



RIDGE

DESK TOP STUDY

LAND WEST OF GATESMEAD

**CREST NICHOLSON OPERATIONS
LIMITED**

July 2025

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1. INTRODUCTION

1.1. Brief

Ridge and Partners LLP (Ridge) have been commissioned by Crest Nicholson (the Client) to undertake a Desk Top Study for land off Old Wickham Lane, Haywards Heath, West Sussex, RH16 1UP (hereafter referred to as 'the site'). A site location plan is included as Figure 1.

Ridge were briefed to use information provided by the client to obtain an environmental database search relating to the site and carry out a walkover survey to assess and report on the findings with respect to potential ground contamination and potential associated future liabilities in accordance with guidance outlined in Land Contamination Risk Management (LCRM 2023), published by the Environment Agency.

This report is prepared in line with the agreed brief and is subject to report conditions shown in Appendix 1.

1.2. Proposals

It is understood that the proposal currently comprises of the construction of 49 new homes together with open space and associated infrastructure. A Proposed Development Plan is included as Figure 2.

1.3. Legal Context and Methodology

Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, but the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2024), rather than directly by Part IIA of the Environmental Protection Act.

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

LCRM advocates a tiered approach to risk assessment, as necessary. This document constitutes a **Preliminary Risk Assessment** under that guidance.

Further details regarding Legal Context and Methodology are included as Appendix 2.

1.4. End Use Classification

Whilst it is acknowledged that the proposed site use is residential, for the Preliminary Risk Assessment the most sensitive end use classification will be applied – 'residential with possible consumption of home grown produce' as an initial cautious approach.

A change in the site use from the one currently proposed may result in the need for re-assessment of risk criteria, as such the conclusions and recommendations resulting from the risk assessment could change significantly.

1.5. Report Scope and Limitation

This report is based upon a review of historical and current information, a site walkover survey, geological and hydrogeological mapping and information from an environmental database search. The assessment is based

on the proposed end use outlined in Section 1.2. The outcomes of this assessment could change if the end uses change.

The information contained in this report is intended for the use of **Crest Nicholson Operations Limited**. Ridge can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

2. SITE CONDITIONS

An engineer from Ridge visited on 9th July 2025 to conduct a walkover survey of the site and the surrounding areas for the purpose of identifying any potential contamination or evidence of previous contaminative processes. The descriptions below relate to site conditions at the time of the inspection only.

A photographic log is included as Appendix 3.

2.1. Site Location

The site is centred on easting 533142 and northing 125637, on the northern outskirts of Haywards Heath, West Sussex. The centre of the site is situated at approximately 52-55m AOD (Above Ordnance Datum). The site has an area of circa 4.5ha.

2.2. Current Site Use

At the time of the site walkover, the site comprised an unoccupied field, with several footpaths passing through the site. During the site walkover, the general public utilised the site for a dog walking and as a public open space.

2.3. Access

Access to the site is via Old Wickham Lane, though a gated entrance. A pedestrian entrance to the site appeared to be present in the north-east corner.

2.4. Structures

At the time of the site walkover, no structures were present on site.

2.5. Boundaries

Fencing was observed to separate the western site boundary from the adjacent railway lines. The southern site boundary had a wall and fencing separating the site from nearby residences. The remainder of the site was bounded by mixed vegetation, including mature and semi-mature trees and shrubs.

2.6. Topography

The site has a mixed topography; however, it generally slopes down to the northeast, with the highest point located in the southwestern corner estimated to be 63mAOD down to the northeast corner estimated to be at approximately 49mAOD.

2.7. Surroundings

The site was surrounded by a private road and residential houses located on the southern site boundary. A railway line, running approximately north-south was present on the western site boundary. To the north there was undeveloped field. Undeveloped field and residential development was present to the east of site.

2.8. Trees & Vegetation

The site is generally bounded by vegetation described as Lowland Mixed Deciduous Woodland. There are three valuable trees noted within the site area, as well as an oak veteran tree located in the centre of the site. Furthermore, the ecological constraints plan (Ecosupport, Ecological Constraints Plan, (2025)) has identified high value habitats in several locations. The site is generally covered in long grass.

2.9. Utilities

There is a known gas main, owned by SGN, running north-south along the eastern portion of the site.

2.10. Potential Sources of Contamination – Walkover Survey

No potential sources of contamination were observed during the site walkover.

3. SITE HISTORY AND HISTORICAL CONTAMINATIVE SOURCES

3.1. Review of Historical Maps

Ordnance Survey Maps provided within a Groundsure Report package have been obtained to provide details of the history of the site and surrounding areas. A chronological description of the maps is shown in the table below. The descriptions focus on potentially contaminative land uses and potentially infilled features within 250m of the development site boundary. Note, potential contaminative sources and features outside these distances from the site have been discussed only where they are considered to be relevant. Copies of the maps are included as Appendix 4.

MAPPING (SCALE)	OBSERVATIONS	
	ON-SITE	OFF-SITE
1874 (1:2,500) (1:10,560)	The earliest reviewed map shows the site comprised five land parcels, separated with field dividers. The fields were likely for agricultural use. There is part of a stream or drainage channel located within the northern area of site, running approximately east-west.	Wickham Farm is visible, located directly adjacent to the southern site boundary. Sunte House is visible, located directly adjacent to the south-eastern site boundary. A railway, labelled Brighton and South Coast railway, is located directly adjacent to the western site boundary. The stream within the northern site area appears to be culverted below the railway tracks. Birchen Wood, Staves Copes and Sugwort Wood are located approximately 100m north of the northern site boundary.
1896-1897 (1:2,500) (1:10,560)	No significant developments.	Nursery visible 250m west of the western site boundary. An orchard is visible approximately 110m west of the western site boundary.
1910-1912 (1:2,500) (1:10,560)	No significant developments.	Residences are visible along Old Wickham Lane, approximately 80-100m west of the south-western corner of the site.
1937-1938 (1:2,500) (1:10,560)	No significant developments.	Additional residences visible to the west of the site.
1954-1955 (1:2,500)	Field dividers changed, with only one visible. Additional trees visible in the south-west corner of the site.	No significant developments.
1963-1965 (1:2,500) (1:10,560)	No significant changes.	Additional residences visible to the west of the site.

Mapping date (SCALE)	Observations	
	ON-SITE	OFF-SITE
1963-1965 (1:2,500) (1:10,560)	No significant changes.	Additional residences visible to the west of the site.
1966- 1971 (1:2,500) (1:10,000)	No significant changes.	No significant developments.
1990-1993 (1:1,250) (1:2,500) (1:10,000)	Site largely resembles current layout.	No significant developments.
2001-2025 (1:10,000)	No significant changes.	No significant developments.

Table 3.1: Historical Map Review

3.2. Review of Satellite Images

A review of publicly available satellite images has been carried out to provide information in relation to the site.

- The earliest image available for review (1999) shows the site to largely resembles current day, aside from less trees being visible than the current day layout.
- No significant changes, aside from the addition of more trees and vegetation noted in the 2005-2021 images.

3.3. Potential Sources of Contamination – Historical Map Review

Contaminant sources considered to present a potential risk to the site are detailed in the table below.

POTENTIAL SOURCES OF CONTAMINATION CONSIDERED A RISK TO THE SITE		
FEATURE	DISTANCE,	APPROX. DATES
Presence of railway line adjacent to the site.	Adjacent to western site boundary	1874-present

Table 3.3: Potential Sources following Historical Map Review

Potential contamination sources not considered to represent a significant risk to the site are detailed in the table below. The features will not be considered further.

POTENTIAL SOURCES NOT CONSIDERED FURTHER	
FEATURE	JUSTIFICATION
Wickham Farm – south of site boundary	Low contamination potential and separated from site
Sunte House – south of site boundary	Low contamination potential and separated from site
Orchard 110m west	Low contamination potential and distance from site.
Nursery 250m west	Low contamination potential and distance from site.

Table 3.3: Potential Sources not considered further

4. PHYSICAL SETTING

4.1. Geology and Hydrogeology

The following observations are taken from the British Geological Survey (BGS) GeoIndex¹ (2025) and the Geo Insight Groundsure Report (Appendix 5).

The site is partially underlain by superficial geology of Head Deposits, located in the northern part of the site, which in turn is underlain by bedrock geology of Upper Tunbridge Wells Sand and Wadhurst Clay. Upper Tunbridge Wells Sand covers majority of the site, with a small portion of the northern extend underlain by Wadhurst Clay. The two bedrock units are separated by a mapped fault, running east-west through the site.

Tables 4.1, 4.2 and 4.3 below identify the expected composition of the published strata and associated aquifer classification.

SUPERFICIAL GEOLOGY	
Unit Name	Alluvium
Geology Description	Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope.
Aquifer	Secondary Undifferentiated
Aquifer Description	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.

Table 4.1: Superficial Geology

BEDROCK GEOLOGY	
Unit Name	Upper Tunbridge Wells Sand
Geology Description	Thinly bedded silty mudstones, siltstones, silty sandstones and fine-grained sandstones are laterally persistent over long distances. Sandstones, which form prominent scarp and dip slope features, are typically fine-grained and quartzose, weathering to a pale yellowish grey or brown colour.
Aquifer	Secondary (A)
Aquifer Description	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.

Table 4.2: Bedrock Geology

¹ BGS GeoIndex. <https://geoindex.bgs.ac.uk>. Accessed 21 July 2025.

BEDROCK GEOLOGY

Unit Name	Wadhurst Clay
Geology Description	Comprises soft, dark grey thinly-bedded mudstones ("shales") and mudstones with subordinate beds of pale grey siltstone, fine-grained sandstone (locally calcareous where it is known as Tilgate Stone or colloquially "Hastings Granite"), shelly limestone, clay ironstone and rare pebble beds.
Aquifer	Unproductive
Aquifer Description	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

Table 4.3: Bedrock Geology

4.1.1. Artificial Ground, Landslips and Faults

There is a fault, trending east to west, within the northern part of the site. This forms the natural mapped boundary on site between the Upper Tunbridge Wells Sands and the Wadhurst Clay.

4.1.2. Radon

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No Radon Protective Measures are considered necessary for new properties or extensions to existing ones.

4.1.3. Ground Workings and Mining

Non coal mining, described as 'Sporadic Underground mining of restricted extent possible' is present within the northern part of the site, aligning with the mapped boundary of the Wadhurst Clay.

Furthermore, there are several records of surface ground workings, mainly focussed around the present railway line, majority of which include cuttings for the nearby railway infrastructure.

4.1.4. BGS Borehole Records

There is one borehole located 147m east of the site (BGS reference TQ32NW9). The general stratigraphy shows is described as variable layers of clay sandstone, sandy clay, rock and blue clay. This is considered to be representative of the geology in the south of the site.

4.1.5. Natural Ground Subsidence

The BGS has provided the following information as summarised in Table 4.4 below.

PROCESS	RISK LEVEL	DETAILS
Collapsible Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Landslides	Very Low	Slope instability problems are unlikely to be present. No special actions
Running Sands	Negligible/ Very Low	Running sand conditions are not thought to occur whatever the positions of the water table. No identified constraints on land use due to running conditions (Majority of site) / Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly. (Head Deposits).
Shrink Swell Clay	Negligible/ Low	Ground conditions predominantly non-plastic (Upper Tunbridge Wells Sand). Ground conditions predominantly medium plasticity (Wadhurst Clay)
Compressible Deposits	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits.
Ground Dissolution of Soluble Rocks	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution.

Table 4.4: Ground Subsidence Records

4.1.6. BGS Estimated Background Soil Chemistry

Estimated background concentrations on site are as follows: arsenic 15-25mg/kg; cadmium 1.8mg/kg; chromium 60-90mg/kg; nickel 15-30mg/kg, lead 100mg/kg.

4.2. Hydrology

4.2.1. Surface Water Features

There is an inland river, not influenced by normal tidal action running through the northern portion of the site. There are 10 other surface water features within 250m of the site boundary.

4.2.2. Flooding

There is a high flood risk classification for the surface water feature running through the northern portion of the site. Furthermore, there is a Flood Zone 2 and Flood Zone 3 classification for the land immediately adjacent to the surface water feature.

4.3. Controlled Waters

4.3.1. Abstraction Licenses

There is one groundwater abstraction, located 379m northeast of the site. It is an active license, associated with Haywards Heath Golf Club.

4.3.2. Source Protection Zones

There are no SPZs within 500m of the site boundary.

4.4. Designated Environmentally Sensitive Sites

There are three designated ancient woodlands within 500m of the site.

4.5. Nitrate Vulnerable Zones

There is a Nitrate Vulnerable Zone (NVZ), known as Adur East (Sakeham) NVZ, located 1931m southwest of the site boundary. Nitrate vulnerable zones are areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC).

4.6. Unexploded Ordnance

Publicly available Unexploded Ordnance (UXO) mapping² indicates that the site is in an area at low risk of UXO.

² Zetica UXO Mapping. <https://zeticauxo.com/guidance/risk-maps/>. Accessed 21 July 2025.

5. ENVIRONMENTAL RECORDS REVIEW

The following information has been obtained from public archive via the data supplier Groundsure or by direct application. The full Enviro Insight Groundsure Report is included as Appendix 5. The subsequent review focusses on records within 250m of the outlined development site for above ground features or for potentially infilled features, or those which are considered relevant to the proposed development. Ridge have not included data from Groundsure's own review of historical maps.

5.1. Groundsure Record Search

The following observations are taken from the British Geological Survey (BGS) GeoIndex (2025) and the Enviro Insight Report (Appendix 5).

5.1.1. Historical Industrial Land Uses

There are seven records relating to above ground land uses within 50m of the site, all of which are cuttings associated with the nearby railway line.

5.1.2. Historical Petrol Stations and Garages

There are no records of petrol stations within 500m of the site.

5.1.3. Historical Tank Database

There is one recorded historical tank within 250m of the site boundary. This is recorded 184m north-west of the site and dated 1897 to 1910.

5.1.4. Historical Energy Features

There are three records, in relation to electricity substations within 250m of the site, all located 203m west of the site. There are no further pertinent records.

5.1.5. Waste and Landfill

No historical or current records within 250m of the site.

5.1.6. Environmental Permits, Incidents, Registers and Consents

No pertinent records within proximity to the site.

5.1.7. Current Industrial Land Uses

There are two records, in relation to electricity substations located 203m and 217m west of the site.

5.1.8. Current Petrol Stations and Garages

There are no records of petrol stations within 500m of the site.

5.1.9. Current Tank Database

There are no recorded tanks within 250m of the site boundary.

5.1.10. Licensed Discharges to Controlled Waters

There is one licensed discharge to controlled waters, located 94m west of site and associated with a sewage pumping station. This license is understood to have been suspended under Environmental Protection Regulations (EPR) 2010. There are no further records within 250m of site.

5.2. Local Authority Consultation

5.2.1. Planning History

According to West and Mid Sussex District Council, no planning applications are associated with the property.

5.2.2. Contaminated Land Officer – Mid and West Sussex District Council

The council were contacted for pertinent information relating to the site and immediate surroundings on 1st July 2025. No pertinent information was provided.

5.2.3. Building Control – West Sussex District Council

Building Control were contacted for pertinent information relating to the site and immediate surroundings on 1st July 2025. No pertinent information was provided.

5.3. Potential Sources of Contamination – Records Review

No potential sources have been identified within the records review.

Potential contamination sources not considered to represent a significant risk to the site are detailed below. These features will not be considered further within the risk assessment.

POTENTIAL SOURCES NOT CONSIDERED FURTHER	
FEATURE	JUSTIFICATION
Historical tank located 184m north-west of site	Considered low risk due to distance from site and duration of time since last mapped.

Table 5.1: Potential sources not considered further.

6. PRELIMINARY CONCEPTUAL SITE MODEL

The preliminary conceptual site model represents an assessment of the current status of the site and the likelihood of a pollutant linkage for each identified potential combination of contaminant, pathway and receptor.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance³) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

6.1. Potential Sources

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

6.1.1. On-Site

There are no likely sources of gross contamination within the site area, due to the lack of development undertaken on the site as per historical mapping.

6.1.2. Off-Site

- Railway tracks and embankments directly adjacent to the western site boundary.
 - Contaminants of concern (CoC), according to the DoE Industry Profile for Railway Land⁴ include heavy metals, polycyclic aromatic hydrocarbons (PAHs), PCBs, Ethylene glycol, Creosote, Herbicides, Ash and Sulphates
 - There is considered to be some potential for ground gas generation associated with the ground workings involved in the development of the railway.

6.2. Pathways

The key environmental pathways and exposure routes by which potentially toxic substances can reach the identified potential receptors are considered to be:

6.2.1. Indirect

- Vertical and lateral migration of ground gas leading to accumulation in enclosed spaces.
- Vertical and lateral migration of organic and inorganic compounds through underlying geology.
- Windblown dust and fibres to adjacent receptors.
- Surface run off.

6.2.2. Direct

- Inhalation of ground gases.
- Inhalation of vapours.
- Inhalation of contaminated dust.
- Ingestion contaminated home grown produce, soil and/or soil derived dust.
- Dermal contact.

³ HSE (1991). "Protection of Workers and the General Public During Development of Contaminated Land". London HMSO.

⁴ Department of the Environment Industry Profile (1995). Railway Land.

- Direct contact with services (potable water).

6.3. Receptors

Receptors that may be affected by the potential contamination are considered to be:

6.3.1. Human

- End users of the site.

6.3.2. Environmental

- Underlying Secondary (undifferentiated) aquifer – superficial geology.
- Underlying Secondary (A) aquifer – bedrock geology.
- Surface water feature in northern site area

7. RISK ASSESSMENT

7.1. Risk Assessment Procedure

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health/ environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the contamination source can reach a receptor and hence whether it is of major or minor significance.

The risk assessment has been undertaken with reference to BS 10175:2011+A1:2013 and CIRIA Document C552: Contaminated Land Risk assessment 'A Guide to Good Practice'. The risk assessment has been carried out by assessing the severity of the potential consequence, considering both the potential magnitude of the hazard and the sensitivity of the target, based on the categories given below.

CATEGORY	EXAMPLES
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal/Secondary Aquifer/sensitive watercourse
Low	Commercial and industrial use/Undifferentiated Aquifer
Very Low	Maintenance workers using appropriate PPE/non classified water body

Table 7.1: Sensitivity of Receptor

CATEGORY	EXAMPLES
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill. Major spillages into controlled waters. Explosions causing building collapse.
Moderate Impact	Leaks and spills from fuel infrastructure (e.g. petrol stations) (not into controlled waters), domestic waste landfills, demolished buildings. Leaching of contaminants into a major or minor aquifer.
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills, pollution of non-classified ground water.

Table 7.2: Magnitude of Impact

MAGNITUDE OF IMPACT	SENSITIVITY OF RECEPTOR			
	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor

Table 7.3: Level of severity of potential hazard

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

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

Table 7.4: Classification of Probability

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

PROBABILITY OF RISK	SENSITIVITY OF RECEPTOR			
	Severe	Medium	Mild	Minor
High likelihood	Very High	High	Moderate	Low/Moderate
Likely	High	Moderate	Low/Moderate	Low
Low likelihood	Moderate	Low/Moderate	Low	Very Low
Unlikely	Low/Moderate	Low	Very Low	Very Low

Table 7.5: Level of risk for potential hazard definition

The assessment is discussed below in terms of plausible pollutant linkages. A complete assessment of the pollutant linkages is presented in Table 7.6.

A description of these risk classifications and likely action required are given in CIRIA 552 as:

Very high risk – 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 substantial liability. Urgent investigation and remediation are likely to be required.

High risk – Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required, and remedial works may be necessary in the short term and are likely over the long 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. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

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

Very low risk – It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.

7.2. Preliminary Conceptual Model

The below assessment has been compiled based on the current site status.

SOURCE	PATHWAY	RECEPTOR	SEVERITY	LIKELIHOOD	RISK LEVEL
Adjacent Railway	Direct contact, ingestion, and inhalation of impacted soils/ groundwater.	Residential end users	Mild	Low Likelihood	Low
	Windblown dust.				
	Vertical migration of contaminants through the underlying geology and/ or via overland flow.	Secondary (undifferentiated) Aquifer - superficial	Minor	Low Likelihood	Very Low
		Secondary (A) Aquifer – bedrock	Minor	Low Likelihood	Very Low
		Surface Water Feature	Minor	Low Likelihood	Very Low
	Migration of ground gas through the underlying geology.	Residential end users	Mild	Low Likelihood	Low
	Inhalation of ground gas				

Table 7.6: Preliminary Conceptual Model

8. CONCLUSIONS AND RECOMMENDATIONS

8.1. Contamination

Following site the reconnaissance and a review of available records, the following contamination sources are considered to be potentially present:

- Railway tracks and embankments adjacent to the western boundary of site.

8.1.1. Risk Ratings

At present, risk levels are considered to be **Low** as a worst case. Greatest risks are related to the presence of the railway adjacent to the west of site.

A **Low** risk level is defined as '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.'

8.1.2. Further Work

In line with BS10175 guidance, a ground investigation should be scoped to reduce uncertainty in the knowledge of the site and refine the initial conceptual site model. In Section 8.1.1., a low risk level was identified for this site and therefore it is recommended that a contamination screening should be carried out during the geotechnical ground investigation to confirm risk levels assessed in this report.

A contamination screening should comprise the collection of a number of soil samples for analysis of a generic contamination suite. Samples should be collected from worst case Made Ground and target the potential areas of concern identified above to refine the conceptual site model. BS10175 recommends that soil samples are taken at intervals of 10m to 25m centres to provide adequate site coverage. Based on the scale of this site, sampling at this frequency may not be possible during a first phase of ground investigation works.

The composition of Made Ground should be logged during the geotechnical ground investigation to allow further assessment of ground gas potential. It is recommended that monitoring wells are installed during the ground investigation and that a number of rounds of ground gas monitoring is undertaken to refine the above conceptual site model.

8.2. Geotechnical

A review of key geotechnical aspects is provided below.

8.2.1. Expected Ground Conditions

The desk-based information reviewed within this report indicates that a veneer of Topsoil is likely to be present over superficial Alluvium underlain by the Wadhurst Clay Formation along the northern site boundary, with the remainder of the site underlain directly by bedrock geology of the Upper Tunbridge Wells Sand.

8.2.2. Foundations

With reference to the published geology, historical borehole logs and the proposed development, it is considered likely that traditional foundations can be utilised for the proposed development. Foundations may need to be deepened where soft or loose ground is encountered.

It should be noted however, due to the two differing bedrock geological units on site, designers should consider the risk of differential settlement in the case a structure is founded across two separate units.

8.2.3. Drainage

Based on the expected geology traditional soakaways are unlikely to be viable. Soakage testing in line with BRE365 should be carried out to confirm this.

8.2.4. Floor Slabs

Given the suspected presence cohesive strata at shallow depth it is likely that a suspended floor slab will be required.

8.2.5. Other Considerations

The site contains a number of mature and semi-mature trees and bushes. If soils are shrinkable, foundations may need to be deepened adjacent to existing or proposed trees.

8.2.6. Earthworks / Site Levels

The site has a mixed topography, with the highest point located in the south-western corner estimated to be 63mAOD down to the north-eastern corner estimated to be at approximately 49mAOD.

Care should be taken when selecting the ground floor level of the proposed building to ensure that excessive earthworks are not required nor retaining situations created. It may be possible to use topsoil and sub-soil generated during earthworks, as part of the clean cover layer required within new soft landscaped areas, subject to testing.

8.2.7. Material Re-use

Subject to appropriate permitting and testing it is considered likely that natural arisings from the site could be used as part of a clean cover system, subject to the appropriate assessment and testing.

8.3. Unexploded Ordnance

The site is not considered to be in an area at low risk from UXO based on publicly available mapping. No further UXO investigation is considered to be required.

8.4. Further Work

A Watching Brief should be carried out by the Site Supervisor during construction and ground works in case any areas of contamination are identified. Ridge should be contacted in the first instance if any suspected contaminated soils are identified.

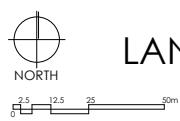
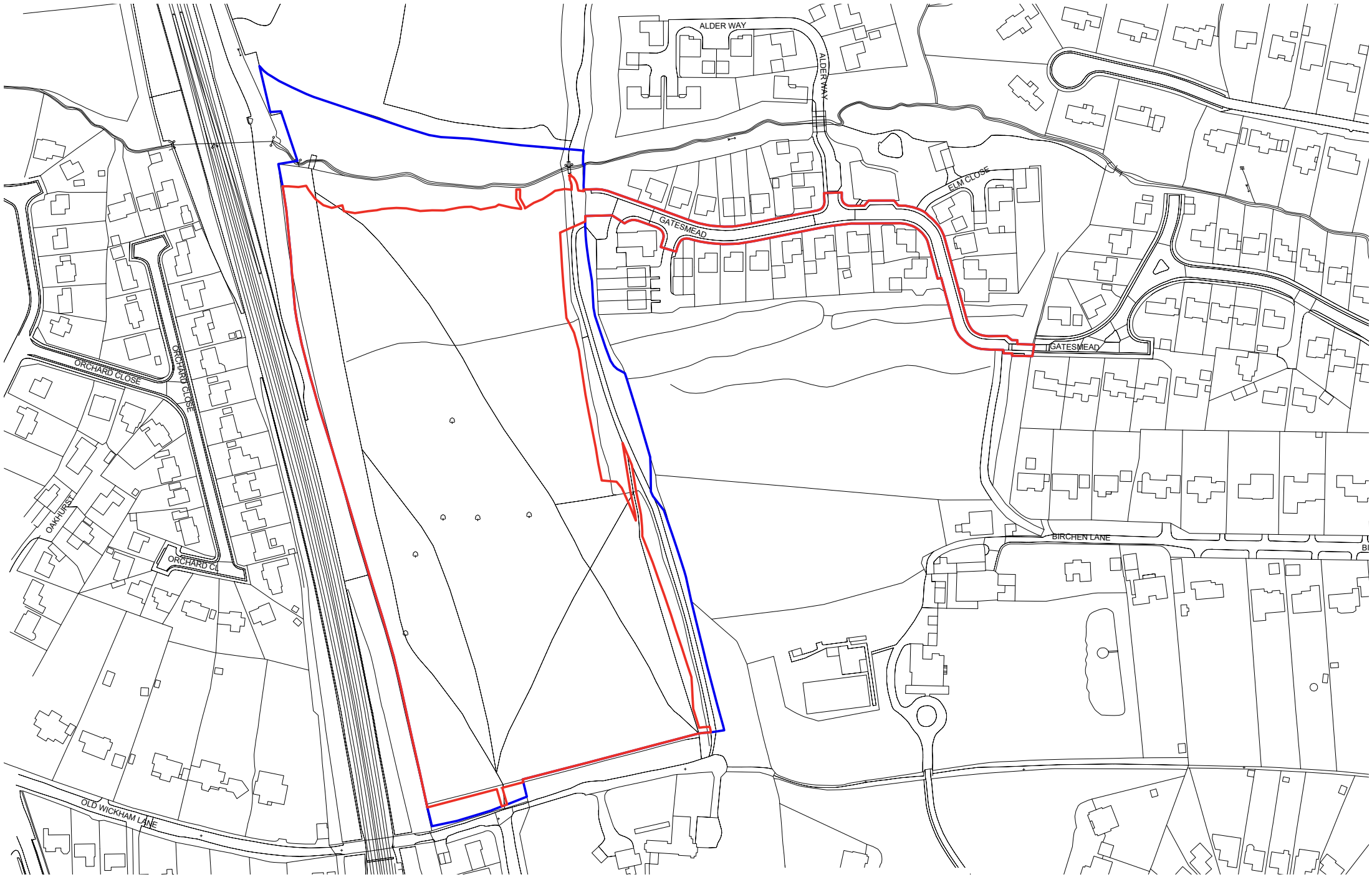
A detailed ground investigation should be carried out in line with current guidance including BS10175: Investigation of Potentially Contaminated Sites – Code of Practice, BS5930: Code of Practice for Ground Investigations, CIRIA C665: Assessing Risks Posed by Hazardous Gases to Buildings, RB17: A Pragmatic Approach to Ground Gas Risk Assessment and BS8485: Code of Practice for the Design of Protection Measures for Methane and Carbon Dioxide Ground Gases.

Ground investigation at this stage should include windowless sampling boreholes to a maximum depth of ~5m (or refusal), as well as trial pitting and associated infiltration testing to fill in the gaps in the coverage.

Laboratory testing, such classification testing should be undertaken to allow assessment of the characteristics of the underlying soil.

Groundwater monitoring wells should be installed within selected windowless sampling borehole positions in order to understand the groundwater regime beneath the site. This should be followed by a minimum of three monitoring visits to understand the groundwater regime over time.

FIGURE 1 – SITE LOCATION PLAN



LAND WEST OF GATESMEAD SITE LOCATION PLAN

- Key**
- Application Boundary
 - Ownership Boundary

Amendments

PLANNING

By CH/d Date

Job No/Drawing No
25714/1000E

Scale Date Drawn CH/d
1:1250 03/26 LG MR

Drawing Title
Site Location Plan

All Dimensions to be checked on site OS Licence No: -
pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.pad-design.com

Job Title
Land West of Gatesmead

pad

ARCHITECTURAL ARCHITECTURE DESIGN

FIGURE 2 – PROPOSED DEVELOPMENT PLAN

- Site Boundary
- Ownership boundary
- Adoptable Highway (see Engineers details)
- Adoptable Highway (see Engineers details)
- Adoptable Footpath (see Engineers details)
- Shared Surface
- Private Drive
- 10m half/POPS Footpath
- Private Path
- Grass verge
- Public Open Space (inc. Mown Paths)
- Existing trees/Planting (see Landscape Arch. details)
- Proposed trees/Planting (see Landscape Arch. details)
- Attenuation pond (see Engineers details)
- Roadwork
- Gas Pipeline - 6 & 12m Easement
- Gear gate
- Affordable Housing - Rented
- Affordable Housing - Shared Ownership
- BCN Bin Collection Point



F	Boundary lines updated.	IG	PK	13/05/26
	Pit 30 Brent H replaced with Shour Int. Pit 40 Brent H replaced with Severn Int. Reference to M4(2) removed on plans 33.3/4 & 41.	IG	PK	22/04/26
D	Sour added to northern application boundary for drainage outfall.	IG	PK	01/04/26
A	Amendments	Ry	Che D	Date

PLANNING

Job No: GWSW/26-0007
25714/SO00F
 Scale: Date Drawn: Client:
 1:800 EASD LG NW
 W-42

Job Title: **Lend West of Gosmead**
 Drawing Title: **Planning Layout**

APPENDIX 1 – REPORT CONDITIONS

Report Conditions

This report is produced solely for the benefit of **Crest Nicholson Operations Limited** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists, this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

APPENDIX 2 – LEGAL CONTEXT AND METHODOLOGY

Legal Context

Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from land contamination. In accordance with the Act and the statutory guidance document 'The Contaminated Land (England) Regulations 2000', the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only "contaminated land" where it appears to the Regulatory Authority, by reason of substances within or under the land, that:

"Significant harm is being caused, or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be, caused."

Inherent in this definition is the requirement for contamination risk assessment to be undertaken on a site-specific basis, as the potential for harm is determined by the Site's end use and its specific environmental setting. The guidance defines "risk" as the combination of:

- The probability, or frequency, of occurrence of a defined hazard (for example, exposure of a property to a substance with the potential to cause harm); and
- The magnitude (including the seriousness) of the consequences.

While Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2024), rather than directly by Part IIA of the Environmental Protection Act.

The NPPF is based on the principal that the site should be suitable for its new use, taking account of ground conditions, including from natural hazards or former activities and states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". The NPPF also links the planning and Part IIA regimes by stating that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990". Key components of the Part IIA regime, such as the definition of Contaminated Land and the associated risk-based assessment approach, are therefore considered to also be applicable to the planning regime.

Methodology

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

In the context of land contamination, there are three essential elements to any risk:

A **contaminant source** – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.

A **receptor** – in general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body.

A **pathway** – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

Each of these elements can exist independently, but they create a risk only where they are linked together, so that a particular contaminant affects a particular receptor through a particular pathway. This kind of linked combination of contaminant–pathway–receptor is described as a pollutant linkage.

An important thread throughout the overall process of risk assessment is the need to formulate and develop a conceptual model for the site, which supports the identification and assessment of pollutant linkages. A conceptual model represents the characteristics of the site in diagrammatic or written form that shows the possible relationships between contaminants, pathways and receptors (pollutant linkages).

APPENDIX 3 – PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

SITE: Land West of Gatesmead
PROJECT NUMBER: 5029426

Photo No.	Date	
1	7th July 2025	
Photo Title View of the entrance to site, looking north		

Photo No.	Date	
2	7th July 2025	
Photo Title View of site from site entrance, looking north		

PHOTOGRAPHIC LOG

SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426



Photo No.	Date	
3	7 th July 2025	
Photo Title View of southern field parcel, looking northeast		

Photo No.	Date	
4	7 th July 2025	
Photo Title View of valuable trees in the centre of site		

PHOTOGRAPHIC LOG

SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426



Photo No.	Date	
5	7 th July 2025	
Photo Title View of southern field parcel, looking south		

Photo No.	Date	
6	7 th July 2025	
Photo Title View of central field parcel, looking east		

PHOTOGRAPHIC LOG

SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426



Photo No.	Date	
7	7 th July 2025	
Photo Title View of northern field parcel, looking east		

Photo No.	Date	
8	7 th July 2025	
Photo Title View of site from centre, looking southeast		

APPENDIX 4 – HISTORICAL MAPS

Site Details:

OLD WICKHAM LANE,
HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP
Grid Ref: 533144, 125640

Map Name: County Series

Map date: 1874

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1874
Edition N/A
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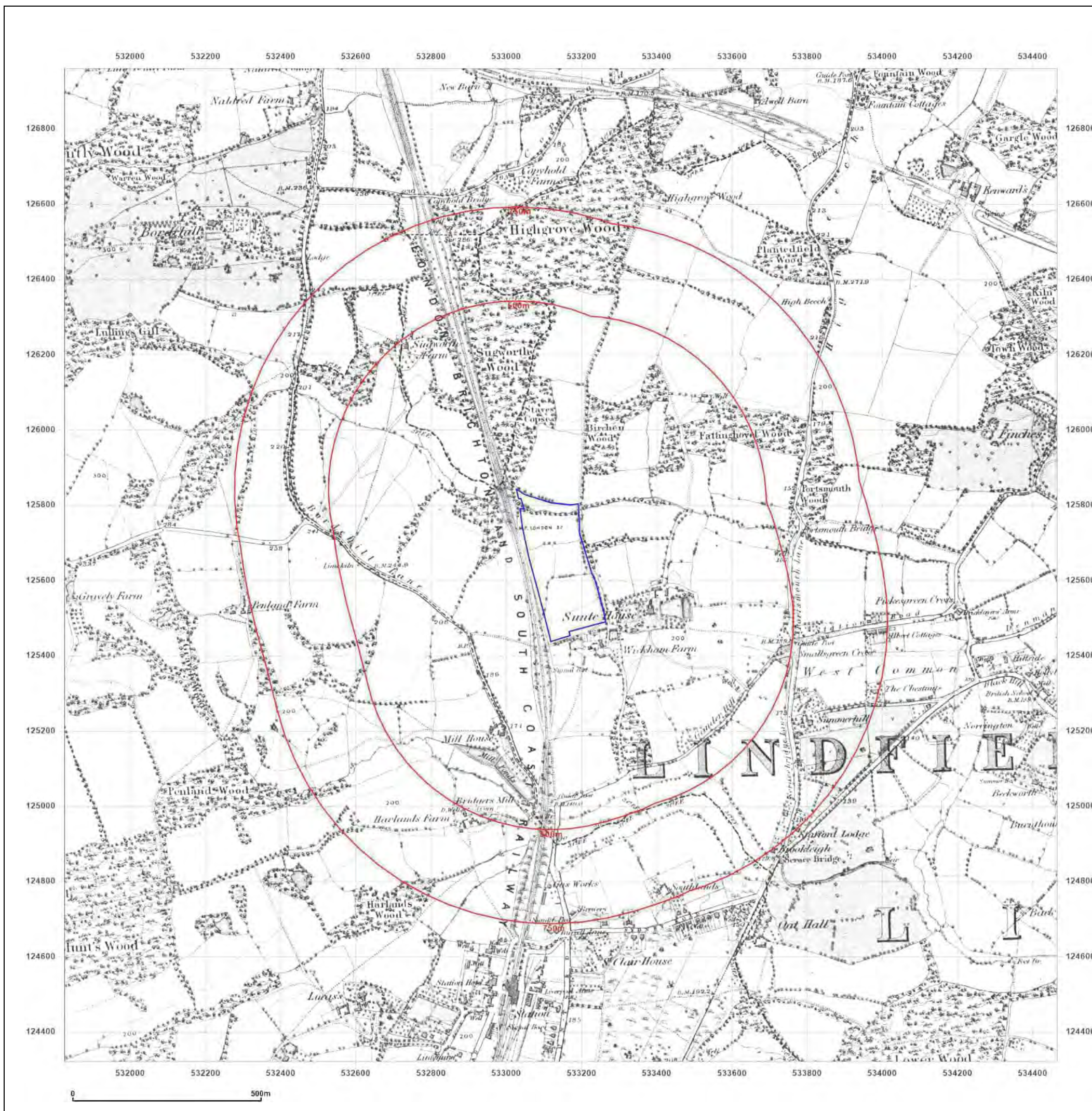


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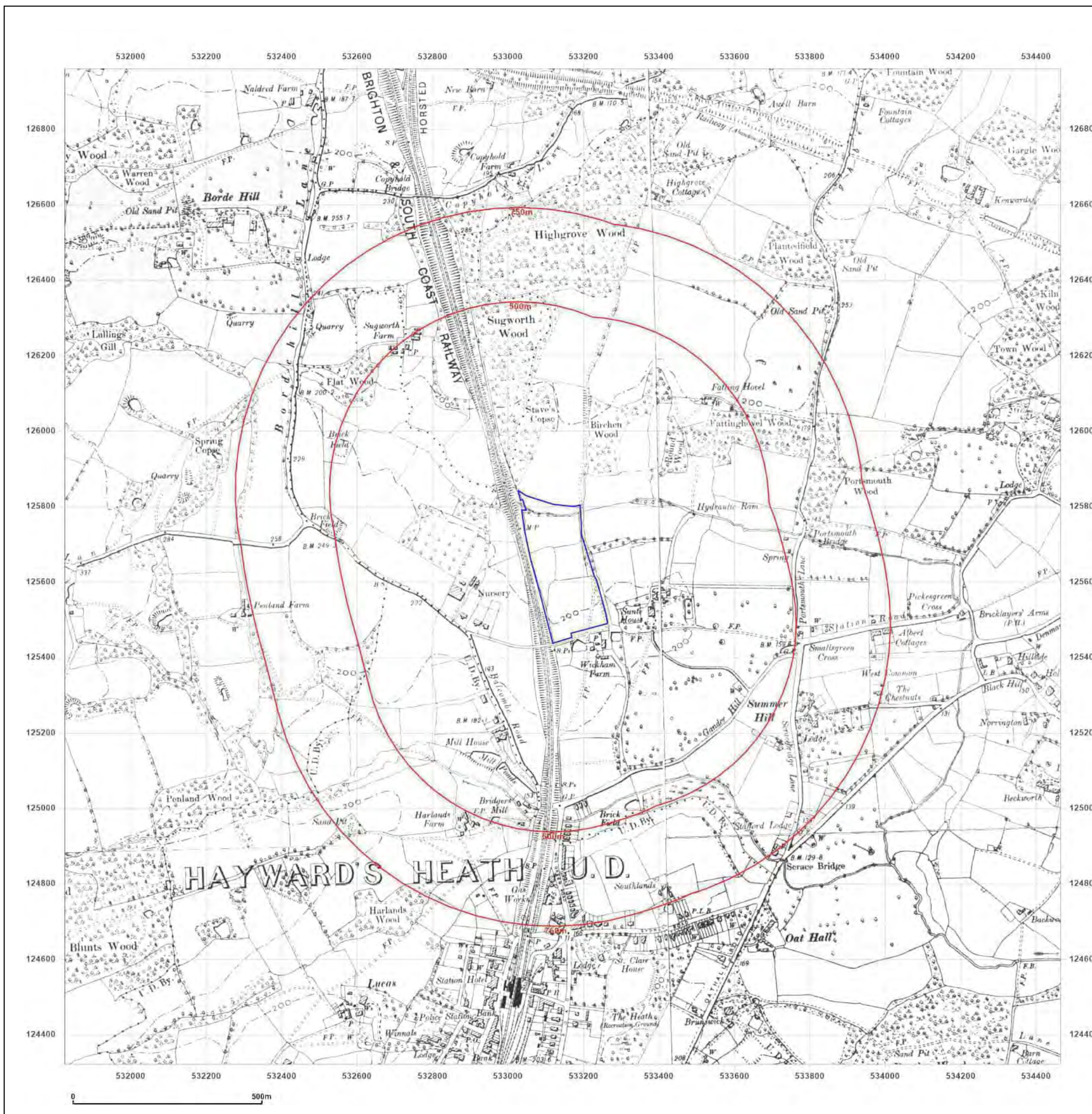


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Map Name: County Series

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Edition 1912
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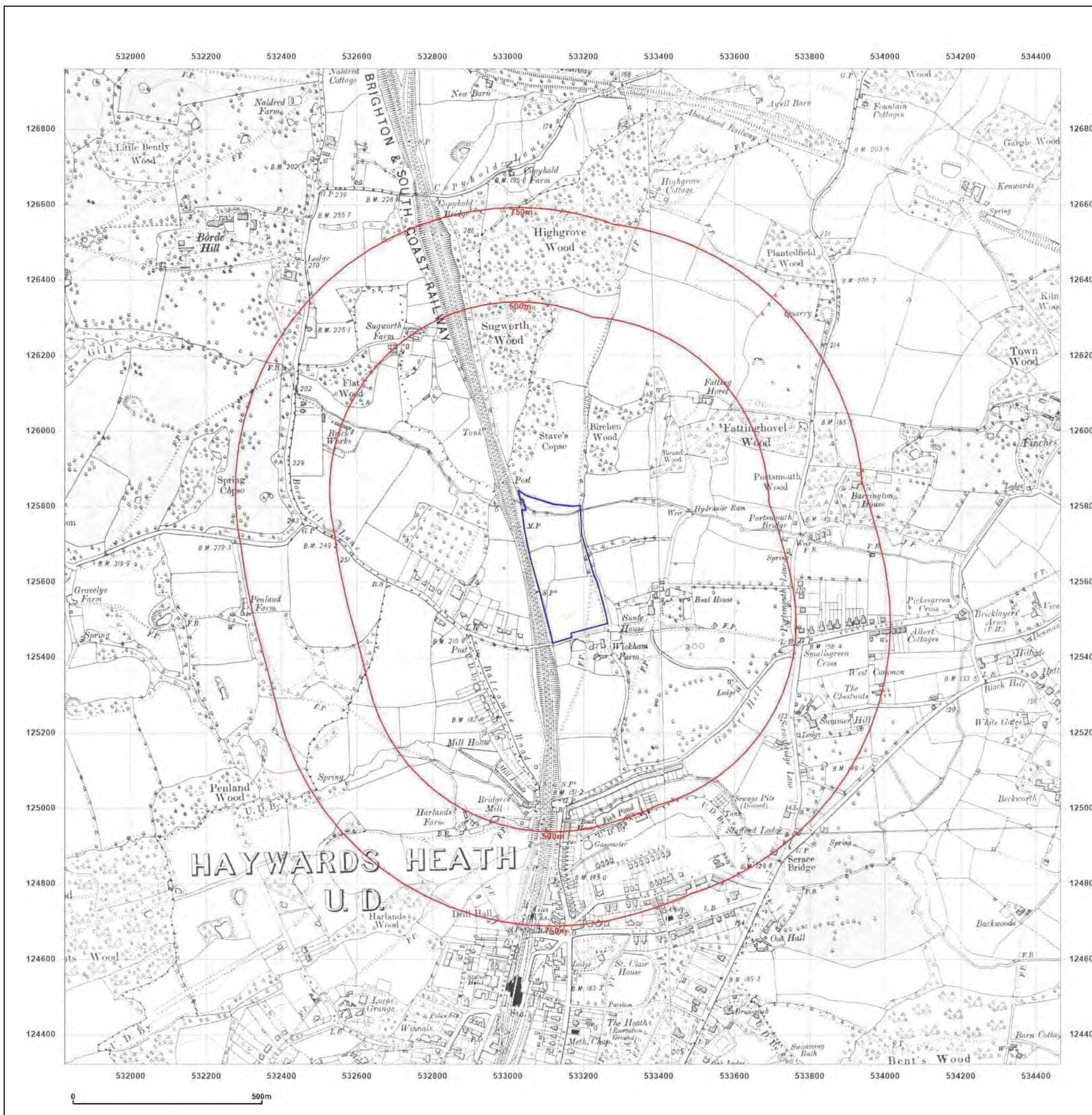


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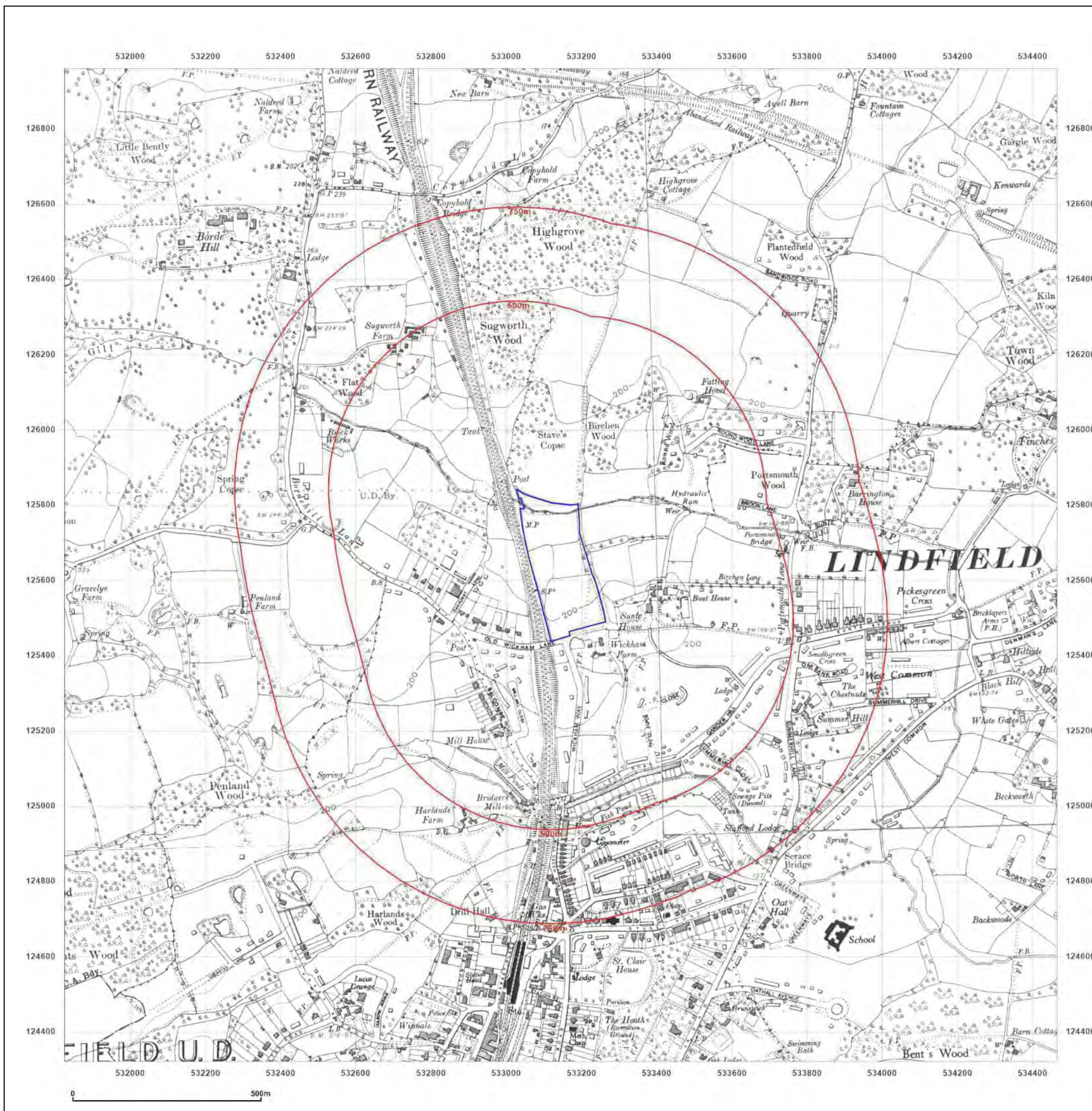


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Report Ref: GS-WDR-H8L-Y2D-9UP
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Map Name: Provisional

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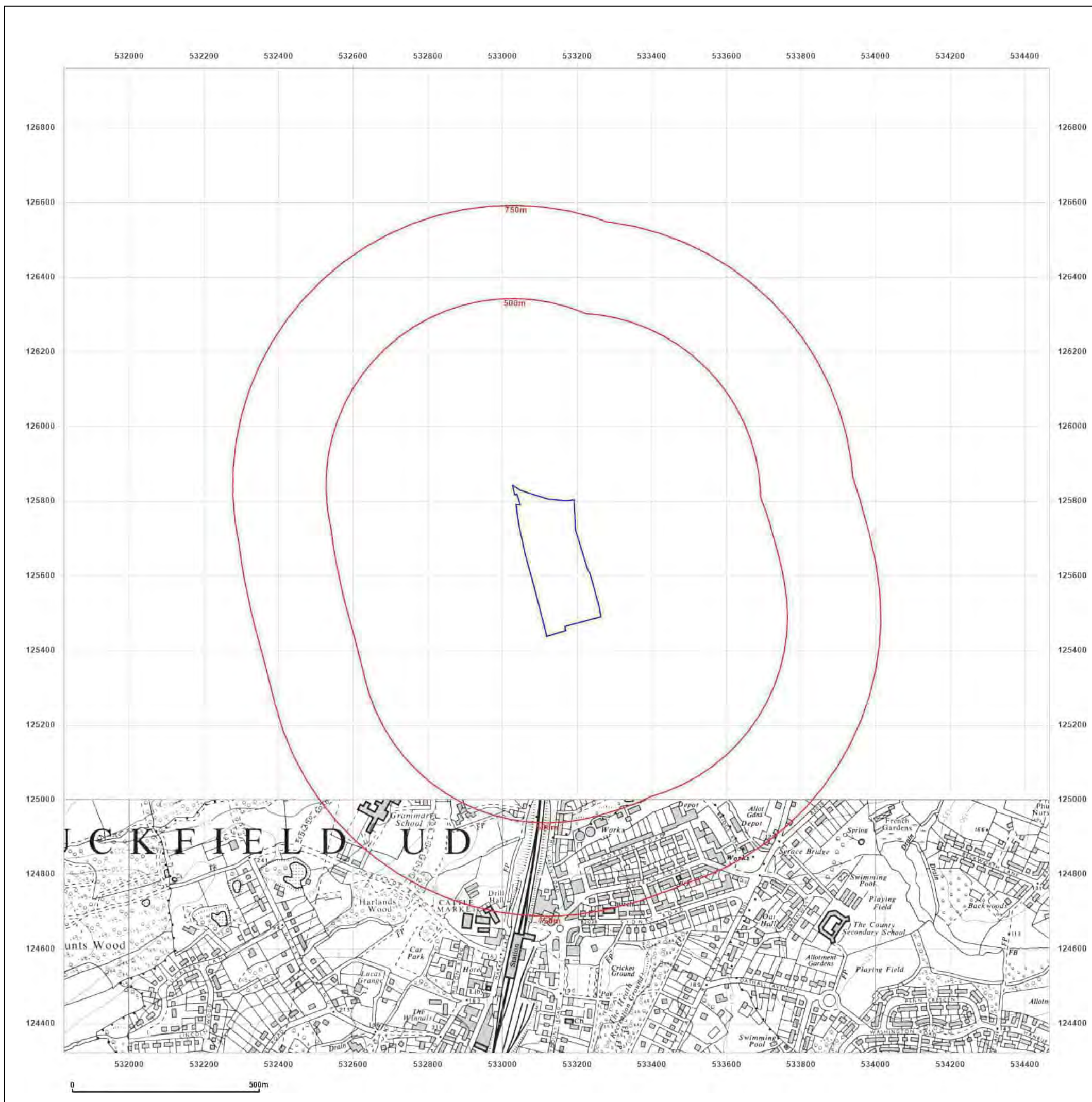


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Report Ref: GS-WDR-H8L-Y2D-9UP
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Map Name: Provisional

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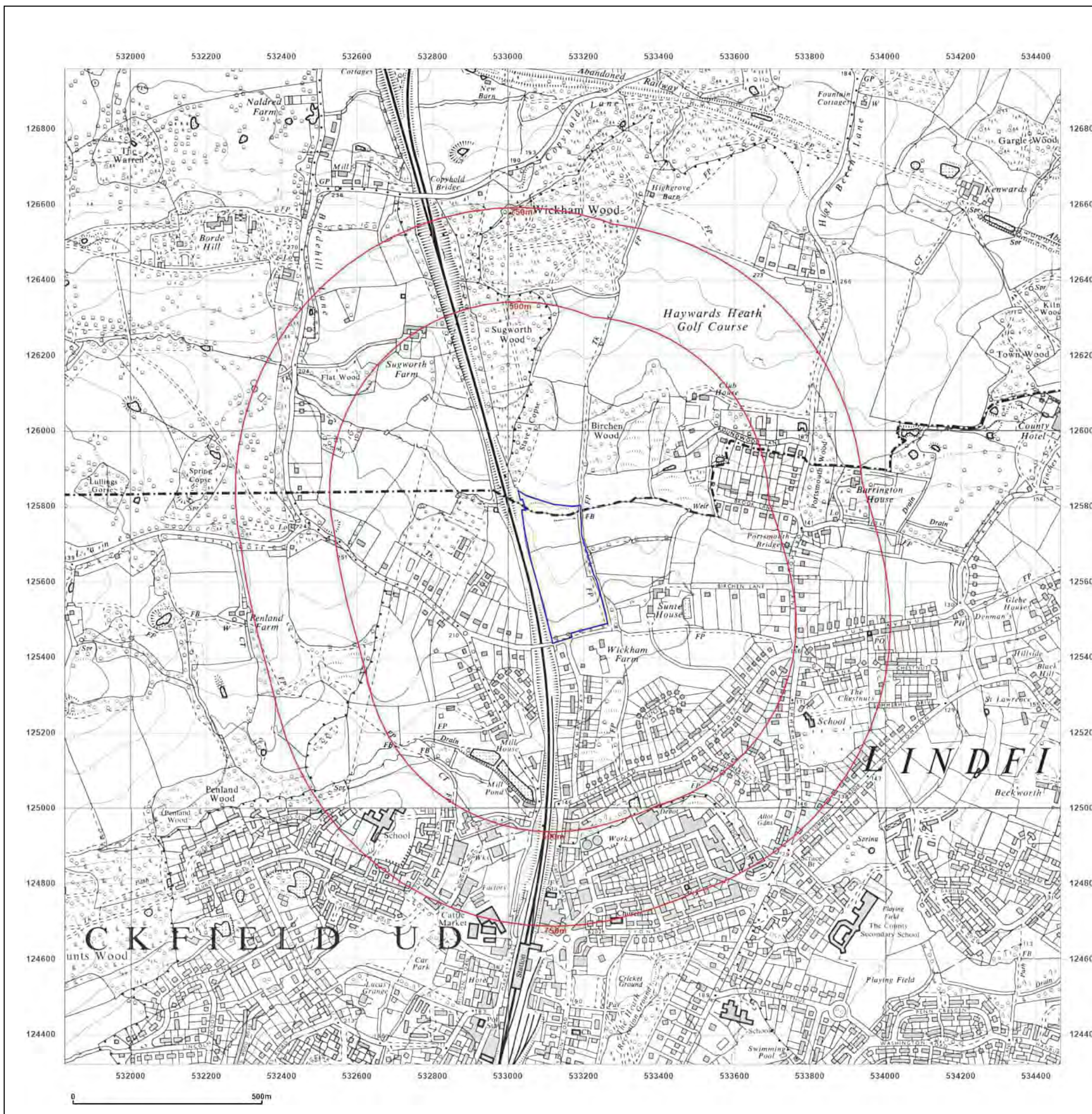


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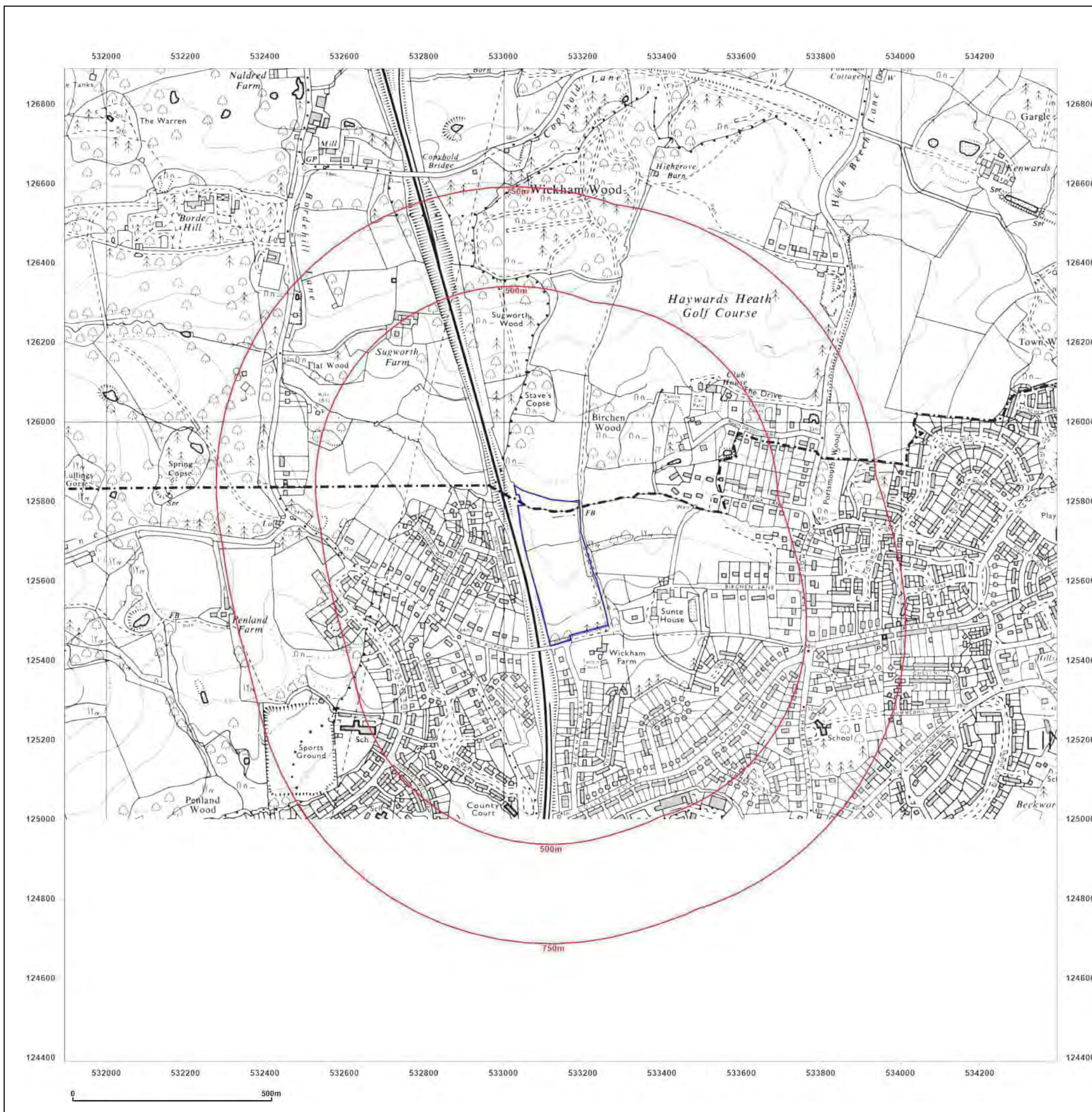


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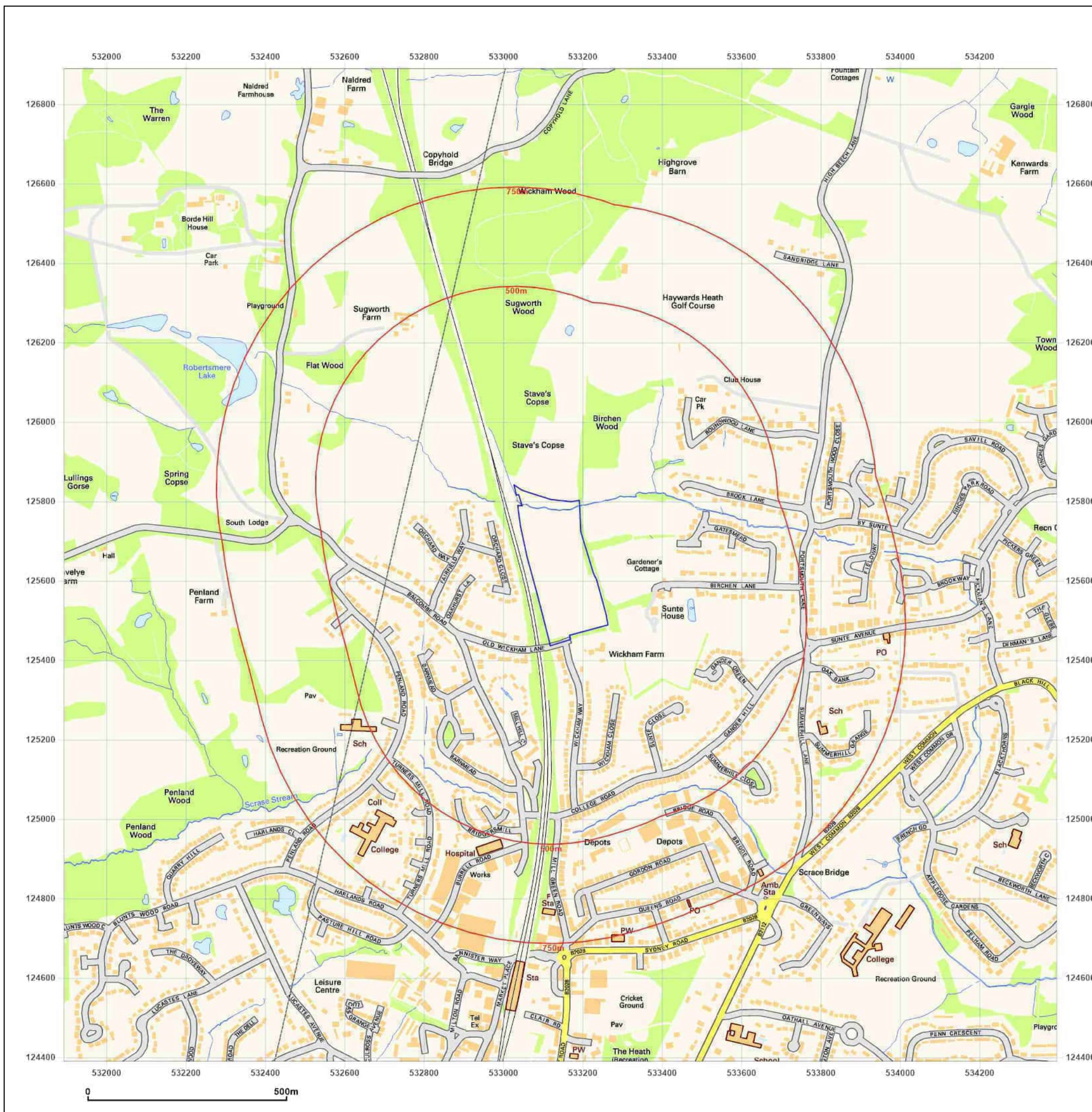


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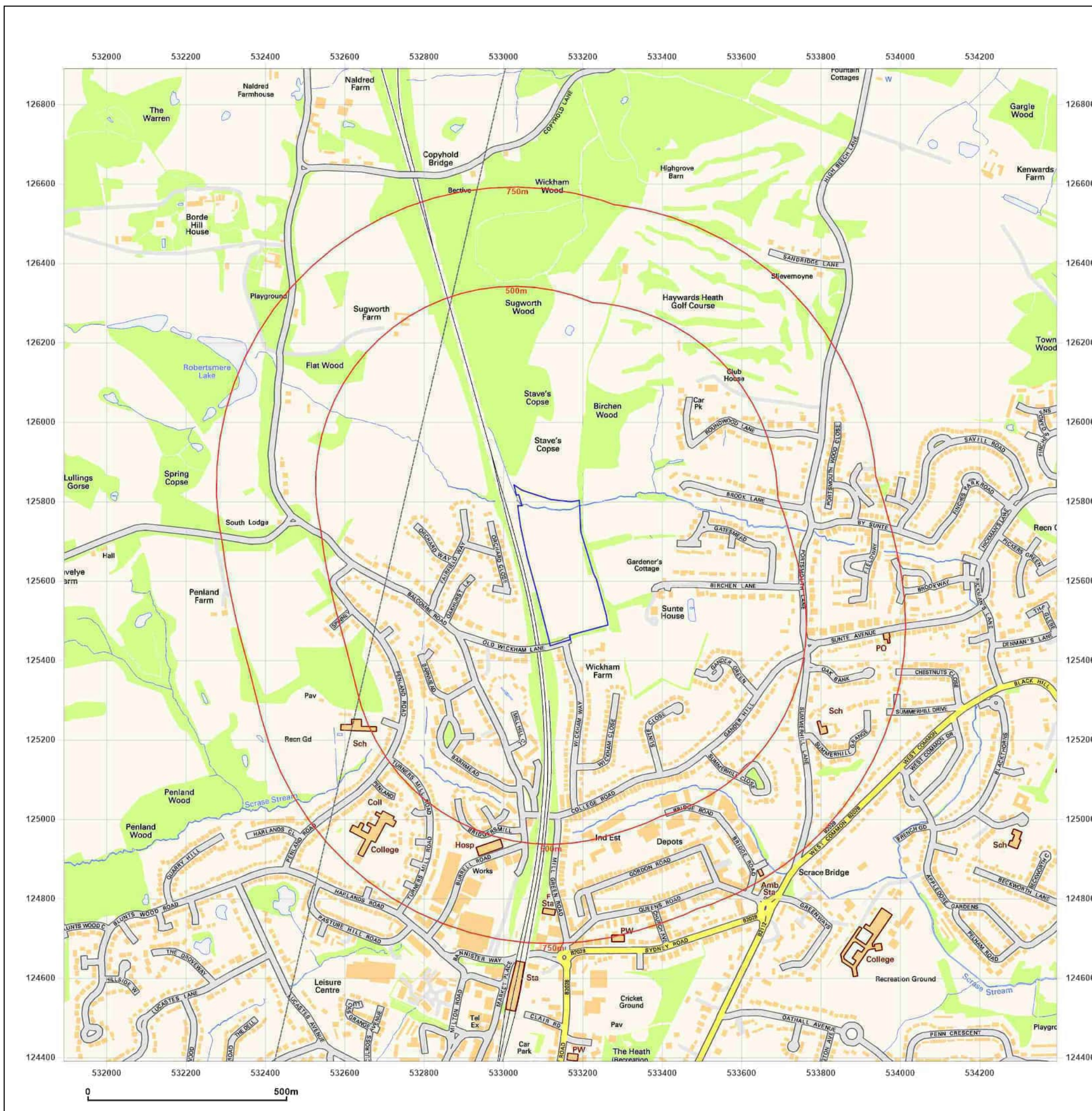


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SUSSEX, RH16 1UP

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Report Ref: GS-WDR-H8L-Y2D-9UP
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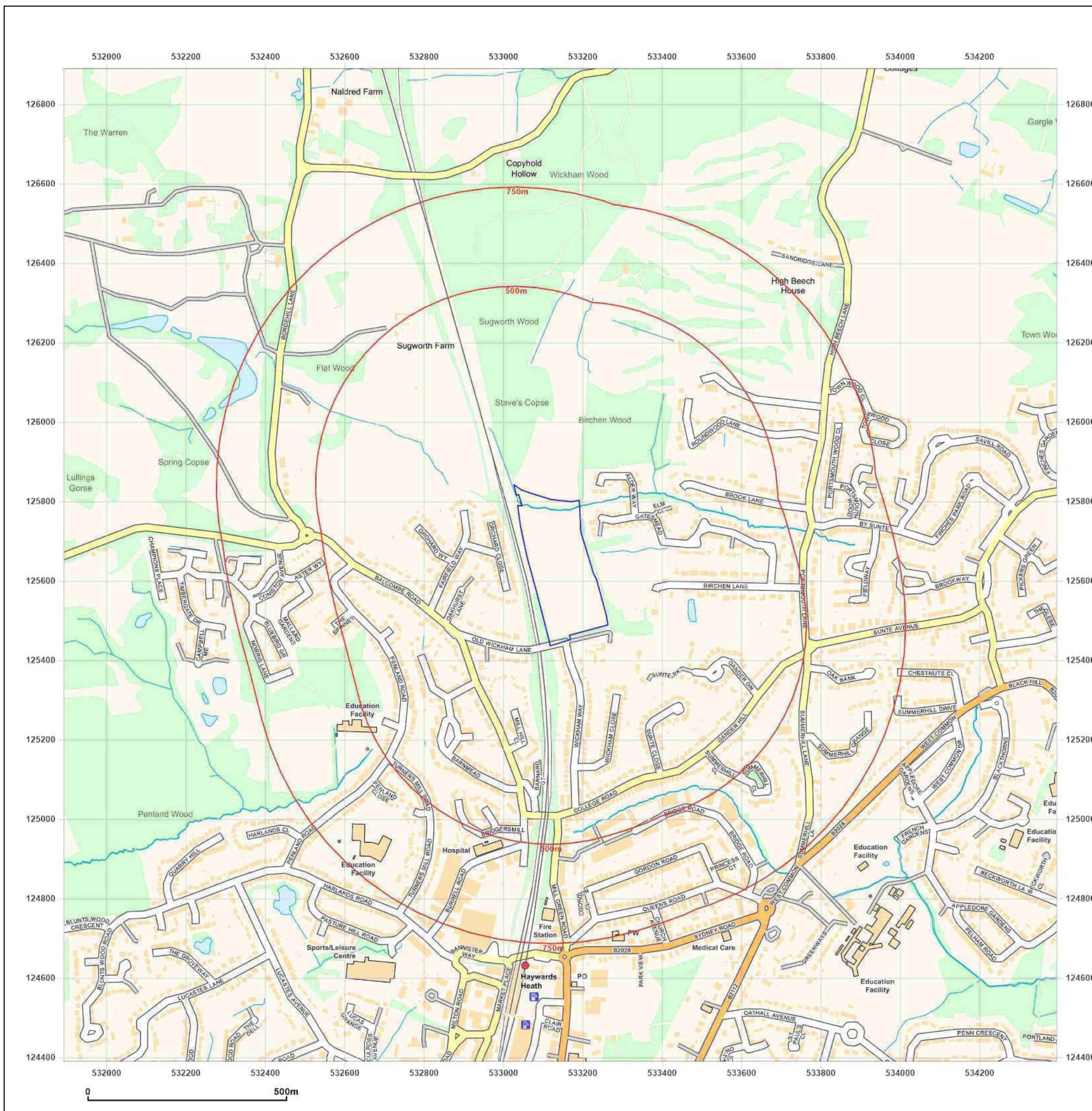


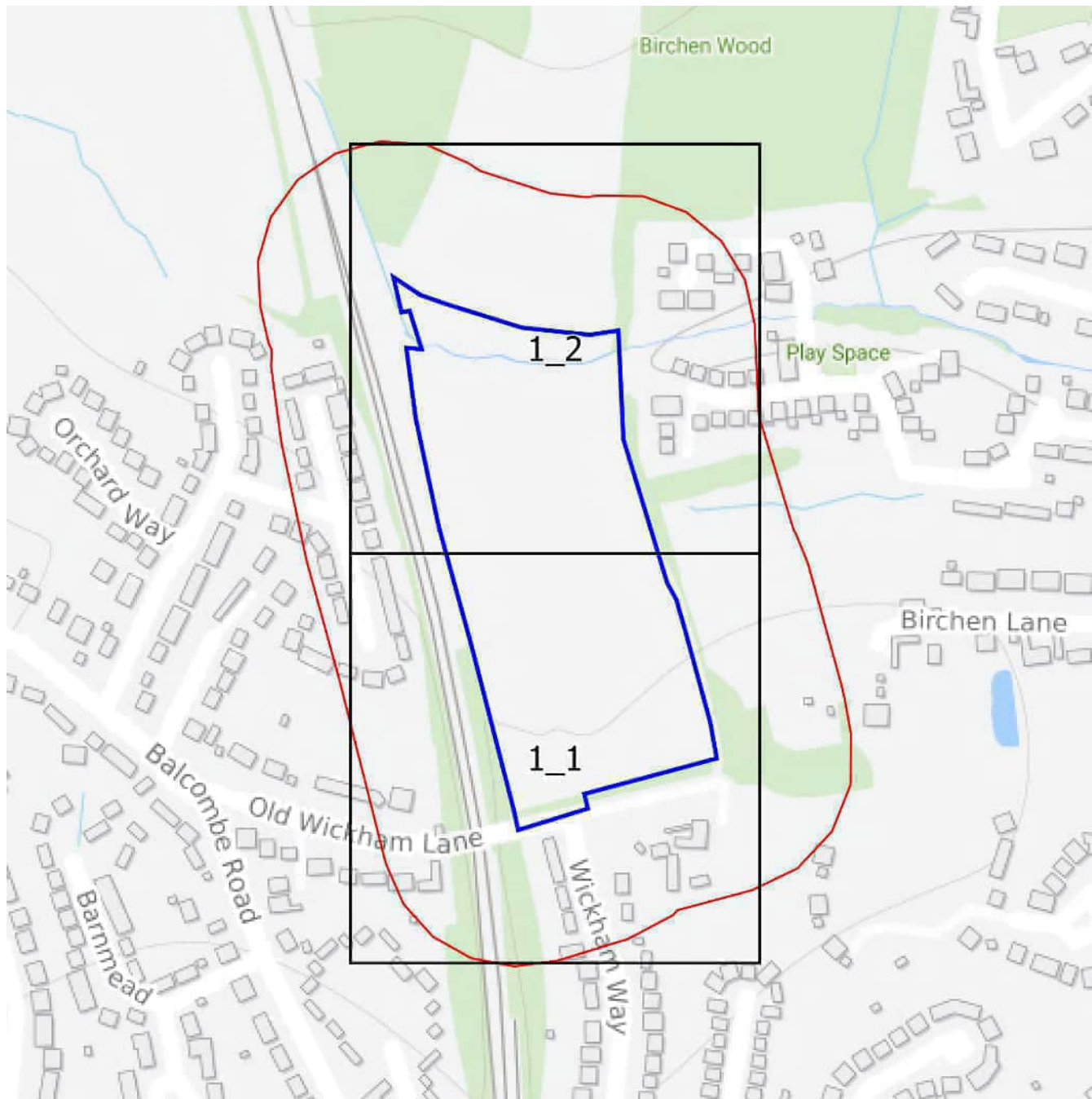
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Landline Scale Grid Index



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HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

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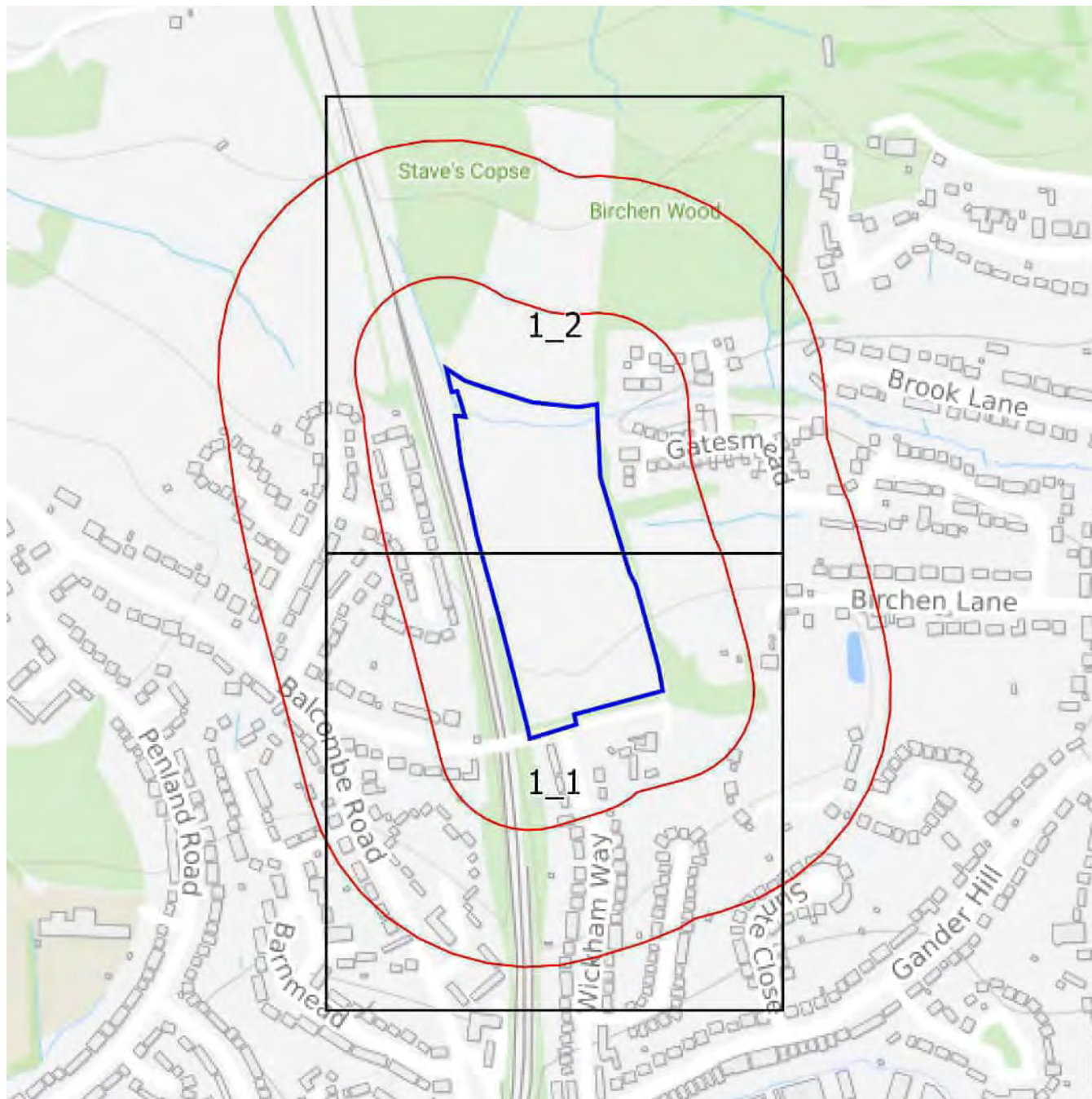
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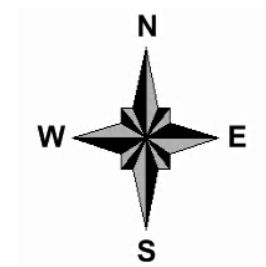
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1:1,250 Scale Grid Index



Site Details:

OLD WICKHAM LANE,
HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_1250_1_1
Grid Ref: 533144, 125390

Map Name: National Grid

Map date: 1975-1976

Scale: 1:1,250

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Site Details:

OLD WICKHAM LANE,
HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_1250_1_1
Grid Ref: 533144, 125390

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_1250_1_2
Grid Ref: 533144, 125890

Map Name: National Grid

Map date: 1975-1976

Scale: 1:1,250

Printed at: 1:2,000



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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_1250_1_2
Grid Ref: 533144, 125890

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

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Site Details:

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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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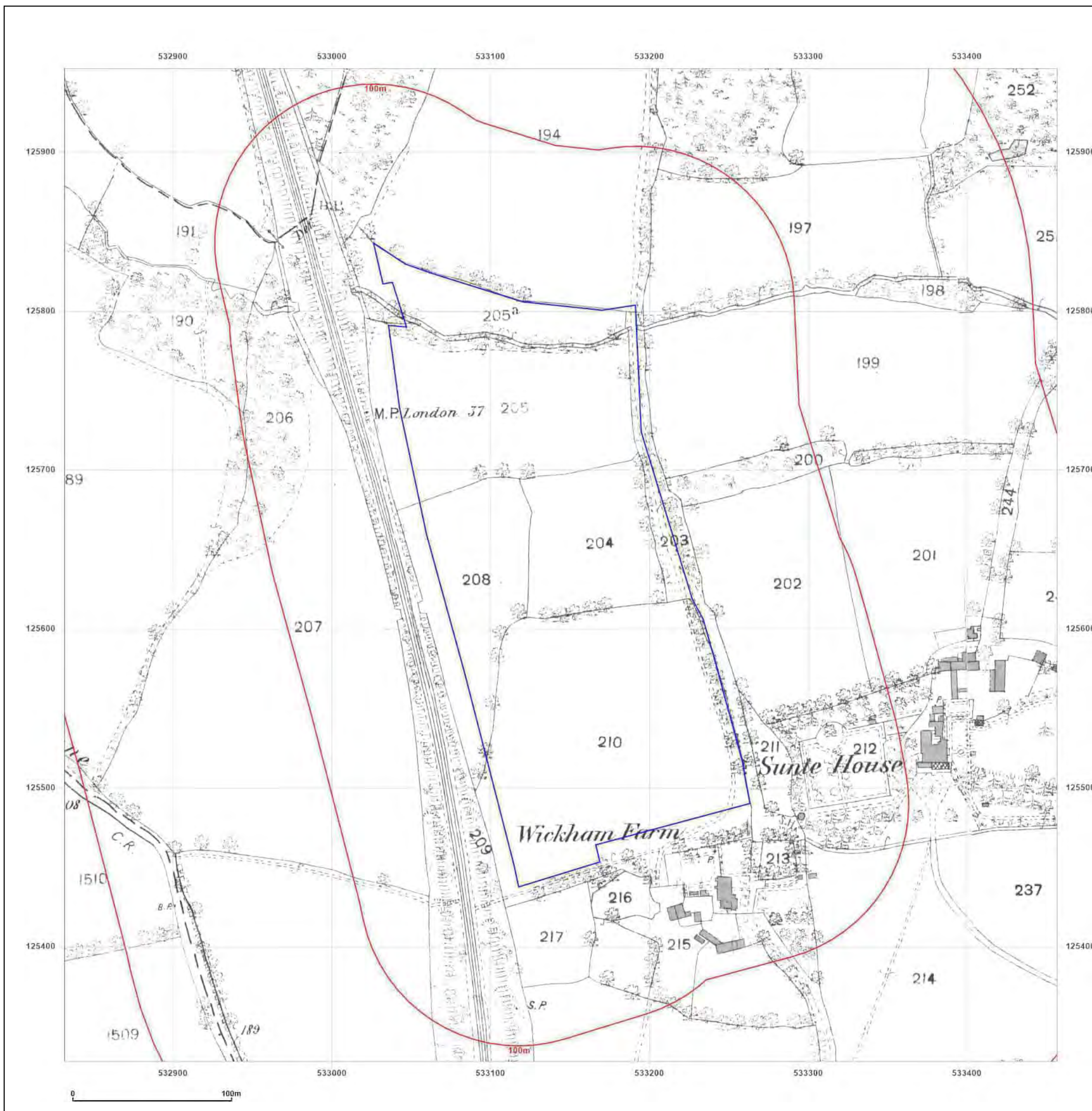


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Site Details:

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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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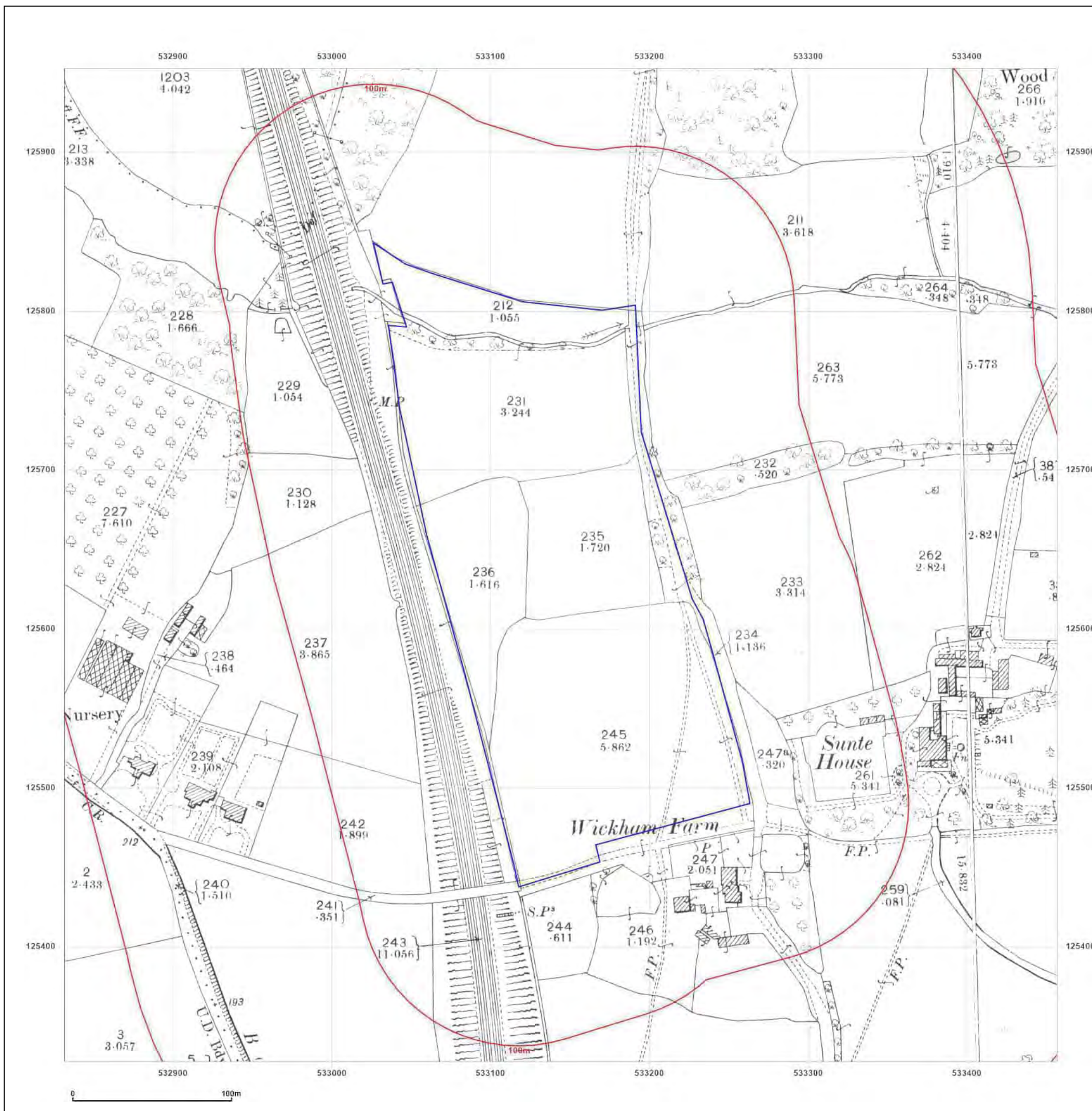


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Site Details:

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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1910
Edition N/A
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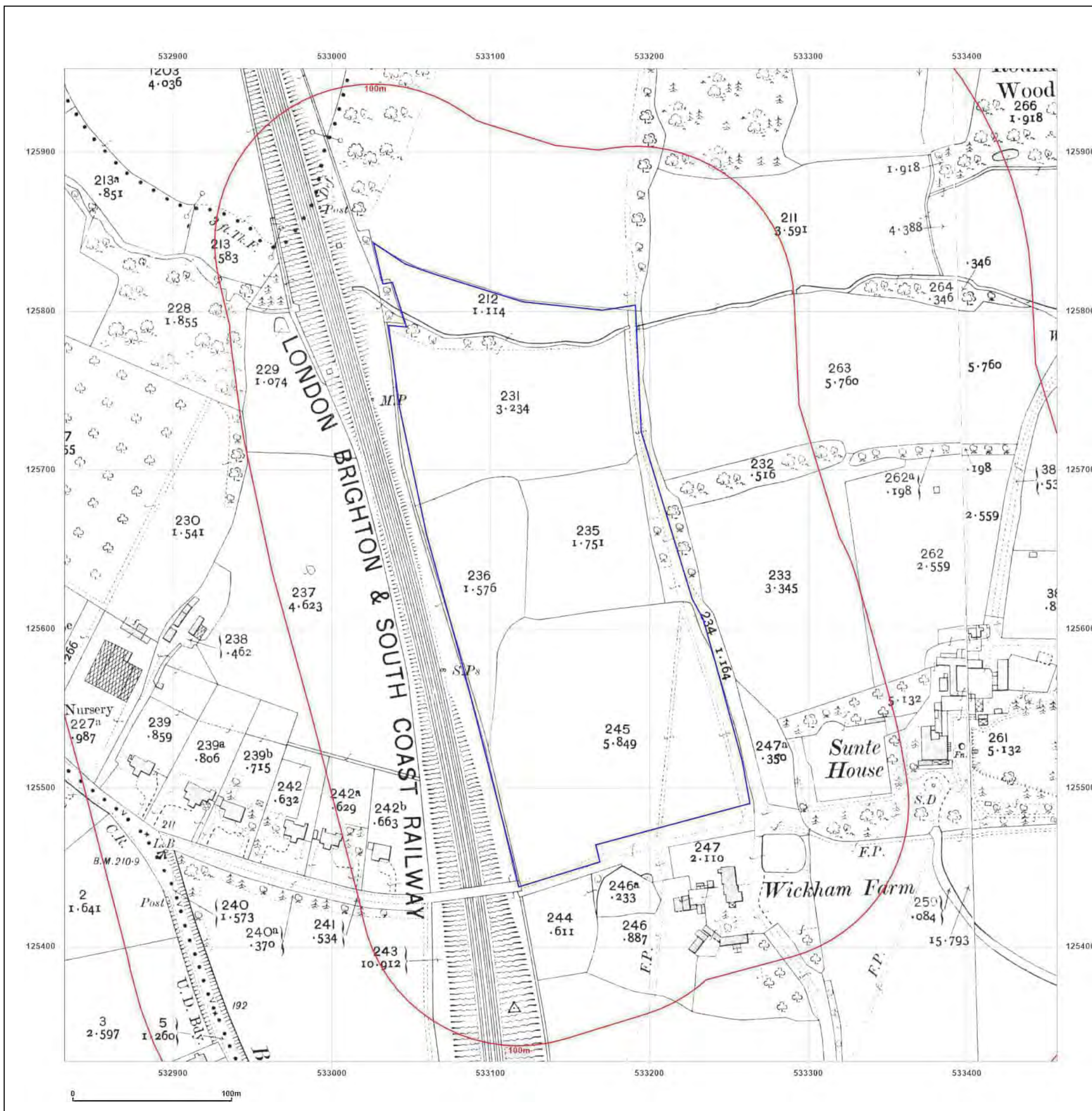


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Site Details:

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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: National Grid

Map date: 1954-1955

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1954
Edition N/A
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Levelled 1952

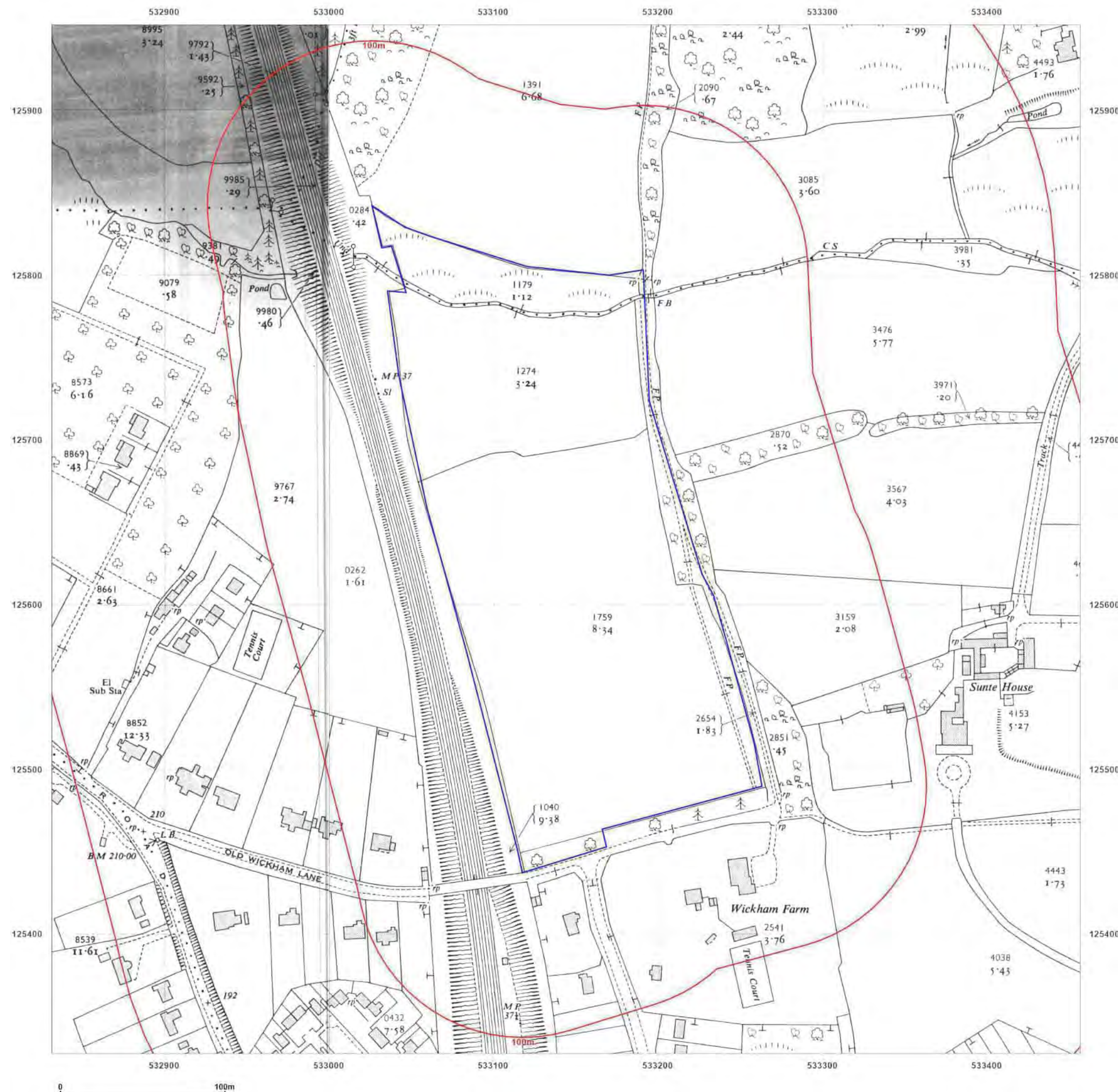


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Site Details:

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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: National Grid

Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1965
Edition N/A
Copyright N/A
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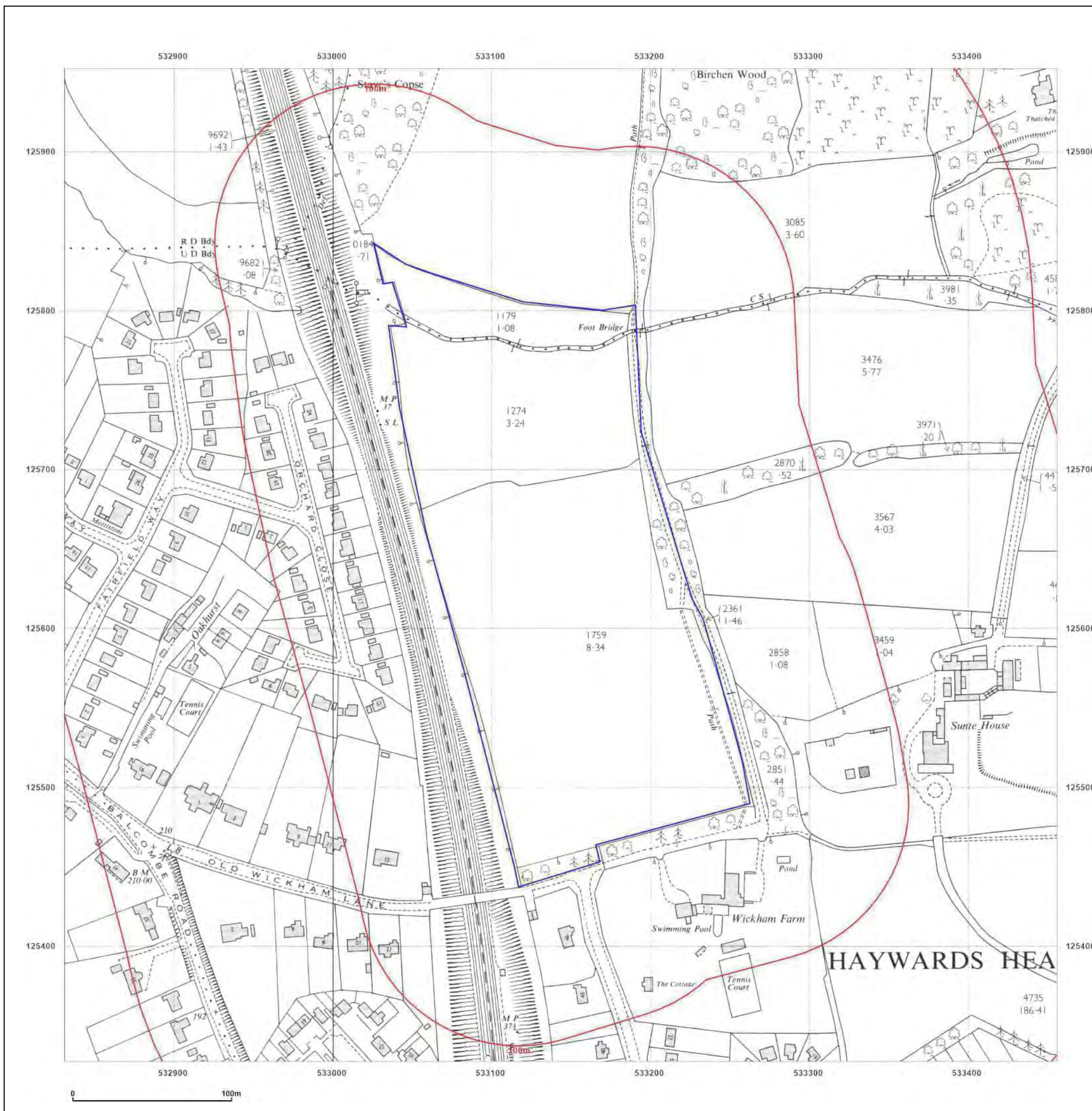


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Site Details:

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HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: National Grid

Map date: 1966-1971

Scale: 1:2,500

Printed at: 1:2,500



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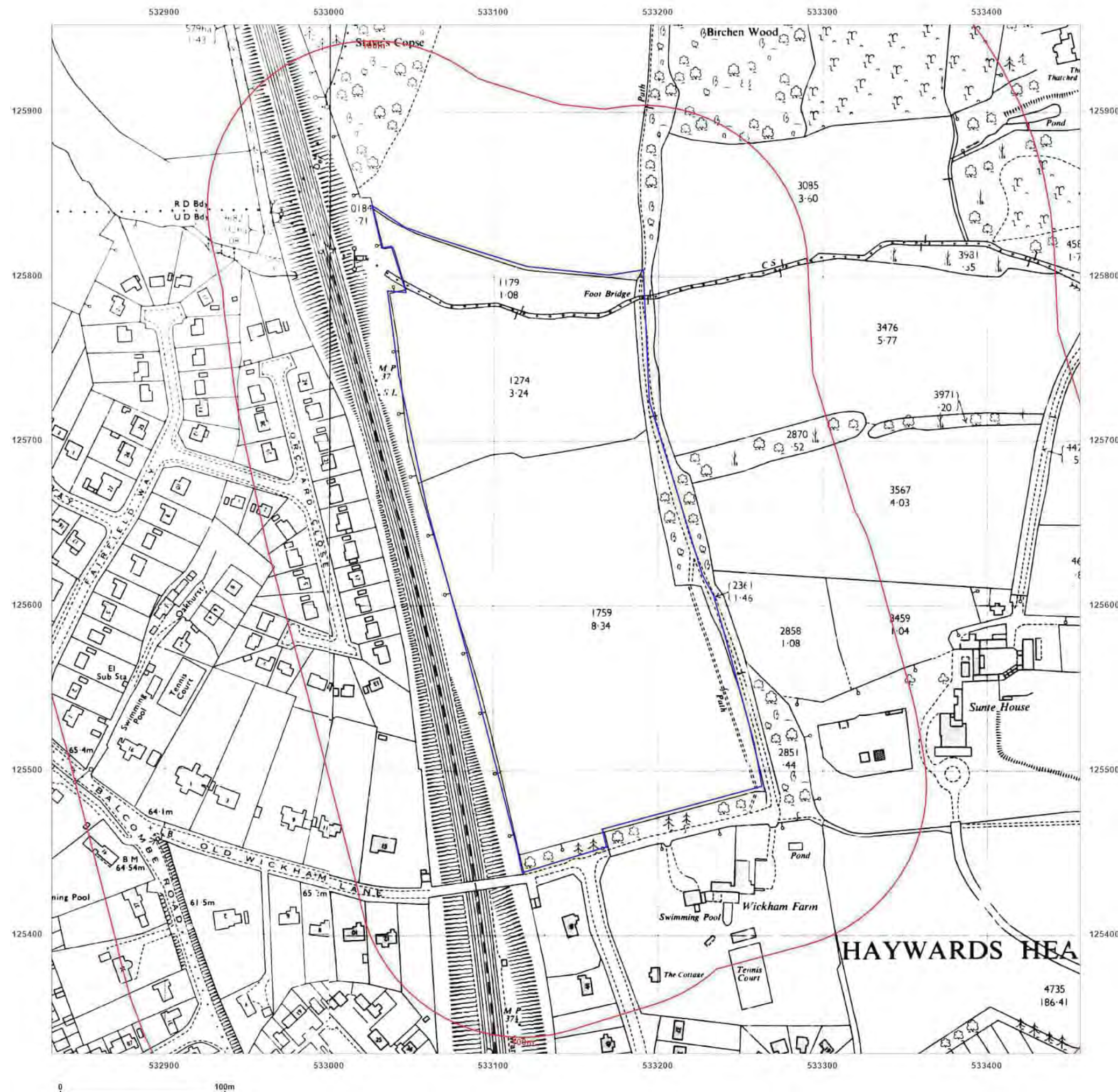


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Site Details:

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SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: National Grid

Map date: 1971

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1971
Edition N/A
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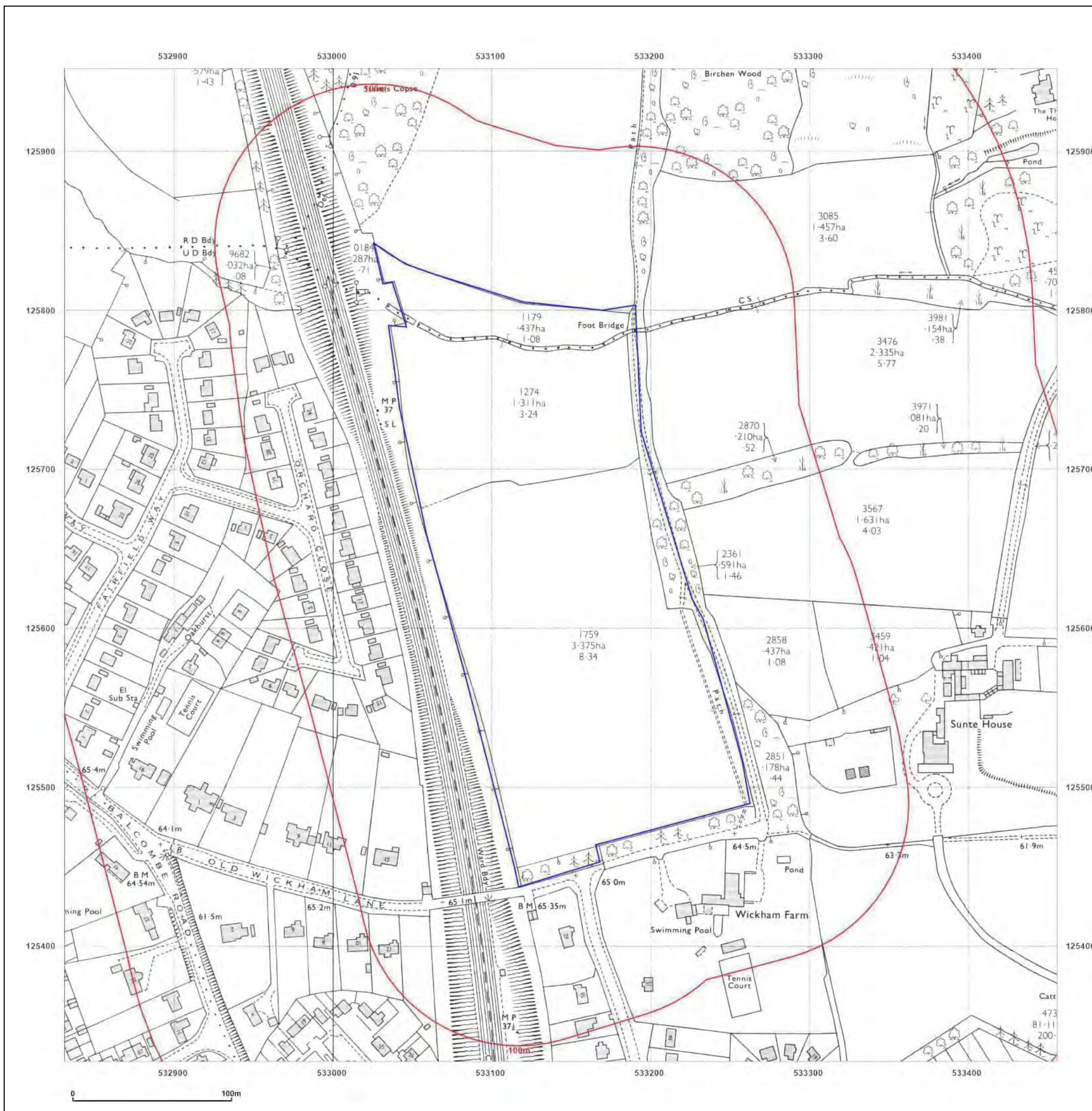


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Site Details:

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HAYWARDS HEATH, WEST
SUSSEX, RH16 1UP

Client Ref: 5029426-38146
Report Ref: GS-WDR-H8L-Y2D-9UP_2500
Grid Ref: 533144, 125640

Map Name: National Grid

Map date: 1971-1973

Scale: 1:2,500

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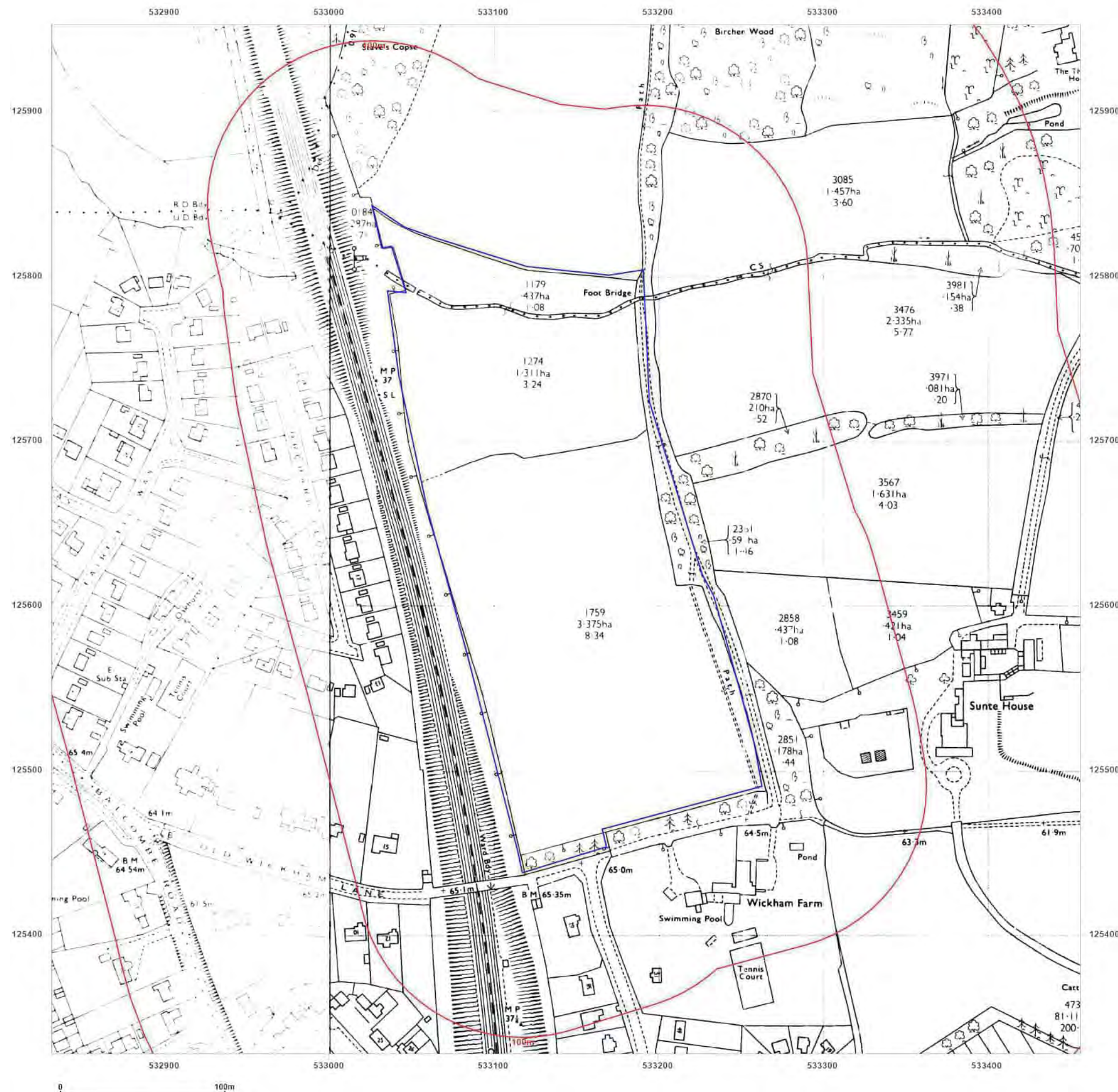


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APPENDIX 5 – GROUNDSURE REPORT

OLD WICKHAM LANE, HAYWARDS HEATH, WEST SUSSEX, RH16 1UP

Order Details

Date: 04/07/2025
Your ref: 5029426-38146
Our Ref: GS-H1N-I1E-8UM-SJR

Site Details

Location: 533142 125637
Area: 5.39 ha
Authority: [Mid Sussex District Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	7	17	30	-
18 >	1.2 >	Historical tanks >	0	0	1	2	-
18 >	1.3 >	Historical energy features >	0	0	2	16	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
20	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
21 >	2.1 >	Historical industrial land uses >	0	9	23	42	-
24 >	2.2 >	Historical tanks >	0	0	2	2	-
25 >	2.3 >	Historical energy features >	0	0	3	27	-
26	2.4	Historical petrol stations	0	0	0	0	-
26	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
28 >	3.5 >	Historical waste sites >	0	0	0	1	-
28	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	0	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
30 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
31	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
31	4.3	Current or recent petrol stations	0	0	0	0	-
31	4.4	Electricity cables	0	0	0	0	-
31	4.5	Gas pipelines	0	0	0	0	-



31	4.6	Sites determined as Contaminated Land	0	0	0	0	-
31	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
32	4.8	Regulated explosive sites	0	0	0	0	-
32	4.9	Hazardous substance storage/usage	0	0	0	0	-
32	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
32 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
33	4.13	Radioactive Substance Authorisations	0	0	0	0	-
33 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	19	-
36	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.16	Pollutant release to public sewer	0	0	0	0	-
36	4.17	List 1 Dangerous Substances	0	0	0	0	-
37	4.18	List 2 Dangerous Substances	0	0	0	0	-
37 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	8	-
38	4.20	Pollution inventory substances	0	0	0	0	-
38	4.21	Pollution inventory waste transfers	0	0	0	0	-
38	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
39 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
41 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
43 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	1	0
47 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3
48	5.8	Potable abstractions	0	0	0	0	0
48	5.9	Source Protection Zones	0	0	0	0	-
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



49 >	6.1 >	Water Network (OS MasterMap) >	1	4	6	-	-
50 >	6.2 >	Surface water features >	1	2	4	-	-
51 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
51 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
52 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
56 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
57 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
59 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
61	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
62 >	10.7 >	Designated Ancient Woodland >	1	1	1	2	55
64	10.8	Biosphere Reserves	0	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	Green Belt	0	0	0	0	0



65	10.12	Proposed Ramsar sites	0	0	0	0	0
65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
67 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
68	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
69	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70 >	11.4 >	Listed Buildings >	0	0	4	-	-
71 >	11.5 >	Conservation Areas >	0	0	1	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >	Grade 3a (within 250m)				
74	12.2	Open Access Land	0	0	0	-	-
74	12.3	Tree Felling Licences	0	0	0	-	-
74 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
75 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	Priority Habitat Inventory >	4	6	6	-	-
77	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
78	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
79 >	14.1 >	10k Availability >	Identified (within 500m)				
80	14.2	Artificial and made ground (10k)	0	0	0	0	-



81 >	14.3 >	Superficial geology (10k) >	1	1	0	2	-
82	14.4	Landslip (10k)	0	0	0	0	-
83 >	14.5 >	Bedrock geology (10k) >	2	0	4	5	-
84 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86	15.2	Artificial and made ground (50k)	0	0	0	0	-
86	15.3	Artificial ground permeability (50k)	0	0	-	-	-
87 >	15.4 >	Superficial geology (50k) >	2	0	1	0	-
88 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
88	15.6	Landslip (50k)	0	0	0	0	-
88	15.7	Landslip permeability (50k)	None (within 50m)				
89 >	15.8 >	Bedrock geology (50k) >	2	0	4	4	-
90 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
90 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	0	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
93 >	17.1 >	Shrink swell clays >	Low (within 50m)				
94 >	17.2 >	Running sands >	Very low (within 50m)				
96 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	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
101 >	18.1 >	BritPits >	0	0	0	3	-
102 >	18.2 >	Surface ground workings >	0	13	20	-	-
104	18.3	Underground workings	0	0	0	0	0
104	18.4	Underground mining extents	0	0	0	0	-



104	18.5	Historical Mineral Planning Areas	0	0	0	0	-
104 >	18.6 >	Non-coal mining >	1	0	0	0	3
105	18.7	JPB mining areas	None (within 0m)				
105	18.8	The Coal Authority non-coal mining	0	0	0	0	-
106	18.9	Researched mining	0	0	0	0	-
106	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
106	18.12	Coal mining	None (within 0m)				
106	18.13	Brine areas	None (within 0m)				
107	18.14	Gypsum areas	None (within 0m)				
107	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	7	12	-	-	-
113	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
113	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
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
115	22.3	Railway tunnels	0	0	0	-	-
115 >	22.4 >	Historical railway and tunnel features >	0	0	11	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-



116	22.6	Historical railways	0	0	0	-	-
116 >	22.7 >	Railways >	0	13	9	-	-
117	22.8	Crossrail 2	0	0	0	0	-
117	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 5.39ha



Recent site history - 2018 aerial photograph



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

Capture Date: 14/05/2018

Site Area: 5.39ha



Recent site history - 2012 aerial photograph



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

Capture Date: 31/08/2012

Site Area: 5.39ha



Recent site history - 2005 aerial photograph



Capture Date: 17/04/2005

Site Area: 5.39ha



Recent site history - 1999 aerial photograph

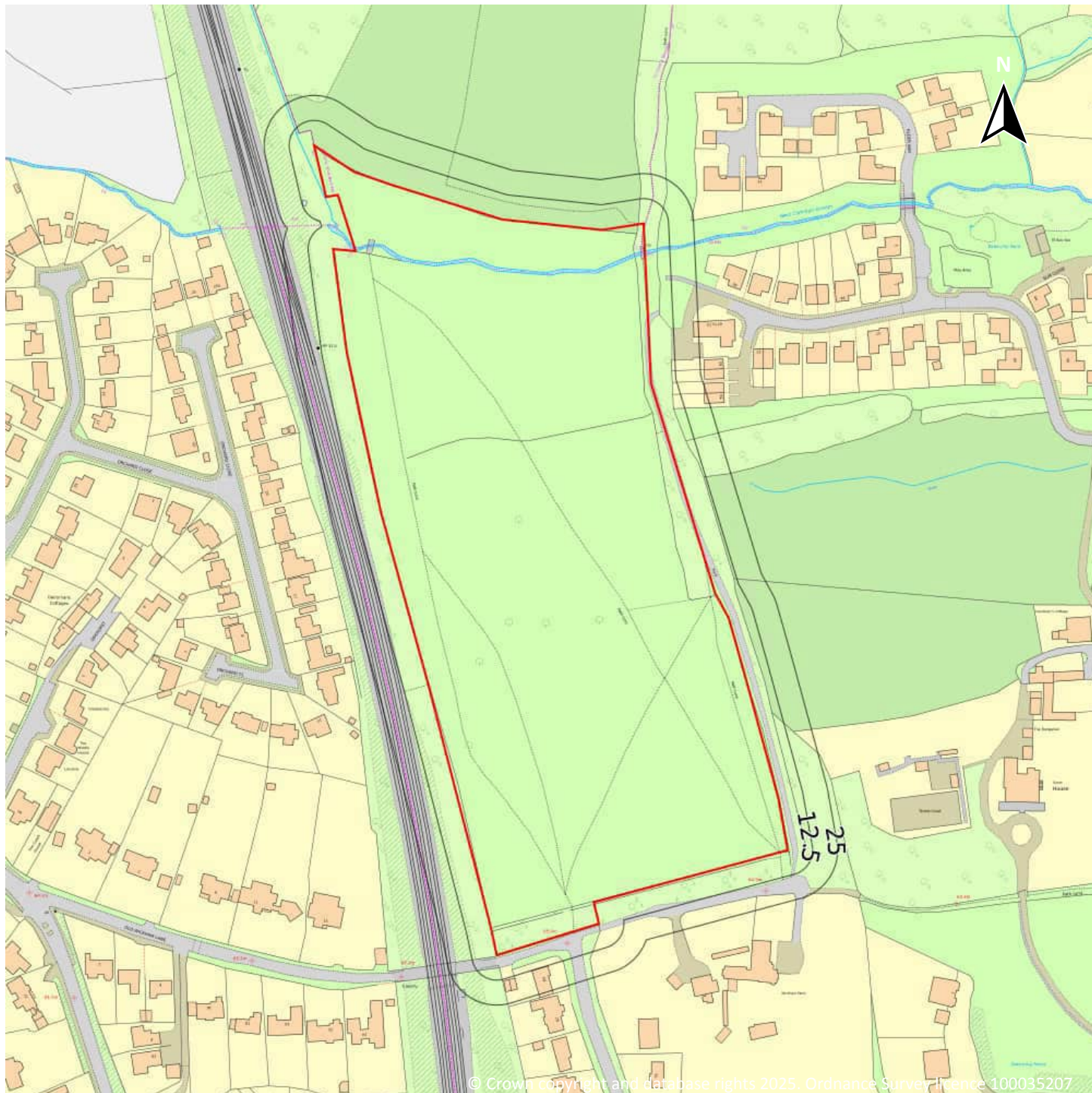


Capture Date: 04/09/1999

Site Area: 5.39ha



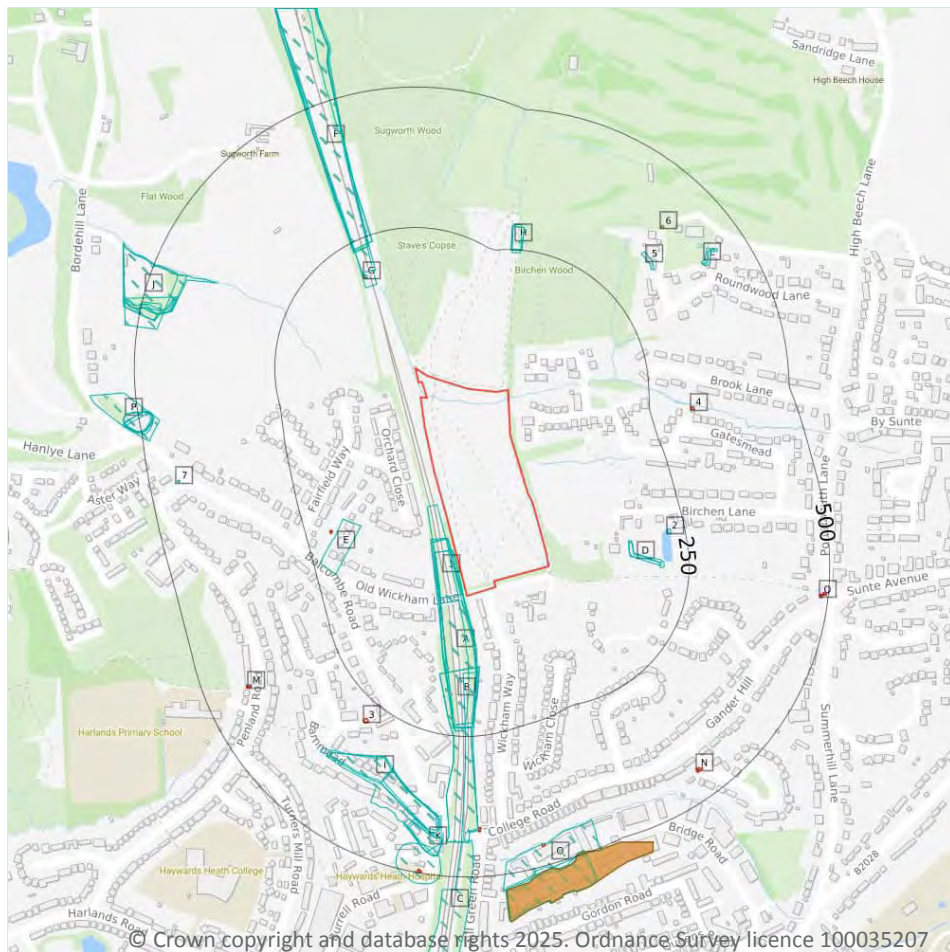
OS MasterMap site plan



Site Area: 5.39ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

54

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	4m W	Cuttings	1938	2317669



ID	Location	Land use	Dates present	Group ID
A	4m W	Cuttings	1896	2326467
A	7m W	Cuttings	1973	2277593
1	8m W	Cuttings	1912	2295923
A	10m W	Cuttings	1963 - 1992	2276837
A	11m W	Cuttings	1874	2205968
A	13m SW	Cuttings	1912	2290436
B	128m S	Railway Sidings	1963	2252707
B	128m S	Railway Sidings	1973 - 1992	2259495
C	137m S	Railway Sidings	1938	2248762
D	145m E	Unspecified Ground Workings	1938	2235318
D	146m E	Unspecified Ground Workings	1874	2207130
E	151m W	Nursery	1896	2179852
F	165m NW	Cuttings	1874	2271708
G	182m NW	Unspecified Tank	1912 - 1938	2226969
F	188m N	Cuttings	1912	2291341
2	218m E	Boat House	1912 - 1938	2252472
F	231m NW	Cuttings	1973	2324962
F	233m NW	Cuttings	1963 - 1992	2253124
F	237m NW	Cuttings	1896	2229620
F	237m NW	Cuttings	1938	2309829
H	245m N	Cuttings	1912	2311962
H	250m N	Cuttings	1896	2250322
H	250m N	Cuttings	1938	2283491
I	321m SW	Mill Ponds	1874 - 1896	2275078
I	322m SW	Unspecified Mill	1912	2262570
I	322m SW	Mill Ponds	1938	2272189
5	333m NE	Unspecified Ground Workings	1963	2163484
I	336m SW	Mill Ponds	1912	2255870



ID	Location	Land use	Dates present	Group ID
I	337m SW	Mill Pond	1963	2161061
J	385m NW	Brick Works	1938	2302063
K	407m S	Corn Mill	1874	2161160
K	409m S	Unspecified Mill	1938	2289106
L	411m NE	Unspecified Ground Workings	1963 - 1973	2253504
L	413m NE	Unspecified Ground Workings	1973	2231224
K	414m S	Unspecified Mill	1896	2218240
J	438m W	Brick Works	1912	2236165
J	441m W	Unspecified Pit	1912	2327855
J	442m W	Unspecified Ground Workings	1973	2265740
J	446m W	Unspecified Ground Workings	1963 - 1992	2315284
7	446m W	Lime Kiln	1874	2181961
O	448m S	Brick Field	1896	2158544
K	450m S	Unspecified Depot	1976 - 1990	2248844
J	452m W	Brick Field	1896	2158669
P	464m W	Brick Field	1896	2158668
J	465m W	Unspecified Pit	1896	2325553
P	472m W	Unspecified Pit	1896	2285435
P	475m W	Unspecified Pit	1938	2313228
P	476m W	Unspecified Pit	1912	2220538
P	476m W	Unspecified Pit	1973	2320162
P	479m W	Unspecified Pit	1963 - 1992	2291540
O	495m S	Unspecified Works	1963 - 1967	2277403
O	499m S	Boat House	1912 - 1938	2311843
O	500m S	Unspecified Depots	1976 - 1990	2204763

This data is sourced from Ordnance Survey / Groundsure.



1.2 Historical tanks

Records within 500m

3

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
G	184m NW	Unspecified Tank	1897 - 1910	430852
6	397m NE	Unspecified Tank	1993	396685
O	495m S	Gas Works	1955	376577

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

18

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
E	203m W	Electricity Substation	1971 - 1975	313062
E	203m W	Electricity Substation	1955	283611
3	281m SW	Electricity Substation	1971 - 1987	294570
4	321m E	Electricity Substation	1975 - 1993	304335
C	412m S	Electricity Substation	1971 - 1975	300572
C	413m S	Electricity Substation	1954	312172
M	415m SW	Electricity Substation	1971	283078
M	416m W	Electricity Substation	1976 - 1987	286884



ID	Location	Land use	Dates present	Group ID
N	445m SE	Electricity Substation	1992	272938
N	450m SE	Electricity Substation	1975	270716
O	462m S	Electricity Substation	1975 - 1990	294281
Q	485m E	Electricity Substation	1992	323341
Q	486m E	Electricity Substation	1975	282782
Q	491m E	Electricity Substation	1971	303599
Q	491m E	Electricity Substation	1954	299117
K	494m S	Electricity Substation	1981 - 1990	311322
K	494m S	Electricity Substation	1975	280054
O	495m S	Gas Works	1955	275359

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

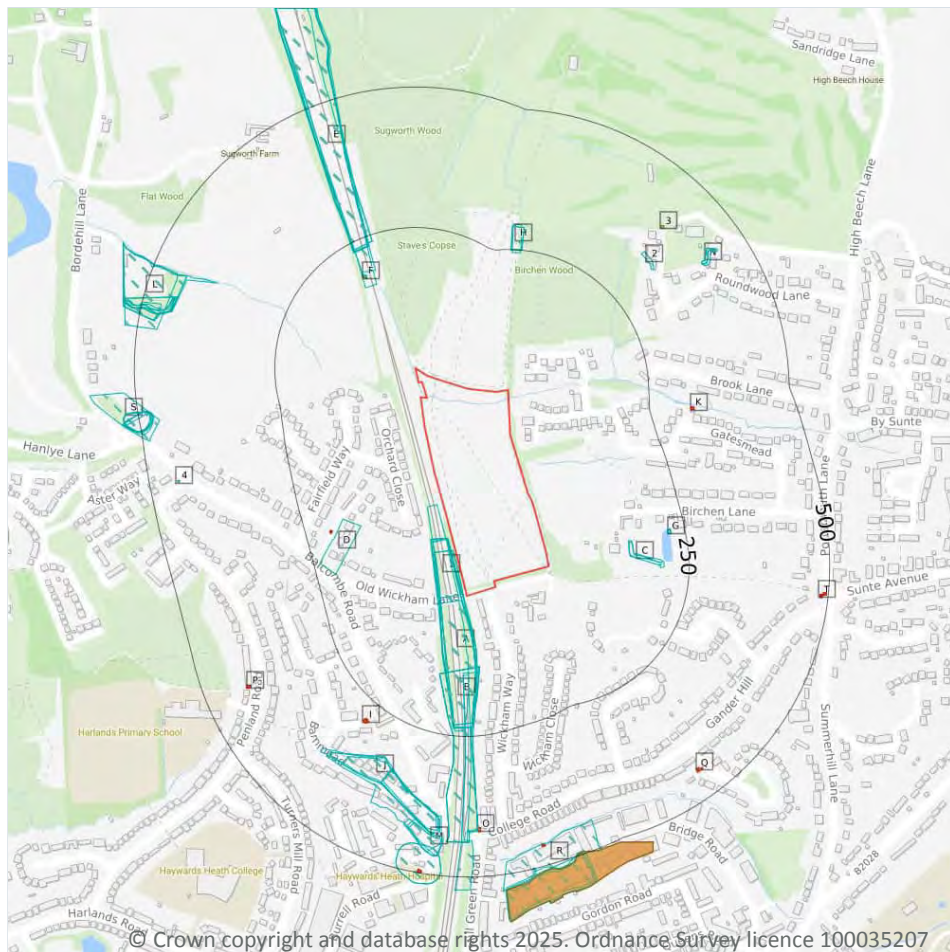
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

74

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 21](#) >

ID	Location	Land Use	Date	Group ID
A	4m W	Cuttings	1938	2317669
A	4m W	Cuttings	1896	2326467
A	7m W	Cuttings	1973	2277593



ID	Location	Land Use	Date	Group ID
1	8m W	Cuttings	1912	2295923
A	10m W	Cuttings	1992	2276837
A	10m W	Cuttings	1973	2276837
A	10m W	Cuttings	1963	2276837
A	11m W	Cuttings	1874	2205968
A	13m SW	Cuttings	1912	2290436
B	128m S	Railway Sidings	1992	2259495
B	128m S	Railway Sidings	1973	2259495
B	128m S	Railway Sidings	1963	2252707
B	137m S	Railway Sidings	1938	2248762
B	141m S	Railway Sidings	1973	2259495
C	145m E	Unspecified Ground Workings	1938	2235318
C	146m E	Unspecified Ground Workings	1874	2207130
D	151m W	Nursery	1896	2179852
E	165m NW	Cuttings	1874	2271708
F	182m NW	Unspecified Tank	1938	2226969
F	184m NW	Unspecified Tank	1912	2226969
E	188m N	Cuttings	1912	2291341
G	218m E	Boat House	1938	2252472
G	219m E	Boat House	1912	2252472
E	231m NW	Cuttings	1973	2324962
E	233m NW	Cuttings	1992	2253124
E	233m NW	Cuttings	1973	2253124
E	233m NW	Cuttings	1963	2253124
E	237m NW	Cuttings	1938	2309829
E	237m NW	Cuttings	1896	2229620
H	245m N	Cuttings	1912	2311962
H	250m N	Cuttings	1938	2283491



ID	Location	Land Use	Date	Group ID
H	250m N	Cuttings	1896	2250322
J	321m SW	Mill Ponds	1874	2275078
J	322m SW	Unspecified Mill	1912	2262570
J	322m SW	Mill Ponds	1938	2272189
J	330m SW	Mill Ponds	1896	2275078
2	333m NE	Unspecified Ground Workings	1963	2163484
J	336m SW	Mill Ponds	1912	2255870
J	337m SW	Mill Pond	1963	2161061
L	385m NW	Brick Works	1938	2302063
M	407m S	Corn Mill	1874	2161160
M	409m S	Unspecified Mill	1938	2289106
N	411m NE	Unspecified Ground Workings	1973	2253504
N	411m NE	Unspecified Ground Workings	1963	2253504
N	413m NE	Unspecified Ground Workings	1973	2231224
M	414m S	Unspecified Mill	1896	2218240
L	438m W	Brick Works	1912	2236165
L	438m W	Brick Works	1912	2236165
L	441m W	Unspecified Pit	1912	2327855
L	441m W	Unspecified Pit	1912	2327855
L	442m W	Unspecified Ground Workings	1973	2265740
L	446m W	Unspecified Ground Workings	1992	2315284
L	446m W	Unspecified Ground Workings	1973	2315284
L	446m W	Unspecified Ground Workings	1963	2315284
4	446m W	Lime Kiln	1874	2181961
R	448m S	Brick Field	1896	2158544
M	450m S	Unspecified Depot	1990	2248844
M	450m S	Unspecified Depot	1976	2248844
L	452m W	Brick Field	1896	2158669



ID	Location	Land Use	Date	Group ID
S	464m W	Brick Field	1896	2158668
L	465m W	Unspecified Pit	1896	2325553
S	472m W	Unspecified Pit	1896	2285435
S	475m W	Unspecified Pit	1938	2313228
S	476m W	Unspecified Pit	1912	2220538
S	476m W	Unspecified Pit	1912	2220538
S	476m W	Unspecified Pit	1973	2320162
S	479m W	Unspecified Pit	1992	2291540
S	479m W	Unspecified Pit	1973	2291540
S	479m W	Unspecified Pit	1963	2291540
R	495m S	Unspecified Works	1963	2277403
R	498m S	Unspecified Works	1967	2277403
R	499m S	Boat House	1912	2311843
R	499m S	Boat House	1938	2311843
R	500m S	Unspecified Depots	1990	2204763

This data is sourced from Ordnance Survey / Groundsure.

2.2 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. 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 21 >](#)

ID	Location	Land Use	Date	Group ID
F	184m NW	Unspecified Tank	1897	430852
F	184m NW	Unspecified Tank	1910	430852
3	397m NE	Unspecified Tank	1993	396685
R	495m S	Gas Works	1955	376577

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

30

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 21](#) >

ID	Location	Land Use	Date	Group ID
D	203m W	Electricity Substation	1975	313062
D	203m W	Electricity Substation	1955	283611
D	203m W	Electricity Substation	1971	313062
I	281m SW	Electricity Substation	1971	294570
I	282m SW	Electricity Substation	1976	294570
I	284m SW	Electricity Substation	1987	294570
K	321m E	Electricity Substation	1993	304335
K	321m E	Electricity Substation	1975	304335
K	322m E	Electricity Substation	1982	304335
O	412m S	Electricity Substation	1975	300572
O	413m S	Electricity Substation	1954	312172
O	413m S	Electricity Substation	1971	300572
P	415m SW	Electricity Substation	1971	283078
P	416m W	Electricity Substation	1976	286884
P	417m W	Electricity Substation	1987	286884
Q	445m SE	Electricity Substation	1992	272938
Q	450m SE	Electricity Substation	1975	270716
R	462m S	Electricity Substation	1981	294281
R	462m S	Electricity Substation	1990	294281
R	462m S	Electricity Substation	1990	294281
R	462m S	Electricity Substation	1975	294281
T	485m E	Electricity Substation	1992	323341
T	486m E	Electricity Substation	1975	282782



ID	Location	Land Use	Date	Group ID
T	491m E	Electricity Substation	1971	303599
T	491m E	Electricity Substation	1954	299117
M	494m S	Electricity Substation	1981	311322
M	494m S	Electricity Substation	1990	311322
M	494m S	Electricity Substation	1990	311322
M	494m S	Electricity Substation	1975	280054
R	495m S	Gas Works	1955	275359

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.

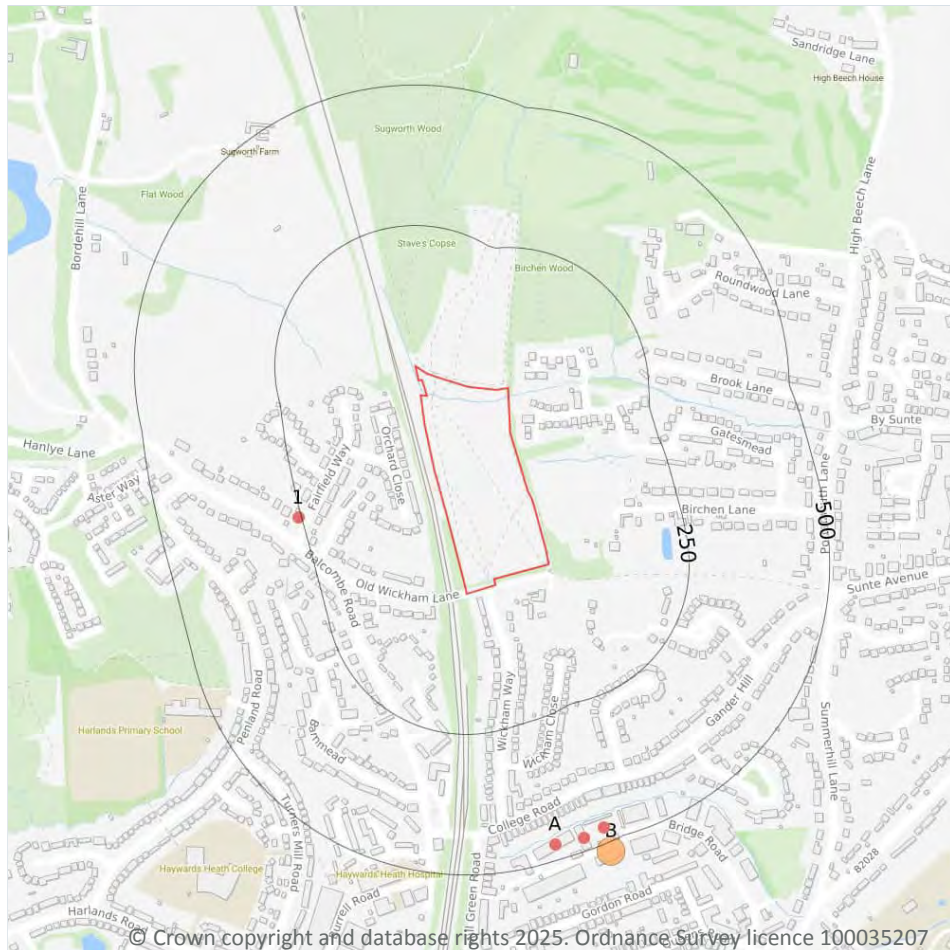
2.5 Historical garages

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

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Address	Further Details	Date
B	491m SE	Site Address: Council Refuse & Recycling Dep, 19 Bridge Road, Haywards Heath, West Sussex, RH16 1UA	Type of Site: Recycling Depot Planning application reference: 13/00480/FUL Description: Scheme comprises replacement refuse and recycling depot including car parking including natural Ventilation. Sustainable Information: This development has been designed to achieve Very Good BREEAM rating. Data source: Historic Planning Application Data Type: Point	29/05/2013

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	5
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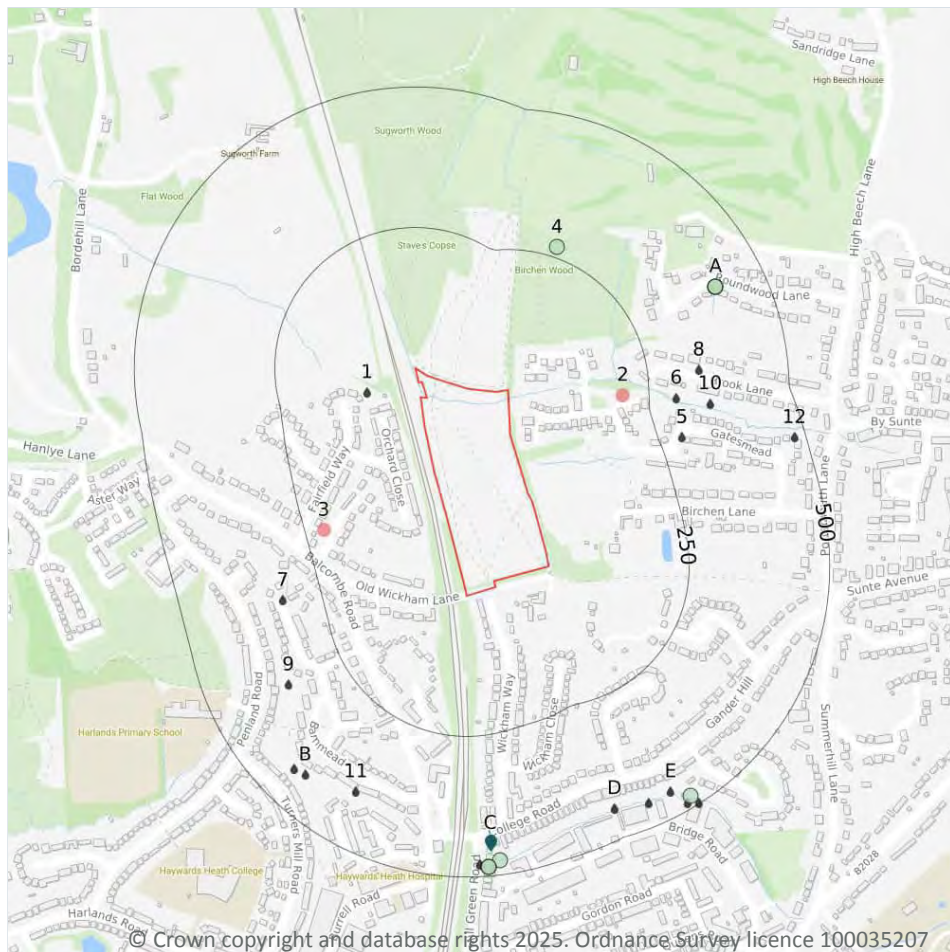
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 27 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	257m W	-	WEX263707	Using waste exemption	Not on a farm	Use of waste in construction
A	472m S	-	WEX262765	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	472m S	Mill Green Business Estate, Unit 3b, Mill Green Road, Haywards Heath, Rh16 1xq	WEX120635	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	473m SE	-	WEX370285	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	477m S	19, Bridge Road, Haywards Heath, Rh16 1ua	WEX254141	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



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Company	Address	Activity	Category
2	203m E	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities
3	217m W	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



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

Records within 250m**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**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 30](#) >

ID	Location	Address	Details	
C	442m S	Sarah Lacey Dry Cleaning, 1 College Road, Haywards Heath, West Sussex, RH16 1QN	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.14 Licensed Discharges to controlled waters

Records within 500m	20
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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 30 >](#)

ID	Location	Address	Details	
1	94m W	FAIRFIELDWAYPSHAYWARDSHEATH,FAIRFIELDWAYPUMPINGSTATION,FAIRFIELDWAY,HAYWARDSHEATH,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: A00953 Permit Version: 1 Receiving Water: SCRASE BRIDGE STREAM / ROUSE	Status: SURRENDERED UNDER EPR 2010 Issue date: 28/02/2002 Effective Date: 28/02/2002 Revocation Date: 24/02/2020
5	290m NE	RESIDENTIALDEVELOPMENT,RESIDENTIALDEVELOPMENT,NORTHOFBIRCHENLANE,HAYWARDSHEATH,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02050 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/11/1971 Effective Date: 12/11/1971 Revocation Date: 31/03/1997
6	298m E	RESIDENTIALDEVELOPMENT,RESIDENTIALDEVELOPMENT,NORTHOFBIRCHENLANE,HAYWARDSHEATH,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02050 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/11/1971 Effective Date: 12/11/1971 Revocation Date: 31/03/1997



ID	Location	Address	Details	
7	320m W	LANDATREAROFLITTLEMANOR, LAN DATREAROFLITTLEMANOR, BALCO MBEROD, HAYWARDSHEATH, WES TSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01602 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/06/1967 Effective Date: 20/06/1967 Revocation Date: -
8	341m E	RESIDENTIALDEVELOPMENT, RESID ENTIALDEVELOPMENT, ATBROOKLA NE, HAYWARDSHEATH, WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01955 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 25/09/1970 Effective Date: 25/09/1970 Revocation Date: 31/03/1997
9	355m SW	LANDATREAROFLITTLEMANOR, LAN DATREAROFLITTLEMANOR, BALCO MBEROD, HAYWARDSHEATH, WES TSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01602 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/06/1967 Effective Date: 20/06/1967 Revocation Date: -
10	356m E	RESIDENTIALDEVELOPMENT, RESID ENTIALDEVELOPMENT, ATBROOKLA NE, HAYWARDSHEATH, WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01955 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 25/09/1970 Effective Date: 25/09/1970 Revocation Date: 31/03/1997
11	400m SW	BRIDGERSMILL, BRIDGERSMILL, BAL COMBEROD, HAYWARDSHEATH, WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01384 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/07/1965 Effective Date: 30/07/1965 Revocation Date: 01/07/1991
B	429m SW	BRIDGERSMILL, BRIDGERSMILL, BAL COMBEROD, HAYWARDSHEATH, WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01384 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/07/1965 Effective Date: 30/07/1965 Revocation Date: 01/07/1991
B	435m SW	BRIDGERSMILL, BRIDGERSMILL, BAL COMBEROD, HAYWARDSHEATH, WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01384 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 30/07/1965 Effective Date: 30/07/1965 Revocation Date: 01/07/1991



ID	Location	Address	Details	
D	446m S	COUNCILDEPOT,COUNCILDEPOT,B RIDGEROAD,HAYWARDSHEATH,WE STSUSSEX	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: S01227 Permit Version: 2 Receiving Water: FRESHWATER RIVER	Status: REVOKED UNDER EPR 2010 Issue date: 19/03/1996 Effective Date: 19/03/1996 Revocation Date: 25/11/2013
D	446m S	COUNCILDEPOT,COUNCILDEPOT,B RIDGEROAD,HAYWARDSHEATH,WE STSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01227 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/01/1965 Effective Date: 08/01/1965 Revocation Date: 19/03/1996
E	455m SE	GANDERHILLCSO,GANDERHILLCSO, HAYWARDSHEATH,WE STSUSSEX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00954 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 13/07/1999 Effective Date: 13/07/1999 Revocation Date: 20/08/2009
E	456m SE	ROD&CANERWORKS,ROD&CANERWORKS,BRIDGEROAD,HAYWARDSHEATH,WE STSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02660 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/11/1989 Effective Date: 22/11/1989 Revocation Date: 31/03/1997
C	478m S	MILLGREENROADHAYWARDS,HEATHCSO,MILLGREENROAD,HAYWARDSHEATH,WE STSUSSEX,RH161XQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00956 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/2001 Effective Date: 13/07/2001 Revocation Date: 19/08/2009
C	478m S	MILLGREENROADHAYWARDS,HEATHCSO,MILLGREENROAD,HAYWARDSHEATH,WE STSUSSEX,RH161XQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00956 Permit Version: 2 Receiving Water: SCRASE BRIDGE STREAM	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 20/08/2009 Effective Date: 20/08/2009 Revocation Date: 19/11/2020
C	478m S	MILLGREENROADHAYWARDS,HEATHCSO,MILLGREENROAD,HAYWARDSHEATH,WE STSUSSEX,RH161XQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00956 Permit Version: 3 Receiving Water: SCRASE BRIDGE STREAM	Status: VARIED UNDER EPR 2010 Issue date: 20/11/2020 Effective Date: 20/11/2020 Revocation Date: -



ID	Location	Address	Details	
12	480m E	SITEADJOININGDANEWOOD,SITEA DJOININGDANEWOOD,BROOKLAN E,HAYWARDSHEATH,SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02670 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 12/11/1971 Effective Date: 12/11/1971 Revocation Date: 01/07/1991
E	487m SE	FACTORYEXTENSION,FACTORYEXTE NSION,BRIDGEROAD,HAYWARDSH EATH,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02218 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/10/1973 Effective Date: 02/10/1973 Revocation Date: 01/07/1991
E	498m SE	FACTORYEXTENSION,FACTORYEXTE NSION,BRIDGEROAD,HAYWARDSH EATH,WESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02218 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/10/1973 Effective Date: 02/10/1973 Revocation Date: 01/07/1991

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m

0

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

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



4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

8

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

Features are displayed on the Current industrial land use map on [page 30 >](#)

ID	Location	Details	
4	269m N	Incident Date: 12/03/2014 Incident Identification: 1217099 Pollutant: Agricultural Materials and Wastes Pollutant Description: Slurry and Dilute Slurry	Water Impact: Category 1 (Major) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	412m NE	Incident Date: 31/07/2002 Incident Identification: 96225 Pollutant: Oils and Fuel:Pollutant Not Identified Pollutant Description: Other Oil or Fuel:Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	412m NE	Incident Date: 31/07/2002 Incident Identification: 96225 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	412m NE	Incident Date: 31/07/2002 Incident Identification: 96225 Pollutant: Oils and Fuel Pollutant Description: Other Oil or Fuel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	474m S	Incident Date: 04/05/2017 Incident Identification: 1520444 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	480m SE	Incident Date: 24/07/2001 Incident Identification: 18572 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)



ID	Location	Details	
C	483m S	Incident Date: 19/04/2002 Incident Identification: 73160 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	483m S	Incident Date: 11/05/2002 Incident Identification: 78085 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	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.

4.20 Pollution inventory substances

Records within 500m	0
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The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.21 Pollution inventory waste transfers

Records within 500m	0
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The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.22 Pollution inventory radioactive waste

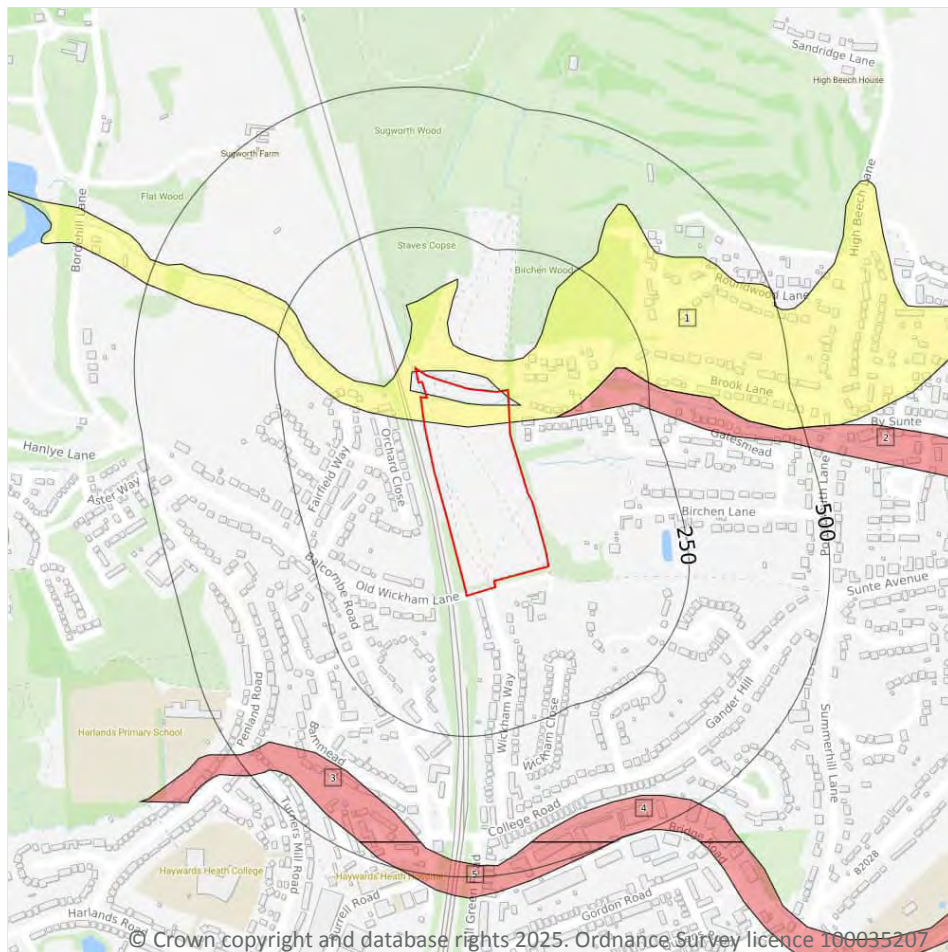
Records within 500m	0
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The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. 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

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 39](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	83m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

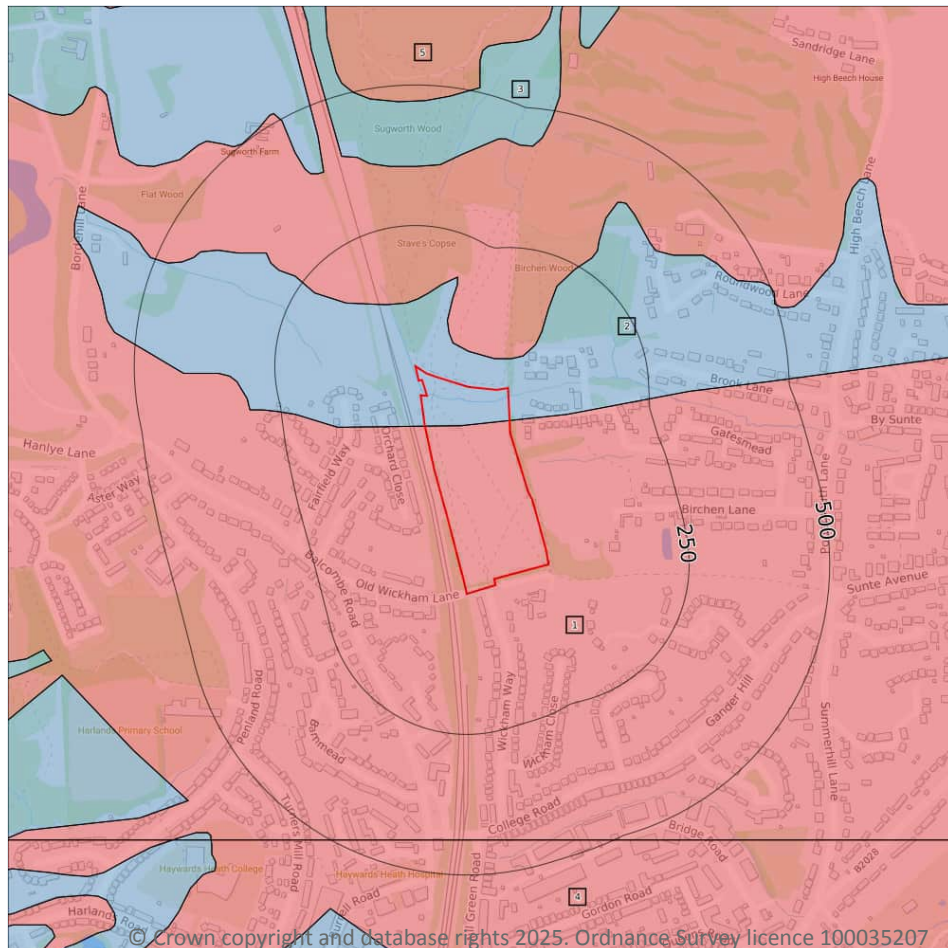


ID	Location	Designation	Description
3	378m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	430m S	Secondary 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
5	445m 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

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

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 41](#) >

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

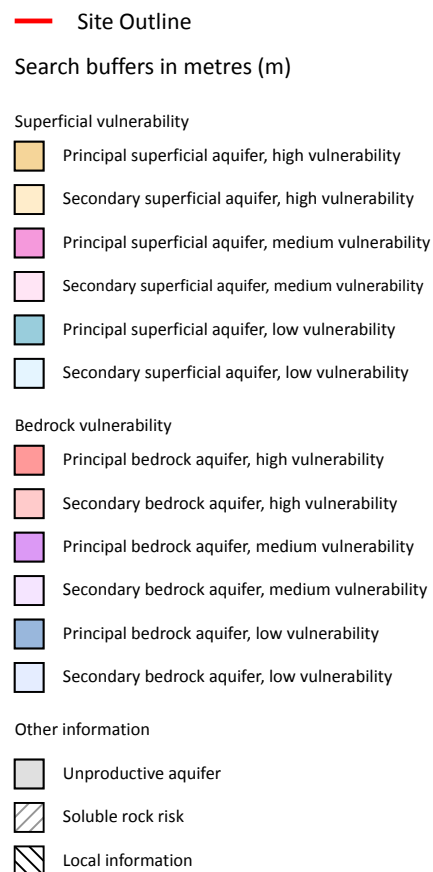
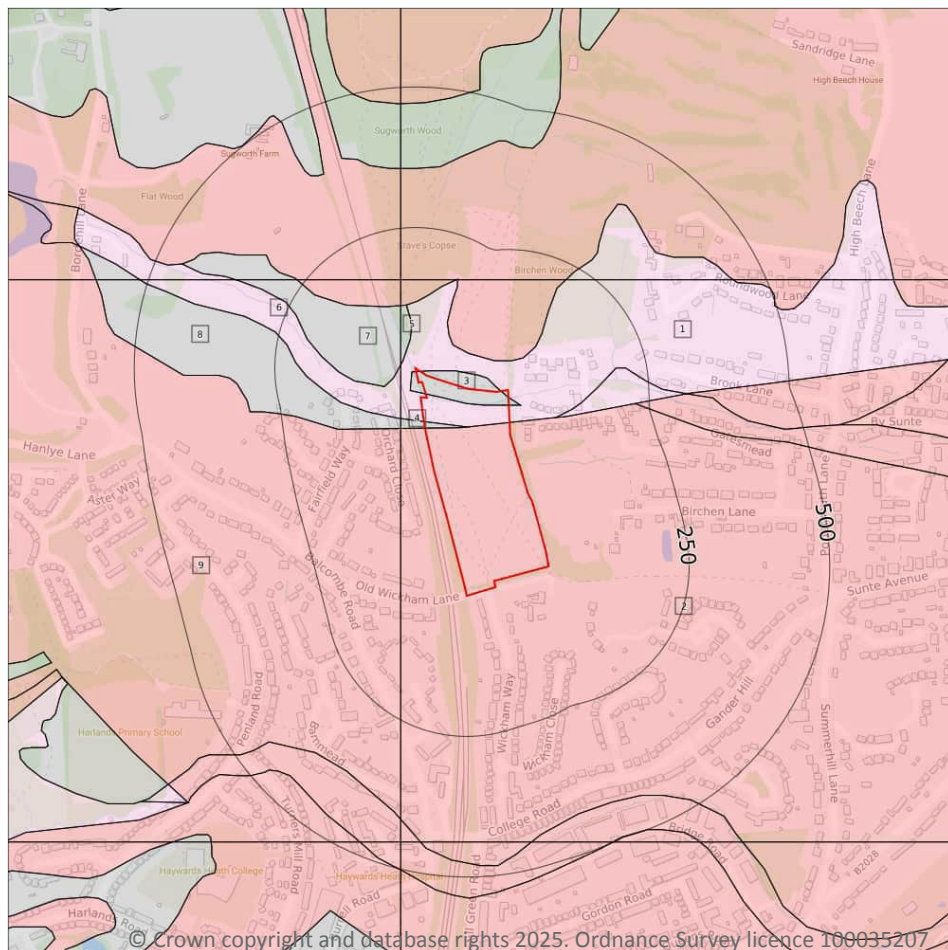


ID	Location	Designation	Description
3	355m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	438m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	471m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

9

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 43](#) >

