



**Copthorne Common Ditch at the south west of the northern land parcel**



**Drainage ditch at north east corner of the central land parcel. Water pipe beneath the Roundabouts Farm access track**

Project Land North of Borers Arms Road  
 Project No. P25002  
 Client Fairfax Acquisitions Ltd

Date 14-15/4/25  
 Engineer RLW  
 Comments



**Abandoned barn structure at entrance to eastern field of the central land parcel**

Project Land North of Borers Arms Road  
 Project No. P25002  
 Client Fairfax Acquisitions Ltd

**Bulk bags of soil at entrance to eastern field of the central land parcel**

Date 14-15/4/25  
 Engineer RLW  
 Comments



Abandoned agricultural equipment at entrance to the eastern field of the central land parcel		South eastern field of central land parcel	
Project	Land North of Borers Arms Road	Date	14-15/4/25
Project No.	P25002	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



**Looking eastwards across the north of the central land parcel**

Project	Land North of Borers Arms Road
Project No.	P25002
Client	Fairfax Acquisitions Ltd

**Looking southwards across center field of the central land parcel**

Date	14-15/4/25
Engineer	RLW
Comments	



**Soft ground at entrance to central field of the central land parcel**

**Looking eastwards across the south of the Site**

Project	Land North of Borers Arms Road	Date	14-15/4/25
Project No.	P25002	Engineer	RLW
Client	Fairfax Acquisitions Ltd	Comments	



**Looking eastwards across western fields**

**Boundary between the western field and adjacent field**

Project Land North of Borers Arms Road  
 Project No. P25002  
 Client Fairfax Acquisitions Ltd

Date 14-15/4/25  
 Engineer RLW  
 Comments



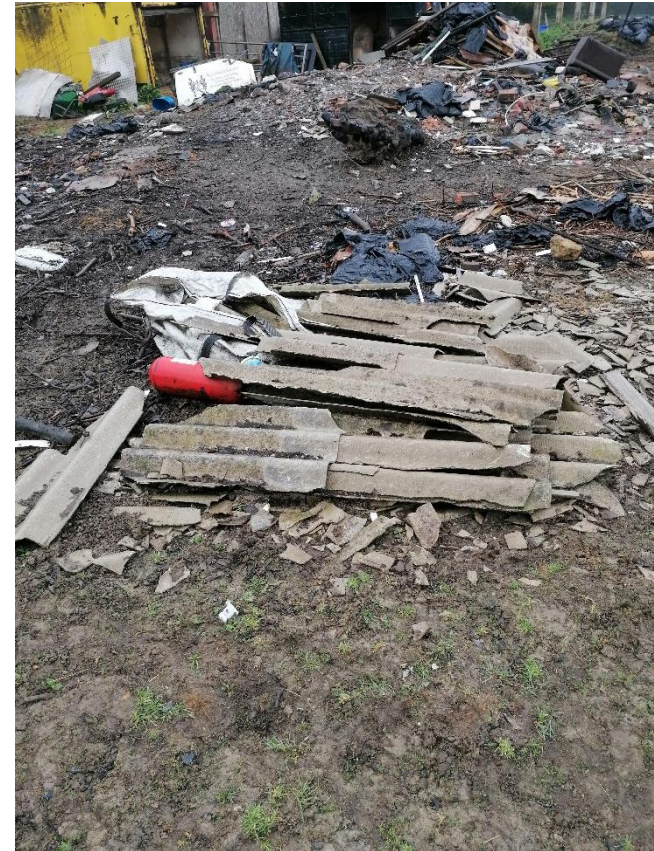
**Demolition rubble in the western field**



**Flytipped white goods in western field**

Project Land North of Borers Arms Road  
 Project No. P25002  
 Client Fairfax Acquisitions Ltd

Date 14-15/4/25  
 Engineer RLW  
 Comments



**Bonfire remnants in western field**

Project Land North of Borers Arms Road  
 Project No. P25002  
 Client Fairfax Acquisitions Ltd

**Suspected ACMs in western field**

Date 14-15/4/25  
 Engineer RLW  
 Comments



**Stables and abandoned vehicle remains in western field**

Project	Land North of Borers Arms Road
Project No.	P25002
Client	Fairfax Acquisitions Ltd

**Looking northwards across the northern land parcel**

Date	14-15/4/25
Engineer	RLW
Comments	



**Scrap metal in northern land parcel**

Project	Land North of Borers Arms Road
Project No.	P25002
Client	Fairfax Acquisitions Ltd

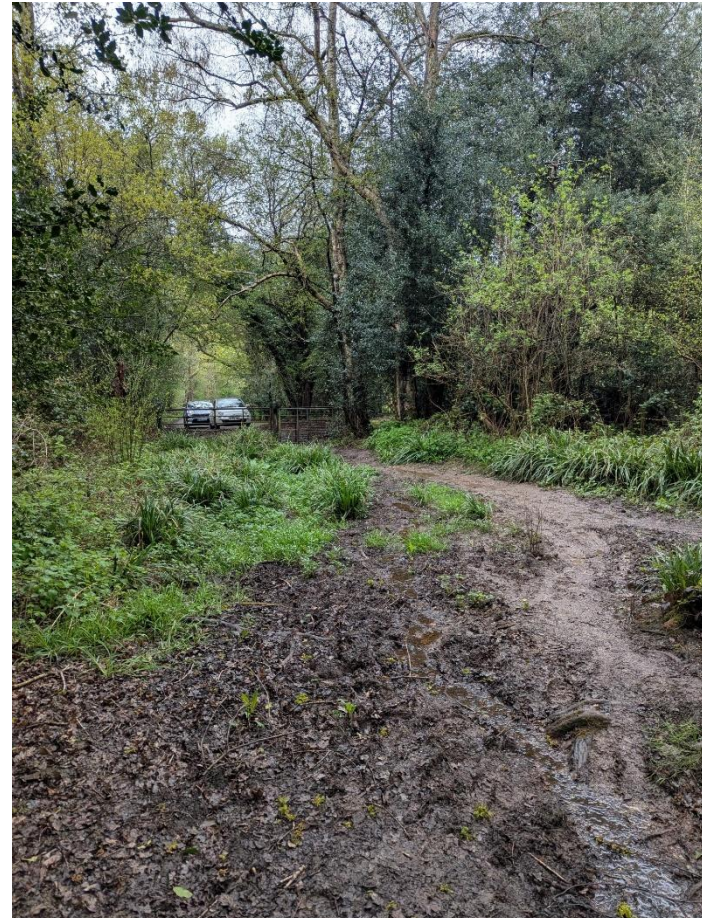
**Pallets, tyres and heras fencing in the northern land parcel**

Date	14-15/4/25
Engineer	RLW
Comments	



**Abandoned agricultural equipment in northern land parcel**

Project	Land North of Borers Arms Road
Project No.	P25002
Client	Fairfax Acquisitions Ltd



**Public footpath between central and south eastern land parcels**

Date	14-15/4/25
Engineer	RLW
Comments	



**Abandoned agricultural equipment at entrance to southern field of south eastern land parcel**

**Saturated ground in southern field of south eastern land parcel**

Project Land North of Borers Arms Road  
 Project No. P25002  
 Client Fairfax Acquisitions Ltd

Date 14-15/4/25  
 Engineer RLW  
 Comments



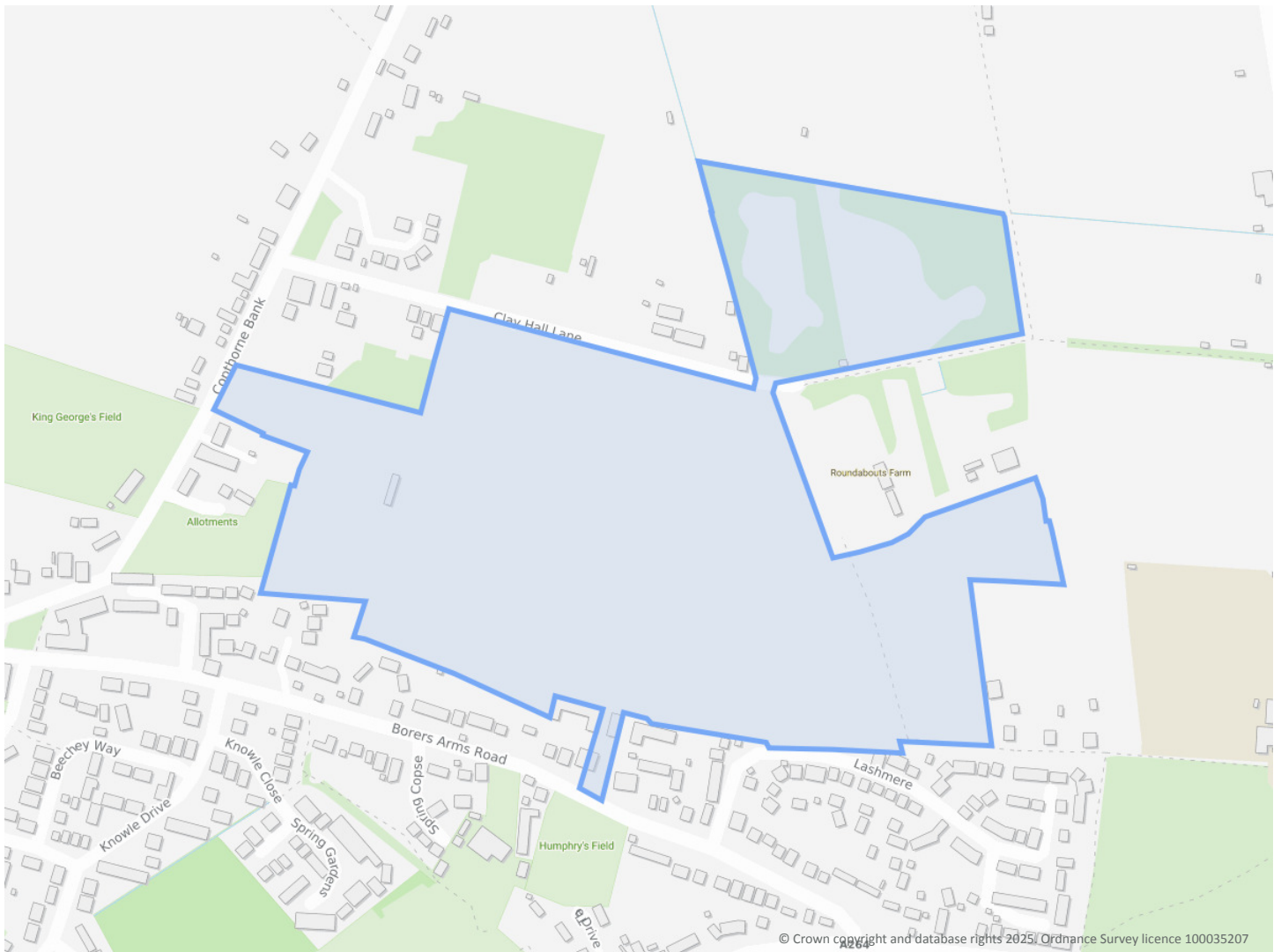
## Roundabouts Farm

### Order Details

**Date:** 21/03/2025  
**Your ref:** P25002  
**Our Ref:** GS-Z93-SQU-FCH-ATC

### Site Details

**Location:** 532494 139692  
**Area:** 24.87 ha  
**Authority:** [Tandridge District Council](#) ↗, [Mid Sussex District Council](#) ↗



**Summary of findings**

[p. 2 >](#)

**Aerial image**

[p. 9 >](#)

**OS MasterMap site plan**

N/A: >10ha

[Insight User Guide](#) ↗

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## Summary of findings

Page	Section	<a href="#">Past land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">14 &gt;</a>	<a href="#">1.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	2	2	9	12	-
<a href="#">16 &gt;</a>	<a href="#">1.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	2	4	2	-
<a href="#">16 &gt;</a>	<a href="#">1.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	4	9	3	-
<a href="#">17 &gt;</a>	<a href="#">1.4 &gt;</a>	<a href="#">Historical petrol stations &gt;</a>	0	0	0	1	-
<a href="#">18 &gt;</a>	<a href="#">1.5 &gt;</a>	<a href="#">Historical garages &gt;</a>	0	0	3	4	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	<a href="#">Past land use - un-grouped &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">19 &gt;</a>	<a href="#">2.1 &gt;</a>	<a href="#">Historical industrial land uses &gt;</a>	2	2	12	16	-
<a href="#">21 &gt;</a>	<a href="#">2.2 &gt;</a>	<a href="#">Historical tanks &gt;</a>	0	2	4	2	-
<a href="#">21 &gt;</a>	<a href="#">2.3 &gt;</a>	<a href="#">Historical energy features &gt;</a>	0	4	13	10	-
<a href="#">23 &gt;</a>	<a href="#">2.4 &gt;</a>	<a href="#">Historical petrol stations &gt;</a>	0	0	0	2	-
<a href="#">23 &gt;</a>	<a href="#">2.5 &gt;</a>	<a href="#">Historical garages &gt;</a>	0	0	6	6	-
Page	Section	<a href="#">Waste and landfill &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
<a href="#">26 &gt;</a>	<a href="#">3.4 &gt;</a>	<a href="#">Historical landfill (EA/NRW records) &gt;</a>	0	0	1	0	-
<a href="#">26 &gt;</a>	<a href="#">3.5 &gt;</a>	<a href="#">Historical waste sites &gt;</a>	0	1	0	0	-
<a href="#">27 &gt;</a>	<a href="#">3.6 &gt;</a>	<a href="#">Licensed waste sites &gt;</a>	0	0	3	0	-
<a href="#">28 &gt;</a>	<a href="#">3.7 &gt;</a>	<a href="#">Waste exemptions &gt;</a>	2	1	3	6	-
Page	Section	<a href="#">Current industrial land use &gt;</a>	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">30 &gt;</a>	<a href="#">4.1 &gt;</a>	<a href="#">Recent industrial land uses &gt;</a>	2	6	5	-	-
<a href="#">31 &gt;</a>	<a href="#">4.2 &gt;</a>	<a href="#">Current or recent petrol stations &gt;</a>	0	0	0	1	-
32	4.3	Electricity cables	0	0	0	0	-
32	4.4	Gas pipelines	0	0	0	0	-
32	4.5	Sites determined as Contaminated Land	0	0	0	0	-



32	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
<b>33 &gt;</b>	<b>4.11 &gt;</b>	<b><u>Licensed pollutant release (Part A(2)/B) &gt;</u></b>	0	0	1	0	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
<b>34 &gt;</b>	<b>4.13 &gt;</b>	<b><u>Licensed Discharges to controlled waters &gt;</u></b>	0	0	0	3	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
<b>35 &gt;</b>	<b>4.18 &gt;</b>	<b><u>Pollution Incidents (EA/NRW) &gt;</u></b>	0	4	2	1	-
36	4.19	Pollution inventory substances	0	0	0	0	-
37	4.20	Pollution inventory waste transfers	0	0	0	0	-
37	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
38	5.1	Superficial aquifer	None (within 500m)				
<b>39 &gt;</b>	<b>5.2 &gt;</b>	<b><u>Bedrock aquifer &gt;</u></b>	Identified (within 500m)				
<b>41 &gt;</b>	<b>5.3 &gt;</b>	<b><u>Groundwater vulnerability &gt;</u></b>	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>44 &gt;</b>	<b>5.6 &gt;</b>	<b><u>Groundwater abstractions &gt;</u></b>	0	0	0	0	1
<b>45 &gt;</b>	<b>5.7 &gt;</b>	<b><u>Surface water abstractions &gt;</u></b>	0	0	0	0	1
45	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	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>47 &gt;</b>	<b>6.1 &gt;</b>	<b><u>Water Network (OS MasterMap) &gt;</u></b>	2	6	3	-	-



<a href="#">48</a> >	<a href="#">6.2</a> >	<a href="#">Surface water features</a> >	1	5	3	-	-
<a href="#">49</a> >	<a href="#">6.3</a> >	<a href="#">WFD Surface water body catchments</a> >	1	-	-	-	-
<a href="#">49</a> >	<a href="#">6.4</a> >	<a href="#">WFD Surface water bodies</a> >	0	0	0	-	-
<a href="#">50</a> >	<a href="#">6.5</a> >	<a href="#">WFD Groundwater bodies</a> >	1	-	-	-	-
Page	Section	<a href="#">River and coastal flooding</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">51</a> >	<a href="#">7.1</a> >	<a href="#">Risk of flooding from rivers and the sea</a> >	High (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
<a href="#">53</a> >	<a href="#">7.6</a> >	<a href="#">Flood Zone 2</a> >	Identified (within 50m)				
<a href="#">54</a> >	<a href="#">7.7</a> >	<a href="#">Flood Zone 3</a> >	Identified (within 50m)				
Page	Section	<a href="#">Surface water flooding</a> >					
<a href="#">55</a> >	<a href="#">8.1</a> >	<a href="#">Surface water flooding</a> >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	<a href="#">Groundwater flooding</a> >					
<a href="#">57</a> >	<a href="#">9.1</a> >	<a href="#">Groundwater flooding</a> >	High (within 50m)				
Page	Section	<a href="#">Environmental designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">58</a> >	<a href="#">10.1</a> >	<a href="#">Sites of Special Scientific Interest (SSSI)</a> >	0	0	0	0	1
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
<a href="#">60</a> >	<a href="#">10.7</a> >	<a href="#">Designated Ancient Woodland</a> >	0	0	0	1	49
62	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
<a href="#">63</a> >	<a href="#">10.11</a> >	<a href="#">Green Belt</a> >	2	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
<a href="#">64</a> >	<a href="#">10.16</a> >	<a href="#">Nitrate Vulnerable Zones</a> >	0	0	0	0	3
<a href="#">65</a> >	<a href="#">10.17</a> >	<a href="#">SSSI Impact Risk Zones</a> >	3	-	-	-	-
<a href="#">66</a> >	<a href="#">10.18</a> >	<a href="#">SSSI Units</a> >	0	0	0	0	1
Page	Section	<a href="#">Visual and cultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
<a href="#">69</a> >	<a href="#">11.4</a> >	<a href="#">Listed Buildings</a> >	0	0	1	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<a href="#">Agricultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">71</a> >	<a href="#">12.1</a> >	<a href="#">Agricultural Land Classification</a> >	Grade 4 (within 250m)				
<a href="#">72</a> >	<a href="#">12.2</a> >	<a href="#">Open Access Land</a> >	0	0	5	-	-
<a href="#">72</a> >	<a href="#">12.3</a> >	<a href="#">Tree Felling Licences</a> >	0	0	1	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<a href="#">Habitat designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">74</a> >	<a href="#">13.1</a> >	<a href="#">Priority Habitat Inventory</a> >	3	1	16	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
76	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<a href="#">Geology 1:10,000 scale</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">77</a> >	<a href="#">14.1</a> >	<a href="#">10k Availability</a> >	Identified (within 500m)				
78	14.2	Artificial and made ground (10k)	0	0	0	0	-
79	14.3	Superficial geology (10k)	0	0	0	0	-

79	14.4	Landslip (10k)	0	0	0	0	-
<a href="#">80</a> >	<a href="#">14.5</a> >	<a href="#">Bedrock geology (10k)</a> >	3	0	0	0	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	<a href="#">Geology 1:50,000 scale</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">82</a> >	<a href="#">15.1</a> >	<a href="#">50k Availability</a> >	Identified (within 500m)				
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84	15.4	Superficial geology (50k)	0	0	0	0	-
84	15.5	Superficial permeability (50k)	None (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
<a href="#">85</a> >	<a href="#">15.8</a> >	<a href="#">Bedrock geology (50k)</a> >	3	0	1	0	-
<a href="#">86</a> >	<a href="#">15.9</a> >	<a href="#">Bedrock permeability (50k)</a> >	Identified (within 50m)				
86	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	<a href="#">Boreholes</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">87</a> >	<a href="#">16.1</a> >	<a href="#">BGS Boreholes</a> >	0	2	5	-	-
Page	Section	<a href="#">Natural ground subsidence</a> >					
<a href="#">89</a> >	<a href="#">17.1</a> >	<a href="#">Shrink swell clays</a> >	Very low (within 50m)				
<a href="#">90</a> >	<a href="#">17.2</a> >	<a href="#">Running sands</a> >	Negligible (within 50m)				
<a href="#">91</a> >	<a href="#">17.3</a> >	<a href="#">Compressible deposits</a> >	Negligible (within 50m)				
<a href="#">92</a> >	<a href="#">17.4</a> >	<a href="#">Collapsible deposits</a> >	Very low (within 50m)				
<a href="#">93</a> >	<a href="#">17.5</a> >	<a href="#">Landslides</a> >	Very low (within 50m)				
<a href="#">94</a> >	<a href="#">17.6</a> >	<a href="#">Ground dissolution of soluble rocks</a> >	Negligible (within 50m)				
Page	Section	<a href="#">Mining and ground workings</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">96</a> >	<a href="#">18.1</a> >	<a href="#">BritPits</a> >	0	0	1	0	-
<a href="#">97</a> >	<a href="#">18.2</a> >	<a href="#">Surface ground workings</a> >	0	0	7	-	-
97	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-
98	18.5	Historical Mineral Planning Areas	0	0	0	0	-



98	18.6	Non-coal mining	0	0	0	0	0
98	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
<b>99 &gt;</b>	<b>18.9 &gt;</b>	<b>Researched mining &gt;</b>	0	0	0	1	-
99	18.10	Mining record office plans	0	0	0	0	-
99	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
100	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
100	18.15	Tin mining	None (within 0m)				
100	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
101	19.1	Natural cavities	0	0	0	0	-
101	19.2	Mining cavities	0	0	0	0	0
101	19.3	Reported recent incidents	0	0	0	0	-
101	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
<b>103 &gt;</b>	<b>20.1 &gt;</b>	<b>Radon &gt;</b>	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
<b>105 &gt;</b>	<b>21.1 &gt;</b>	<b>BGS Estimated Background Soil Chemistry &gt;</b>	10	2	-	-	-
106	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
106	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
107	22.1	Underground railways (London)	0	0	0	-	-
107	22.2	Underground railways (Non-London)	0	0	0	-	-
107	22.3	Railway tunnels	0	0	0	-	-
107	22.4	Historical railway and tunnel features	0	0	0	-	-
107	22.5	Royal Mail tunnels	0	0	0	-	-
108	22.6	Historical railways	0	0	0	-	-

108	22.7	Railways	0	0	0	-	-
108	22.8	Crossrail 2	0	0	0	0	-
108	22.9	HS2	0	0	0	0	-

## Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 24.87ha



Contact us with any questions at:

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

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Date: 21 March 2025



## Recent site history - 2018 aerial photograph



Capture Date: 08/05/2018

Site Area: 24.87ha



Contact us with any questions at:

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

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Date: 21 March 2025

## Recent site history - 2012 aerial photograph



Capture Date: 27/05/2012

Site Area: 24.87ha



Contact us with any questions at:

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

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Date: 21 March 2025

## Recent site history - 2005 aerial photograph



Capture Date: 28/08/2005

Site Area: 24.87ha



Contact us with any questions at:

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

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Date: 21 March 2025

## Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 24.87ha



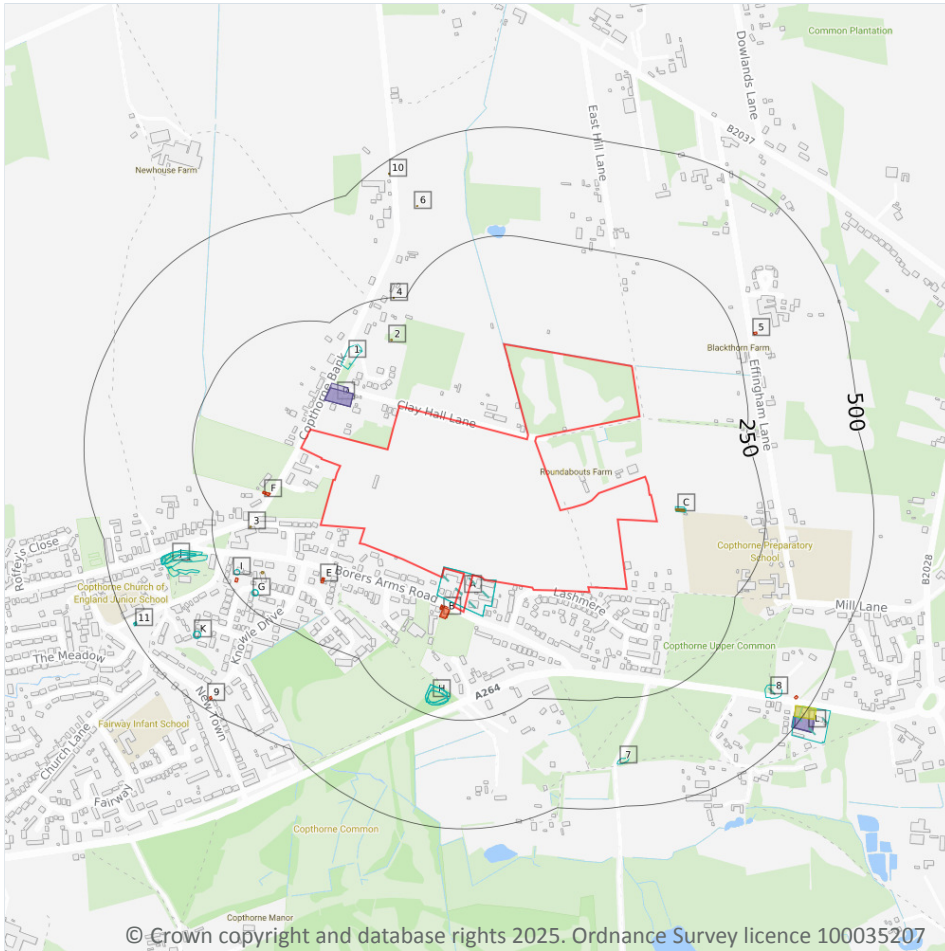
Contact us with any questions at:

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

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Date: 21 March 2025

# 1 Past land use



**Site Outline**

**Search buffers in metres (m)**

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical petrol stations
- Historical garages

## 1.1 Historical industrial land uses

**Records within 500m** **25**

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	Unspecified Works	1974	2182652

ID	Location	Land use	Dates present	Group ID
<b>A</b>	<b>On site</b>	<b>Industrial Estate</b>	<b>1992</b>	<b>2183934</b>
C	48m E	Unspecified Tanks	1968	2280234
C	48m E	Unspecified Tanks	1914	2320541
1	145m NW	Refuse Heap	1870	2159611
H	184m S	Refuse Heap	1914	2328140
H	184m S	Gravel Pit	1896	2332544
H	184m S	Refuse Heap	1914	2222017
H	193m S	Gravel Pit	1909	2243504
H	193m S	Gravel Pit	1896	2305560
G	210m SW	Unspecified Tank	1909	2203854
G	210m SW	Unspecified Tank	1933	2285598
I	215m W	Unspecified Tank	1909	2191079
J	270m W	Unspecified Ground Workings	1870	2316534
J	280m W	Unspecified Pit	1914	2176236
J	296m W	Unspecified Ground Workings	1933	2223343
J	296m W	Unspecified Ground Workings	1909	2291724
J	299m W	Unspecified Ground Workings	1874	2254041
J	352m W	Unspecified Ground Workings	1896	2323065
K	372m SW	Unspecified Tank	1909	2275823
K	372m SW	Unspecified Tank	1933	2284720
7	388m SE	Sand Pit	1874	2174501
8	392m SE	Unspecified Pit	1874 - 1896	2234954
11	480m W	Pump House	1914	2304115
L	485m SE	Garage	1968	2173758

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



## 1.2 Historical tanks

Records within 500m

8

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 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
C	47m E	Tanks	1912	419098
C	48m E	Tanks	1959	399223
2	151m NW	Unspecified Tank	1912	392263
3	160m W	Unspecified Tank	1912	392261
G	170m W	Unspecified Tank	1898	392256
4	248m NW	Unspecified Tank	1912	392262
6	375m N	Unspecified Tank	1912	392250
10	472m N	Unspecified Tank	1912	392260

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

## 1.3 Historical energy features

Records within 500m

16

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 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
B	10m S	Electricity Substation	1993	309067
B	13m S	Electricity Substation	1988	280008
B	26m SW	Electricity Substation	1991	297173



ID	Location	Land use	Dates present	Group ID
B	26m SW	Electricity Substation	1973	308353
E	114m SW	Electricity Substation	1993	306113
E	115m SW	Electricity Substation	1973	291107
E	115m SW	Electricity Substation	1991	300191
E	116m SW	Electricity Substation	1988	293772
F	126m W	Electricity Substation	1972	308490
F	126m W	Electricity Substation	1987	318012
F	130m W	Electricity Substation	1990	288310
F	130m W	Electricity Substation	1983	291045
I	227m W	Electricity Substation	1972 - 1990	322658
5	291m NE	Electricity Substation	1974 - 1994	295717
L	460m SE	Electricity Substation	1973 - 1991	282748
9	468m SW	Electricity Substation	1972 - 1990	283456

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

## 1.4 Historical petrol stations

### Records within 500m

1

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 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
L	472m SE	Filling Station	1991 - 1993	4608

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



## 1.5 Historical garages

Records within 500m

7

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 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
D	74m NW	Garage	1959	95270
D	74m NW	Garage	1973 - 1991	93078
D	74m NW	Garage	1993	82455
L	473m SE	Garage	1959	86013
L	474m SE	Garage	1973	87712
L	483m SE	Garage	1988 - 1991	92756
L	487m SE	Garage	1993	95263

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

## 1.6 Historical military land

Records within 500m

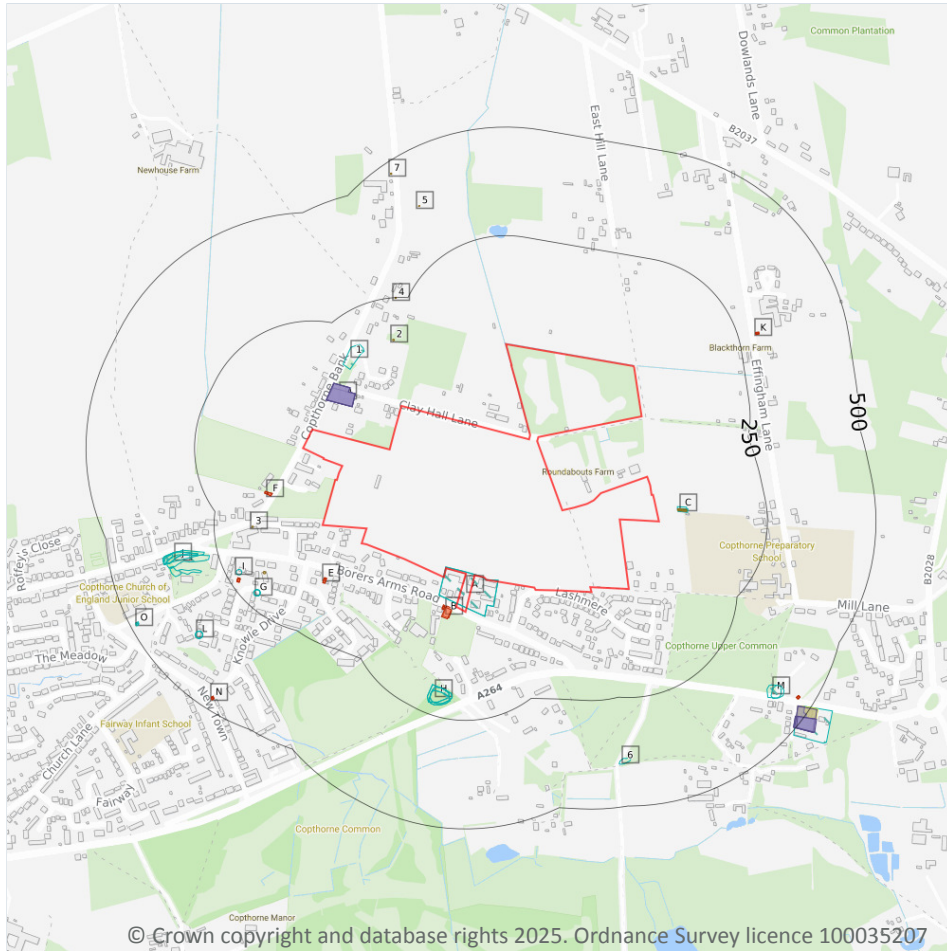
0

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

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



## 2 Past land use - un-grouped



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

### 2.1 Historical industrial land uses

**Records within 500m** **32**

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

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

ID	Location	Land Use	Date	Group ID
A	On site	Industrial Estate	1992	2183934
A	On site	Unspecified Works	1974	2182652
C	48m E	Unspecified Tanks	1968	2280234

ID	Location	Land Use	Date	Group ID
C	48m E	Unspecified Tanks	1914	2320541
C	51m E	Unspecified Tanks	1914	2320541
1	145m NW	Refuse Heap	1870	2159611
H	184m S	Gravel Pit	1896	2332544
H	184m S	Refuse Heap	1914	2328140
H	184m S	Refuse Heap	1914	2222017
H	184m S	Refuse Heap	1914	2222017
H	193m S	Gravel Pit	1909	2243504
H	193m S	Gravel Pit	1896	2305560
G	210m SW	Unspecified Tank	1933	2285598
G	210m SW	Unspecified Tank	1909	2203854
G	210m SW	Unspecified Tank	1933	2285598
I	215m W	Unspecified Tank	1909	2191079
J	270m W	Unspecified Ground Workings	1870	2316534
J	280m W	Unspecified Pit	1914	2176236
J	296m W	Unspecified Ground Workings	1933	2223343
J	296m W	Unspecified Ground Workings	1909	2291724
J	296m W	Unspecified Ground Workings	1933	2223343
J	299m W	Unspecified Ground Workings	1874	2254041
J	352m W	Unspecified Ground Workings	1896	2323065
L	372m SW	Unspecified Tank	1933	2284720
L	372m SW	Unspecified Tank	1909	2275823
L	372m SW	Unspecified Tank	1933	2284720
6	388m SE	Sand Pit	1874	2174501
M	392m SE	Unspecified Pit	1874	2234954
M	403m SE	Unspecified Pit	1896	2234954
O	480m W	Pump House	1914	2304115
O	482m W	Pump House	1914	2304115



ID	Location	Land Use	Date	Group ID
M	485m SE	Garage	1968	2173758

This data is sourced from Ordnance Survey / Groundsure.

## 2.2 Historical tanks

<b>Records within 500m</b>	<b>8</b>
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
C	47m E	Tanks	1912	419098
C	48m E	Tanks	1959	399223
2	151m NW	Unspecified Tank	1912	392263
3	160m W	Unspecified Tank	1912	392261
G	170m W	Unspecified Tank	1898	392256
4	248m NW	Unspecified Tank	1912	392262
5	375m N	Unspecified Tank	1912	392250
7	472m N	Unspecified Tank	1912	392260

This data is sourced from Ordnance Survey / Groundsure.

## 2.3 Historical energy features

<b>Records within 500m</b>	<b>27</b>
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
B	10m S	Electricity Substation	1993	309067
B	13m S	Electricity Substation	1988	280008



ID	Location	Land Use	Date	Group ID
B	26m SW	Electricity Substation	1991	297173
B	26m SW	Electricity Substation	1973	308353
E	114m SW	Electricity Substation	1993	306113
E	115m SW	Electricity Substation	1973	291107
E	115m SW	Electricity Substation	1991	300191
E	116m SW	Electricity Substation	1988	293772
E	116m SW	Electricity Substation	1988	293772
F	126m W	Electricity Substation	1972	308490
F	126m W	Electricity Substation	1987	318012
F	130m W	Electricity Substation	1983	291045
F	130m W	Electricity Substation	1990	288310
I	227m W	Electricity Substation	1983	322658
I	227m W	Electricity Substation	1990	322658
I	227m W	Electricity Substation	1972	322658
I	227m W	Electricity Substation	1987	322658
K	291m NE	Electricity Substation	1994	295717
K	291m NE	Electricity Substation	1993	295717
K	291m NE	Electricity Substation	1974	295717
M	460m SE	Electricity Substation	1988	282748
M	460m SE	Electricity Substation	1973	282748
M	460m SE	Electricity Substation	1991	282748
N	468m SW	Electricity Substation	1983	283456
N	468m SW	Electricity Substation	1990	283456
N	470m SW	Electricity Substation	1972	283456
N	470m SW	Electricity Substation	1987	283456

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



## 2.4 Historical petrol stations

**Records within 500m**

**2**

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'.

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

ID	Location	Land Use	Date	Group ID
M	472m SE	Filling Station	1991	4608
M	475m SE	Filling Station	1993	4608

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

## 2.5 Historical garages

**Records within 500m**

**12**

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

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

ID	Location	Land Use	Date	Group ID
D	74m NW	Garage	1959	95270
D	74m NW	Garage	1988	93078
D	74m NW	Garage	1988	93078
D	74m NW	Garage	1993	82455
D	74m NW	Garage	1973	93078
D	74m NW	Garage	1991	93078
M	473m SE	Garage	1959	86013
M	474m SE	Garage	1973	87712
M	483m SE	Garage	1988	92756
M	483m SE	Garage	1988	92756
M	485m SE	Garage	1991	92756
M	487m SE	Garage	1993	95263



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



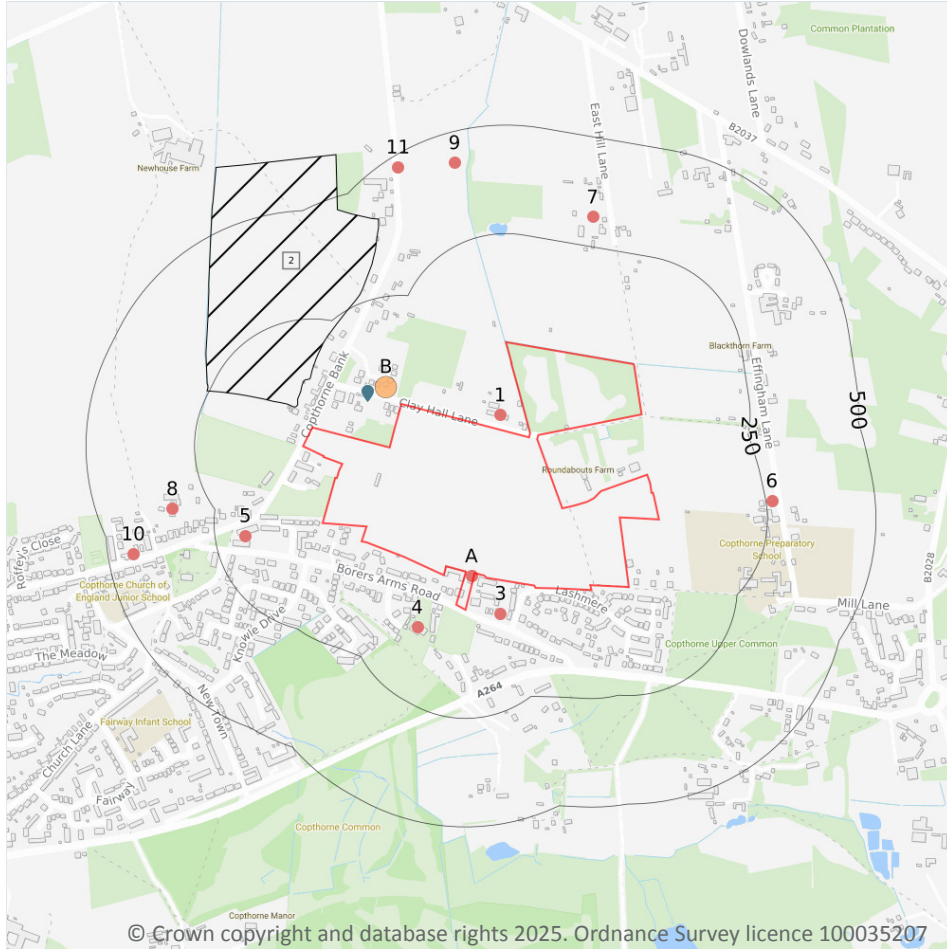
Contact us with any questions at:

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

01273 257 755

Date: 21 March 2025

### 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

1

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.

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Details		
2	61m W	Site Address: Allingham Farm, Copthorne Bank, Copthorne, Crawley, West Sussex Licence Holder Address: -	Waste Licence: - Site Reference: S/18, TA/32, TA/30, TA/32/LU Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: A E Gains and Sons First Recorded 22/12/1970 Last Recorded: 31/12/1972

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

### 3.5 Historical waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Address	Further Details	Date
B	28m NW	Site Address: Clay Hall Lane, Copthorne Bank, Copthorne, CRAWLEY, West Sussex, RH10 3JE	Type of Site: Waste Transfer Station Planning application reference: 2008/879 Description: Scheme comprises construction of a new access and haul route and the change of use of land from agricultural to purposes ancillary to the permitted use of the adjacent land for the storage of waste comprising soils, wood, roots, road planings, concrete, stone and iron construction of a portacabin office/store, toilet, wheelwash, weighbridge, bunding and fencing, for purposes ancillary to the permitted use of land for the storage of waste comprising soils, wood, roots, road planings, concrete, stone and iron on the siting of a concrete crusher. Construction - bunds, fencing site works; bathroom fittings. An application (ref: 2008/879) for detailed planning permission was submitted to Tandridge D.C. Data source: Historic Planning Application Data Type: Point	-

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

### 3.6 Licensed waste sites

<b>Records within 500m</b>	<b>3</b>
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Details		
B	82m NW	Site Name: Clay Hall Lane, Copthorne, RH10 Site Address: T Smart & Sons Contractors Ltd, 854, Clay Hall Lane, Pemley Green, Copthorne, Sussex, RH10 3JE Correspondence Address: T Smart & Sons Contractors Ltd, Pemley Green, Copthorne, Sussex, RH10 3LH	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SMA001 EPR reference: - Operator: T Smart & Sons Contractors Ltd Waste Management licence No: 83222 Annual Tonnage: 20100	Issue Date: 14/11/1994 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
B	82m NW	Site Name: Clay Hall Lane Site Address: T Smart & Sons Contractors Ltd, 854, Clay Hall Lane, Pemley Green, Copthorne, Sussex, RH10 3JE Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SMA001 EPR reference: EA/EPR/SP3190EN/V002 Operator: T Smart & Sons (Contractors) Ltd Waste Management licence No: 83222 Annual Tonnage: 20200	Issue Date: 14/11/1994 Effective Date: - Modified: 15/01/2007 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	82m NW	Site Name: 854 Clay Hall Lane Site Address: 854, Clay Hall Lane, Pemley Green, Copthorne, Surrey, RH10 3JE Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 658531 EPR reference: EA/EPR/HB3136AB Operator: European Aggregate Recycling Limited Waste Management licence No: 83222 Annual Tonnage: 20200	Issue Date: 14/11/1994 Effective Date: 14/11/1994 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

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

### 3.7 Waste exemptions

<b>Records within 500m</b>	<b>12</b>
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	6 Borers Yard, Borers Arms Road, Copthorne, Crawley, Rh10 3lh	WEX363324	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	On site	6 Borers Yard, Borers Arms Road, Copthorne, Crawley, Rh10 3lh	WEX237126	Storing waste exemption	Not on a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
1	32m N	Clay Hall, Clay Hall Lane, Copthorne, Crawley, Rh10 3je	WEX113190	Using waste exemption	Not on a farm	Use of waste in construction
3	77m S	19-20 Borers Yard Borers Arms Road Crawley West Sussex Rh10 3lh	EPR/VF0700KL /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
4	105m SW	Copthorne Golf Club Borers Arms Road Crawley West Sussex Rh10 3ll	EPR/UE5786B V/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
5	181m W	Borers Arms Road, Copthorne, Crawley, Rh10 3lq	WEX079787	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
6	263m E	-	WEX366073	Using waste exemption	Not on a farm	Use of waste in construction
7	316m N	Saffron House, East Hill Lane, Copthorne, Crawley, Rh10 3ja	WEX410620	Using waste exemption	Not on a farm	Use of waste in construction
8	335m W	Stonelands Farm, Copthorne Bank, Copthorne, Crawley, Rh10 3re	WEX084392	Using waste exemption	Not on a farm	Use of waste in construction
9	429m N	Newhouse Farm Antland Lane Burstow Sussex	EPR/TE5244FB /A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
10	442m W	Rivermead Pharmacy Copthorne Bank Crawley West Sussex Rh10 3re	EPR/JF0707ZD /A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
11	473m N	Newhouse Farm Antland Lane Burstow Sussex	EPR/XE5859EL /A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge

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

