Geo-Environmental

DESK STUDY REPORT

for the land at

TURNERS HILL ROAD

CRAWLEY DOWN, WEST SUSSEX

RH10 4HB

on behalf of

WATES DEVELOPMENTS LIMITED

Report:	**DESK STUDY REPORT**
Site:	**LAND OFF TURNERS HILL ROAD, CRAWLEY DOWN, WEST SUSSEX, RH10 4HB**
Client:	**WATES DEVELOPMENTS LIMITED**
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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Wates Developments Limited (the Client) to undertake a Phase 1 assessment of the geotechnical and geo-environmental factors pertaining to the proposed redevelopment of land off Turners Hill Road, Crawley Down, West Sussex, RH10 4HB (herein referred to as 'the site'). The site's location is presented in Figure 1.

1.1 Proposed Development

The site is proposed to be developed with residential properties, private and communal gardens and associated infrastructure. A site parameters plan is shown in Figure 3.

1.2 Objectives

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

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

1.3 Standards

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

- National Planning Policy Framework – September 2023;
- Planning Policy Statement 23 – Planning and Pollution Control, November 2004;
- Land Contamination Risk Management (LCRM), Environment Agency, updated July 2023;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC 10627-R01(04) – Guidance on evaluation of development proposals on sites where methane and carbon dioxide are present (2007);
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

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

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

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

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

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

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

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

At the time of the intrusive investigation the site comprised a irregular shaped site consisting of 7No. pasture fields with only the south easternmost field in use for grazing sheep. The fields were lined with mature trees and hedges, the site was largely boggy underfoot in the northernmost field and the central eastern field. A narrow section of ancient woodland was located across the southern section of site. The site was accessed via Huntsland road which led to a central farmyard with a footpath running through the centre. The farmyard comprised numerous suspected asbestos cement clad and roofed barns and outbuildings which were observed to be in poor to very poor condition. The site sloped north to south with a change of 24m over a distance of 123m with the steepest decline observed in the field immediately south of the farmyard.

The site was bound to the north by a Hurst Farm and a large section of woodland. To the east several large, detached houses were present, sections of woodland and an unnamed access track off Wallage Lane. The site was bound to the south by the tree lined Worth Way. To the east of the site in the north a new residential development was present containing tightly packed bungalows and housing. To the east of the site in the central and southern section numerous large detached residential properties were present along with stables and paddocks.

2.2 Geology

Published geological records indicate that the ground conditions are likely to comprise Upper Tunbridge Wells Sand.

The Upper Tunbridge Wells Sand consists of variegated soft mudstones, silts, thinly bedded sandstones and occasional clay ironstones. The clay bands usually weather to red and the silts to mottled grey and orange.

2.3 Hydrogeology

With reference to the Groundsure dataset, the Upper Tunbridge Wells Sand Formation was identified to be a Secondary A Aquifer.

Secondary A Aquifers are 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.

No Source Protection Zones (SPZ) were identified within 1km of the site boundary.

One groundwater abstraction was identified within a radius of 1km of the site boundary:

- 845m W – Home Farm, Rowfant, borehole abstraction, version start date 26/03/1999.

One surface water abstraction was identified within a radius of 1km of the site boundary:

- 423m NW – Tributary of River Mole, version start date 02/09/2005.

The Groundsure dataset identified three discharge consents to groundwater within a radius of 1km from the site:

- 32m S – Hollies, Wallage Lane, sewage discharges to an un-named tributary of Burstow, revoked 01/10/1996.
- 81m S – Wallage Lane, sewage discharges to tributary of Burstow Stream, revoked 27/08/1991.
- 212m NE – Team Fuels Depot, miscellaneous discharges to freshwater river, revoked 04/07/1996.

2.4 Hydrology

With reference to the Groundsure dataset, the nearest surface water features were located on-site and comprised twenty ditches located around the site. In addition, an underground water feature was also located on the eastern boundary.

Surface water flooding encompasses areas likely to flood as a result of extreme rainfall events i.e. land naturally vulnerable to surface water ponding or flooding. Generally, the site was not shown to be at particular risk of surface water flooding. However, small areas located within the southwestern, western and northern portions were indicated to be at risk of surface water flooding with a maximum risk of 1 in 30 year return period with depths between 0.10m and 0.30m.

The site was not recorded within an area at risk of flooding from rivers and the seas, no on-site historical flood events were known, the site was not in an area benefiting from flood defences.

Groundwater flooding is caused by unusually high groundwater levels. The site was not indicated to be located within an area at risk from groundwater flooding.

Three pollution incidents were identified within 500m of the site boundary:

- 5m S – Unknown pollutant, water impact: category 3 minor, land impact: category 4 no impact, air impact: category 4 no impact.
- 111m NE – Atmospheric pollutants and effects, droplets, water impact: category 4 no impact, land impact: category 4 no impact, air impact: category 4 no impact.
- 489m SW – Oils and fuel, diesel, water impact: category 3 minor incident, land impact: category 4 no impact, air impact: category 4 no impact.

2.5 Sensitive Land Uses

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

Nineteen areas designated as Ancient Woodland were recorded within 500m of the site:

- On-site – Wallage Lodge Shaw – ancient and semi-natural woodland.
- On-site – Bushy Wood - ancient and semi-natural woodland.
- On-site – Pescotts Wood W - ancient and semi-natural woodland.
- On-site – Wallage Wood - ancient and semi-natural woodland.
- On-site – Front Wood - ancient and semi-natural woodland.
- On-site – Pescotts Wood E - ancient and semi-natural woodland.
- 3m NW – Wins Wood - ancient and semi-natural woodland.

- 37m NE – Kiln Wood - ancient and semi-natural woodland.
- 55m S – Hundred Acre E - ancient and semi-natural woodland.
- 116m SW – Brandon Shaw W - ancient and semi-natural woodland.
- 128m SW – Home Grove - ancient and semi-natural woodland.
- 180m N – Westlands Wood – ancient and semi-natural woodland.
- 192m S – Hundred Acre W – ancient replanted woodland.
- 222m W – Hazel Shaw – ancient and semi-natural woodland.
- 328m S – Hundred Acre W – ancient replanted woodland.
- 468m N – Westlands Wood Ext2 – ancient and semi-natural woodland.
- 472m NW – The Plantation N - ancient and semi-natural woodland.
- 484m SE – Warren Wood - ancient and semi-natural woodland.
- 494m S – Hundred Acre W - ancient and semi-natural woodland.

Seven nitrate vulnerable zones were identified within 500m of the site boundary:

- On-site – Medway at Weir Wood NVZ – surface water, existing status.
- 21m E – Medway at Weir Wood NVZ – surface water, existing status.
- 74m NE – Eden Brook East of Lingfield NVZ – surface water, existing status.
- 81m NE – Eden Brook East of Lingfield NVZ - surface water, existing status.
- 164m SE – Weir Wood Reservoir Eutrophic lake NVZ – Eutrophic water, existing status.
- 181m S – Weir Wood Reservoir Eutrophic lake NVZ – Eutrophic water, existing status.
- 337m SE – Medway at Weir Wood NVZ – surface water, existing status.

Eight SSSI Impact zones were identified on-site, the developments requiring consultation include infrastructure, minerals, oil and gas, air pollution, combustion, treatment works and discharges.

The agricultural designation for the soils on-site is Grade 3 (good to moderate), Grade 4 (poor quality) and Non Agricultural.

The Priority Habitats Inventory based on habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) identified 55No. records on-site or within 500m of the site boundary consisting of either deciduous woodland or no main habitat but additional habitats present.

2.6 Environmental Data

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

40No. historical land uses were identified within 500m of the site boundary:

- On-site – Cuttings, dated 1912.
- On-site - Cuttings, dated 1914.
- On-site - Cuttings, dated 1896.
- On-site - Cuttings, dated 1968.
- 1m SE - Cuttings, dated 1992.

- 1m SE – Cuttings dated 1974.
- 2m SE – Cuttings dated 1938.
- 2m SE - Cuttings dated 1874-1895.
- 10m E – Cutting works dated 1896.
- 10m E – Cutting works dated 1914.
- 14m E – Cuttings dated 1968-1992.
- 158m E – Graveyard dated 1874.
- 166m SW – Nurseries dated 1992.
- 202m NE – Smithy dated 1914.
- 216m N - Nursery dated 1938.
- 216m N – Nursery dated 1910.
- 216m N - Nursery dated 1896.
- 235m SW – Refuse heap dated 1963-1968.
- 263m N - Nursery dated 1914.
- 263m N – Nursery dated 1874-1896.
- 265m N - Nursery dated 1914.
- 266m N - Nurseries dated 1974-1992.
- 266m N - Nurseries dated 1963.
- 266m N – Nursery dated 1968.
- 368m SW – Railway sidings dated 1895.
- 433m E – Railway station dated 1912-1914.
- 435m E – Railway station dated 1963-1968.
- 435m E - Railway station dated 1938.
- 435m E - Railway station dated 1895.
- 456m SW – Unspecified mill dated 1992.
- 461m E – Gravel pit dated 1896.
- 479m SW - Unspecified mill dated 1974.
- 480m E – Railway sidings dated 1912-1914.
- 480m E – Railway station dated 1874.
- 481m E – Brick field dated 1874-1895.
- 484m E – Unspecified pit dated 1895.
- 495m E – Railway sidings dated 1938.
- 500m W – Old gravel pit dated 1895-1896.

Note the on-site features noted above appear to be immediately beyond the southern boundary.

Four historical tanks were identified within 500m of the site, details of which are provided below:

- 15m E – Tank of trough dated 1874.
- 248m NE – Tanks dated 1990.
- 248m NE – Tanks dated 1967.
- 249m NE – Tanks dated 1978-1981.

Nine historical energy features were identified within 500m of the site:

- 69m S – Electricity substation dated 1974-1990.
- 188m E – Electricity substation dated 1990-1995.

- 188m E – Electricity substation dated 1978-1981.
- 230m NE – Electricity substation dated 1978-1995.
- 341m E - Electricity substation dated 1995.
- 365m E - Electricity substation dated 1978-1990.
- 419m N - Electricity substation dated 1985-1993.
- 451m E - Electricity substation dated 1967-1990.
- 451m E - Electricity substation dated 1995.

Six recorded of historic garages were identified within 500m of the site, details of which are provided below:

- 161m NE – Garage dated 1974-1990.
- 221m NE – Forge Garage dated 1990.
- 221m NE – Forge Garage dated 1967.
- 236m NE – Forge Garage dated 1995.
- 237m NE - Garage dated 1978-1981.
- 371m N – Garage dated 1993.

One licenced pollutant release was identified within 500m of the site boundary:

- 320m SW – Timberstore Ltd, timber manufacture, permit type Part A2, no enforcements notified.

Nine recent industrial land uses were identified within 500m of the site boundary:

- On-site – Mast, telecommunications, infrastructure and facilities.
- 70m S – Electricity substation, electrical features, infrastructure and facilities.
- 134m NE – System saviours, electrical equipment repair and servicing, repair and servicing.
- 176m N – Family Cook, poultry farming equipment and supplies, farming.
- 192m E – Surrey Cycles, vehicle components, industrial products.
- 199m NE – Electricity substation, electrical features, infrastructure and facilities.
- 201m E – Electricity substation, electrical features, infrastructure and facilities.
- 235m NE – Electricity substation, electrical features, infrastructure and facilities.
- 248m E – Pumping station, water pumping station, industrial features.

No radioactive sites, COMAH, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites and planning permissions for sites involving hazardous substances registers.

2.7 Geotechnical Data

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

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.3.

Hazard	Hazard Rating
Collapsible ground	Very low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very low

Hazard	Hazard Rating
Running sand	Negligible
Shrink swell clays	Negligible to very low

Table 2.3 Summary of BGS Geological Hazards

52No. surface ground workings were identified on-site or within 500m of the site boundary:

- On-site – Pond - mapped 1874.
- On-site – Cuttings – mapped 1963.
- On-site – Cuttings – mapped 1912.
- On-site - Cuttings – mapped 1968.
- On-site - Cuttings -mapped 1914.
- On-site - Cuttings – mapped 1896.
- 1m SE - Cuttings – mapped 1992.
- 1m SE - Cuttings – mapped 1974.
- 2m SE – Cuttings – mapped 1914.
- 2m SE - Cuttings – mapped 1938.
- 2m SE - Cuttings – mapped 1895.
- 5m SE - Cuttings – mapped 1874.
- 6m SE – Pond – mapped 1938.
- 6m SE - Pond – mapped 1895.
- 6m SE - Pond – mapped 1874.
- 7m SE - Pond – mapped 1912.
- 8m SE - Pond – mapped 1914.
- 9m SE - Pond – mapped 1992.
- 9m SE - Pond – mapped 1974.
- 9m SE - Pond – mapped 1963.
- 9m SE - Pond – mapped 1968.
- 10m SE - Pond – mapped 1914.
- 10m SE - Pond – mapped 1896.
- 14m E – Cuttings – mapped 1992.
- 14m E - Cuttings – mapped 1974.
- 14m E – Cuttings – mapped 1968.
- 69m SW – Pool – mapped 1963.
- 69m SW – Pool – mapped 1992.
- 69m SW - Pool – mapped 1974.
- 69m SE - Pool – mapped 1968.
- 113m SW – Pond – mapped 1912.
- 113m SW - Pond – mapped 1914.
- 115m E - Pond – mapped 1912.
- 116m E - Pond – mapped 1914.
- 116m E - Pond – mapped 1914.
- 116m E - Pond – mapped 1896.
- 116m E - Pond – mapped 1938.
- 116m E - Pond – mapped 1895.
- 117m SW – Pond – mapped 1914.
- 118m E - Pond – mapped 1874.

- 119m E - Pond – mapped 1992.
- 120m E - Pond – mapped 1974.
- 120m E - Pond – mapped 1963.
- 120m E - Pond – mapped 1968.
- 148m SW - Pond – mapped 1895.
- 149m SW – Pond – mapped 1874.
- 150m SW - Pond – mapped 1896.
- 158m E – Graveyard – mapped 1874.
- 235m SW – Unspecified heap – mapped 1992.
- 235m SW – Unspecified heap – mapped 1974.
- 235m SW – Refuse heap – mapped 1963.
- 235m SW – Refuse heap – mapped 1968.

Note the on-site features noted above appear to be immediately beyond the southern boundary.

One non-coal mining area was identified within 1km of the site boundary:

- 779m SE – Unknown site, iron ore, 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.

One researched mining location was identified 406m north-east for an unspecified mineral type.

No natural cavities were recorded within 500m of the site.

Five historical railways were identified within 500m of the site boundary:

- 5m SE – Abandoned.
- 31m S – Abandoned.
- 31m S - Abandoned.
- 134m SW - Abandoned.
- 204m E – Dismantled.

2.8 Landfill and Ground Workings

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

One Historical landfill (LA records) site was identified within 500m of the site boundary, details of which are below:

- 240m SW – Rowfant Saw Mill, Wallage Lane, no other recorded held.

94No. waste exemptions were recorded within 500m of the site (the nearest being 159m southeast) for Grange Farm, Hurst Farm and Little Rowfant and included the following categories:

- Disposing of waste exemption
- Using waste exemption
- Storing waste exemption
- Treating waste exemption

These waste exemptions are not expected to have resulted in an adverse effect on the site.

2.9 Radon

The Groundsure data report indicated that the site lies within a lower probability radon area (where <1% of homes are estimated to be at or above the Action Level). No radon protection measures are reportedly necessary in the construction of new dwellings or extensions.

2.10 UXO Preliminary Risk Assessment

As part of the desk study, a preliminary unexploded ordnance Risk Assessment was prepared (ref: PA19001-00). The conclusions were as follows:

During WWII, the site was situated in the Rural District of Cuckfield. According to official Home Office bombing statistics, this district sustained an overall very-low density of bombing with an average of 9.3 items of ordnance dropped per 1,000 acres.

Given the size of the site, it has not proven possible to determine if the site was bombed at this preliminary stage.

OS mapping shows the site as being predominantly undeveloped during WWII, meaning a likely limited level of access or post-raid UXO checks during WWII. Infrequent access may increase the likelihood that obvious indicators of UXO, such as entry holes or craters, may have gone unnoticed and unreported.

Due to this anticipated poor wartime access, alongside the large scale of the site footprint, the lack of bombing-related information available at this preliminary stage, and the proximity of the site to a light anti-aircraft gun emplacement, the possibility of on-site UXO contamination cannot currently be confidently discounted at this stage.

Based on the conclusions, the following recommendations were made:

*Given the findings of this preliminary report, it is recommended that **further research** is undertaken in the form of a **Detailed UXO Risk Assessment**. This is recommended in order to better assess the wartime conditions within the proposed area of works and to better determine the locations and effects of bombing incidents across the site's locality. This would allow for a more comprehensive analysis of the risk of UXO on site.*

Further research would involve the analysis of any available written local bombing records, WWII-era aerial photography and other archival material. If it can be proven that the site was unaffected by bombing, the risk on site from UXO could be negated with further desktop research.

Prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for intrusive works proposed.

2.11 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.6.

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

Table 2.6 Summary of Site Geochemistry

The natural background concentrations were below respective published Soil Guideline Values, Generic Assessment Criteria and Category 4 Screening Levels for the protection of human health under a residential land use.

However, these values are not necessarily representative of the site's soil chemistry, nor do they account for a site's historic uses, nor the presence or condition of any Made Ground soils. Furthermore, SGVs and GAC are dependent on pH and soil organic matter content. Therefore, concentrations of specific determinands and the utilised SGV/GAC cannot be determined without site specific investigation and analysis.

2.12 Historical Data

A summary of site history dating back to 1874 is presented in Table 2.7 and has been determined through examination of historical maps obtained as part of the desk study.

Date	On Site	Off Site
1874 (1:2,500)	The site comprised part of a field network and woodland with two residential properties within the easternmost portion.	The surrounding area comprised a field network and woodland. A railway line within a cutting bordered the southern boundary and a graveyard was noted to the east. A farmyard and residential property were noted centrally, outside of the site area.
1874 (1:2,500)	No significant changes noted.	No significant changes noted.
1895-96 (1:10,560)	No significant changes noted.	No significant changes noted.
1896-98 (1:10,560)	A ditch or stream ran east to west through the centre of the site.	A large pond was noted next to the centrally located farmyard.
1897-98 (1:2,500)	Only one residential property was indicated within the easternmost portion. A property was indicated within the southern portion (potentially a barn).	A scattering of residential properties was indicated to the east.
1909-10 (1:10,560)	No significant changes noted.	No significant changes noted.
1910 (1:2,500)	No significant changes noted.	Additional residential properties were indicated to the east.
1914 (1:10,560)	No significant changes noted.	No significant changes noted.
1937 (1:2,500)	No significant changes noted.	There had been some residential development to the east.
1948 (1:10,560)	No significant changes noted.	No significant changes noted.
1958	The building within the easternmost	There had been further residential development to

Date	On Site	Off Site
(1:2,500)	portion of the site was no longer indicated. The property within the southern portion was no longer indicated. Overhead power cables indicated within the south-eastern portion, running roughly east to west.	the east and some development to the south-west.
1963 (1:10,560)	No significant changes noted.	No significant changes noted.
1968 (1:10,560)	No significant changes noted.	No significant changes noted.
1974-75 (1:10,560)	No significant changes noted.	No significant changes noted.
1974-78 (1:2,500)	No significant changes noted.	Two large buildings, potentially barns were indicated c.20m north. The railway line within the cutting to the south was indicated to have been dismantled.
1974-80 (1:2,500)	No significant changes noted.	No significant changes noted.
1981-90 (1:2,500)	No significant changes noted.	No significant changes noted.
1990-93 (1:2,500)	No significant changes noted.	A garage was indicated c.150m north-east.
1992 (1:10,000)	No significant changes noted.	No significant changes noted.
2001 (1:10,000)	No significant changes noted.	No significant changes noted.
2010 (1:10,000)	No significant changes noted.	No significant changes noted.
2023 (1:10,000)	No significant changes noted.	No significant changes noted.

Table 2.7 Summary of Site History

The site was shown from the historical mapping to comprise open fields and woodland throughout the course of the historical mapping with the exception of residential properties within the easternmost portion c.1874 to 1897 and c.1958, and a property, possibly a barn within the southern portion c.1897 to c.1958.

The surrounding area initially comprised open fields and woodland. The area was gradually developed for predominantly residential uses c.1897 to present. A garage was indicated c.150m northeast c.1990 to present and a railway line adjacent to the southern boundary c.1874 to c.1974. It should be noted that the former railway is now Worth Way, a public right of way.

2.13 Previous Ground Investigations

Geo-Environmental is not aware of any previous ground investigations undertaken within the boundary of the site.

2.14 Asbestos

Presumed asbestos cement cladding was noted on the dilapidated farm buildings centrally. Prior to demolition, an appropriate asbestos survey should be undertaken followed by removal of any asbestos containing materials identified. All work with asbestos should comply with the Control of Asbestos Regulations 2012.

As at all sites, consideration for the potential for asbestos to be present within the shallow soils or entrained within or below any concrete on the site should be given when designing any site investigations, therefore asbestos identification should be included within the suite of testing of contaminants on site. The absence of asbestos in soil samples analysed is not a guarantee of the absence of asbestos elsewhere on a site.

2.15 Potential Contamination

The site was shown from the historical mapping to comprise open fields and woodland throughout the course of the historical mapping. Off-site uses were predominantly residential with the exception of a garage and historic railway line.

A review of the land uses covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]) has been undertaken. However, no profiles relating to the previous and current land use of the site have been identified.

Made Ground or shallow soils may contain contaminants of concern, including metals, non-metal, inorganic pollutants, organic pollutants (including such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils) and asbestos (potentially introduced in any Made Ground if present).

Pesticides may have been used in relation to the agricultural uses of the site.

In addition, it is possible that the surrounding land uses may have resulted in the deposition of airborne contaminants on the surface and shallow soils on site including heavy metals, organic pollutants such as polyromantic hydrocarbons (PAH), petroleum hydrocarbons/oils, inorganic compounds.

2.16 Ground Gas Summary

The desk study for the site has not identified any potential sources of ground gases on the subject site itself. Off-site, a historical inert landfill was identified 240m southwest however, given the distance from the site and the severing of a pathway by the railway cutting the risk of ground gases from the landfill were negligible. If Made Ground was identified and contained a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

3.0 PRELIMINARY ASSESSMENT

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

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

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

Hazards identified as being potentially present on site could have implications for foundation design and construction. A summary of commonly occurring geotechnical hazards is given in the following table:

Geotechnical Hazard	Probability	Engineering Implications
Lateral changes in ground conditions	Likely	There are likely to be variations in the composition of the Upper Tunbridge Wells Sand Formation which could have implications for the foundation design.
Shrinkable soils	Likely	The Upper Tunbridge Wells Sand Formation is likely to contain shrinkable horizons and foundations could require deepening within the zone of moisture demand of trees (current, proposed or recently felled).
Significant depths of Made Ground	Low	The site has only had limited development in the form of two houses and a possible barn.
Aggressive chemical ground conditions (sulphates)	Likely	The possible presence of aggressive chemical ground conditions within the underlying geology may affect foundation design and construction.
Shallow Groundwater	Likely	There is the potential for shallow groundwater and/or seepages within the Upper Tunbridge Wells Sand Formation.
Viability of Soakaways	Unlikely	Soakaways are unlikely to be feasible within the Upper Tunbridge Wells Sand Formation.
Potential for slope stability issues	Low	A change in height of c.24m was noted over the length of the site c.123m. In addition, a former railway cutting was noted adjacent to the southern boundary.

Table 3.1 Possible Geotechnical Hazards

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 3.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a

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

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

Table 3.1 Risk Ratings Matrix

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

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

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

Source	Description	Comments
Shallow Soils and Made Ground (if present)	General chemical quality of the near surface soils.	Possible elevated concentrations of metals, organic (including PAH and TPH), inorganic contaminants, pesticides and asbestos.
Ground gases/vapours	Possible presence of Made Ground beneath the site, (only considered a viable source of ground gas if significant proportions of organic material are present). Off-site inert historical landfill 240m southwest and a garage 150m northeast.	Methane, carbon dioxide, depleted oxygen, vapours, trace gases.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

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

Pathway	Description
Direct Contact	Ingestion of soil particles, ingestion of home grown produce, inhalation of soil derived dust (including tracked back dust), dermal contact.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
	Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present within superficial deposits and bedrock deposits and, if encountered, could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	Discounted – the site was indicated to be located outside of any current indicative fluvial flood plain.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

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

Receptor	Description	Comments
End Users	Future residents of the proposed development.	The development will include residential properties including gardens, public open space and associated infrastructure.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential and open fields.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies upon a Secondary A Aquifer. The site was located outside of any SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	The nearest surface water features identified comprised water courses on-site.
Ecological Receptors	Sensitive areas of ecological significance.	Many ecological receptors have been identified on and adjacent to the site.

Table 3.5 Possible Receptors of Contamination

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

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible pollution linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Contaminants of Concern (Shallow Soils and Made Ground)	End Users	Direct contact and inhalation of soil derived dust	Likely	Mild	**Moderate to Low** Future site may to come into direct contact with soils within private gardens and soft landscaped areas. Soils may contain contaminants such as pesticides. Sampling and testing required.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Low	Mild	**Low** Adjacent site users are unlikely to come into contact with the soils at the site. Sampling and testing required.
	Soft Landscaping	Root uptake	Low	Mild	**Low** Gardens and soft landscaping is proposed on the site and thus, root uptake is possible. However, landscaping would be completed with uncontaminated soils in the near surface root zone. Furthermore, no clear evidence of harm to existing vegetation was observed. Sampling and testing required.
	Water Supply Pipes	Direct contact	Low	Mild	**Low** Water supply pipes are likely to come into contact with impacted soils depending upon depth of installation and extent of soil impact. Sampling and testing required.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations and utilities will be placed within potentially aggressive soils (e.g. sulphate). Sampling and testing required.
	Groundwater	Vertical Migration	Unlikely	Minor	**Very Low** The site overlies superficial secondary A aquifer. However, significant potentially mobile contamination is not anticipated.
	Surface Water	Lateral Migration	Unlikely	Minor	**Very Low** The nearest water course is on-site. However, significant potentially mobile contamination is not anticipated.
Ground gases and vapours from any Made Ground	End Users	Inhalation	Low	Mild	**Low** Future use may inhale potential ground gases produced by this source. Extensive or deep Made Ground on site sufficient for significant ground gas generation is not anticipated. Confirmatory ground gas monitoring required.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Buildings and infrastructure	Gas accumulation and potential explosion of flammable gases	Unlikely	Minor	**Very Low** Extensive putrescible material sufficient for significant methane production is not anticipated at the site.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	**Very Low** No naturally occurring potential sources which could harm human health have been identified.
	Adjacent land users	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified.
	Water supply pipes	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations will be placed within soils which may be an aggressive environment for concrete.

Table 3.6 Plausible Pollution Linkages

3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered. As part of the desk study process have identified several plausible pollutant linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the majority of pollution linkages have been classified as low or very low.

The potential pollutant linkages established within this desk study are not considered to prevent development on the subject site but could require remediation or the employment of risk mitigation measures to reduce the risks to key receptors.

In order to progress this assessment in line with the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and proposed development. As such, it is recommended that geochemical and geotechnical investigation be carried out on the site to include analysis of soil samples for the range of potential contaminants identified within the desk study. In addition, confirmatory ground gas monitoring will be required.

3.4 Preliminary Geotechnical Assessment Summary

With reference to British Geological Survey (BGS) mapping, the underlying geology is anticipated to comprise the Upper Tunbridge Wells Sand Formation, there remains the possibility that there may be areas of reworked, disturbed or Made Ground on the site.

It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at shallow depth although this would be dependent on the groundwater depth. However, where foundations are required in any areas of Made Ground or infilled ground, which may be present to depth beneath areas of the site, a deeper or piled foundation solution may be required. The development should also consider the presence of trees and/or desiccation at the site if shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees and piled foundations may be required in proximity to trees (subject to tree type and ground conditions).

In line with a SuDS approach, storm water should be discharged to the ground wherever possible. Although the permeability of the Tunbridge Wells Sand is likely to be low the potential for shallow soakaways should be confirmed by soakage testing. In addition, a period of winter groundwater monitoring is often required by Lead Local Flood Authorities.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study has shown the subject site itself to historically comprise open fields and woodland with the exception of former buildings within the easternmost and southern portions of the site. There is potential for Made Ground to be present in some limited areas of the site.

The proposed development is understood to comprise a residential development with access roads, private and communal gardens, public open space and associated infrastructure.

A maximum risk rating of moderate-low has been assigned in relation to end users. Further assessment is required to progress characterisation of the contamination status and ground gas regime of the site to inform an update of the conceptual site model and allow a robust assessment of the risk to human health and the environment.

It is possible that conventional foundations would be suitable for parts of the proposed development, although any design should account for the potential presence of shrinkable soils across the site, as well as the presence of trees and hedgerows on site and/or desiccation of the shallow soils. Shallow groundwater where encountered may also impact shallow foundation design.

Disposal of stormwater to soakaways are unlikely to be feasible but full-scale soakage tests should be undertaken o confirm this.

4.2 Recommendations

At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the intrusive investigation on the site.

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Full scale soakage testing in accordance with BRE Digest 360.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation design.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH.
- Ground gas and groundwater monitoring of the site to determine the ground gas regime.
- Groundwater monitoring over a winter period may be required to inform the emerging drainage strategy for the site. A winter period is typically defined as early October/November to the end of the following March or early April.

It may be necessary to undertake remediation/risk mitigation measures on this site to break pollutant linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed.

FIGURE 1

Site Location Plan

Project Title:	**Land Off Turners Hill Road, Crawley Down**	**Title :**	**Figure 1 - Site Location Plan**
Location :	**Crawley Down, West Sussex**	**Scale:**	**1:8500**
Project No. :	**GE21953**	**Engineer:**	**Anthony**
Client :	**Wates Developments Limited**		

Geo-Environmental

Legend Key

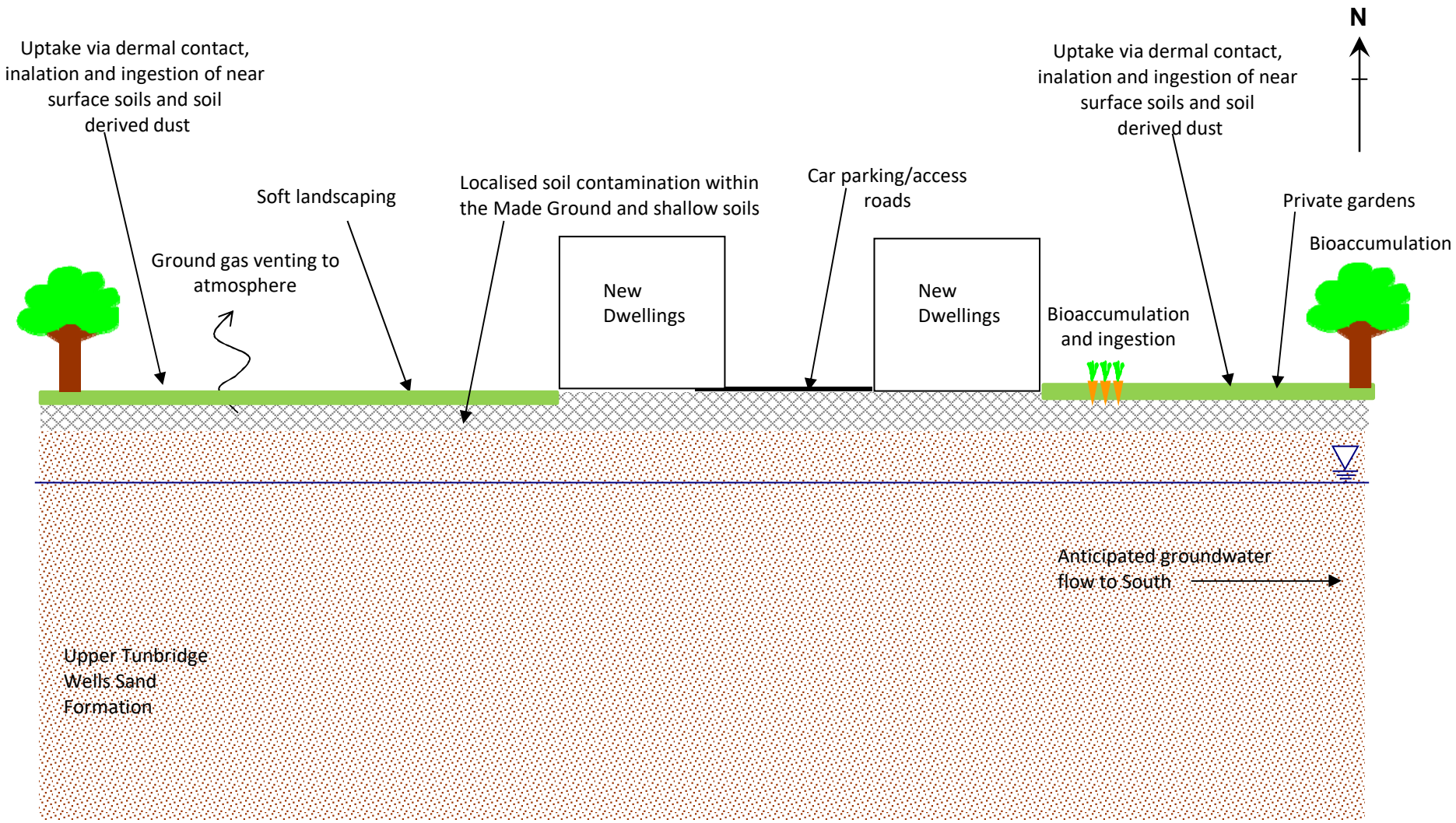
FIGURE 2

Proposed Development Plan

Project:	Turners Hill Road, Crawley Down			**Title**	Proposed Development Plan
Client:	Wates Developments Ltd			**Geo-Environmental Services Ltd** **Unit 7 Danworth Farm, Cuckfield Road** **Hurstpierpoint, West Sussex BN6 9GL** **+44(0)1273 832972 www.gesl.net**	Geo-Environmental
Ref No:	GE21953	**Revision:**	v1		
Drawn:	AP	**Date:**	01/12/2023		
Figure:	2	**Scale:**	nts		

FIGURE 3

Conceptual Site Model (Proposed Site Use)



Project:	Land Off Turners Hill Road, Crawley Down			**Title**	Conceptual Site Model (Future Land Use)
Client:	Wates Developments Ltd			**Geo-Environmental Services Ltd** **Unit 7 Danworth Farm, Cuckfield Road** **Hurstpierpoint, West Sussex BN6 9GL** **+44(0)1273 832972 www.gesl.net**	Geo-Environmental
Ref No:	GE21953	**Revision:**	1.0		
Drawn:	AP	**Date:**	01/12/2023		
Figure:	3	**Scale:**	Not To Scale		

APPENDIX A

Desk Study Information

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

533729, 137251,

Order Details

Date: 17/11/2023

Your ref: GE21953

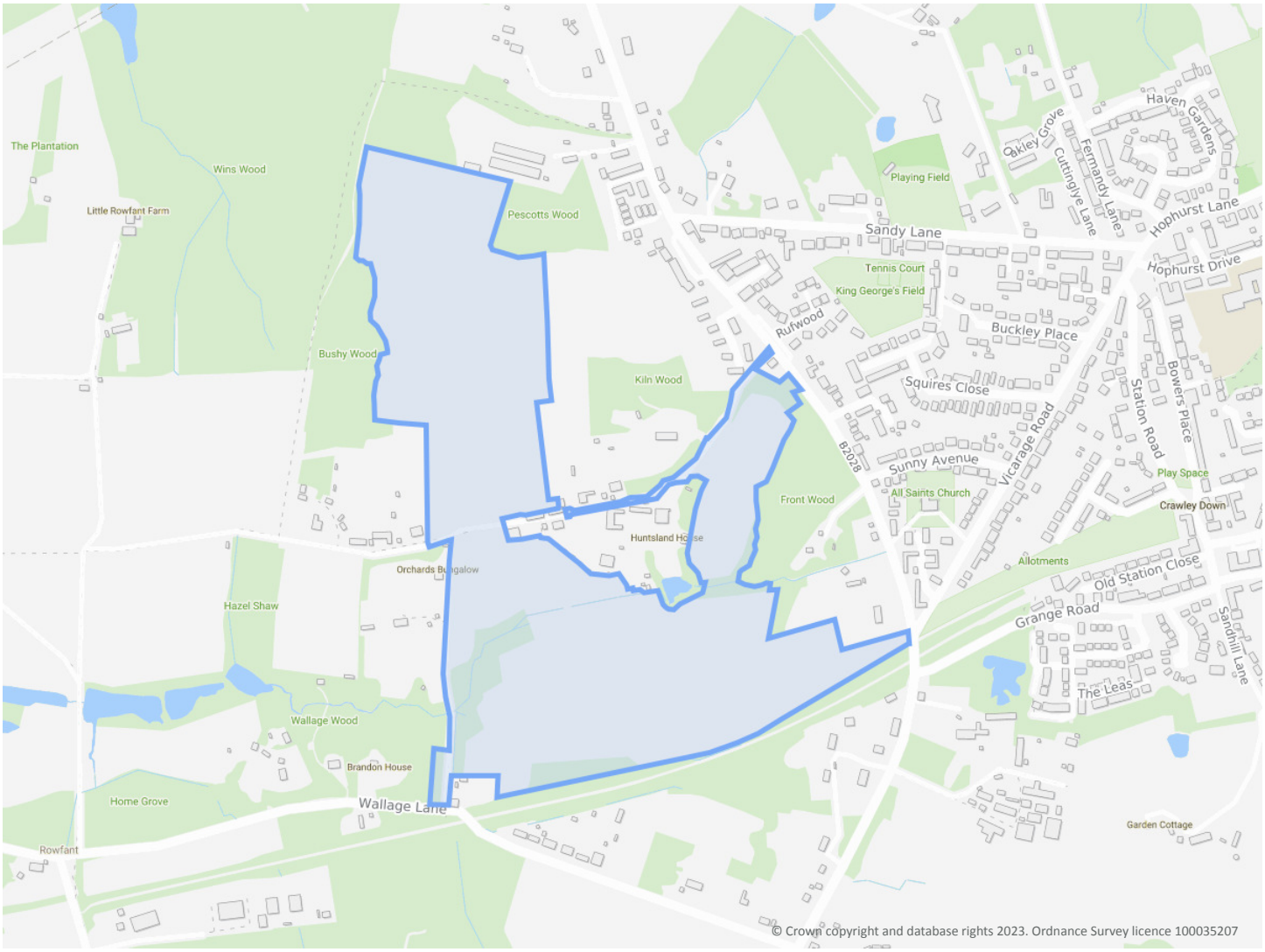
Our Ref: GS-71C-PBU-ZWT-W9D

Site Details

Location: 533616 137533

Area: 33.78 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 >	5	7	8	20	-
16 >	1.2 >	Historical tanks >	0	1	3	0	-
17 >	1.3 >	Historical energy features >	0	0	4	5	-
17	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	5	1	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	5	11	11	26	-
21 >	2.2 >	Historical tanks >	0	1	4	0	-
22 >	2.3 >	Historical energy features >	0	0	10	11	-
23	2.4	Historical petrol stations	0	0	0	0	-
23 >	2.5 >	Historical garages >	0	0	7	1	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	11	83	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
36 >	4.1 >	Recent industrial land uses >	1	0	8	-	-
37	4.2	Current or recent petrol stations	0	0	0	0	-
37	4.3	Electricity cables	0	0	0	0	-
37	4.4	Gas pipelines	0	0	0	0	-
38	4.5	Sites determined as Contaminated Land	0	0	0	0	-

38	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
39	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
39 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	1	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	1	2	0	-
40	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
41	4.16	List 1 Dangerous Substances	0	0	0	0	-
41	4.17	List 2 Dangerous Substances	0	0	0	0	-
41 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	1	1	1	-
42	4.19	Pollution inventory substances	0	0	0	0	-
42	4.20	Pollution inventory waste transfers	0	0	0	0	-
42	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
43 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
44 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
46 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
48	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
49	5.5	Groundwater vulnerability- local information	None (within 0m)				
50 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	1
51 >	**5.7 >**	**Surface water abstractions >**	0	0	0	1	0
51	5.8	Potable abstractions	0	0	0	0	0
52	5.9	Source Protection Zones	0	0	0	0	-
52	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
53 >	**6.1 >**	**Water Network (OS MasterMap) >**	20	13	16	-	-

57 >	6.2 >	Surface water features >	1	5	9	-	-
58 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
58 >	6.4 >	WFD Surface water bodies >	1	0	0	-	-
58 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
60	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
60	7.2	Historical Flood Events	0	0	0	-	-
60	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
61	7.5	Flood Storage Areas	0	0	0	-	-
62	7.6	Flood Zone 2	None (within 50m)				
62	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
63 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
65 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
67	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
67	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
67	10.4	Special Protection Areas (SPA)	0	0	0	0	0
67	10.5	National Nature Reserves (NNR)	0	0	0	0	0
68	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
68 >	10.7 >	Designated Ancient Woodland >	6	2	6	5	72
71	10.8	Biosphere Reserves	0	0	0	0	0
72	10.9	Forest Parks	0	0	0	0	0
72	10.10	Marine Conservation Zones	0	0	0	0	0
72 >	10.11 >	Green Belt >	0	0	0	0	2
72	10.12	Proposed Ramsar sites	0	0	0	0	0

73	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
73	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
73	10.15	Nitrate Sensitive Areas	0	0	0	0	0
73 >	10.16 >	Nitrate Vulnerable Zones >	1	1	4	1	5
75 >	10.17 >	SSSI Impact Risk Zones >	8	-	-	-	-
77 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
79	11.1	World Heritage Sites	0	0	0	-	-
80	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
80	11.3	National Parks	0	0	0	-	-
80 >	11.4 >	Listed Buildings >	0	0	2	-	-
81	11.5	Conservation Areas	0	0	0	-	-
81	11.6	Scheduled Ancient Monuments	0	0	0	-	-
81	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	12.1 >	Agricultural Land Classification >	Non Agricultural (within 250m)				
83	12.2	Open Access Land	0	0	0	-	-
83 >	12.3 >	Tree Felling Licences >	0	0	1	-	-
83	12.4	Environmental Stewardship Schemes	0	0	0	-	-
84 >	12.5 >	Countryside Stewardship Schemes >	0	1	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	13.1 >	Priority Habitat Inventory >	22	21	29	-	-
88	13.2	Habitat Networks	0	0	0	-	-
88	13.3	Open Mosaic Habitat	0	0	0	-	-
89	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
90 >	14.1 >	10k Availability >	Identified (within 500m)				
91	14.2	Artificial and made ground (10k)	0	0	0	0	-
92 >	14.3 >	Superficial geology (10k) >	0	0	0	1	-

93	14.4	Landslip (10k)	0	0	0	0	-
94 >	14.5 >	Bedrock geology (10k) >	3	2	2	1	-
95	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
96 >	15.1 >	50k Availability >	Identified (within 500m)				
97	15.2	Artificial and made ground (50k)	0	0	0	0	-
97	15.3	Artificial ground permeability (50k)	0	0	-	-	-
98 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
99	15.5	Superficial permeability (50k)	None (within 50m)				
99	15.6	Landslip (50k)	0	0	0	0	-
99	15.7	Landslip permeability (50k)	None (within 50m)				
100 >	15.8 >	Bedrock geology (50k) >	3	2	2	1	-
101 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
101	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
102 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					
104 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
106 >	17.2 >	Running sands >	Negligible (within 50m)				
107 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
108 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
109 >	17.5 >	Landslides >	Very low (within 50m)				
110 >	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
112	18.1	BritPits	0	0	0	0	-
113 >	18.2 >	Surface ground workings >	6	20	26	-	-
115	18.3	Underground workings	0	0	0	0	0
115	18.4	Underground mining extents	0	0	0	0	-
115	18.5	Historical Mineral Planning Areas	0	0	0	0	-

115 >	18.6 >	Non-coal mining >	0	0	0	0	1
116	18.7	JPB mining areas	None (within 0m)				
116	18.8	The Coal Authority non-coal mining	0	0	0	0	-
116 >	18.9 >	Researched mining >	0	0	0	1	-
117	18.10	Mining record office plans	0	0	0	0	-
117	18.11	BGS mine plans	0	0	0	0	-
117	18.12	Coal mining	None (within 0m)				
117	18.13	Brine areas	None (within 0m)				
117	18.14	Gypsum areas	None (within 0m)				
118	18.15	Tin mining	None (within 0m)				
118	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
119	19.1	Natural cavities	0	0	0	0	-
119	19.2	Mining cavities	0	0	0	0	0
119	19.3	Reported recent incidents	0	0	0	0	-
119	19.4	Historical incidents	0	0	0	0	-
120	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
121 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
123 >	21.1 >	BGS Estimated Background Soil Chemistry >	18	6	-	-	-
124	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
125	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
126	22.1	Underground railways (London)	0	0	0	-	-
126	22.2	Underground railways (Non-London)	0	0	0	-	-
127	22.3	Railway tunnels	0	0	0	-	-
127	22.4	Historical railway and tunnel features	0	0	0	-	-
127	22.5	Royal Mail tunnels	0	0	0	-	-

127 >	22.6 >	Historical railways >	0	3	2	-	-
128	22.7	Railways	0	0	0	-	-
128	22.8	Crossrail 1	0	0	0	0	-
128	22.9	Crossrail 2	0	0	0	0	-
128	22.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 24/04/2021

Site Area: 33.78ha

Recent site history - 2018 aerial photograph

Capture Date: 08/05/2018

Site Area: 33.78ha

Recent site history - 2012 aerial photograph

Capture Date: 27/05/2012

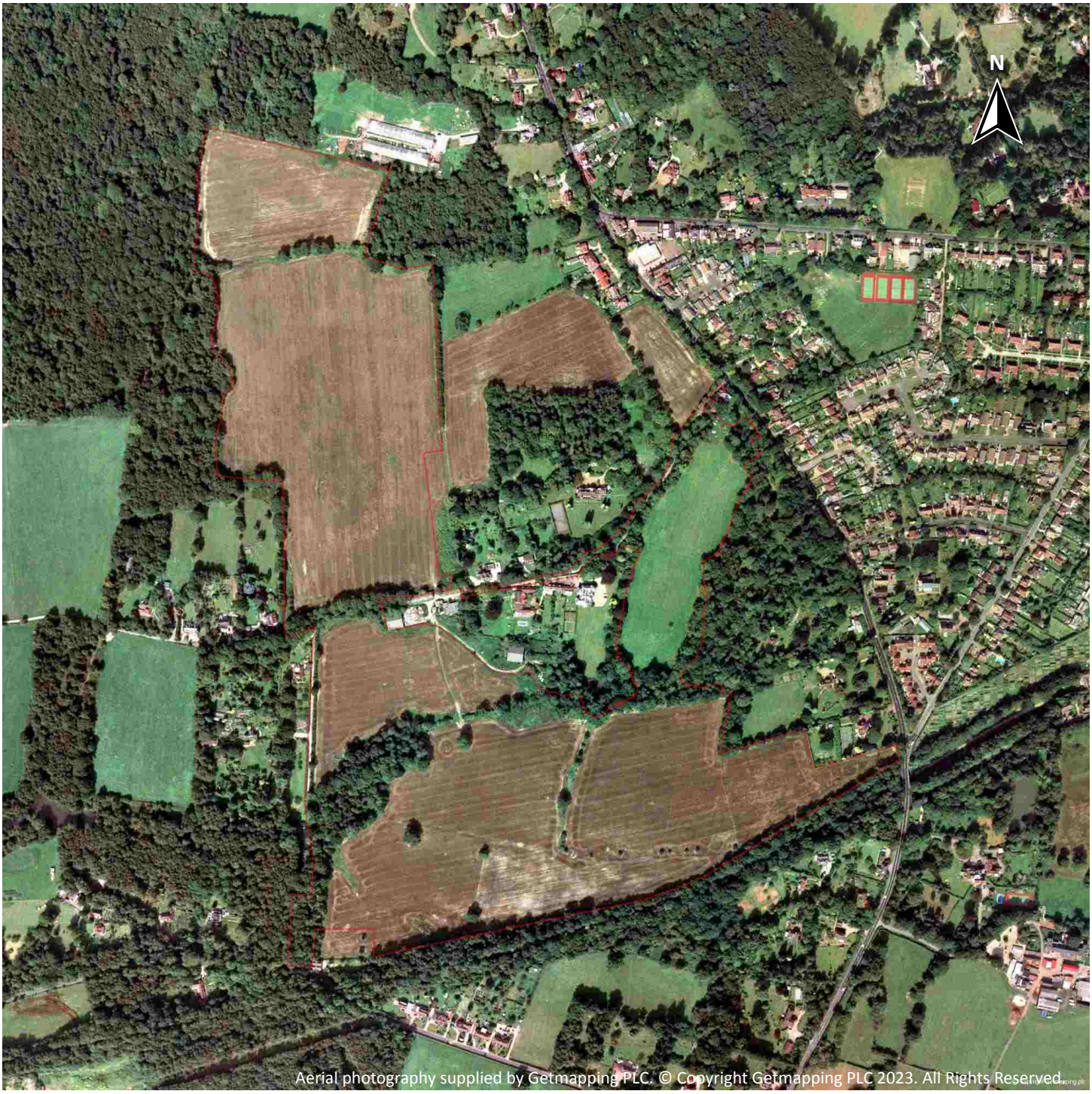
Site Area: 33.78ha

Recent site history - 2005 aerial photograph

Capture Date: 28/08/2005

Site Area: 33.78ha

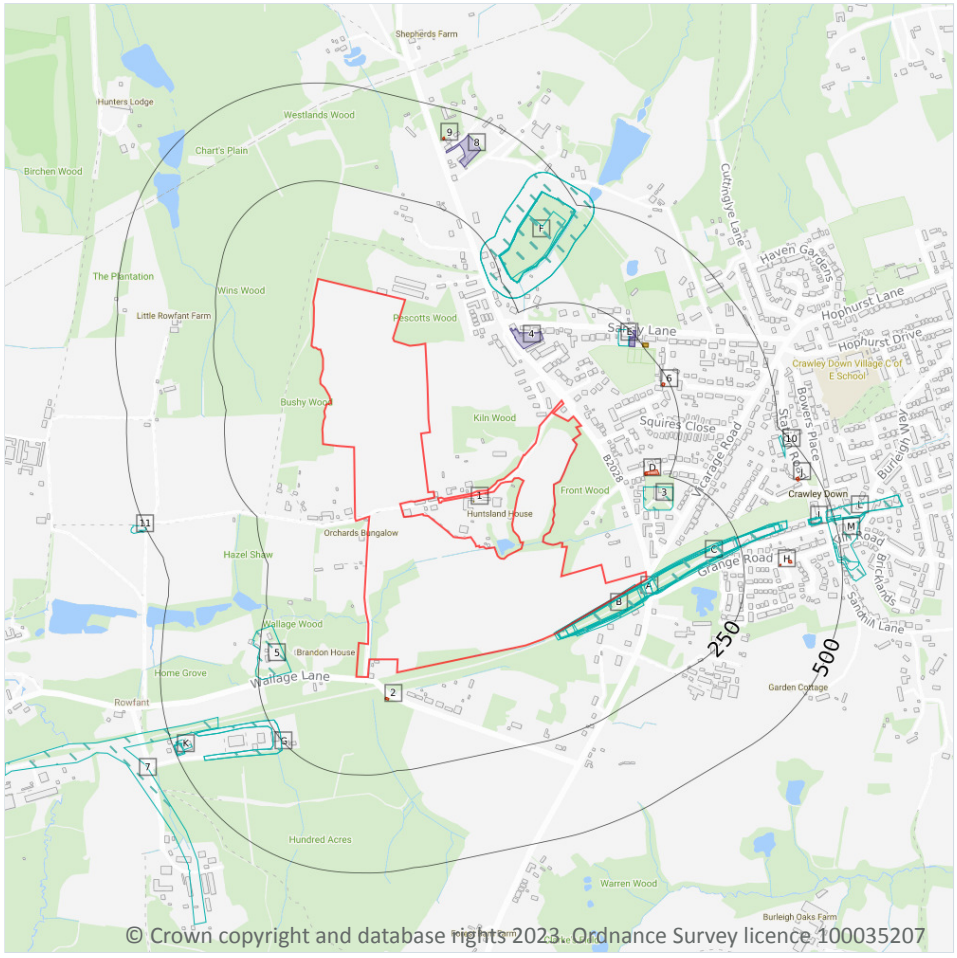
Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 33.78ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	40

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

Features are displayed on the Past land use map on **page 14 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Cuttings**	**1963**	**2190021**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Cuttings**	**1912**	**2198801**
A	**On site**	**Cuttings**	**1914**	**2284226**
B	**On site**	**Cuttings**	**1896**	**2228150**
B	**On site**	**Cuttings**	**1968**	**2228675**
B	1m SE	Cuttings	1992	2169563
B	1m SE	Cuttings	1974	2249270
A	2m SE	Cuttings	1938	2258294
A	2m SE	Cuttings	1874 - 1895	2272964
C	10m E	Cutting Works	1896	2213435
C	10m E	Cutting Works	1914	2259320
C	14m E	Cuttings	1968 - 1992	2217121
3	158m E	Grave Yard	1874	2145585
5	166m SW	Nurseries	1992	2168353
E	202m NE	Smithy	1914	2199134
F	216m N	Nursery	1938	2187106
F	216m N	Nursery	1910	2195087
F	216m N	Nursery	1896	2221269
G	235m SW	Refuse Heap	1963 - 1968	2194411
G	235m SW	Unspecified Heap	1974 - 1992	2203216
F	263m N	Nursery	1914	2176495
F	263m N	Nursery	1874 - 1896	2236899
F	265m N	Nursery	1914	2251144
F	266m N	Nurseries	1974 - 1992	2185616
F	266m N	Nurseries	1963	2220353
F	266m N	Nursery	1968	2253988
7	368m SW	Railway Sidings	1895	2170673
I	433m E	Railway Station	1912 - 1914	2239250
I	435m E	Railway Station	1963 - 1968	2220510

ID	Location	Land use	Dates present	Group ID
I	435m E	Railway Station	1938	2261730
I	435m E	Railway Station	1895	2265488
K	456m SW	Unspecified Mill	1992	2210556
10	461m E	Gravel Pit	1896	2138761
K	479m SW	Unspecified Mill	1974	2180764
L	480m E	Railway Sidings	1912 - 1914	2170657
I	480m E	Railway Station	1874	2152750
M	481m E	Brick Field	1874 - 1895	2181539
M	484m E	Unspecified Pit	1895	2236886
L	495m E	Railway Sidings	1938	2232475
11	500m W	Old Gravel Pit	1895 - 1896	2211012

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
1	15m E	Tank or Trough	1874	379410
E	248m NE	Tanks	1990	386667
E	248m NE	Tanks	1967	386926
E	249m NE	Tanks	1978 - 1981	401359

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	9

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original 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
2	69m S	Electricity Substation	1974 - 1990	263832
D	188m E	Electricity Substation	1990 - 1995	289844
D	188m E	Electricity Substation	1978 - 1981	260058
6	230m NE	Electricity Substation	1978 - 1995	276525
H	341m E	Electricity Substation	1995	248835
H	365m E	Electricity Substation	1978 - 1990	275686
9	419m N	Electricity Substation	1985 - 1993	273530
J	451m E	Electricity Substation	1967 - 1990	260142
J	451m E	Electricity Substation	1995	264204

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	6

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
4	161m NE	Garage	1974 - 1990	83327
E	221m NE	Forge Garage	1990	78855
E	221m NE	Forge Garage	1967	79427
E	236m NE	Forge Garage	1995	76121
E	237m NE	Garage	1978 - 1981	80127
8	371m N	Garage	1993	73792

This data is sourced from Ordnance Survey / Groundsure.

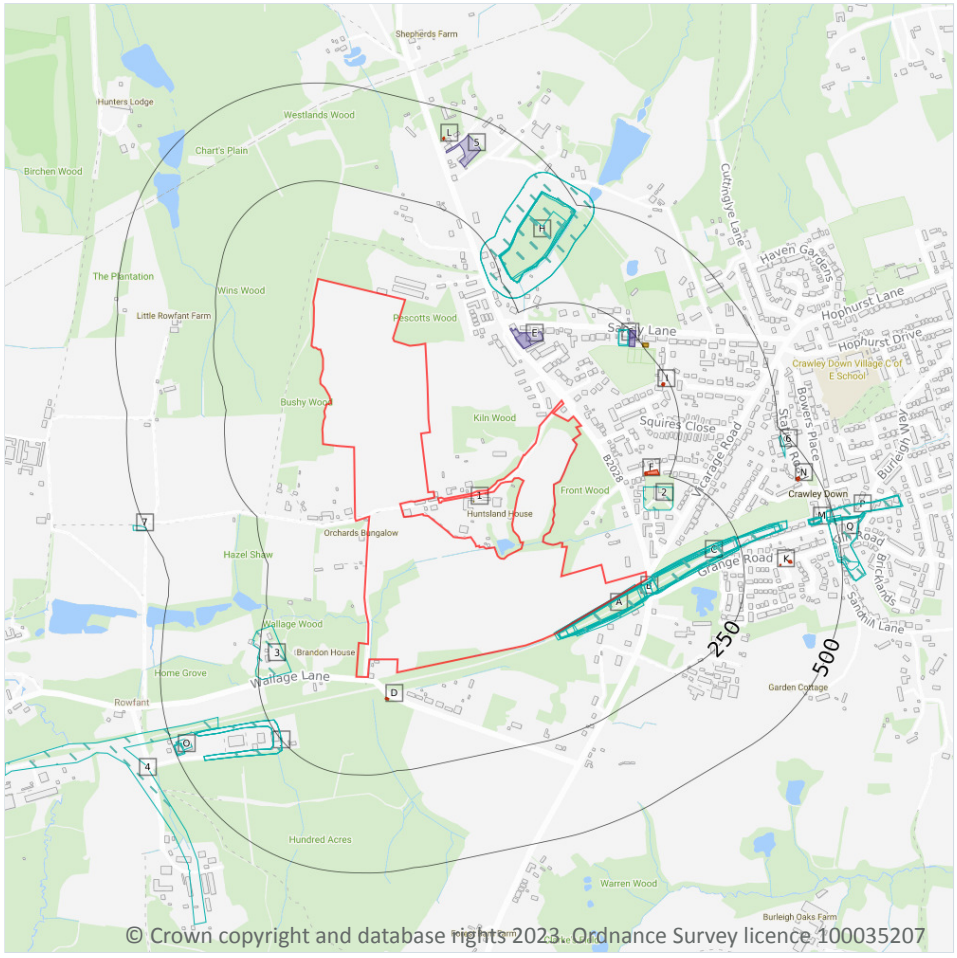
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	53

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Cuttings**	**1914**	**2284226**
A	**On site**	**Cuttings**	**1896**	**2228150**
A	**On site**	**Cuttings**	**1968**	**2228675**

ID	Location	Land Use	Date	Group ID
B	**On site**	**Cuttings**	**1963**	**2190021**
B	**On site**	**Cuttings**	**1912**	**2198801**
A	1m SE	Cuttings	1992	2169563
A	1m SE	Cuttings	1974	2249270
B	2m SE	Cuttings	1914	2284226
B	2m SE	Cuttings	1938	2258294
B	2m SE	Cuttings	1895	2272964
B	5m SE	Cuttings	1874	2272964
C	10m E	Cutting Works	1914	2259320
C	10m E	Cutting Works	1896	2213435
C	14m E	Cuttings	1992	2217121
C	14m E	Cuttings	1974	2217121
C	14m E	Cuttings	1968	2217121
2	158m E	Grave Yard	1874	2145585
3	166m SW	Nurseries	1992	2168353
G	202m NE	Smithy	1914	2199134
G	204m NE	Smithy	1914	2199134
H	216m N	Nursery	1938	2187106
H	216m N	Nursery	1910	2195087
H	216m N	Nursery	1896	2221269
J	235m SW	Unspecified Heap	1992	2203216
J	235m SW	Unspecified Heap	1974	2203216
J	235m SW	Refuse Heap	1963	2194411
J	235m SW	Refuse Heap	1968	2194411
H	263m N	Nursery	1914	2176495
H	263m N	Nursery	1896	2236899
H	265m N	Nursery	1914	2251144
H	265m N	Nursery	1874	2236899

ID	Location	Land Use	Date	Group ID
H	266m N	Nurseries	1992	2185616
H	266m N	Nurseries	1974	2185616
H	266m N	Nurseries	1963	2220353
H	266m N	Nursery	1968	2253988
4	368m SW	Railway Sidings	1895	2170673
M	433m E	Railway Station	1912	2239250
M	434m E	Railway Station	1914	2239250
M	435m E	Railway Station	1963	2220510
M	435m E	Railway Station	1968	2220510
M	435m E	Railway Station	1938	2261730
M	435m E	Railway Station	1895	2265488
O	456m SW	Unspecified Mill	1992	2210556
6	461m E	Gravel Pit	1896	2138761
O	479m SW	Unspecified Mill	1974	2180764
P	480m E	Railway Sidings	1914	2170657
M	480m E	Railway Station	1874	2152750
Q	481m E	Brick Field	1895	2181539
P	482m E	Railway Sidings	1912	2170657
Q	482m E	Brick Field	1874	2181539
Q	484m E	Unspecified Pit	1895	2236886
P	495m E	Railway Sidings	1938	2232475
7	500m W	Old Gravel Pit	1896	2211012

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 19 >**

ID	Location	Land Use	Date	Group ID
1	15m E	Tank or Trough	1874	379410
G	248m NE	Tanks	1990	386667
G	248m NE	Tanks	1967	386926
G	249m NE	Tanks	1981	401359
G	249m NE	Tanks	1978	401359

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**21**

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
D	69m S	Electricity Substation	1974	263832
D	70m S	Electricity Substation	1990	263832
F	188m E	Electricity Substation	1990	289844
F	188m E	Electricity Substation	1981	260058
F	188m E	Electricity Substation	1978	260058
F	189m E	Electricity Substation	1995	289844
I	230m NE	Electricity Substation	1990	276525
I	231m NE	Electricity Substation	1995	276525
I	232m NE	Electricity Substation	1981	276525
I	232m NE	Electricity Substation	1978	276525
K	341m E	Electricity Substation	1995	248835
K	365m E	Electricity Substation	1990	275686
K	367m E	Electricity Substation	1978	275686
K	367m E	Electricity Substation	1981	275686

ID	Location	Land Use	Date	Group ID
L	419m N	Electricity Substation	1985	273530
L	421m N	Electricity Substation	1993	273530
N	451m E	Electricity Substation	1990	260142
N	451m E	Electricity Substation	1995	264204
N	453m E	Electricity Substation	1981	260142
N	453m E	Electricity Substation	1978	260142
N	453m E	Electricity Substation	1967	260142

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	8

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

Features are displayed on the Past land use - un-grouped map on **page 19 >**

ID	Location	Land Use	Date	Group ID
E	161m NE	Garage	1990	83327
E	162m NE	Garage	1974	83327
G	221m NE	Forge Garage	1990	78855
G	221m NE	Forge Garage	1967	79427
G	236m NE	Forge Garage	1995	76121
G	237m NE	Garage	1981	80127

ID	Location	Land Use	Date	Group ID
G	237m NE	Garage	1978	80127
5	371m N	Garage	1993	73792

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Details		
1	240m SW	Site Address: Rowfant Saw Mill, Wallage Lane, Crawley, West Sussex Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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	94

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

Features are displayed on the Waste and landfill map on **page 25 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	159m SE	Grange Farm Turners Hill Road Crawley West Sussex RH10 4EY	EPR/RH0579XZ/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	159m SE	Grange Farm Turners Hill Road Crawley West Sussex RH10 4EY	EPR/RH0579XZ/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
A	159m SE	Grange Farm Turners Hill Road Crawley West Sussex RH10 4EY	EPR/RH0579XZ/A001	Disposing of waste exemption	Non-Agricultural Waste Only	Deposit of waste from dredging of inland waters
B	176m N	HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HG	WEX185696	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	176m N	HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HG	WEX185696	Disposing of waste exemption	On a farm	Burning waste in the open
B	176m N	HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HG	WEX026983	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	176m N	HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HG	WEX026983	Disposing of waste exemption	On a farm	Burning waste in the open
B	176m N	HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HG	WEX315553	Disposing of waste exemption	On a farm	Burning waste in the open
B	176m N	HURST FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HG	WEX315553	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

ID	Location	Site	Reference	Category	Sub-Category	Description
B	178m N	Hurst Farm Turners Hill Road CRAWLEY West Sussex RH10 4HG	EPR/CE5082PN/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	178m N	Hurst Farm Turners Hill Road CRAWLEY West Sussex RH10 4HG	EPR/CE5082PN/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
2	254m SW	Timberstore ltd rowfant sawmills, wallage lane crawley west sussex rh10 4nq	EPR/QF0435WW/A001	Disposing of waste exemption	Non-Agricultural Waste Only	Disposal by incineration
C	304m SE	GRANGE FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4EY	WEX178755	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
C	304m SE	GRANGE FARM, TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4EY	WEX014038	Disposing of waste exemption	On a farm	Burning waste in the open
C	304m SE	-	WEX266947	Using waste exemption	Not on a farm	Use of waste in construction
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Treating waste exemption	Agricultural Waste Only	Sorting mixed waste
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on non-agricultural land to confer benefit
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY/A001	Using waste exemption	Agricultural Waste Only	Use of mulch

ID	Location	Site	Reference	Category	Sub-Category	Description
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY /A001	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit
D	344m NW	Little Rowfant Wallage Lane CRAWLEY West Sussex RH10 4NH	EPR/BF0434TY /A001	Using waste exemption	Agricultural Waste Only	Burning of waste as a fuel in a small appliance
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Using waste exemption	Not on a farm	Use of mulch
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Using waste exemption	Not on a farm	Spreading of plant matter to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Treating waste exemption	Not on a farm	Sorting mixed waste
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment

ID	Location	Site	Reference	Category	Sub-Category	Description
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX212496	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Treating waste exemption	Not on a farm	Sorting mixed waste
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Using waste exemption	Not on a farm	Use of mulch
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Using waste exemption	Not on a farm	Spreading of plant matter to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX058672	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Storing waste exemption	Not on a farm	Storage of waste in secure containers
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Treating waste exemption	Not on a farm	Sorting mixed waste
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Using waste exemption	Not on a farm	Spreading of plant matter to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Using waste exemption	Not on a farm	Use of mulch
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Using waste exemption	Not on a farm	Spreading waste on non-agricultural land to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
E	379m NW	LITTLE ROWFANT, WALLAGE LANE, ROWFANT, CRAWLEY, RH10 4NH	WEX340365	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance
3	456m SW	CALDYNE PARK WALLAGE LANE RH10 4NQ	EPR/GE5048ZC/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste in construction
F	476m N	Head Office Turners Hill Road Crawley West Sussex RH10 4HQ	EPR/YF0303KM/A001	Disposing of waste exemption	Non-Agricultural Waste Only	Burning waste in the open
F	476m N	Head Office Turners Hill Road Crawley West Sussex RH10 4HQ	EPR/YF0303KM/A001	Treating waste exemption	Non-Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
F	476m N	Head Office Turners Hill Road Crawley West Sussex RH10 4HQ	EPR/YF0303KM/A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Using waste exemption	Not on a farm	Use of waste in construction
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Disposing of waste exemption	Not on a farm	Burning waste in the open
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

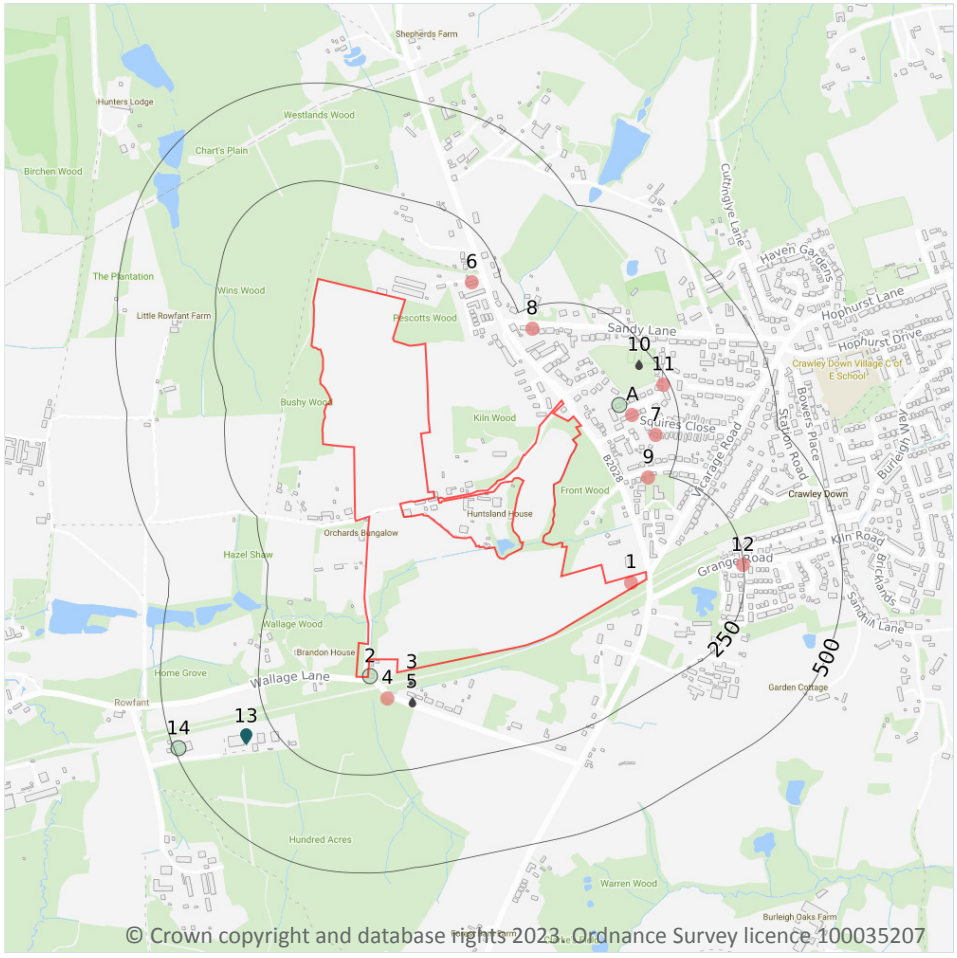
ID	Location	Site	Reference	Category	Sub-Category	Description
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Using waste exemption	Not on a farm	Use of mulch
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX170941	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Disposing of waste exemption	Not on a farm	Burning waste in the open
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Disposing of waste exemption	Not on a farm	Burning waste at a port under a Plant Health notice
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Using waste exemption	Not on a farm	Use of mulch
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX128954	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	482m N	TURNERS HILL ROAD CRAWLEY DOWN CRAWLEY RH10 4HQ	WEX006729	Disposing of waste exemption	Not on a farm	Burning waste in the open
F	482m N	TURNERS HILL ROAD CRAWLEY DOWN CRAWLEY RH10 4HQ	WEX006729	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	482m N	TURNERS HILL ROAD CRAWLEY DOWN CRAWLEY RH10 4HQ	WEX006729	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)

ID	Location	Site	Reference	Category	Sub-Category	Description
F	482m N	TURNERS HILL ROAD CRAWLEY DOWN CRAWLEY RH10 4HQ	WEX006729	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	482m N	TURNERS HILL ROAD CRAWLEY DOWN CRAWLEY RH10 4HQ	WEX006729	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Disposing of waste exemption	Not on a farm	Burning waste in the open
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Using waste exemption	Not on a farm	Use of mulch
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	482m N	TURNERS HILL ROAD, CRAWLEY DOWN, CRAWLEY, RH10 4HQ	WEX304356	Using waste exemption	Not on a farm	Use of waste in construction
F	482m N	-	WEX269238	Using waste exemption	Not on a farm	Use of waste for a specified purpose
F	482m N	-	WEX269238	Using waste exemption	Not on a farm	Use of mulch
F	482m N	-	WEX269238	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
F	482m N	-	WEX269238	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
F	482m N	-	WEX269238	Disposing of waste exemption	Not on a farm	Burning waste in the open
F	482m N	-	WEX269238	Disposing of waste exemption	Not on a farm	Burning waste at a port under a Plant Health notice
F	482m N	-	WEX269238	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	9

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Company	Address	Activity	Category
1	**On site**	**Mast**	**West Sussex, RH10**	**Telecommunications Features**	**Infrastructure and Facilities**
4	70m S	Electricity Sub Station	West Sussex, RH10	Electrical Features	Infrastructure and Facilities
A	134m NE	System Saviours	41, Squires Close, Crawley Down, West Sussex, RH10 4JH	Electrical Equipment Repair and Servicing	Repair and Servicing

ID	Location	Company	Address	Activity	Category
6	176m N	Family Cook	Hurst Farm, Turners Hill Road, Crawley Down, West Sussex, RH10 4HG	Poultry Farming, Equipment and Supplies	Farming
7	192m E	Surrey Cycles	25, Squires Close, Crawley Down, West Sussex, RH10 4JH	Vehicle Components	Industrial Products
8	199m NE	Electricity Sub Station	West Sussex, RH10	Electrical Features	Infrastructure and Facilities
9	201m E	Electricity Sub Station	West Sussex, RH10	Electrical Features	Infrastructure and Facilities
11	235m NE	Electricity Sub Station	West Sussex, RH10	Electrical Features	Infrastructure and Facilities
12	248m E	Pumping Station	West Sussex, RH10	Water Pumping Stations	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	1

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.

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Address	Details	
13	320m SW	Timberstore Ltd, Rowfant Sawmills, Wallage Road, Rowfant, RH10 4NQ	Process: Timber Manufacture Status: Current Permit Permit Type: Part A2	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Address	Details	
3	32m S	HOLLIES, WALLAGE LANE, CRAWLEY DOWN, HOLLIES, WALLAGE LANE, CRAWLEY D, OWN, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTWC.3277 Permit Version: 1 Receiving Water: UN-NAMED TRIBUTARY OF BURSTOW	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 21/04/1989 Effective Date: 21/04/1989 Revocation Date: 01/10/1996
5	81m S	LAND ADJOINING NOS 1 & 2, WALLAGE L, LAND ADJOINING NOS 1 & 2, WALLAG, E LANE, ROWFANT, SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: CTCR.1285 Permit Version: 1 Receiving Water: TRIB OF BURSTOW STREAM	Status: REVOKED - UNSPECIFIED Issue date: 10/07/1972 Effective Date: 10/07/1972 Revocation Date: 27/08/1991
10	212m NE	TEAM FUELS DEPOT, TEAM FUELS DEPOT, SANDY LANE, CRAWLEY DOWN, SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P03629 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 16/07/1991 Effective Date: 16/07/1991 Revocation Date: 04/07/1996

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	3

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 36 >**

ID	Location	Details	
2	5m S	Incident Date: 25/02/2002 Incident Identification: 60332 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	111m NE	Incident Date: 25/08/2003 Incident Identification: 184795 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Droplets	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
14	489m SW	Incident Date: 18/03/2002 Incident Identification: 64696 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

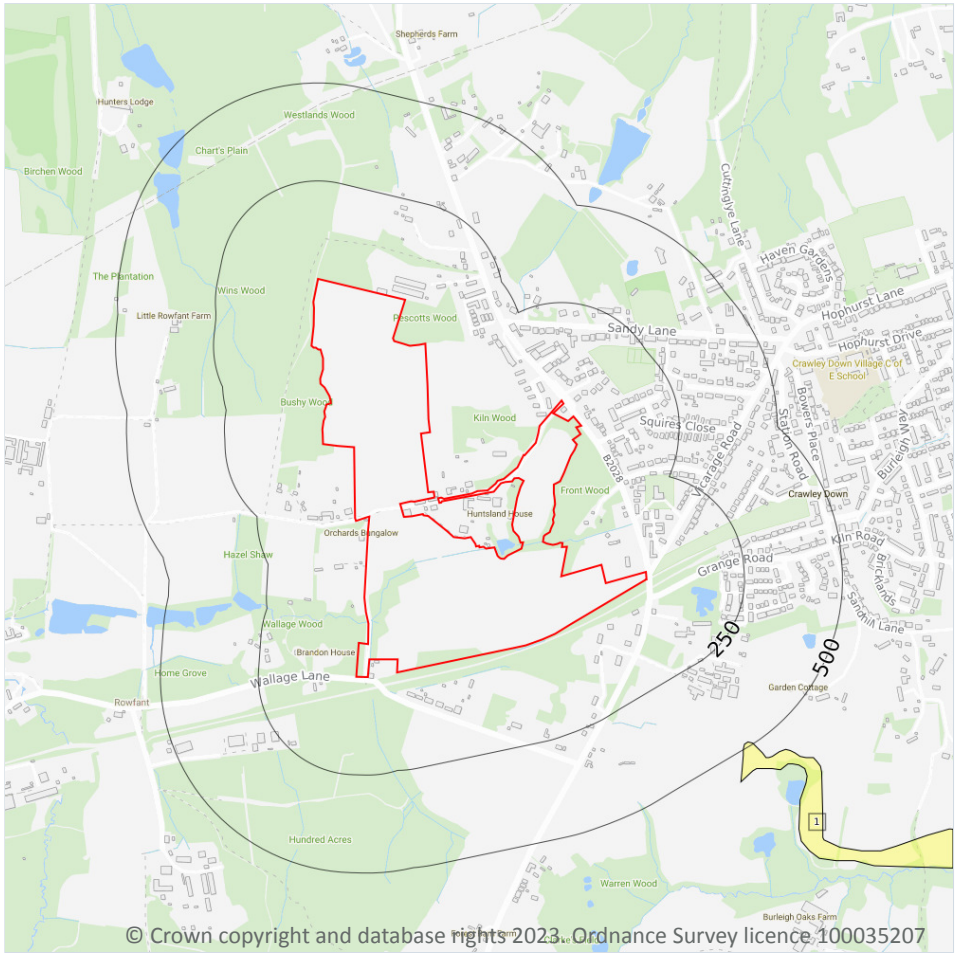
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

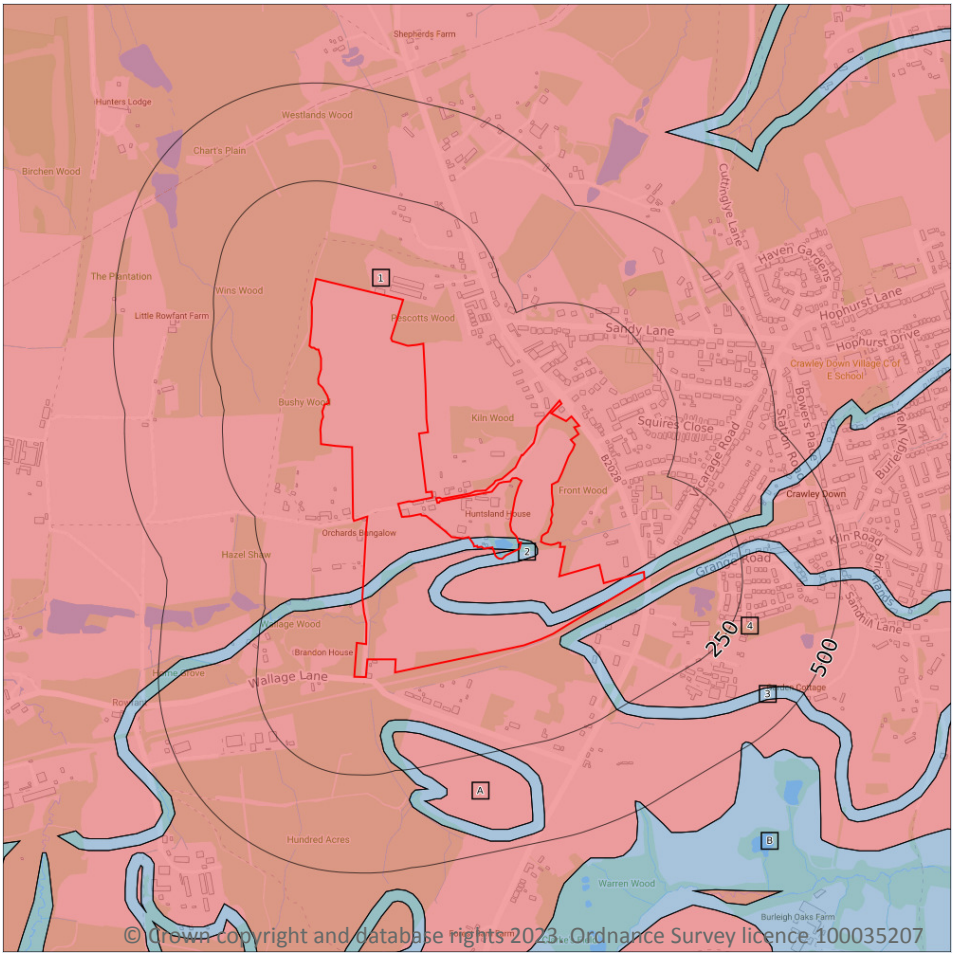
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 43 >**

ID	Location	Designation	Description
1	489m 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

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	7

Aquifer status of groundwater held within bedrock geology.

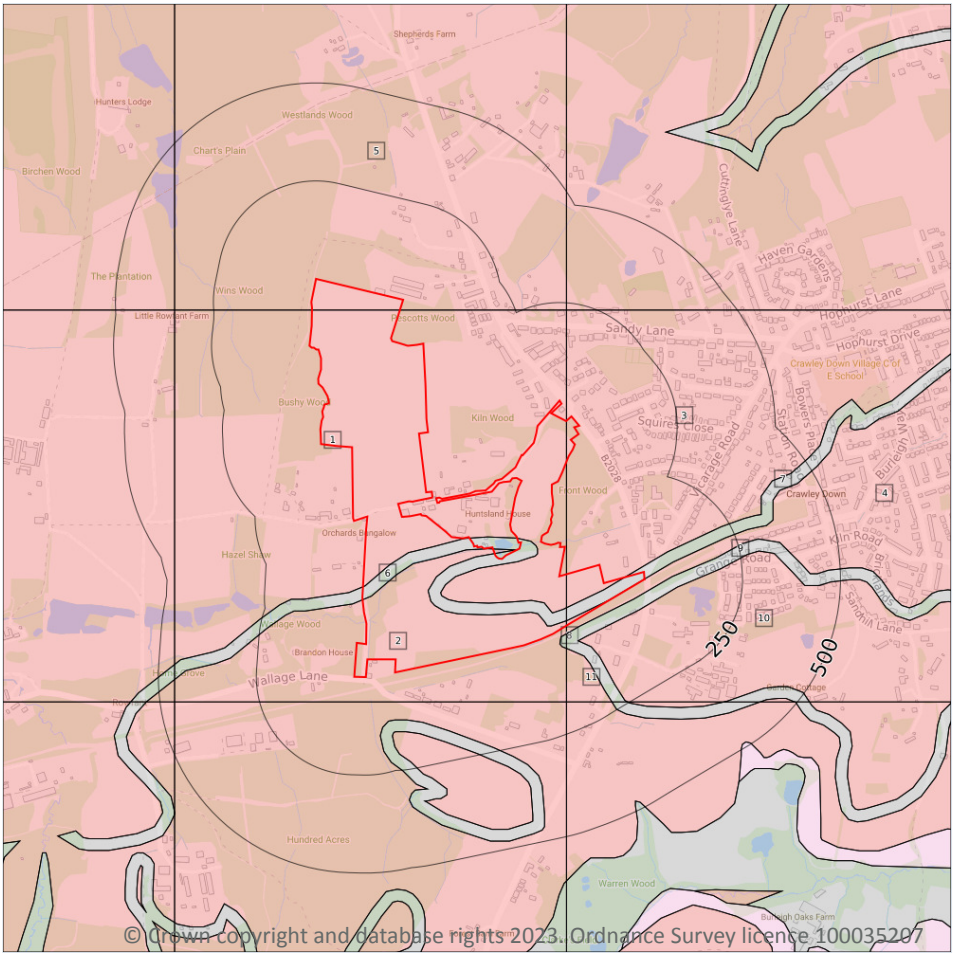
Features are displayed on the Bedrock aquifer map on **page 44 >**

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	17m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	49m 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
A	121m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
A	151m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
B	476m SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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	11

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 46 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
3	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
5	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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: Mixed
6	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
7	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
8	17m SE	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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	17m SE	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
10	48m SE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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
11	49m SE	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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

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.

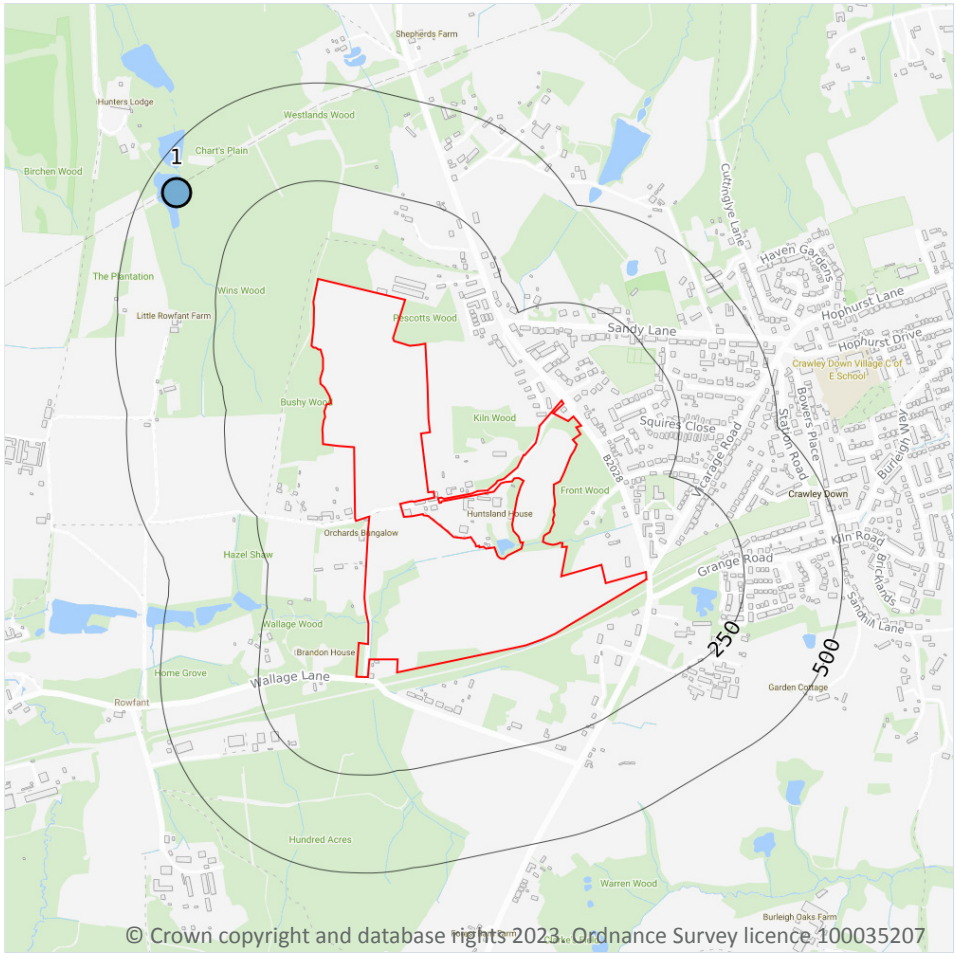
5.5 Groundwater vulnerability- local information

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	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 50 >**

ID	Location	Details	
-	845m W	Status: Historical Licence No: 28/39/32/0093 Details: General Farming & Domestic Direct Source: THAMES GROUNDWATER Point: HOME FARM, ROWFANT - BOREHOLE Data Type: Point Name: PENN Easting: 532530 Northing: 137600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 26/03/1999 Expiry Date: - Issue No: 100 Version Start Date: 26/03/1999 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m **1**

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 50 >**

ID	Location	Details	
1	423m NW	Status: Historical Licence No: 28/39/32/0087 Details: Make-Up Or Top Up Water Direct Source: THAMES SURFACE WATER - NON TIDAL Point: TRIB OF RIVER MOLE AT COPTHORNE COMMON Data Type: Point Name: VINCENT Easting: 533000 Northing: 138300	Annual Volume (m^3): 1792 Max Daily Volume (m^3): 38.9 Original Application No: - Original Start Date: 31/10/1995 Expiry Date: - Issue No: 102 Version Start Date: 02/09/2005 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.

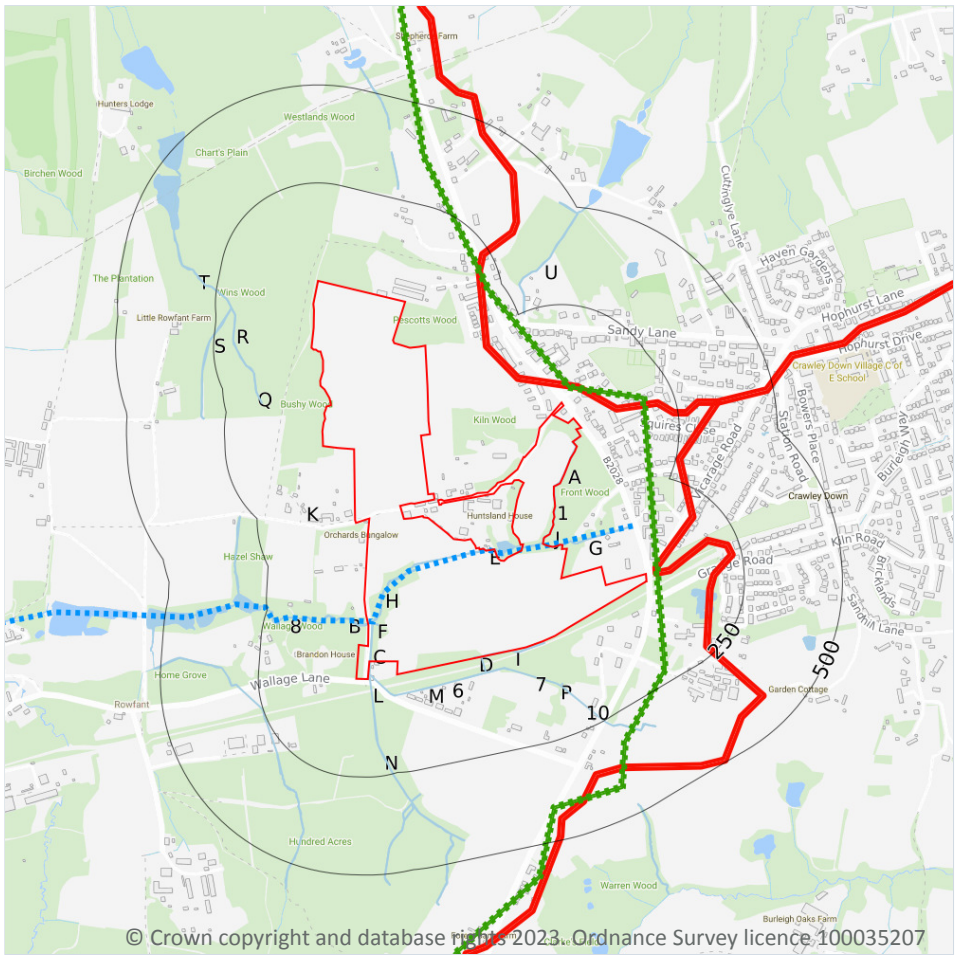
5.10 Source Protection Zones (confined aquifer)

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



6.1 Water Network (OS MasterMap)

Records within 250m	49

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 53 >**

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
F	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
F	**On site**	**Inland river not influenced by normal tidal action.**	**Underground**	**Watercourse contains water year round (in normal circumstances)**	**-**
G	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
H	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
I	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
J	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
D	**On site**	**Inland river not influenced by normal tidal action.**	**On ground surface**	**Watercourse contains water year round (in normal circumstances)**	**-**
L	2m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
L	2m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	4m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	5m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	9m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	11m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
D	36m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	40m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	42m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	45m S	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
7	46m SE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
M	49m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
L	50m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
L	51m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
N	58m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	104m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	113m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	118m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
P	122m SE	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
10	127m SE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
Q	156m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	160m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
Q	160m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
Q	189m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
R	190m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
S	209m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
T	209m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
U	244m NE	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	15

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 53 >**

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 53 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
K	**On site**	**River**	**Burstow Stream**	**GB106039017520**	**Mole Upper Trib**	**Mole**

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 53 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	**On site**	**River**	**Burstow Stream**	**GB106039017520 ↗**	**Bad**	**Fail**	**Bad**	**2019**

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 53 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
K	**On site**	**Copthorne Tunbridge Wells Sands**	**GB40602G602400** ↗	**Good**	**Good**	**Good**	**2019**

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.

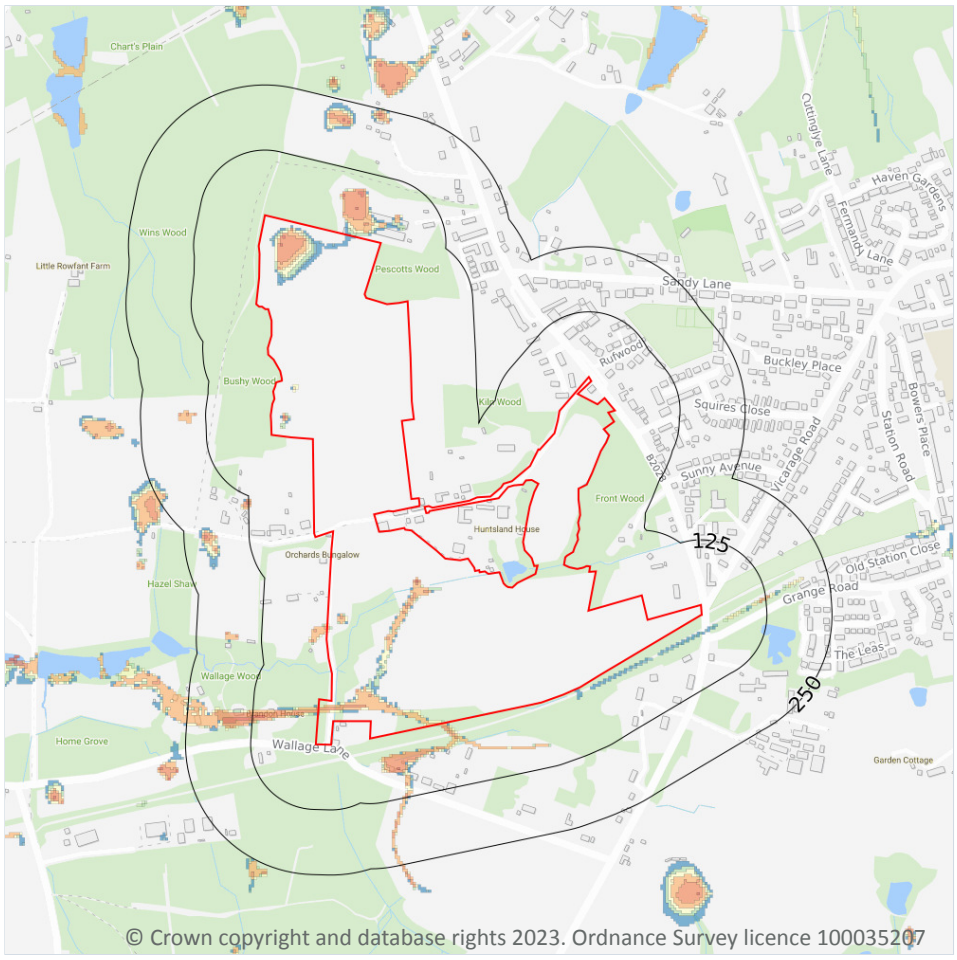
7.7 Flood Zone 3

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, Greater than 1.0m**
Highest risk within 50m	**1 in 30 year, Greater than 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 63 >**

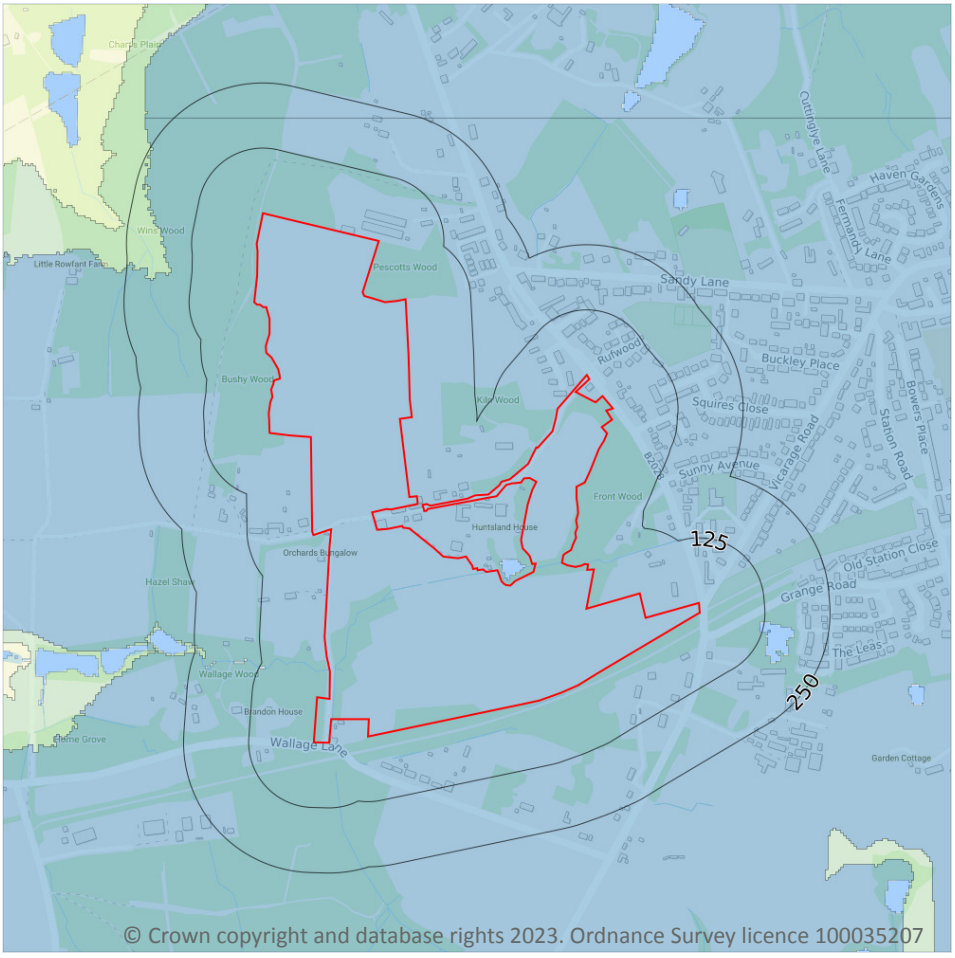
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on

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	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

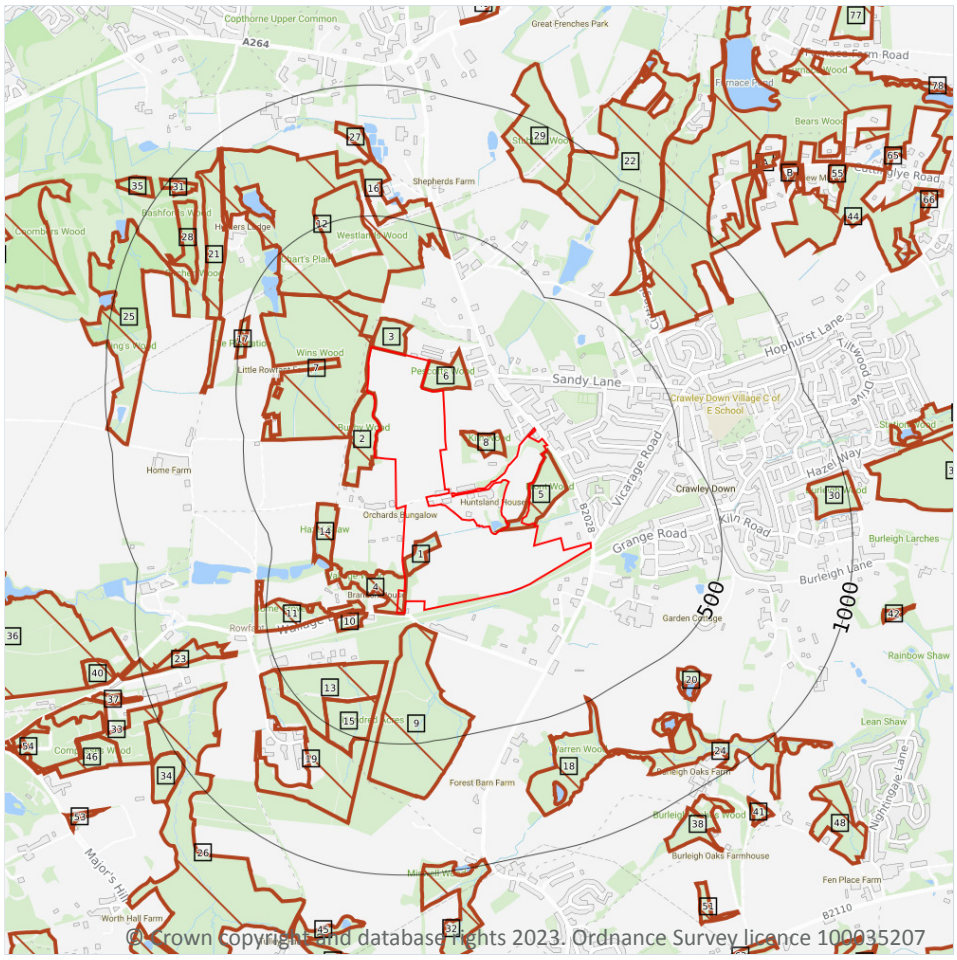
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 65 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 66 >**

ID	Location	Name	Data source
-	1659m S	Turner's Hill	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	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	91

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 66 >**

ID	Location	Name	Woodland Type
1	**On site**	**Wallage Lodge Shaw**	**Ancient & Semi-Natural Woodland**
2	**On site**	**Bushy Wood**	**Ancient & Semi-Natural Woodland**
3	**On site**	**Pescotts Wood_W**	**Ancient & Semi-Natural Woodland**
4	**On site**	**Wallage Wood**	**Ancient & Semi-Natural Woodland**
5	**On site**	**Front Wood**	**Ancient & Semi-Natural Woodland**
6	**On site**	**Pescotts Wood_E**	**Ancient & Semi-Natural Woodland**
7	3m NW	Wins Wood	Ancient & Semi-Natural Woodland
8	37m NE	Kiln Wood	Ancient & Semi-Natural Woodland
9	55m S	Hundred Acre_E	Ancient & Semi-Natural Woodland
10	116m SW	Brandon Shaw_W	Ancient & Semi-Natural Woodland
11	128m SW	Home Grove	Ancient & Semi-Natural Woodland
12	180m N	Westlands Wood	Ancient & Semi-Natural Woodland
13	192m S	Hundred Acre_W	Ancient Replanted Woodland
14	222m W	Hazel Shaw	Ancient & Semi-Natural Woodland
15	328m S	Hundred Acre_W	Ancient Replanted Woodland