Welbeck Strategic Land II LLP

LAND AT COOMBE FARM, SAYERS COMMON

Phase 1 Contaminated Land Assessment

Revision A

Volume 1 of 2

Independent, multidisciplinary engineering and environmental consultants

LAND AT COOMBE FARM, SAYERS COMMON

Phase 1 Contaminated Land Assessment

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DOCUMENT AND QUALITY CONTROL

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EXECUTIVE SUMMARY

Subject	Summary
Site Location	Land at Coombe Farm, Sayers Common, BN6 9HY.
Development Proposal	Residential development of up to 210 dwellings; with associated access; landscaping; amenity space; drainage and associated works.
Site Description	Arable agricultural fields and areas of woodland.
Geology	Superficial Head deposits present along sections of the Site's eastern boundary. With the remainder of the Site underlain by bedrock Weald Clay Formation, including a band of sandstone, bisecting the Site east to west.
Hydrogeology	Superficial deposits in east classified as a Secondary Undifferentiated Aquifer. Underlying bedrock Weald Clay classified as Unproductive, with band of Weald Clay Sandstone bisecting Site Classified as a Secondary A Aquifer. The Site is not located within a groundwater Source Protection Zone. Based on available borehole records in proximity to the Site, groundwater seepages within the Weald Clay are possible. There is no groundwater borehole information available with regard to the Sandstone of the Sayers Common Fault.
Hydrology	No significant surface water features within the Site other than ditches in the centre and east of the Site, as well as a pond and ditch arising from the woodland in the southwest.
Radon	Site within lower probability Radon-affected area. Protection measures not required for future construction
Ecology	No designations within 250m of the Site, other than the three areas of woodland around the Site designated as Areas of Ancient and Semi-Natural Woodland
Site History	The Site has been mixed use farmland and woodland from the earliest available OS Map information, with a minor off-Site development the only change of significance. Some development to the north/north west although likely to have negligible impact on Site.
UXO Risk Assessment	Preliminary Unexploded Ordnance (UXO) Risk Assessment is low, with no further assessment required.
Preliminary Risk Assessment	There are **low** to **very low** contamination risks posed to future end-users, Construction workers and environmental receptors identified.
Recommendations	No significant contamination sources identified and therefore, no further assessment required with regards to contamination. With regards to geotechnical risk, a targeted ground investigation would provide design parameters for proposed foundations, road construction, any proposed retaining walls, stability of slopes and building near trees.

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1.0 INTRODUCTION

Brief

1.1 Create Consulting Engineers Ltd has been commissioned by Welbeck Strategic Land II LLP to provide a Phase 1 Contaminated Land Assessment to support the development of land at Coombe Farm, Sayers Common (the 'Site').

Project Context

1.2 The outline planning application (with all matters reserved except for access) comprising a residential development of up to 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.

1.3 The layout of the proposed development of the Site is illustrated in Figure 1.1, below:

Figure 1.1: Development Layout (Pegasus Group, Drawing P24-2029_DE_002_E_05, dated 08.09.25)

1.4 The Mid-Sussex Planning Portal provides information on current and historical planning applications related to the Site.

1.5 There are historical planning applications related to the construction of stable blocks in the centre south of the Site. Planning Application reference HP/068/92 was rejected and Application HP/003/92 was accepted in 1992.

1.6 There is a current EIA Screening request for the Site, referenced DM/25/1934.

Objective

1.7 To undertake a Phase 1 Contaminated Land Assessment comprising a desk study review of existing information relating to the site and surrounding area and conduct a site walkover survey.

1.8 This assessment will be undertaken in accordance with best practice and planning guidance such as that set out in the National Planning Policy Framework (2024) and the Environment Agency's Land Contamination Risk Management guidance (2025).

Scope of Works

1.9 The scope of works for this study comprises a review of the following information sources:

- British Geological Survey online mapping data;
- Environment Agency online mapping data;
- Groundsure Insight report (Appendix B);
- Available historical Ordnance Survey mapping (Appendix C);
- Preliminary Unexploded Ordnance (UXO) Risk Assessment;
- Web searches related to the site and surrounding area; and
- Google Earth imagery.

1.10 A Conceptual Site Model (CSM) will then be developed based on the findings of the Preliminary Risk Assessment in the context of the proposed development using the source-pathway-receptor approach.

1.11 A Site reconnaissance survey was undertaken to assess the Site condition and surrounding land uses and a photographic record is provided in Appendix A.

2.0 SOURCES OF INFORMATION

2.1 The information contained in this report is based on a review of readily available information pertaining to the Site.

Records Review

2.2 Key reports, drawings and accessed websites pertaining to this assessment are detailed in Table 2.1 below.

Document/Website	Author/Publisher	Date
Flood Maps, Groundwater Mapping, landfill Sites, pollution incidents, reservoir flood map and nitrate vulnerable zones – https://flood-map-for-planning.service.gov.uk/	UK Government	Accessed July 2025
BGS Geology of Britain Viewer - https://mapapps.bgs.ac.uk/geologyofbritain	British Geological Survey	Accessed July 2025
BGS Geoindex – Geology and borehole records - www.bgs.ac.uk/geoindex	British Geological Survey	Accessed July 2025
Public Health England Radon Map of UK (UKRadon.org, 2019)	Public Health England	Accessed July 2025
Masterplan and redline boundary Drawings	Lambert Smith Hampton	05.12.2022
UXO Risk Maps	Zetica	Accessed July 2025
Groundsure Enviro Insight Report (Ref: GS-BMK-EAV-D3A-NF4)	Groundsure Ltd	15 July 2025
Historical Ordnance Survey Mapping (Ref: GS-MAI-C47-7AE-91B)	Groundsure Ltd	15 July 2025
Google Maps & Google Earth	Google	Accessed July 2025
West Sussex Joint Minerals Local Plan	West Sussex County Council	March 2020

Table 2.1: Key Information Sources

Site Visit

2.3 A Site Walkover Survey was undertaken on 16 July 2025.

3.0 SITE LOCATION AND DESCRIPTION

Site Location

3.1 Located within West Sussex, the Site is approximately 200m south of Sayers Common, 4.7km west of Burgess Hill, approximately 14km north of Brighton and 23km south of Gatwick Airport. The nearest postcode is BN6 9HY and Site can be centred at National Grid reference 526800, 117700.

3.2 The location of the Site is illustrated in Figure 3.1 below:

Figure 3.1: Site Location Plan (Ordnance Survey, 2025)

Site Description

3.3 A Site Walkover Survey was undertaken on 16 July 2025, as detailed in the following paragraphs and photographs taken during the survey are presented in Appendix A. A plan of the Site, including photograph locations is presented as Figure 3.2, below.

3.4 The Site was irregular in shape, accessed via a single lane track off the B2118. (see Photos 1 and 2). The Site comprised four fields and an area of woodland. The fields were given over for grazing (see photos 3 to 10), although no livestock was observed at the time of the walkover. The fields were divided by barbed wire fencing and hedgerows with mature oak trees. The area of woodland was located within the southwest section of the Site and comprised mature deciduous trees (see photo 10).

3.5 As discussed below, Site topography was undulating, with the highest (spine of the Site) running north-south through the centre of the Site. Elevations reduced relatively steeply from the central spine of the Site towards the B2118 (see photo 10) and were undulating east towards the A23 (see photo 8).

3.6 No evidence of contaminants was observed during the Site walkover.

Figure 3.2: Existing Site Layout (Google Earth Image, 2024)

Surrounding Land Use

3.7 The Site was bound to the north by woodland with residential properties beyond, to the east by a woodland strip adjacent to the A23, to the south by a combination of woodland and scrubland and to the west by the B2118, with rural land beyond.

3.8 A charity (Paws and Claws) was located opposite the Site access road. Although not part of the Site, but located within the central section of the Site, a single residential property was located adjacent north of the access track. Other residential properties are located adjacent east of the Site, and south of the access track.

3.9 An overview of the surrounding area is provided in Figure 3.3, below:

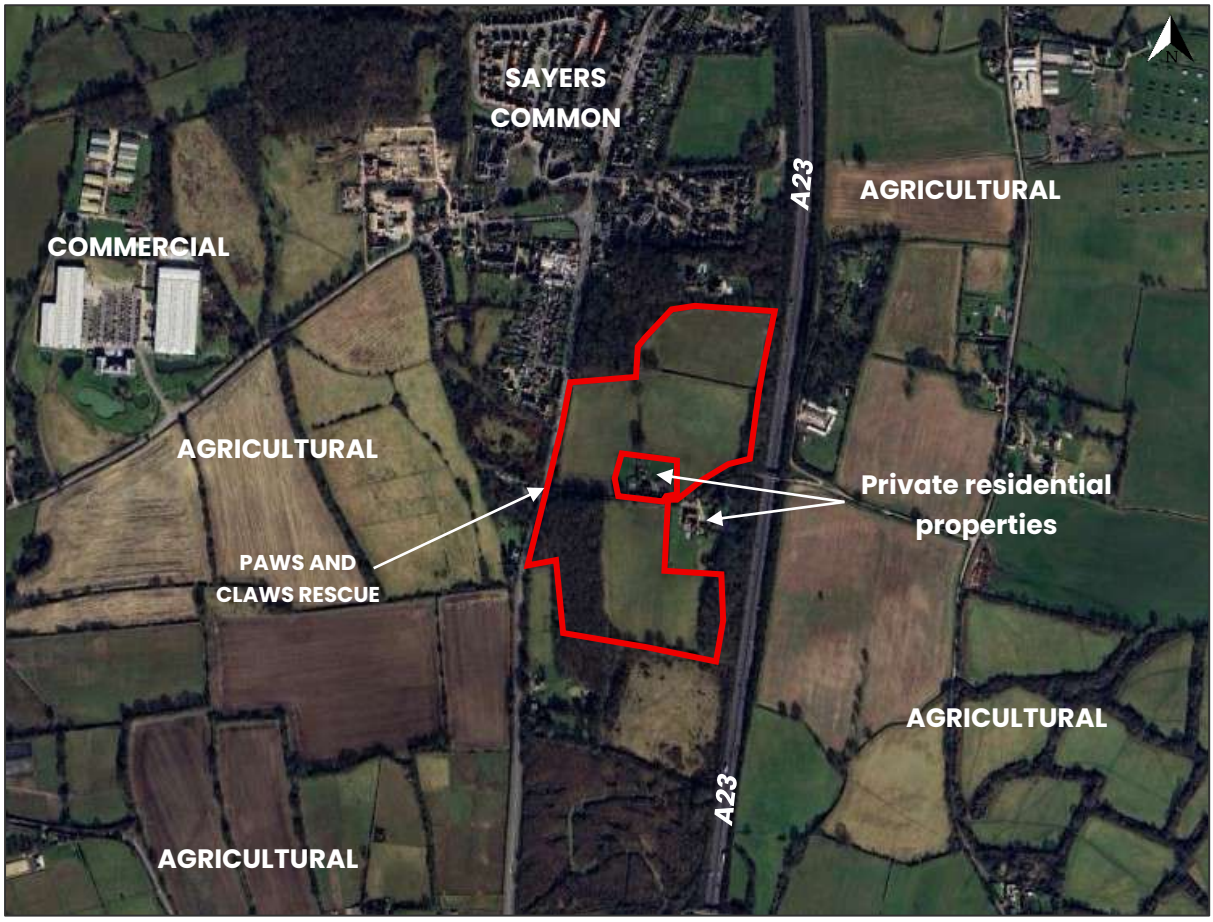

Figure 3.3: Surrounding Land Use (Google Earth, 2025)

Topography

3.10 The highest point of the Site is located approximately half way along the southern boundary at an elevation of 34.94m AOD. From this point, elevations reduce to a level of 27.76m AOD to the west, towards the woodland along the western boundary, over a distance of 100m. Moving north from the southern boundary along the 'central spine', elevations reduced to 28.7m AOD at the northern end of the Site, at a distance of 550m. The topography was more undulating east of the 'central spine', with elevations along the eastern boundary between 34m AOD (SE corner) to 26.8m AOD (NE corner of the Site).

3.11 The steepest section of the Site is located south of the access road, up from the woodland along the western boundary towards the 'central spine, with slopes of 1 in 10 indicated. Here, elevations increase by 5.5m over a distance of approximately 53m.

4.0 ENVIRONMENTAL SETTING

Geology

4.1 Reference has been made to the British Geological Survey (BGS) 1:50,000 map of the Site (Sheet 318/333, Brighton and Worthing, dated 1996), which indicates the Site is underlain by superficial deposits of Head along sections of the eastern boundary. The remainder of the Site is mapped as having no superficial deposits present, being underlain by solid strata of the Weald Clay Formation (Mudstone), with a thin band of Weald Clay Formation (Sandstone) orientated east-west within the central section of the Site, as detailed in Figure 4.1, below.

4.2 The Sayers Common Fault, trending east-west, with downthrow to the north at near vertical, is located approximately 500m north of the Site.

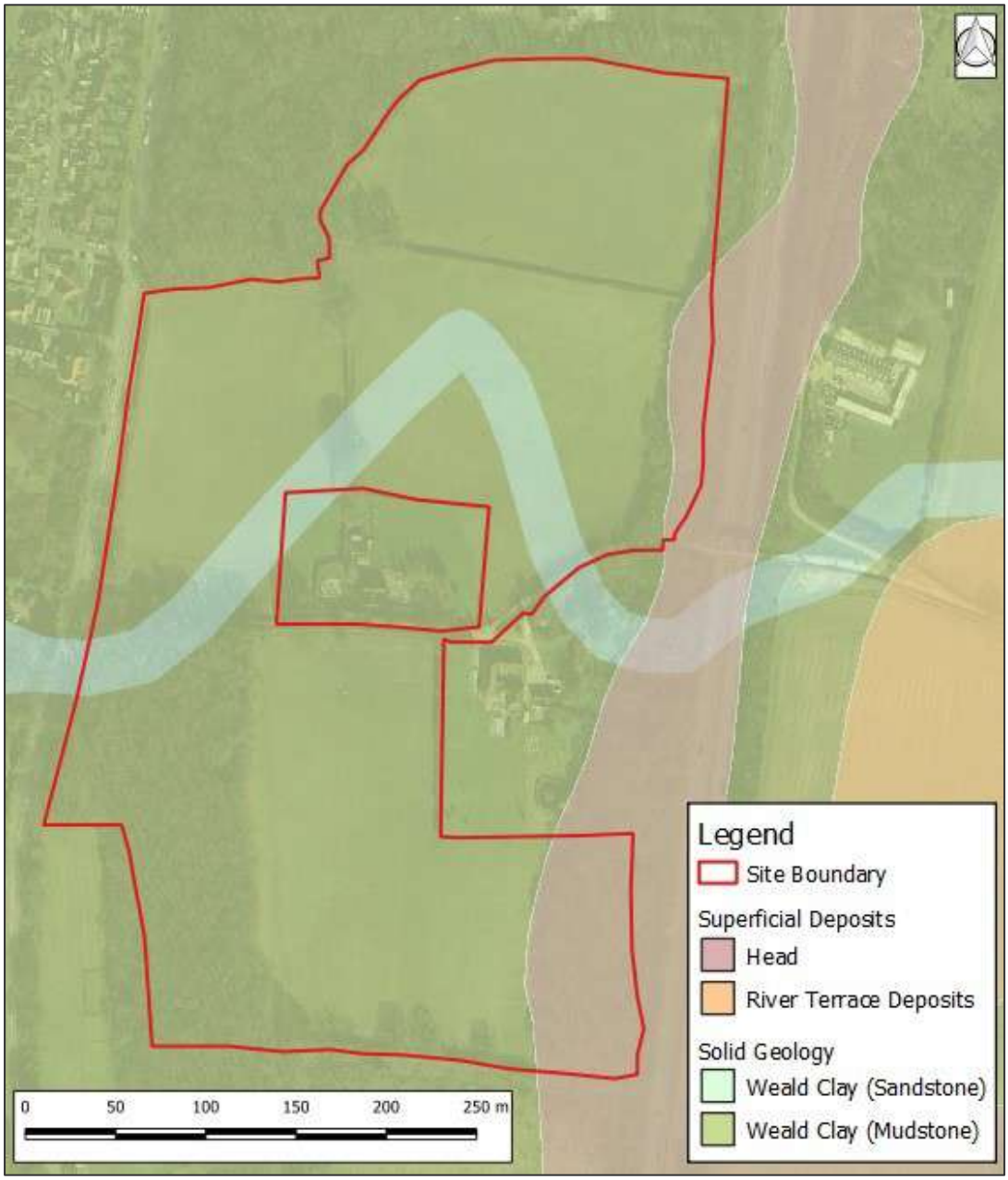

Figure 4.1: Geological Setting

4.3 There are no BGS borehole records within the Site boundary, with the closest adjacent to the east of the Site along the alignment of the A23 carriageway. Two of these boreholes (TQ21NE33 and TQ21NE32) record firm becoming very stiff clay, with no record of geological interpretation given.

4.4 Borehole records from construction of the A23 to the east of the Site recorded groundwater strikes within the underlying clay, though no consistent level has been established. There is no available information with regards to groundwater within the Sayers Common Fault.

4.5 The Groundsure Insight report (Appendix B) provides data on coal and non-coal mining areas and potential ground stability hazards for the UK that may affect the site. The mining and potential ground stability hazards identified in the Groundsure report are summarised in Table 4.1, below.

Details	On-site	Risk
Potential for Shrinking or Swelling Clay Ground Stability Hazards	Yes	Low
Potential for Running Sand Ground Stability Hazards	Yes	Very Low
Potential for Compressible Ground Stability Hazards	No	Negligible
Potential for Collapsible Ground Stability Hazards	Yes	Very Low
Potential for Landslide Ground Stability Hazards	Yes	Very low
Potential for Ground Solution Stability Hazards	No	Negligible
Coal Mining Affected Area	No	No Hazard
Non-Coal Mining Affected Area	No	No Hazard
Brine affected Areas	No	No Hazard

Table 4.1: Mining and Potential Ground Stability Hazards

Minerals Safeguarding

4.6 The West Sussex Joint Minerals Local Plan indicates the Site is located within a brick clay mineral consultation area, associated with the Weald Clay.

Geotechnical Considerations

4.7 The Weald Clay is indicated to be of high plasticity and therefore of high volume change potential. Foundations should be of sufficient depth to be outside the zone of influence from seasonal variations in moisture content change. Similarly, proposed structures located proximal to existing trees could be subject to heave and will require foundations deepened accordingly.

4.8 The Groundsure report indicates the Site is of 'very low' risk from landslides. However, with knowledge of Sites in Sussex, these soils were subject to freeze thawing during glacial times and commonly have a low residual strength. Therefore, loaded slopes could be subject to instability.

Hydrogeology

4.9 The superficial Head Deposits along the eastern boundary are classified as a Secondary Undifferentiated Aquifer, *assigned where it is not possible to attribute either category A or B to a rock type*.

4.10 The Weald Clay Formation bedrock, underlying the majority of the Site, is classified as an Unproductive Aquifer, *these are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow*.

4.11 The band of Weald Clay (Sandstone) bisecting the Site is classified a Secondary A aquifer, with *permeable layers capable of supporting water supplies at a local rather than strategic scale and in some areas can form important source of base flow to rivers*.

4.12 According to the Environment Agency, the Site is not located within a Groundwater Source Protection Zone with no active groundwater abstraction boreholes within 1.5kms of the Site.

Hydrology

4.13 There are no significant surface water features within the Site. Ditches run north from the centre and east of the Site, with a second ditch (and pond) arising from the woodland in the southwest, flowing northwest.

4.14 There are no current surface water abstraction licences within 1.5kms of the Site.

Radon

4.15 Reference has been made to the Public Health England UK maps of radon and the environmental database report, both of which characterise the Site as being within a lower probability area, where less than 1% of homes are estimated to be at or above the action level (see Figure 4.2 below). Therefore, it can be considered that radon protective measures would not be required in the construction of new dwellings or extensions on this Site.

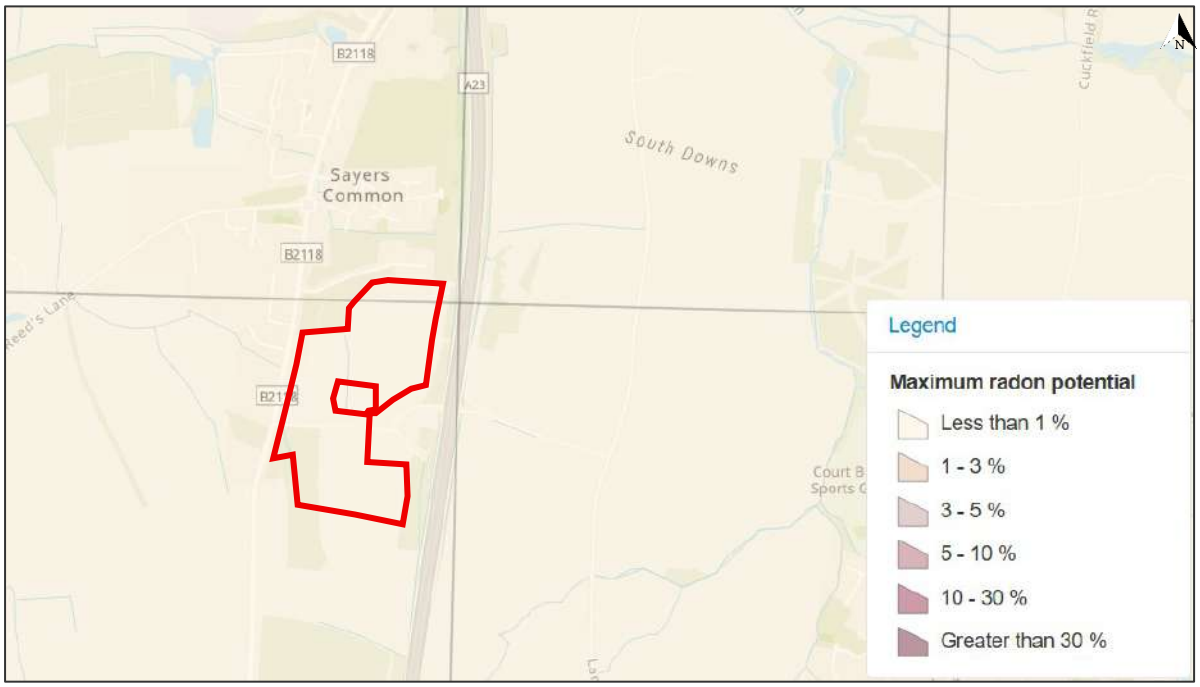

Figure 4.2: Radon Potential Map (UKRadon, 2025)

Ecology

4.16 The 3No. areas of woodland on the Site, Coombe Farm Shaw in the south east, Coombe Wood in the south west and Sayers Common Wood in the north of the Site are designated as *Areas of Ancient and Semi-Natural Woodland*.

4.17 According to data from the Groundsure report, there are no Sites of Special Scientific Interest (SSSI), Nature Reserves, Special Areas of Conservation (SAC), Special Protection Areas (SPA), Areas if Natural Outstanding Beauty (AONB) or any other environmental designations within 1km of the Site.

4.18 The Site falls within a Nitrite Vulnerable Zone.

Sensitivity

4.19 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the Site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *Guidance for the Safe Development of Housing on Land Affected by Contamination* (R&D Publication 66, 2008).

4.20 The Site sensitivity with regards to groundwater can be classified as **L1 (Low)** being a *Permeable strata/minor aquifer near surface, but no apparent use and low vulnerability (may also be a significant aquifer but downgraded by long term/permanent degradation of water quality). May provide pathway to surface watercourse at distance*. This reflects both the general low sensitivity of the Site and the band of sandstone bisecting the Site.

4.21 The Site sensitivity to surface water is designated as **L1 (Low)**, *described as within catchment of and over 250m from generally poor quality watercourse that is unlikely to improved by current or foreseeable surface water quality objectives or at distance (over 1000m) from a good quality watercourse with no interconnecting drains or baseflow from fissured strata.* This reflects the minor drains that are present on Site that lead to the north west.

5.0 SITE HISTORY

5.1 The history of the Site has been assessed by reviewing available Ordnance Survey historical mapping and aerial images. The historical plans which have been reviewed comprised only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the Site.

5.2 The historical development of the Sites is summarised in Table 5.1 below and historical ordnance survey mapping is included in Appendix C.

Survey date and source	Detail
1874 (1:2,500) 1875 (1:10,560)	The majority of the Site boundaries were surveyed at this time, with the Site comprised of 4No. fields, with areas of woodland in the southwest, southeast and east of the Site. An unnamed road delineated part of the western Site boundary. A track was marked from the western Site boundary across to *Coombe Farm*, off Site and in the centre east. A *footpath* was surveyed across a field in the south of the Site. The surrounding area was generally undeveloped and dominated by farmland. *Sayers Common Wood* bound the north of the Site, with *Coombe Wood* extending from the southwestern corner. *Sayers Common* was marked approximately 115m to the northwest of the Site, with notable buildings marked as a *smithy* and *public house (Duke of York)*. 2No. *wells* were marked within Sayers Common. A *ditch* was surveyed along the eastern Site boundary, flowing from south to north, with a small *pond* marked in the southeast. A possible pond and watercourse (unmarked) was present in the southwest within Coombe Wood, possibly flowing to the north/northwest. No other surface water features were marked within 100m of the Site.
1896 (1:10,560) 1897 (1:2,500)	No significant changes surveyed to the Site from the previous OS Map Edition. A *pump* was marked off-Site and within the north of Coombe Farm. A *pond* was surveyed 30m to the northeast of the Site, on the alignment of the ditch on the eastern Site boundary.
1909 (1:10,560) 1910 (1:2,500)	No significant changes surveyed to the Site from the previous OS Map Edition.
1937 (1:2,500)	No significant changes surveyed to the Site from the previous OS Map Edition. The smithy within Sayers Common was no longer marked. Additional housing was surveyed within the south of Sayers Common.
1947 (1:10,560)	No significant changes surveyed to the Site or surrounding area from the previous OS Map Edition.
1955 (1:2,500) 1963 (1:10,560)	No significant changes surveyed to the Site from the previous OS Map Edition. A possible drain was surveyed in the north east of the Site, between the fields and the area of woodland in the north east of the Site. The ponds on the eastern boundary were no longer surveyed. The inferred pond and watercourse within Coombe wood was marked.

Survey date and source	Detail
	A small number of structures were surveyed within 50m of the northern Site boundary, within Sayers Common Wood. A *Garage* was marked on the site of the former Smithy in Sayers common.
1974 (1:10,000) 1977 (1:2,500)	No significant changes surveyed to the Site from the previous OS Map Edition. A structure, named as *Cedar Bungalow* was marked within the central off-site area. A pond was marked within Coombe Farm, to the east of the Site.
1992 (1:10,000/2,500)	No significant changes surveyed to the Site from the previous OS Map Edition. The A23 carriageway located east of the Site is indicated to have been constructed sometime between 1977 and 1992.
2001 Aerial Image	The Site was shown to be generally unchanged from the previous OS Map Edition, comprising 4No. agricultural fields, with areas of woodland to the north, along the eastern boundary and within/to the southwest of the Site. Coombe Farm was present off Site within the centre/east and a residential property was present in the central cut-out area of the Site, not within the Site boundary. Within Sayers Common Wood, adjacent and to the north, there appeared to be multiple areas of possible scrapheaps and cars, though the resolution of the image is not of sufficient quality to determine exact details. The A23 dual carriageway was present to the east of the Site, with Sayers Common to the northwest.
2009 Aerial Image	No significant changes noted to the Site or surrounding area.
2012 Aerial Image	No significant changes noted to the Site or surrounding area.
2018 Aerial Images	No significant changes noted to the Site or surrounding area. The areas of scrapheaps within Sayers Common to the north of the Site appeared to be being cleared at this time.
2020 Aerial Image	No significant changes noted to the Site or surrounding area. A new residential house had been constructed on land to the north, within Sayers Comon Wood.
2025 Aerial Image	No significant changes noted to the Site or surrounding area.

Table 5.1: Historical Site Uses

Unexploded Ordnance (UXO)

5.3 Given the location of the Site, it is unlikely that this area will have been affected by bomb damage during World War II.

5.4 A preliminary UXO risk assessment for the Site was undertaken and the results are included in Appendix D.

5.5 This assessment should only be used as an indication of the possible presence of UXO in the area and should not be used as a definitive guide as to the presence or absence of UXO. The preliminary assessment indicates that there is a low probability of UXO being present on the Site.

6.0 REVIEW OF ENVIRONMENTAL INFORMATION

Publicly Available Information

6.1 Information on potentially significant environmental issues and controls at the Site and surrounding area may be held on public records by regulatory authorities. This information was sourced directly from the regulatory authorities and from the environmental database reports.

6.2 The environmental database reports are provided in Appendix B and a summary is provided in Table 6.1 below:

Public Record	On Site/ Off Site	Features
Landfill & Waste Sites (Local Authority & British Geological Survey)	On Site	No current/historical landfills or waste treatment, transfer or disposal Sites identified within Site.
	Off Site	No current or historical waste treatment, transfer or disposal sites identified within 500m of Site. No current landfills identified within 500m of Site. Historical landfill indicated to be present adjacent to the south of the Site between 31 August and 31 December 1990.
Local Authority Searches	On Site	No historical or current industrial land uses identified on the Site.
	Off Site	Historical industrial sites located within 250m of Site: • Smithy 153m to NW (1875 – 1909); • Unspecified depot 22m to NW (1974 – 1992); and • Garage ±145m to NW (on Site of smithy) (1974 – 1996). Recent industrial uses located within 150m of Site: • Electricity substations 24m to W and 192m to N; and • Vehicle repair garage 199m to N.
Environmental Permits (Environment Agency & Local Authority)	On Site	No records of any environmental permits, licenses or pollution incidents within the Site boundary.
	Off Site	No records of any environmental permits or licenses, or pollution incidents within 200m of the Site. There is a licenced discharge permit for Coombe Farm for the discharge of treated effluent (off-Site in centre-east)

Table 6.1: Publicly Recorded Information

7.0 PRELIMINARY RISK ASSESSMENT

7.1 In accordance with guidance outlined by DEFRA and the Environment Agency's Land Contamination Risk Management (LCRM) guidance (2025), a Preliminary Risk Assessment (PRA) has been formulated for each of the Sites. A preliminary Conceptual Site Model (CSM) has been developed using potential source-pathway-receptor linkages using a combination of the likelihood of a pollution event to occur, taking account of the presence of a hazard (or source) and integrity of a pathway, versus the consequence of a pollution occurrence, which is essentially a measure of the severity of a hazard to an identified receptor (such as future sensitive end-users).

7.2 The presence of contamination (as a potential hazard) does not necessarily mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor.

7.3 The risk classification for both likelihood and consequence is based on methodology presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001) and has been developed from procedures outlined in the EA's LCRM guidance. The DETR, with the EA and Institute of Environment & Health, has also published guidance on risk assessment (Guidelines for Environmental Risk Assessment and Management). The guidance states that the designation of risk is based upon a consideration of both:

- The magnitude of the potential consequence (severity) of risk occurring which takes into account both potential severity of the hazard and sensitivity of the receptor; and
- The likelihood of an event occurring (probability) which takes into account both the presence of the hazard and receptor and the integrity of the pathway.

7.4 The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared to obtain an estimation of risk for each pollution linkage, ranging from "very high risk" to "very low risk" (Appendix E). A description of the risks and likely actions are as follows:

Very High Risk: There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening.

If this risk is realised, it is likely to result in significant environmental and financial liability to current and/or future Site owners/occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.

High Risk: Harm is likely to arise to a designated receptor from an identified hazard.
If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/or future Site owners/occupiers. Urgent investigation is required and remediation work may be necessary in the short term and likely over the longer term.

Moderate Risk: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such

harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild.

Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.

Low Risk: It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and view point of those of interest. Any remedial works are likely to be fairly limited.

Very Low Risk: There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

7.5 The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the CSM and corresponding pollution linkages are refined.

7.6 This risk assessment has been based on the proposed end use comprising residential dwellings with private gardens, as well as environmental receptors.

7.7 The results of this risk assessment are presented in Table 7.1, overleaf. If the proposed development is changed, the risk assessment should be revised accordingly.

Source	Pollutant	Pathway	Receptor	Likelihood of Occurrence	Consequence (severity)	Potential Risk	Comment	Further Action
Historical Site use (arable land)		Possible direct contact with contaminated soils and accidental ingestion and inhalation of contaminated dust or volatile vapours. Herbicides and pesticide use from farming.	Future residential end users	Unlikely	Medium	Low	No significant historical use at Site, no further investigation required.	-
	Poor quality Made Ground (asbestos metals, hydrocarbons, volatiles, etc.).	Direct contact and ingestion of contamination in shallow soils during enabling works. Exposure likely to be short term.	Construction/ground workers	Unlikely	Mild	Very Low	Standard PPE during construction process would mitigate any potential exposure risk.	-
		Migration of any contaminants within infill materials via leaching/lateral migration down hydraulic gradient.	Controlled waters (groundwater, surface water and coastal waters)	Unlikely	Medium / Mild	Low / Very Low	No evidence of any use other than arable farming/woodland on Site. No action necessary.	-
		Direct contact. Permeation of mobile contaminants through water supply pipes	Buildings and services (water supply)	Unlikely	Medium	Low	No evidence of historical or current use of mobile contaminants across of Site.	-
	Ground gas (methane and carbon dioxide)	Possible made ground gas generation from contaminants underlying Site, inhalation of harmful (asphyxiant) ground gases or accumulation of explosive gases.	Future residential end users	Unlikely	Medium	Low	No evidence of infilled land within Site boundary, no further action required.	-
			Construction/ground workers	Unlikely	Mild	Low		-
Nearby historical/ current industrial site uses (farms, arable farmland, landfill, garages, smithy)	Asbestos, metals, hydrocarbons, VOCs	Possible lateral migration of contaminants onto Site.	Future end-users	Unlikely	Medium	Low	No significant historical or current industrial land-use proximal to Site. Garage/smithy to north west but distance to Site and no significant transmission pathway onto Site. No further action required. Areas of scrap/waste material adjacent to north however limited scope for contaminants to enter Site and areas have since been developed. Landfill adjacent to south active for 4 months during 1990, no significant work likely to have taken place, no further action required.	-
			Construction, demolition and ground workers	Unlikely	Mild	Low	No action required; standard PPE during construction process would mitigate any potential exposure risk.	-
	Ground gas (methane and carbon dioxide)	Possible lateral migration of ground gas contaminants onto Site and inhalation of harmful (asphyxiant) ground gases or accumulation of explosive gases.	Future end-users	Unlikely	Medium	Low	No evidence of significant infilled land within influencing distance of Site and with preferential pathway onto Site. No further action required.	-
Radon Gas	Radon	Possible harm from radon gas.	Future Site Residents	Unlikely	Medium	Low	Site is not in a Radon affected area; no protection measures needed.	-
World War 2 Bombs	Unexploded Ordnance (UXO)	Direct contact and explosion during below ground works, excavation and services/ foundation formation.	Future end-users	Low Likelihood	Severe	Low*	The risk from UXO has been assessed as Low.	-
			Construction and ground workers				No further assessment considered necessary.	-

Table 7.1: Preliminary Risk Assessment

*Risk downgraded from 'moderate/low' to 'low' based on negligible risk of UXO on Site

8.0 CONCLUSIONS & RECOMMENDATIONS

Conclusions

8.1 A Phase 1 Contaminated Land Assessment has been undertaken to support a planning application for the development of land at Coombe Farm, Sayers Common for residential end use.

8.2 The Site comprised a series of agricultural fields and partial areas of woodland, bound by further woodland to the north / southwest, by the A23 dual carriageway to the east and by the B1128 to the west.

8.3 The environmental sensitivity of the Site is considered to be **low** with regards to groundwater and **low** with regards surface water with no significant surface water bodies, other than field drains, in close proximity to the Site.

8.4 Based on the findings of the Phase 1 Contaminated Land Assessment, potential pollutant sources have been identified (see Table 7.1 above) associated with the Site:

- Former Site-use as arable farmland;
- Industrial units to north west of Site;
- Areas of stockpiled scrap materials adjacent to north;
- Landfill adjacent to south;
- Potential presence of Radon Gas; and
- Potential presence of Unexploded Ordnance (UXO) beneath the Site.

8.5 The potential for soil contamination arising from historical/recent site uses and poor quality Made Ground underlying the Site is considered to pose a **low** risk to residential end-users. The risk of permeation of water service pipes by any organic contaminants present beneath the Site/any Made Ground present has also been assessed as **low**.

8.6 The potential risk of on-site soil/ground gas contamination on construction workers is considered to be **very low** with any potential, exposure risk readily mitigated through the use of Personal Protective Equipment (PPE).

8.7 The risk posed to groundwater and surface water from on-site contamination is considered to be **low** with regards to both groundwater and surface water.

8.8 The potentially contaminative adjacent site uses is considered to pose a **low** risk to the Site and end-users.

8.9 The potential risk from Radon Gas is assessed to be **low** and with no need for protection measures to be incorporated in the proposed development.

8.10 The potential risk from Unexploded Ordnance is considered to be **low**.

Recommendations

8.11 Based on the findings of the assessment, it has been concluded that there is no significant source of contamination or potential for contamination to be present, with the exposure risk presented to future site residents considered to be negligible.

8.12 As such, no further intrusive investigations with regards to contamination are considered necessary for the proposed development.

8.13 With regards to geotechnical risk, a targeted ground investigation would provide design parameters for proposed foundations, road construction, any proposed retaining walls, stability of slopes and building near trees.

9.0 CONSTRAINTS AND LIMITATIONS

9.1 The copyright of this report is vested in Create Consulting Engineers Ltd and the Client, Welbeck Strategic Land II LLP. The Client, or their appointed representatives, may copy the report for purposes in connection with the development described herein. It shall not be copied by any other party or used for any other purposes without the written consent of Create Consulting Engineers Ltd or the Client.

9.2 Create Consulting Engineers Ltd accepts no responsibility whatsoever to other parties to whom this report, or any part thereof, is made known. Any such other parties rely upon the report at their own risk.

9.3 Create Consulting Engineers Ltd has endeavoured to assess all information provided to them during this appraisal. Should additional information become available which may affect the opinions expressed in this report, Create Consulting reserves the right to review this information and, if warranted, to modify the opinions presented in the report accordingly.

9.4 The report summarises information from a number of external sources and is unable to offer any guarantees or warranties for the completeness or accuracy of information relied upon. Information from third parties has not been verified by Create Consulting Engineers Ltd unless otherwise stated in this report.

9.5 It should be noted that the risks which are identified in this report are perceived risks based on the available information at the time of writing and that the actual risks associated can only be assessed following a physical investigation of the site.

9.6 The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

10.0 REFERENCES

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10.2 BRITISH STANDARDS INSTITUTION (BSI). 2017. BS 10175:2011+A2. Code of practice for investigation of potentially contaminated Sites. British Standards Institution. London. 2017.

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10.5 DEFRA. 2011. Guidelines for Environmental Risk Assessment and Management – Green Leaves III. November 2011.

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10.9 FREE MAP TOOLS. 2025. Approximate Elevation Finder available at https://www.freemaptools.com/elevation-finder.htm

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10.11 NATIONAL ENVIRONMENT RESEARCH COUNCIL (NERC). 2019. Geoindex onshore – British Geological Survey available at http://mapapps.bgs.ac.uk/

10.12 Ministry for Housing, Communities and Local Government. 2018. National Planning Policy Framework.20257.

10.13 UKRADON.ORG. 2025. UK maps of Radon available at https://www.ukradon.org/

APPENDIX A
Site Photographs

Create Consulting Engineers Limited,
109-112 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP
Tel: 0207 822 2300
Email:enquiries@createce.co.uk

Photo 1: Access Track	**Photo 2:** Access Track
	
Photo 3: Field adjacent, north, of access track	**Photo 4:** Field adjacent, north, of access track
	

Create Consulting Engineers Limited,
109-112 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP
Tel: 0207 822 2300
Email:enquiries@createce.co.uk

Photo 5: Central field, north of access track	**Photo 6:** Central field, north of access track
	
Photo 7: Northernmost field	**Photo 8:** Northernmost field
	

Create Consulting Engineers Limited,
109-112 Temple Chambers, 3-7 Temple Avenue, London, EC4Y 0HP
Tel: 0207 822 2300
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Photo 9: Southern field, looking north towards access track	**Photo 10:** Southern field, looking north towards access track
	

APPENDIX B

Groundsure Insight Report

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

Land at Coombe Farm, Sayers Common

Order Details

Date: 15/07/2025

Your ref: 3564

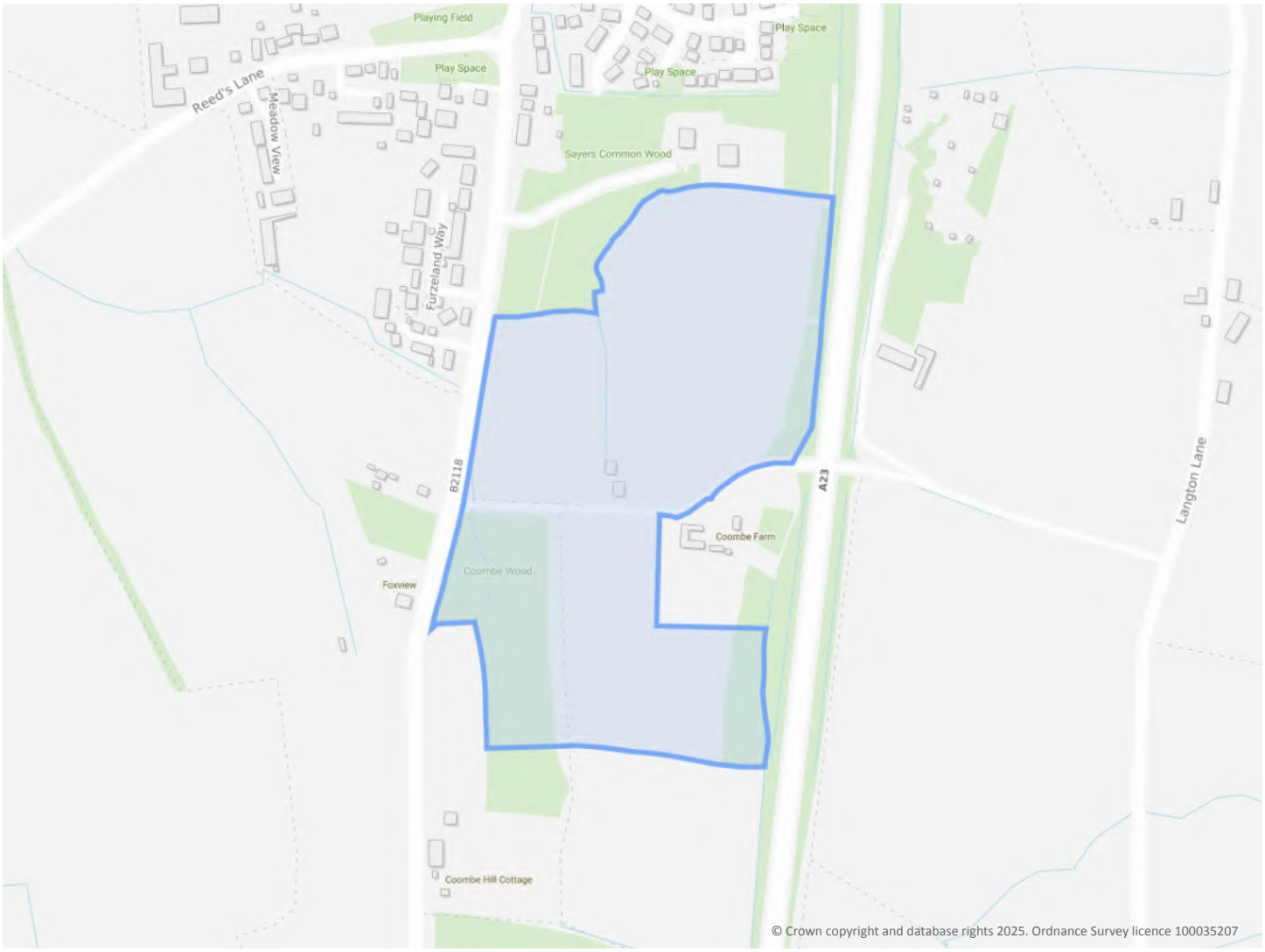
Our Ref: GS-BMK-EAV-D3A-NF4

Site Details

Location: 526802 117770

Area: 14.07 ha

Authority: Mid Sussex District Council ↗



Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	4	17	-
15 >	1.2 >	Historical tanks >	0	0	0	4	-
16	1.3	Historical energy features	0	0	0	0	-
16 >	1.4 >	Historical petrol stations >	0	0	0	1	-
17 >	1.5 >	Historical garages >	0	0	4	1	-
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
18 >	2.1 >	Historical industrial land uses >	0	0	5	20	-
19 >	2.2 >	Historical tanks >	0	0	0	5	-
20	2.3	Historical energy features	0	0	0	0	-
20 >	2.4 >	Historical petrol stations >	0	0	0	1	-
20 >	2.5 >	Historical garages >	0	0	6	1	-
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	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	0	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
25 >	4.1 >	Recent industrial land uses >	0	1	2	-	-
26	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
26	4.3	Current or recent petrol stations	0	0	0	0	-
26	4.4	Electricity cables	0	0	0	0	-
26	4.5	Gas pipelines	0	0	0	0	-

26	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.8	Regulated explosive sites	0	0	0	0	-
27	4.9	Hazardous substance storage/usage	0	0	0	0	-
27	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
28	4.13	Radioactive Substance Authorisations	0	0	0	0	-
28 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	1	0	8	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
30 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	2	6	-
32	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
33 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
35 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
37 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42	5.6	Groundwater abstractions	0	0	0	0	0
43 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	3
44	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

45 >	6.1 >	Water Network (OS MasterMap) >	7	7	25	-	-
49 >	6.2 >	Surface water features >	1	5	15	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	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	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
59 >	10.7 >	Designated Ancient Woodland >	3	2	0	0	12
60 >	10.8 >	Biosphere Reserves >	0	0	0	0	1
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
61	10.11	Green Belt	0	0	0	0	0

61	10.12	Proposed Ramsar sites	0	0	0	0	0
61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	2
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	11.4 >	Listed Buildings >	0	3	0	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69 >	12.3 >	Tree Felling Licences >	9	8	6	-	-
71 >	12.4 >	Environmental Stewardship Schemes >	2	0	0	-	-
71 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	13.1 >	Priority Habitat Inventory >	9	6	5	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
74	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
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76	14.2	Artificial and made ground (10k)	0	0	0	0	-

77 >	14.3 >	Superficial geology (10k) >	1	0	3	4	-
78	14.4	Landslip (10k)	0	0	0	0	-
79 >	14.5 >	Bedrock geology (10k) >	2	0	0	1	-
80	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
81 >	15.1 >	50k Availability >	Identified (within 500m)				
82	15.2	Artificial and made ground (50k)	0	0	0	0	-
82	15.3	Artificial ground permeability (50k)	0	0	-	-	-
83 >	15.4 >	Superficial geology (50k) >	1	0	3	3	-
84 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
85 >	15.8 >	Bedrock geology (50k) >	2	0	0	1	-
86 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
86	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
87 >	16.1 >	BGS Boreholes >	0	8	10	-	-
Page	Section	Natural ground subsidence >					
89 >	17.1 >	Shrink swell clays >	Low (within 50m)				
91 >	17.2 >	Running sands >	Very low (within 50m)				
93 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
94 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
95 >	17.5 >	Landslides >	Very low (within 50m)				
96 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	18.1 >	BritPits >	0	0	0	1	-
99 >	18.2 >	Surface ground workings >	0	0	5	-	-
99	18.3	Underground workings	0	0	0	0	0
100	18.4	Underground mining extents	0	0	0	0	-

100 >	18.5 >	Historical Mineral Planning Areas >	0	0	1	0	-
100 >	18.6 >	Non-coal mining >	1	0	0	0	1
101	18.7	JPB mining areas	None (within 0m)				
101	18.8	The Coal Authority non-coal mining	0	0	0	0	-
101	18.9	Researched mining	0	0	0	0	-
102	18.10	Mining record office plans	0	0	0	0	-
102	18.11	BGS mine plans	0	0	0	0	-
102	18.12	Coal mining	None (within 0m)				
102	18.13	Brine areas	None (within 0m)				
102	18.14	Gypsum areas	None (within 0m)				
103	18.15	Tin mining	None (within 0m)				
103	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
104	19.1	Natural cavities	0	0	0	0	-
104	19.2	Mining cavities	0	0	0	0	0
104	19.3	Reported recent incidents	0	0	0	0	-
104	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
106 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	21.1 >	BGS Estimated Background Soil Chemistry >	8	10	-	-	-
109	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
109	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
110	22.1	Underground railways (London)	0	0	0	-	-
110	22.2	Underground railways (Non-London)	0	0	0	-	-
110	22.3	Railway tunnels	0	0	0	-	-
110	22.4	Historical railway and tunnel features	0	0	0	-	-
110	22.5	Royal Mail tunnels	0	0	0	-	-

111	22.6	Historical railways	0	0	0	-	-
111	22.7	Railways	0	0	0	-	-
111	22.8	Crossrail 2	0	0	0	0	-
111	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 22/04/2021

Site Area: 14.07ha

Recent site history - 2018 aerial photograph

Capture Date: 26/06/2018

Site Area: 14.07ha

Recent site history - 2012 aerial photograph

Capture Date: 13/09/2012

Site Area: 14.07ha

Recent site history - 2009 aerial photograph

Capture Date: 22/08/2009

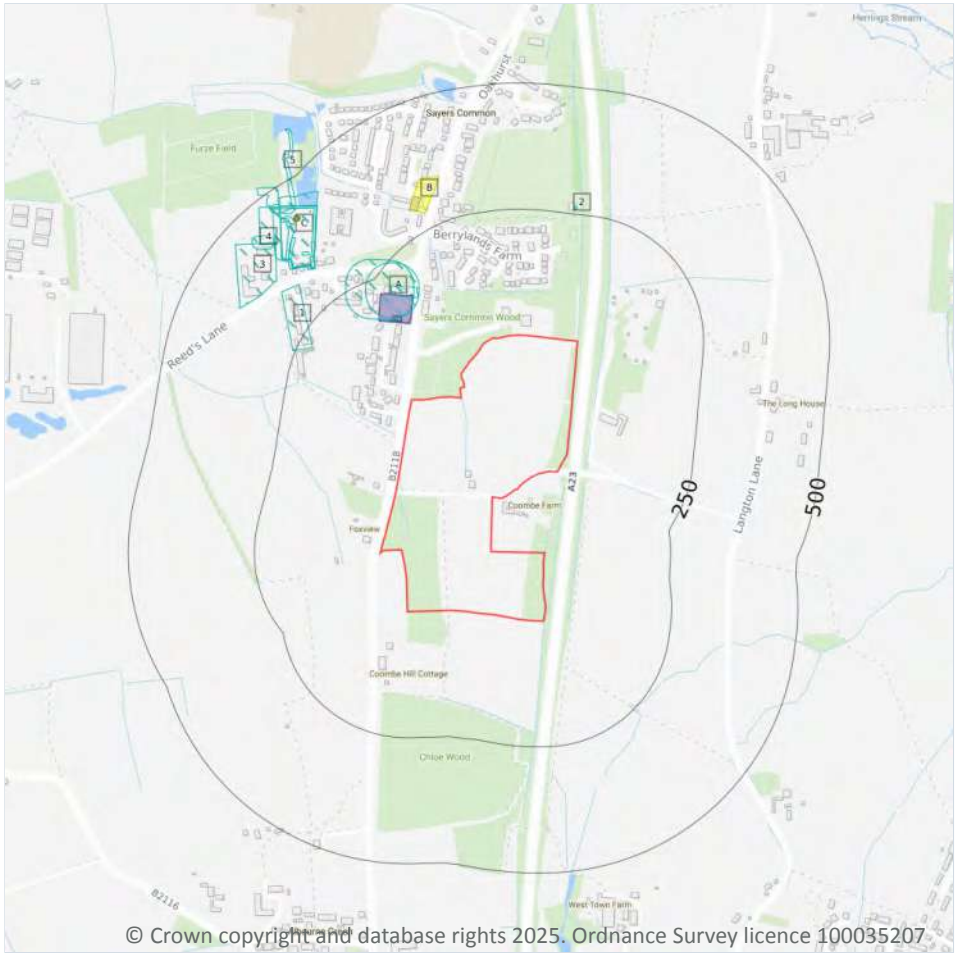
Site Area: 14.07ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

Site Area: 14.07ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical petrol stations

Historical garages

1.1 Historical industrial land uses

Records within 500m	21

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	153m NW	Smithy	1909	2271269

ID	Location	Land use	Dates present	Group ID
A	158m NW	Smithy	1896	2251376
A	159m NW	Smithy	1875	2297600
1	222m NW	Unspecified Depot	1974 - 1992	2211102
2	260m N	Unspecified Tank	1947	2191455
C	323m NW	Brick Field	1875	2158670
C	326m NW	Brick and Tile Works	1909	2227858
C	326m NW	Brick and Tile Works	1947	2313981
C	327m NW	Brick and Tile Works	1896	2250293
C	353m NW	Brick Kiln	1875	2173364
3	357m NW	Unspecified Depot	1974 - 1992	2332322
C	369m NW	Unspecified Ground Workings	1909	2259209
C	370m NW	Unspecified Ground Workings	1896	2216452
4	410m NW	Unspecified Heap	1947	2187170
C	419m NW	Unspecified Pit	1909	2176654
C	420m NW	Unspecified Tank	1875	2226403
C	422m NW	Unspecified Tank	1896 - 1947	2209220
C	440m NW	Unspecified Pit	1909	2174962
5	450m NW	Unspecified Ground Workings	1909	2163948
C	454m NW	Unspecified Pit	1909	2174961
C	469m NW	Unspecified Pit	1909	2176653

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	4

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	421m NW	Tanks	1897 - 1910	404435
C	421m NW	Unspecified Tank	1874	404483
C	421m NW	Unspecified Tank	1937	426834
C	423m NW	Unspecified Tank	1897	392421

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 un-grouped 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	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
B	281m NW	Filling Station	1974	4414

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	5

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
A	139m NW	Garage	1992 - 1996	90667
A	144m NW	Garage	1967	90739
A	157m NW	Garage	1955	83341
A	158m NW	Garage	1974	86367
B	294m NW	Garage	1955	81693

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 petrol stations

Historical garages

2.1 Historical industrial land uses

Records within 500m	25

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 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	153m NW	Smithy	1909	2271269
A	158m NW	Smithy	1896	2251376
A	159m NW	Smithy	1875	2297600

ID	Location	Land Use	Date	Group ID
B	222m NW	Unspecified Depot	1992	2211102
B	222m NW	Unspecified Depot	1974	2211102
1	260m N	Unspecified Tank	1947	2191455
D	323m NW	Brick Field	1875	2158670
D	326m NW	Brick and Tile Works	1909	2227858
D	326m NW	Brick and Tile Works	1947	2313981
D	327m NW	Brick and Tile Works	1896	2250293
D	353m NW	Brick Kiln	1875	2173364
E	357m NW	Unspecified Depot	1992	2332322
E	357m NW	Unspecified Depot	1974	2332322
D	369m NW	Unspecified Ground Workings	1909	2259209
D	370m NW	Unspecified Ground Workings	1896	2216452
2	410m NW	Unspecified Heap	1947	2187170
D	419m NW	Unspecified Pit	1909	2176654
D	420m NW	Unspecified Tank	1875	2226403
D	422m NW	Unspecified Tank	1947	2209220
D	422m NW	Unspecified Tank	1909	2209220
D	422m NW	Unspecified Tank	1896	2209220
D	440m NW	Unspecified Pit	1909	2174962
3	450m NW	Unspecified Ground Workings	1909	2163948
D	454m NW	Unspecified Pit	1909	2174961
D	469m NW	Unspecified Pit	1909	2176653

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**5**

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 18 >**

ID	Location	Land Use	Date	Group ID
D	421m NW	Tanks	1897	404435
D	421m NW	Tanks	1910	404435
D	421m NW	Unspecified Tank	1874	404483
D	421m NW	Unspecified Tank	1937	426834
D	423m NW	Unspecified Tank	1897	392421

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	1

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 18 >**

ID	Location	Land Use	Date	Group ID
C	281m NW	Filling Station	1974	4414

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	7

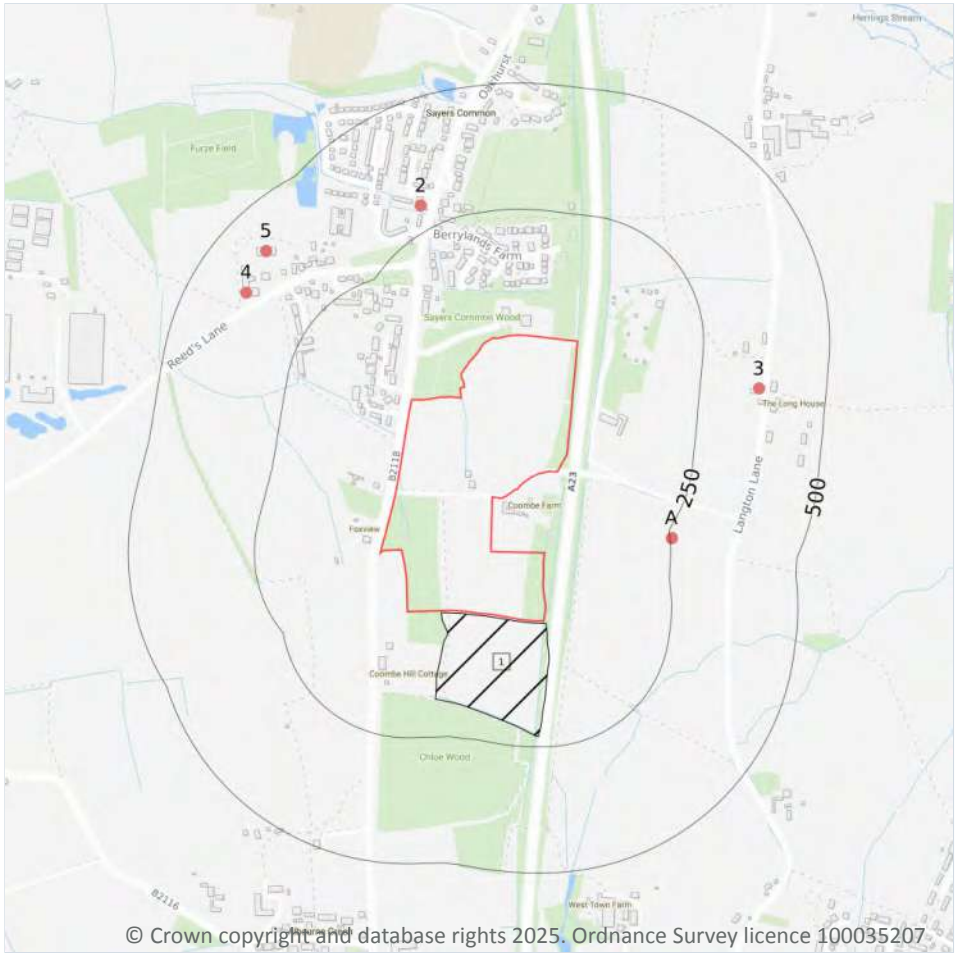
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
A	139m NW	Garage	1996	90667
A	139m NW	Garage	1996	90667
A	144m NW	Garage	1967	90739
A	144m NW	Garage	1992	90667
A	157m NW	Garage	1955	83341
A	158m NW	Garage	1974	86367
C	294m NW	Garage	1955	81693

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	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 22 >**

ID	Location	Details		
1	4m S	Site Address: Tott Farm, Hurstpierpoint, Sussex Licence Holder Address: -	Waste Licence: Yes Site Reference: WD2727/253, WD13/127 Waste Type: Waste Unknown Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 31/08/1990 Licence Surrender: 31/12/1990	Operator: - Licence Holder: Excavations Limited First Recorded 31/08/1990 Last Recorded: 31/12/1990

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	6

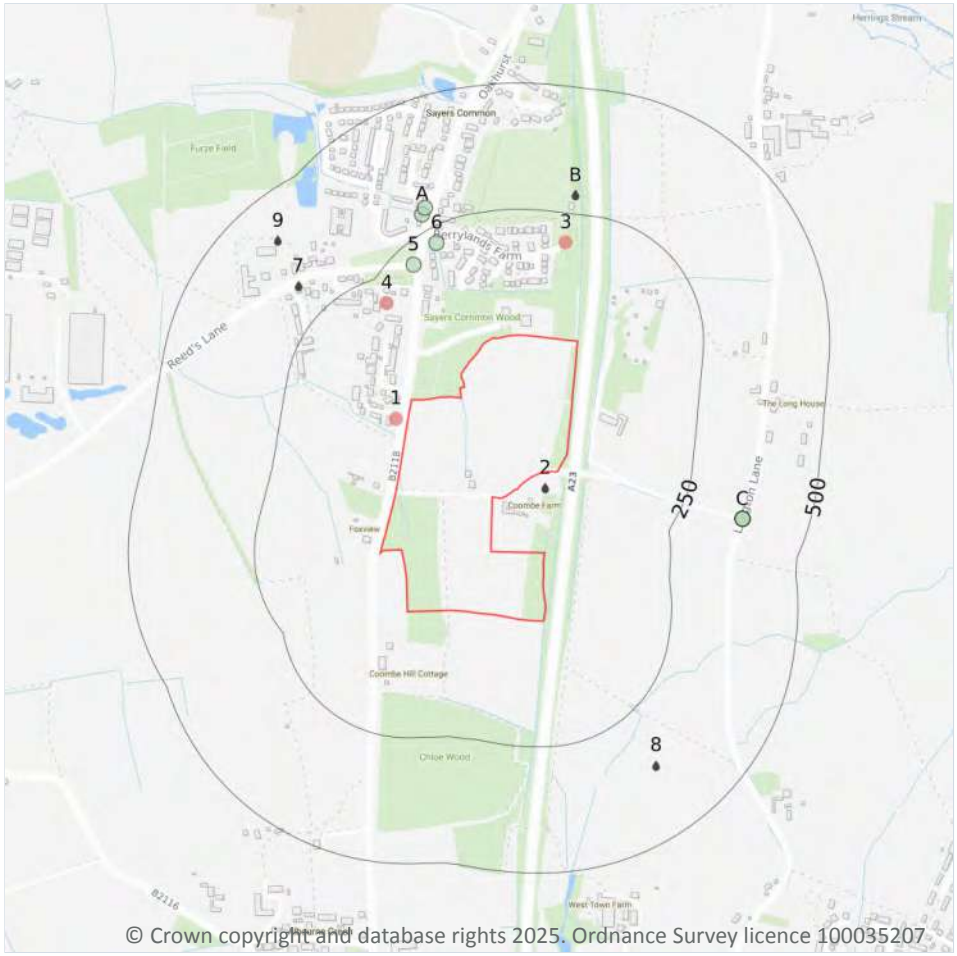
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 22 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	253m E	Newhouse Farm Cuckfield Road Hassocks West Sussex Bn6 9ll	EPR/ME5644EB/A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
A	253m E	-	WEX240852	Storing waste exemption	On a farm	Storage of sludge
2	298m NW	Sayers Common Housing C/o Linden Homes, Opposite Berrylands Farm, Dunlop Close, Sayers Common, Bn6 9sl	WEX256436	Using waste exemption	Not on a farm	Use of waste in construction
3	366m E	-	WEX348751	Using waste exemption	Not on a farm	Use of waste in construction
4	391m NW	Pavilion House, King Business Centre, Reeds Lane, Sayers Common, Hassocks, Bn6 9ls	WEX390678	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
5	413m NW	-	WEX261916	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 25 >**

ID	Location	Company	Address	Activity	Category
1	24m W	Electricity Sub Station	West Sussex, BN6	Electrical Features	Infrastructure and Facilities
3	192m N	Electricity Sub Station	West Sussex, BN6	Electrical Features	Infrastructure and Facilities
4	199m N	Old Forge Garage	Old Forge Garage, London Road, Sayers Common, West Sussex, BN6 9HZ	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

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

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	9

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 25 >**

ID	Location	Address	Details	
2	30m S	COOMBEFARM,COOMBEFARM,LONDONROAD,SAYERSCOMMONWESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02668 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 05/12/1989 Effective Date: 05/12/1989 Revocation Date: -
B	287m N	A23TRUNKROADIMPROVEMENTS,A23TRUNKROADIMPROVEMENTS,HICKSTEAD,SAYERSCOMMON,HURSTPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	287m N	A23TRUNKROADIMPROVEMENTS,A23TRUNKROADIMPROVEMENTS,HICKSTEAD,SAYERSCOMMON,HURSTPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997

ID	Location	Address	Details	
B	287m N	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HURSTPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	287m N	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HURSTPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	287m N	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HURSTPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
7	319m NW	MEADOWVIEWRESIDENTIALDEVELOPMENT,MEADOWVIEWRESIDENTIALDEVPT,REEDSLANE,SAYERSCOMMON,HASSOCKS,BN69JG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P12881 Permit Version: 1 Receiving Water: UNNAMED TRIB OF THE R. ADUR	Status: SURRENDERED UNDER EPR 2010 Issue date: 16/11/2006 Effective Date: 16/11/2006 Revocation Date: 17/11/2023
8	363m SE	APOLLOCLUB,APOLLOCLUB,THEWEALD,LANGTONLANE,HURSTPIERPOINT,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P03728 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 02/10/1991 Effective Date: 02/10/1991 Revocation Date: -
9	412m NW	REEDSLANE,REEDSLANE,SAYERSCOMMON,HASSOCKSSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02198 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 04/06/1973 Effective Date: 04/06/1973 Revocation Date: 01/07/1991

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	8

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

Features are displayed on the Current industrial land use map on **page 25 >**

ID	Location	Details	
5	210m NW	Incident Date: 04/04/2003 Incident Identification: 148737 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6	219m NW	Incident Date: 28/11/2002 Incident Identification: 123529 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	283m NW	Incident Date: 12/10/2003 Incident Identification: 195726 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	291m NW	Incident Date: 26/07/2002 Incident Identification: 94708 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	371m E	Incident Date: 05/07/2002 Incident Identification: 89547 Pollutant: Inert Materials and Wastes:Inert Materials and Wastes:General Biodegradable Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes:Other Inert Material or Waste:Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	371m E	Incident Date: 05/07/2002 Incident Identification: 89547 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	371m E	Incident Date: 05/07/2002 Incident Identification: 89547 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	371m E	Incident Date: 05/07/2002 Incident Identification: 89547 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

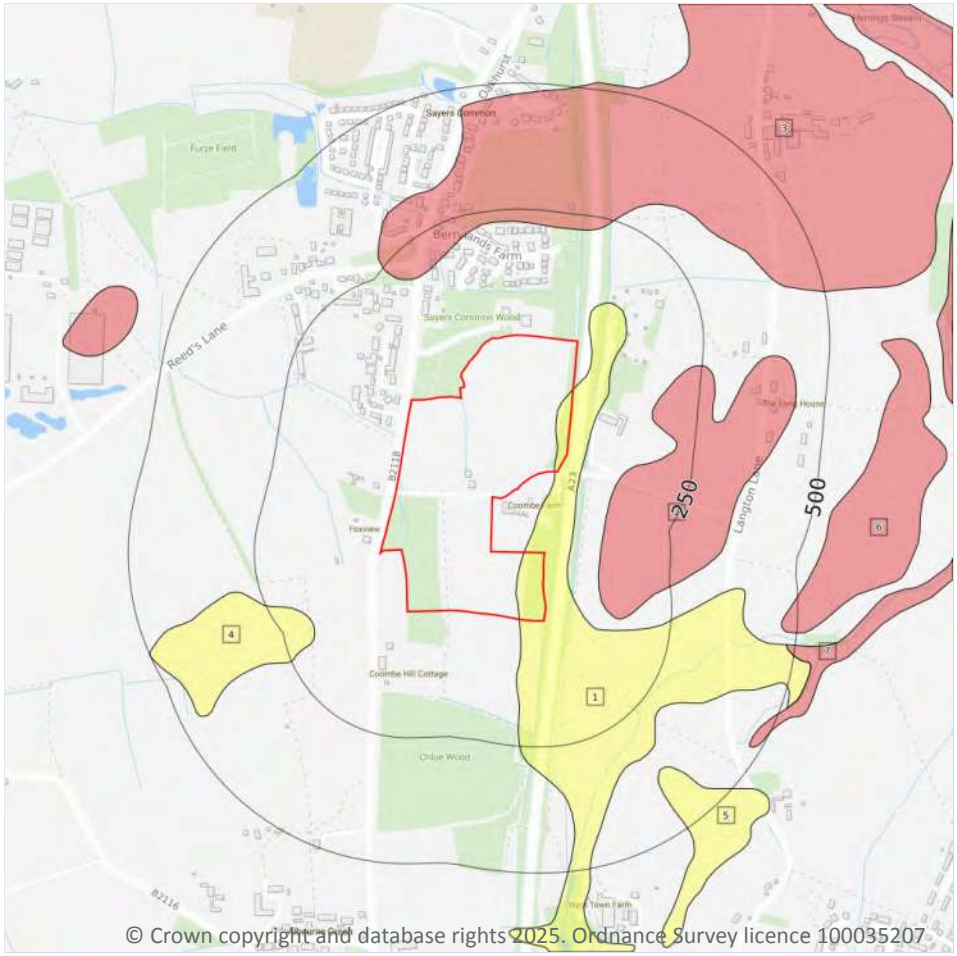
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	7

Aquifer status of groundwater held within superficial geology.

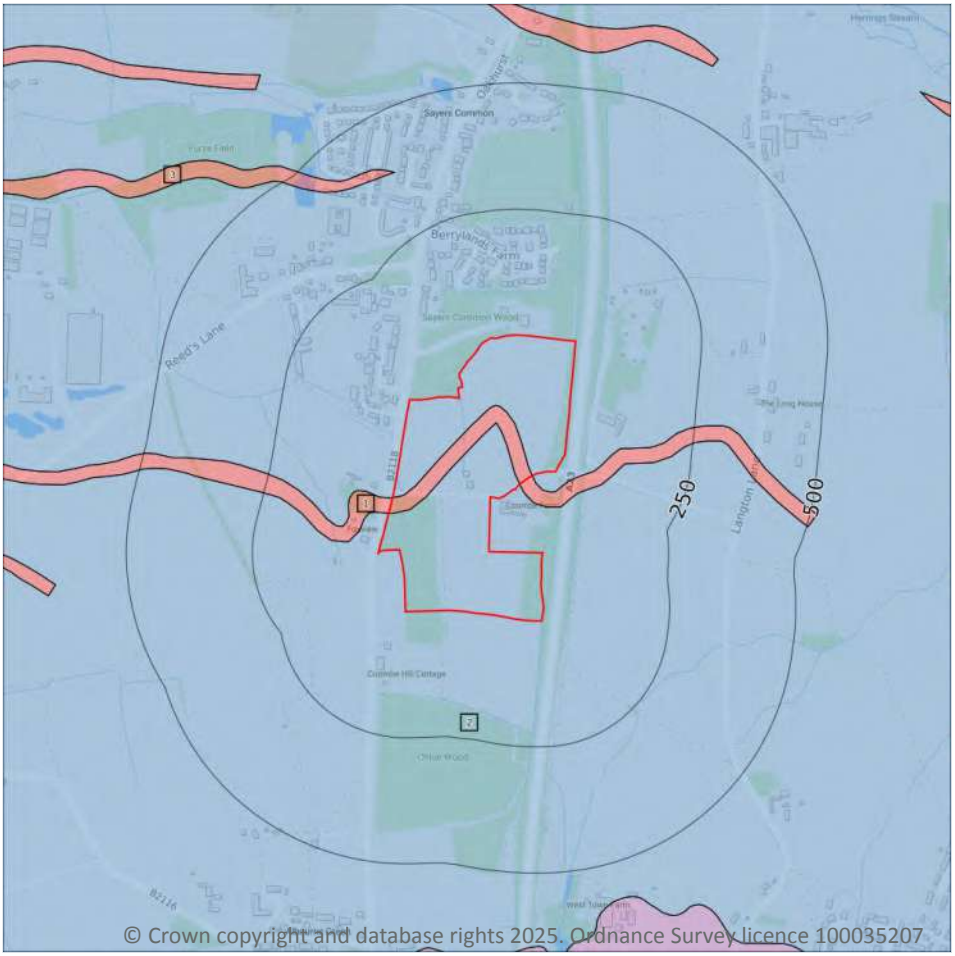
Features are displayed on the Hydrogeology map on **page 33 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	109m E	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

ID	Location	Designation	Description
3	182m NW	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
4	187m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	375m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	469m E	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
7	474m 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.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

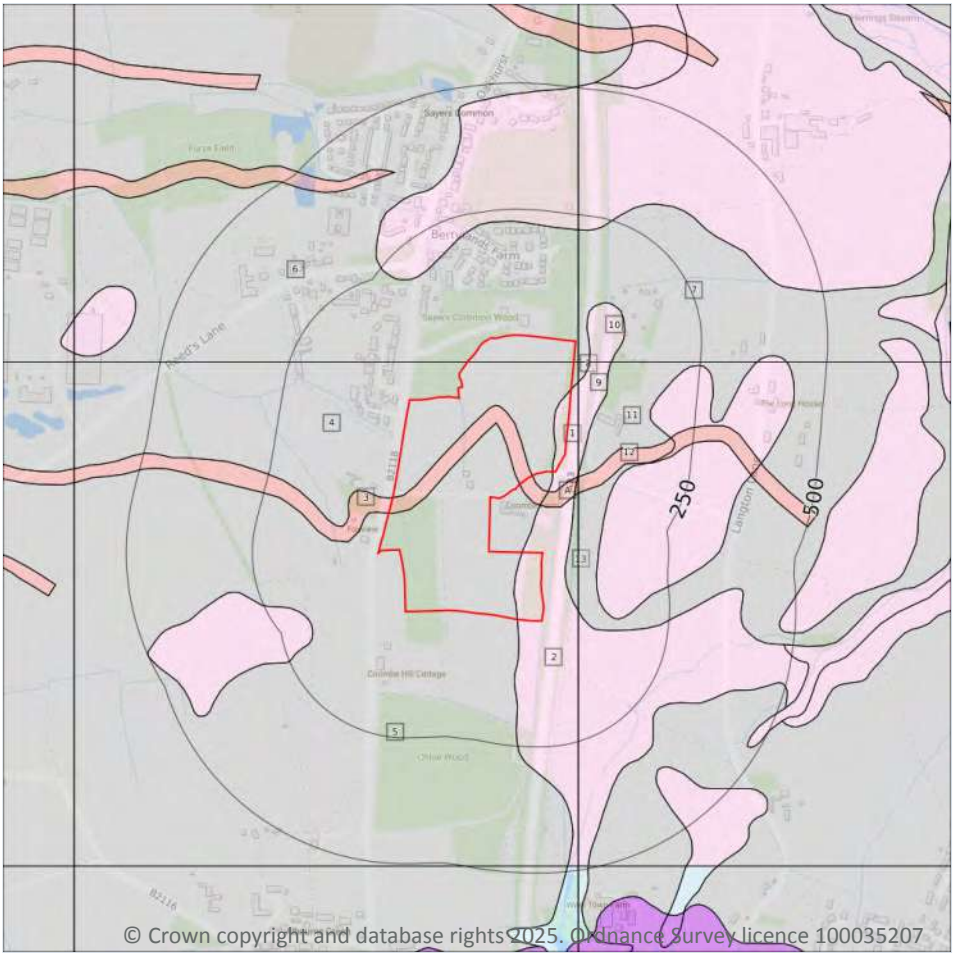
Features are displayed on the Bedrock aquifer map on **page 35 >**

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

ID	Location	Designation	Description
3	380m NW	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



Site Outline

Search buffers in metres (m)

Superficial vulnerability
- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability
- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	16

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

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

Features are displayed on the Groundwater vulnerability map on **page 37 >**

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

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
7	6m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
8	9m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
9	13m E	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
10	27m E	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
A	31m SE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
11	36m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	42m SE	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
A	44m SE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
12	45m SE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
13	47m E	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones

Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	0

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

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

5.7 Surface water abstractions

Records within 2000m	3

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 42 >**

ID	Location	Details	
-	1699m N	Status: Active Licence No: 10/41/322202 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: HERRINGS STREAM AT HICKSTED PLACE Data Type: Line Name: Hickstead Limited Easting: 526530 Northing: 119720	Annual Volume (m^3): 51369 Max Daily Volume (m^3): 818.3 Original Application No: NPS/WR/015108 Original Start Date: 17/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 16/04/2019 Version End Date: -
-	1865m SW	Status: Historical Licence No: 10/41/321115 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: CUTLERS BROOK & TRIBUTARIES AT ALBOURNE PLACE FARM Data Type: Point Name: De-Soutter Easting: 525900 Northing: 115800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/02/1975 Expiry Date: - Issue No: 100 Version Start Date: 10/07/1992 Version End Date: -
-	1876m NW	Status: Historical Licence No: 10/41/322002 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: RIVER ADUR & HERRINGS STREAM AT TWINEHAM Data Type: Poly4 Name: Worsley Easting: 524000 Northing: 119670	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 19/08/1985 Expiry Date: - Issue No: 101 Version Start Date: 03/04/2001 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

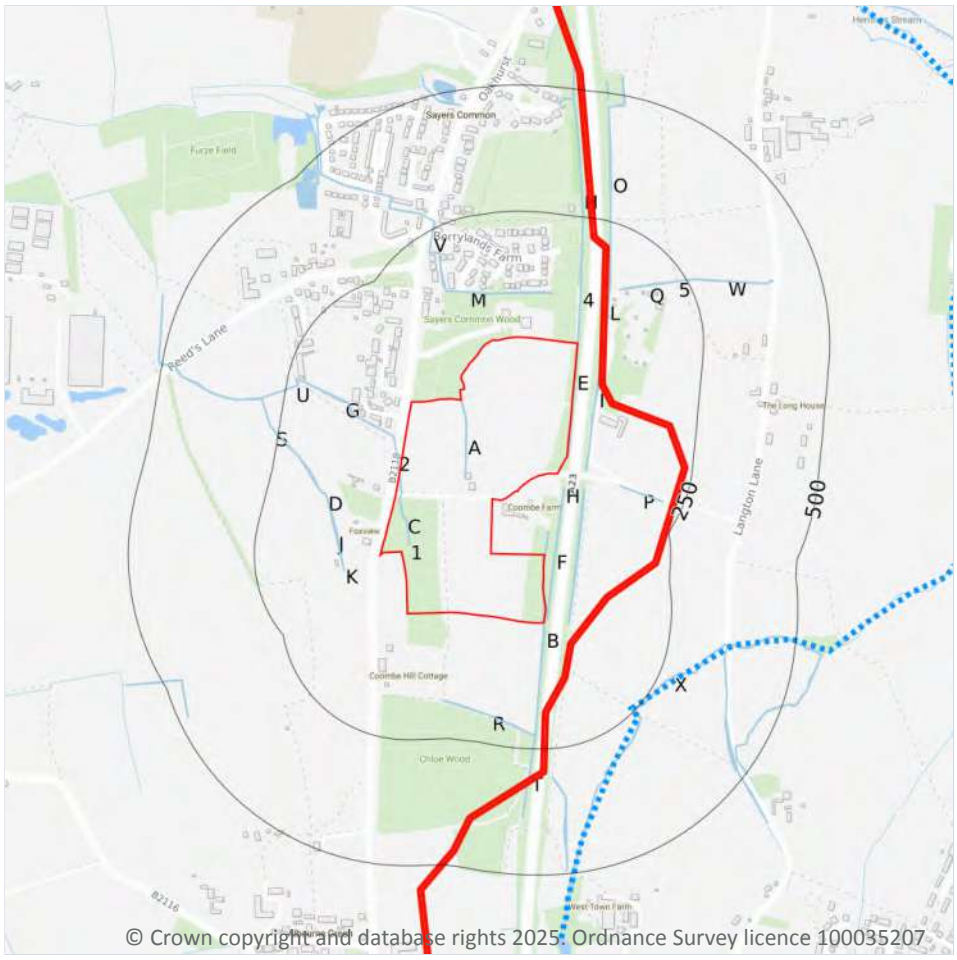
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	39

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 45 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
1	**On site**	**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
2	**On site**	**Inland river not influenced by normal tidal action.**	**Underground**	**Watercourse contains water year round (in normal circumstances)**	**-**
A	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
B	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
C	**On site**	**Inland river not influenced by normal tidal action.**	**Underground**	**Watercourse contains water year round (in normal circumstances)**	**-**
E	1m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	5m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	23m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	30m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	33m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	42m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	49m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
J	76m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
K	77m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
K	78m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	81m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	81m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
M	88m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	98m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
N	104m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	112m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
O	119m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	119m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	132m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	134m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
Q	135m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	175m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	201m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
S	203m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
T	224m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	230m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
U	233m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
V	233m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
W	233m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
U	235m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
V	241m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
X	242m 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	21

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 45 >**

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 45 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
D	**On site**	**River**	**Adur East (Sakeham)**	**GB107041012900**	**Adur Upper**	**Adur and Ouse**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 45 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3180m NW	River	Adur East (Sakeham)	GB107041012900 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

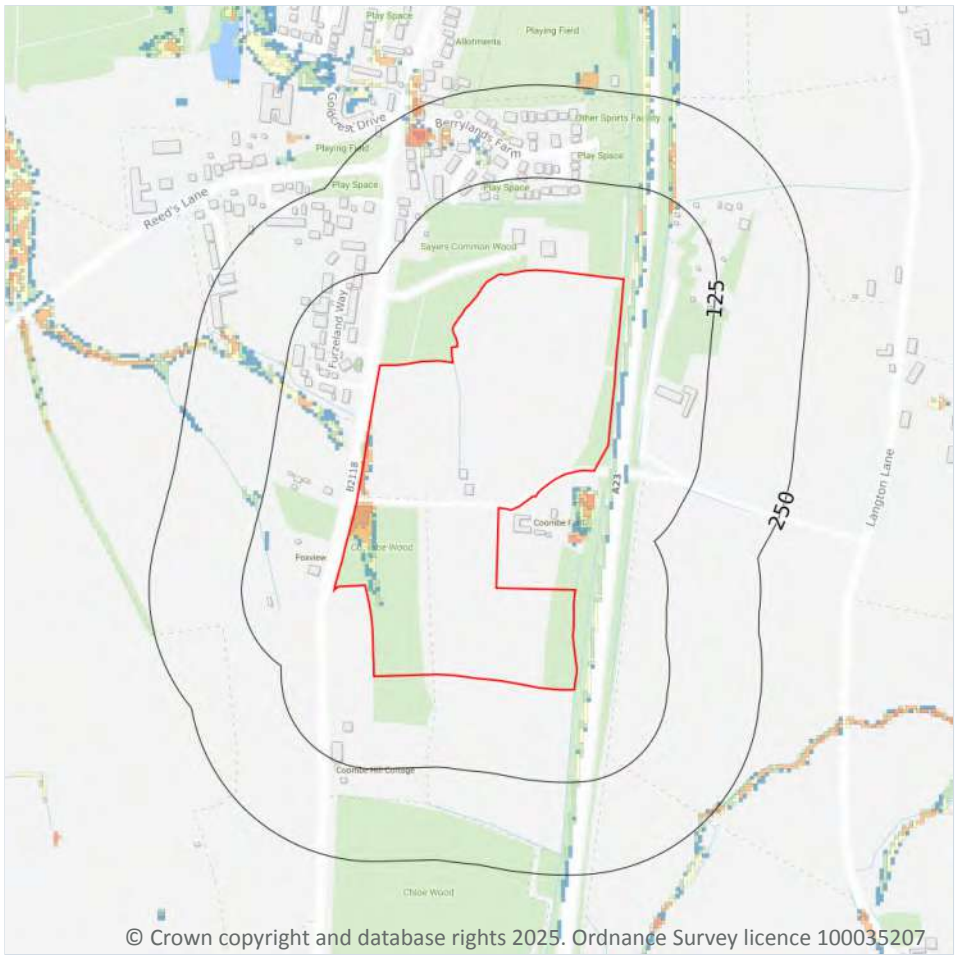
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.3m - 1.0m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 54 >**

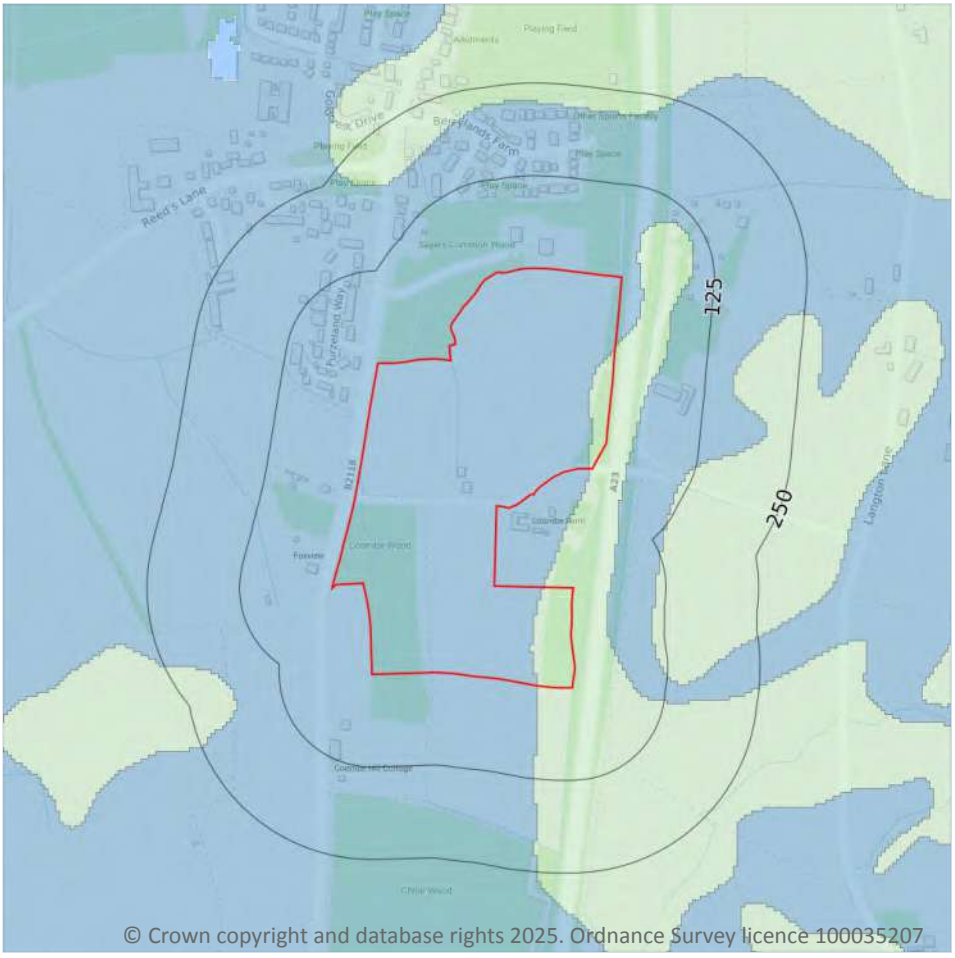
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

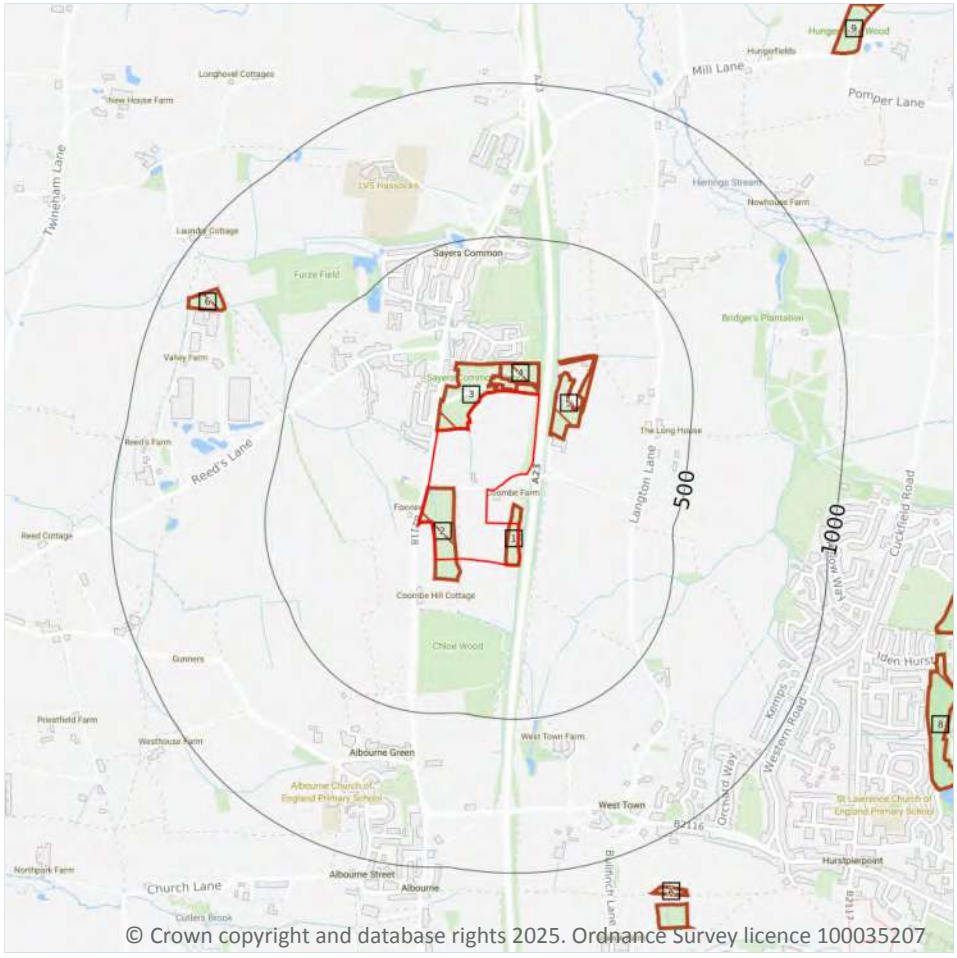
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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

Features are displayed on the Groundwater flooding map on **page 56 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

Biosphere Reserves

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	17

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 57 >**

ID	Location	Name	Woodland Type
1	**On site**	**Coombe Farm Shaw**	**Ancient & Semi-Natural Woodland**
2	**On site**	**Coombe Wood**	**Ancient & Semi-Natural Woodland**
3	**On site**	**Sayers Common Wood_W**	**Ancient & Semi-Natural Woodland**
4	29m N	Sayers Common Wood	Ancient & Semi-Natural Woodland
5	46m E	Sayers Common Wood_E	Ancient & Semi-Natural Woodland
6	796m NW	Laundry Wood	Ancient & Semi-Natural Woodland
A	1143m SE	Grange Farm Shaw_N	Ancient & Semi-Natural Woodland
A	1192m S	Grange Farm Shaw	Ancient & Semi-Natural Woodland
7	1372m E	Tilleys Copse	Ancient & Semi-Natural Woodland
8	1383m E	The Wilderness	Ancient & Semi-Natural Woodland
9	1465m NE	Hungerfields Wood	Ancient & Semi-Natural Woodland
-	1565m N	Moat Burn Shaw	Ancient & Semi-Natural Woodland
-	1742m E	Sandfield Shaw	Ancient & Semi-Natural Woodland
-	1835m NE	Northend Copse	Ancient & Semi-Natural Woodland
-	1907m NE	Blackhouse Wood	Ancient & Semi-Natural Woodland
-	1916m W	Blackstone Gate Wood	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1940m NW	Collins Barn 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	1

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.

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Status
10	1529m SE	Brighton and Lewes Downs	Declared

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

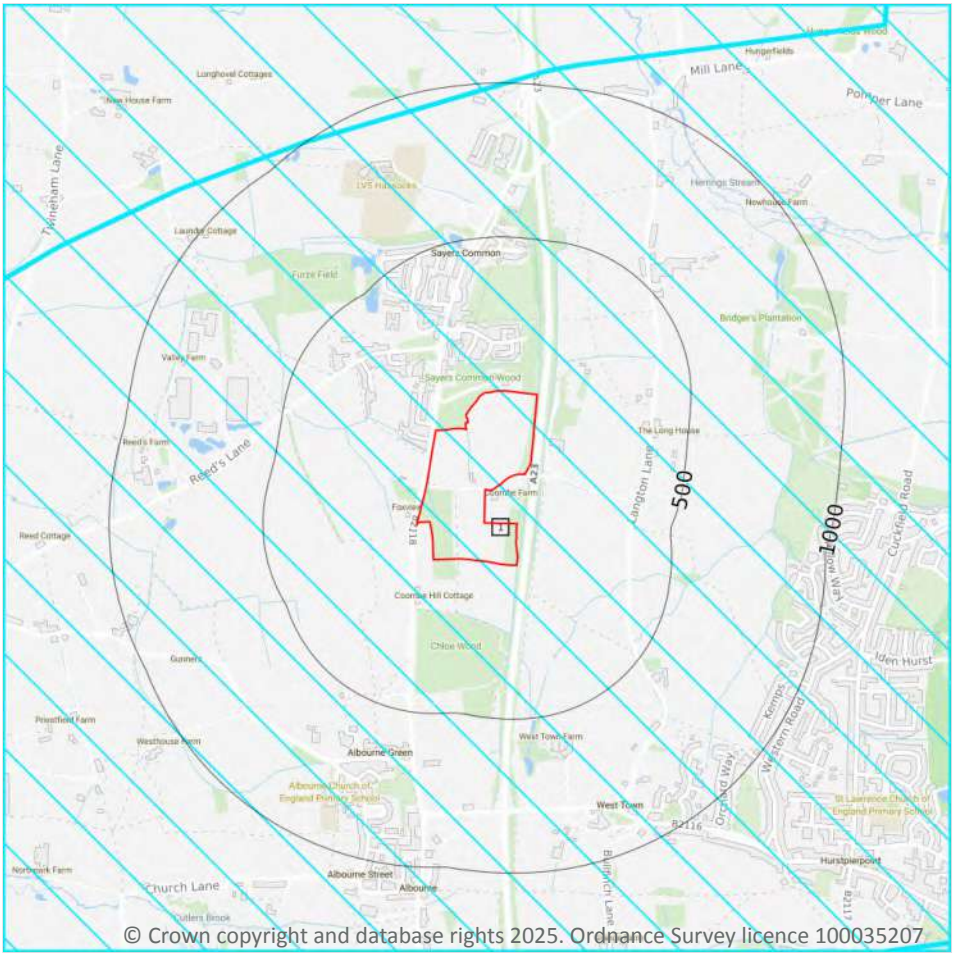
Records within 2000m	**3**

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.

Location	Name	Type	NVZ ID	Status
On site	**Adur East (Sakeham) NVZ**	**Surface Water**	**522**	**Existing**
702m S	Chess Stream NVZ	Surface Water	808	Existing
1504m S	Chess Stream NVZ	Surface Water	808	Existing

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 63 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000500000&notes=&location=528646,118824%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations

Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	3

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 65 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	15m SE	Barn At Coombe Farm	II	1096895	21/12/1994
A	32m SE	Coombe Farmhouse	II	1372073	21/12/1994
A	44m SE	Granary At Coombe Farm	II	1039923	21/12/1994

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

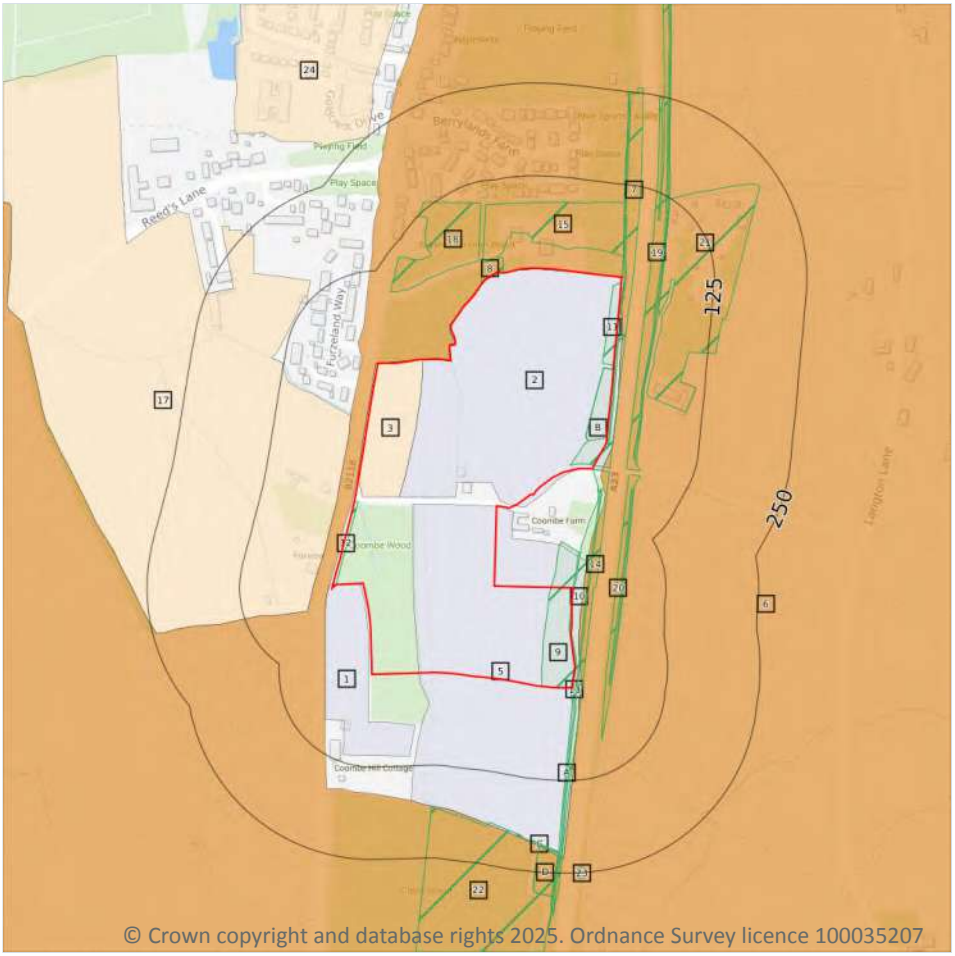
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	7

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 68 >**

ID	Location	Classification	Description
1	On site	Grade 4	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**

ID	Location	Classification	Description
2	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**
3	**On site**	**Grade 3b**	**Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.**
5	**On site**	**Grade 4**	**Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.**
6	**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.**
17	22m W	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
24	249m NW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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	**23**

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 68 >**

ID	Location	Description	Reference	Application date
7	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
8	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
9	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
10	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
11	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
12	**On site**	**Selective Fell/Thin (Unconditional)**	**019/293/07-08**	**06/11/2007**
A	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
B	**On site**	**Selective Fell/Thin (Unconditional)**	**018/366/15-16**	**-**
B	**On site**	**Selective Fell/Thin (Unconditional)**	**019/293/07-08**	**06/11/2007**
13	1m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
14	2m SE	Selective Fell/Thin (Unconditional)	018/366/15-16	-
A	6m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
15	20m N	Selective Fell/Thin (Unconditional)	018/366/15-16	-
18	26m NW	Selective Fell/Thin (Unconditional)	019/603/11-12	25/04/2012
19	31m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
20	43m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
21	48m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
22	182m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
C	208m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
C	212m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
D	214m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
D	224m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-
23	241m S	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	2

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	**AG00439145**	**Entry Level Stewardship**	**01/05/2013**	**30/04/2018**
On site	**AG00439145**	**Entry Level Stewardship**	**01/05/2013**	**30/04/2018**

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

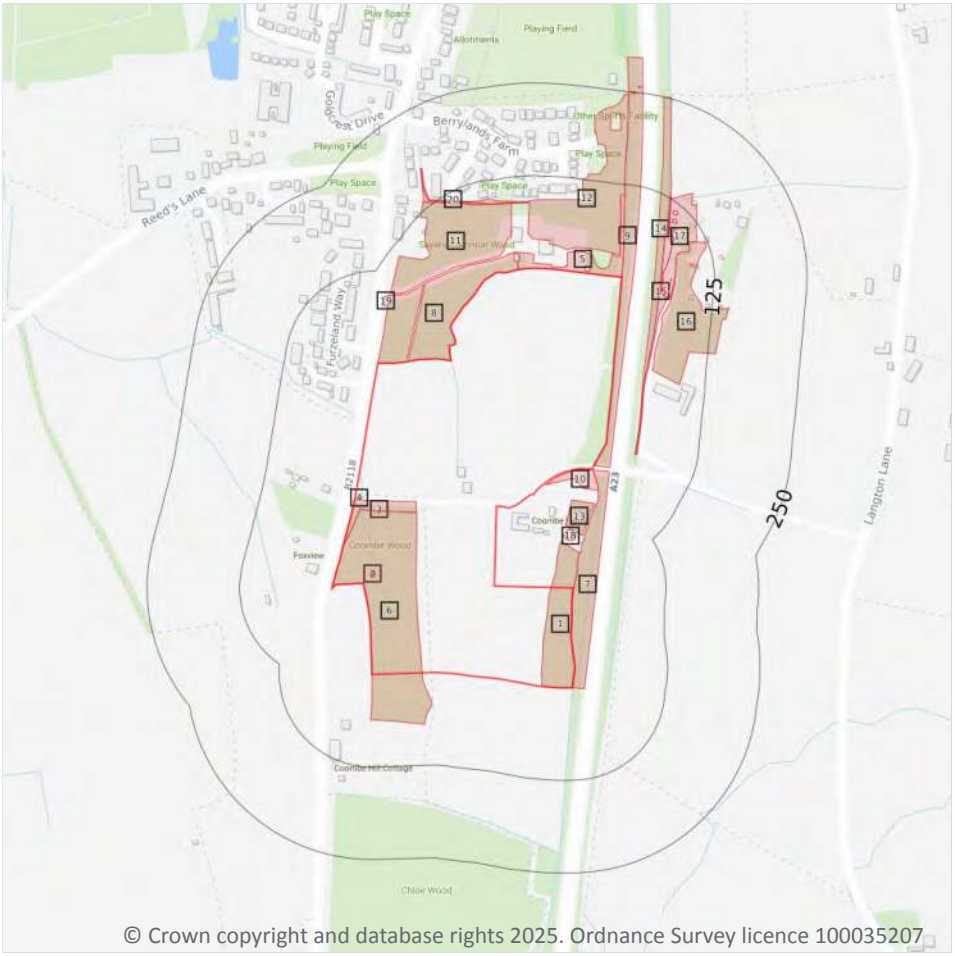
Records within 250m	2

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
51m E	1260627	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
123m E	1260627	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

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	20

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 72 >**

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
6	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
7	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
8	**On site**	**Deciduous woodland**	**Main habitat: DWOOD (INV > 50%)**
9	**On site**	**No main habitat but additional habitats present**	**Additional: DWOOD (INV 50%)**
10	1m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	20m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	29m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	39m SE	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
14	40m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	42m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	52m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	55m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	64m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
19	78m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	89m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**0**

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	**0**

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

This data is sourced from Natural England.

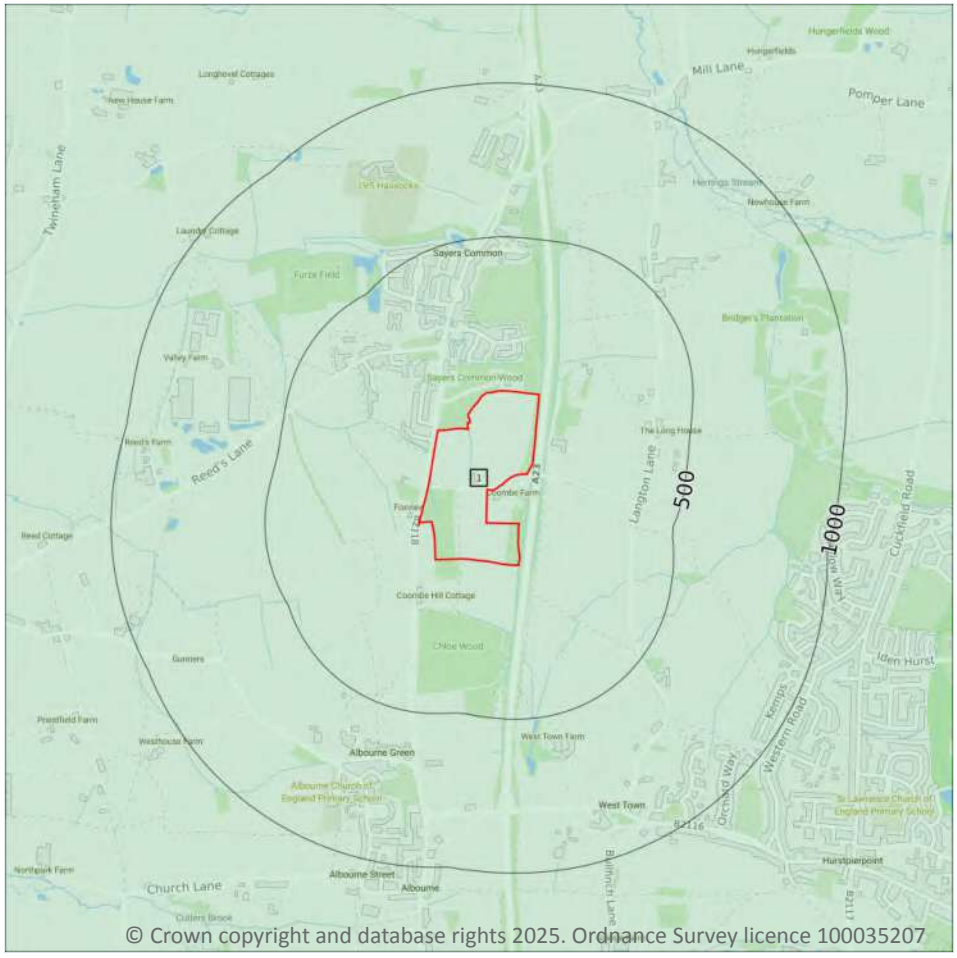
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 75 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**TQ21NE**

This data is sourced from the British Geological Survey.

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

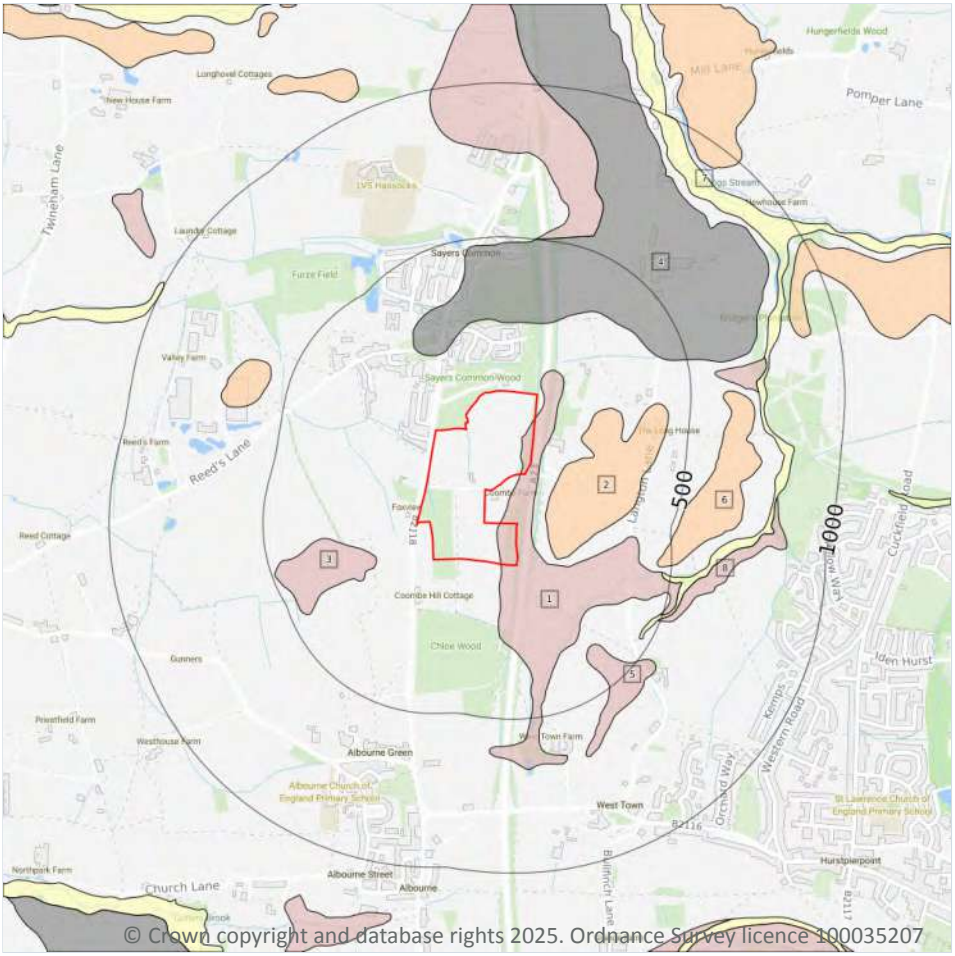
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **8**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 77 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HEAD-XCZSV**	**Head - Clay, Silt, Sand And Gravel**	**Clay, Silt, Sand And Gravel**
2	95m E	AD3-XSV	River Terrace Deposits, 3 (adur) - Sand And Gravel	Sand And Gravel
3	172m SW	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

ID	Location	LEX Code	Description	Rock description
4	183m NW	AD2T3-XZSV	River Terrace Deposits, 2 To 3 (adur) - Silt, Sand And Gravel	Silt, Sand And Gravel
5	356m SE	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
6	454m E	AD2-XSV	River Terrace Deposits, 2 (adur) - Sand And Gravel	Sand And Gravel
7	459m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
8	493m E	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

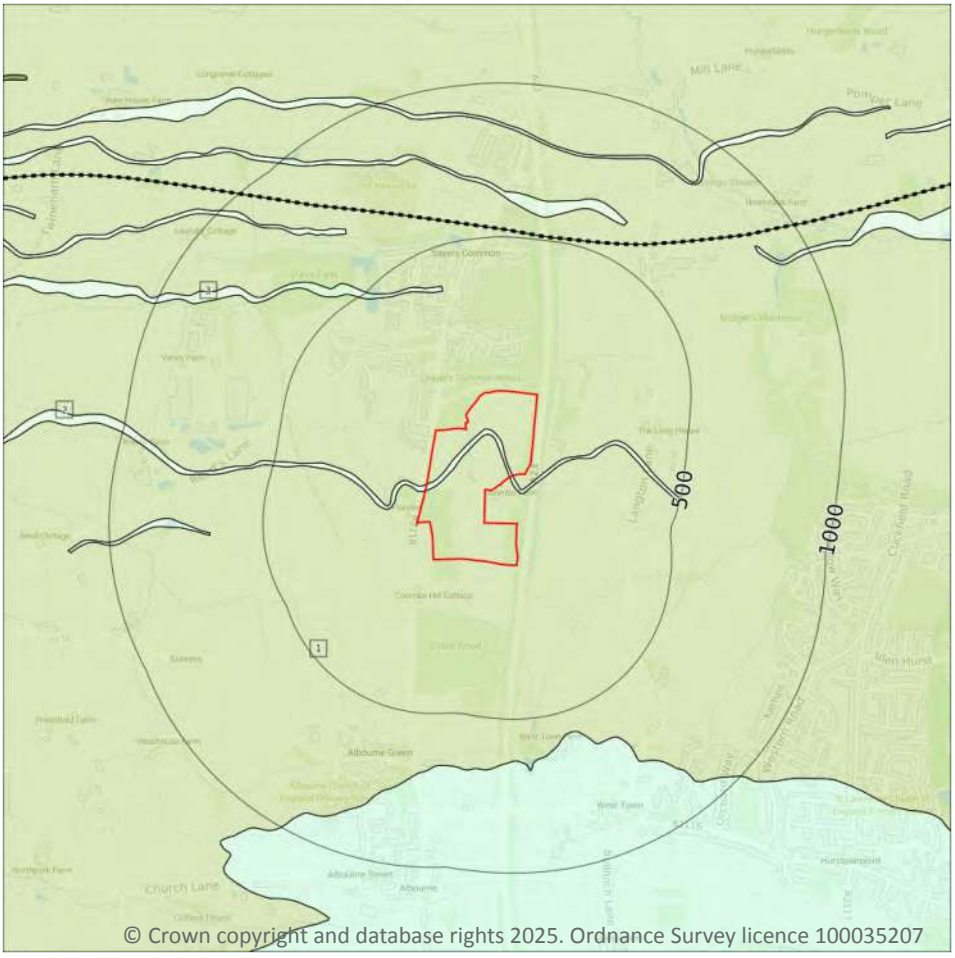
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	3

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 79 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**Weald Clay Formation - Mudstone**	**Barremian Age - Hauterivian Age**
2	**On site**	**WC-SDST**	**Weald Clay Formation - Sandstone**	**Barremian Age - Hauterivian Age**
3	358m NW	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age

This data is sourced from the British Geological Survey.

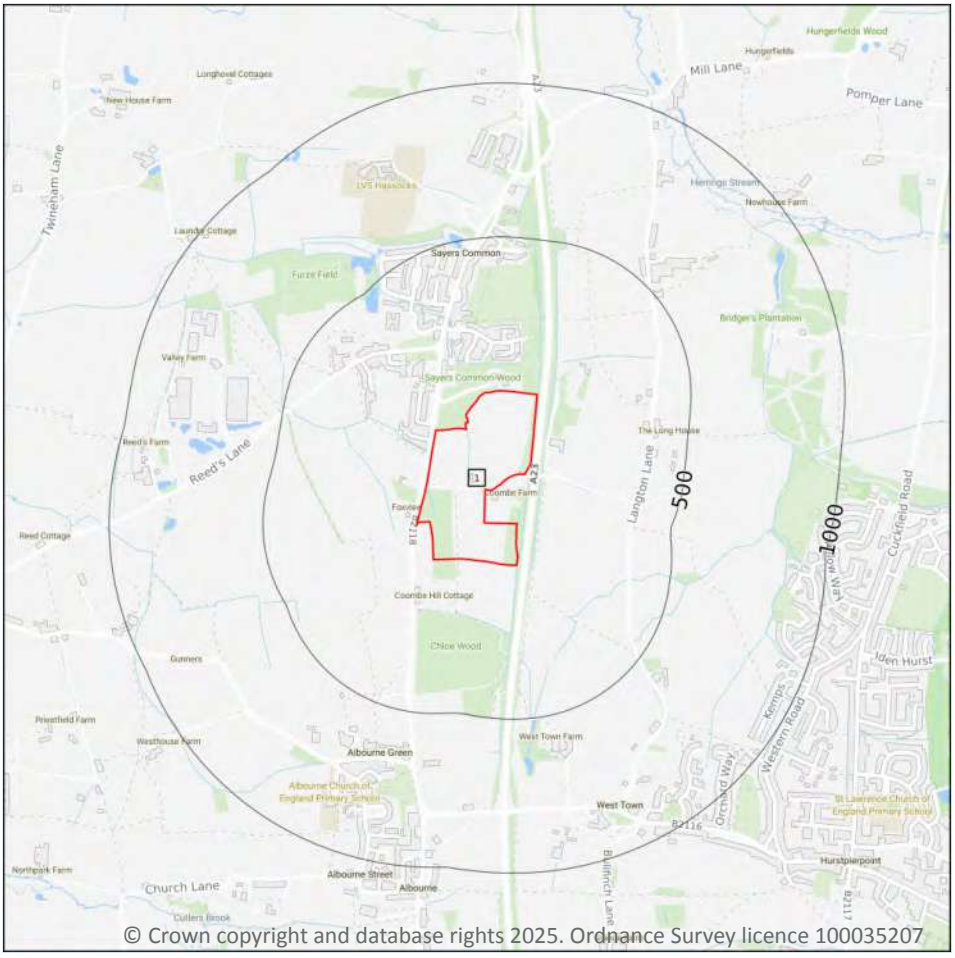
14.6 Bedrock faults and other linear features (10k)

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 81 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

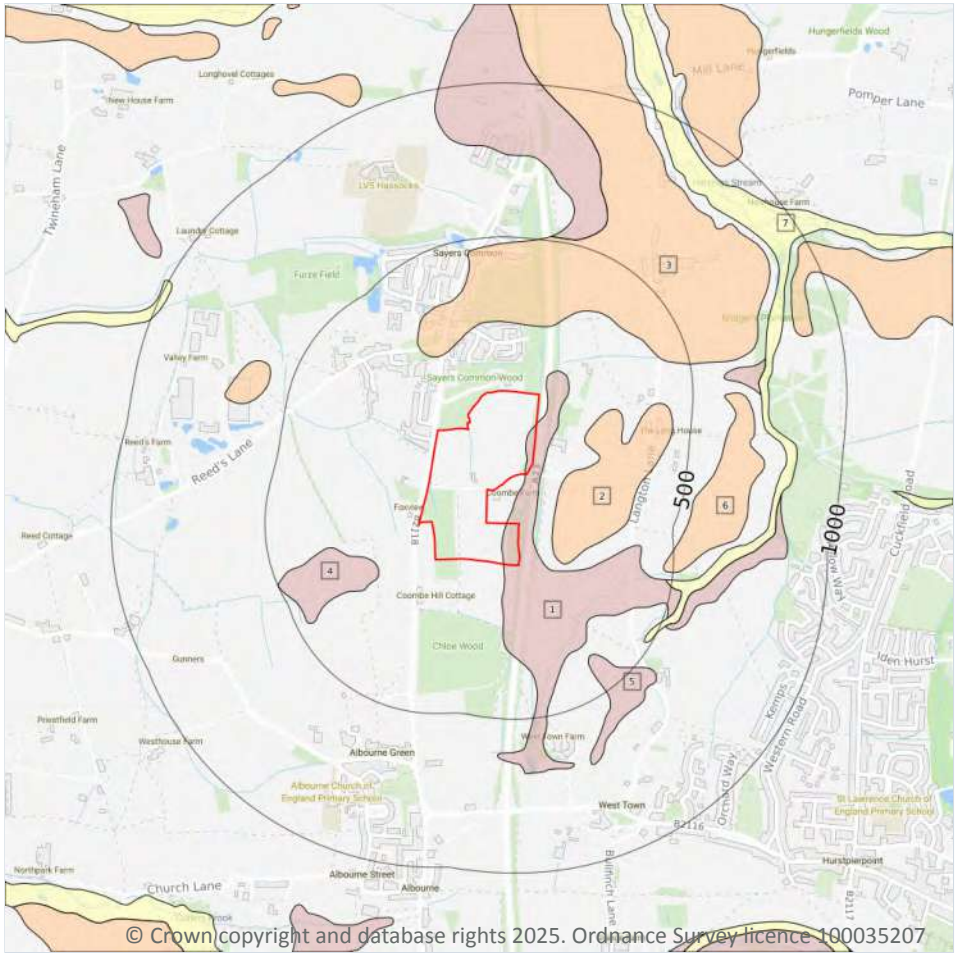
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **7**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 83 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HEAD-XCZSV**	**HEAD**	**CLAY, SILT, SAND AND GRAVEL**
2	109m E	AD3-XSV	RIVER TERRACE DEPOSITS, 3 (ADUR)	SAND AND GRAVEL
3	182m NW	AD2T3-XSV	RIVER TERRACE DEPOSITS, 2 TO 3 (ADUR)	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	187m W	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
5	375m SE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
6	469m E	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	SAND AND GRAVEL
7	474m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

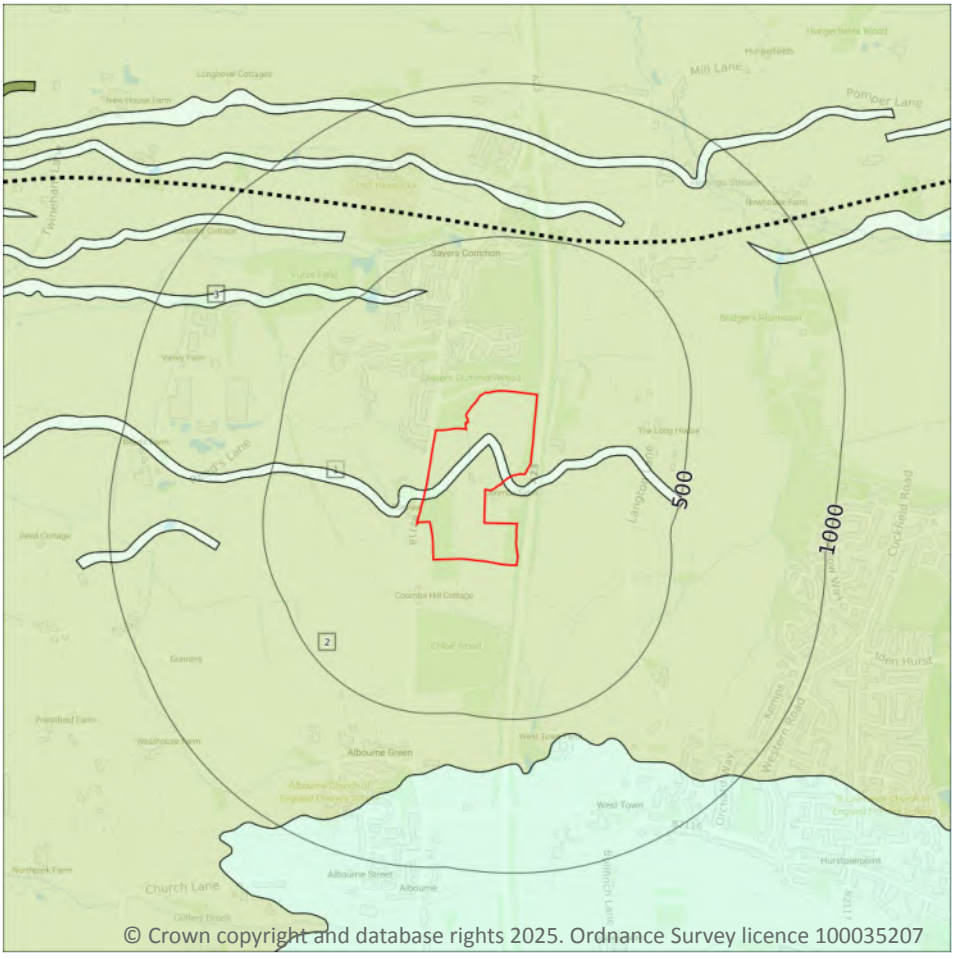
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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 **3**

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 85 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-SDST**	**WEALD CLAY FORMATION - SANDSTONE**	**HAUTERIVIAN**
2	**On site**	**WC-MDST**	**WEALD CLAY FORMATION - MUDSTONE**	**HAUTERIVIAN**
3	380m NW	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

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

This data is sourced from the British Geological Survey.

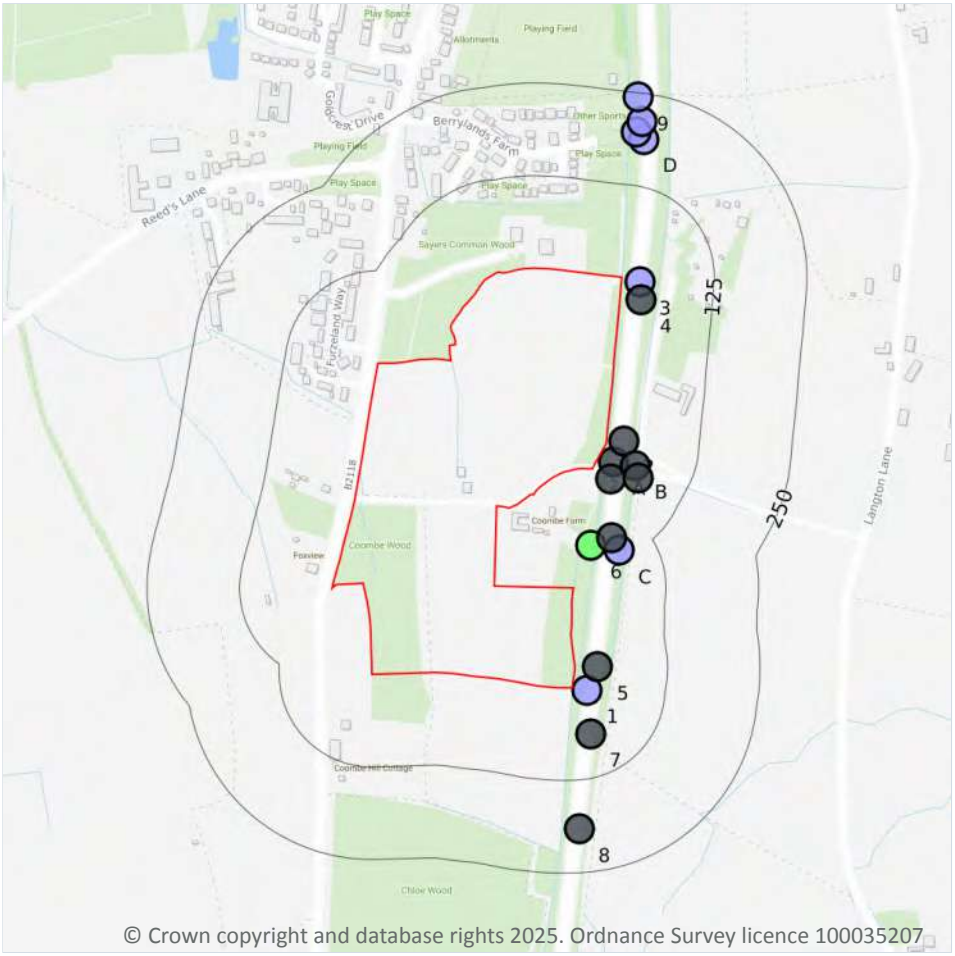
15.10 Bedrock faults and other linear features (50k)

Records within 500m	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



Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m	18

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

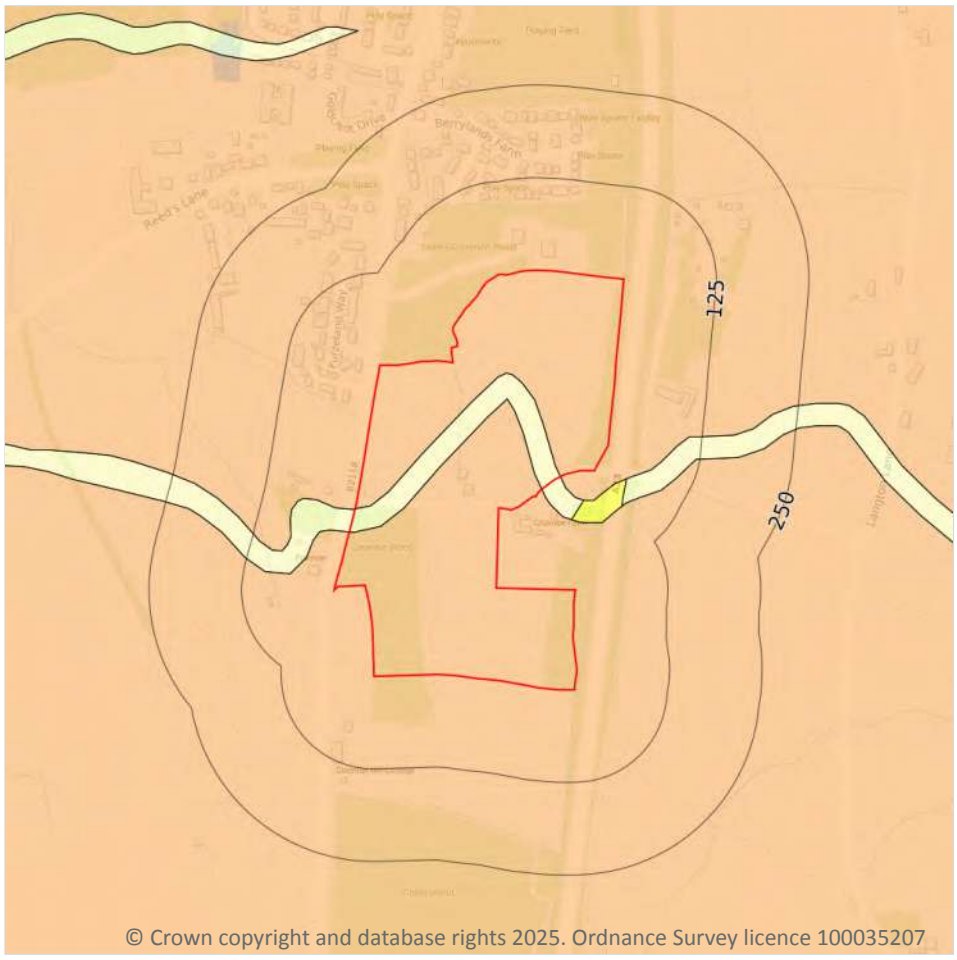
Features are displayed on the Boreholes map on **page 87 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	21m E	526948 117483	A23 BOLNEY TO BRIGHTON 864	5.0	N	584244 ↗
A	21m SE	526983 117791	A23 WARNINGLID FLYOVER TO BRIGHTON 1103	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
2	23m E	526997 117820	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1101	-	Y	N/A
3	25m E	527019 118035	A23 BOLNEY TO BRIGHTON 858	5.0	N	584241 ↗
A	28m SE	526979 117769	A23 WARNINGLID FLYOVER TO BRIGHTON 1106	-	Y	N/A
4	28m E	527020 118010	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1100	-	Y	N/A
5	31m E	526962 117515	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1107	-	Y	N/A
B	49m SE	527013 117786	A23 WARNINGLID FLYOVER TO BRIGHTON 1104	-	Y	N/A
B	61m SE	527017 117770	A23 WARNINGLID FLYOVER TO BRIGHTON 1105	-	Y	N/A
6	63m N	526953 117679	A23 BOLNEY TO BRIGHTON 862	15.0	N	584243 ↗
7	67m S	526952 117424	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1108	-	Y	N/A
C	80m NE	526991 117672	A23 BOLNEY TO BRIGHTON 860	10.0	N	584242 ↗
C	85m NE	526981 117689	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1102	-	Y	N/A
D	189m N	527024 118227	A23 BOLNEY TO BRIGHTON 856	5.0	N	584240 ↗
8	191m S	526937 117296	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1109	-	Y	N/A
D	197m N	527014 118237	A23 SAYERS COMMON WOOD TP1	1.5	N	18904948 ↗
D	212m N	527022 118251	A23 SAYERS COMMON WOOD TP4	1.5	N	18904951 ↗
9	244m N	527016 118284	A23 SAYERS COMMON WOOD TP2	1.5	N	18904949 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	4

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).

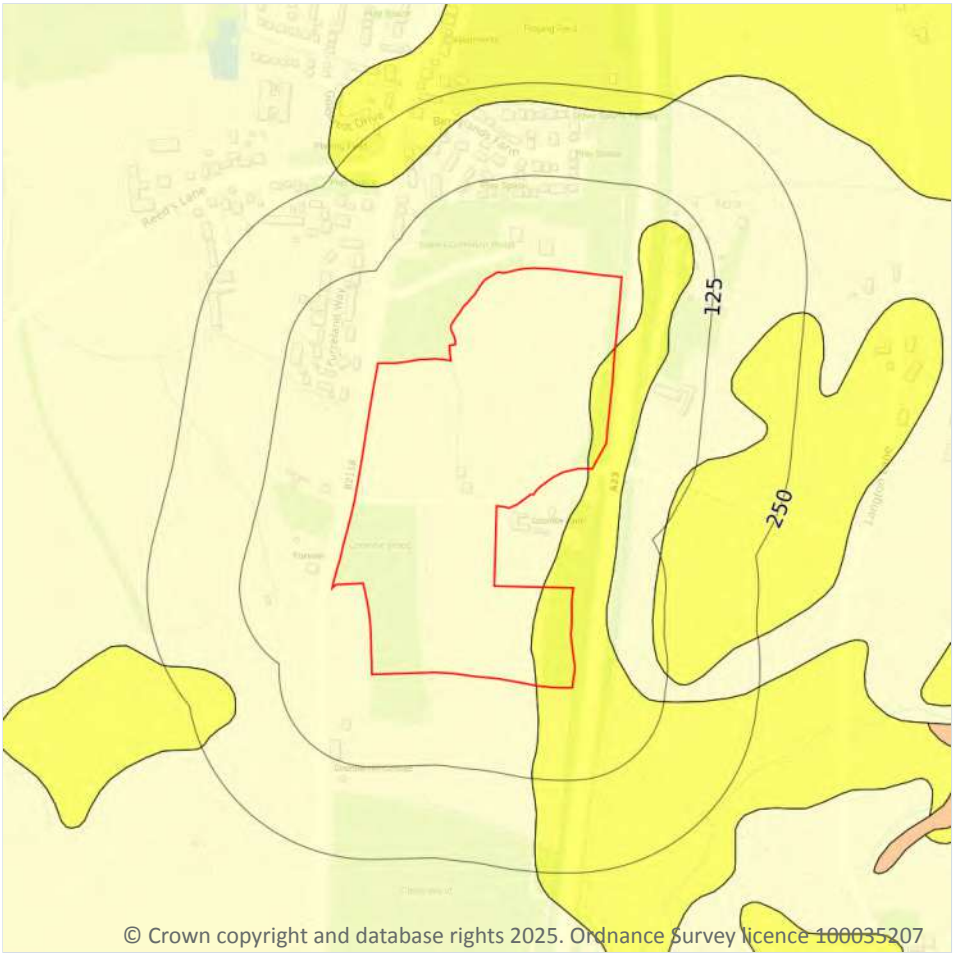
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 89 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Low**	**Ground conditions predominantly medium plasticity.**
31m SE	Very low	Ground conditions predominantly low plasticity.

Location	Hazard rating	Details
44m SE	Negligible	Ground conditions predominantly non-plastic.

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	2

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 91 >**

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.**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

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

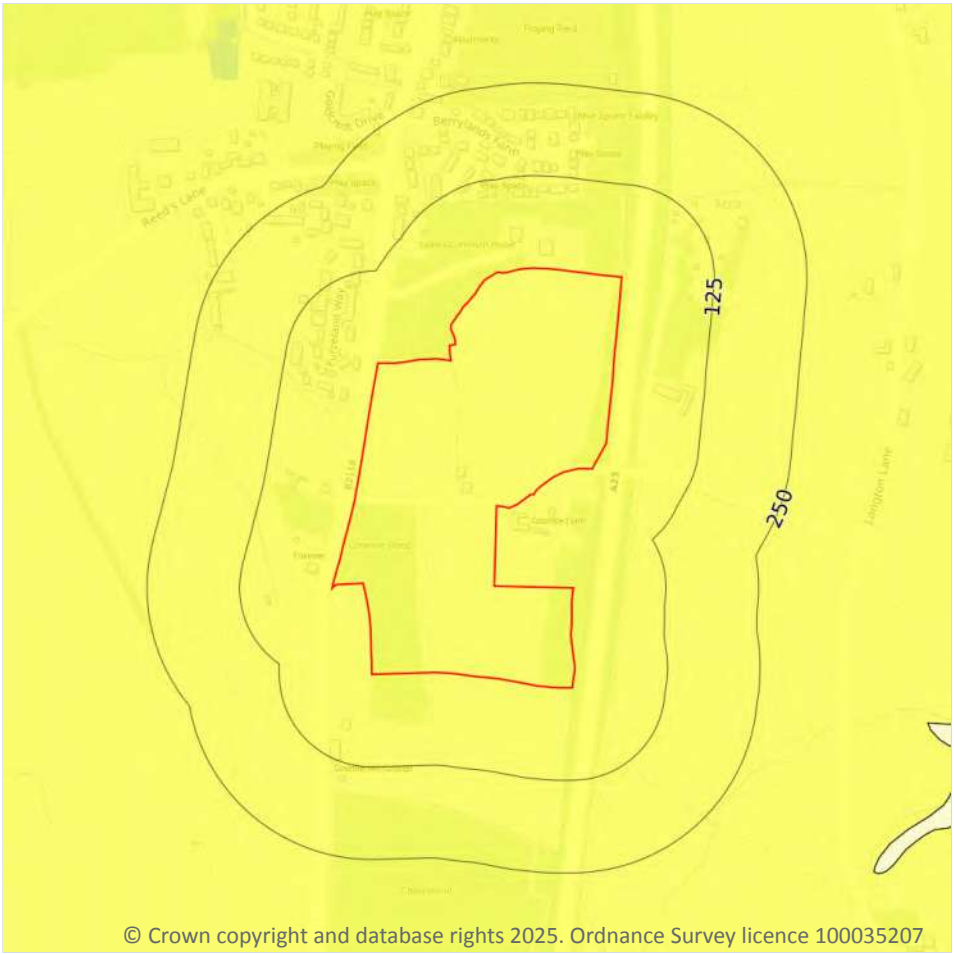
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 93 >**

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

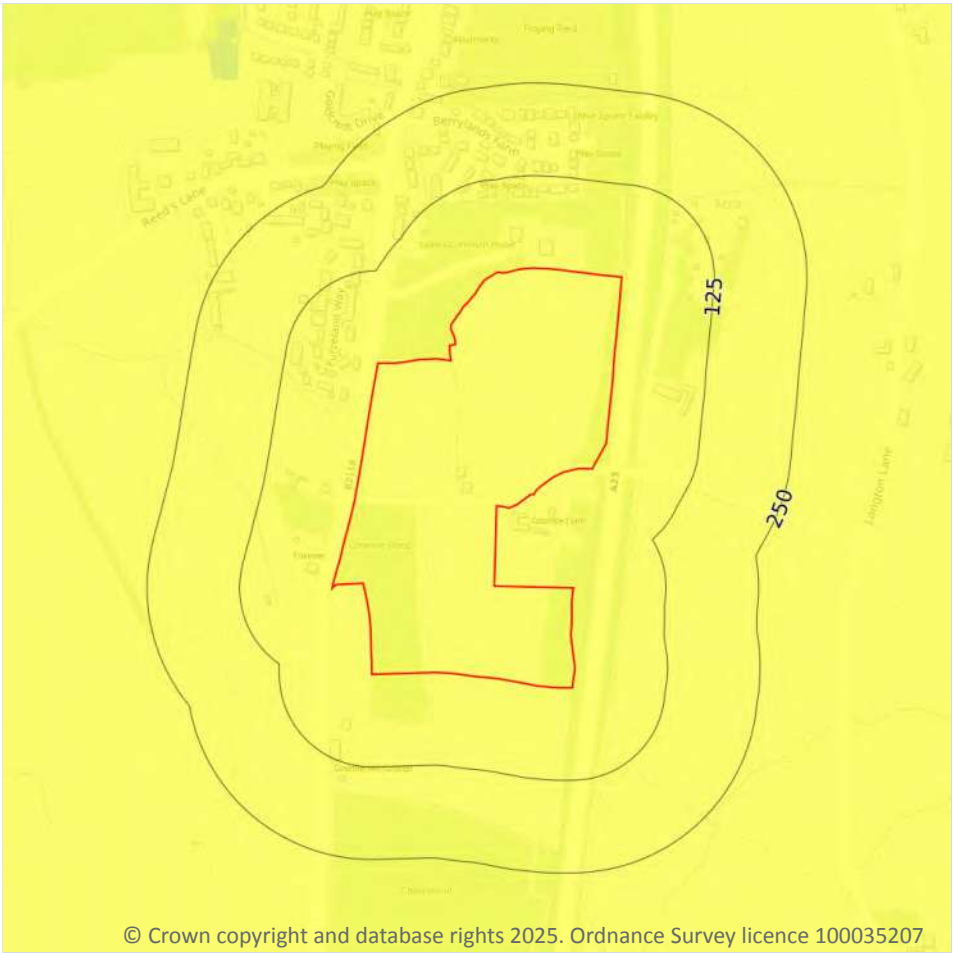
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 94 >**

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

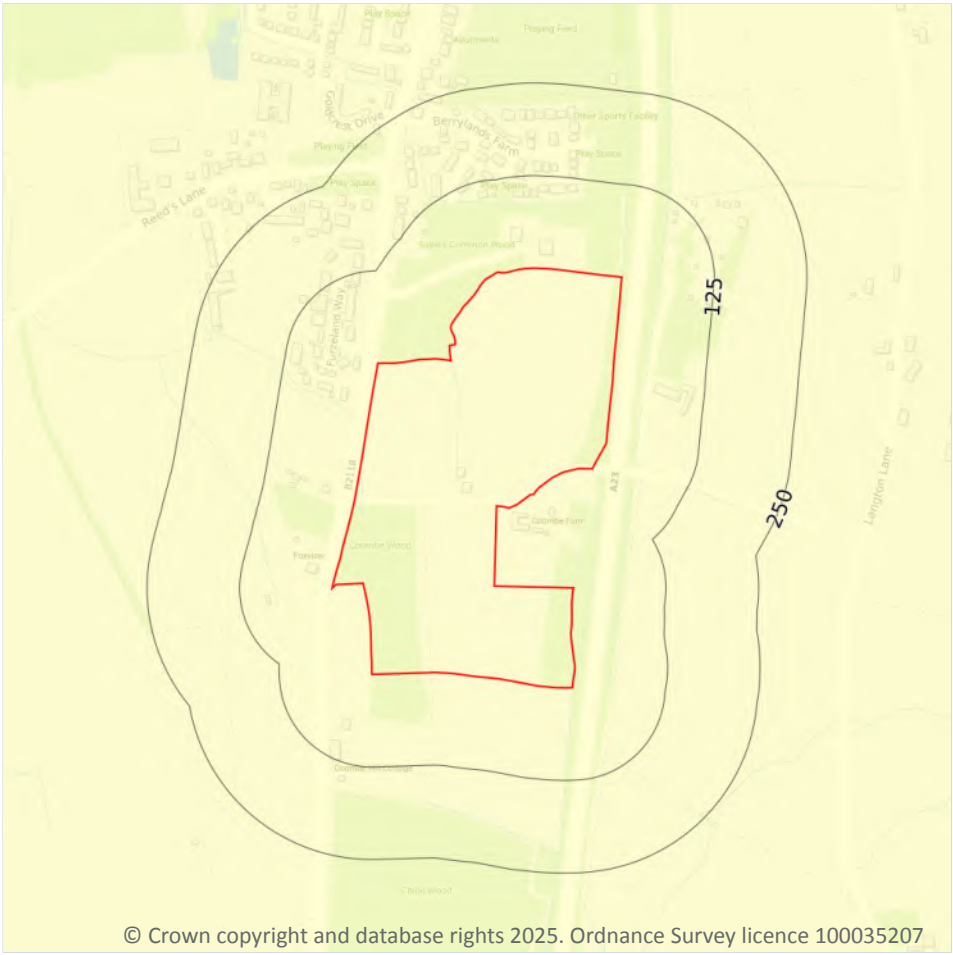
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 95 >**

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



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

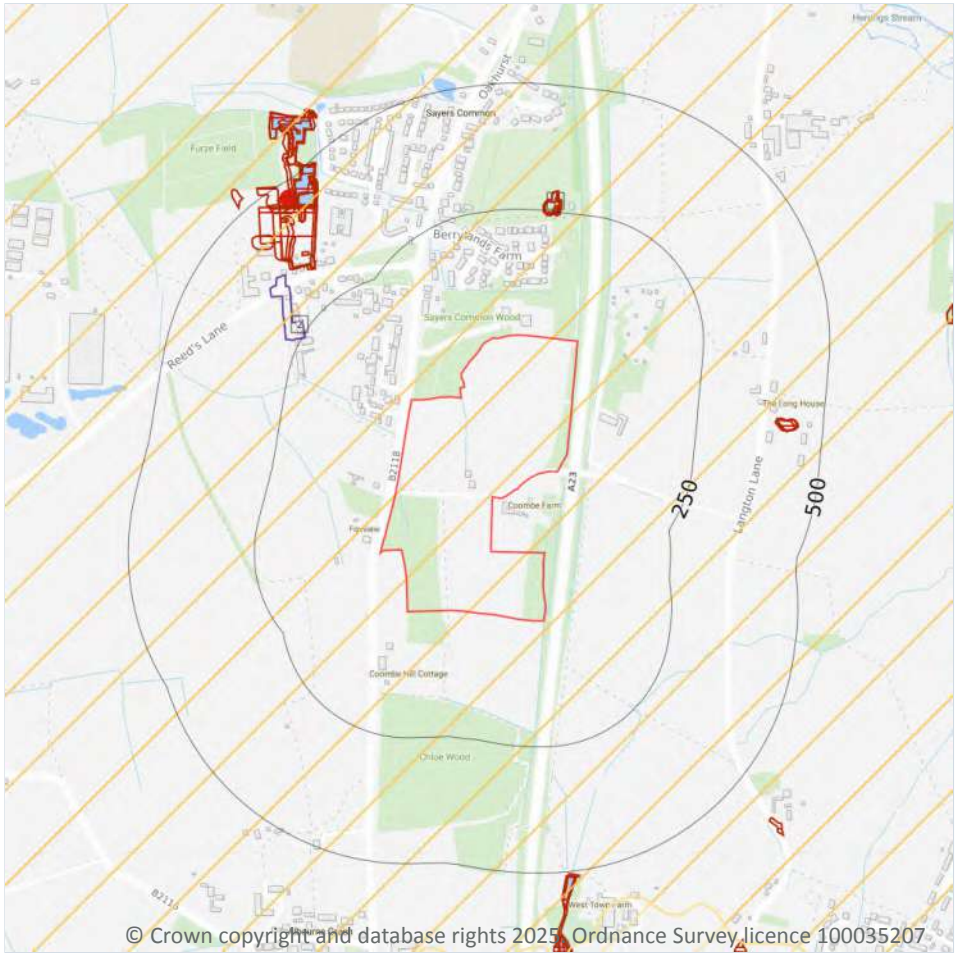
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 96 >**

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 and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

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 BritPits

Records within 500m	1

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 and ground workings map on **page 98 >**

ID	Location	Details	Description
B	469m NW	Name: Sayers Common Brickworks Address: Sayers Common, HASSOCKS, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**5**

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 and ground workings map on **page 98 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	241m N	Pond	1947	1:10560
A	242m N	Pond	1992	1:10000
A	242m N	Pond	1974	1:10000
A	242m N	Pond	1963	1:10560
A	242m N	Pond	1875	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 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 is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

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.

Features are displayed on the Mining and ground workings map on **page 98 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
2	245m NW	Sayers Common	Brick clay	Surface mineral working	Valid	2/2/48

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 and ground workings map on **page 98 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Iron Ore**	**B**	**Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**

ID	Location	Name	Commodity	Class	Likelihood
6	573m S	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 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.

18.8 The Coal Authority non-coal mining

Records within 500m	**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 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.

18.13 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.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 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 Ground cavities and sinkholes

19.1 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.

19.2 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.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon

Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 106 >**

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

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	18

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^2. 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^2; 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 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 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 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**200 - 300 mg/kg**	**120 - 240 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 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**
On site	**15 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
6m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
9m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
13m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
31m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
35m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
42m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
45m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
47m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 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^2).

This data is sourced from the British Geological Survey.

21.3 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^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 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.

22.2 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.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 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.

22.5 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.

22.6 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.

22.7 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.

22.8 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.

22.9 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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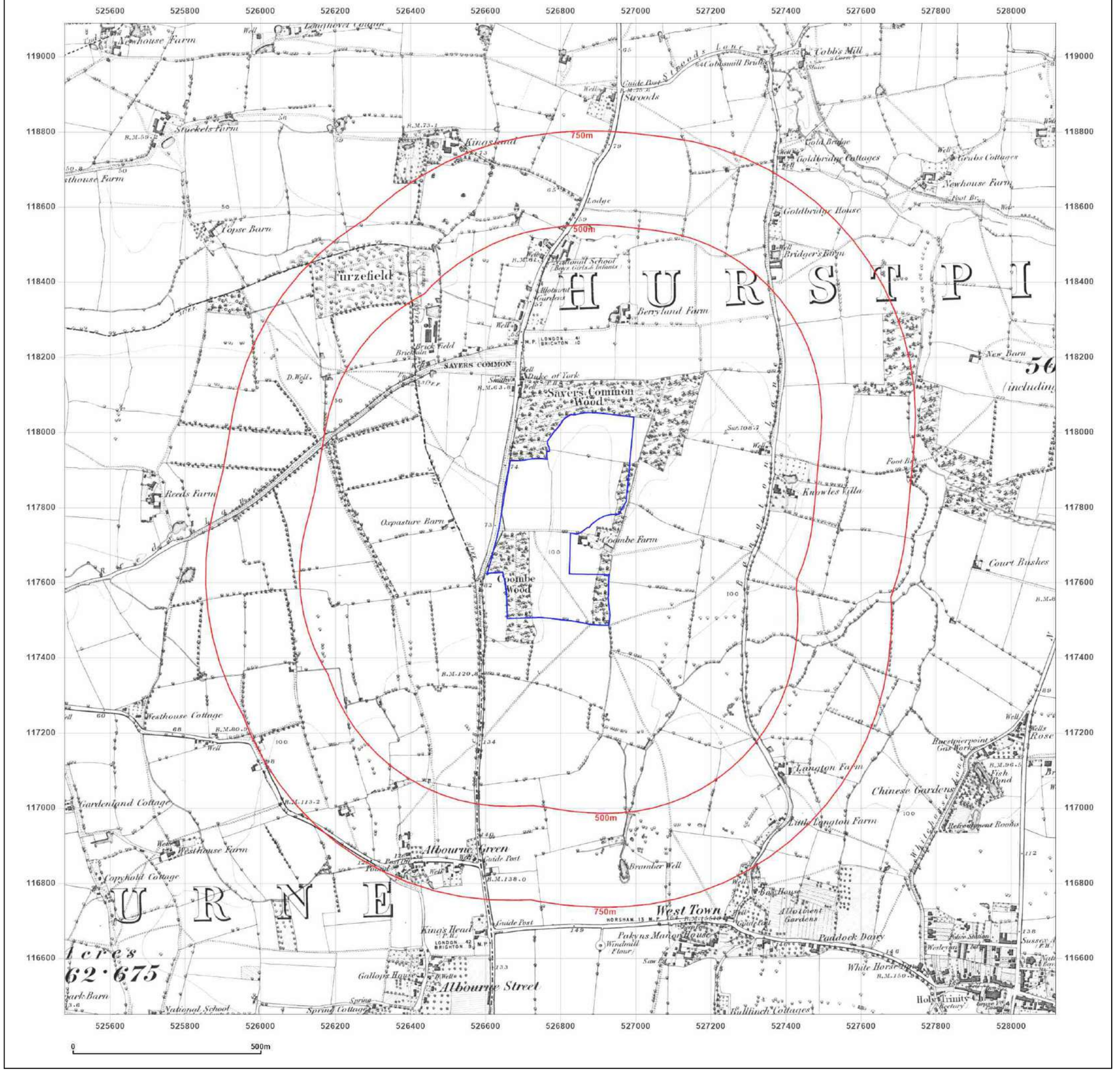
APPENDIX C
Historical Ordnance Survey Mapping



Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: County Series

Map date: **1875**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1875
Edition N/A
Copyright N/A
Levelled N/A

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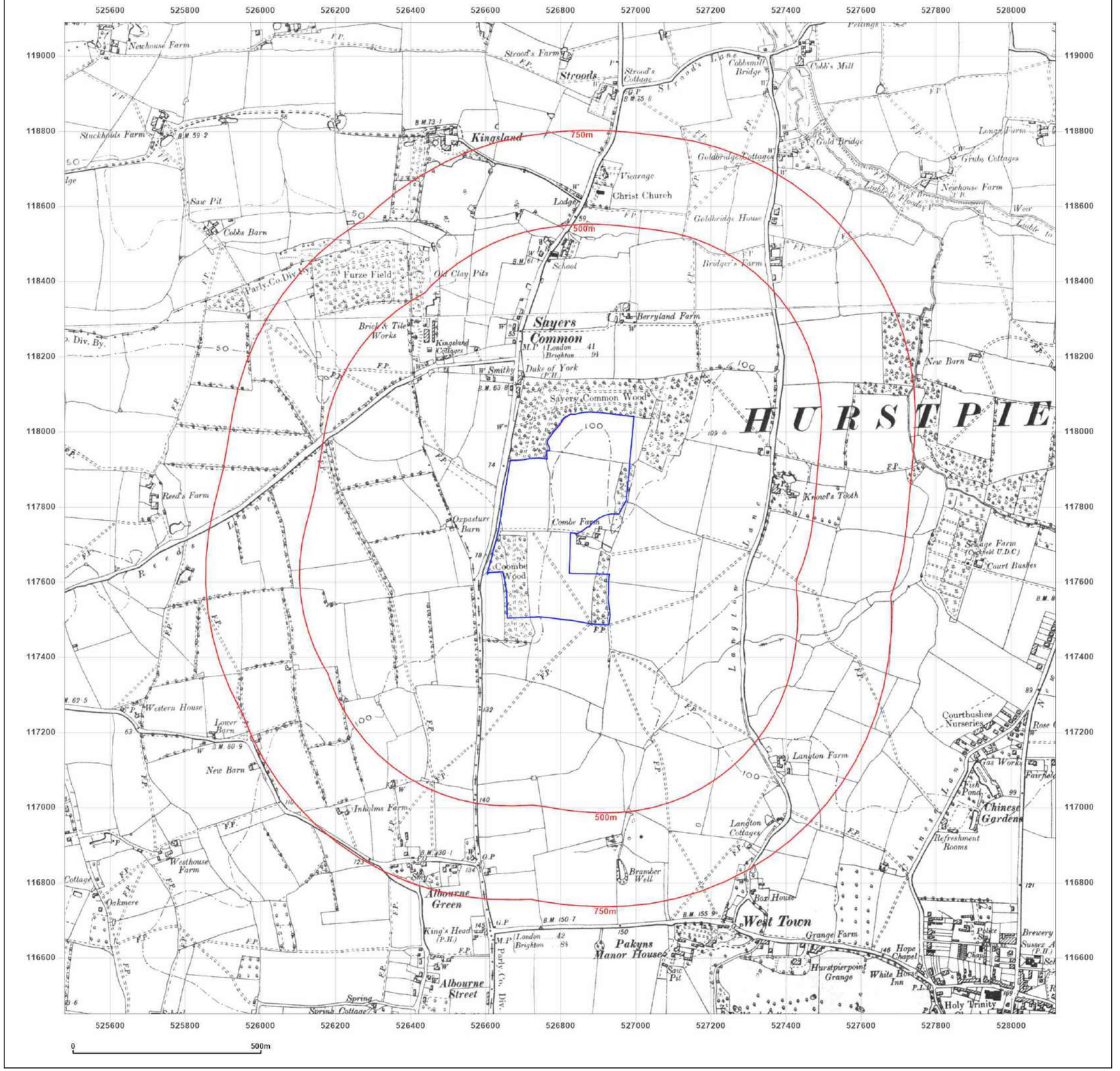

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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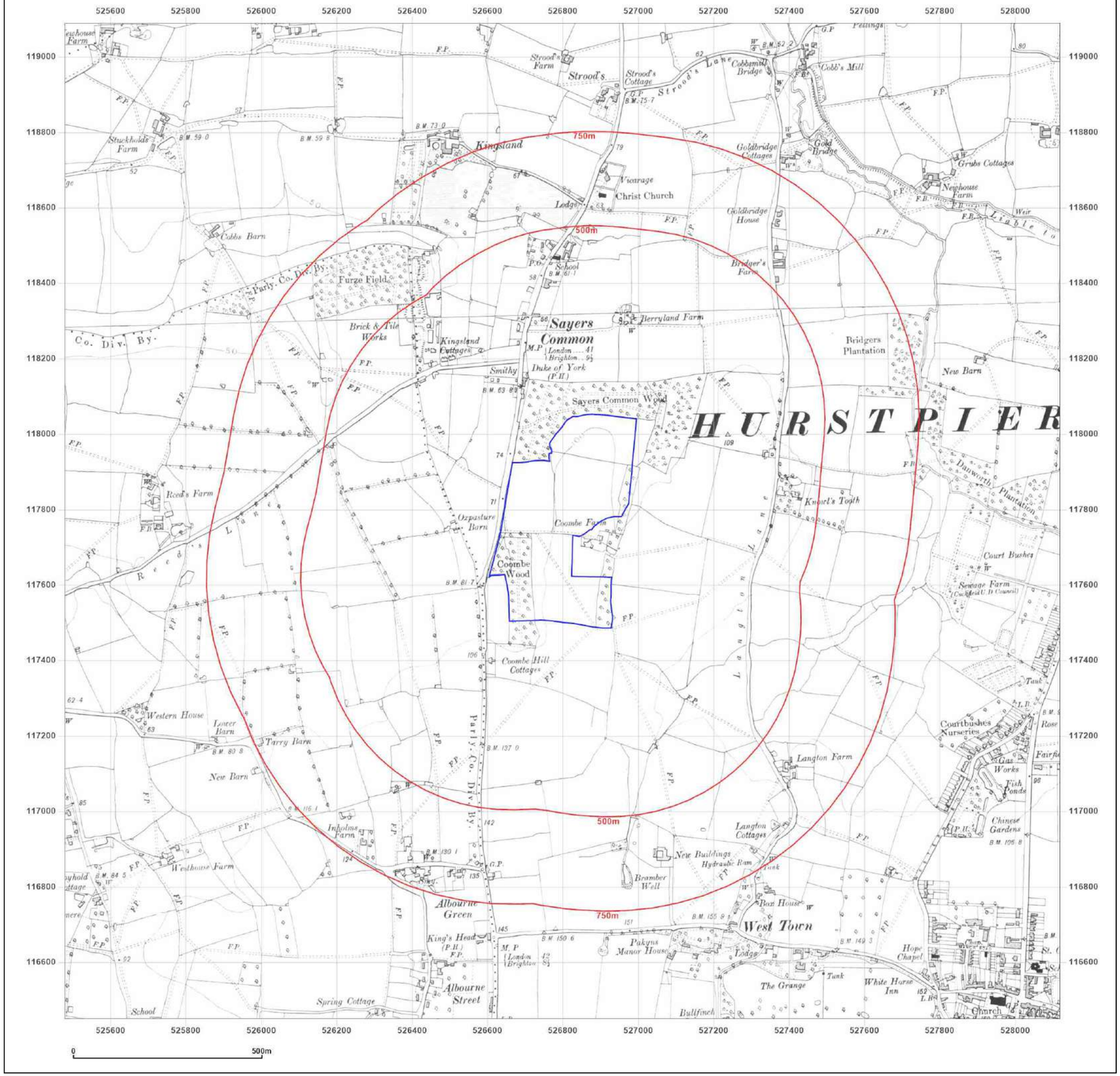

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

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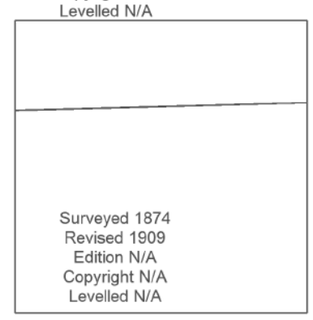
Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



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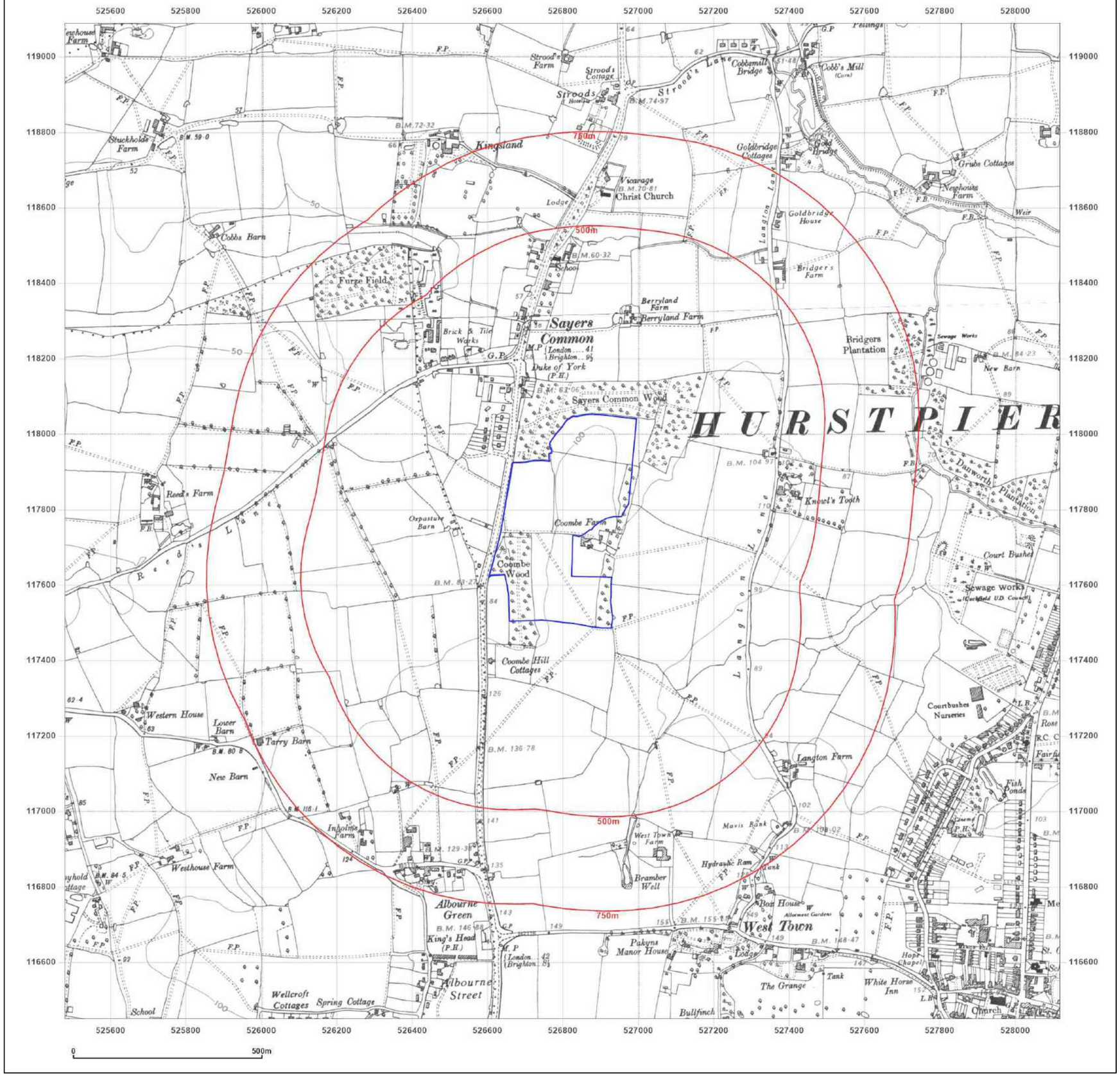

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: County Series

Map date: **1947**

Scale: 1:10,560

Printed at: 1:10,560

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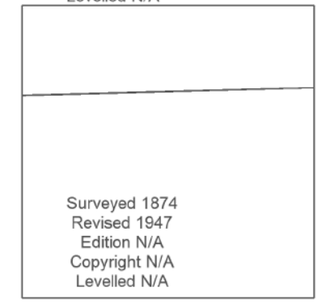
Surveyed 1874
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A



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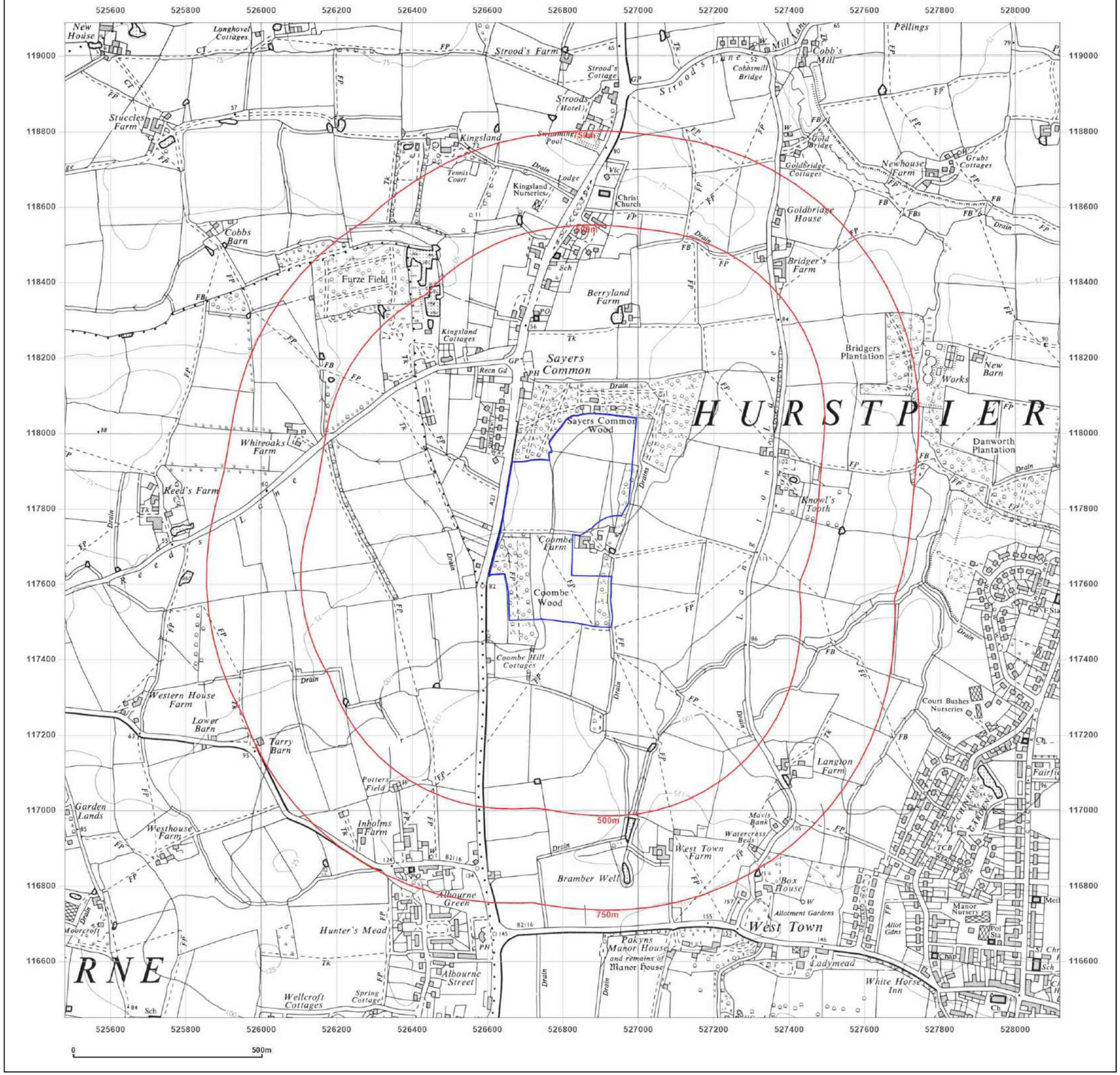

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: Provisional

Map date: **1963**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A

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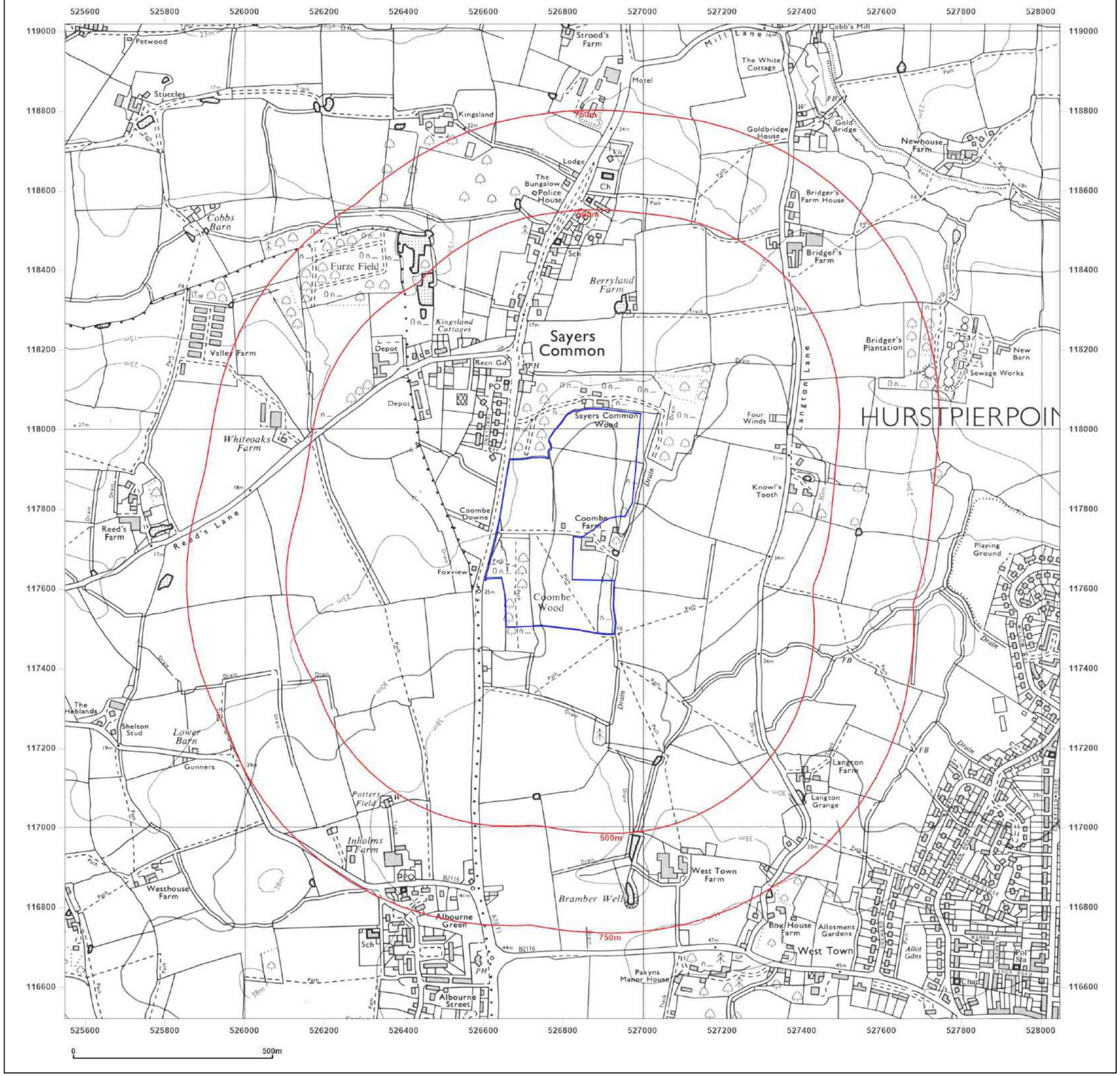

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: National Grid

Map date: **1974**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

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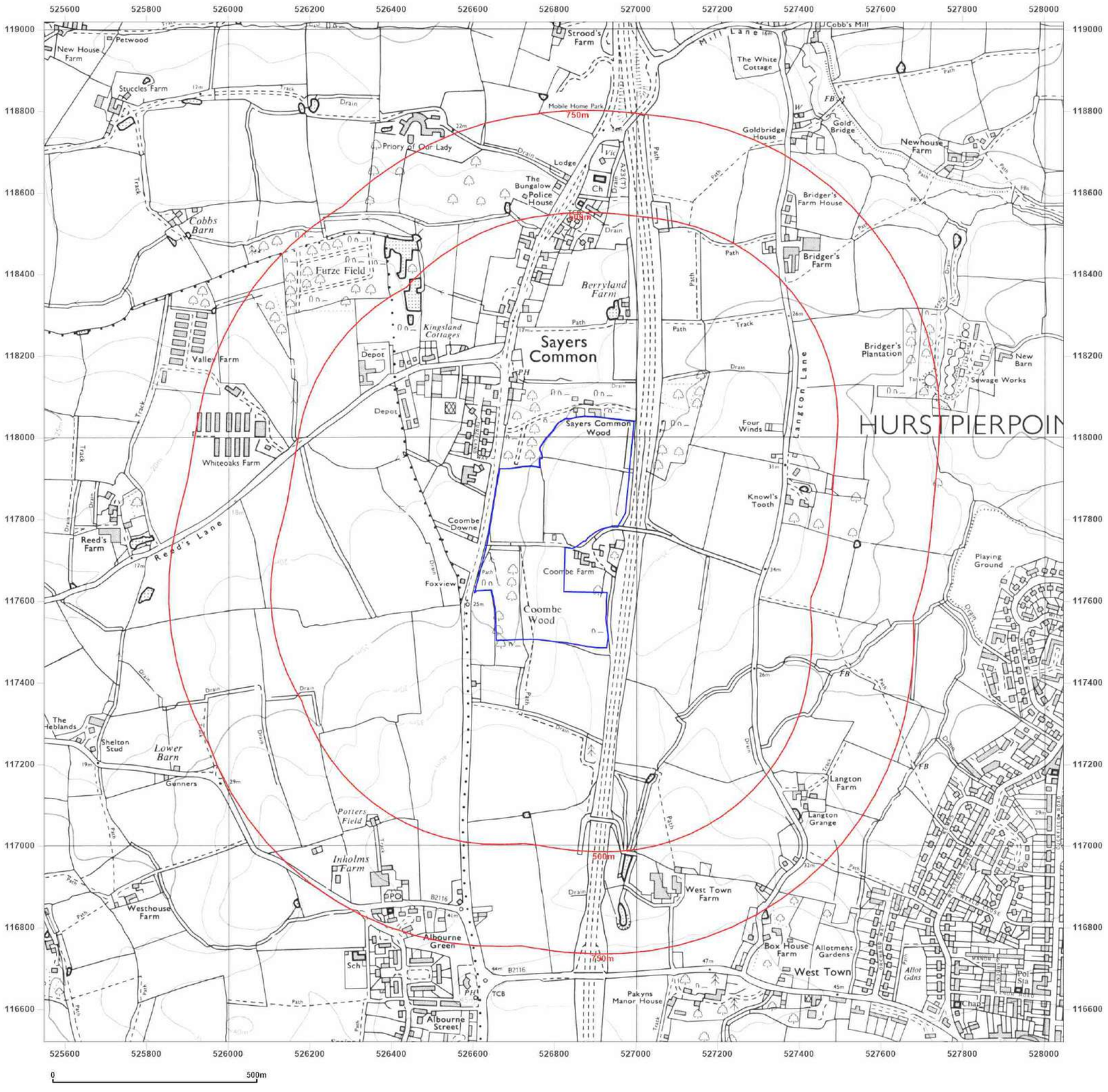

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: National Grid

Map date: **1992**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1974
Revised 1992
Edition N/A
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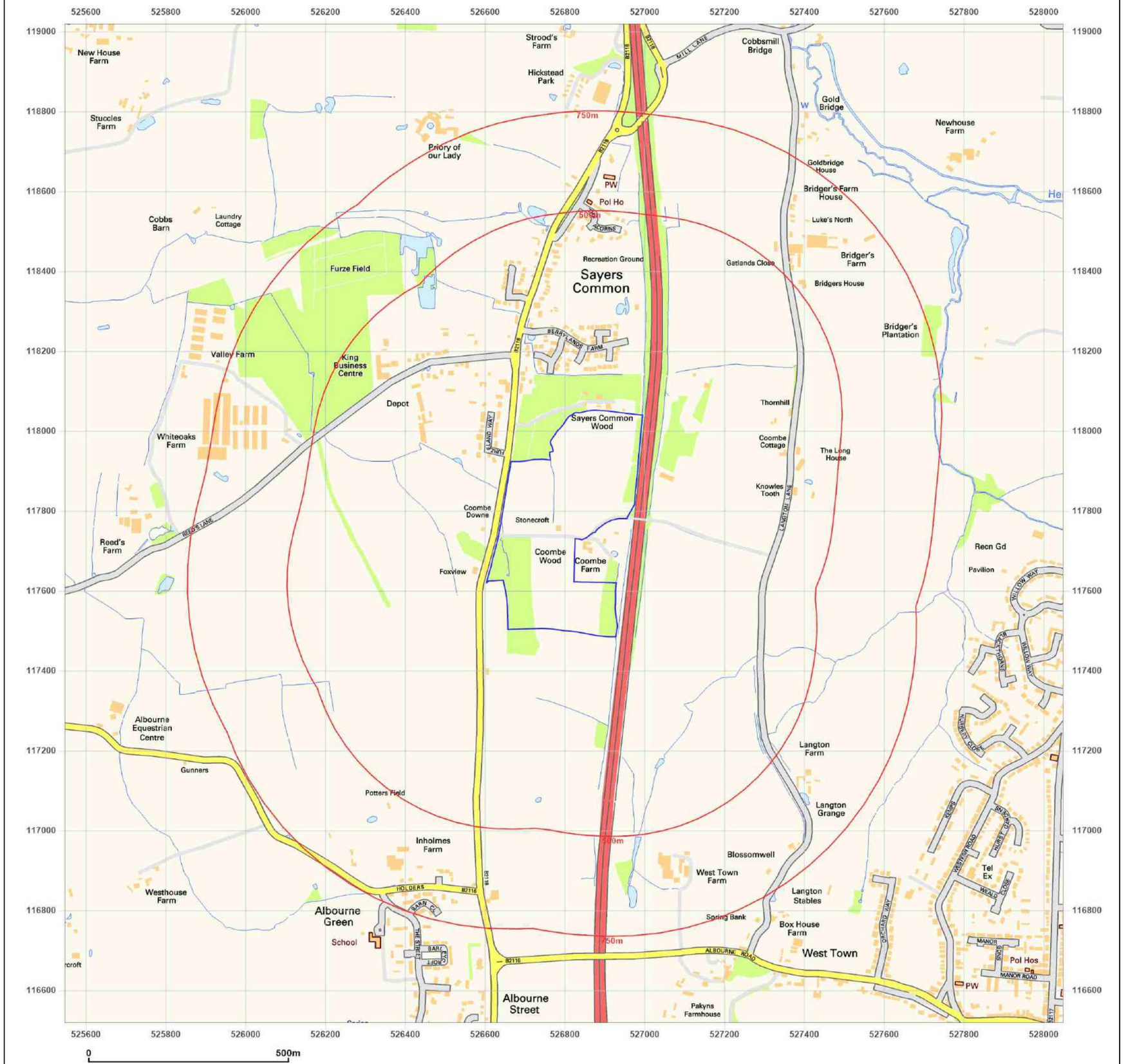

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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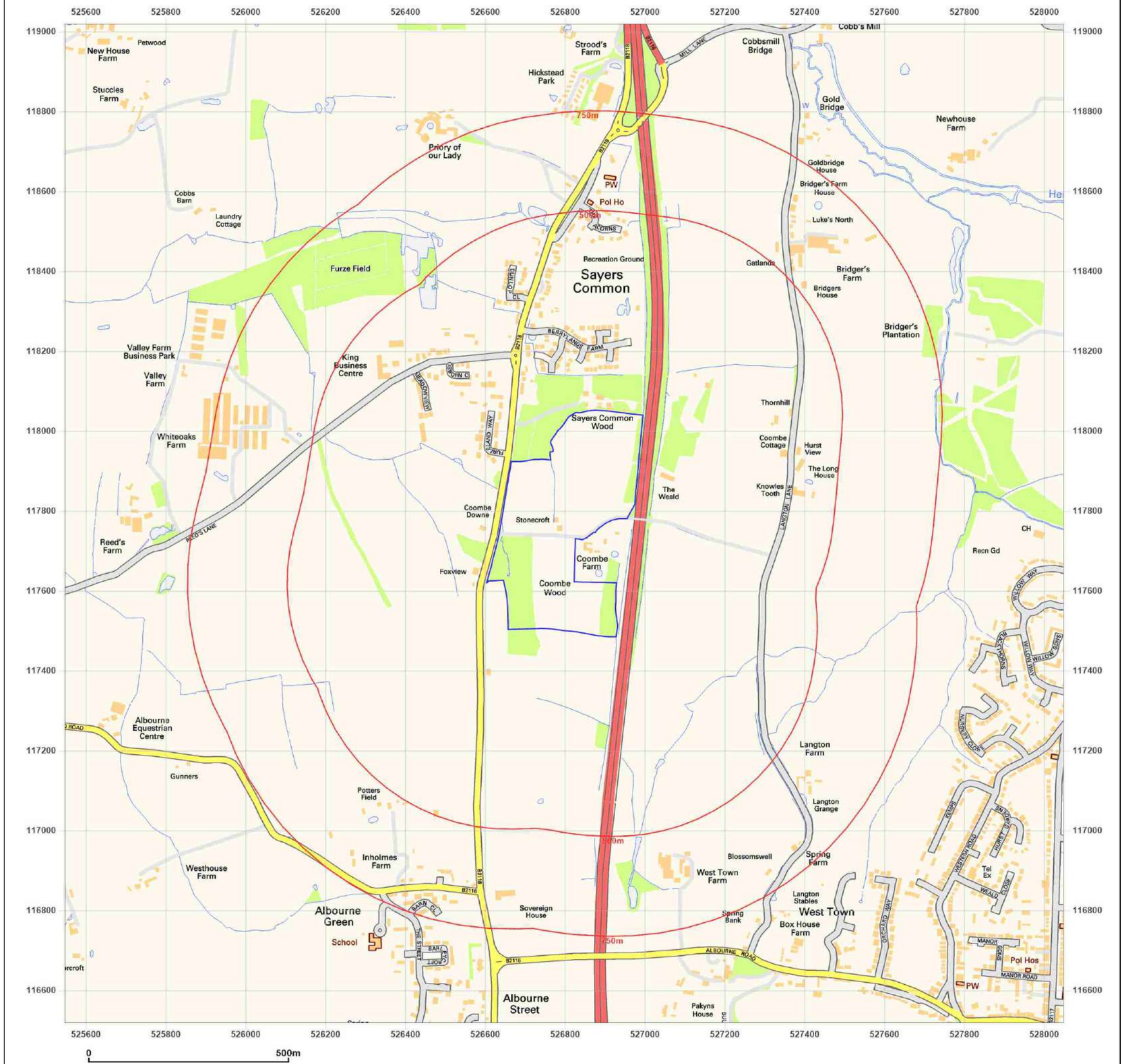

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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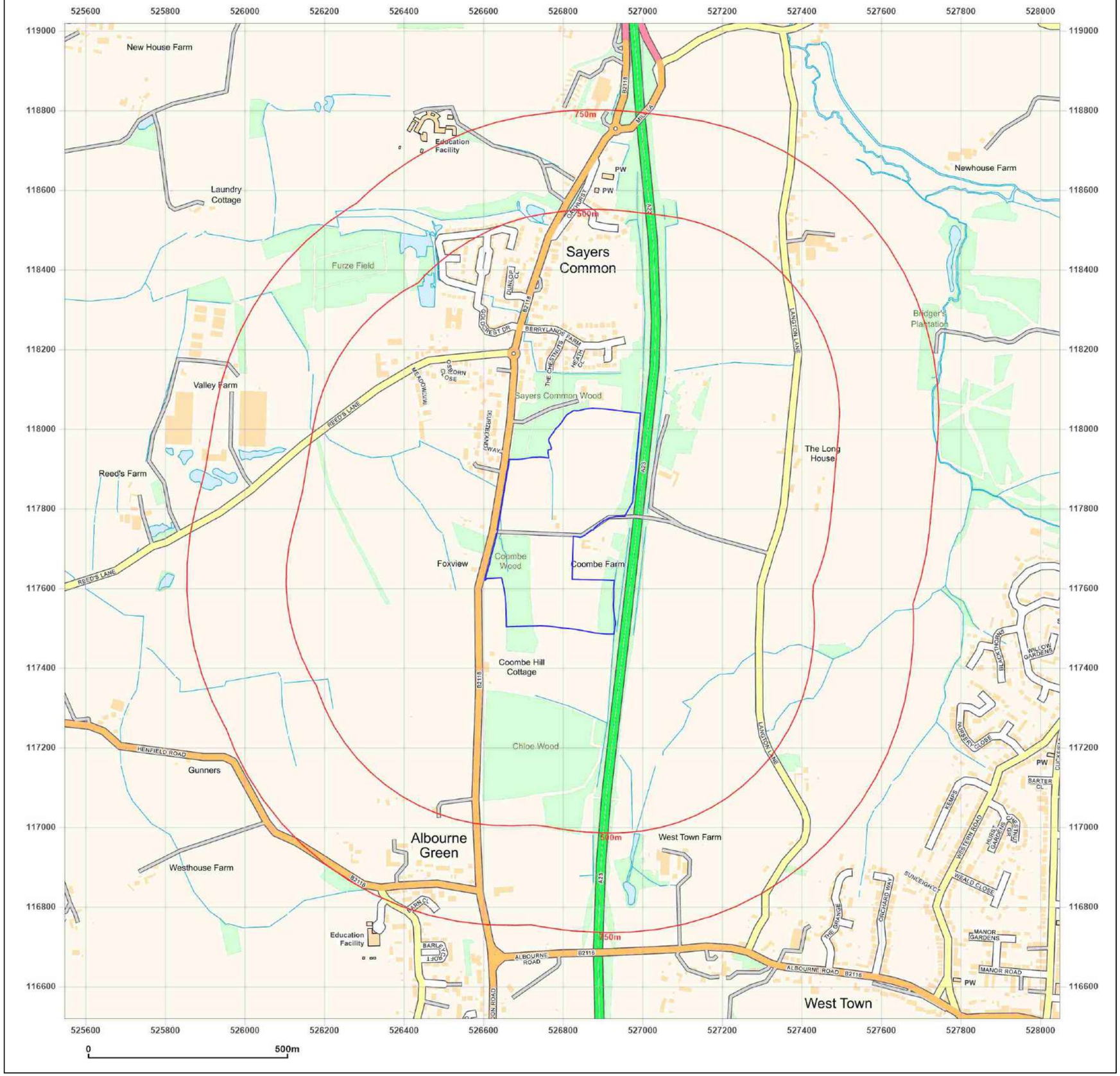

Groundsure INSIGHTS

Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B
Grid Ref: 526798, 117769

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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Phase 1 Contaminated Land Assessment

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