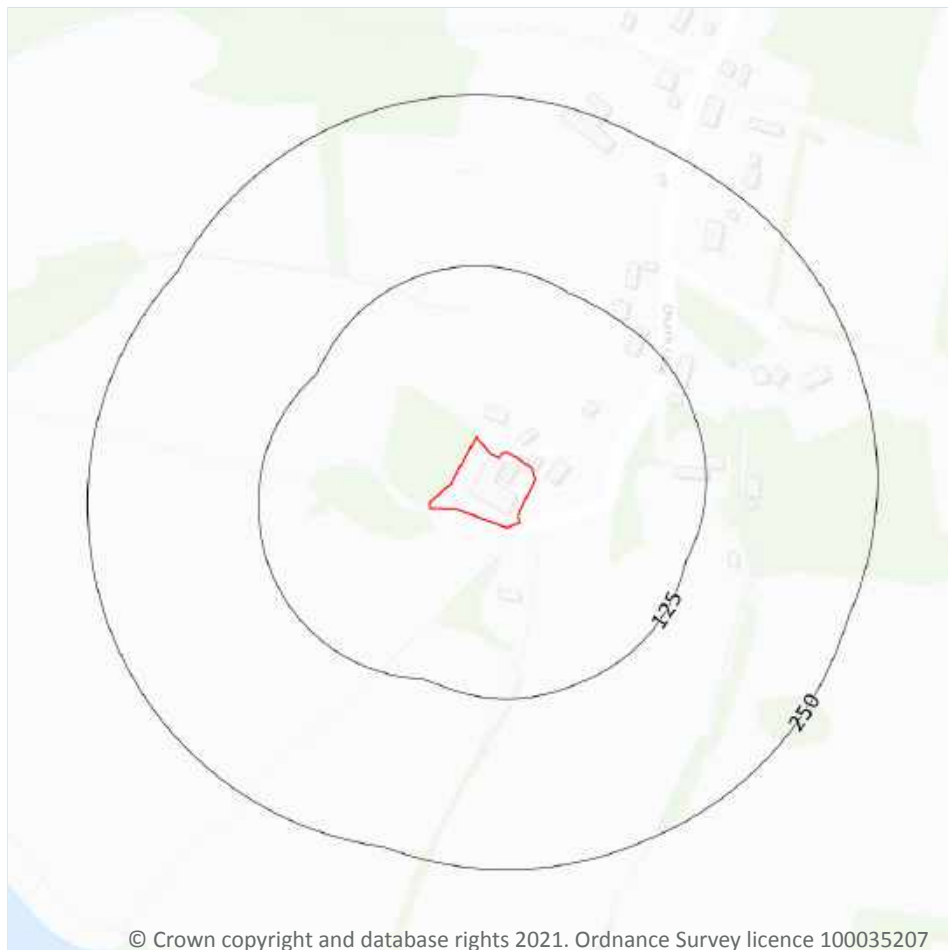
|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

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

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



## 19 Radon



### 19.1 Radon

#### Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 96**

| Location | Estimated properties affected | Radon Protection Measures required |
|----------|-------------------------------|------------------------------------|
| On site  | Less than 1%                  | None**                             |

*This data is sourced from the British Geological Survey and Public Health England.*



## 20 Soil chemistry

### 20.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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

| Location | Arsenic  | Bioaccessible Arsenic | Lead      | Bioaccessible Lead | Cadmium   | Chromium      | Nickel        |
|----------|----------|-----------------------|-----------|--------------------|-----------|---------------|---------------|
| On site  | 15 mg/kg | No data               | 100 mg/kg | 60 mg/kg           | 1.8 mg/kg | 60 - 90 mg/kg | 15 - 30 mg/kg |
| On site  | 15 mg/kg | No data               | 100 mg/kg | 60 mg/kg           | 1.8 mg/kg | 60 - 90 mg/kg | 15 - 30 mg/kg |

*This data is sourced from the British Geological Survey.*

### 20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km<sup>2</sup>).

*This data is sourced from the British Geological Survey.*

### 20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km<sup>2</sup>.

*This data is sourced from the British Geological Survey.*



## 21 Railway infrastructure and projects

### 21.1 Underground railways (London)

Records within 250m

0

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

*This data is sourced from publicly available information by Groundsure.*

### 21.2 Underground railways (Non-London)

Records within 250m

0

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

*This data is sourced from publicly available information by Groundsure.*

### 21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

*This data is sourced from the Ordnance Survey.*

### 21.4 Historical railway and tunnel features

Records within 250m

0

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

*This data is sourced from Ordnance Survey/Groundsure.*

### 21.5 Royal Mail tunnels

Records within 250m

0

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



*This data is sourced from Groundsure/the Postal Museum.*

## 21.6 Historical railways

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

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

*This data is sourced from OpenStreetMap.*

## 21.7 Railways

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

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

*This data is sourced from Ordnance Survey and OpenStreetMap.*

## 21.8 Crossrail 1

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

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

*This data is sourced from publicly available information by Groundsure.*

## 21.9 Crossrail 2

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

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

*This data is sourced from publicly available information by Groundsure.*

## 21.10 HS2

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

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

*This data is sourced from HS2 Ltd.*



## Data providers

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

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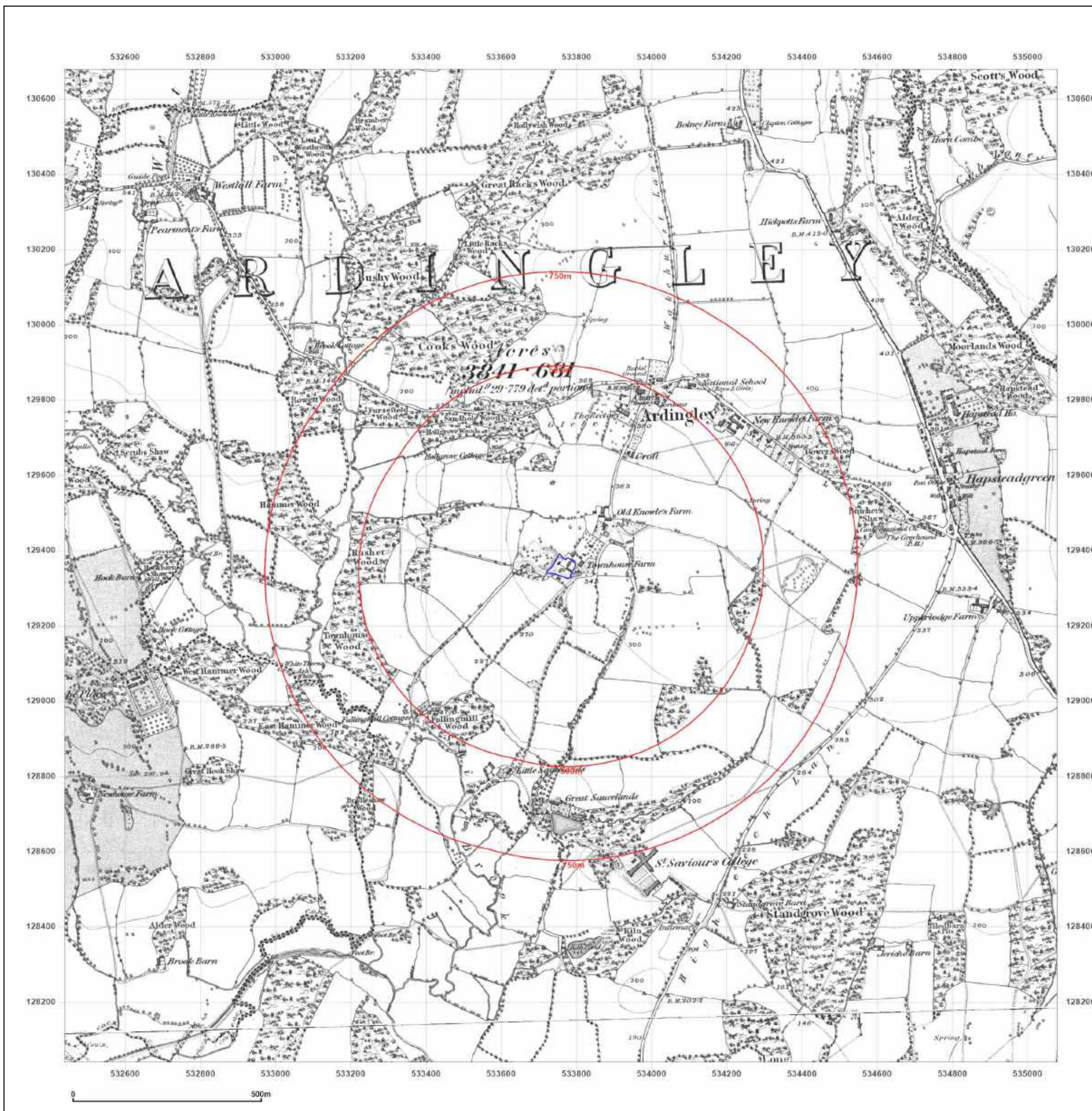


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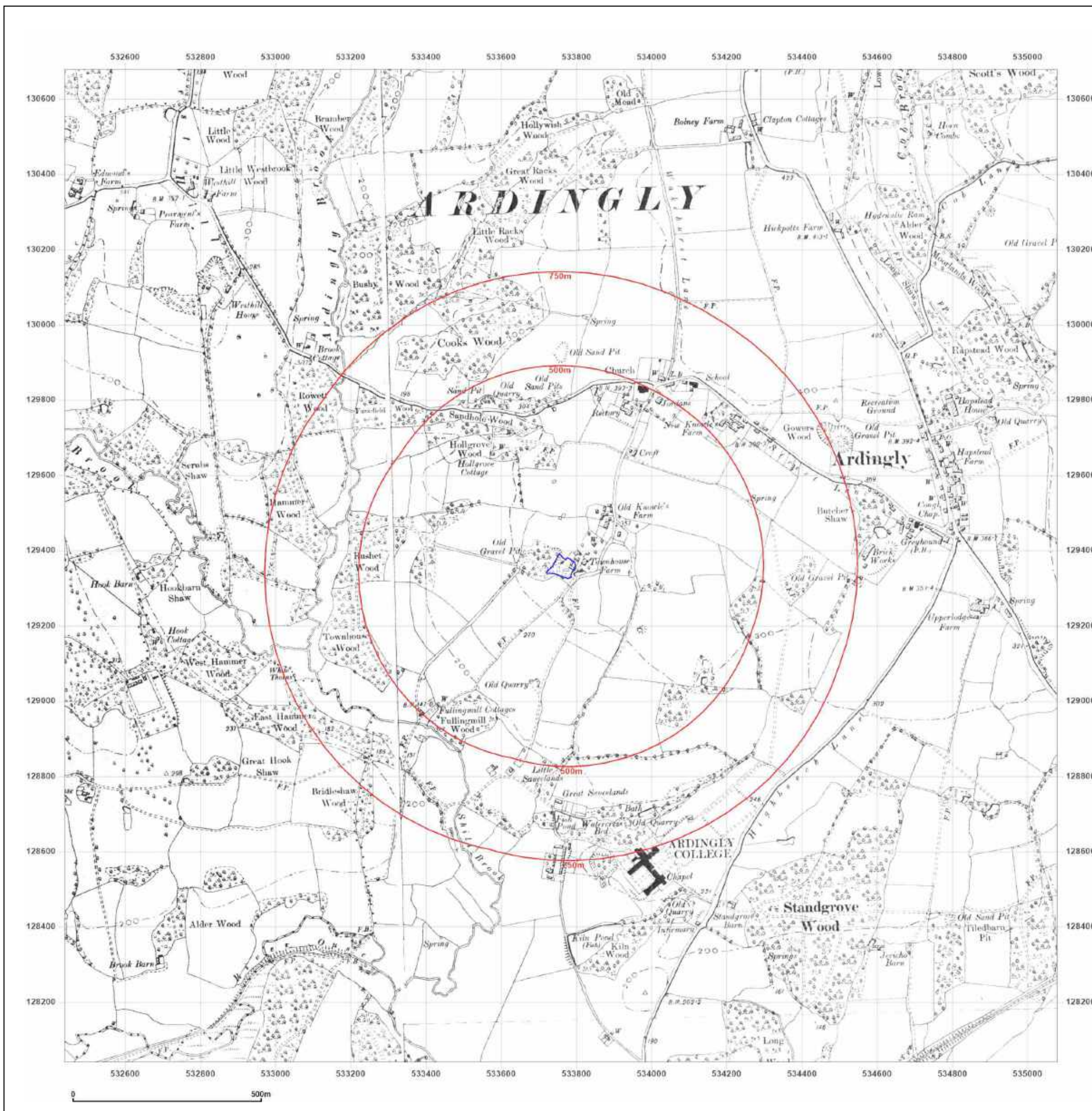


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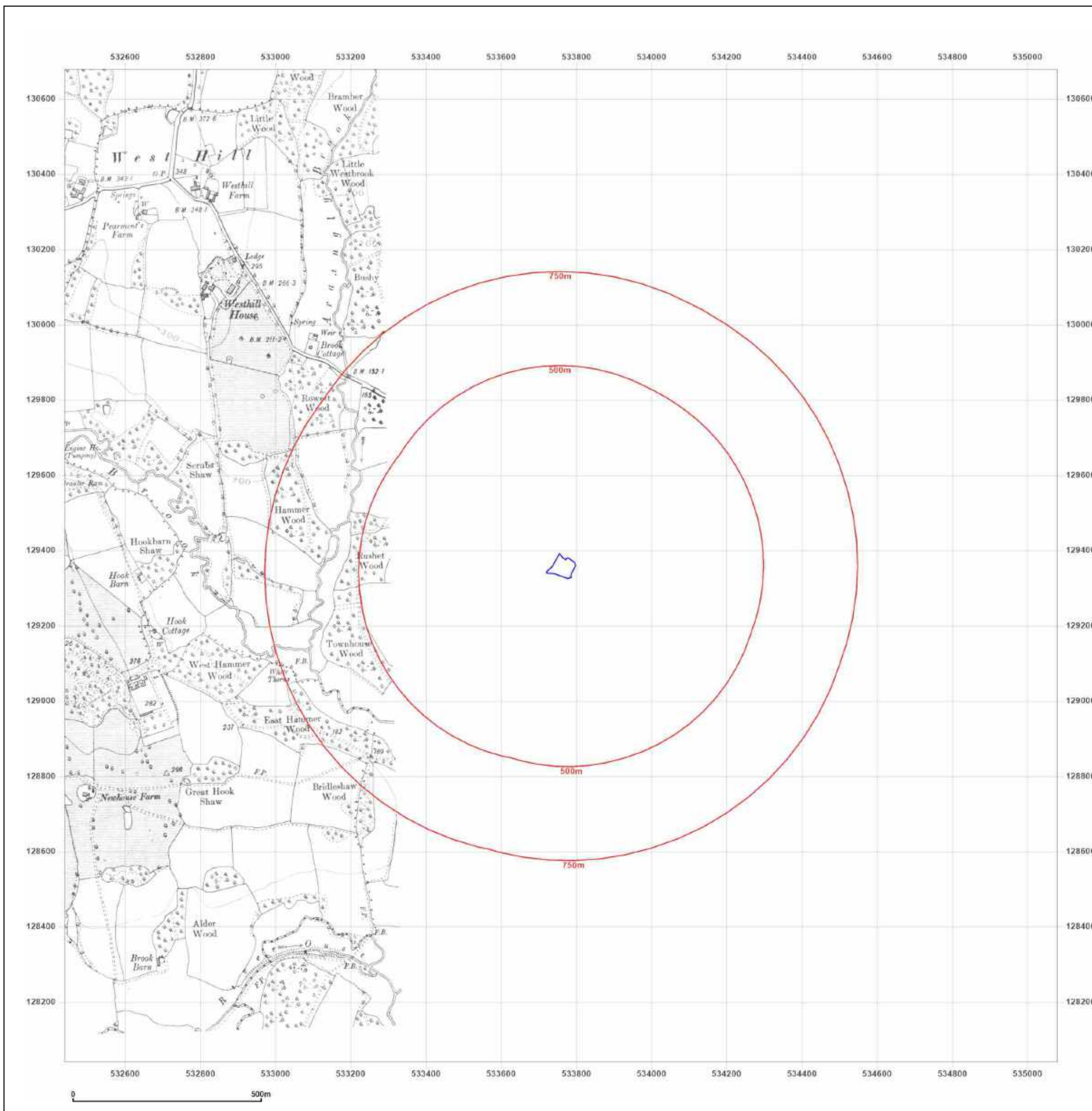


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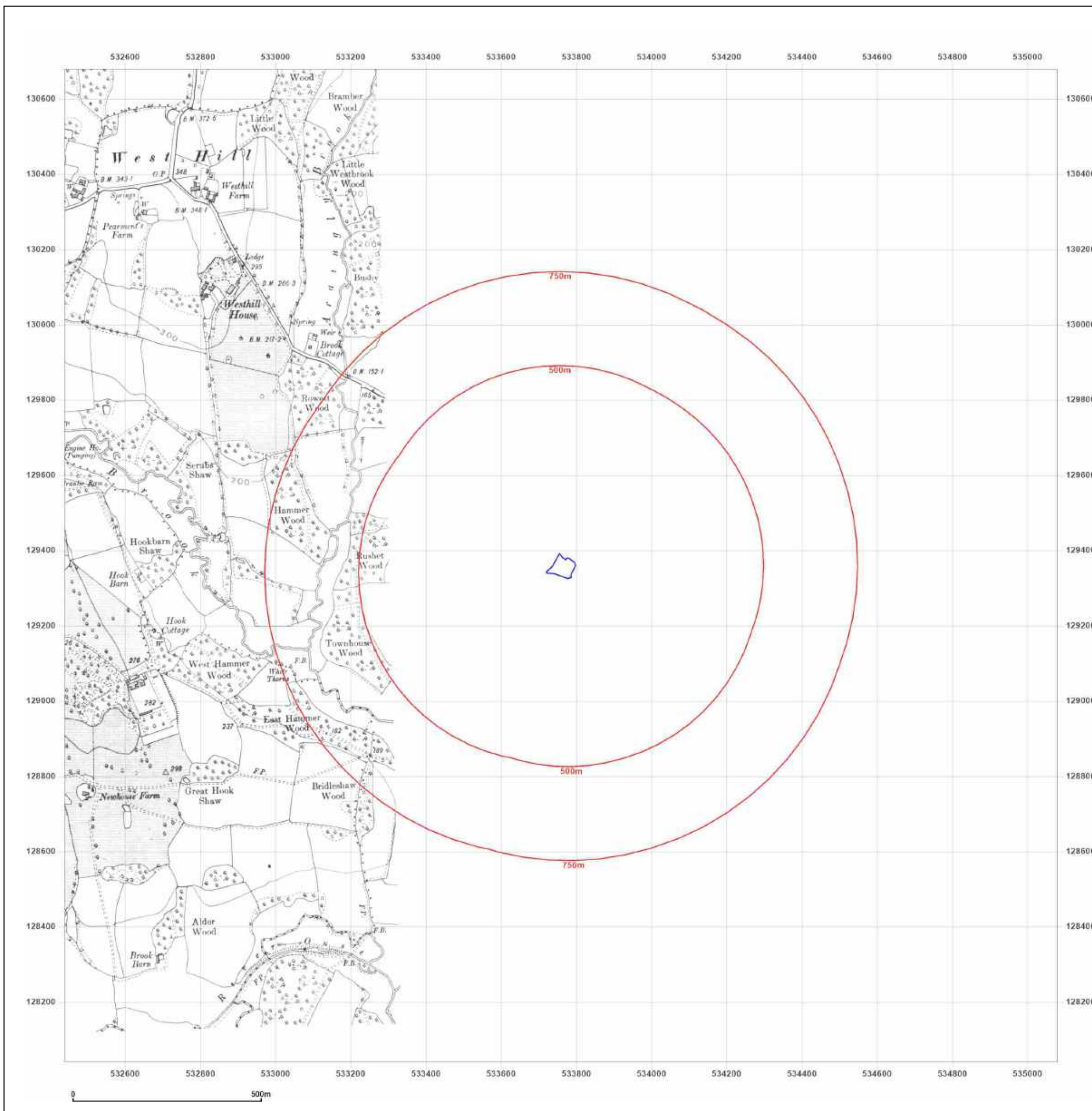


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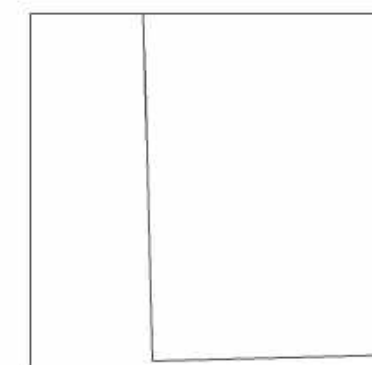
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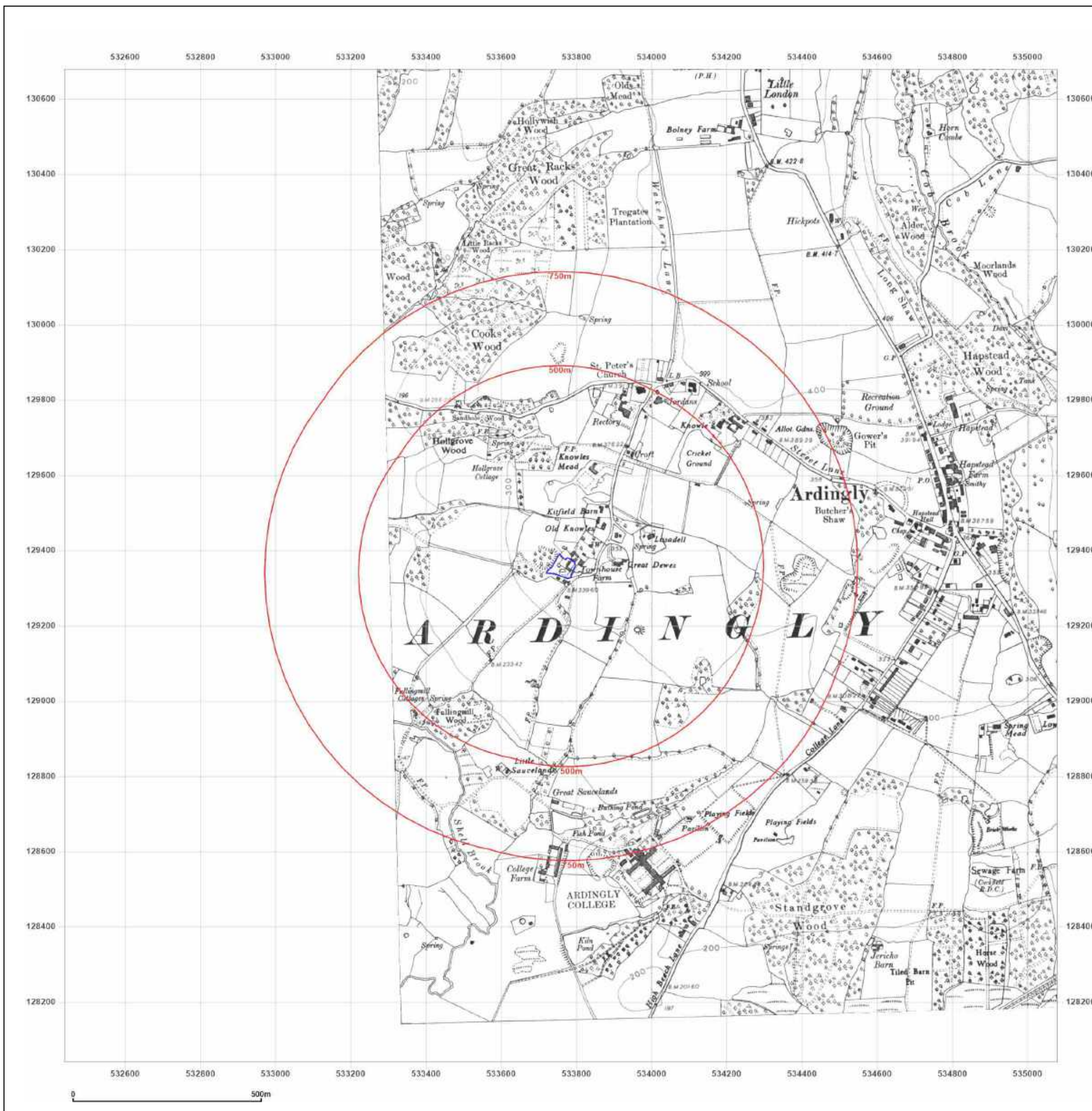


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**Map Name:** Provisional

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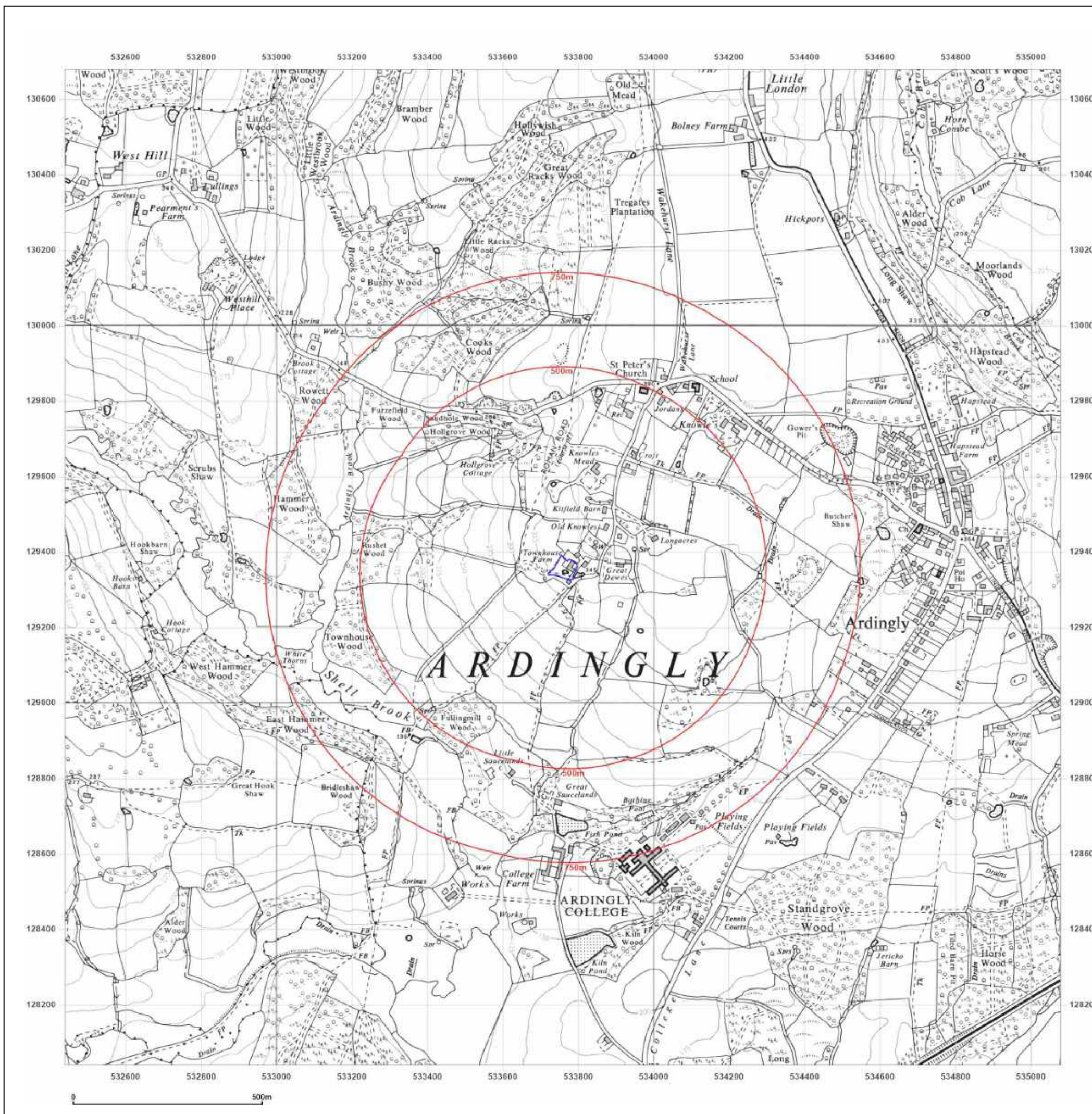


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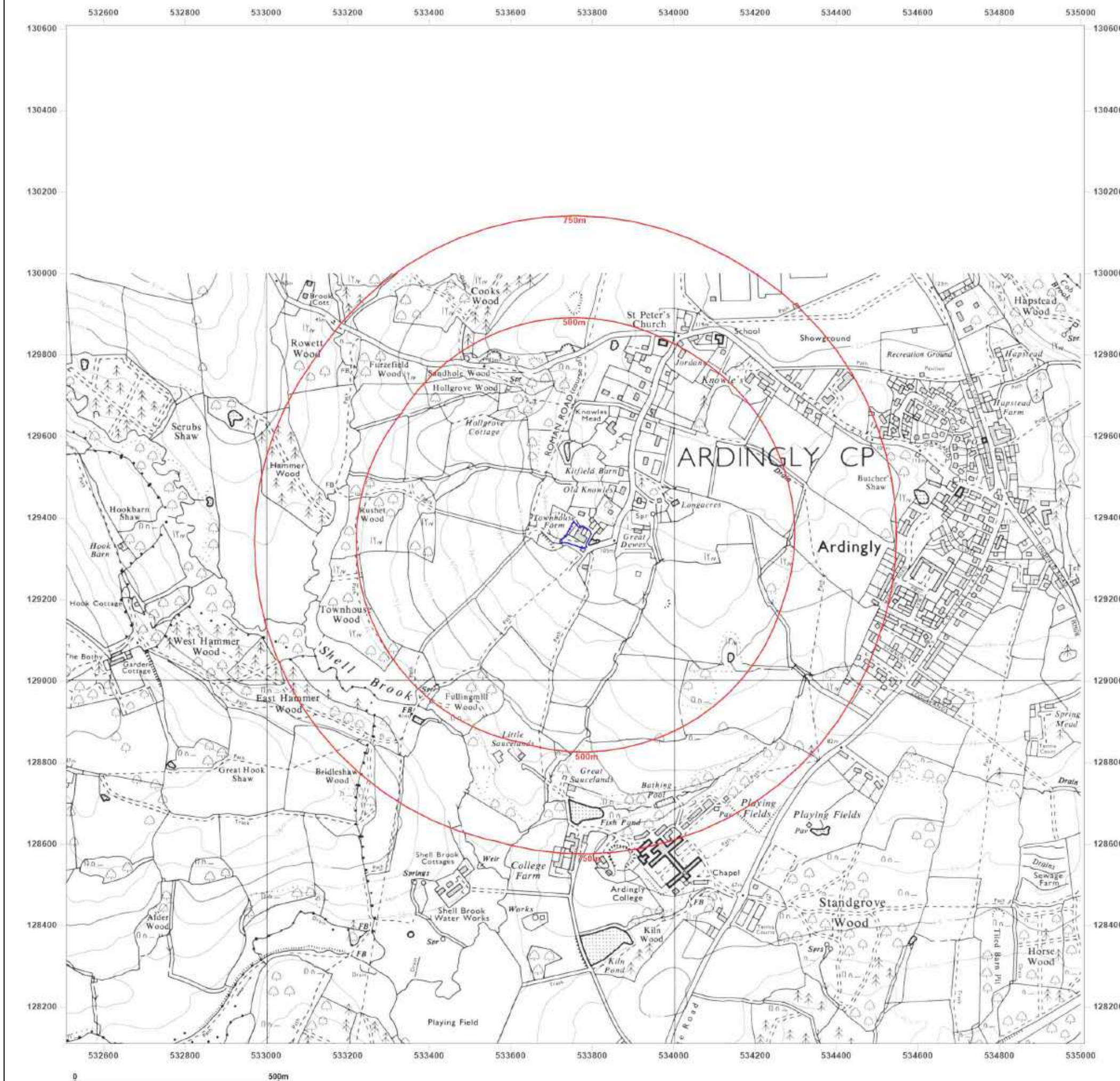


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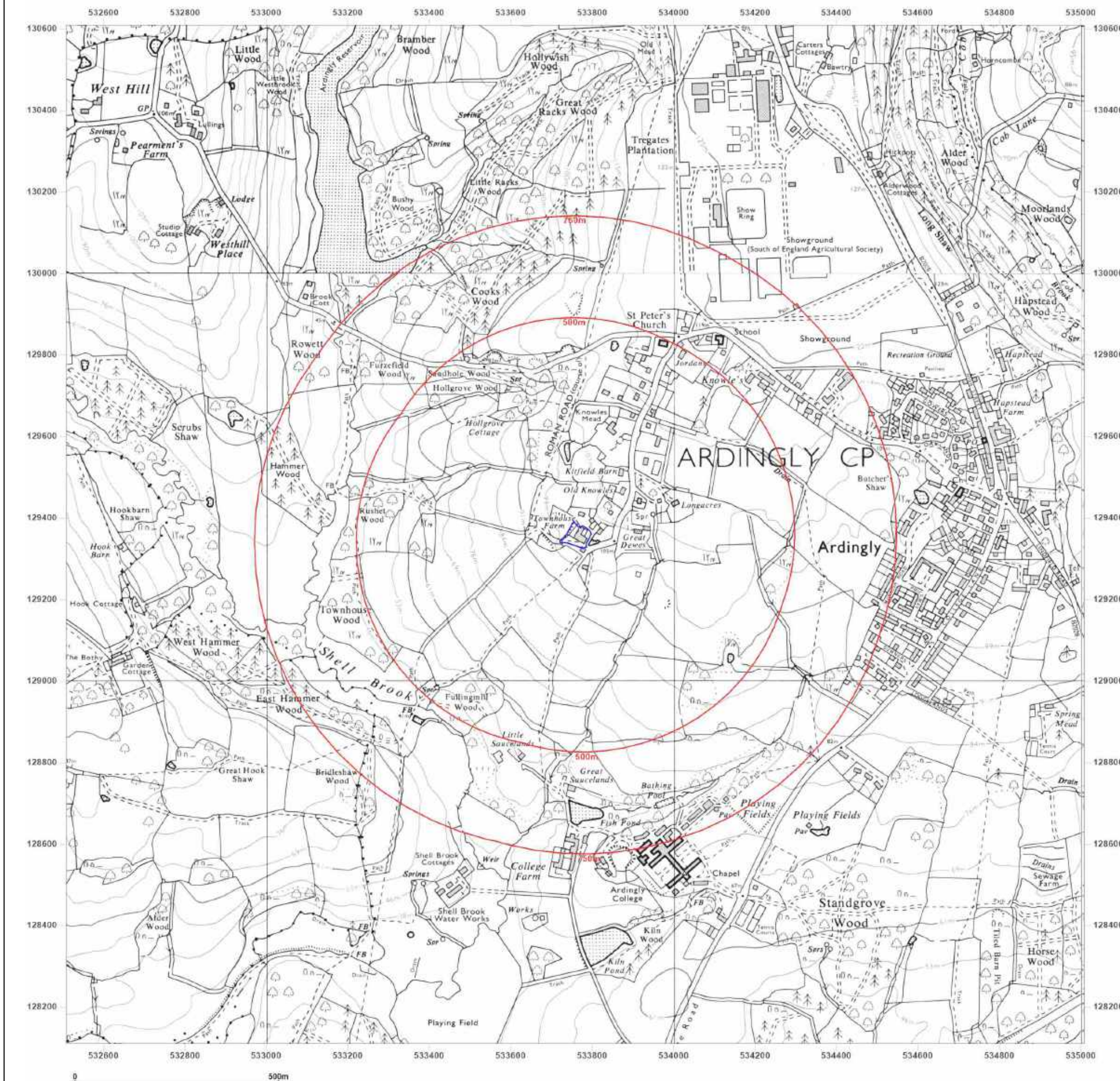


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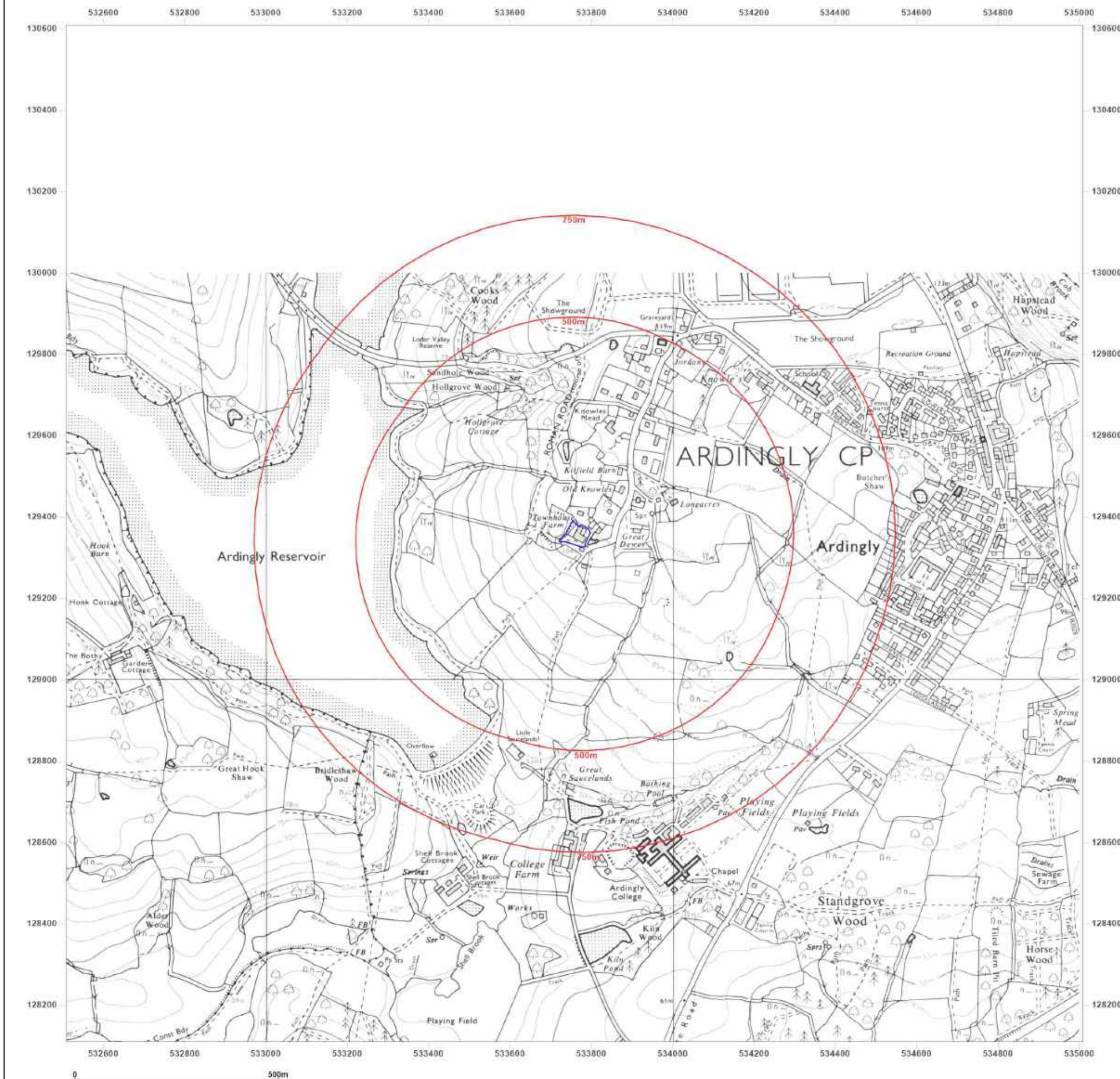


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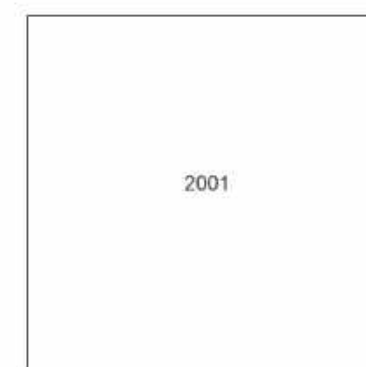
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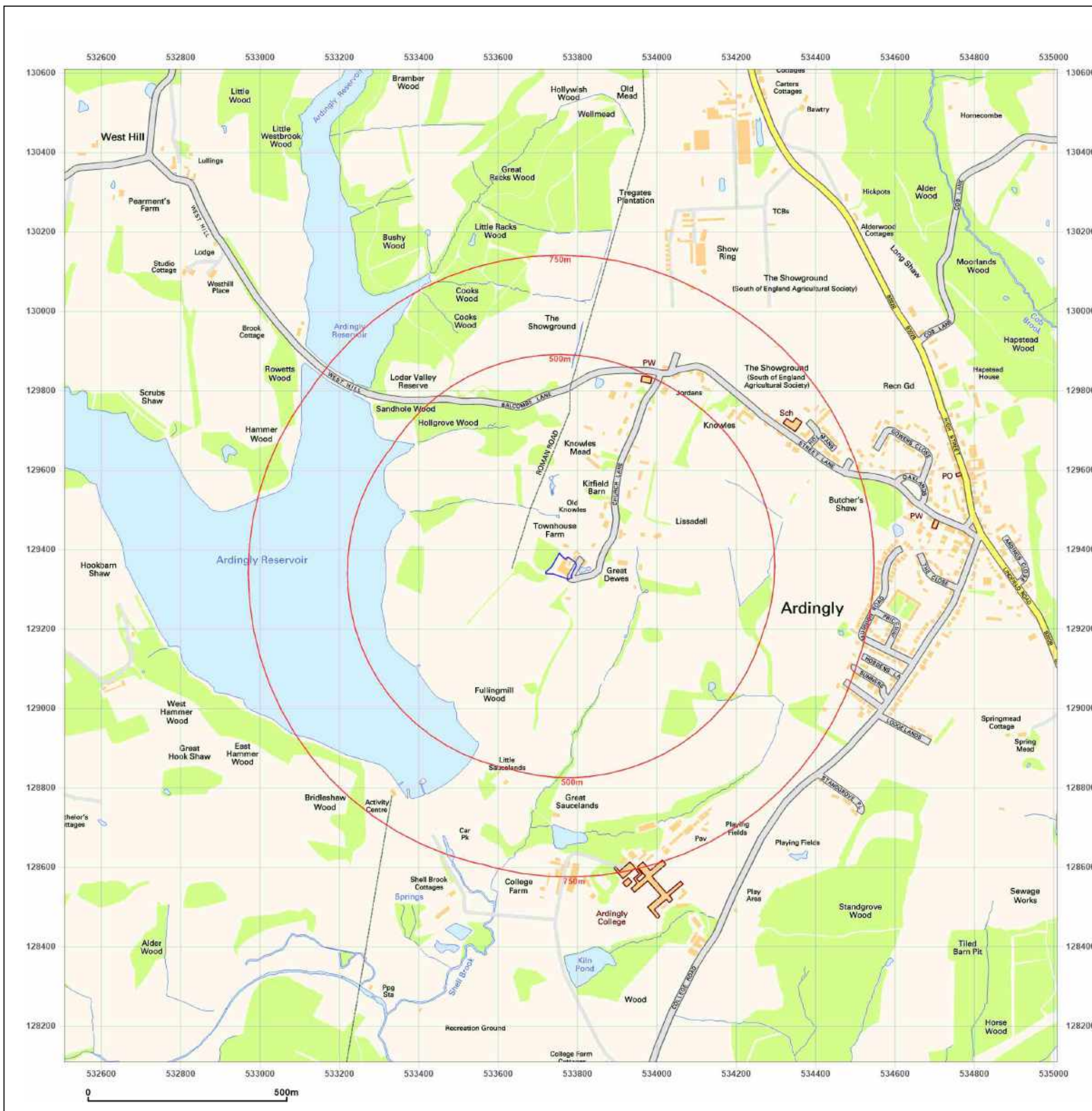


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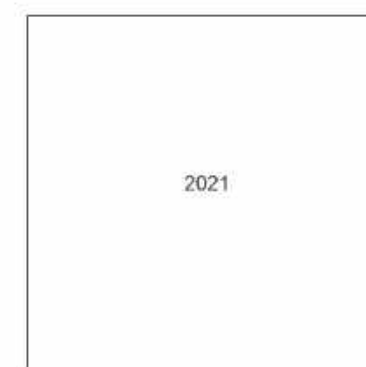
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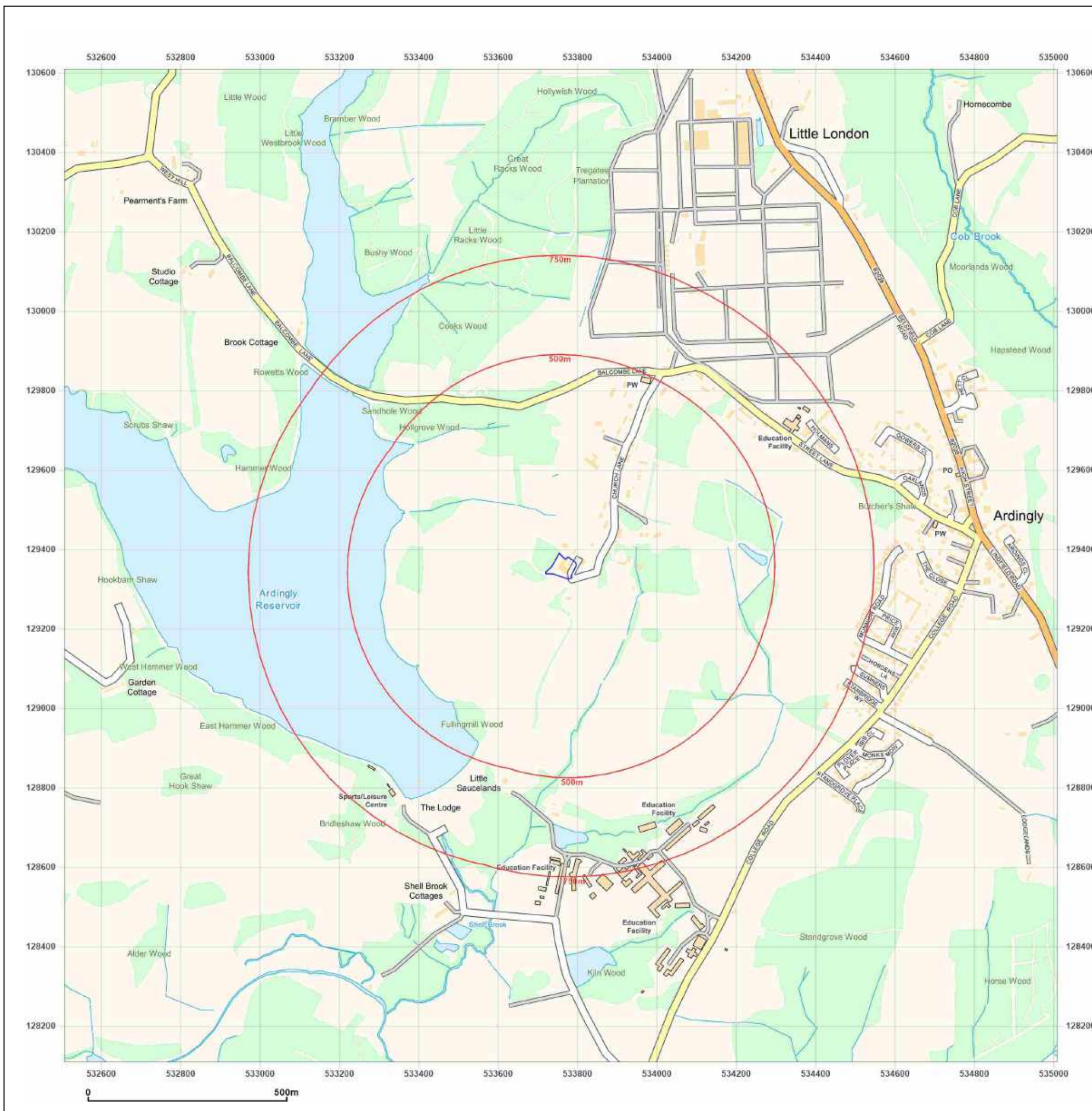


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**Grid Ref:** 533758, 129359

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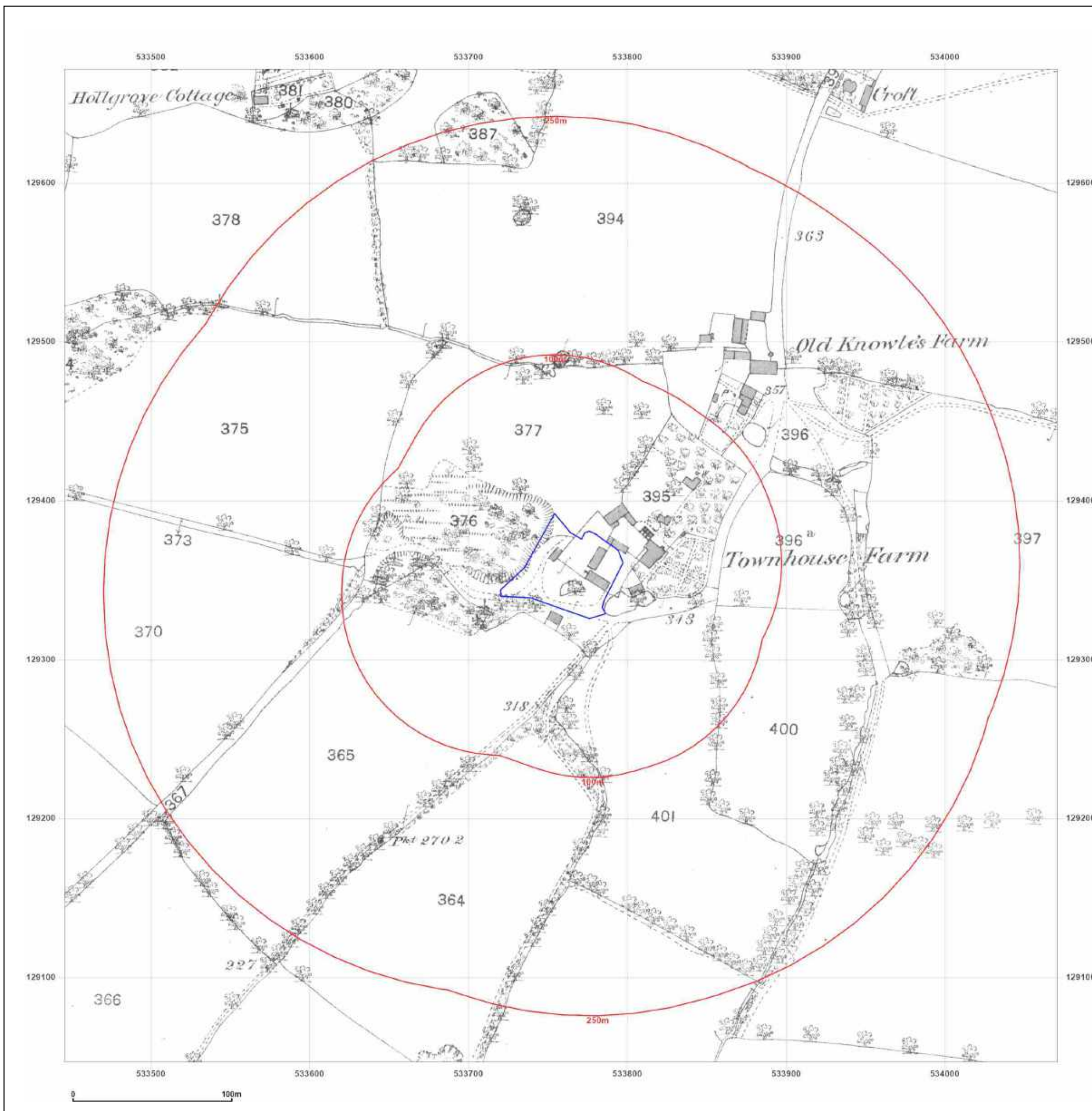


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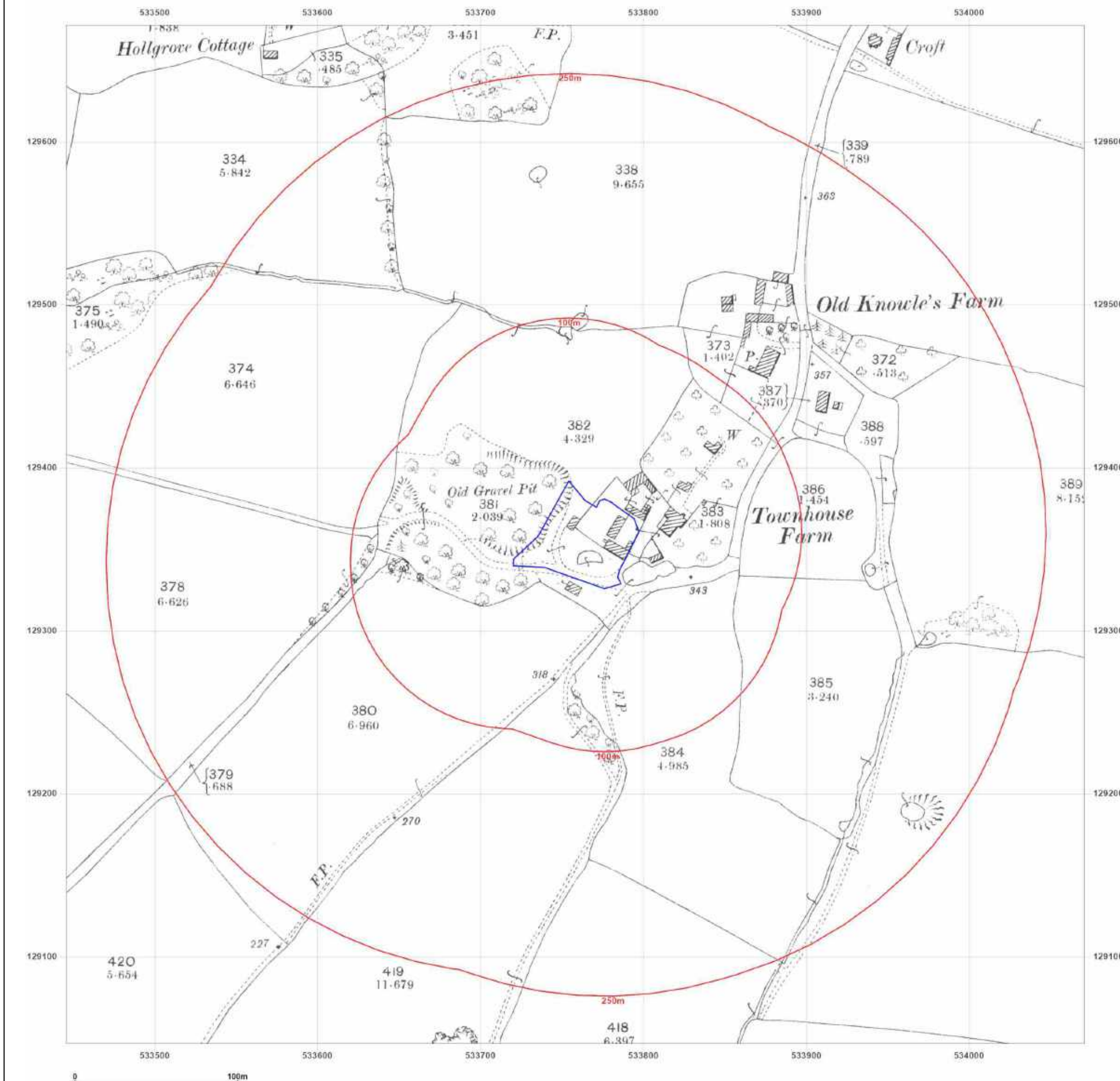


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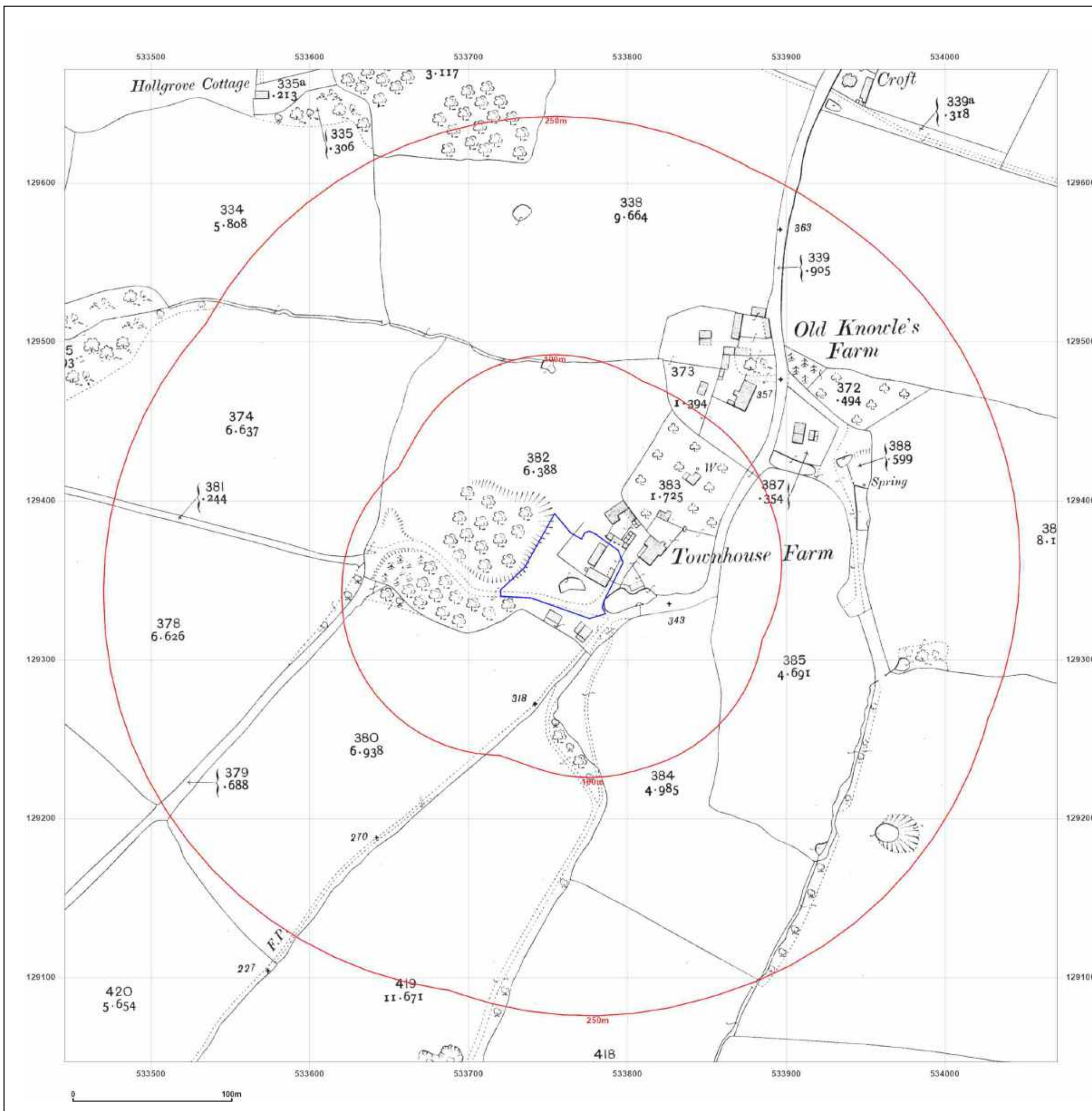


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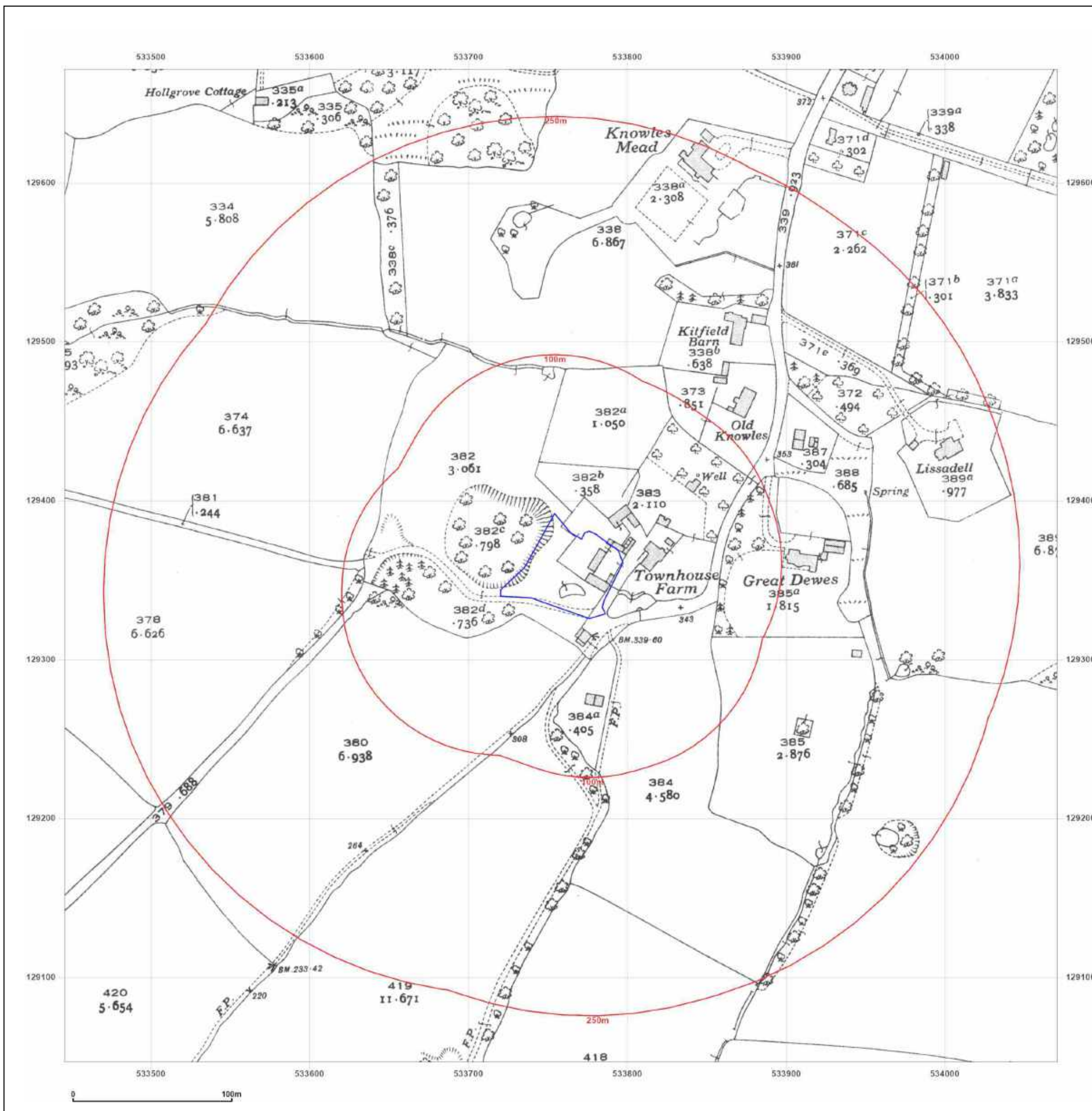


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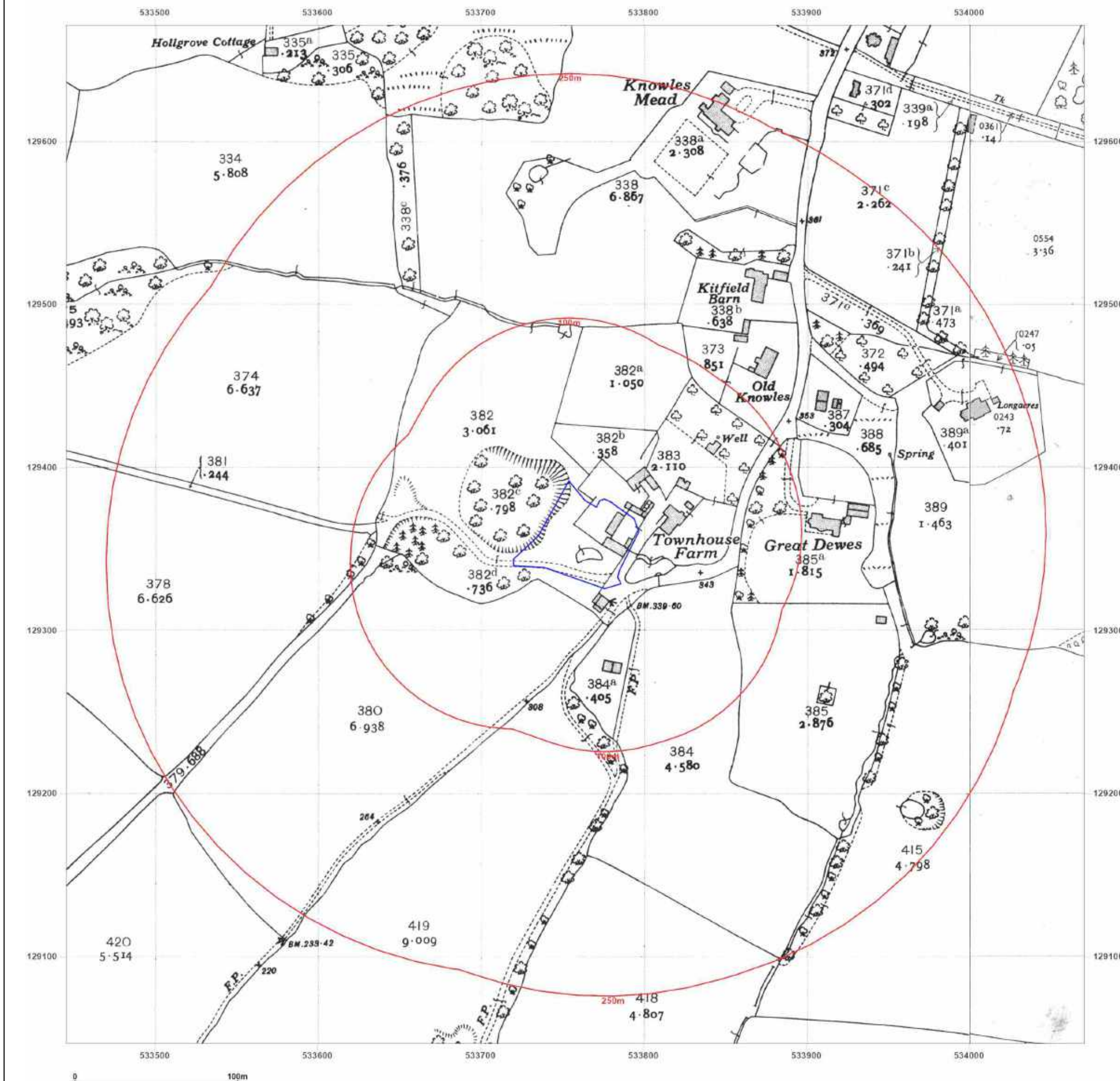


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#### Site Details:

TOWNHOUSE DAIRY,  
TOWNHOUSE FARM, CHURCH  
LANE, ARDINGLY, RH17 6UR

**Client Ref:** PO08321\_-P4271  
**Report Ref:** GS-7893205  
**Grid Ref:** 533758, 129359

**Map Name:** National Grid

**Map date:** 1968

**Scale:** 1:2,500

**Printed at:** 1:2,500



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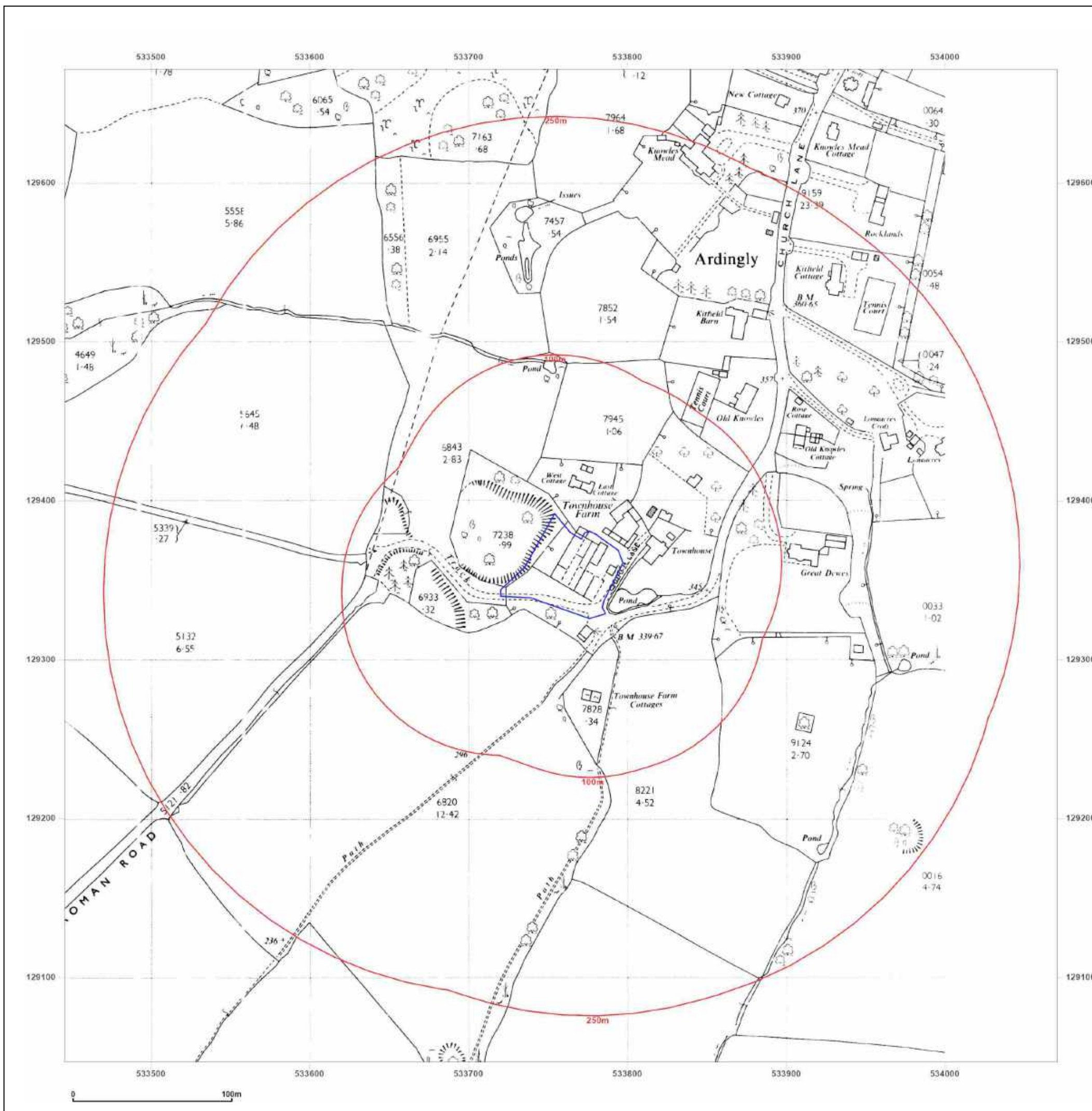


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**Client Ref:** PO08321\_-P4271  
**Report Ref:** GS-7893205  
**Grid Ref:** 533758, 129359

**Map Name:** National Grid

**Map date:** 1966-1971

**Scale:** 1:2,500

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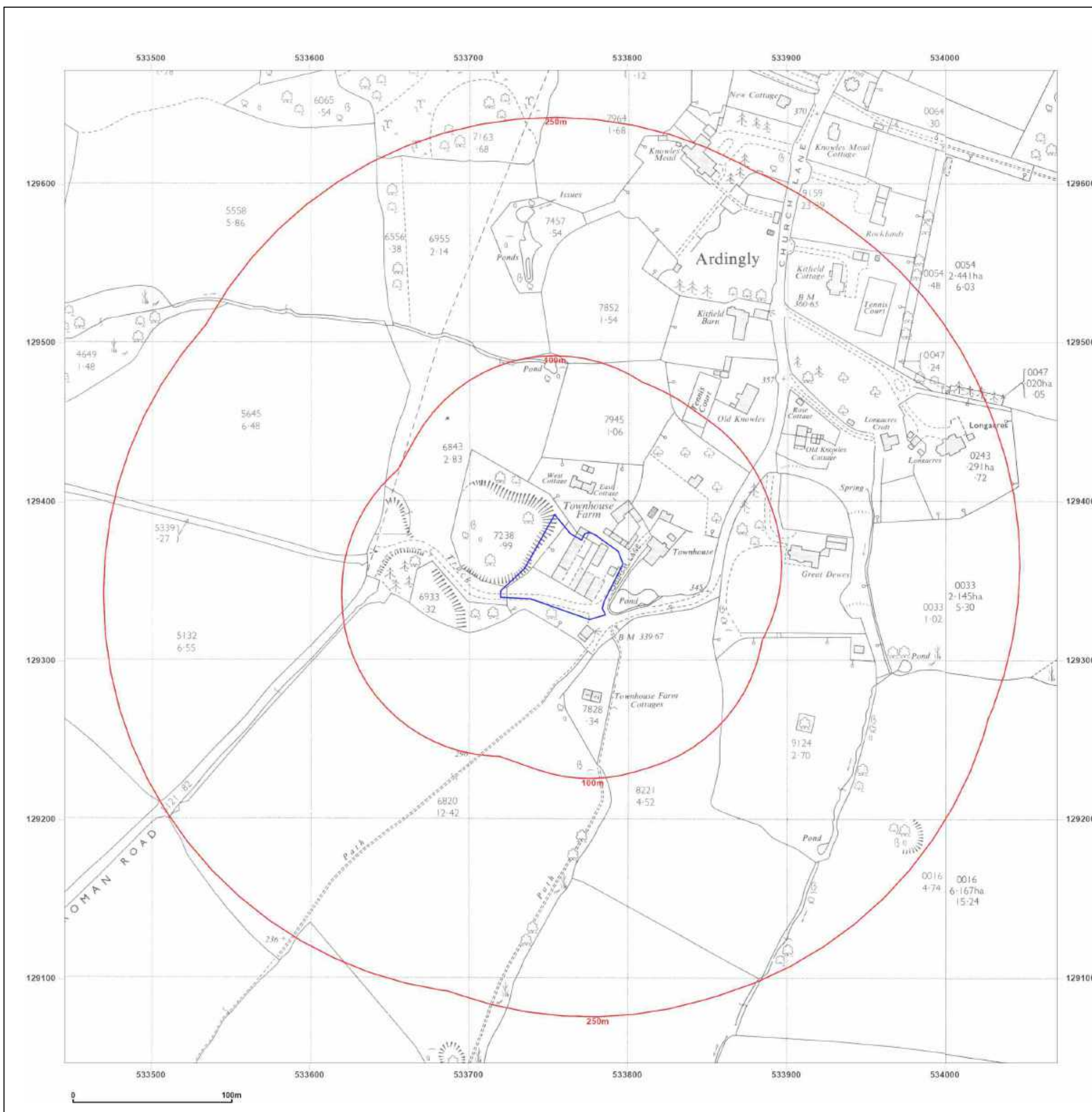


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**Client Ref:** PO08321\_-P4271  
**Report Ref:** GS-7893205  
**Grid Ref:** 533758, 129359

**Map Name:** National Grid

**Map date:** 1979-1982

**Scale:** 1:2,500

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Edition N/A  
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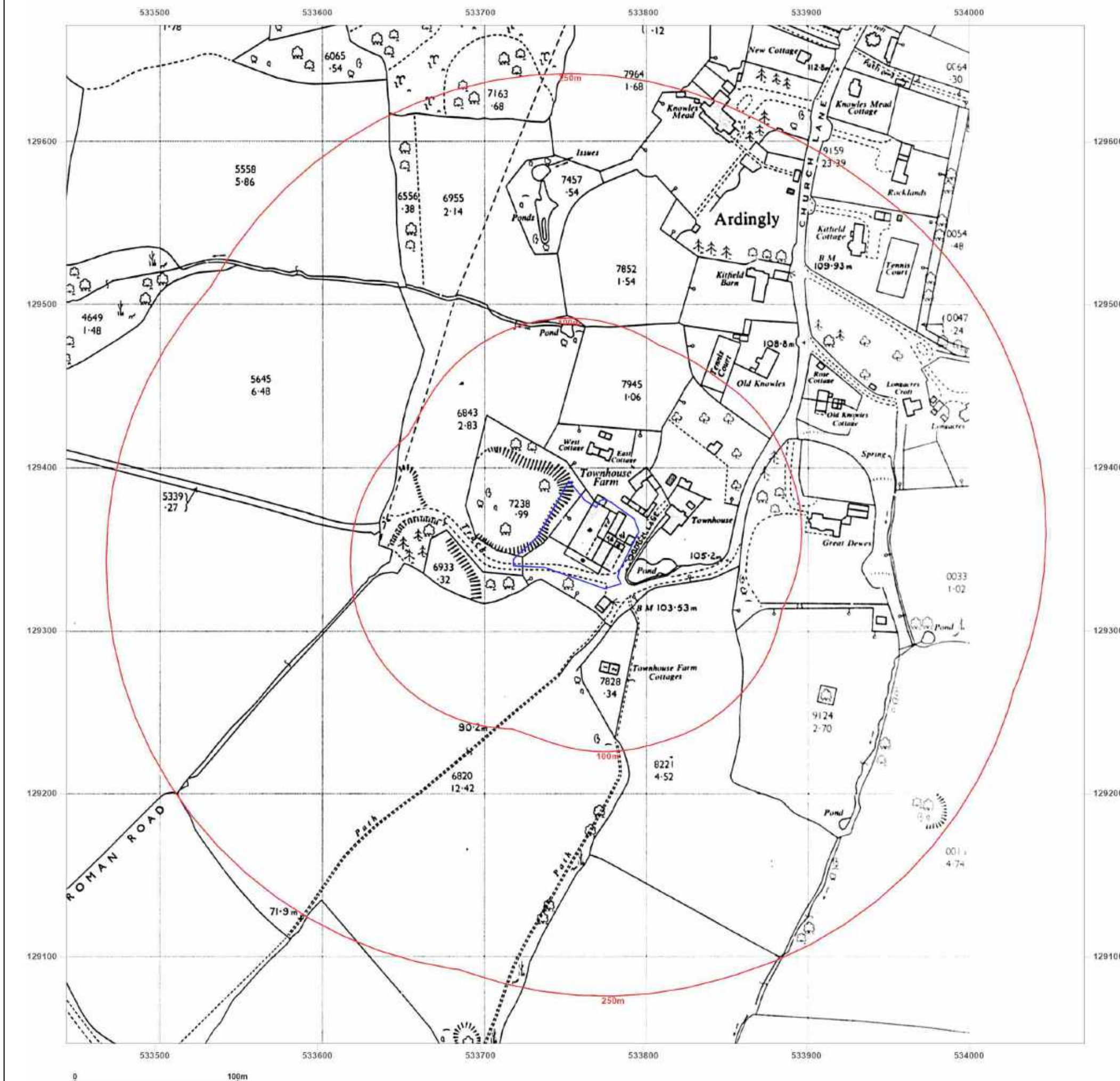


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**Client Ref:** PO08321\_-P4271  
**Report Ref:** GS-7893205  
**Grid Ref:** 533758, 129359

**Map Name:** National Grid

**Map date:** 1993

**Scale:** 1:2,500

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Edition N/A  
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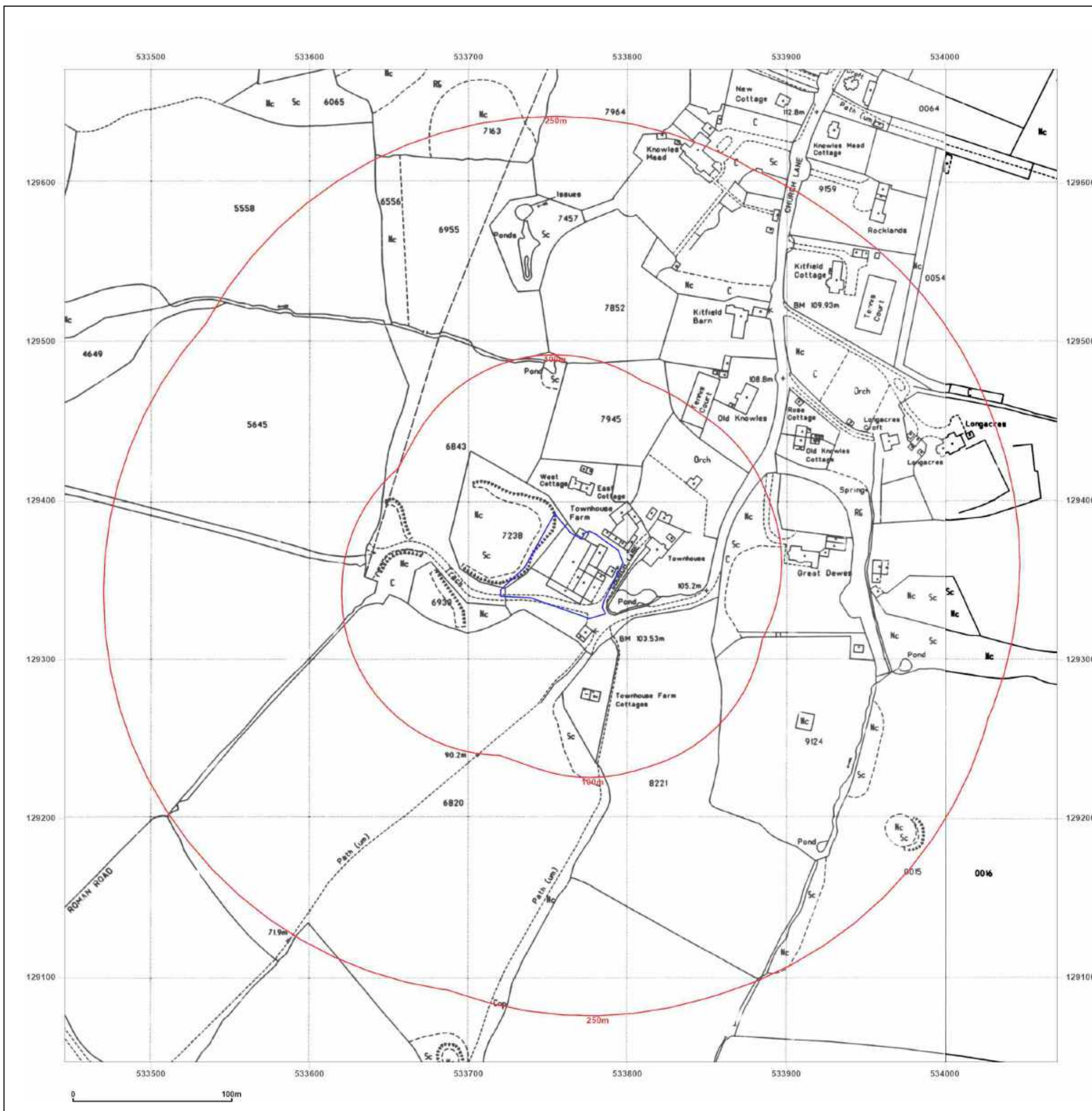


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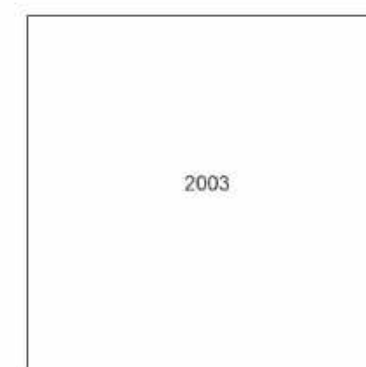
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**Map date:** 2003

**Scale:** 1:1,250

**Printed at:** 1:1,250

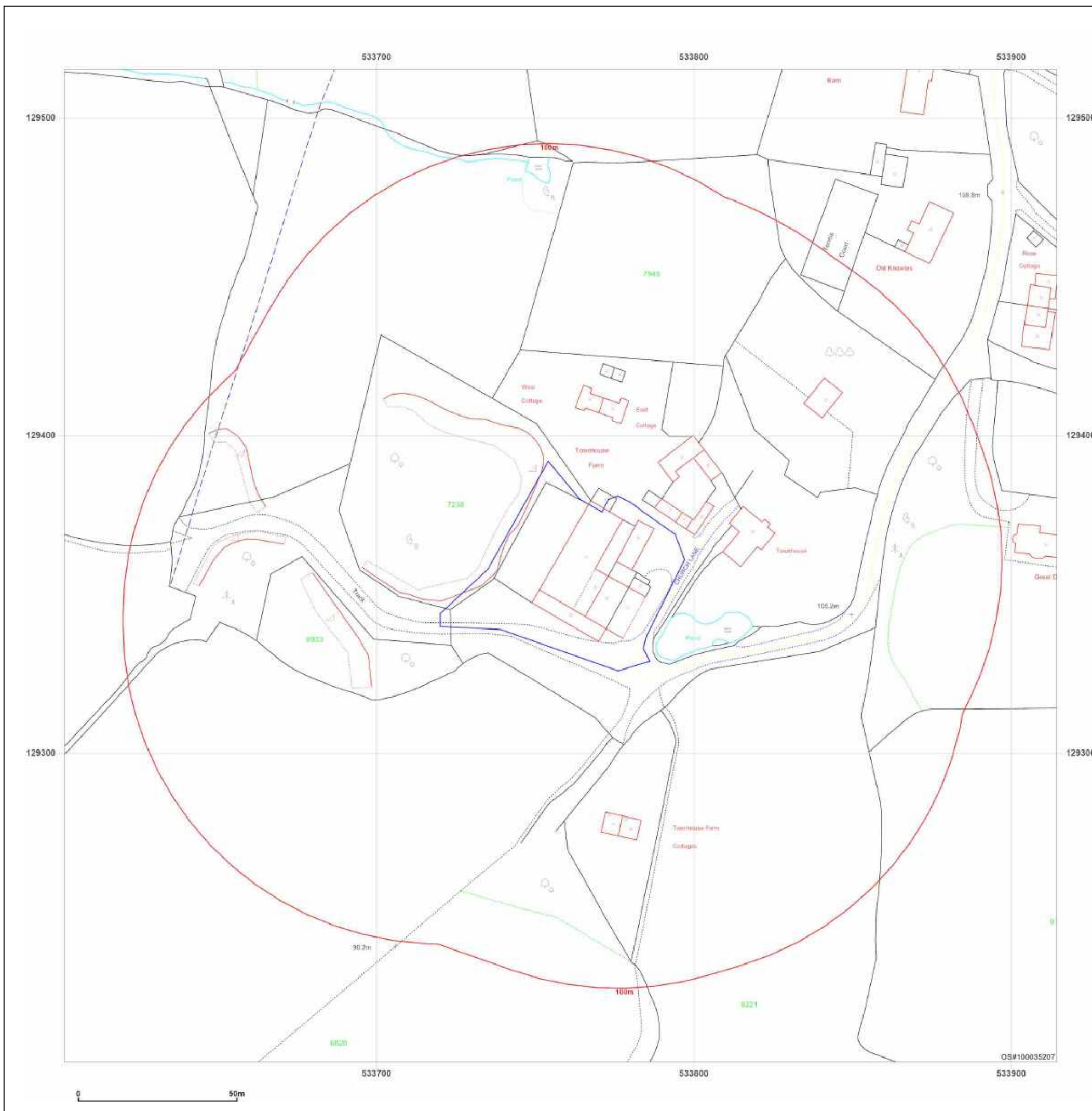


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## Appendix 4      CSM Risk Evaluation Methodology

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## Classification of Consequence

The classifications of consequence (severity) are taken from R&D Publication 66 (NHBC and Environment Agency, 2008). agb Environmental has chosen to apply the classifications to a broad range of development scenarios.

It should be noted that the categories of pollution incident have no relation to the categories of significant possibility of significant harm to human health or significant possibility of significant pollution of controlled waters in respect of the Part 2A Statutory Guidance.

| Classification | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Severe         | <p>Highly elevated concentrations likely to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.</p> <p>Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population.</p> <p>Catastrophic damage to crops, buildings or property.</p> |
| Medium         | <p>Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce.</p> <p>Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings or property.</p>                                   |
| Mild           | <p>Exposure to human health unlikely to lead to “significant harm”.</p> <p>Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</p> <p>Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.</p> <p>Minor damage to crops, buildings or property.</p>                                                                                                                                        |
| Minor          | <p>No measurable effect on humans.</p> <p>Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.</p> <p>Repairable effects of damage to buildings, structure and services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Classification of Probability

The classifications of probability are taken from R&D Publication 66 (NHBC and Environment Agency, 2008). agb Environmental has chosen to apply the classifications to a broad range of development scenarios.

It should be noted that the categories of pollution incident have no relation to the categories of significant possibility of significant harm to human health or significant possibility of significant pollution of controlled waters in respect of the Part 2A Statutory Guidance. Also, in the Part 2A Statutory Guidance “pollutant linkage” is now termed “contaminant linkage”, although it is noted that the terms are effectively synonymous.

| Category        | Definition                                                                                                                                                                                                                                                         |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High Likelihood | There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.                                                                            |
| Likely          | There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term. |
| Low likelihood  | There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.                                |
| Unlikely        | There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.                                                                                                                                  |

## Categorisation of Risk

|                             |                 | Consequence (Severity) |                   |                   |               |
|-----------------------------|-----------------|------------------------|-------------------|-------------------|---------------|
|                             |                 | Severe                 | Medium            | Mild              | Minor         |
| Probability<br>(Likelihood) | High Likelihood | Very high risk         | High risk         | Moderate risk     | 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 |

## Description of Risk Levels and Likely Action Required

| Term              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very high risk    | There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remediation action <u>or</u> there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term. |
| High risk         | Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action. Realisation of the risk is likely to present a substantial liability to the site owner or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.                                                                        |
| Moderate risk     | It is possible that without appropriate remediation action, harm would arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.              |
| Low risk          | It is possible that harm could arise to a designated receptor from identified hazard. It is likely that, at worst, if any harm was realised any effects would be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.                          |
| Very low risk     | It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.                                                                                                                                                                                                                                                                                                            |
| No potential risk | There is no potential risk if no pollutant linkage has been established.                                                                                                                                                                                                                                                                                                                                                                                                  |

**Summary of Definitions**

| <b>Term</b>         | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hazard              | A property or situation which in certain circumstances could lead to harm. (The properties of different hazards must be assessed in relation to their potential to affect the various different receptors).                                                                                                                                                                                                                             |
| Consequences        | The adverse effects (or harm) arising from a defined hazard which impairs the quality of the environment or human health in the short or longer term.                                                                                                                                                                                                                                                                                   |
| Probability         | The mathematical expression of the chance of a particular event in a given period of time (e.g. probability of 0.2 is equivalent to 20% or a 1 in 5 chance).                                                                                                                                                                                                                                                                            |
| Likelihood          | Probability; the state of face of being likely.                                                                                                                                                                                                                                                                                                                                                                                         |
| Risk                | A combination of the probability or frequency of the occurrences of a defined hazard AND the magnitude of the consequences of that occurrence.                                                                                                                                                                                                                                                                                          |
| Contaminant linkage | An identified pathway is capable of exposing a receptor to a contaminant and that contaminant is capable of harming the receptor. In the Part 2A Statutory Guidance the terms “contaminant”, “pollutant” and “substance” have the same meaning, and some non-statutory technical guidance relevant to land contamination uses alternative terms such as “pollutant”, “substance” and associated terms in effect to mean the same thing. |