



Geo-Environmental

MINERAL SAFEGUARDING ASSESSMENT

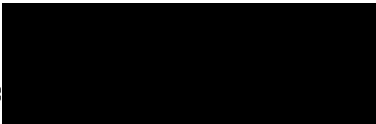
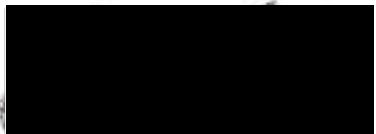
for the site at

LAND AT WEST HOATHLY ROAD, EAST GRINSTEAD,

WEST SUSSEX, RH19 4AZ

on behalf of

DEVINE HOMES PLC

Report:	MINERAL SAFEGUARDING ASSESSMENT
Site:	LAND AT WEST HOATHLY ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 4AZ
Client:	DEVINE HOMES PLC
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CONTENTS

1.0	INTRODUCTION	1
1.1	General	1
1.2	Objectives	1
1.3	Scope of Assessment	1
2.0	SITE SETTING	2
2.1	Site Description	2
2.2	Geology	2
2.3	Hydrogeology	3
2.4	Hydrology	4
2.5	Sensitive Land Uses	5
2.6	Environmental Data	6
2.7	Geochemistry	7
2.8	Mining and Ground Workings	8
2.9	Landfill and Waste Management Facilities	8
2.10	Historic Mapping	9
2.11	Radon	9
2.12	Previous Ground Investigations	9
2.13	Generic Contamination	10
3.0	PLANNING STATUS OF THE SITE	11
4.0	MINERAL POTENTIAL	12
4.1	Policy	12
4.2	Anticipated Ground Conditions	12
4.3	Anticipated Groundwater	12
4.4	Mineral Quality and Quantity	12
4.5	Opportunities for Prior Extraction	13
4.6	Opportunities for Incidental Extraction	13
5.0	OPINIONS OF LOCAL OPERATORS	14
6.0	CONCLUSIONS	15

FIGURES

FIGURE 1	Site Location Plan
FIGURE 2	Buffer Plan

APPENDICES

APPENDIX A	Desk Study Information
APPENDIX B	Site Photographs
APPENDIX C	Emails to Local Operators



1.0 INTRODUCTION

1.1 General

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Devine Homes PLC (the Client) to undertake an assessment of the possible mineral reserve significance pertaining to land at West Hoathly Road, East Grinstead, West Sussex, RH19 4AZ. The site's location is presented in Figure 1.

West Sussex County Council's (WSCC's), Joint Minerals Local Plan (adopted 2018) has defined the subject site occupies land within the Mineral Safeguarding Area (MSA) for building stone and brick (Wadhurst) clay, with the mineral resources occupying the entire site.

WSCC required the submission of a Mineral Resource Assessment (MRA), undertaken prior to application determination.

1.2 Objectives

This Mineral Safeguarding Assessment (MSA) has been prepared with respect to the mineral reserve significance for the site and to support determination of possible planning application in due course.

1.3 Scope of Assessment

This report summarises the findings of a desk study undertaken by Geo-Environmental; an assessment of the mineral resources likely to be present based on the information currently available; and potential for resource extraction on site. The desk study was carried out in October 2025 (report reference GE23385/DSR/OCT25).

As part of the MSA, evidence was required of discussions with local operators to confirm the viability of prior extraction, where relevant.

2.0 SITE SETTING

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

2.1 Site Description

The site was located at grid reference 539238, 136675 and extended to 2.21ha. Ground levels sloped gradually down to the northeast, approximately a 6-7m change in height over c.85m.

At the time of the site walkover in September 2025, the site comprised a grass-covered pasture field, with a mix of mature and mid-mature trees, hedgerows, and other vegetation lined the northwestern, northeastern and southwestern boundaries. Ancient Woodland occupied the southeastern boundary, with an oak tree noted on the border.

The southern boundary extended beyond the fenced field, and further into the Ancient Woodland. A pond/pit was located within this area, and it appeared to drain into a stream to the southeast of the site, but at the time of the walkover was dry. The ground within this area was saturated and boggy and contained plants that are characteristic of wet conditions. This portion of the site was adjacent to another pasture field.

Beyond the southwestern boundary were paddocks for the Trefoil Montessori Farm School. The northwestern boundary was formed by West Hoathly Road, Tobias School of Art and Therapy, and the Toybox Day Nursery. The northeastern boundary was adjacent to the Sunnyside Recreational Play Area and residential houses.

There were no overhead services, though there were three marker signs for buried services, with a drain cover (suspected of a drain or water main), a stop cock cover and a wash out, approximately 2m from the northwest boundary. Signs of potential desiccation, possibly associated with the mature trees, were observed on the ground surface along the western boundary.

Site access was via West Hoathly Road to the west. Site boundaries were defined by mature trees, mature hedges and cattle fencing.

2.2 Geology

BGS Mapping

British Geological Survey (BGS) geological mapping indicated the ground conditions to comprise Head Deposits over Wadhurst Clay. Given that the site use comprised agricultural land and the adjacent land uses, it is considered possible that there may also be limited areas of reworked, disturbed or Made Ground across areas of the site.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

Head Deposits are poorly sorted and poorly stratified, angular rock debris and/or clayey hillwash and soil creep, mantling a hillslope and deposited by solifluction and gelifluction processes. Solifluction is the slow viscous downslope flow of waterlogged soil and other unsorted and unsaturated superficial deposits. The term gelifluction is restricted to the slow flow of fluidized superficial deposits during the thawing of seasonally frozen ground. The flow is initiated by meltwater from thawing ice lenses. The strata typically comprise chalk, gravel, sand and clay depending on upslope source and distance from source, locally with lenses of silt, clay or peat and organic material.

The **Wadhurst Clay** consists of dark grey shale, clay and silty clay with subordinate beds of silt, sandstone, shelly limestone and clay ironstone. The shales are commonly finely banded. The shelly limestone, which is rarely more than 75mm in thickness, occurs in close association with the dark grey shales. Landslides and solifluction can be associated with Wadhurst Clay where strata are present on sloping ground.

The desk study identified 3 bedrock faults within 500m of the site.

BGS Borehole Records

A search was undertaken for BGS borehole records on or proximal to the site. 1No. record was identified within 250m of the site. A summary of the ground conditions encountered in the borehole on the site is presented in Table 2.1.

Borehole ID	Encountered Conditions	Depth up to (m bgl)	Ground Level (m AOD)	Groundwater (m bgl)
TQ22NE31	Tarmac	0.3	-	-
	Soft to firm silty CLAY	1.2		
	Firm silty CLAY	2.0		
	Firm to stiff silty CLAY with fine gravel	3.0		
	Very weak silty MUDSTONE	5.0		

Table 2.1 Summary of BGS boreholes records in the vicinity of the site

2.3 Hydrogeology

With reference to information provided by the Environment Agency, the superficial deposits (Head Deposits) were classified as a Secondary Undifferentiated Aquifer and Secondary 'A' Aquifer (medium vulnerability). The bedrock strata of the Wadhurst Clay Formation (mudstone) were classified as an Unproductive Strata (very low to low permeability).

Secondary Undifferentiated Aquifers are 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.

Secondary 'A' Aquifers are defined as 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.

Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

No Source Protection Zones (SPZ) were identified within 500m of the site and no groundwater abstractions points were recorded within 2km of the site. In addition, no pollution incidents to controlled waters were identified within 500m of the site.

Groundsure data indicated that the site had low-medium groundwater vulnerability, shown below in Table 2.2.

Location	Summary	Soil/surface	Superficial geology	Bedrock geology
On site	Secondary superficial aquifer - Medium Vulnerability	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-	Vulnerability: Medium Aquifer type: Secondary Thickness:	Vulnerability: Unproductive Aquifer type: Unproductive Flow

Location	Summary	Soil/surface	Superficial geology	Bedrock geology
	Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	550mm/year		mechanism: Well-connected fractures
On site	Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness:	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well-connected fractures

Table 2.2 Groundwater vulnerability within 50m of site

2.4 Hydrology

The Groundsure data identified 13 surface water features within 250m from site. The nearest surface water feature comprised a tributary on site, along the southeastern border, to the Weir Wood Reservoir approximately 1500m south of the site. The tributary is not influenced by normal tidal action but is permanent in normal circumstances.

The site was identified as being located within the Water Framework Directive (WFD) surface water body catchment for the river reported as it exists within the Medway at Weir Wood catchment. WFD identified the surface water body (Medway at Weir Wood) an overall rating and ecological rating as moderate and chemical rating as fail, based on results from 2019. WFD also identified the groundwater body (Kent Weald Western-Medway) an overall rating and chemical rating as poor, based on results from 2019.

No pollution incidents were reported within 500m of the site. No surface water abstractions were identified within 2km of the site.

Three discharge consents to controlled waters were identified within a radius of 500m of the site boundary, details of which are provided in Table 2.3 below:

Distance (m)	Address	Dates	Discharge Type	Receiving Water
151m NW	Wansbeck, Medway Drive, East Grinstead	Issue date – 02/11/1990 Revocation date – 31/03/1997	Sewage discharges – unspecified – not water company	Freshwater River
159m NW	Wansbeck, Medway Drive, East Grinstead	Issue date – 08/10/1987 Revocation – 31/03/1997	Sewage discharges – unspecified – not water company	Freshwater river
165m NW	Hideaway, Medway Drive, East Grinstead	Issue date – 04/02/1988 Revocation – 31/03/1997	Trade discharges – unspecified	Freshwater river

Table 2.3 Summary of discharge consents to surface water within 500m

Three pollution incidents were identified within a radius of 500m of the site, details of which are provided in Table 2.4 below:

Distance (m)	Pollutant	Date	Water Impact	Land Impact	Air Impact
75m NE	Not identified	23/08/2020	Category 2 (Significant)	Category 4 (no impact)	Category 4 (No impact)
123m NW	Inert Materials and Wastes	12/07/2002	Category 4 (no impact)	Category 3 (minor)	Category 4 (No impact)
365m E	Sewage Materials	05/09/2005	Category 1 (Major)	Category 3 (Minor)	Category 4 (no impact)

Table 2.4 Summary of pollution incidents within 500m

The highest risk of flooding was from surface water (as detailed on the surface water flooding 1 in 30-year map), 0.3m-1.0m and was located in the southeastern corner of the site, where a stream was located (but was dry at the time of the site walkover).

The desk study also identified a low risk of groundwater flooding in the northeastern portion of the site.

The site was not recorded as being in an area at risk from fluvial or tidal flooding, not benefiting from flood storage or flood defences. In addition, no historical flood events were recorded within 500m of site.

2.5 Sensitive Land Uses

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

The site was identified as being located within 2000m of a Site of Special Scientific Interest (SSSI) Impact Risk Zone:

- 1414m SE, Weir Wood Reservoir

The site was identified as being located within 2000m of 3 SSSI Units:

- 1414m SE, Weir Wood Reservoir North and South – Fen, marsh and swamp (lowland)
- 1462m S, Weir Wood Reservoir – Standing open water and canals
- 1992m S, Weir Wood Reservoir North and south – Fen, marsh and swamp (lowland)

The site was identified as being located within 2000m of a Local Nature Reserve (LNR):

- 1893m S, Weir wood Reservoir

The site was identified as being located within one Nitrate Vulnerable Zone (NVZ) with a further 4No. NVZ within 2km of the site:

- On site, Medway at Weir Wood – Surface water NVZ.
- 594m S, Medway at Weir Wood – surface water NVZ
- 688m SW, Weir Wood Reservoir Eutrophic Lake – Eutrophic water NVZ
- 768m SW, Weir Wood Reservoir Eutrophic Lake – Eutrophic water NVZ
- 1623m N, Eden Brook East of Lingfield – Surface water NVZ

The Groundsure report identified 68No. records for Ancient Woodland within 2000m of site, however only 6 areas were identified within 500m of the site:

- On site, Rockingshill Wood Ext – Ancient & Semi-Natural Woodland
- 106m NW, Ash Wood – Ancient & Semi-Natural Woodland
- 122m S, Rockingshill Wood - Ancient & Semi-Natural Woodland

- 273m W, Dunnings Wood – Ancient & Semi-Natural Woodland
- 394m E, Harwood Lane Shaw – Ancient & Semi-Natural Woodland
- 432m S, Rushett's Shaw - Ancient & Semi-Natural Woodland

The site was recorded as being in a SSSI impact risk zone, which identifies types of developments which require consultation. Such consultations were only reported to be required on site for Infrastructure, Minerals, Oil and Gas, Air pollution, Combustion, Waste, and Water Supply.

The site was recorded as being located within 2 Areas of Outstanding Natural Beauty (AONB), meaning there may be restrictions to some developments in these areas.

- On site, High Weald
- 229m E, High Weald

A listed building (Grade II) was identified 80m north of the site for Dunnings Mill. Listed as of 2nd August 1972.

The desk study has also identified 20 priority habitats within 250m of the site, with 2 deciduous woodlands on site.

No Ramsar sites, Special Areas of Conservation (SPAC), Special Protection Areas (SPA), National Nature Reserves (NNR), Biosphere Reserves, Forest Parks, Green Belt or Marine Conservation Areas, World Heritage Sites, National Parks, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens were identified within 1km of the site boundary.

2.6 Environmental Data

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

The desk study identified 19No. historical industrial land uses within 500m of the site, details of which are presented in Table 2.5.

Distance and direction (m)	Land use	Date
43 N	Corn Mill	1873
60 N	Mill Pond	1897
61 N	Unspecified Mill	1897
65 N	Unspecified Mill	1948
76 N	Unspecified Mill	1908
101 W	Unspecified Pit	1873
113 E	Sewage Pumping Station	1948
113 E	Sewage Pumping Station	1908
125 N	Boat House	1908
238 N	Brick Works	1897
244 E	Brick Works	1908
264 W	Unspecified Pit	1873
334 NE	Brick Field	1908
395 E	Unspecified Pit	1963

Distance and direction (m)	Land use	Date
395 E	Unspecified Pit	1975
396 E	Unspecified Quarry	1897
398 E	Unspecified Quarry	1908
398 E	Unspecified Quarry	1948
489 SW	Unspecified Tank	1897

Table 2.5 Historical Industrial Land Uses within 500m

The desk study identified no recent industrial land use within 500m of the site.

The desk study identified 4No. historical tank records within 500m of the site, details of which are presented in Table 2.6 below.

Distance and Direction (m)	Land Use	Dates Present
93 E	Tanks	1955
95 W	Unspecified	1931
96 W	Unspecified	1955
96 W	Unspecified	1970

Table 2.6 Historical Tanks within 500m

The desk study identified 14No. historical energy feature within 500m of the site, details of which are presented in Table 2.7 below.

Distance and Direction (m)	Land Use	Dates Present
61 N	Electricity Substation	1978
61 N	Electricity Substation	1993
62 N	Electricity Substation	1955
62 N	Electricity Substation	1970
193 E	Electricity Substation	1978
194 E	Electricity Substation	1970
194 E	Electricity Substation	1984
194 E	Electricity Substation	1993
329 NE	Electricity Substation	1984
329 NE	Electricity Substation	1978
330 NE	Electricity Substation	1993
330 NE	Electricity Substation	1970
365 N	Electricity Substation	1978
366 N	Electricity Substation	1993

Table 2.7 Historical Energy Features within 500m

The desk study did not identify any historical petrol stations, historical garages or historical military land within 500m of the site.

2.7 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.8 below.

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

Table 2.8 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential (with homegrown produce) land use, i.e. the most conservative end use proposed. However, these values are not necessarily representative of the site's soil chemistry. Furthermore, some S4ULs, C4SLs and GAC are dependent on pH and soil organic matter content. Therefore, concentrations of specific determinants and the utilised S4UL/C4SL cannot be determined without site specific investigation and analysis.

2.8 Mining and Ground Workings

A summary of mining and possible mineral ground working records is presented in Table 2.9 below.

Distance from Site	Name	Commodity	Status
305m E	Sunnyside Brick Works	Clay & Shale	Ceased
327m NE	Mill Pond Brick Works	Clay & Shale	Ceased
383m NE	Sunnyside Clay Pit	Clay & Shale	Ceased
404m E	Sunnyside Quarry	Sandstone	Ceased
437m NE	Sunnyside Brick Field	Clay & Shale	Ceased
449m NE	Great Harwood's Farm Clay Pit	Clay & Shale	Ceased

Table 2.9 Summary of Mining and possible mineral Ground Workings records

Two non-coal mining areas were identified within 1km of the site:

- On-site – Iron Ore
- 661m E – Iron Ore

Information from the desk study suggested that underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

2.9 Landfill and Waste Management Facilities

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

The desk study identified 1No. inert historical landfill site:

- 97m SW – Standen Tip, inert waste, licence holder R & B Davies, last recorded 31/03/1992.

The desk study also identified 1No. historical waste site:

- 498m SW – Evergreen Farm, landfill site.

The desk study identified 5 No. waste exemptions within 500m of the site, with some sites reported as having multiple exemptions, details of which are outlined within Table 2.9.

Location	Site	Reference	Category	Sub-category	Description
77 W	N/A	WEX267309	Using waste exemption	On a farm	Use of waste in construction
200 N	Care Uk - Mill View, Sunnyside Close, Dunnings Road, East Grinstead, Rh19 4at	WEX080197	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
324 NW	Bulrushes Farm Bungalow, Coombe Hill Road, East Grinstead, Rh19 4lz	WEX212511	Disposing of waste exemption	On a farm	Burning waste in the open
471 SW	N/A	WEX428096	Using waste exemption	Not on a farm	Use of waste in construction
480 SE	Boyles Farmhouse, Harwoods Lane, East Grinstead, Rh19 4nq	WEX096421	Using waste exemption	Not on a farm	Use of waste in construction

Table 2.9 Summary of Waste Exemptions within 500m of site

Given the location and type of exemptions, the waste exemptions are not expected to have resulted in an adverse or detrimental effect on the subject site.

2.10 Historic Mapping

The site was shown from the historical mapping to have comprised a field network since 1873 and remained largely unchanged, except for a pit mapped in the southeastern portion of site in 1908.

Off-site, the surrounding area became developed progressively between 1908 and 1970, with residential housing, commercial buildings and roads developed, and the infilling of Dunnings Mill Pond.

2.11 Radon

The Groundsure report states that the site lies in an area where less than 1% of homes are estimated to be at or above the Action Level as defined by Public Health England. The BGS record states that no radon protective measures are necessary in the construction of the new dwellings or extensions within the site boundary.

2.12 Previous Ground Investigations

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

Table 2.1 summarised the ground conditions in the nearest available BGS borehole record.

2.13 Generic Contamination

The site has historically comprised agricultural land and remains so, therefore there is potential for contamination associated with agriculture and reworked land. Whilst gross contamination is considered unlikely based on the information reviewed, there is the potential for heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), asbestos and pesticides.

Although the potential sources of contamination have been identified by the Desk Study the likelihood of these potential sources affecting the mineral resource on site is low. Furthermore, no evidence of contamination or vegetation dieback was noted during the site walkover.

3.0 PLANNING STATUS OF THE SITE

A search was made on 21/10/25 of the registered planning applications on the Mid-Sussex District Council public register website (ref: pa.midsussex.gov.uk/online-applications/) no applications or decisions pertinent to the proposed development were found.

There were planning applications located within the vicinity of the site relating to existing domestic properties in Lister Avenue, East Grinstead.

4.0 MINERAL POTENTIAL

The mineral potential of the site has been assessed based on the desk-based information presented in the sections above and obtained as part of the Desk Study Report for the site (ref GE23385/DSR/OCT25).

4.1 Policy

The West Sussex Joint Minerals Local Plan, July 2018 (Partial Review March 2020) contains Policy M9, Safeguarding Minerals, which states:

(a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.

(b) Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E) will not be permitted unless:

- (i) Mineral sterilisation will not occur; or*
- (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.*

The West Sussex Minerals and Waste Safeguarding Guidance, March 2020 indicates that any residential development on a Mineral Safeguarding area that is less than 3 hectares in total would not require consultation as no significant mineral sterilisation would occur. As the proposed development is split over two mineral safeguarding areas, less than 2 hectares of the building stone would be sterilised with minimal sterilisation of the Mineral Safeguarding Area for the Brick Clay Resource.

According to Section 6.6.2 of the West Sussex Joint Minerals Local Plan:

There are five stone extraction sites in West Sussex. Four of these sites are active, three of which are extracting stone for building and one for landscaping stone. In 2016 there was an estimated reserve of 2.70 million tonnes of permitted sandstone and average annual sales over the last 10 years is 24,000 tonnes (2016 data). No sites for stone were proposed by operators or landowners during the call for sites.

4.2 Anticipated Ground Conditions

The geology of the site is anticipated to comprise mixed clay, silt, sand and gravel of the Head Deposits in some areas of the site overlying clay, shale and silty clay of the Wadhurst Clay Formation. Given the site use comprises agricultural land, it is considered that there may be areas of reworked, disturbed or Made Ground within the site. However, this is not anticipated to be extensive and would most likely only occur in isolated areas. In addition, possible historical working for iron ore (see Section 2.8) might already have depleted any mineral reserve.

4.3 Anticipated Groundwater

Groundwater is anticipated to be present at depth, based on the BGS boreholes and that seasonal variation in the depth to groundwater is likely, with it being shallowest during prolonged wet winter periods.

4.4 Mineral Quality and Quantity

The West Sussex Joint Minerals Local Plan (WSJMLP) indicated the site to be located in an area designated as a

‘Mineral Safeguarding Area’ for Brick Clay Resource.

4.5 Opportunities for Prior Extraction

Current policy (Policy M9) and guidance advocate the extraction of minerals prior to non-mineral development, where practicable. The term ‘practicable’ relates not only to how prior extraction could be managed but also relates to the viability of mineral extraction and applies to post extraction reclamation such that this does not then prevent the non-mineral development taking place.

The site is not situated in close proximity to any main road. In addition, there are no specific freight rail hub at this location by which material would be transferred to wagons for onward rail transfer. Therefore, it is considered that lorry loads to remove extracted minerals along with lorry loads to import suitable materials to backfill the excavations have the potential to cause significantly adverse impacts to the local communities and road network.

In addition, the southern, western and northern boundaries of the site are in close proximity to residential properties, nursery and a school which are likely to be adversely affected by noise pollution and dust if quarrying was to be undertaken at this site. A suitable buffer would be required on the northern and eastern boundaries which would further reduce the area available to be worked. Similarly, a buffer would be expected to be required in relation to the area of Ancient Woodland. Application of such buffers would greatly diminish and potentially remove any workable area of the site.

In backfilling the site following any mineral resource extraction, the engineering properties of the ground would be altered. This would potentially require changing any current foundation solution. The concrete requirements for this solution might also be more onerous, therefore increasing the carbon footprint and embodied carbon within the development, causing an adverse impact to the environment. In general terms, backfilled materials would not be considered geotechnically suitable as a foundation bearing stratum and thus, a site-wide deep foundation solution such as piled foundations might be required.

4.6 Opportunities for Incidental Extraction

Much like the opportunities for prior extraction, current policy and guidance advocate the incidental extraction of minerals during the non-mineral development, where practicable. Such incidental extractions may be possible during the groundworks and foundation excavation stage. Any excess materials excavated during the development could be placed on CL:AIRE’s register of materials, following best practice.

5.0 OPINIONS OF LOCAL OPERATORS

Consultation was made with local operators with regards to the commercial interest and viability of the potential mineral deposits on the subject site.

Grundon Waste Management Ltd provided the following response:

'We are of the opinion that, although there may be some mineral deposits that could be useful, the area in question is too small to be worthwhile. Therefore, on this occasion it wouldn't work for us as a quarry.'

Day Group Limited provided the following response:

'We have no knowledge of this site and are not qualified to give any indication as to its viability.'

Britania Crest Recycling provided the following response:

'It could potentially be a commercial resource depending on quality of the material, and investment required for the volume to come out. It would all be dependent on the volume to come out to give a timescale, with relevant permits too.'

Copies of these email responses are presented in Appendix C.

Heidelberg Materials, Cemex UK, Michelmersh and Tarmac Trading Ltd were contacted between 17th October and 20th October. As yet they have not responded, and this may reflect a lack of commercial interest.

6.0 CONCLUSIONS

The desk-based information identified the possible presence of the clay of the Wadhurst Clay Formation across the site where the development is proposed. As the development falls within the Mineral Safeguarding Area for Building clay, but occupies less than 3 hectares, there is no requirement to consult the Mineral Planning Authority and therefore no sterilisation. The workable area would also be significantly reduced by the requirement for a buffer on the northern, southern and western boundaries with the neighbouring residential properties, school and nursery, and also for the Ancient Woodland. Any quarrying of the clay is likely to have a negative impact on the local community both in terms of noise and air pollution. Furthermore, any quarrying or subsequent infilling operation would have a detrimental impact on traffic congestion in the local area.

To date, few responses have been received following consultation with commercial mineral extraction operators. The lack of responses from consultation with other local operators is most likely to indicate a lack of commercial interest.

There could be potential for incidental extraction as part of a development of the site with any such soils won from development-based excavation and construction work placed on CL:AIRE's register of materials, following best practice.

FIGURE 1

Site Location Plan





Legend

□ Site Boundary

0 25 m 50 m
© Mapbox

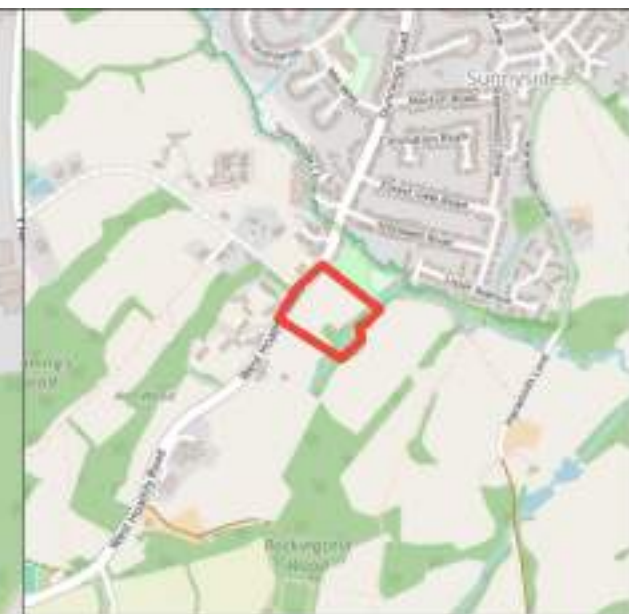
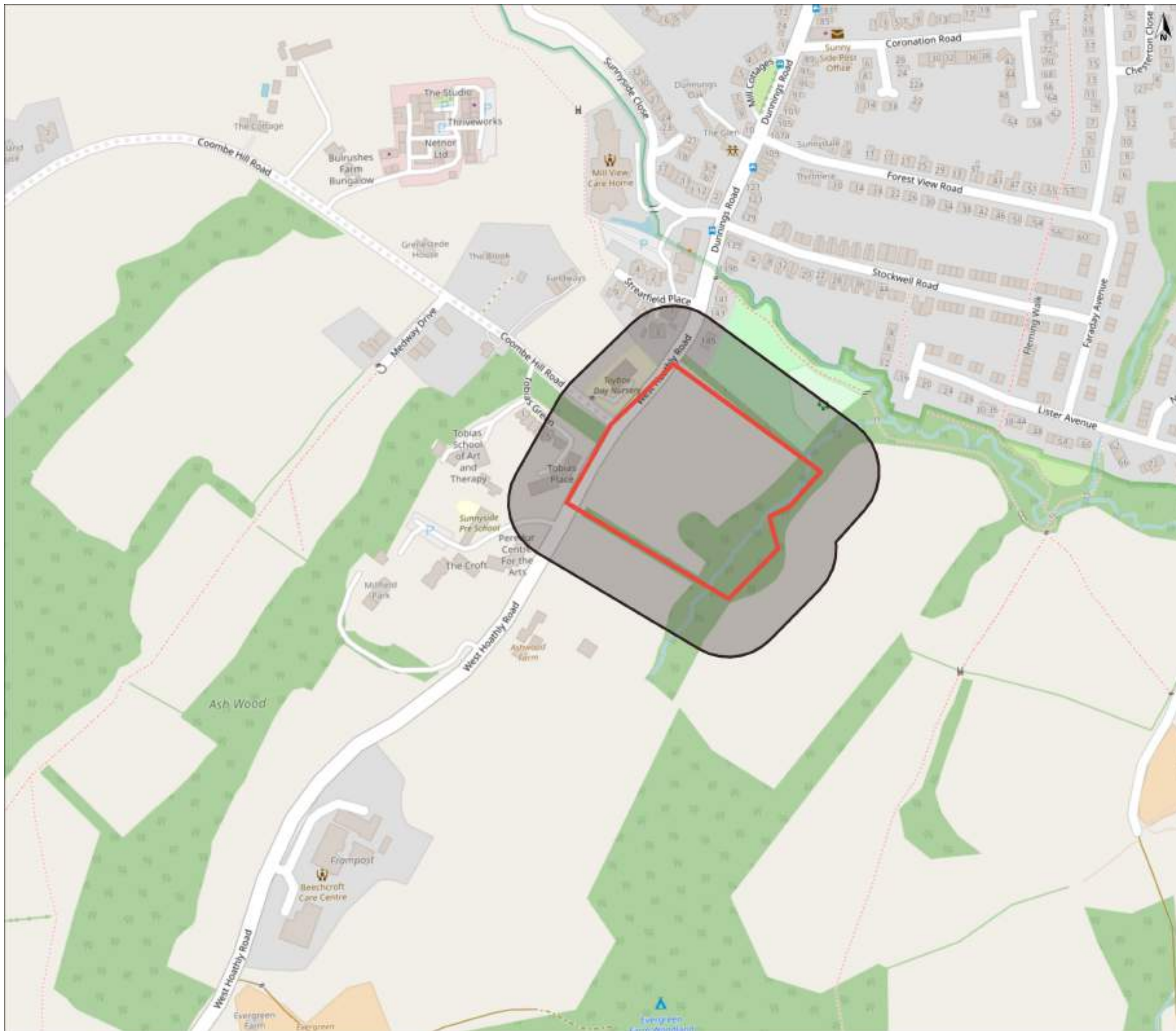

Geo-Environmental
Produced by DataquestEarth

Title: site location Plan		
Client: Davine Homes Plc		Size: A4
Project: West Hoothly Rd East Grinstead	Crown: TD	Figure No: 1
Date: 16-10-2025	Checked: RG	
Proj No: GE23385	Scale: 1:2500	Version: draft

FIGURE 2

Buffer Plan





Legend

- 50m buffer around Site Boundary
- Site Boundary

0 50 m 100 m
© OpenStreetMap contributors


Geo-Environmental
Produced by **Datanest.earth**

Title: Buffer Plan		
Client: Devine Homes Plc		Size: A3
Project: West Hoathly Rd East Grinstead	Drawn: AP	Figure No: 3
Date: 04-11-2025	Checked: AP	
Proj No: GE23385	Scale: 1:3150	Version: Final

APPENDIX A

Desk Study Information



LAND AT WEST HOATHLY, EAST GRINSTEAD, WEST SUSSEX, RH19 4AZ

Order Details

Date: 12/09/2025
Your ref: GE23385/PO9111
Our Ref: GS-FYD-7TJ-HSJ-XLL

Site Details

Location: 539238 136675
Area: 2.21 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	1	10	7	-
16 >	1.2 >	Historical tanks >	0	0	2	0	-
17 >	1.3 >	Historical energy features >	0	0	2	2	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	1	10	8	-
20 >	2.2 >	Historical tanks >	0	0	4	0	-
21 >	2.3 >	Historical energy features >	0	0	8	6	-
21	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
24 >	3.5 >	Historical waste sites >	0	0	0	1	-
25	3.6	Licensed waste sites	0	0	0	0	-
25 >	3.7 >	Waste exemptions >	0	0	2	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	3	0	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
30 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	2	1	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
31	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
33 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	5.6 >	<u>Groundwater abstractions</u> >	0	0	0	0	1
40	5.7	Surface water abstractions	0	0	0	0	0
40	5.8	Potable abstractions	0	0	0	0	0
40	5.9	Source Protection Zones	0	0	0	0	-
41	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



42 >	6.1 >	Water Network (OS MasterMap) >	1	0	25	-	-
45 >	6.2 >	Surface water features >	1	0	12	-	-
45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
46 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
47 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
48	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
48	7.5	Flood Storage Areas	0	0	0	-	-
49 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
50 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
56 >	10.7 >	Designated Ancient Woodland >	1	0	2	3	62
59	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0



59	10.12	Proposed Ramsar sites	0	0	0	0	0
60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	4
62 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
63 >	10.18 >	SSSI Units >	0	0	0	0	3
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66 >	11.2 >	Area of Outstanding Natural Beauty >	1	0	1	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	11.4 >	Listed Buildings >	0	0	1	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69 >	12.3 >	Tree Felling Licences >	1	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70 >	12.5 >	Countryside Stewardship Schemes >	1	1	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	13.1 >	Priority Habitat Inventory >	2	1	17	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
73	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
74 >	14.1 >	10k Availability >	Identified (within 500m)				
75	14.2	Artificial and made ground (10k)	0	0	0	0	-

76 >	14.3 >	Superficial geology (10k) >	1	0	4	0	-
77	14.4	Landslip (10k)	0	0	0	0	-
78 >	14.5 >	Bedrock geology (10k) >	1	0	0	3	-
79 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82 >	15.4 >	Superficial geology (50k) >	1	1	6	0	-
83 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84 >	15.8 >	Bedrock geology (50k) >	2	0	2	2	-
85 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
85 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
87 >	17.1 >	Shrink swell clays >	Low (within 50m)				
88 >	17.2 >	Running sands >	Very low (within 50m)				
90 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
91 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
92 >	17.5 >	Landslides >	Very low (within 50m)				
93 >	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
95 >	18.1 >	BritPits >	0	0	0	6	-
97 >	18.2 >	Surface ground workings >	0	0	11	-	-
98	18.3	Underground workings	0	0	0	0	0
98	18.4	Underground mining extents	0	0	0	0	-



98	18.5	Historical Mineral Planning Areas	0	0	0	0	-
98 >	18.6 >	Non-coal mining >	1	0	0	0	1
99	18.7	JPB mining areas	None (within 0m)				
99	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
100	18.10	Mining record office plans	0	0	0	0	-
100	18.11	BGS mine plans	0	0	0	0	-
100	18.12	Coal mining	None (within 0m)				
100	18.13	Brine areas	None (within 0m)				
100	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
102	19.2	Mining cavities	0	0	0	0	0
102	19.3	Reported recent incidents	0	0	0	0	-
102	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
104 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
106	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
107	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
108	22.1	Underground railways (London)	0	0	0	-	-
108	22.2	Underground railways (Non-London)	0	0	0	-	-
108	22.3	Railway tunnels	0	0	0	-	-
108	22.4	Historical railway and tunnel features	0	0	0	-	-
108	22.5	Royal Mail tunnels	0	0	0	-	-



109	22.6	Historical railways	0	0	0	-	-
109	22.7	Railways	0	0	0	-	-
109	22.8	Crossrail 2	0	0	0	0	-
109	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 24/04/2021

Site Area: 2.21ha



Recent site history - 2018 aerial photograph



Capture Date: 08/05/2018

Site Area: 2.21ha



Recent site history - 2012 aerial photograph



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Capture Date: 27/05/2012

Site Area: 2.21ha



Recent site history - 2005 aerial photograph



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Capture Date: 28/08/2005

Site Area: 2.21ha



Recent site history - 1999 aerial photograph



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Capture Date: 29/08/1999

Site Area: 2.21ha



OS MasterMap site plan



Site Area: 2.21ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

18

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	43m N	Corn Mill	1873	2161131



ID	Location	Land use	Dates present	Group ID
A	60m N	Mill Pond	1897	2161057
A	62m N	Unspecified Mill	1897	2300903
A	65m N	Unspecified Mill	1948	2234502
A	77m N	Unspecified Mill	1908	2269788
2	102m NW	Unspecified Pit	1873	2176322
B	113m NE	Sewage Pumping Station	1908	2225610
B	113m NE	Sewage Pumping Station	1948	2296694
A	126m N	Boat House	1908	2172635
4	239m N	Brick Works	1897	2167675
5	244m E	Brick Works	1908	2167676
6	264m NW	Unspecified Pit	1873	2176321
8	335m NE	Brick Field	1908	2158648
C	396m E	Unspecified Pit	1963 - 1975	2267525
C	397m E	Unspecified Quarry	1897	2255477
C	398m E	Unspecified Quarry	1908	2233944
C	398m E	Unspecified Quarry	1948	2258178
10	490m SW	Unspecified Tank	1897	2191143

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

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
B	93m NE	Tanks	1955	379684



ID	Location	Land use	Dates present	Group ID
1	95m W	Unspecified Tank	1931 - 1970	427768

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	4
----------------------------	----------

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
A	61m NE	Electricity Substation	1955 - 1993	301484
3	193m NE	Electricity Substation	1970 - 1993	319168
7	329m NE	Electricity Substation	1970 - 1993	305117
9	365m N	Electricity Substation	1978 - 1993	315019

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

19

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

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

ID	Location	Land Use	Date	Group ID
A	43m N	Corn Mill	1873	2161131
A	60m N	Mill Pond	1897	2161057
A	62m N	Unspecified Mill	1897	2300903



ID	Location	Land Use	Date	Group ID
A	65m N	Unspecified Mill	1948	2234502
A	77m N	Unspecified Mill	1908	2269788
1	102m NW	Unspecified Pit	1873	2176322
B	113m NE	Sewage Pumping Station	1948	2296694
B	113m NE	Sewage Pumping Station	1908	2225610
A	126m N	Boat House	1908	2172635
2	239m N	Brick Works	1897	2167675
3	244m E	Brick Works	1908	2167676
4	264m NW	Unspecified Pit	1873	2176321
5	335m NE	Brick Field	1908	2158648
G	396m E	Unspecified Pit	1975	2267525
G	396m E	Unspecified Pit	1963	2267525
G	397m E	Unspecified Quarry	1897	2255477
G	398m E	Unspecified Quarry	1948	2258178
G	398m E	Unspecified Quarry	1908	2233944
6	490m SW	Unspecified Tank	1897	2191143

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 19 >](#)

ID	Location	Land Use	Date	Group ID
B	93m NE	Tanks	1955	379684
C	95m W	Unspecified Tank	1931	427768
C	96m W	Unspecified Tank	1955	427768
C	96m W	Unspecified Tank	1970	427768



This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

14

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

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

ID	Location	Land Use	Date	Group ID
A	61m NE	Electricity Substation	1978	301484
A	61m NE	Electricity Substation	1993	301484
A	62m NE	Electricity Substation	1955	301484
A	62m NE	Electricity Substation	1970	301484
D	193m NE	Electricity Substation	1978	319168
D	194m NE	Electricity Substation	1970	319168
D	194m NE	Electricity Substation	1984	319168
D	194m NE	Electricity Substation	1993	319168
E	329m NE	Electricity Substation	1984	305117
E	329m NE	Electricity Substation	1978	305117
E	330m NE	Electricity Substation	1993	305117
E	330m NE	Electricity Substation	1970	305117
F	365m N	Electricity Substation	1978	315019
F	366m N	Electricity Substation	1993	315019

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 landfill (EA/NRW)
- 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

1

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Details		
2	97m SW	Site Address: Standen Tip, Standen Tip, East Grinstead, West Sussex Licence Holder Address: -	Waste Licence: Yes Site Reference: WD27/98/WD13/70 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 28/05/1982 Licence Surrender: 31/03/1992	Operator: - Licence Holder: R and B Davis First Recorded 31/05/1982 Last Recorded: 31/03/1992

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 23 >](#)

ID	Location	Address	Further Details	Date
6	498m SW	Site Address: Evergreen Farm, West Hoathly Road, East Grinstead, West Sussex, RH19 4NE	Type of Site: Landfill Site Planning application reference: WSCC/004/20 Description: Scheme comprises restoration of the former standen landfill site with a woodland and pasture landfill cap system. Data source: Historic Planning Application Data Type: Point	24/01/2020

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



3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

6

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

Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	77m NW	-	WEX267309	Using waste exemption	On a farm	Use of waste in construction
3	200m N	Care Uk - Mill View, Sunnyside Close, Dunnings Road, East Grinstead, Rh19 4at	WEX080197	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	324m NW	Bulrushes Farm Bungalow, Coombe Hill Road, East Grinstead, Rh19 4lz	WEX212511	Disposing of waste exemption	On a farm	Burning waste in the open
A	324m NW	Bulrushes Farm Bungalow, Coombe Hill Road, East Grinstead, Rh19 4lz	WEX336522	Disposing of waste exemption	On a farm	Burning waste in the open
4	471m SW	-	WEX428096	Using waste exemption	Not on a farm	Use of waste in construction
5	480m SE	Boyles Farmhouse, Harwoods Lane, East Grinstead, Rh19 4nq	WEX096421	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Company	Address	Activity	Category
A	66m NE	Electricity Sub Station	West Sussex, RH19	Electrical Features	Infrastructure and Facilities
2	197m NE	Electricity Sub Station	West Sussex, RH19	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

0

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

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

3

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Address	Details	
B	151m NW	WANSBECK, WANSBECK, MEDWAY DRIVE, EAST GRINSTEAD WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P03206 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 02/11/1990 Effective Date: 02/11/1990 Revocation Date: 31/03/1997
B	159m NW	WANSBECK, WANSBECK, MEDWAY DRIVE, COOMBE HILL ROAD, EAST GRINSTEAD WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P01158 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/10/1987 Effective Date: 08/10/1987 Revocation Date: 31/03/1997
B	165m NW	HIDEAWAY, HIDEAWAY, MEDWAY DRIVE, COMBE HILL ROAD, EAST GRINSTEAD, WEST SUSSEX	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: P01321 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/02/1988 Effective Date: 04/02/1988 Revocation Date: 31/03/1997

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**3**

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
A	75m NE	Incident Date: 23/08/2020 Incident Identification: 1840887 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)
1	123m NW	Incident Date: 12/07/2002 Incident Identification: 91161 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	365m E	Incident Date: 05/09/2005 Incident Identification: 343692 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 1 (Major) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m

0

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

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

4.21 Pollution inventory waste transfers

Records within 500m

0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m

0

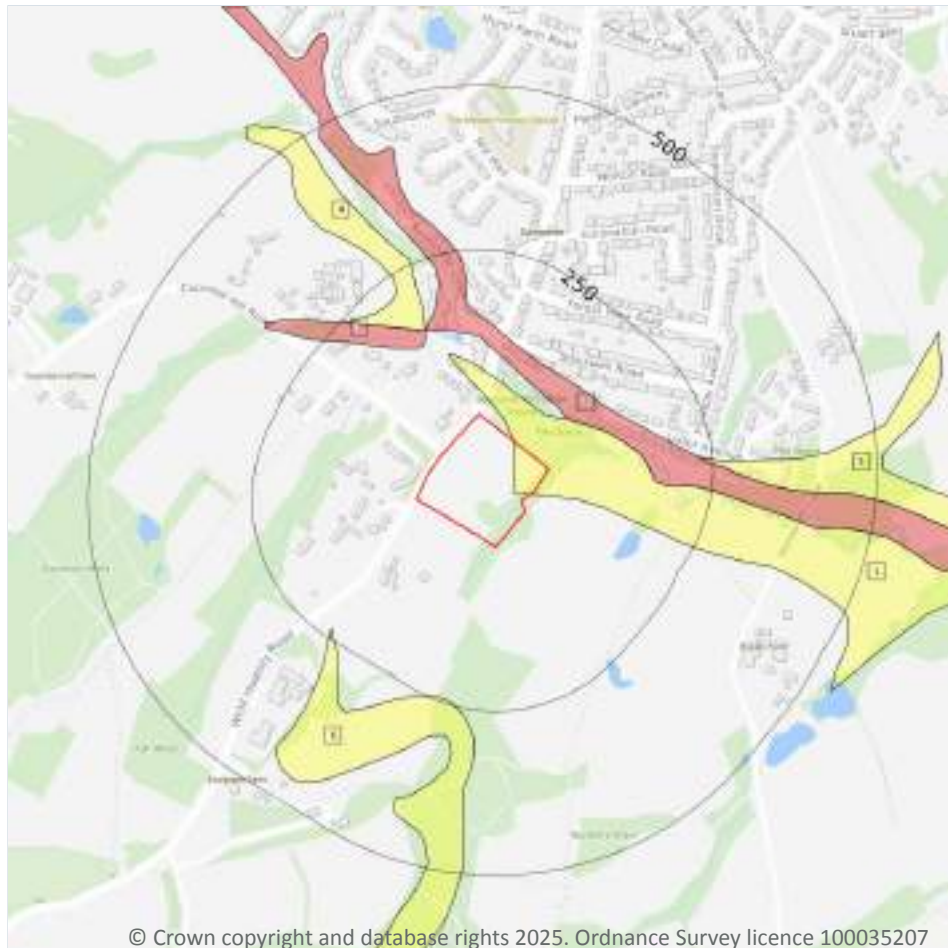
The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.



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



5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

6

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 33](#) >

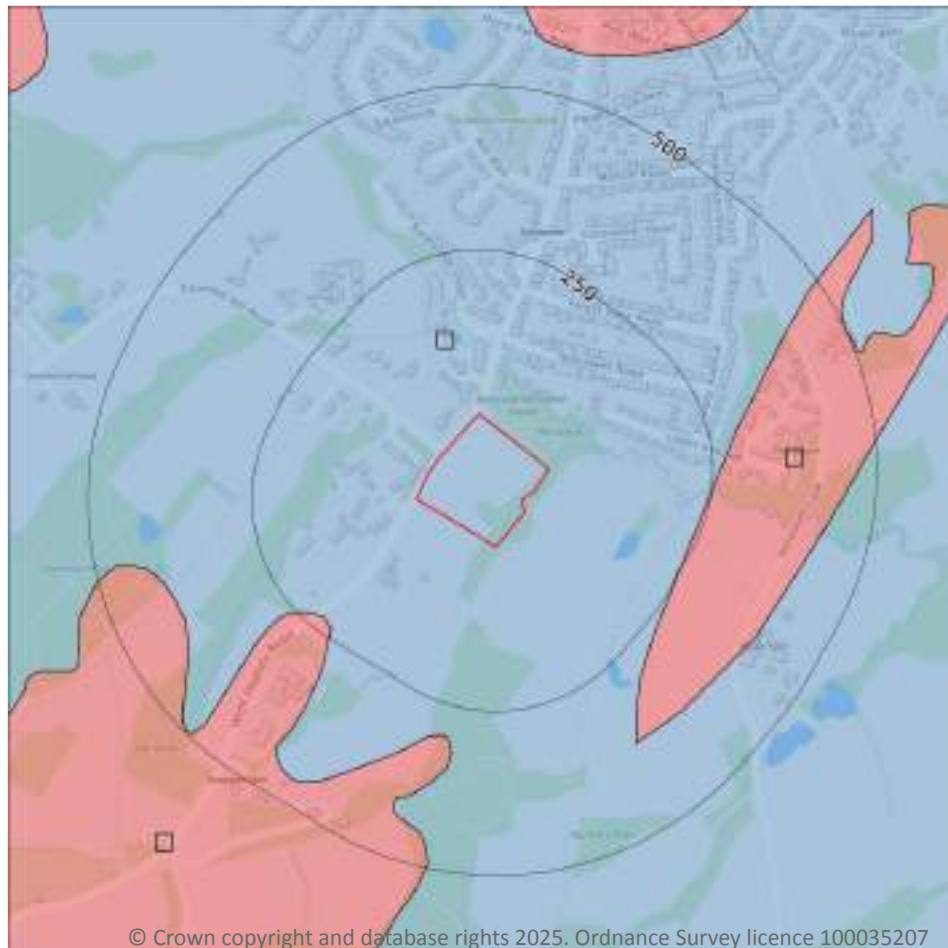
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	77m NE	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	134m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	151m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	229m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	237m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



— Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

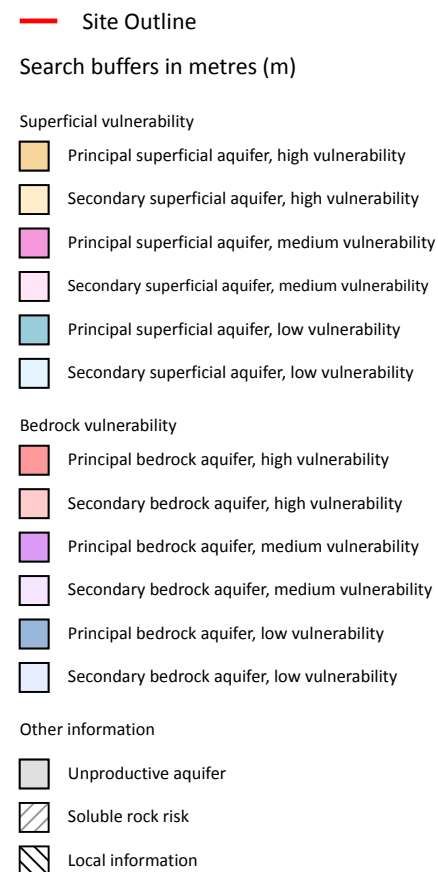
ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	228m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	242m 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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 37](#) >



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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

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

5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Point features
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 39 >](#)

ID	Location	Details	
-	804m S	Status: Historical Licence No: 9/40/03/0131/GR Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: POINT A, LOWER TUNBRIDGE WELLS SANDS AT EAST GRINSTEAD. Data Type: Point Name: Develin & Islam Easting: 539090 Northing: 135790	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 15/11/1990 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m	0
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

26

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 42](#) >

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

ID	Location	Type of water feature	Ground level	Permanence	Name
C	67m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	70m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
1	71m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	82m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	85m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	109m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	110m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	110m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	112m N	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	114m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	137m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	148m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	150m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
E	151m NW	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-
E	153m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	200m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	211m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	213m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	215m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
6	218m NW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	226m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	236m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	244m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
8	246m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	249m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

13

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 42 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
B	On site	River	Medway at Weir Wood	GB106040018070	Medway Upper	Medway

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 42 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	76m NE	River	Medway at Weir Wood	GB106040018070 ↗	Moderate	Fail	Moderate	2019



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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 42](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
B	On site	Kent Weald Western - Medway	GB40602G502300 ↗	Poor	Poor	Good	2019

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

3

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

Features are displayed on the River and coastal flooding map on [page 47 >](#)

Distance	Flood risk category
On site	N/A
0 - 50m	High

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

7.2 Historical Flood Events

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

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

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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

7.5 Flood Storage Areas

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

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 47 >](#)

Location	Type
33m NE	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 47 >](#)

Location	Type
41m NE	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 51](#) >

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

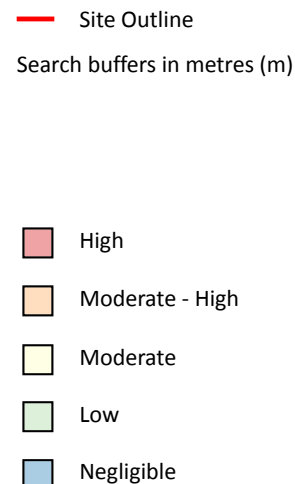
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on [page 53](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54](#) >

ID	Location	Name	Data source
39	1414m SE	Weir Wood Reservoir SSSI	Natural England



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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Data source
-	1893m S	Weirwood Reservoir	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

68

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 54 >](#)

ID	Location	Name	Woodland Type
1	On site	Rockingshill Wood Ext	Ancient & Semi-Natural Woodland
2	106m NW	Ash Wood	Ancient & Semi-Natural Woodland
3	122m S	Rockinghill Wood	Ancient & Semi-Natural Woodland
4	273m W	Dunnings Wood	Ancient & Semi-Natural Woodland
5	394m E	Harwood Lane Shaw	Ancient & Semi-Natural Woodland
6	432m S	Rushett's Shaw	Ancient & Semi-Natural Woodland
7	515m NW	Coombe Hill Shaw	Ancient & Semi-Natural Woodland
8	517m SE	Jenkin's Wood Ext	Ancient & Semi-Natural Woodland
9	562m SE	Kitchen Mead Shaw	Ancient & Semi-Natural Woodland
10	580m E	Great Harwoods Farm Shaw	Ancient & Semi-Natural Woodland
11	694m NW	The Knapp Shaw	Ancient & Semi-Natural Woodland
12	719m E	Great Harwoods Farm Shaw2	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
13	759m SE	Busses Farm Shaw2	Ancient & Semi-Natural Woodland
14	802m SW	Rockwood Park Ext	Ancient & Semi-Natural Woodland
15	860m S	Jenhurst Shaw	Ancient & Semi-Natural Woodland
16	875m E	Minepits Wood	Ancient & Semi-Natural Woodland
17	881m E	Toll Wood2	Ancient & Semi-Natural Woodland
18	888m SE	Busses Farm Shaw	Ancient & Semi-Natural Woodland
19	961m S	Jenhurst Wood Ext	Ancient & Semi-Natural Woodland
20	970m NE	Buckingham Drive Shaw	Ancient & Semi-Natural Woodland
21	973m SW	Rockwood Park	Ancient & Semi-Natural Woodland
22	1014m E	Toll Shaw	Ancient & Semi-Natural Woodland
23	1057m S	Jenhurst Wood	Ancient & Semi-Natural Woodland
24	1096m SE	Botley Wood	Ancient & Semi-Natural Woodland
25	1122m S	Hollybush Wood	Ancient & Semi-Natural Woodland
26	1157m NW	Old Cottage Mill Shaw	Ancient & Semi-Natural Woodland
27	1171m W	The Plantation Ext	Ancient & Semi-Natural Woodland
28	1187m W	The Plantation	Ancient & Semi-Natural Woodland
29	1197m NE	Home Farm Shaw	Ancient & Semi-Natural Woodland
30	1222m S	Buses Wood	Ancient & Semi-Natural Woodland
-	1239m E	The Shaw	Ancient & Semi-Natural Woodland
-	1264m E	Luxford's Wood	Ancient & Semi-Natural Woodland
33	1266m SW	Cock Robin Wood	Ancient & Semi-Natural Woodland
34	1325m SW	North Wood	Ancient & Semi-Natural Woodland
35	1341m NW	Coles Wood Ext2	Ancient & Semi-Natural Woodland
-	1355m W	High Wood	Ancient & Semi-Natural Woodland
37	1358m NW	Coles Wood	Ancient & Semi-Natural Woodland
-	1413m W	Crockshed Wood	Ancient & Semi-Natural Woodland
40	1450m NW	Garden Wood Road Shaw	Ancient & Semi-Natural Woodland
-	1453m SE	Buses Wood2	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1475m E	Chance Cottage Shaw	Ancient & Semi-Natural Woodland
-	1478m S	West Hoathly Shaw	Ancient & Semi-Natural Woodland
-	1531m E	The Lodge Shaw	Ancient & Semi-Natural Woodland
-	1590m E	Chance Coppice	Ancient & Semi-Natural Woodland
-	1591m SW	Hen Robin Wood	Ancient & Semi-Natural Woodland
-	1620m SE	Minepit Wood	Ancient & Semi-Natural Woodland
-	1651m NW	Coles Wood Ext2	Ancient & Semi-Natural Woodland
-	1660m S	Stone Farm_E	Ancient & Semi-Natural Woodland
-	1680m W	The Rough	Ancient & Semi-Natural Woodland
-	1693m NE	The Lodge Shaw_E	Ancient & Semi-Natural Woodland
-	1725m NW	Coles Wood	Ancient Replanted Woodland
-	1729m E	Blunds Hole	Ancient & Semi-Natural Woodland
-	1759m SW	Stone Farm Wood	Ancient & Semi-Natural Woodland
-	1761m W	Crockshed Wood Ext	Ancient & Semi-Natural Woodland
-	1798m NW	Coles Wood Ext2	Ancient & Semi-Natural Woodland
-	1819m NE	Estcotts Drive Shaw	Ancient & Semi-Natural Woodland
-	1829m E	Chance Cottage Shaw2	Ancient & Semi-Natural Woodland
-	1835m W	Kingsmead Shaw	Ancient Replanted Woodland
-	1835m NE	Worsted Shaw2	Ancient & Semi-Natural Woodland
-	1839m NW	Tilkhurst Farm Shaw2_Nw	Ancient Replanted Woodland
-	1866m W	Tilkhurst Farm Shaw2_S	Ancient Replanted Woodland
-	1870m SW	Stone Farm Shaw_N	Ancient & Semi-Natural Woodland
-	1902m W	High Larches	Ancient & Semi-Natural Woodland
-	1913m SE	Horseshoe Wood	Ancient & Semi-Natural Woodland
-	1935m NE	Woodbury Gill	Ancient & Semi-Natural Woodland
-	1985m E	High Wood	Ancient & Semi-Natural Woodland
-	1996m E	Berry Wood	Ancient & Semi-Natural Woodland
-	2000m SE	Wier Wood	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

5

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Medway at Weir Wood NVZ	Surface Water	488	Existing

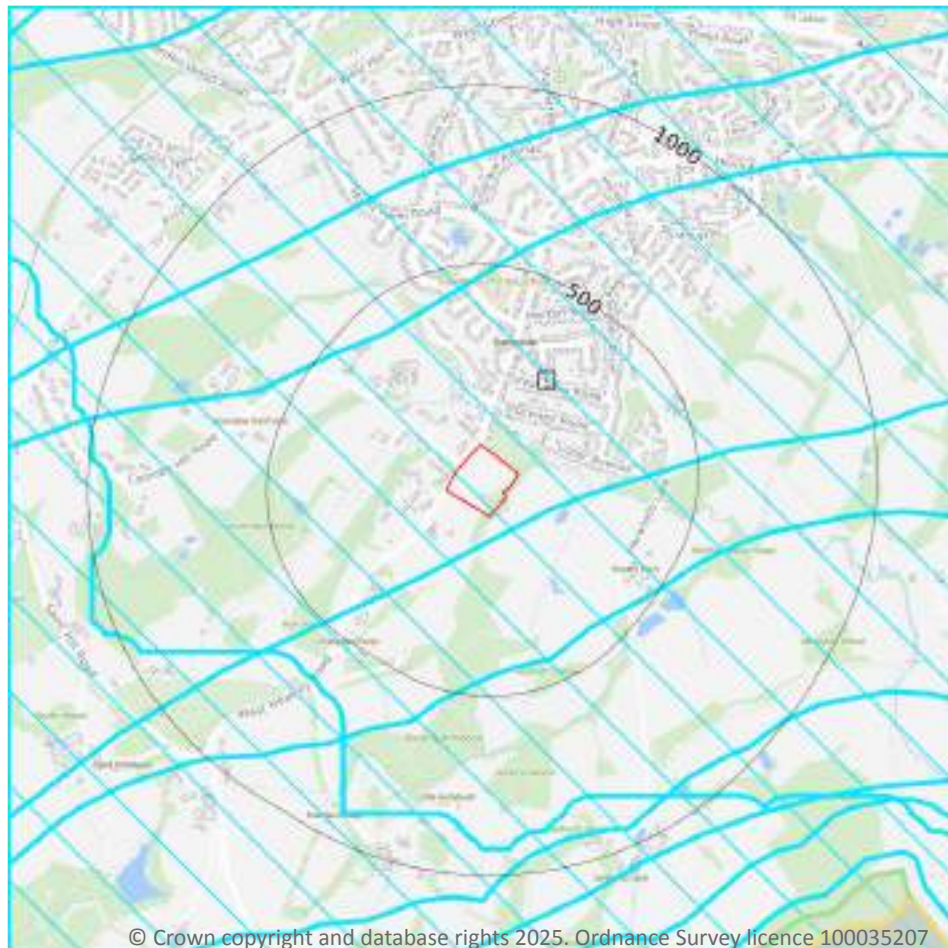


Location	Name	Type	NVZ ID	Status
594m S	Medway at Weir Wood NVZ	Surface Water	488	Existing
688m SW	Weir Wood Reservoir Eutrophic lake NVZ	Eutrophic Water	133	Existing
768m SW	Weir Wood Reservoir Eutrophic lake NVZ	Eutrophic Water	133	Existing
1623m N	Eden Brook East of Lingfield NVZ	Surface Water	487	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 62 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000432002&notes=11401&location=539463,136894%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

3

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

Features are displayed on the SSSI Impact Zones and Units map on [page 62 >](#)

ID: 16
 Location: 1414m SE
 SSSI name: Weir Wood Reservoir
 Unit name: Weir Wood Reservoir North And South
 Broad habitat: Fen, Marsh And Swamp - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - variety of passage species	Favourable	01/02/2012
Aggregations of non-breeding birds - variety of wintering species	Favourable	01/02/2012
Assemblages of breeding birds - Mixed: Lowland damp grassland, Lowland fen, Lowland open water, Scrub, Woodland	Favourable	01/02/2012

ID: 17
 Location: 1462m S
 SSSI name: Weir Wood Reservoir
 Unit name: Weir Wood Reservoir
 Broad habitat: Standing Open Water And Canals
 Condition: Unfavourable - No change
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - variety of passage species	Favourable	01/02/2012
Aggregations of non-breeding birds - variety of wintering species	Not Recorded	01/01/1900
Assemblages of breeding birds - Mixed: Lowland open water, Scrub, Lowland damp grassland, Woodland	Favourable	01/02/2012



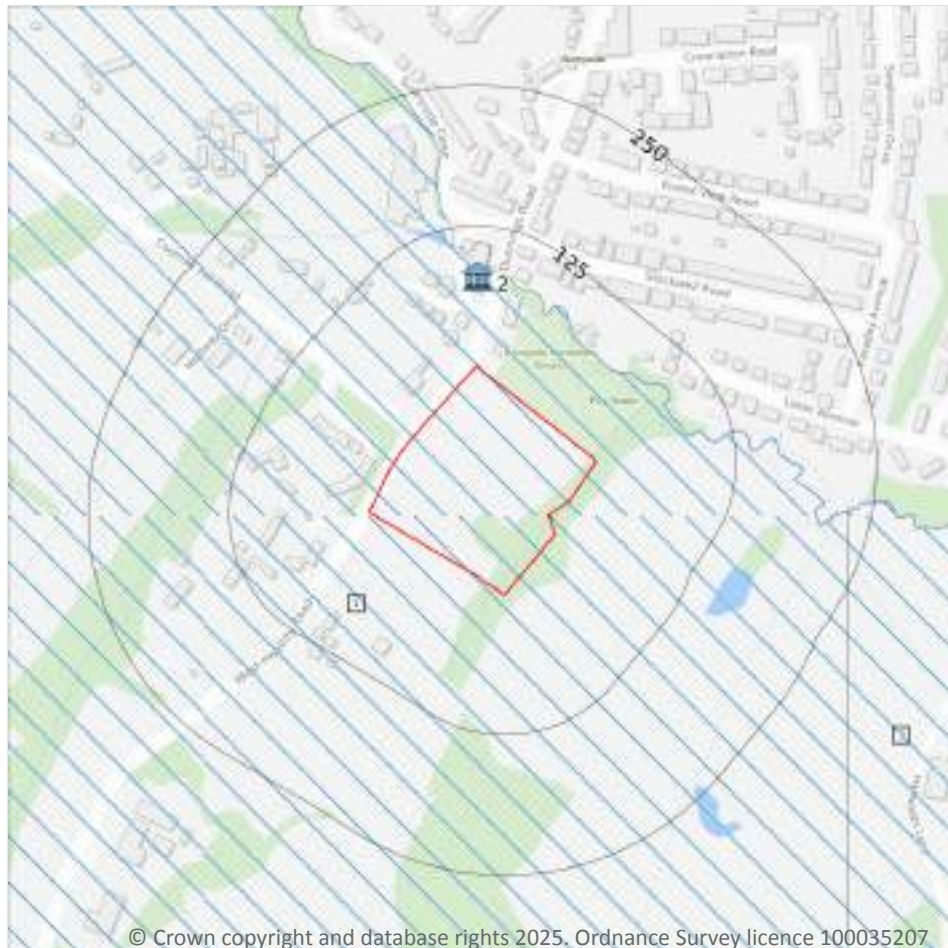
ID: -
Location: 1992m S
SSSI name: Weir Wood Reservoir
Unit name: Weir Wood Reservoir North And South
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - variety of passage species	Favourable	01/02/2012
Aggregations of non-breeding birds - variety of wintering species	Favourable	01/02/2012
Assemblages of breeding birds - Mixed: Lowland damp grassland, Lowland fen, Lowland open water, Scrub, Woodland	Favourable	01/02/2012

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

2

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

Features are displayed on the Visual and cultural designations map on [page 65 >](#)

ID	Location	NAME	Data Source
1	On site	High Weald	Natural England
3	229m E	High Weald	Natural England

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 65 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	80m N	Dunnings Mill	II	1249038	02/08/1972



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

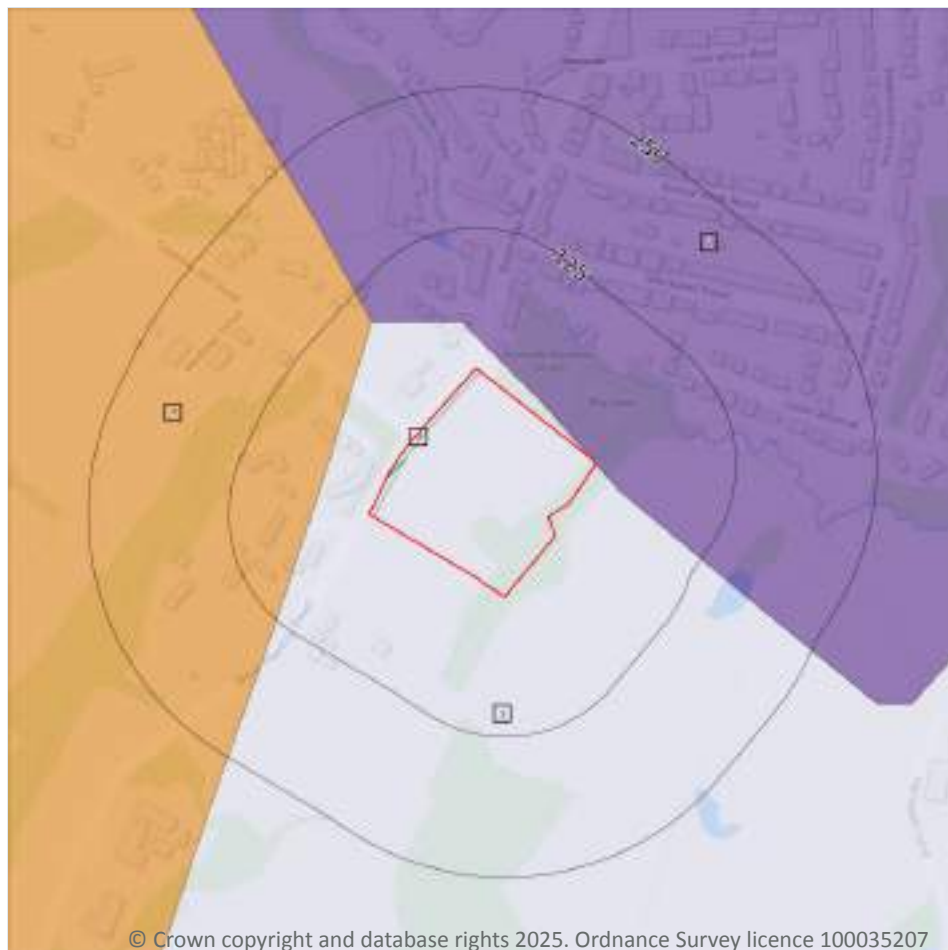
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

3

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

Features are displayed on the Agricultural designations map on [page 68](#) >

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

ID	Location	Classification	Description
2	On site	Urban	Non-agricultural/no quality assigned
4	49m W	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

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

12.3 Tree Felling Licences

Records within 250m

1

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

Features are displayed on the Agricultural designations map on [page 68](#) >

ID	Location	Description	Reference	Application date
3	On site	Selective Fell/Thin (Conditional)	019/406/16-17	11/01/2017

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m**2**

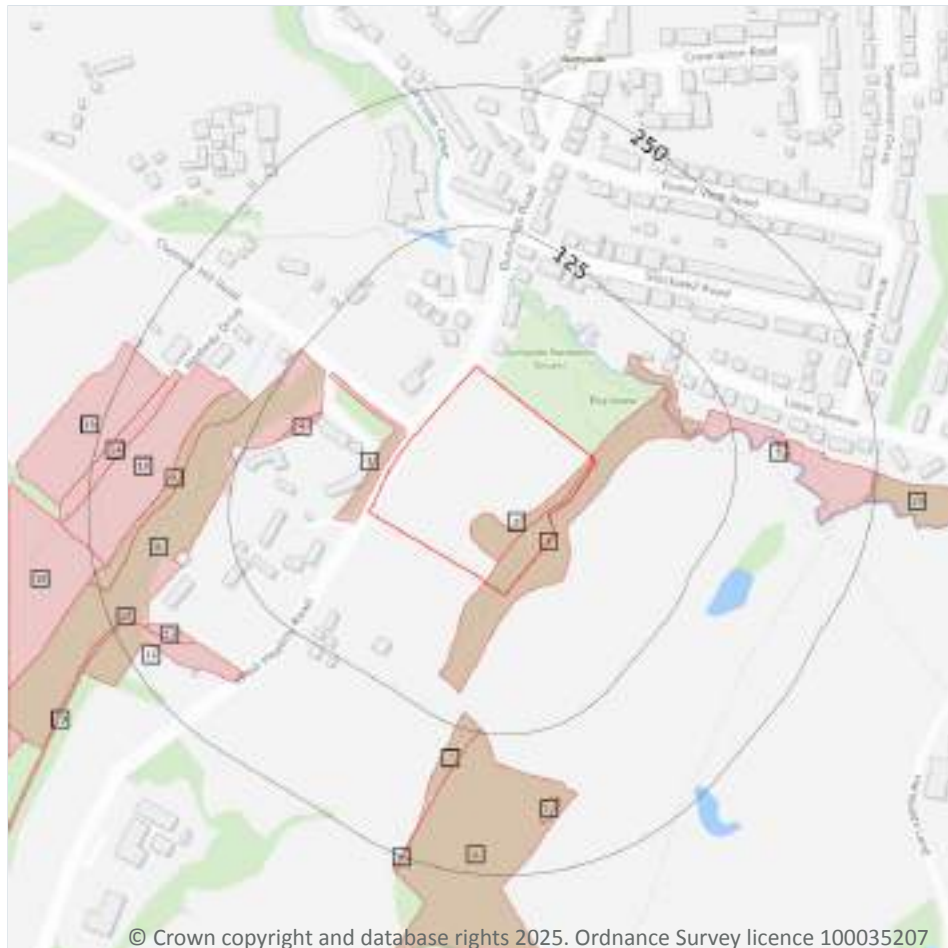
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	1463281	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027
11m SE	1463281	Countryside Stewardship (Middle Tier)	01/01/2023	31/12/2027

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

20

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 71](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	6m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	78m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	78m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	78m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	111m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	122m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	136m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	154m NW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
11	181m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	185m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	193m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	203m NW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
15	213m NW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
16	226m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
17	231m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
18	238m W	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
19	242m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
20	244m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m**0**

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 74](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	TQ33NE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	57m NE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	125m NW	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



ID	Location	LEX Code	Description	Rock description
4	229m E	HEAD- XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
5	248m SW	HEAD- XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

4

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WDC-MDST	Wadhurst Clay Formation - Mudstone	Valanginian Age
2	250m SW	LTW-SDSM	Lower Tunbridge Wells Sand - Sandstone, Siltstone And Mudstone	Valanginian Age
3	269m SE	ASD-SDSL	Ashdown Formation - Sandstone And Siltstone, Interbedded	Valanginian Age - Berriasian Age



ID	Location	LEX Code	Description	Rock age
6	467m SW	ARS-SDST	Ardingly Sandstone Member - Sandstone	Valanginian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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

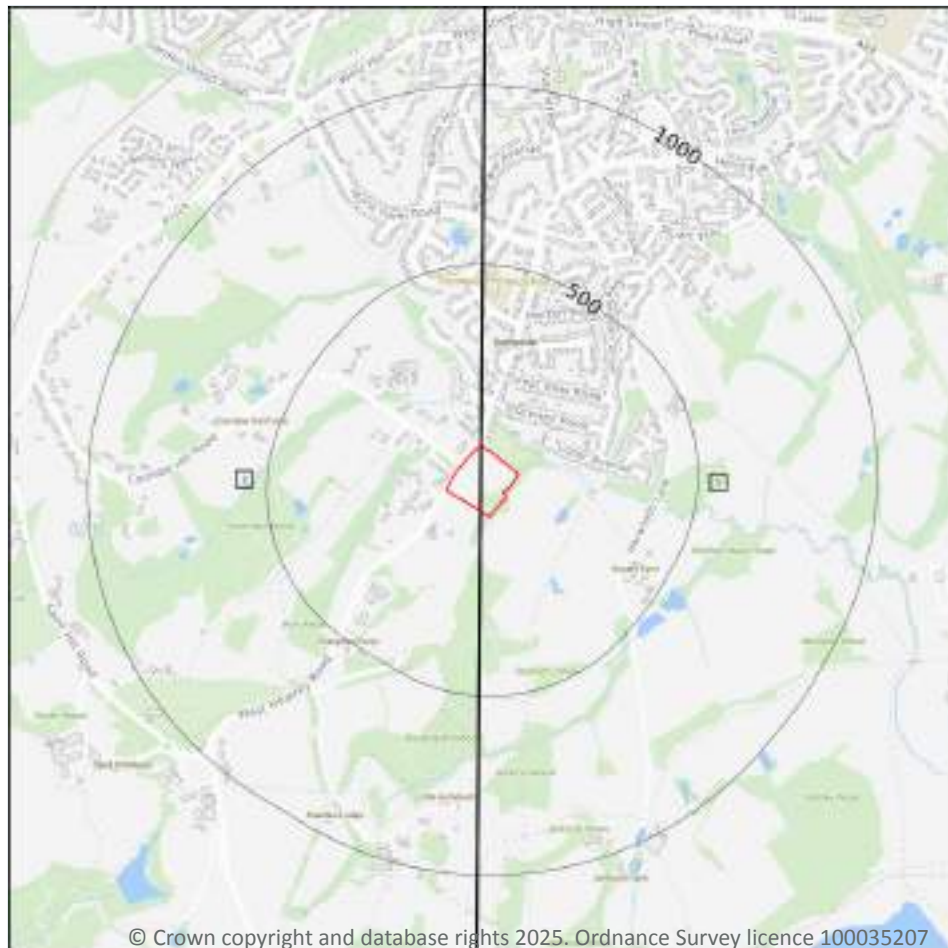
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 78 >](#)

ID	Location	Category	Description
4	269m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side
5	390m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 80](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW303_tunbridge_wells_v4
2	On site	Full	Full	Full	Full	EW302_horsham_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

8

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 82](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	36m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	77m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	117m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
5	134m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
6	151m NW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
7	229m E	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
8	237m SW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1
---------------------------	----------

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

6

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 84](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WDC-MDST	WADHURST CLAY FORMATION - MUDSTONE	VALANGINIAN
2	On site	WDC-MDST	WADHURST CLAY FORMATION - MUDSTONE	VALANGINIAN
3	228m SW	LTW-SDSM	LOWER TUNBRIDGE WELLS SAND - SANDSTONE, SILTSTONE AND MUDSTONE	VALANGINIAN



ID	Location	LEX Code	Description	Rock age
4	242m E	ASD-SDSL	ASHDOWN FORMATION - SANDSTONE AND SILTSTONE, INTERBEDDED	BERRIASIAN
8	452m SW	ARS-SDST	ARDINGLY SANDSTONE MEMBER - SANDSTONE	VALANGINIAN
9	500m NE	WDC-MDST	WADHURST CLAY FORMATION - MUDSTONE	VALANGINIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 84](#) >

ID	Location	Category	Description
5	242m E	FAULT	Fault, inferred, displacement unknown
6	367m SE	FAULT	Fault, inferred, displacement unknown
7	367m SE	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

1

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

Features are displayed on the Boreholes map on [page 86](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	197m NE	539360 136930	EAST GRINSTEAD D	5.0	N	594797 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

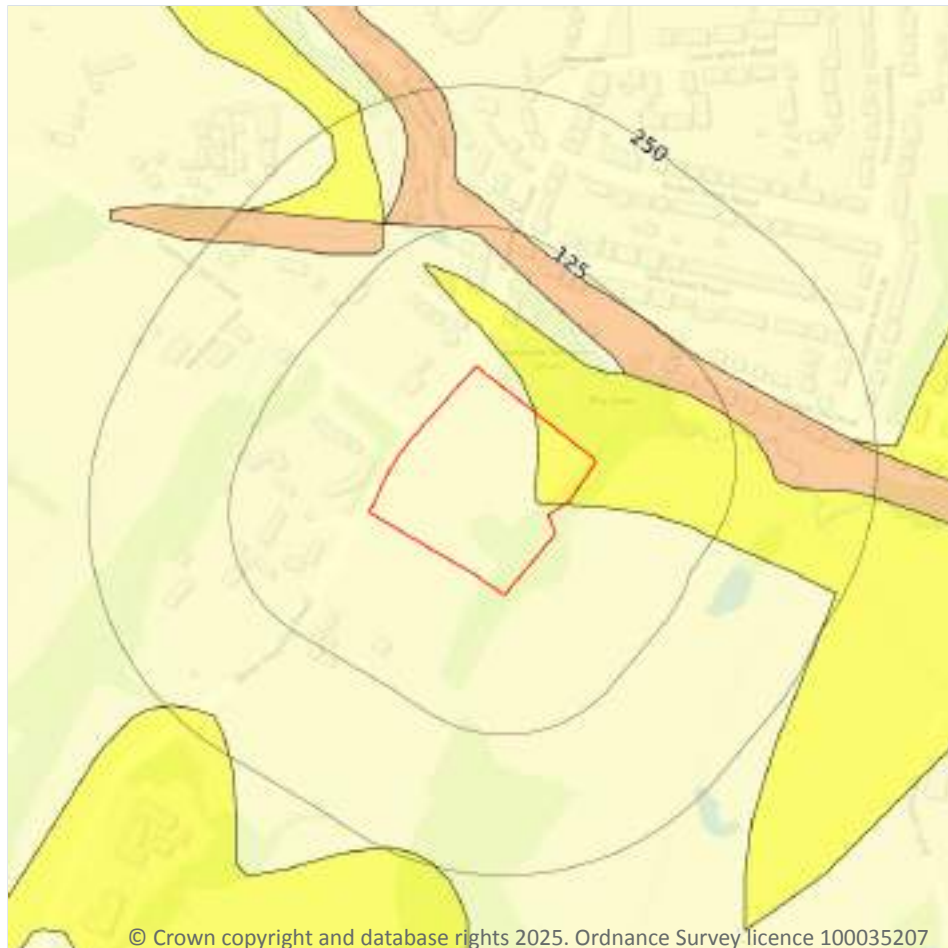
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 87 >](#)

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 88](#) >

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

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 90](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

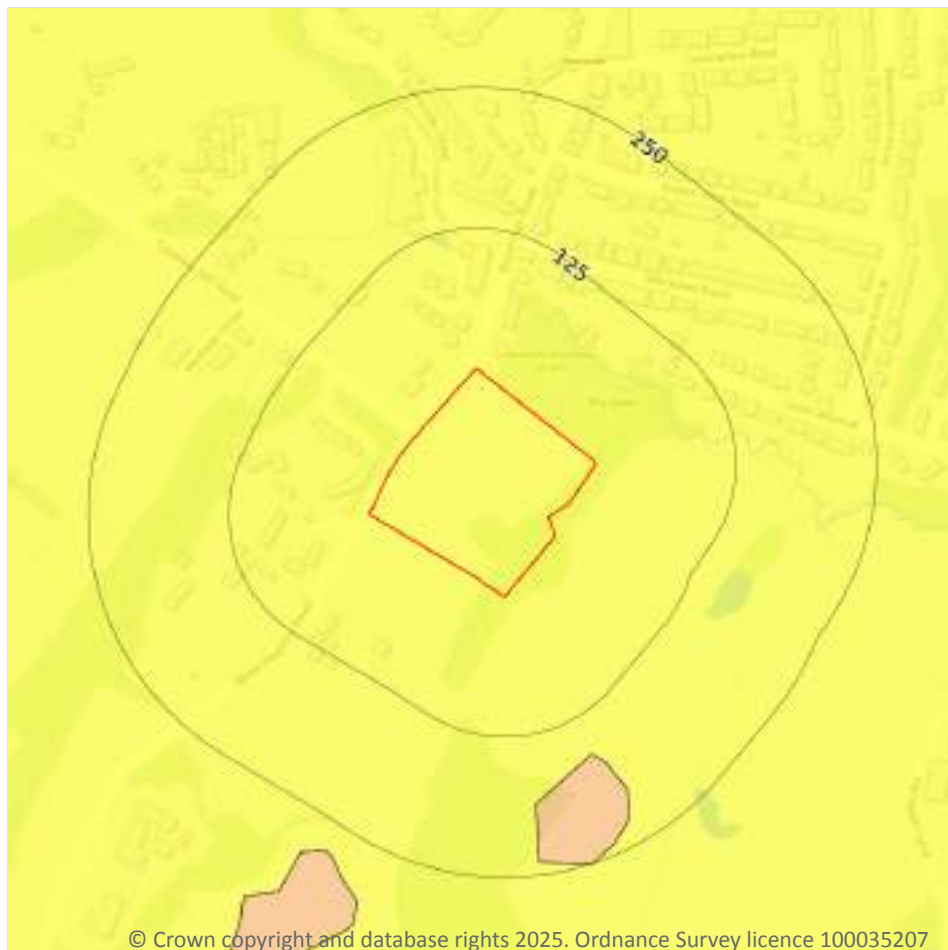
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 91 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 92](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 93](#)

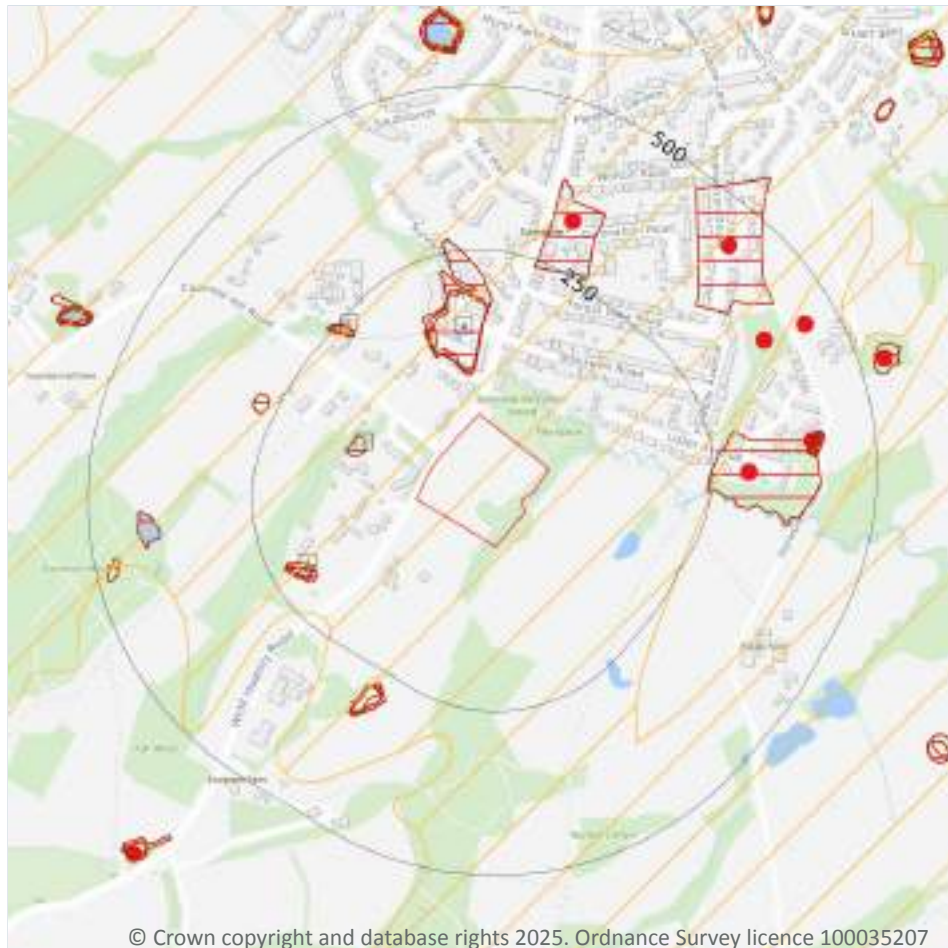
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

6

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

Features are displayed on the Mining and ground workings map on [page 95 >](#)

ID	Location	Details	Description
E	305m E	Name: Sunnyside Brick Works Address: Sunnyside, EAST GRINSTEAD, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
D	327m NE	Name: Mill Pond Brick Works Address: Sunnyside, EAST GRINSTEAD, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
4	383m NE	Name: Sunnyside Clay Pit Address: Sunnyside, EAST GRINSTEAD, Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
H	404m E	Name: Sunnyside Quarry Address: Sunnyside, EAST GRINSTEAD, West Sussex Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.



ID	Location	Details	Description
G	437m NE	Name: Sunnyside Brick Field Address: Sunnyside, EAST GRINSTEAD, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
6	449m NE	Name: Great Harwood's Farm Clay Pit Address: Sunnyside, EAST GRINSTEAD, Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	11
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Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 95 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	60m N	Mill Pond	1897	1:10560
A	65m N	Pond	1908	1:10560
A	70m N	Water Body	1873	1:10560
2	102m NW	Unspecified Pit	1873	1:10560
B	186m SW	Pond	1963	1:10560
B	188m SW	Pond	1948	1:10560
B	197m SW	Pond	1975	1:10000
C	220m NW	Pond	1948	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	222m NW	Pond	1963	1:10560
D	239m N	Brick Works	1897	1:10560
E	244m E	Brick Works	1908	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining and ground workings map on [page 95 >](#)



ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	661m E	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

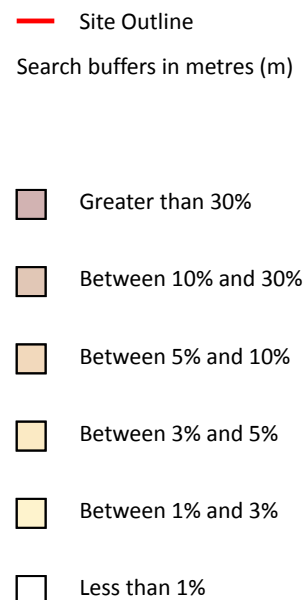
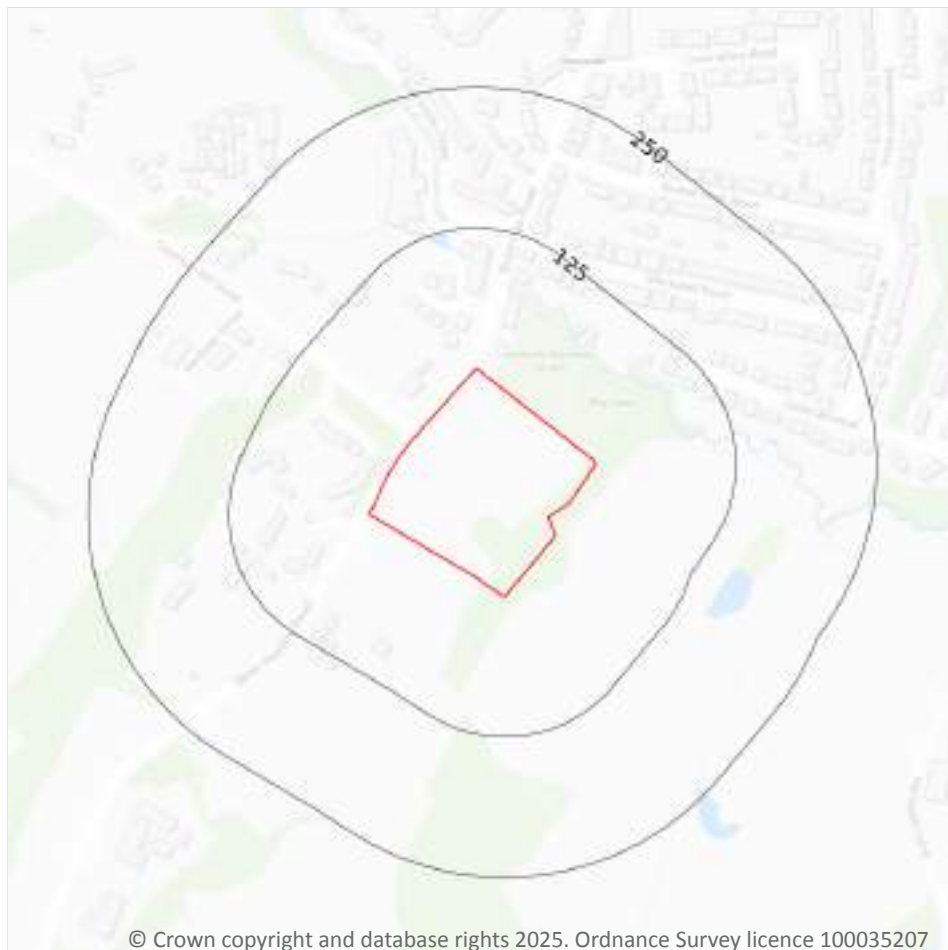
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 104](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1873

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A

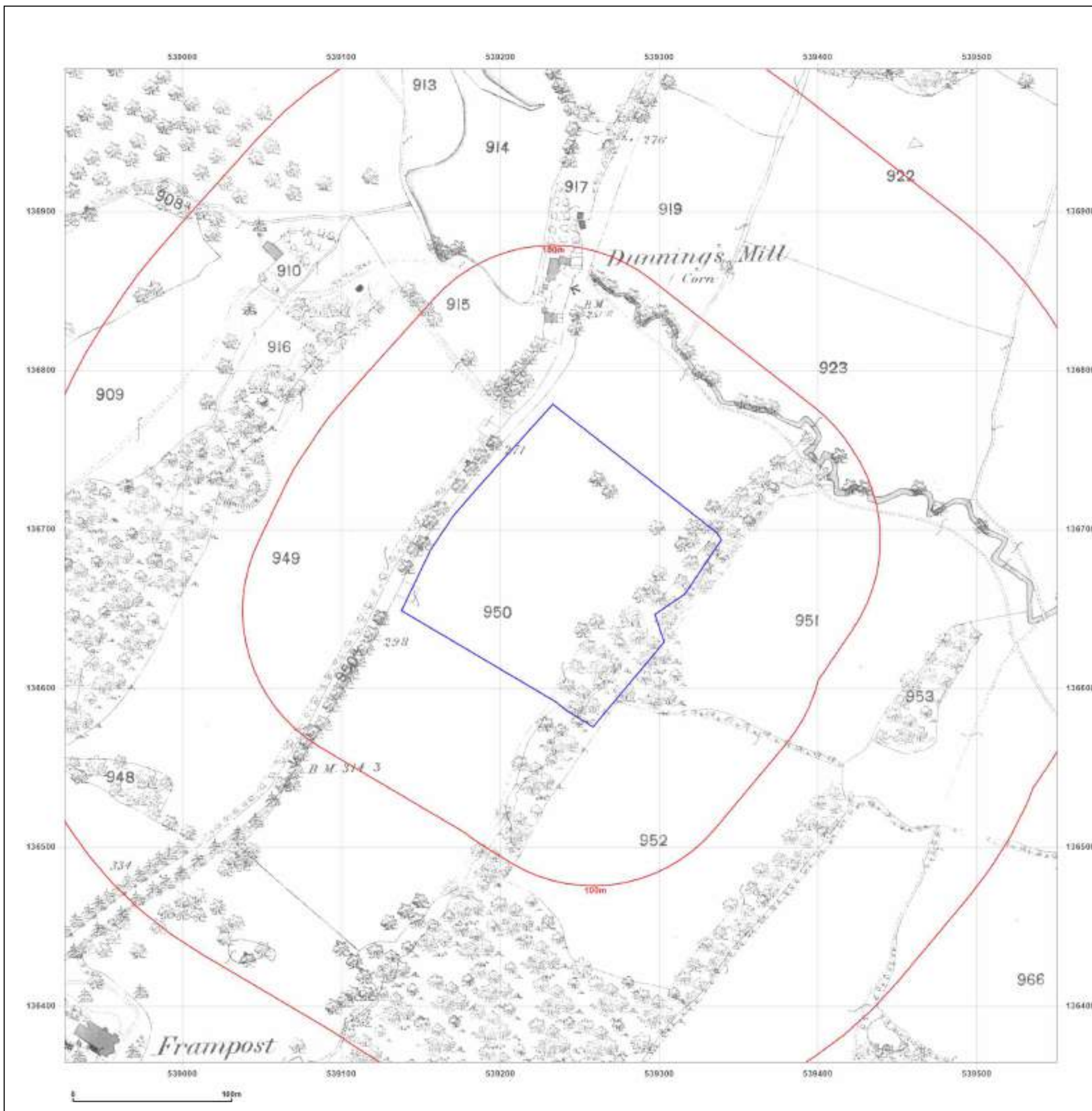


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
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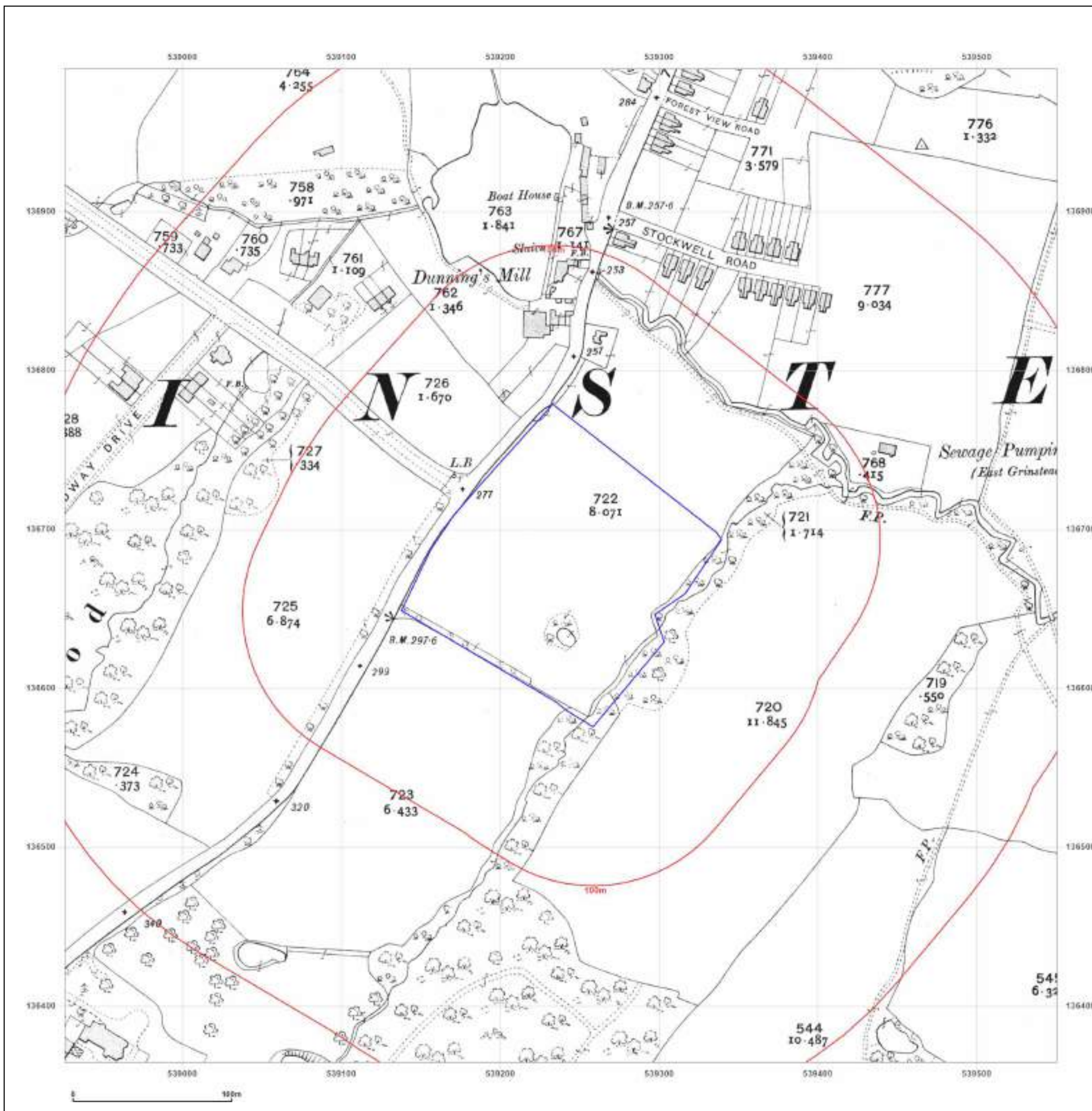


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1931

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1931
Revised 1931
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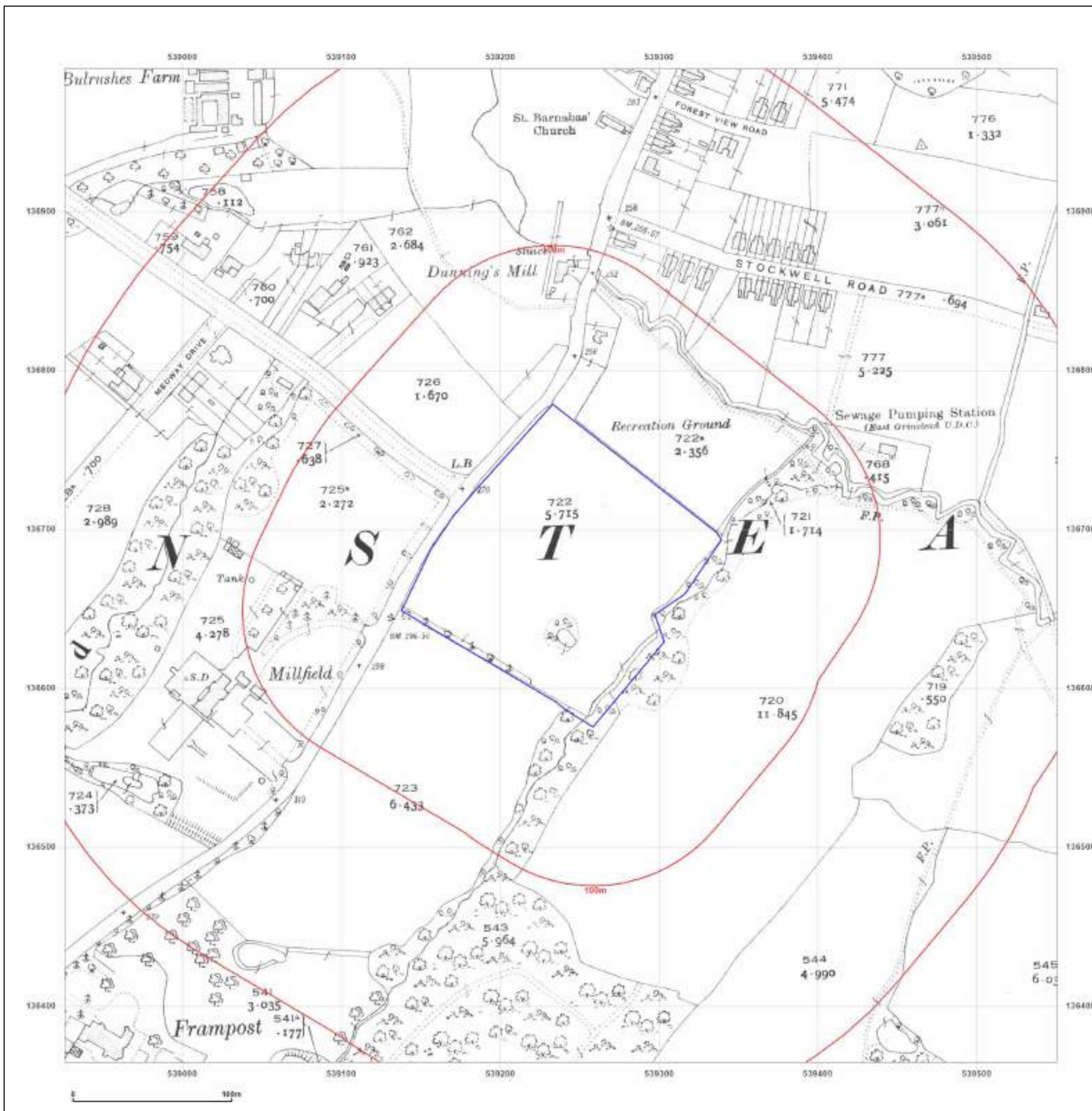


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Client Ref: GE23385/PO9111
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Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
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Edition N/A
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Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1951

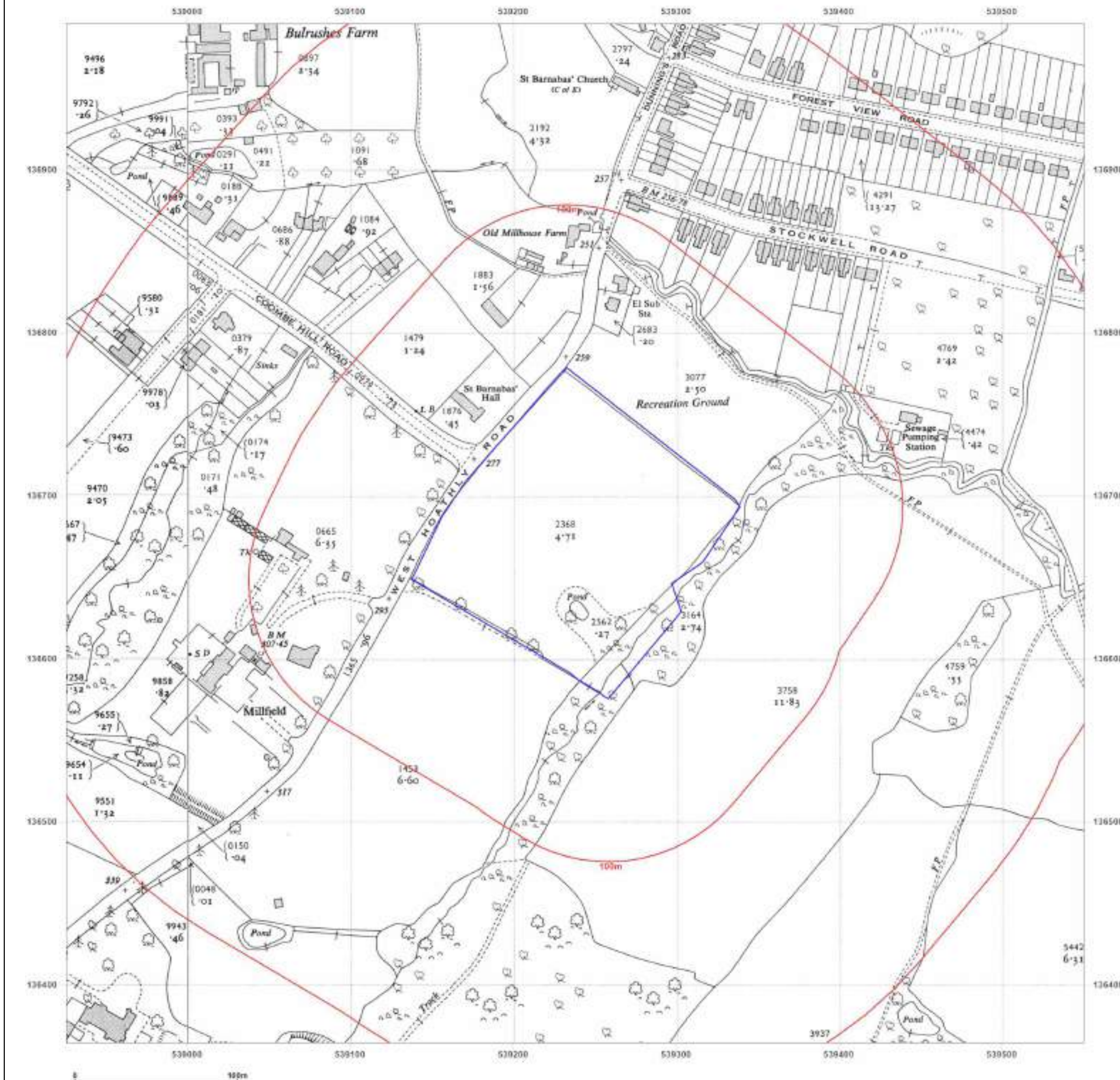


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



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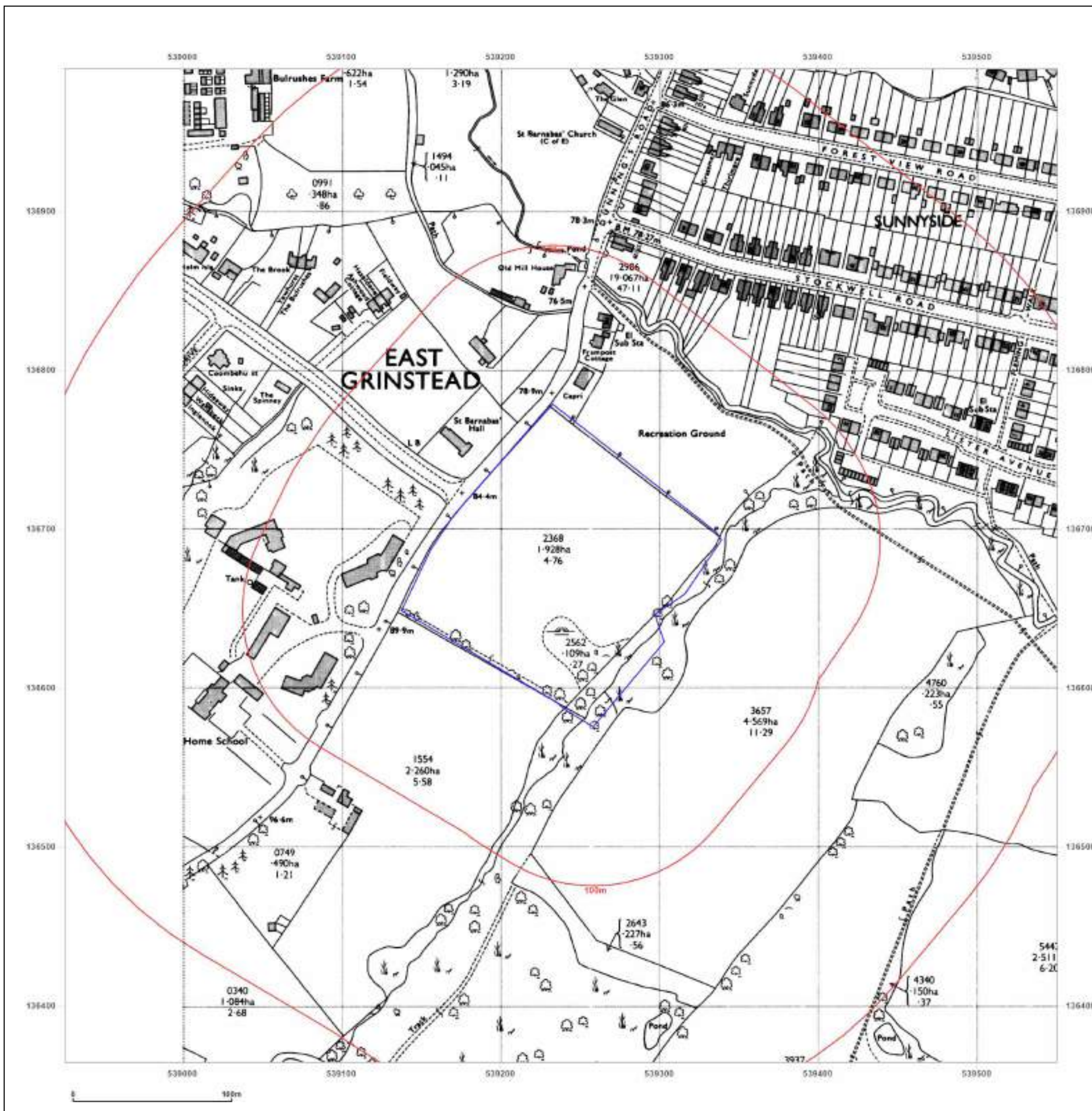


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Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
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Edition N/A
Copyright 1970
Levelled 1951

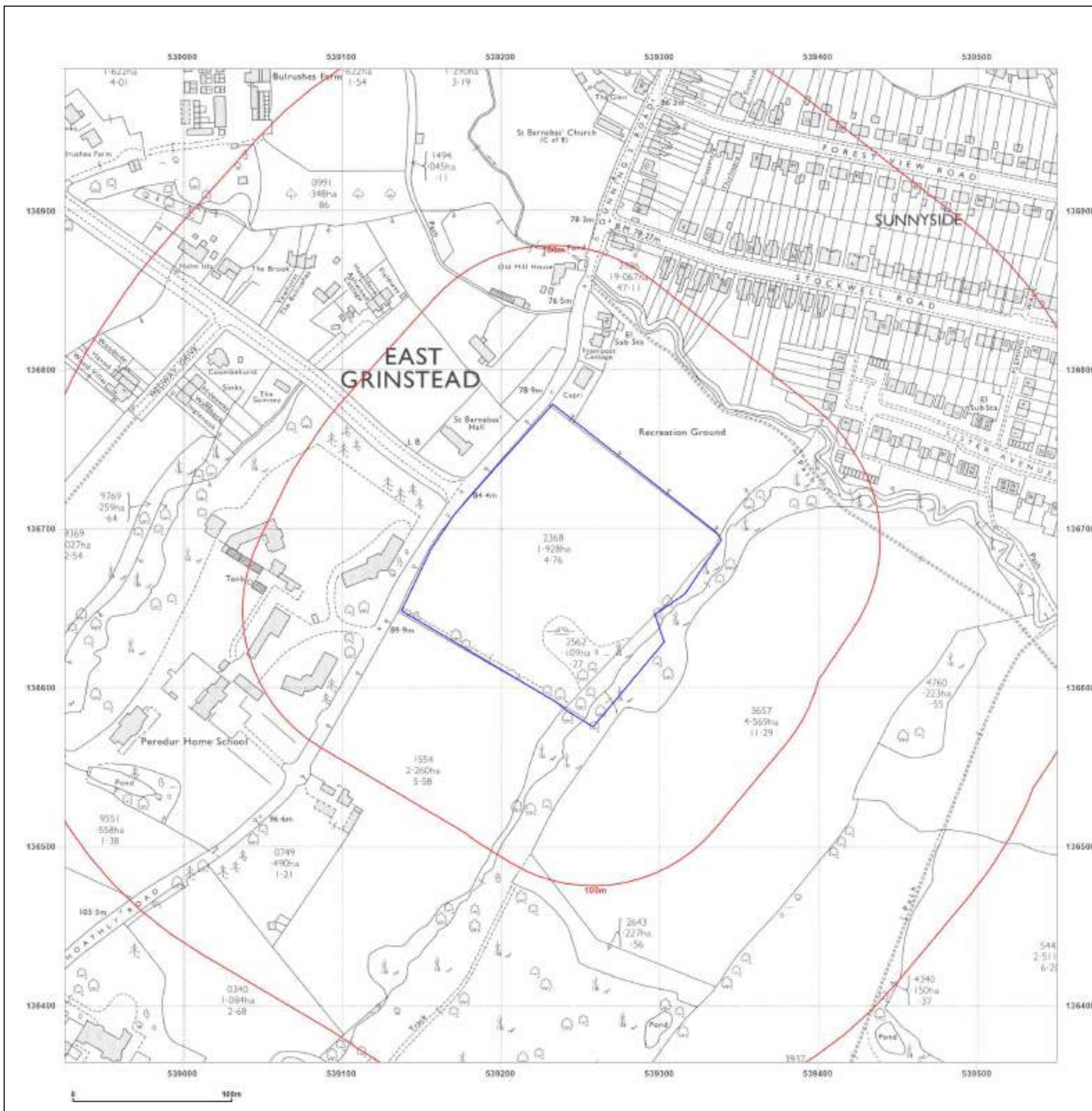


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1970-1975

Scale: 1:2,500

Printed at: 1:2,500



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

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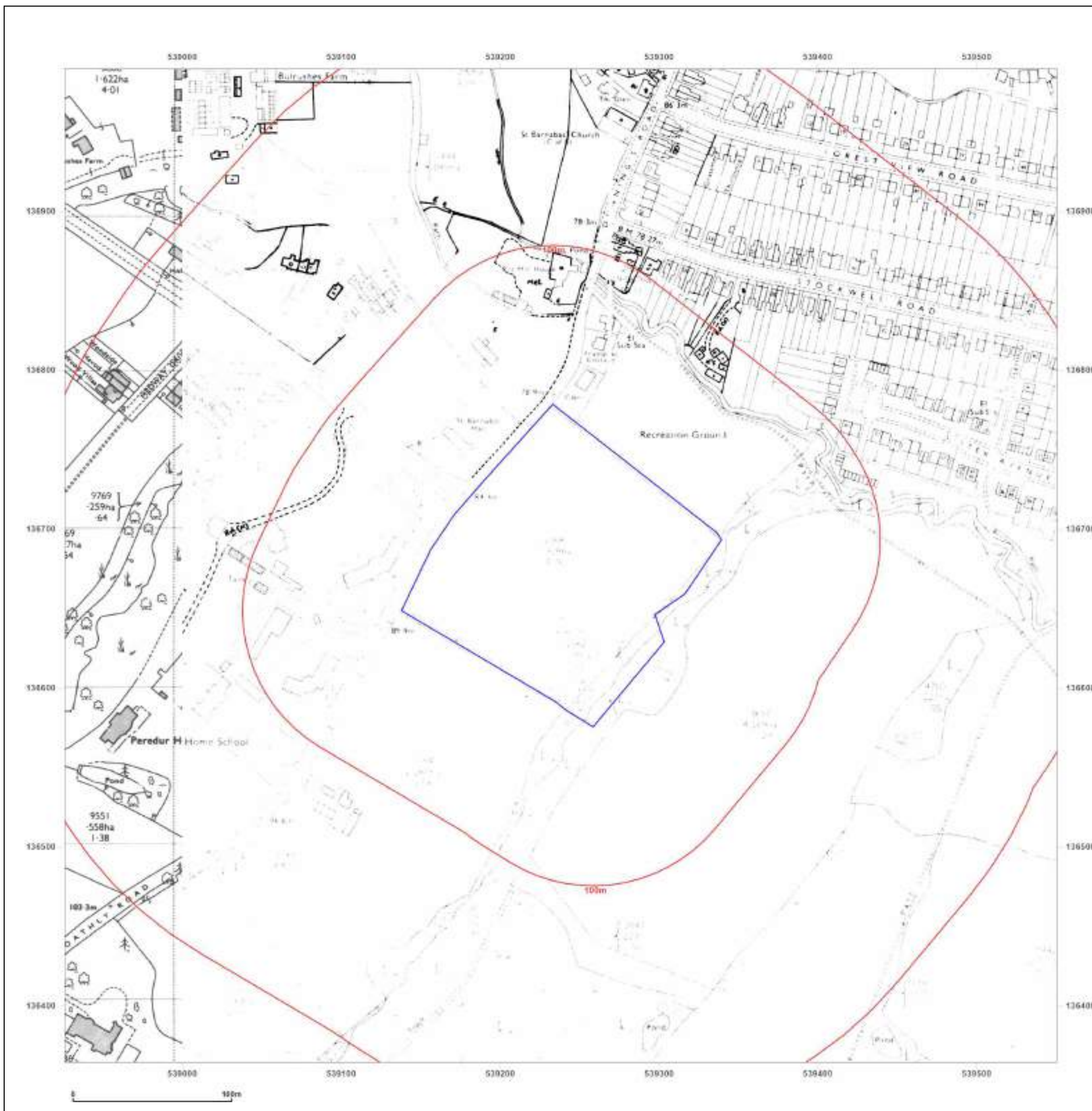


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1977
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Edition N/A
Copyright 1978
Levelled 1978

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1983
Levelled 1972

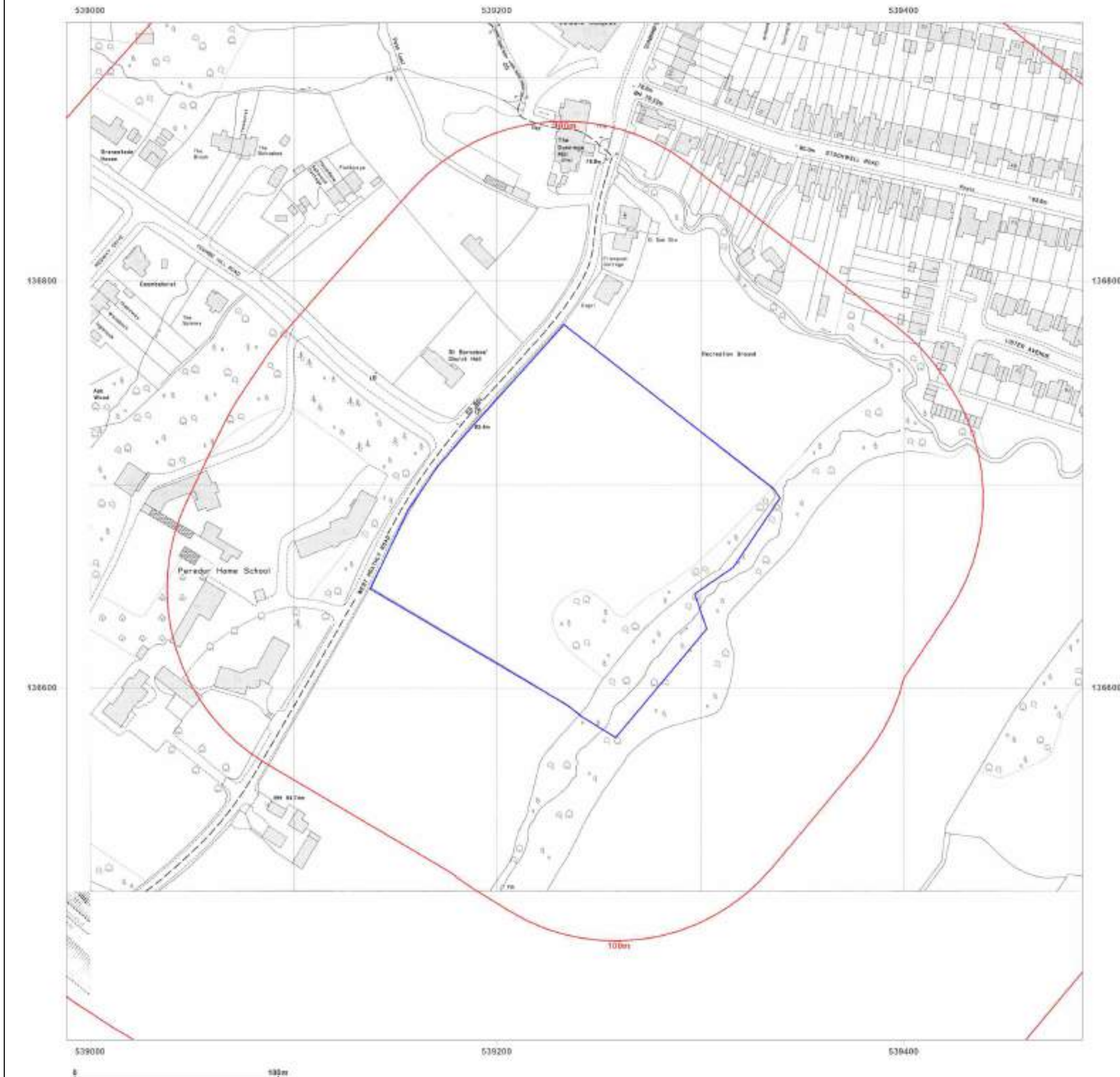


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

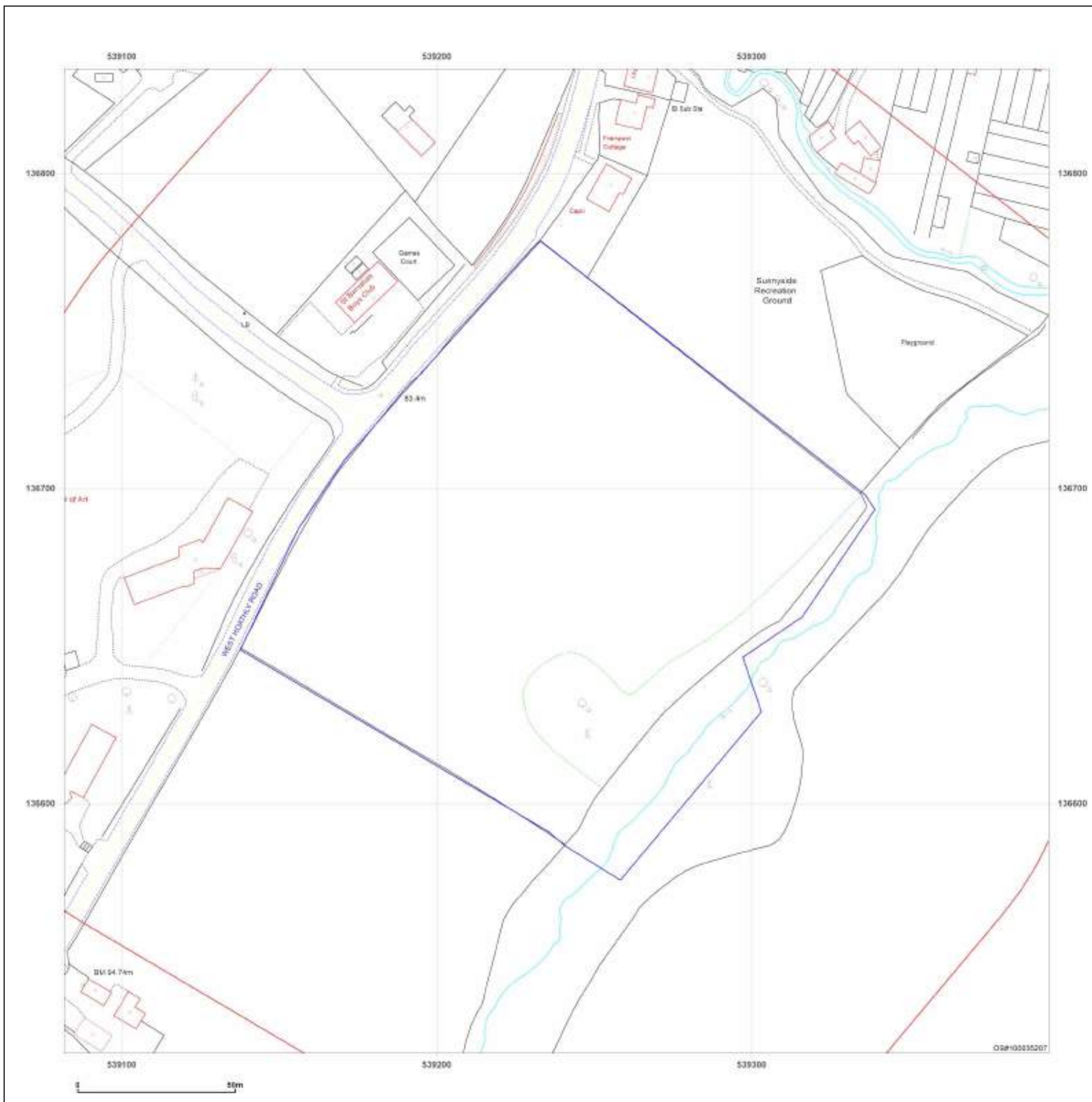


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1896

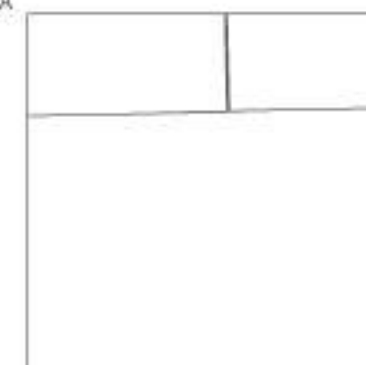
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Surveyed 1874
Revised 1896
Edition N/A
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Levelled N/A

Surveyed 1869
Revised 1896
Edition N/A
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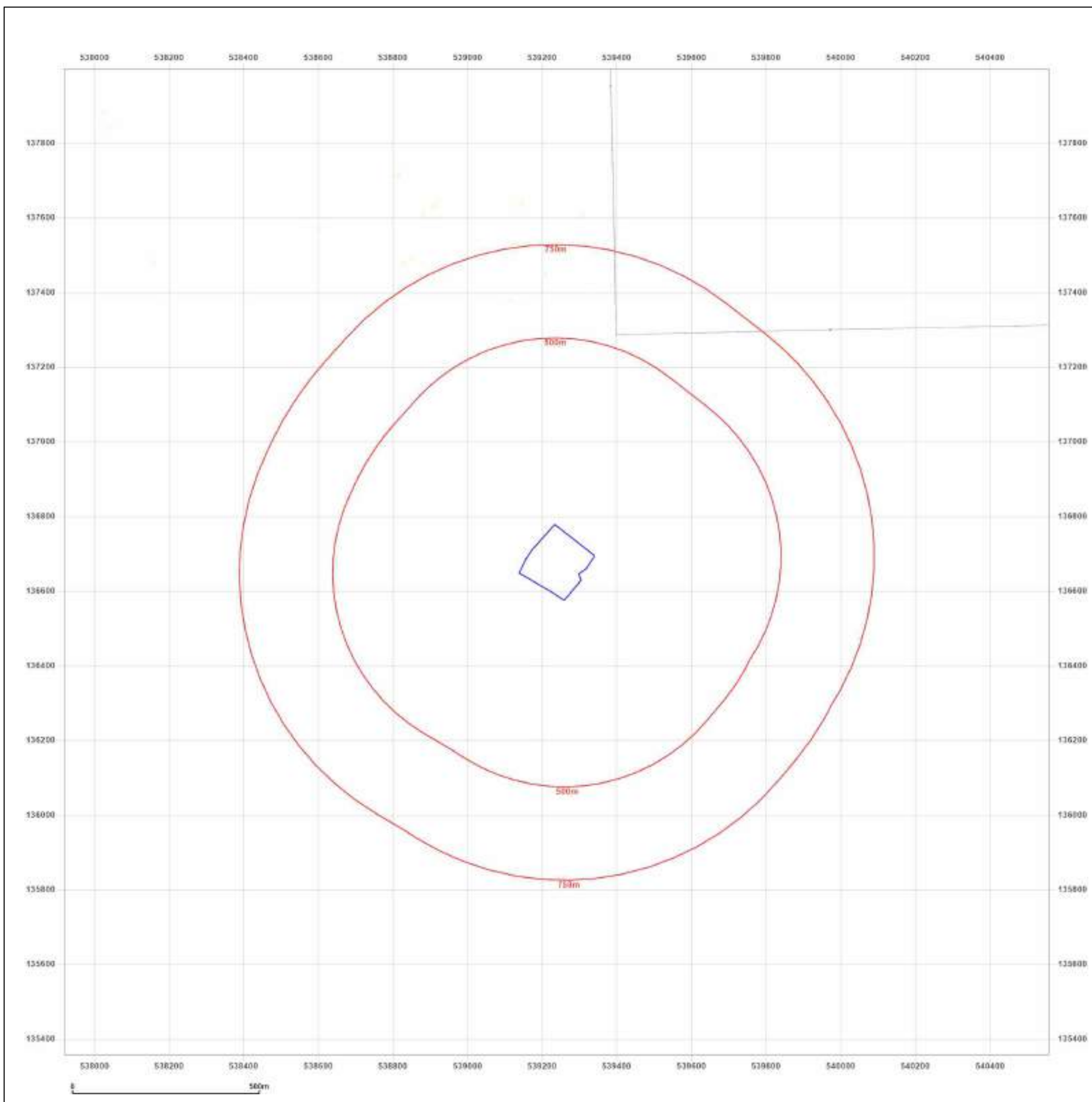


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1896

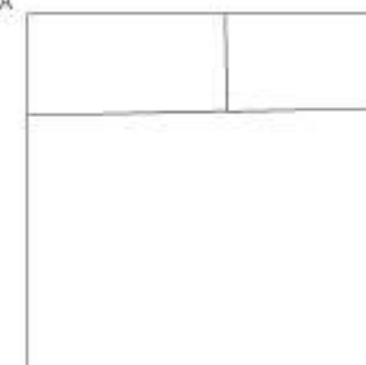
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Revised 1896
Edition N/A
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Surveyed 1869
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Edition N/A
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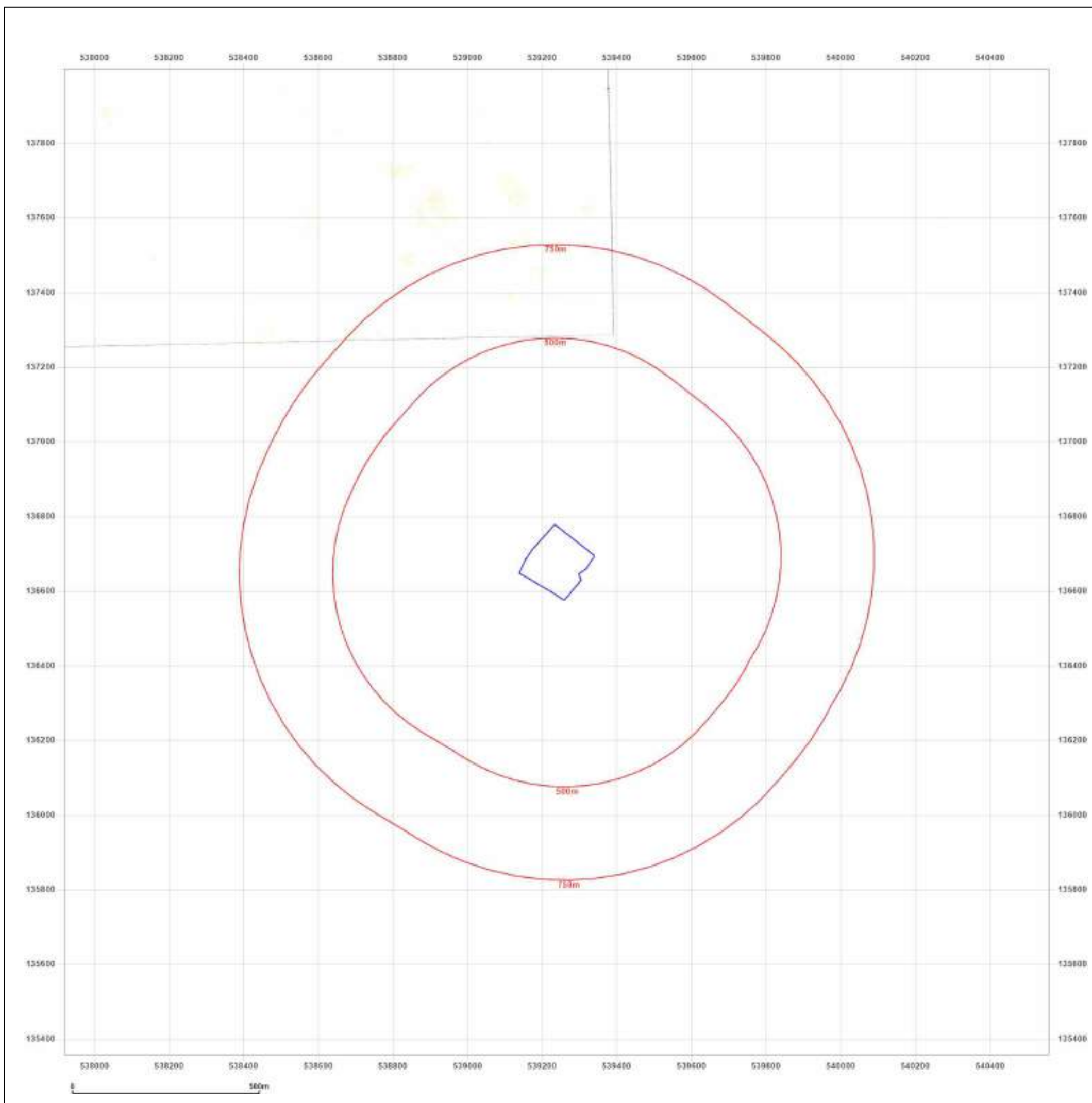


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1895-1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
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Edition N/A
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Levelled N/A

Surveyed 1874
Revised 1895
Edition N/A
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Surveyed 1873
Revised 1897
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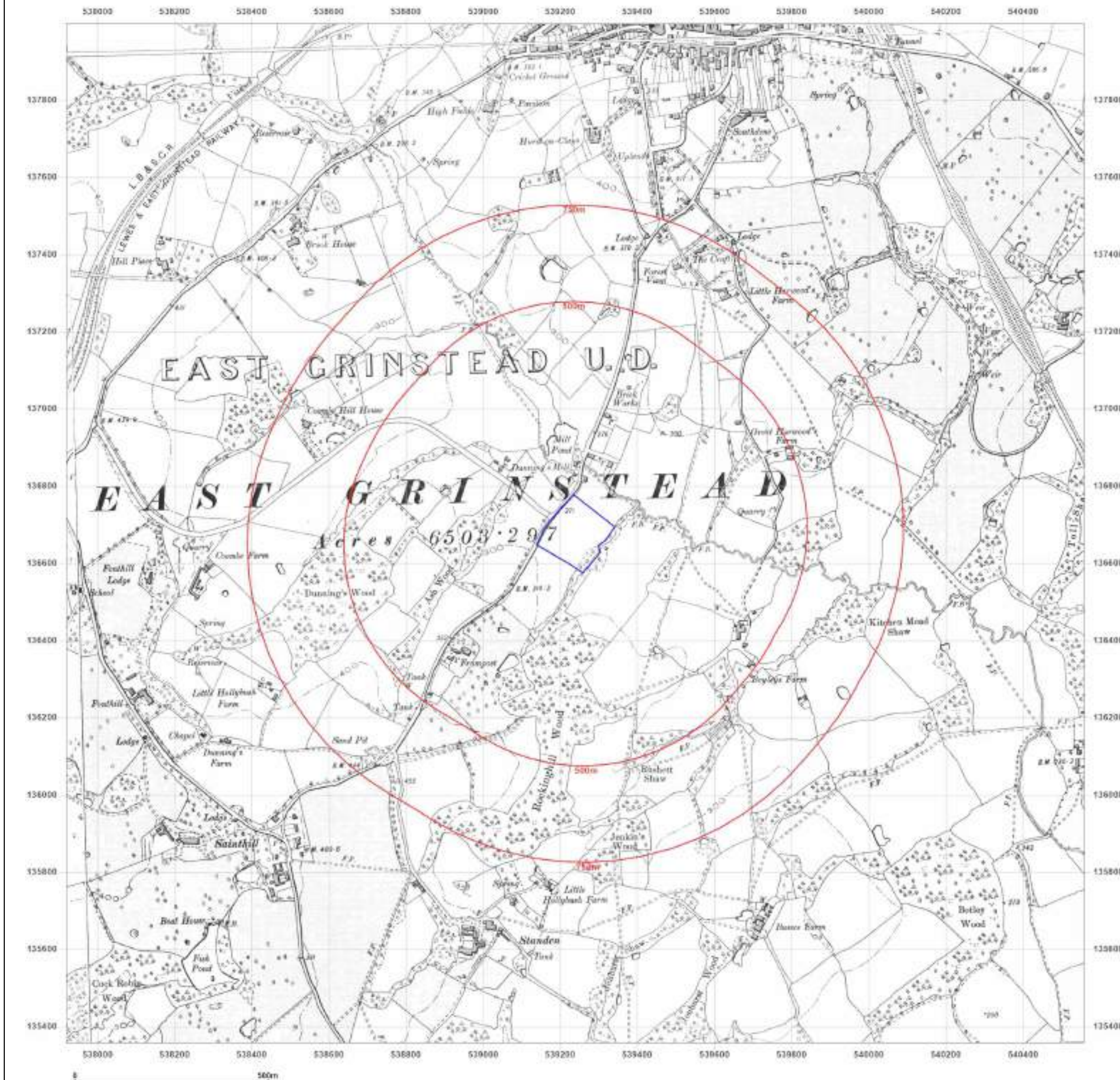


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1912-1915

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1914
Edition N/A
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Surveyed 1870
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1912
Edition 1912
Copyright N/A
Levelled N/A

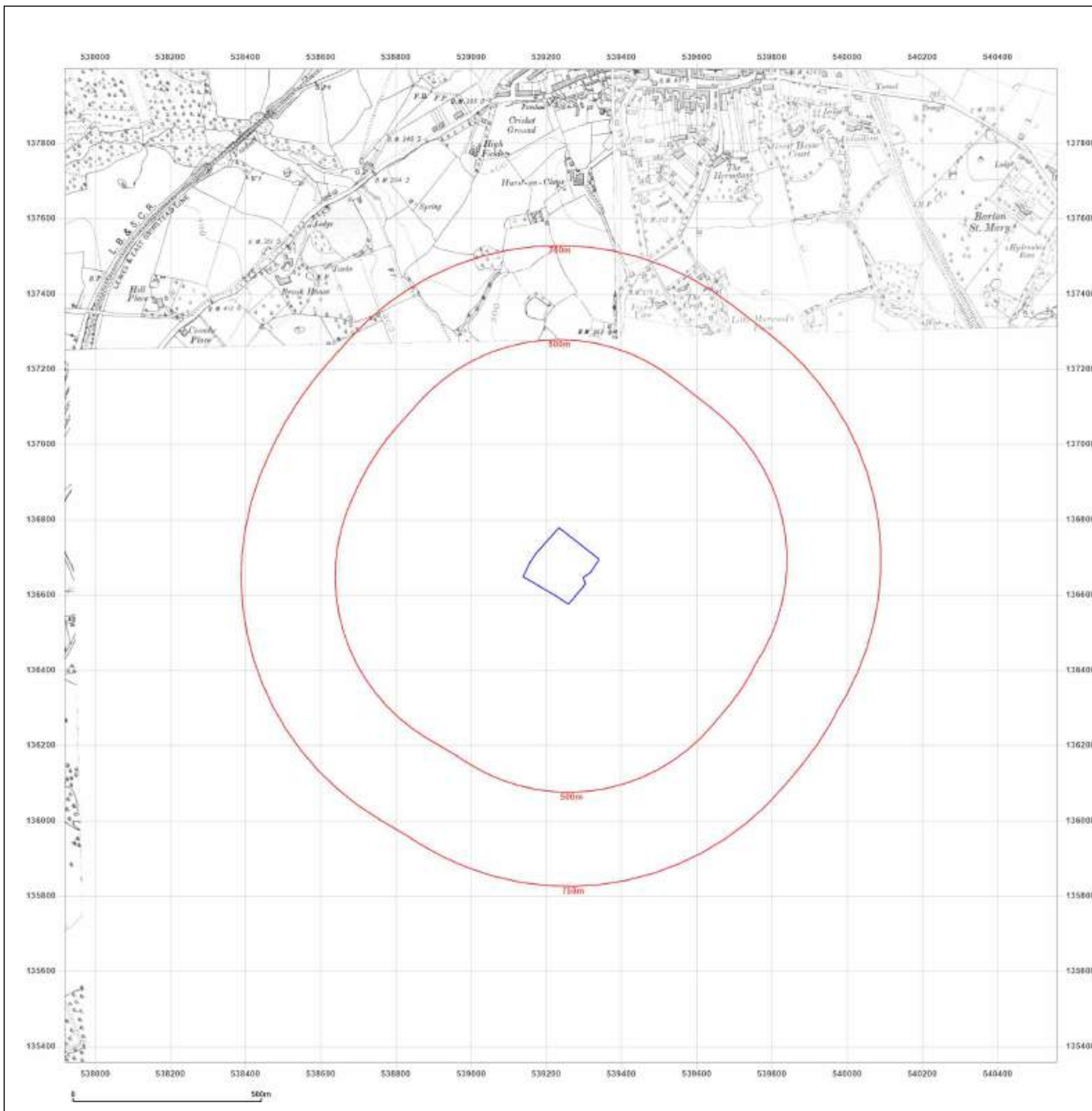


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1929-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1929
Edition 1932
Copyright N/A
Levelled 1909

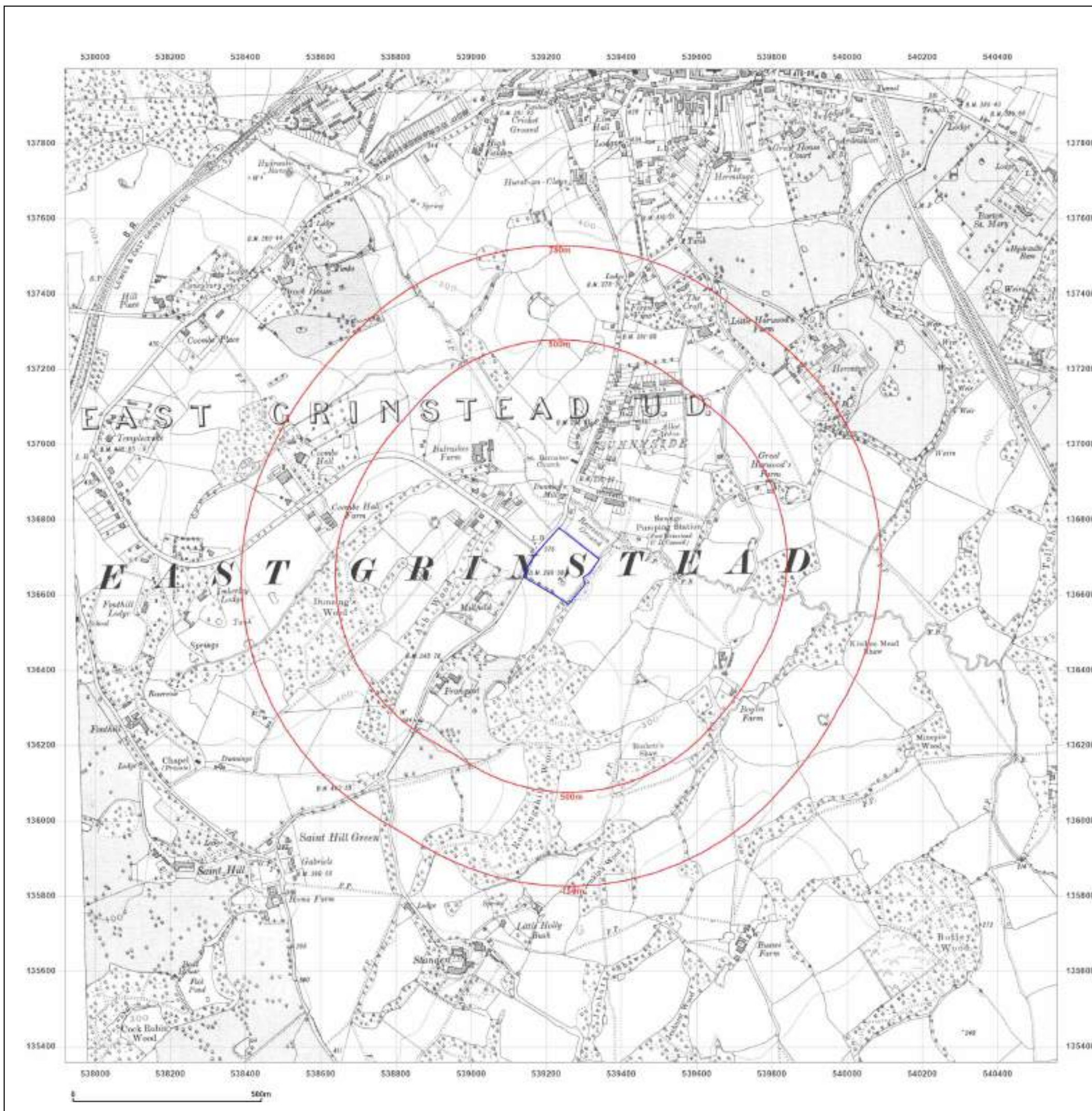


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EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1938
Edition N/A
Copyright N/A
Levelled 1909

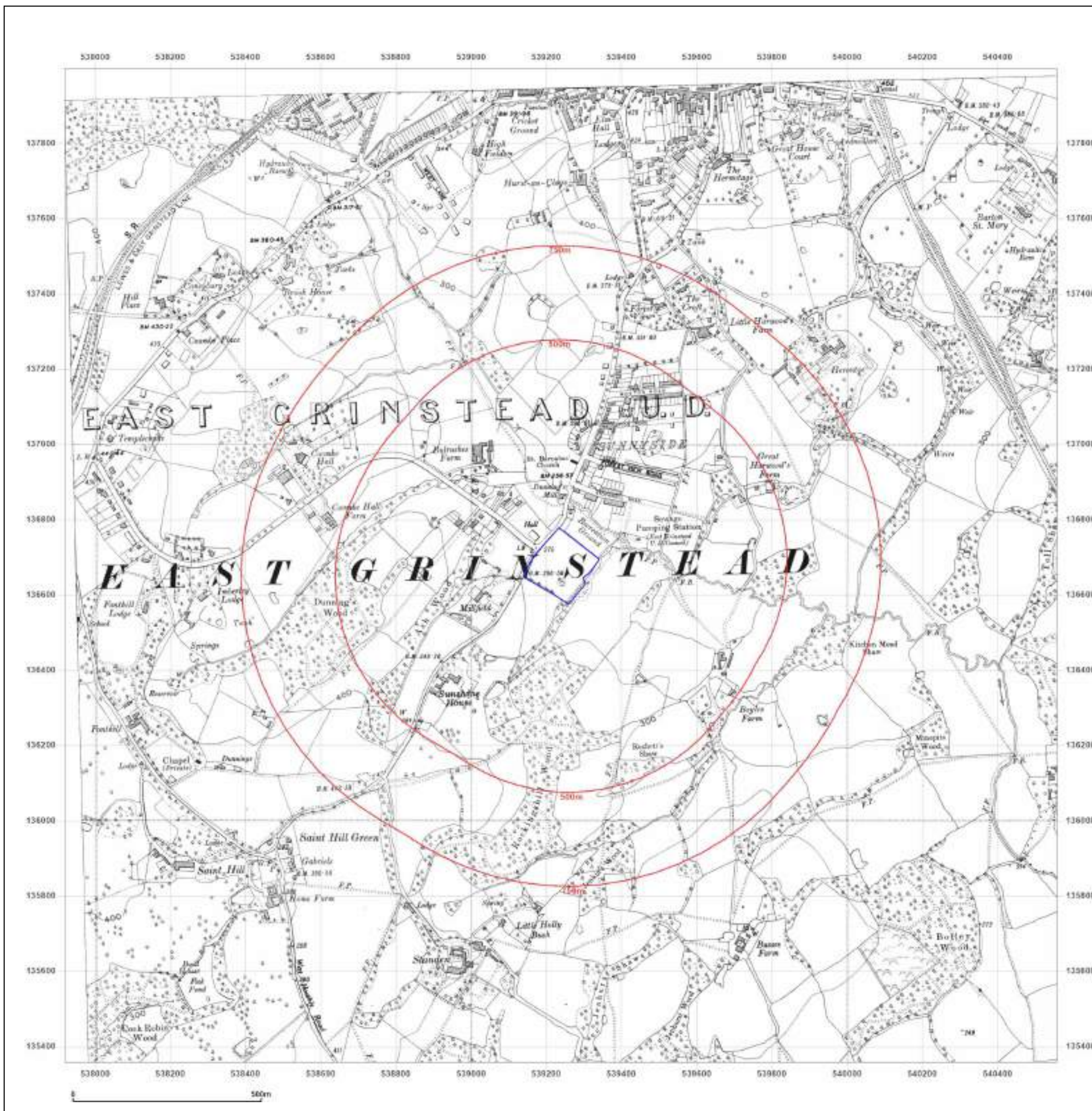


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Production date: 12 September 2025

Map legend available at:
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Site Details:

LAND AT WEST HOATHLY,
EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1948
Edition N/A
Copyright N/A
Levelled 1938

Surveyed 1874
Revised 1948
Edition N/A
Copyright N/A
Levelled 1937

Surveyed 1873
Revised 1948
Edition N/A
Copyright N/A
Levelled 1937

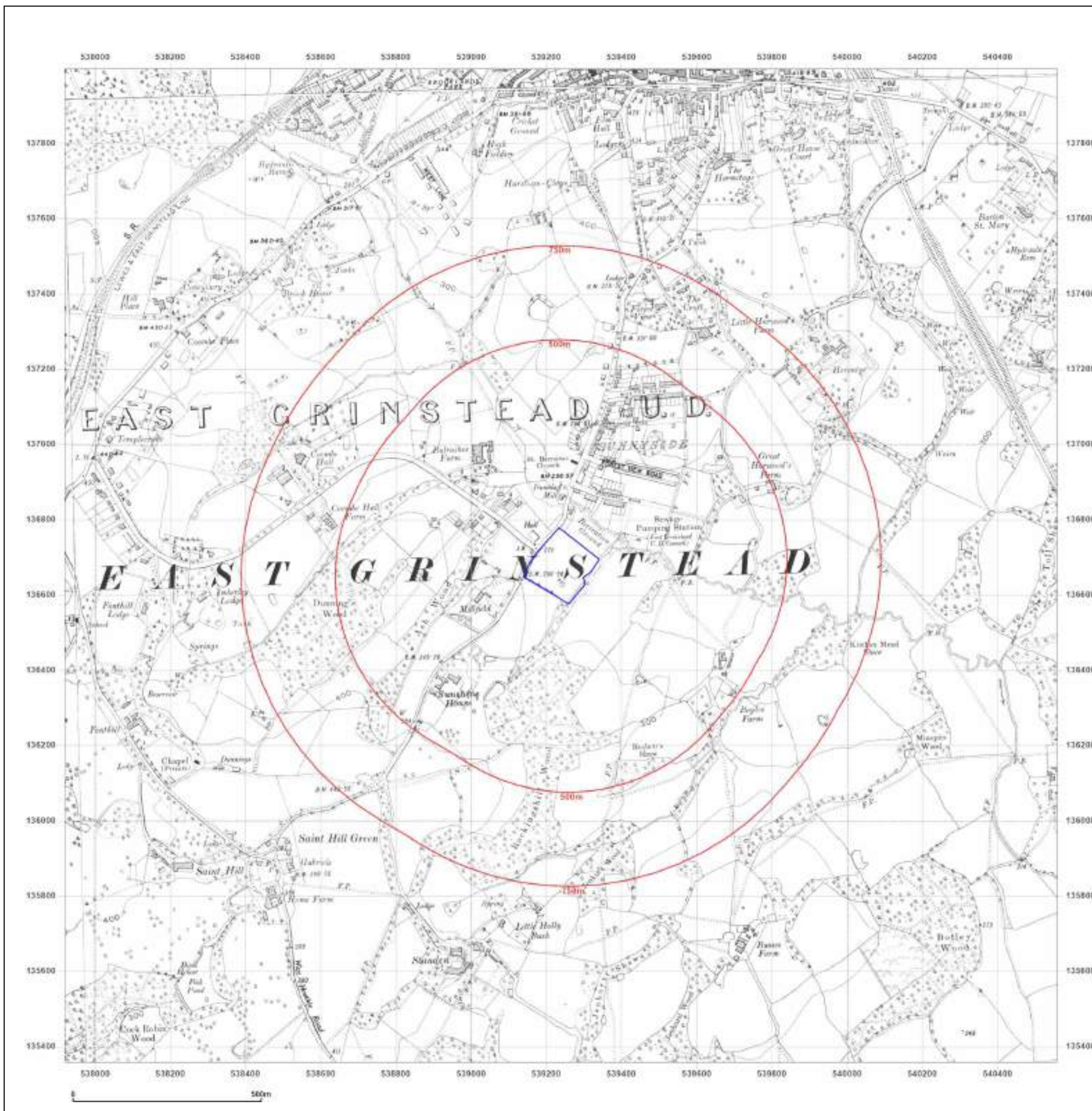


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Production date: 12 September 2025

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Site Details:

LAND AT WEST HOATHLY,
EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: Provisional

Map date: 1961-1963

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1955
Revised 1955
Edition N/A
Copyright 1961
Levelled N/A

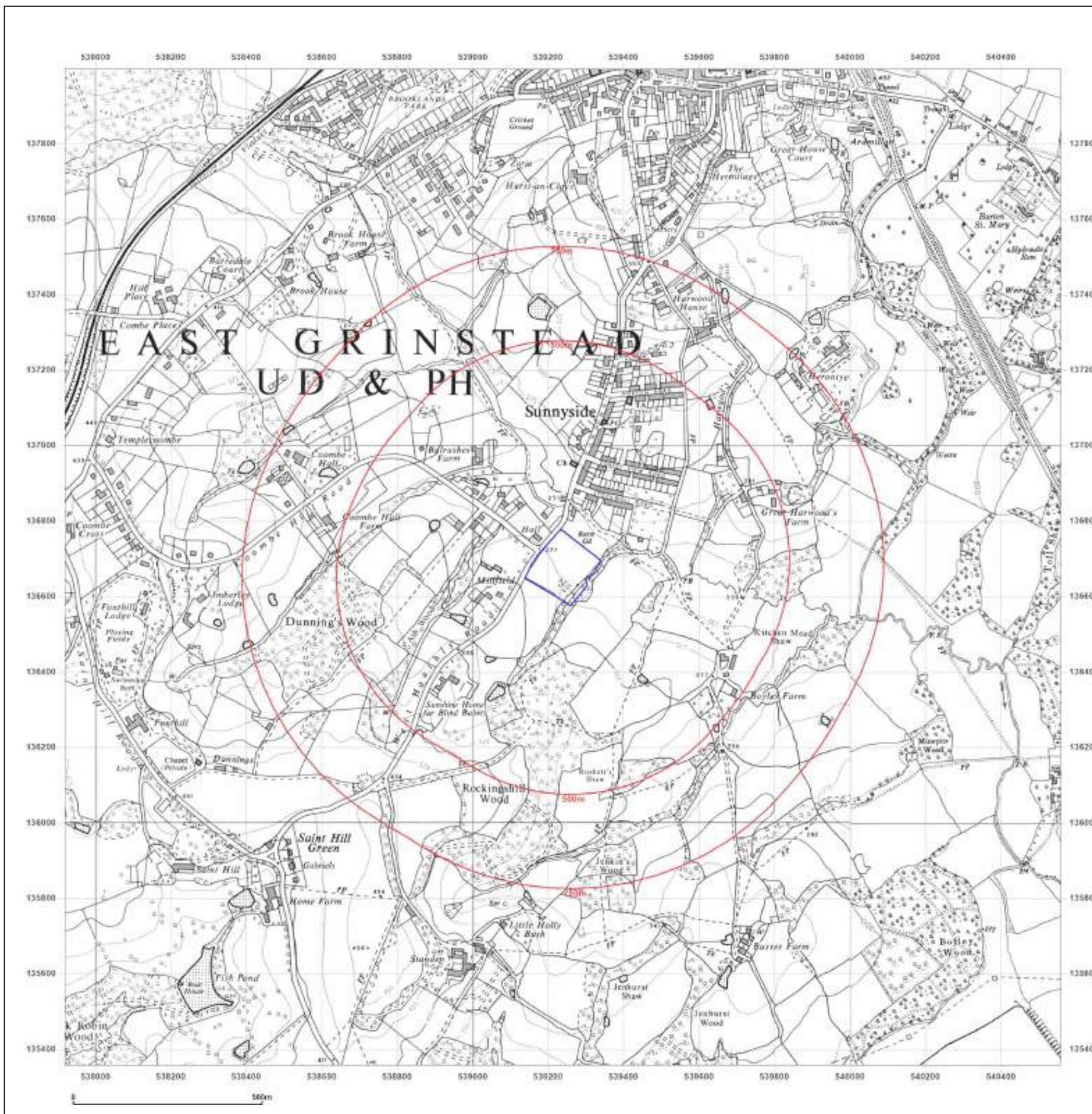


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Map legend available at:
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Site Details:

LAND AT WEST HOATHLY,
EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1975-1978

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
Revised 1978
Edition N/A
Copyright N/A
Levelled N/A

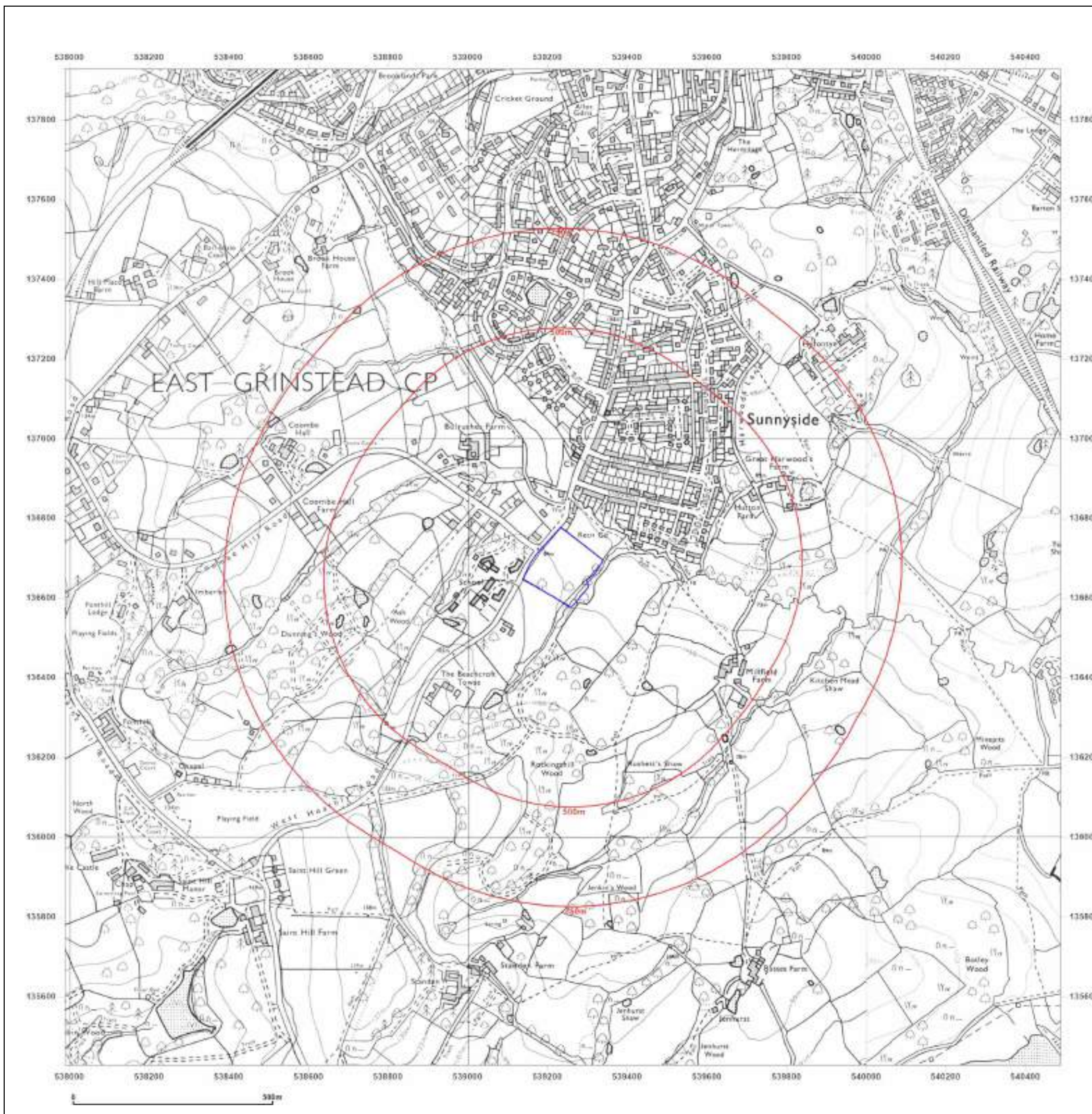


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Site Details:

LAND AT WEST HOATHLY,
EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

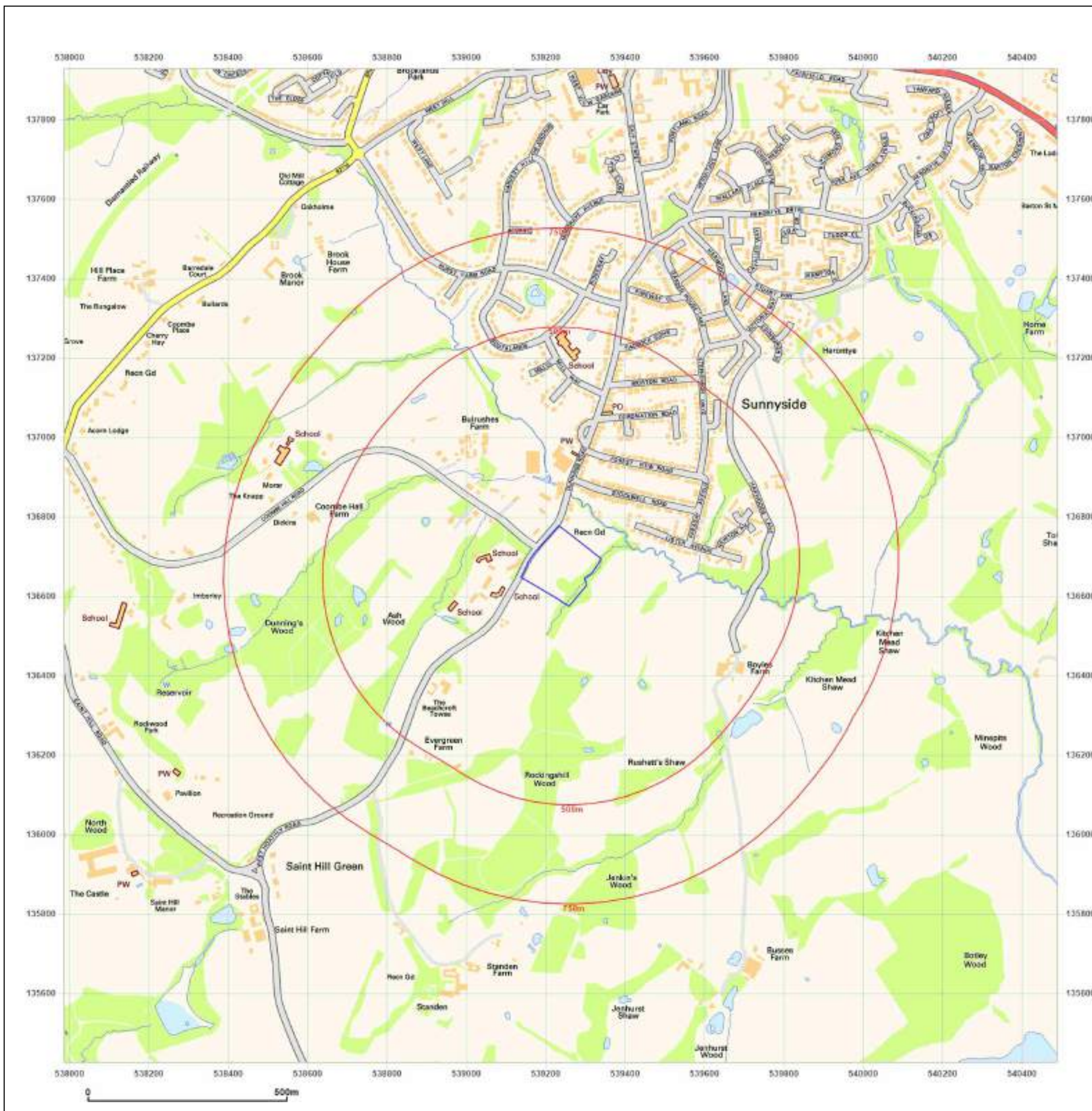


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Site Details:

LAND AT WEST HOATHLY,
EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

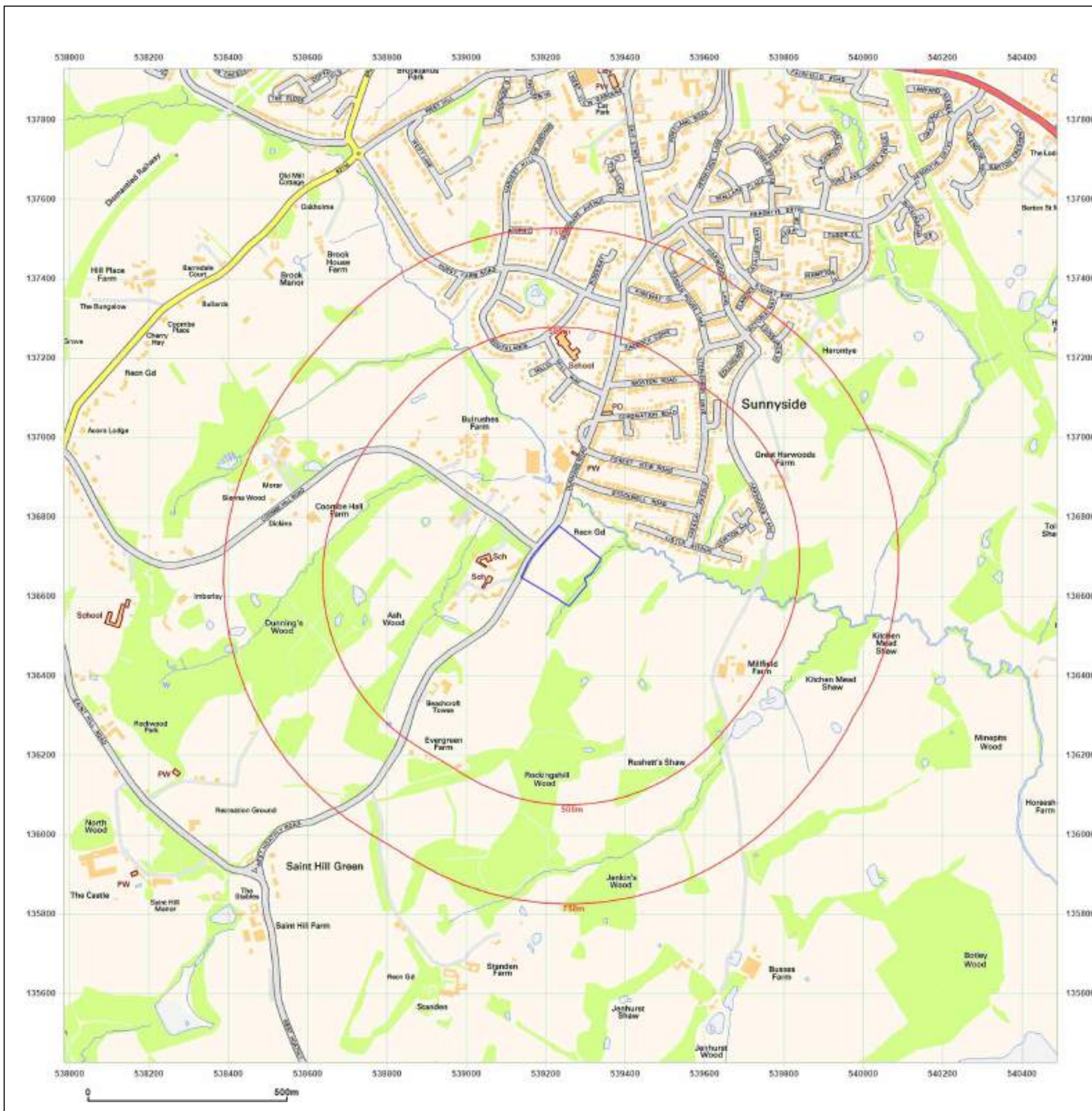


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Site Details:

LAND AT WEST HOATHLY,
EAST GRINSTEAD, WEST
SUSSEX, RH19 4AZ

Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

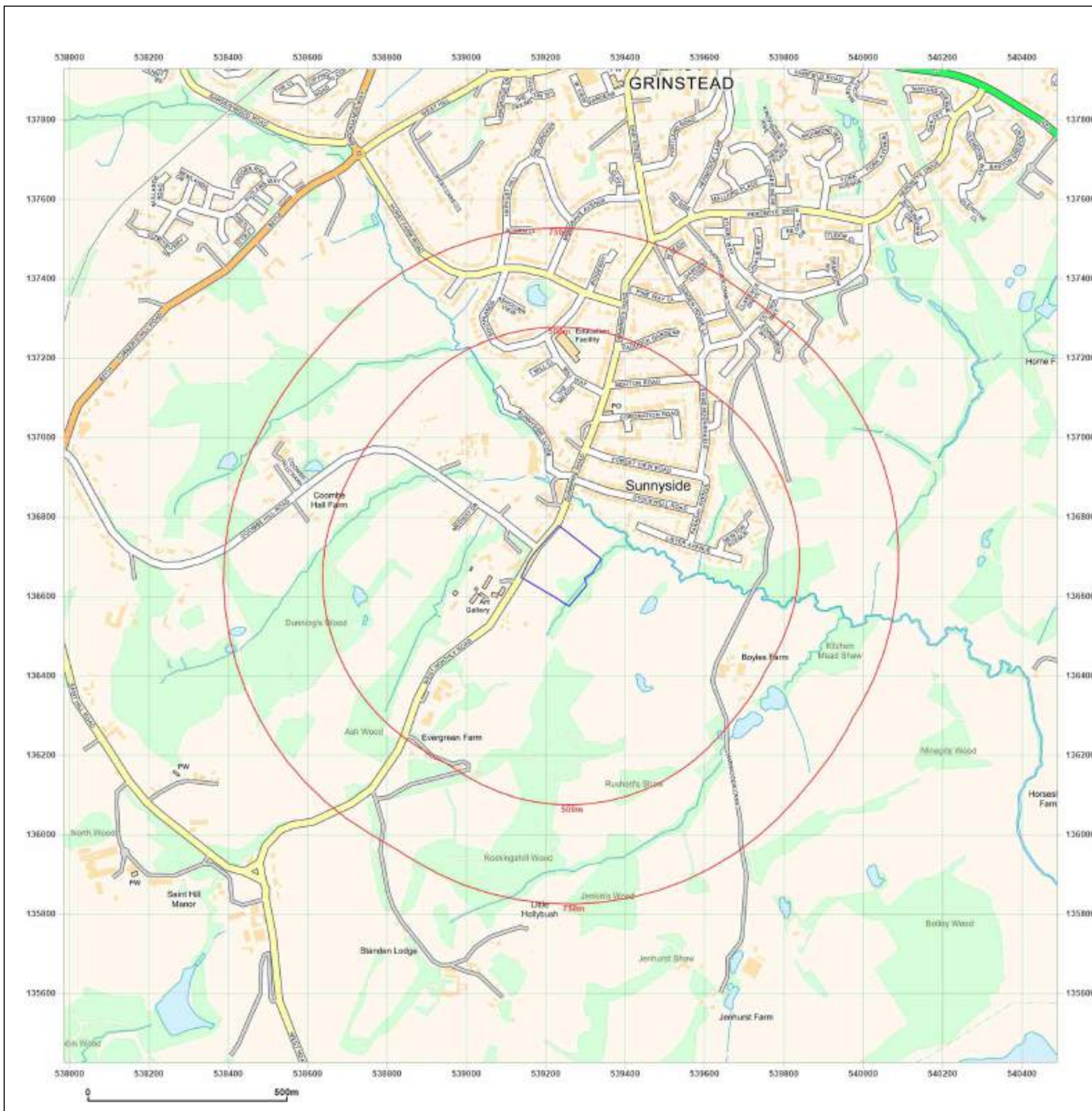


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APPENDIX B

Site Photographs



Project No.	GE23385
Name	West Hoathly Road, East Grinstead
Client	Elvia Homes
Location	East Grinstead, West Sussex
Engineer	 Erin Cooper
Date	17/09/2025, 09:20
Coordinates of Site	51° 6' 44.337" N 0° 0' 47.245" W
Version	1
Project Manager	 Anthony Potter  Erin Cooper
Features Noted	☐ Signs of Landslide ☐ Signs of Subsidence ☐ ASTs ☐ USTs ☐ Retaining walls ☒ Trees ☐ Hard/soft landscaping ☐ Hard Landscaping ☒ Soft Landscaping ☐ Evidence of Surface Staining ☒ Evidence of Buried Services ☐ Overhead Services ☐ Evidence of Filled Ground ☐ Stockpiles ☐ Evidence of Fly Tipping ☐ Evidence of ACMs ☐ Evidence of Vegetation Die Back ☐ Evidence of High Water Table ☐ Evidence of Dissolution Features ☐ Drums/Barrels ☐ Roof Materials ☒ Other
Current Site Use	Pasture field
Approximate Site Area	2.21ha
Shape of Site	Square
Topography	to the north-east
Description of Topography	
Was Internal Inspection Possible	Yes
Site Overview Photographs	2 records

View from North facing South



View from East facing West



View from South facing North



View from West facing East



View from North facing South

No data

View from East facing West

No data

View from South facing North

No data

View from West facing East

No data

Descriptions of any Buildings

0 records

Trees

13 records

Trees	1
Description	Trees along the northwestern boundary.
Photo	
Trees	2
Description	Trees in the southern corner of the field. This corner is the access to the Ancient Woodland, to the southeast boundary.
Photo	
Trees	3
Description	Ancient woodland and ground vegetation cover at the southeast boundary of the field.
Photo	



Trees

4

Description

Oak trees within the Ancient Woodland.

Photo



Trees

5

Description

Ancient woodland at the southeast boundary.

Photo



Trees	6
-------	---

Description	Tree cover.
-------------	-------------

Photo	
-------	--



Trees	7
-------	---

Description	Mature tree.
-------------	--------------

Photo	
-------	--



Trees	8
-------	---

Description	North corner of field.
-------------	------------------------

Photo	
-------	--



Trees	9
-------	---

Description	Mid-mature tall tree.
-------------	-----------------------

Photo	
-------	--



Trees 10

Description Tree cover and shrubs along the northeast boundary.

Photo



Trees 11

Description Large tree, taken from the northeast boundary, looking to the northwest.

Photo



Trees	12
-------	----

Description	Shrubs along the northwest boundary.
-------------	--------------------------------------

Photo	
-------	--



Trees	13
-------	----

Description	Ancient woodland, taken from northwest boundary, looking southeast.
-------------	---

Photo	
-------	--



Soft Landscaping

0 records

Buried Services

3 records

Buried Services	1
Description	Drain cover for suspected drain or water main.
Photo(s)	
Buried Services	2
Description	Stock pot cover.
Photo(s)	



Buried Services	3
-----------------	---

Description	Wash out.
-------------	-----------

Photo(s)	
----------	--



Other

15 records

Other	1
-------	---

Description	Area of suspected pond, appears to be a pit, containing no water.
-------------	---

Photo(s)	
----------	--



Other	2
-------	---

Description	Public open space (Sunnyside recreational ground) adjacent to the northeast boundary.
-------------	---

Photo(s)

 A photograph showing a green field or park area with a fence, viewed through the dense canopy of trees. The image has a timestamp '17/09/2025 09:34' in the bottom right corner.

Other	3
-------	---

Description	Ecologist black thermal mats at northeast boundary.
-------------	---

Photo(s)



Other	4
-------	---

Description	Residential houses on northeast boundary.
-------------	---

Photo(s)	
----------	--



Other	5
-------	---

Description	Residential houses on northeast boundary.
-------------	---

Photo(s)	
----------	--



Other

6

Description

Ground showing possible signs of desiccation, as a result of being under trees.

Photo(s)



Other

7

Description

Boggy land conditions at southwest boundary.

Photo(s)



Other	8
-------	---

Description	Pasture land adjacent to the most southeastern boundary.
-------------	--

Photo(s)	

Other	9
-------	---

Description	Most southeastern boundary.
-------------	-----------------------------

Photo(s)	
Empty space for photo(s)	



Other 10

Description South looking west within the Ancient Woodland.

Photo(s)



Other 11

Description Vegetation adapted to wet conditions.

Photo(s)



Other 12

Description Dry pond within Ancient Woodland.

Photo(s)



Other 13

Description Metal gate within vegetation.

Photo(s)



Other 14

Description Road and school along the northwest boundary.

Photo(s)



Other 15

Description Paddocks and pasture field past the southwest boundary.

Photo(s)



Approved By

 Anthony Potter

APPENDIX C

Emails to Local Operators



From: [George Howell](#)
To: [Anthony Potter](#)
Subject: Fw: Technical Resource Enquiry - East Grinstead, West Sussex
Date: 20 October 2025 14:03:55
Attachments: [image612398.jpg](#)
[image701391.png](#)
[image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.png](#)
[image005.jpg](#)
[image006.png](#)
[image007.png](#)
[image008.jpg](#)
[image009.jpg](#)
[image010.png](#)
[Outlook-dczoex3z.png](#)
[Outlook-mjbizuk.png](#)
[Outlook-o2vazfpm](#)
[Outlook-x32eotyh.png](#)
[Outlook-k4ygg5b2.png](#)
[Outlook-mxoqzanm.png](#)
[Outlook-zirawm2z.png](#)
[site location Plan \(2\).pdf](#)

Good Afternoon Anthony,

Thank you for your email,

It could potentially be a commercial resource depending on quality of material, and investment required for the volume to come out.

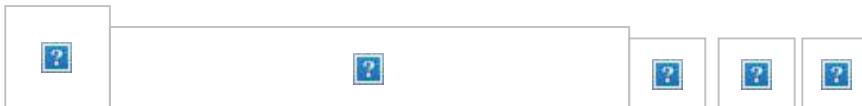
It would all be dependent on the volume to come out to give a timescale, with the relevant permits too.

Kind Regards,

George Howell
Commercial & Transport Manager

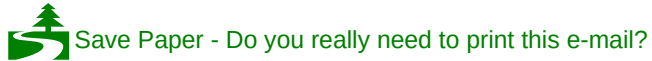


26 Reigate Road | Hookwood | Surrey | RH6 0HJ
Office: 01293 820021 | Ext:2030 | Mobile: 07741642671
www.britaniacrestrecycling.co.uk



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From: Info | BCR <info@britaniacrestrecycling.co.uk>

Sent: Friday, October 17, 2025 15:52

To: George Howell <GHowell@britaniacrestrecycling.co.uk>

Subject: FW: Technical Resource Enquiry - East Grinstead, West Sussex

Naveed Khan

Transport Administrator



26 Reigate Road | Hookwood | Surrey | RH6 0HJ

Office: 01293 820021 | Fax: 01293 824404

www.britaniacrestrecycling.co.uk



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From: Anthony Potter <Anthony.Potter@gesl.net>
Sent: 17 October 2025 15:38
To: Info | BCR <info@britaniacrestrecycling.co.uk>
Subject: Technical Resource Enquiry - East Grinstead, West Sussex

Hello,

We are currently writing a Mineral Resource Assessment for a site located in East Grinstead, West Sussex (grid ref 539238, 136675) as the West Sussex Minerals and Waste Local Plan has defined the site to be within a mineral safeguarding area. I have attached a site boundary plan.

The Local Mineral Authority have requested that we contact you directly.

Therefore, we would request that you could confirm whether or not the anticipated underlying ground conditions of the site; sands, gravels and clays of the Head Deposits, clay, silt sand and gravel of the Alluvium overlying the mudstone of the Wadhurst Clay Formation, is a commercially viable resource.

We just need a quick response to: Do you feel this is a viable mineral resource? and if so what timescales would you be looking to extract/be in need of the resource?

If you have any queries, please do not hesitate to get in touch,

Thanks in advance for your help,

Anthony Potter

BSc (Hons), MSc, FGS
Senior Consulting Engineer

T: +44 (0) 1273 832972 M: +44 (0) 7701 059126

W: www.gesl.net

Head office: Unit 7, Danworth Farm, Cuckfield Rd, Hurstpierpoint, West Sussex, BN6 9GL, UK
Hatfield Peverel Office: Office 4 Wheelwrights Yard The Street, Hatfield Peverel, Essex CM3 2EA
Bristol Office: Bristol Broad Quay, Broad Quay House, Prince Street, Bristol, BS1 4DJ
Birmingham Office: Birmingham Fort Dunlop, Fort Dunlop, Fort Parkway, Birmingham, B24 9FEL



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The Company Registration No. is 3214980 and the VAT Registration No. is 679544479.

From: [Chris Cowper](#)
To: [Anthony Potter](#)
Subject: RE: Technical Resource Consultation - East Grinstead, West Sussex
Date: 20 October 2025 13:23:18
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)
[image004.jpg](#)

Good afternoon Anthony,

Thank you for sending these details through and giving us the opportunity to comment.

We are of the opinion that, although there may be some mineral deposits that could be useful, the area in question is too small to be worthwhile. Therefore, on this occasion it wouldn't work for us as a quarry.

Kind regards,

Chris Cowper
Sales Manager

Grundon Sand & Gravel Ltd
Grange Lane, Beenham, Berkshire, RG7 5PY
Telephone: [01189 711687](tel:01189711687)
Mobile: [07483 494638](tel:07483494638)
Email: Chris.Cowper@Grundon.com



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From: Anthony Potter <Anthony.Potter@gesl.net>
Sent: 20 October 2025 11:11
To: Aggregate Sales <aggregatesales@Grundon.com>
Subject: Technical Resource Consultation - East Grinstead, West Sussex

Hello,

We are currently writing a Mineral Resource Assessment for a site located in East Grinstead, West Sussex (grid ref 539238, 136675) as the West Sussex Minerals and Waste Local Plan has defined the site to be within a mineral safeguarding area. I have attached a site boundary plan.

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We just need a quick response to: Do you feel this is a viable mineral resource? and if so what timescales would you be looking to extract/be in need of the resource?

If you have any queries, please do not hesitate to get in touch,

Thanks in advance for your help,

Anthony Potter

BSc (Hons), MSc, FGS
Senior Consulting Engineer

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Head office: Unit 7, Danworth Farm, Cuckfield Rd, Hurstpierpoint, West Sussex, BN6 9GL, UK

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From: [Phil Aust](#)
To: [Anthony Potter](#)
Subject: RE: Technical Resource Enquiry - East Grinstead, West Sussex
Date: 21 October 2025 15:38:03
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)

Good afternoon Anthony and thanks for getting in touch.

We have no knowledge of this site and are not qualified to give any indication as to its viability.

Kind regards

Phil Aust
Group Head of Development

Tel: 020 8380 9600 | Mob: 07843 524963 | Fax: 020 8380 9700



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From: Anthony Potter <Anthony.Potter@gesl.net>
Sent: 20 October 2025 11:14
To: Enquiries <enquiries@daygroup.co.uk>
Subject: Technical Resource Enquiry - East Grinstead, West Sussex

Hello,

We are currently writing a Mineral Resource Assessment for a site located in East Grinstead, West Sussex (grid ref 539238, 136675) as the West Sussex Minerals and Waste Local Plan has defined the site to be within a mineral safeguarding area. I have attached a site boundary plan.

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If you have any queries, please do not hesitate to get in touch,

Thanks in advance for your help,

Anthony Potter

BSc (Hons), MSc, FGS

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From: [Anthony Potter](#)
To: matthew.saunders@cemex.com
Subject: Technical Resource Enquiry - East Grinstead, West Sussex
Date: 20 October 2025 11:09:41
Attachments: [image564383.jpg](#)
[image017170.png](#)
[site location Plan \(2\).pdf](#)

Hi Matthew,

We are currently writing a Mineral Resource Assessment for a site located in East Grinstead, West Sussex (grid ref 539238, 136675) as the West Sussex Minerals and Waste Local Plan has defined the site to be within a mineral safeguarding area. I have attached a site boundary plan.

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Thanks in advance for your help,

Anthony Potter

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Birmingham Office: Birmingham Fort Dunlop, Fort Dunlop, Fort Parkway, Birmingham, B24 9FEL



From: [Anthony Potter](#)
To: Malcolm.Ross@heidelbergmaterials.com
Subject: Technical Resource Enquiry - East Grinstead, West Sussex
Date: 20 October 2025 11:07:33
Attachments: [image360813.jpg](#)
[image344726.png](#)
[site location Plan \(2\).pdf](#)

Hi Malcolm,

We are currently writing a Mineral Resource Assessment for a site located in East Grinstead, West Sussex (grid ref 539238, 136675) as the West Sussex Minerals and Waste Local Plan has defined the site to be within a mineral safeguarding area. I have attached a site boundary plan.

The Local Mineral Authority have requested that we contact you directly.

Therefore, we would request that you could confirm whether or not the anticipated underlying ground conditions of the site; sands, gravels and clays of the Head Deposits, clay, silt sand and gravel of the Alluvium overlying the mudstone of the Wadhurst Clay Formation, is a commercially viable resource.

We just need a quick response to: Do you feel this is a viable mineral resource? and if so what timescales would you be looking to extract/be in need of the resource?

If you have any queries, please do not hesitate to get in touch,

Thanks in advance for your help,

Anthony Potter

BSc (Hons), MSc, FGS
Senior Consulting Engineer

T: +44 (0) 1273 832972 M: +44 (0) 7701 059126

W: www.gesl.net

Head office: Unit 7, Danworth Farm, Cuckfield Rd, Hurstpierpoint, West Sussex, BN6 9GL, UK
Hatfield Peverel Office: Office 4 Wheelwrights Yard The Street, Hatfield Peverel, Essex CM3 2EA
Bristol Office: Bristol Broad Quay, Broad Quay House, Prince Street, Bristol, BS1 4DJ
Birmingham Office: Birmingham Fort Dunlop, Fort Dunlop, Fort Parkway, Birmingham, B24 9FEL



From: [Anthony Potter](#)
To: technical@mbhplc.co.uk
Subject: Technical Resource Enquiry - East Grinstead, West Sussex
Date: 17 October 2025 15:34:21
Attachments: [image082401.jpg](#)
[image598318.png](#)
[site location Plan \(2\).pdf](#)

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Birmingham Office: Birmingham Fort Dunlop, Fort Dunlop, Fort Parkway, Birmingham, B24 9FEL



From: [Anthony Potter](#)
To: ["restore.south@tarmac.com"](mailto:restore.south@tarmac.com)
Subject: Technical Resource Enquiry - East Grinstead, West Sussex
Date: 17 October 2025 15:43:00
Attachments: [site location Plan \(2\).pdf](#)

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