



Geo-Environmental

DESK STUDY REPORT

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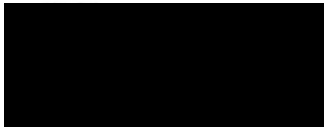
**LAND AT WEST HOATHLY ROAD, EAST GRINSTEAD,
WEST SUSSEX, RH19 4AZ**

on behalf of

DEVINE HOMES PLC





Report:	DESK STUDY REPORT
Site:	LAND AT WEST HOATHLY ROAD, EAST GRINSTEAD, RH19 4AZ
Client:	DEVINE HOMES PLC
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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Devine Homes Plc (the Client) to undertake a Phase 1 assessment of the geotechnical and geo-environmental factors pertaining to the proposed redevelopment of land at West Hoathly Road, East Grinstead, West Sussex, RH19 4AZ, (herein referred to as 'the site'). The site's location is presented in Figure 1, and a site plan is presented in Figure 2.

1.1 Proposed Development

It is understood the proposed redevelopment is to comprise the construction of a housing development, with approximately 44 residential properties including private gardens, soft landscaping, SUDS, access roads and associated infrastructure.

1.2 Objectives

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

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

The desk study assessment was required to consider the site in the context of proposed residential development and also to inform a Mineral Resource Assessment, which is to be prepared as a separate document.

1.3 Standards

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

- National Planning Policy Framework – updated February 2025;
- Land Contamination Risk Management (LCRM), Environment Agency, updated June 2025;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC NF94 – Hazardous Ground Gas – an essential guide for housebuilders – April 2023;
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

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

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

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

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

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2.0 DESK STUDY

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

2.1 Site Description

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 a distance of 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

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.

1 British Geological Society (BGS) borehole has been recorded within 250m of the site, as summarised below.

- 197m NE, 539360 136930, East Grinstead
0.0-0.3 Tarmac
0.3-1.2 Soft to firm silty CLAY
1.20-2.0 Firm silty CLAY
2.0-3.0 Firm to stiff silty CLAY with fine gravel
3.0-5.0 Very weak silty MUDSTONE

2.3 Hydrogeology

With reference to information provided by the Environment Agency, the superficial deposits (Head Deposits) it 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 2.1.

Location	Summary	Soil/surface	Superficial geology	Bedrock geology
On site	Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness:	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well-connected fractures

Location	Summary	Soil/surface	Superficial geology	Bedrock geology
On site	Superficial Aquifer 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 2.1 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 2.2 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 2.2 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 2.3 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)

Distance (m)	Pollutant	Date	Water Impact	Land Impact	Air Impact
365m E	Sewage Materials	05/09/2005	Category 1 (Major)	Category 3 (Minor)	Category 4 (no impact)

Table 2.3 Summary of pollution incidents within 500m

The highest risk of surface water flooding was 1 in 30 year, 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, Dunning's 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 2.4.

Distance and direction (m)	Land use	Date
43.4 N	Corn Mill	1873
60.2 N	Mill Pond	1897
61.8 N	Unspecified Mill	1897
65.4 N	Unspecified Mill	1948
76.8 N	Unspecified Mill	1908
101.8 W	Unspecified Pit	1873
113.2 E	Sewage Pumping Station	1948
113.2 E	Sewage Pumping Station	1908
125.9 N	Boat House	1908
238.7 N	Brick Works	1897
244.1 E	Brick Works	1908
264.1 W	Unspecified Pit	1873
334.7 NE	Brick Field	1908
395.6 E	Unspecified Pit	1963
395.6 E	Unspecified Pit	1975
396.9 E	Unspecified Quarry	1897

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Distance and direction (m)	Land use	Date
398.3 E	Unspecified Quarry	1908
398.3 E	Unspecified Quarry	1948
489.6 SW	Unspecified Tank	1897

Table 2.4 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 2.5 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 2.5 Historical Tanks within 500m

The desk study identified 14No. historical energy feature within 500m of the site, details of which are presented in Table 2.6 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 2.6 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 Agricultural Designation

The Groundsure dataset indicated that the agricultural land classification for the site was Grade 4, poor quality agricultural land, defined as *“Land with severe limitation 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.”*

Due to the scale of the mapping, the area also appeared to be within Urban Classified Land, but this was actually

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outside of the site boundary.

The site was in an area where a Tree Felling Licence is required.

- On site, Selective Fell/Thin (Conditional) – 11th January 2017 (reference: 019/406/16-17)

The site is in an area with 2 Countryside Stewardship Schemes

- On site, Countryside Stewardship (middle tier) – 1st January 2023- 31st December 2027
- 11m SE, Countryside Stewardship (middle tier) – 1st January 2023- 31st December 2027

2.8 Geotechnical Data

The site was recorded as being located in an area which is unlikely to be affected by past, current or future coal mining.

There is the potential for historical non-coal mining to have affected the area, as 2 non-coal mining entries were recorded within 1000m from site, listed below.

- On site – Iron ore – Underground mining 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 – Iron ore – potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

The above has been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.7.

Hazard	Designation *
Non-coal mining	Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
Collapsible ground	Very low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very low
Running sand	Very low to negligible
Shrinking and Swelling clay	Low

NOTE: *Designation is for natural soils, classification for imported materials of Made Ground may differ.

Table 2.7 Summary of BGS Geological Hazards

A summary of mining and possible mineral ground working records is presented in Table 2.8 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 2.8 Summary of Mining and possible mineral Ground Workings records

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

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

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

11 surface ground workings were recorded within 250m of the site, details of which are provided below:

- 60m N – Mill Pond – 1897
- 65m N – Pond – 1908
- 70m N – Water body – 1873
- 102m NW – Unspecified pit – 1873
- 186m SW – Pond – 1963
- 188m SW – Pond- 1948
- 197m SW – Pond – 1975
- 220m NW – Pond – 1948
- 222m NW – Pond – 1963
- 239m N – Brick works – 1897
- 244m E – Brick works – 1908

No natural cavities within 500m, or mining cavities within 1000m of the site were reported.

2.9 Landfill and Ground Workings

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

The desk study identified 1No. inert historical landfill site which was 97m south of the site. The desk study also identified 1No. historical waste site, 498m southwest of the site.

The desk study identified 5No. 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,	WEX212511	Disposing of waste	On a farm	Burning waste in the open

Location	Site	Reference	Category	Sub-category	Description
	Coombe Hill Road, East Grinstead, Rh19 4lz		exemption		
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 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.

2.11 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.10 below.

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

Table 2.10 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.

2.12 Historical Maps

A summary of the apparent site history and key features dating back to 1874 is presented in Table 2.11 and has been determined through examination of historical maps obtained as part of the desk study.

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Date	On Site	Off Site
1873 1:2,500	The site comprised part of a field network, with trees along the northwestern and southeastern boundary, as well as some smaller grouped trees c.20m from the boundary. A small watercourse ran through the southeastern boundary.	The surrounding area comprised a field network with trees forming field boundaries, a watercourse c.175m west from the site, and a larger river approximately 80m northeast of the site. Buildings were mapped 50-100m north of the site, adjacent to 'Dunnings Mill', with a small building 200m northwest of the site.
1897 1:10560	No significant changes noted.	Mill pond was mapped directly north of 'Dunnings Mill' with increased development at Brick Works, 250m north-northeast of the site, and a labelled quarry, 375m east of site.
1899 1:2500	No significant changes noted.	No significant changes noted.
1908 1:10560	Trees/vegetation mapped on the southwest boundary. A pit was mapped within the south-eastern portion of the site.	There had been some residential development at Sunnyside, to the northeast. A sewage pumping station was mapped 100m east from site. Mill pond was renamed 'Boat House' adjacent to 'Dunnings Mill'. 150m northwest some development was shown by 'Ash Woods'.
1910 1:2500	No significant changes noted.	No significant changes noted.
1931 1:2500	No significant changes noted.	A Recreational ground was mapped adjacent to the northeastern boundary. St Barnabas' Church c.175m north of site. 'Dunnings Mill' pond no longer shown, possibly infilled.
1932 1:10560	No significant changes noted.	'Bulrushes Farm' mapped c.300m northwest of site.
1938 1:10560	No significant changes noted.	No significant changes noted.
1948 1:10560	No significant changes noted.	A hall was mapped immediately to the west.
1955-1957 1:2500	No significant changes noted.	No significant changes noted.
1963 1:10560	The site was mapped as clear/open land with the ancient woodland shown along the southern boundary.	Buildings c.300m southwest had been redeveloped, the buildings were labelled 'Sunshine Home for Blind Babies'.
1965-1970 1:2500	No significant changes noted.	There had been further residential development c.100m northeast. 'Peredur Home School' shown 175m southwest. Some development had taken place at 'Mill field', along the northwest boundary of the site. The hall to the northwest was labelled 'St Barnabas Hall'.
1970-1974 1:2500	No significant changes noted.	No significant changes notes.

Date	On Site	Off Site
1975 1:10000	Trees were mapped along the southwest boundary.	'Sunshine Home' labelled 'The Beachcroft Towse'. 'Peredur Home School' labelled school.
1978 1:10000	No significant changes noted.	No significant changes.
2001 1:10,000	No significant changes noted.	The hall to the northwest was no longer indicated.
2010 1:10000	No significant changes noted.	No significant changes noted.
2025 1:10000	No significant changes noted.	The school immediately to the southwest was labelled Art Gallery.

Table 2.11 Summary of Historical Maps

The site was shown from the historical mapping to have comprised of 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.

2.13 Previous Ground Investigations

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

2.14 Asbestos

Potential asbestos containing materials (ACMs) were not identified on the site on the site during the site walkover.

Consideration for the potential for asbestos to be present within the Made Ground, shallow soils and any stockpiles, bunds etc. on the site should be given when designing any site investigations, therefore asbestos identification should be included within the suite of testing of contaminants on site. The absence of asbestos identified as part of the site walkover is not a guarantee of the absence of asbestos elsewhere on a site.

2.15 Potential 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.

These land uses are not covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995-1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs (DEFRA).

2.16 Ground Gas Summary

If Made Ground is present on site and contains a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours. However, it is considered that the potential for such a source to be present is low.

Ground gas monitoring would only be recommended if a source of organic rich Made Ground or organic contamination was encountered on the site in sufficient volume that it could present a source in its own right. No other plausible source of ground gases and or vapours have currently been identified in relation to the site.

2.17 Unexploded Ordnance (UXO)

An initial assessment for Unexploded Ordnance (UXO) risk was undertaken and based on accessing Zetica's on-line screening tool (accessed 08/07/2025). This indicated the site to be within a 'low risk' area with respect to bombing density. A copy of the initial assessment is presented in Appendix C.

2.18 Climate Change

Climate change is a factor for consideration under LCRM. Current climate models are showing an increase in extreme weather patterns, with extended periods of warm dry weather and/or extreme wet weather and flooding.

The effect of extreme and/or extended dry weather and extreme wet weather and flooding should be considered further as part of the proposed works. As such, the potential risk of mobilising contaminants if identified in relation to flooding, overland flow and high groundwater should be considered as part of the assessment. Consideration of the effect of extreme and/or extended dry weather should also be considered further as part of the proposed works in terms of an assessment of potential for contamination if/where contaminants are identified. However, the risks associated which such periods would only apply where contamination has been identified/is present which would be considered as part of the wider contamination assessment of the site.

3.0 PRELIMINARY ASSESSMENT

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

3.1 Preliminary Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

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

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- Potential for ground to have been worked (1908 map) resulting in differing ground conditions, possible buried quarry/pit face, overburden, disturbed pit/quarry base materials and infill.
- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the effect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The potential for discharge of storm water to the ground and suitability of shallow soils.
- Suitability of site won soils for re-use as earthworks fill, subject to a requirement for such, and potential for requiring treatment to render them suitable (meeting acceptability criteria).

Climate change has the potential to cause changes in the groundwater regime beneath the site in the short, medium and long term and this could adversely influence geotechnical factors such as drainage performance and serviceability of foundations and roads.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 2.

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

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

Table 3.1 Risk Ratings Matrix

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

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

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

Source	Description	Contaminants
On-site Made Ground (if present), and shallow soils	The general quality of shallow natural soils and Made Ground (from previous site use, aerial deposition and agricultural land use) could be impacted by the presence of contamination.	Possible elevated concentrations of heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), asbestos, and pesticides.
Ground gases	Possible presence of Made Ground beneath the site (only considered a viable source of ground gas if significant proportions of organic material are identified).	Elevated concentrations of methane, carbon dioxide, and depleted oxygen.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

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

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact.
Inhalation	Inhalation of soil dust both inside and outside of buildings. Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present within the underlying soils. Where shallow/perched water is present or infiltration (percolation of water through contaminated soils) through the site occurs, this could result in the vertical and lateral (including near surface runoff/overland flow) migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Root Uptake	Uptake of soil and waterborne contaminants by plants.
Flooding	The risk of surface water flooding is high in the southeast corner of the site, with a 1 in 30-year risk, while groundwater flooding is identified as low risk in the northeast area of the site. No historical flood events were noted within 500m of the site and the site was not identified as being located in an area at risk from fluvial or tidal flooding. In addition, an increase in extreme rainfall events could also result in periods of standing water due to increased frequency or intensity.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

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

Receptor	Description	Comments
End Users	Users of the proposed development.	The proposed development is understood to comprise a residential development with private communal gardens.
Soft Landscaping	Possible areas of planting including lawns, shrubs, trees, etc.	Soft landscaping is proposed.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and limited Made Ground may be present beneath the site.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land use is predominantly residential, agricultural, and educational uses with public open space immediately north.
Groundwater	Controlled waters contained within the aquifer(s) beneath the site.	The site overlies a Secondary Aquifer and Unproductive strata, with shallow soils classified as a medium vulnerability. No Source Protection Zones (SPZ) were identified within 500m of the site.
Surface Water	Controlled Waters within lakes, rivers, and ponds, etc., or coastal waters.	The nearest surface water feature was a stream on site, which connects to the Weir Wood Reservoir at approximately 1500m south of the site.
Ecological Receptors	Sensitive areas of ecological significance.	Ancient Woodland and the High Weald were identified within the site boundary.

Table 3.5 Possible Receptors of Contamination

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

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

Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification
Onsite - Contaminants of concern within Made Ground (if present) and shallow soils	End users	Direct contact	Likely	Minor	Low Future residential users may come into direct contact with soils within private gardens. Sampling and chemical testing required to assess the risk.
	Soft Landscaping	Root uptake	Likely	Minor	Low Where soft landscaping is proposed on the site, root uptake is possible. No clear evidence of harm to existing vegetation was observed. Sampling and chemical testing required to assess the risk.
	Adjacent land users	Direct contact	Unlikely	Mild	Very Low Adjacent site users are unlikely to come into contact with soils. Sampling and chemical testing required to assess the risk.
	Water supply pipes	Direct contact	Likely	Minor	Low Water supply pipes would come into contact with impacted or aggressive soils depending upon depth of installation and extent of soil impact. Sampling and chemical testing required to assess the risk.
	Buildings and infrastructure	Direct contact	Likely	Minor	Low Foundations and utilities will be placed within potentially aggressive soils. Sampling and chemical testing required to assess the risk.
	Groundwater	Vertical migration	Unlikely	Medium	Low The site overlies a Secondary Superficial Aquifer (bedrock – Wadhurst Clay), so there is a medium vulnerability, though the site is not located within a Source Protection Zone. Significant potentially mobile contamination is not anticipated to be present on site. Sampling and chemical testing required to assess the risk.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Low	Minor	Very Low No naturally occurring potential sources which could harm human health have been identified.



Potential Source/media	Potential Receptors	Potential Pathways	Likelihood	Severity	Risk and Justification
	Adjacent land users	Direct contact	Unlikely	Minor	Very Low No potential sources which could harm human health have been identified.
	Water supply pipes	Direct contact	Likely	Minor	Low Services will be placed within soils which may be an aggressive environment which may require specific pipework. Sampling and chemical testing required to assess the risk.
	Buildings and Infrastructure	Direct contact	Likely	Minor	Low Foundations will be placed within soils which may be an aggressive environment for concrete. Sampling and chemical testing required to assess the risk.
Ground gases from any organic rich Made Ground (onsite if present)	End Users	Inhalation	Low	Minor	Very Low Future users may inhale potential ground gases produced by this source (if identified). Extensive or deep Made Ground on site sufficient for significant ground gas generation not expected to be present.
	Buildings and infrastructure	Gas accumulation and potential explosion of flammable gases	Unlikely	Minor	Very Low Extensive putrescible material sufficient for significant methane production is not anticipated at the site.

Table 3.6 Plausible Pollution Linkages

3.3 Preliminary Risk Assessment Summary

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

The potential pollutant linkages established within this desk study are not considered to prevent development on the subject site but could require investigation and assessment to support further characterisation, calibration of the CSM and where/if necessary, determine a remedial strategy to reduce, remove or otherwise control any risk within the site to key receptors.

The specific potential pollutant linkages have been assigned low and very low risk ratings. However, further assessment may be required to support detailed design and/or to satisfy planning conditions or to provide clarification of the risk assessment.

In order to progress this assessment in line with LCRM and the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and to support detailed design for the proposed redevelopment. As such, it is recommended geotechnical investigation be carried out on the site to include some limited analysis of soil and groundwater (if encountered) samples for the range of potential contaminants identified within the Desk Study and to provide geotechnical information to support detailed design of the proposed development as well as to clarify ground conditions in the context of the Mineral Resource Assessment.

3.4 Preliminary Geotechnical Assessment Summary

Based on geological mapping, the ground conditions are anticipated to comprise variable clay, sand and gravel of Head Deposits over clay and mudstone of the Wadhurst Clay Formation. Given that the site use comprised agricultural land, it is considered likely that there may be areas of reworked, disturbed or Made Ground across areas of the site. Made Ground might also be present in the area of the pit shown on the 1908 map.

Conventional strip or pad foundations may be suitable for the proposed development on site, subject to confirmation of ground conditions and geotechnical properties following a ground investigation.

If any areas of Made Ground or infilled ground are encountered a deeper or piled foundation solution may be required. The development should also consider the presence of trees (existing and proposed) and/or desiccation at the site if shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees and piled foundations may be required in proximity to trees (subject to tree type and ground conditions).

Based on the anticipated geology the use of soakaways is considered unlikely to be viable on the site.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

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

The site walkover identified the site to comprise a pasture field, with trees and other vegetation along the northwestern, northeastern and southwestern boundaries, and Ancient Woodland occupying the southeastern boundary.

A low to very low risk has been assigned in relation to plausible contaminant linkages identified from the desk study.

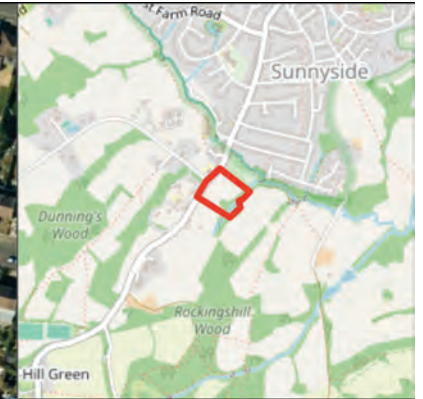
It is possible that conventional foundations would be suitable for the proposed development, although any design should account for the potential presence of variable ground conditions on site, potential shrinkable soils, as well as instability of excavations, and for the presence of trees on site and/or desiccation of the shallow soils. Intrusive investigation is required to assess the ground conditions on site to inform detailed design for the proposed scheme.

4.2 Recommendations

At this stage and based on the findings of the desk study and preliminary risk assessment, while the risk in relation to land contamination is considered to be low to very low, intrusive investigation works may be required in due course to inform detailed design works in relation to the proposed development and to confirm the findings of the Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM).

Figures





Legend
□ Site Boundary

0 25 m 50 m
© Mapbox



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

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

CDM 2015 Health & Safety Information

This information relates only to Significant Hazards identified on this drawing and is to be read in conjunction with the Designer's Hazard Register.

Accommodation Schedule

Affordable	Approx. Area	11 dwellings
First Homes		
2 no. 182P	51.3m ²	(55297)
2 no. 254P	71.9m ²	(77487)
		1 Bedroom Flat
		2 Bedroom Flat
Social Rent		
4 no. 182P	51.3m ²	(55297)
1 no. 238P	65.3m ²	(62497)
3 no. 284P	79.8m ²	(85797)
1 no. 385P	98.2m ²	(107787)
		1 Bedroom Flat
		2 Bedroom FCO
		2 Bedroom House
		3 Bedroom House
Open Market		
7 no. 254P	79.8m ²	(85797)
12 no. 385P	98.2m ²	(107787)
9 no. 385P	100.4m ²	(108187)
3 no. 486P	137.1m ²	(147687)
		2 Bedroom House
		3 Bedroom House
		3 Bedroom House
		4 Bedroom House
Total		44 dwellings

Pedestrian link to Sunnyside Recreation Ground

WEST HOATHLY ROAD

A	06.05.25	Annotation Updated	GP	PA
Rev	Date	Revision Details	Dr	Ch

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Client's Name
DEVINE HOMES

Job Title
**LAND AT WEST HOATHLY ROAD
EAST GRINSTEAD**

Drawing Title
SKETCH LAYOUT - 44 Unit Scheme

Scale
1:500 @ A1 / 1:1000 @ A3

Drawn
GP

Checked
PJ

Date
MAY '25

Job No
7189

Drawing No
SK-08

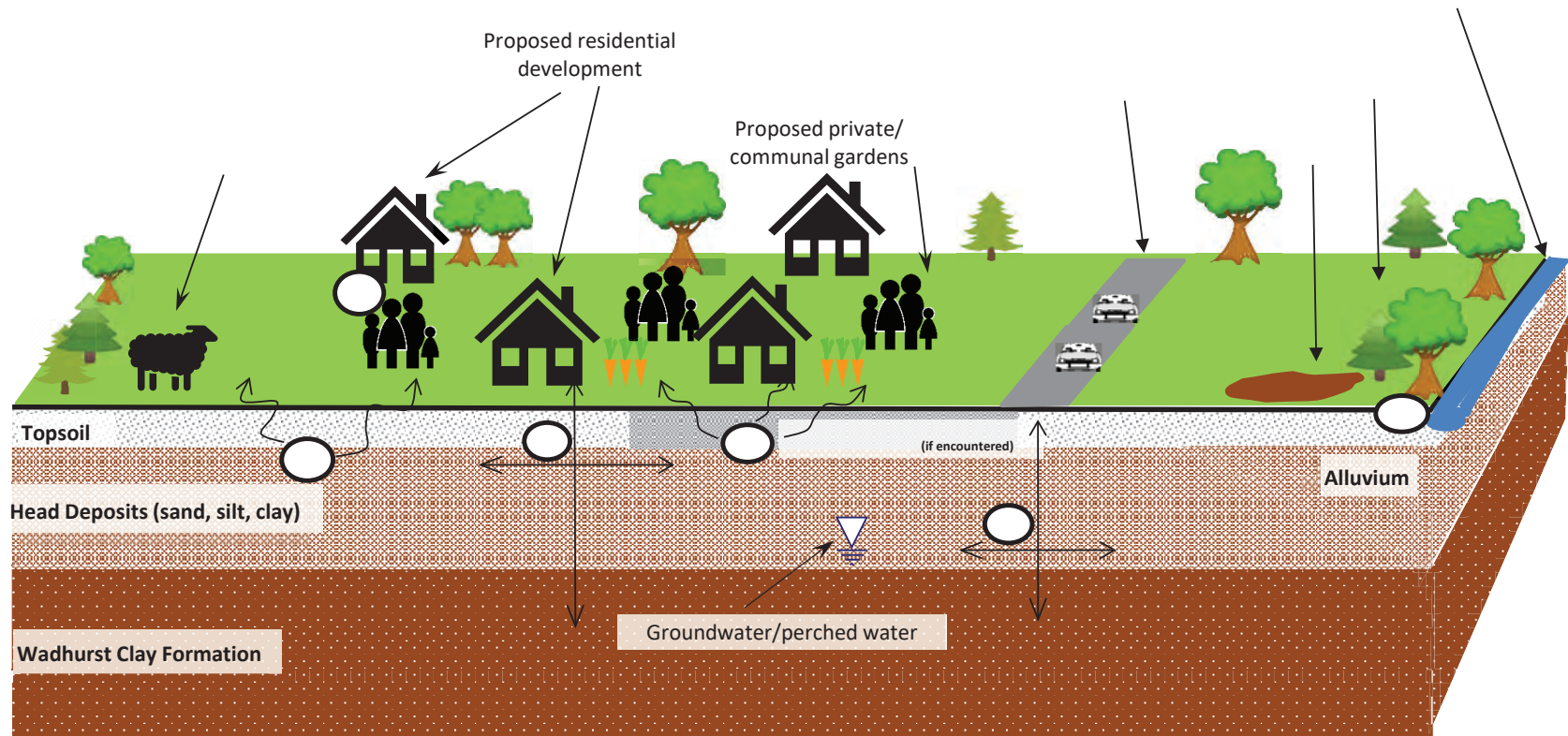
Rev
A

Status
PRELIMINARY

CAD File Name: 61050025_10 SK-08 1189 - site layout (sketch) dwg

Possible Pollutant Linkages:

1. Direct contact with contaminated soils, ingestion of contaminated soils, bioaccumulation in homegrown produce
2. Inhalation of soil dusts indoor and outdoor, and inhalation of gases/vapours within buildings
3. Vertical and lateral migration through permeable strata
4. Shallow groundwater vertical and lateral migration
5. Flooding



Project:	West Hoathly Rd, East Grinstead			Title	Conceptual Site Model (Proposed Site Use)		
Client:	Devine Homes Plc			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental		
Ref No:	GE23385	Revision:	V1				
Drawn:	EC	Date:	17/10/2025				
Figure:	3	Scale:	Not To Scale				



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](#) ↗

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 >	<u>10.16 ></u>	<u>Nitrate Vulnerable Zones ></u>	1	0	0	0	4
62 >	<u>10.17 ></u>	<u>SSSI Impact Risk Zones ></u>	1	-	-	-	-
63 >	<u>10.18 ></u>	<u>SSSI Units ></u>	0	0	0	0	3
Page	Section	<u>Visual and cultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
65	11.1	World Heritage Sites	0	0	0	-	-
66 >	<u>11.2 ></u>	<u>Area of Outstanding Natural Beauty ></u>	1	0	1	-	-
66	11.3	National Parks	0	0	0	-	-
66 >	<u>11.4 ></u>	<u>Listed Buildings ></u>	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	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
68 >	<u>12.1 ></u>	<u>Agricultural Land Classification ></u>	Grade 3 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69 >	<u>12.3 ></u>	<u>Tree Felling Licences ></u>	1	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70 >	<u>12.5 ></u>	<u>Countryside Stewardship Schemes ></u>	1	1	0	-	-
Page	Section	<u>Habitat designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
71 >	<u>13.1 ></u>	<u>Priority Habitat Inventory ></u>	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	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
74 >	<u>14.1 ></u>	<u>10k Availability ></u>	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 >	<u>Non-coal mining</u> >	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	<u>Radon</u> >					
104 >	20.1 >	<u>Radon</u> >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	21.1 >	<u>BGS Estimated Background Soil Chemistry</u> >	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



Capture Date: 28/08/2005

Site Area: 2.21ha



Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

Site Area: 2.21ha



West Molesey Road

Sunnyside Recreation Ground

Play Area

Tobias Place

83.4m

12.5

25

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1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

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
----------------------------	----------

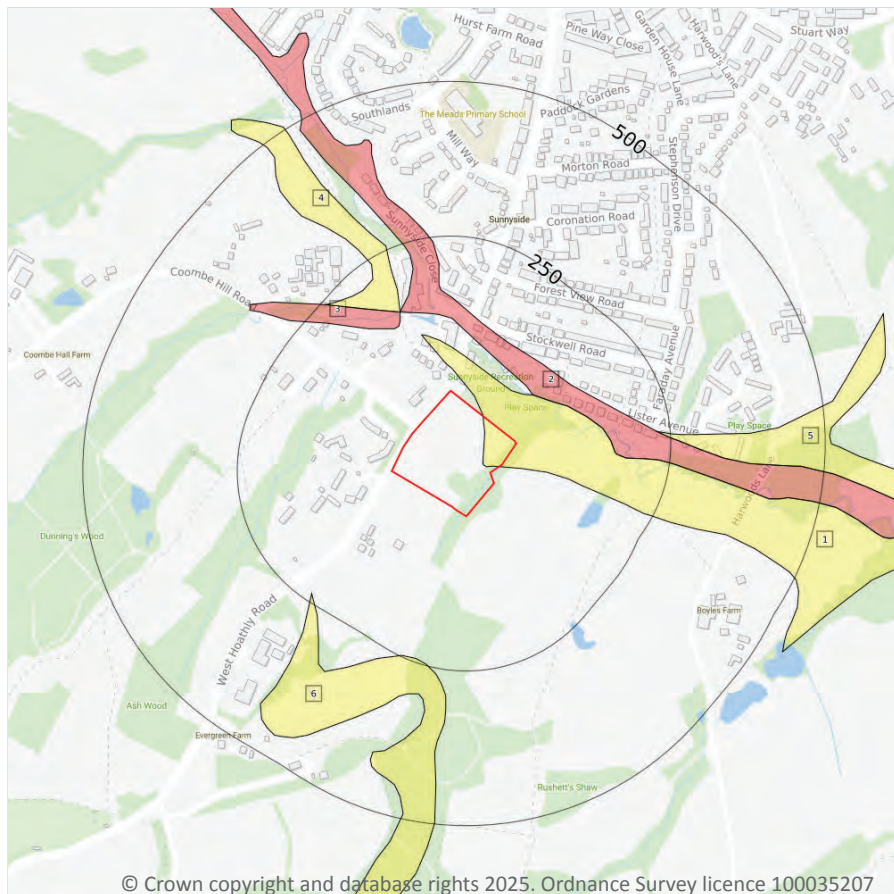
The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.



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

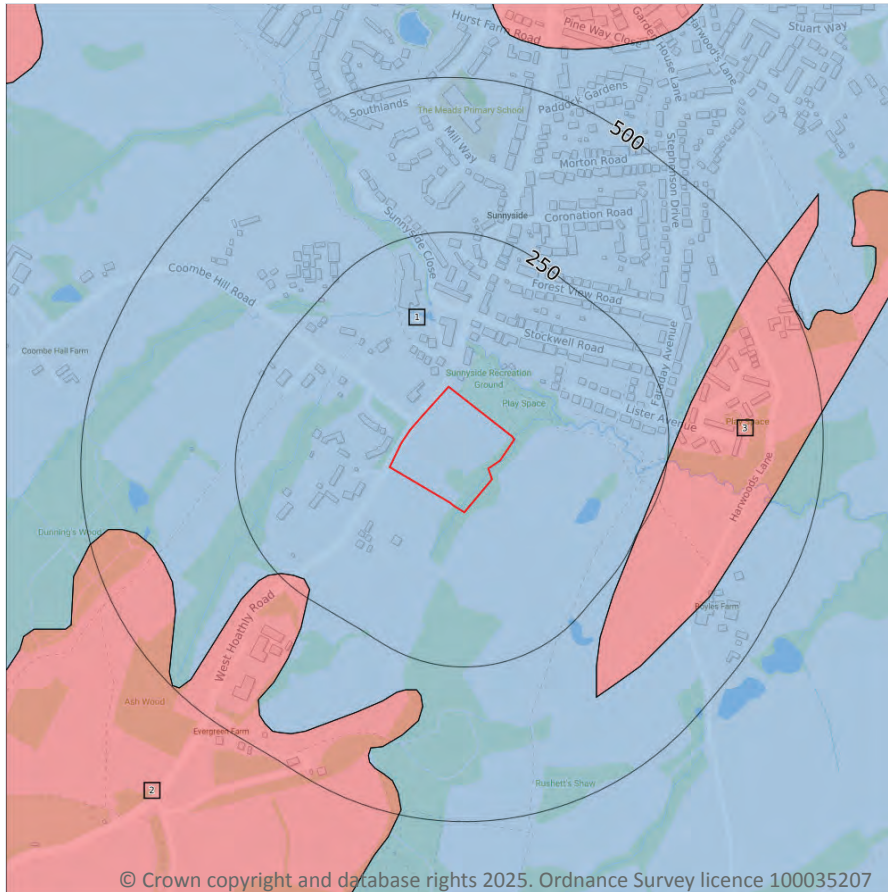


ID	Location	Designation	Description
3	134m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	151m NW	Secondary 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

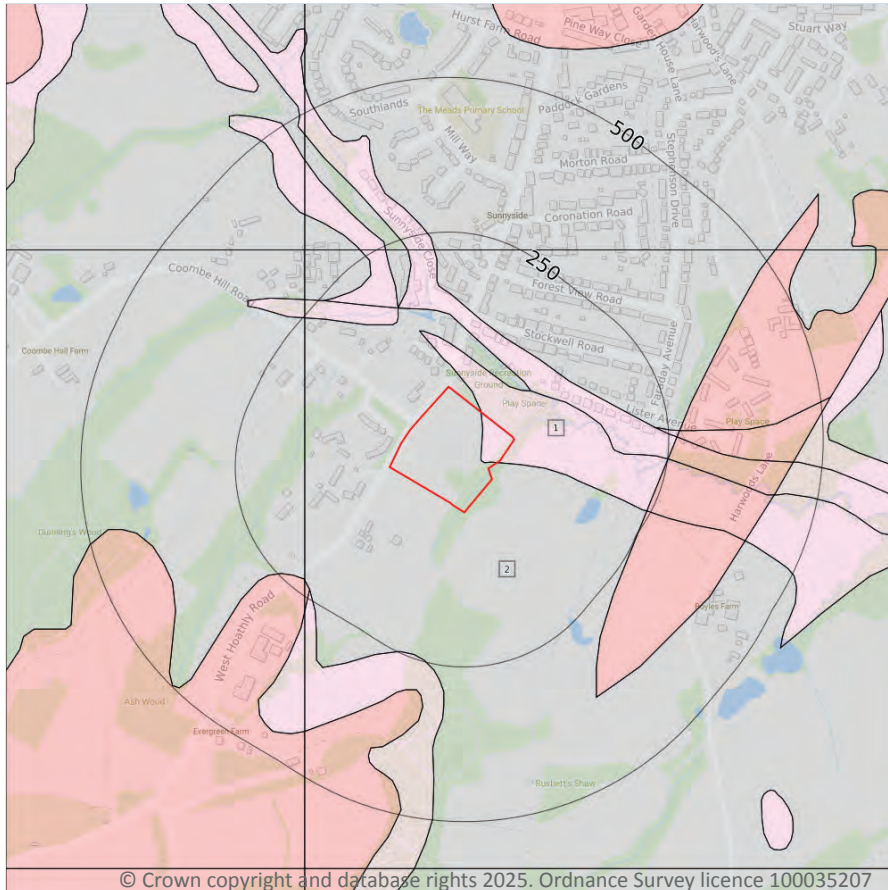


ID	Location	Designation	Description
3	242m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

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

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

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

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



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
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
-----------------------------	----------

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
-----------------------------	----------

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

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

5.9 Source Protection Zones

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

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

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

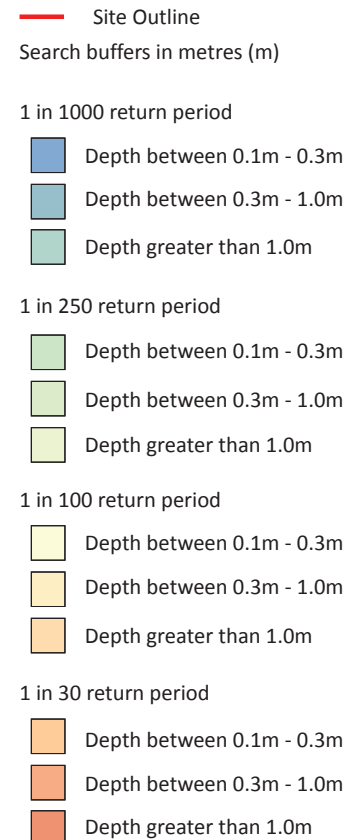
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



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.

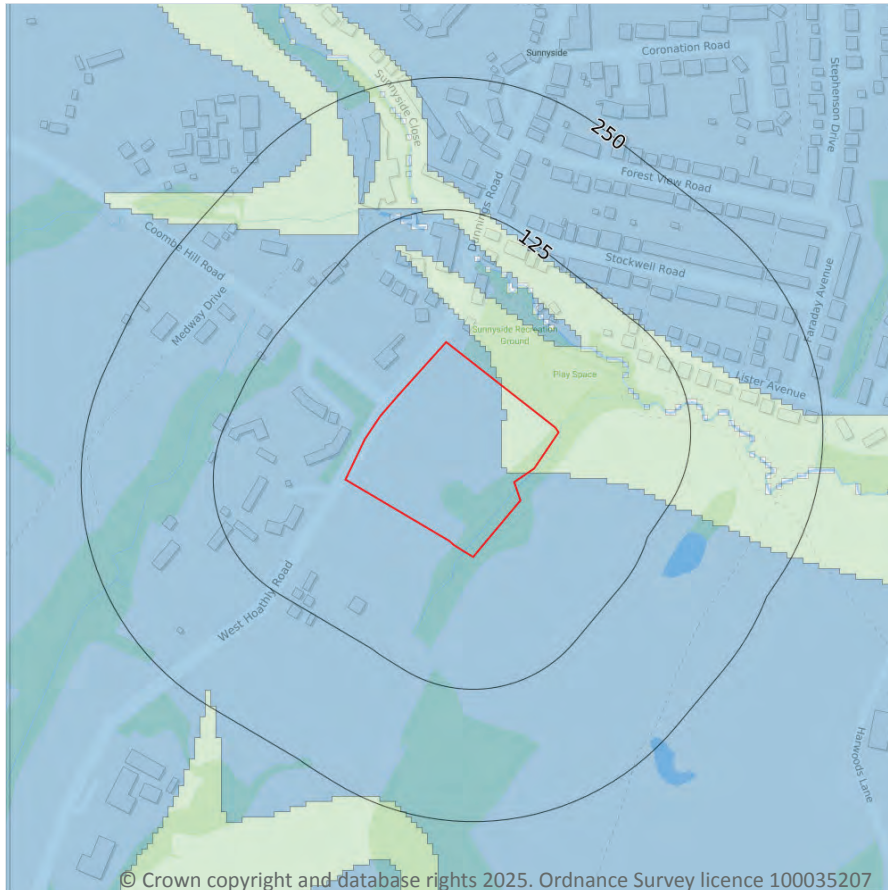
The table below shows the maximum flood depths for a range of return periods for the site.

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 Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

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

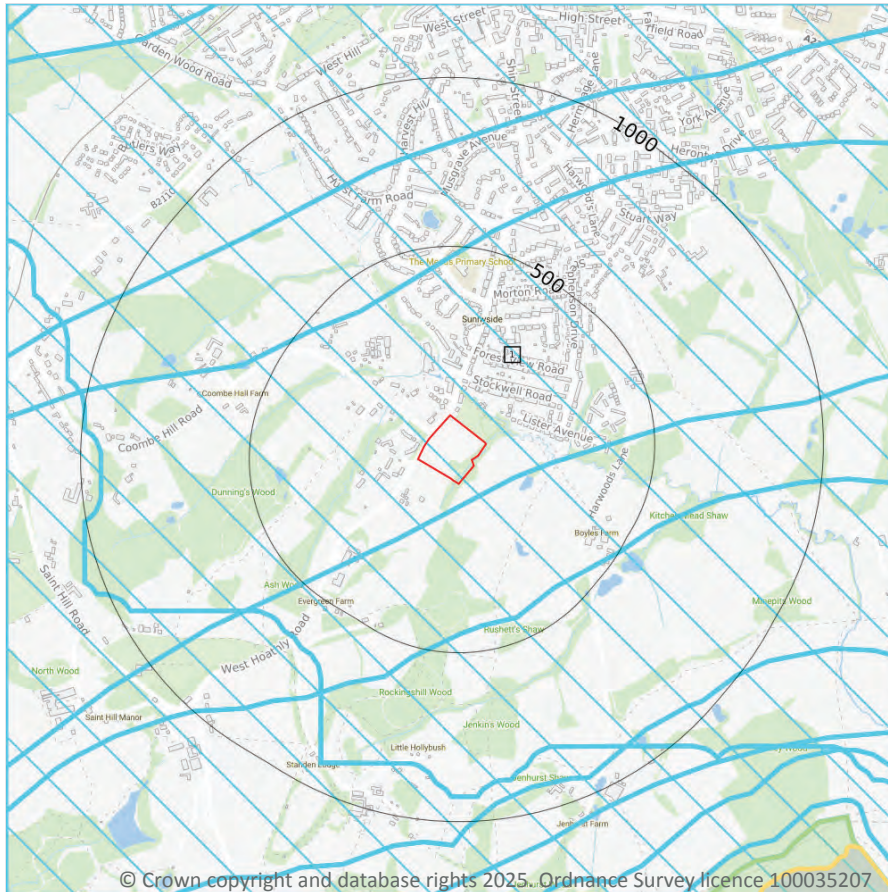


Location	Name	Type	NVZ ID	Status
594m S	Medway at Weir Wood NVZ	Surface Water	488	Existing
688m SW	Weir Wood Reservoir Eutrophic lake NVZ	Eutrophic Water	133	Existing
768m SW	Weir Wood Reservoir Eutrophic lake NVZ	Eutrophic Water	133	Existing
1623m N	Eden Brook East of Lingfield NVZ	Surface Water	487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



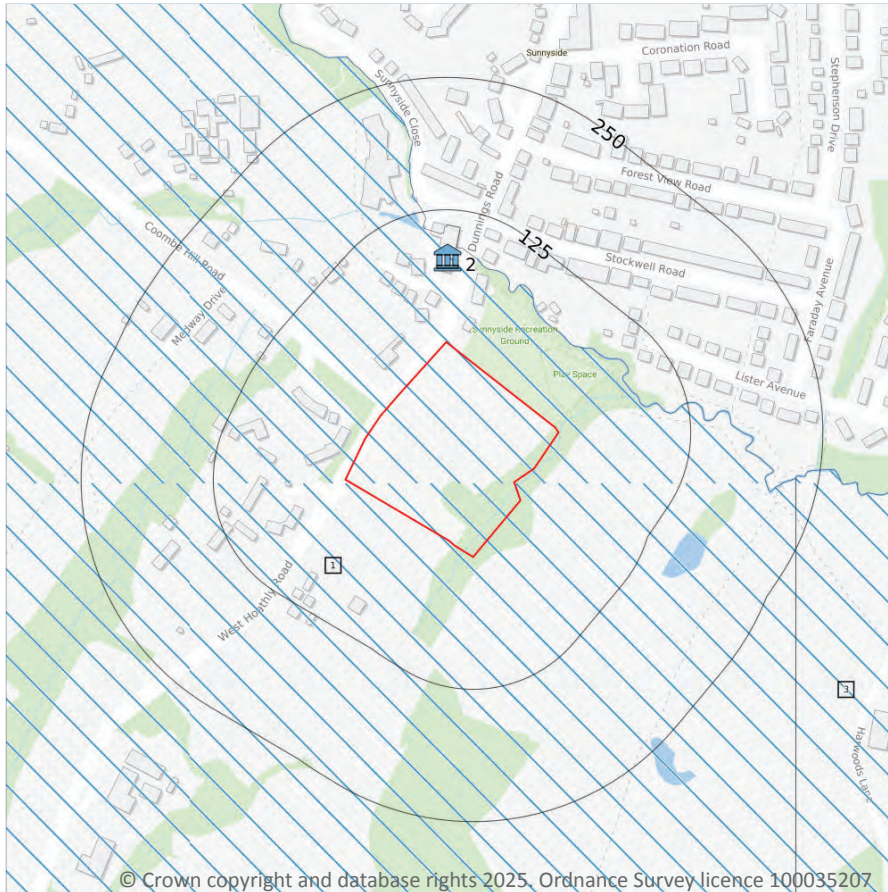
ID: -
Location: 1992m S
SSSI name: Weir Wood Reservoir
Unit name: Weir Wood Reservoir North And South
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Favourable
Reportable features:

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

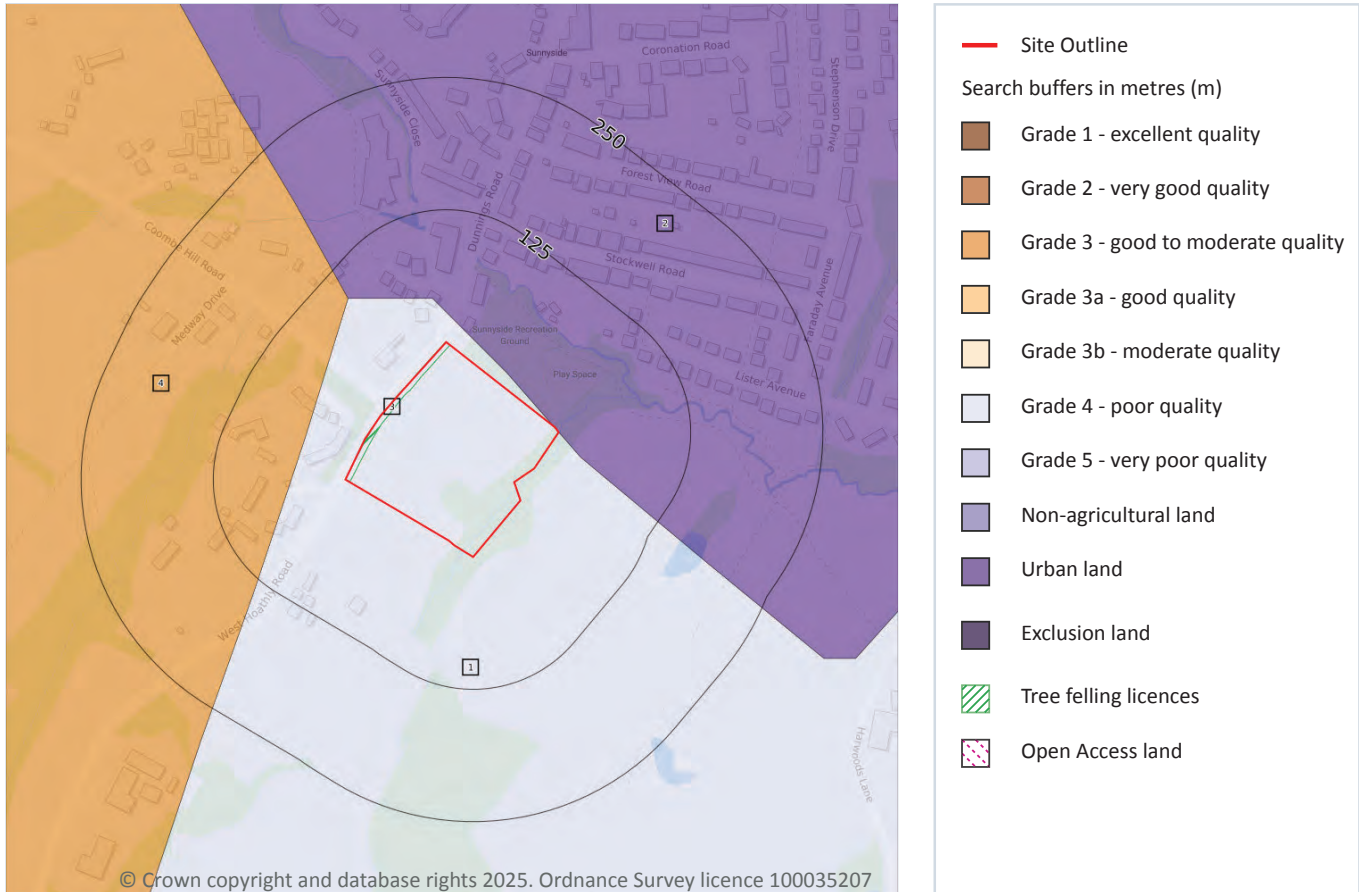
0

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

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



12 Agricultural designations



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**

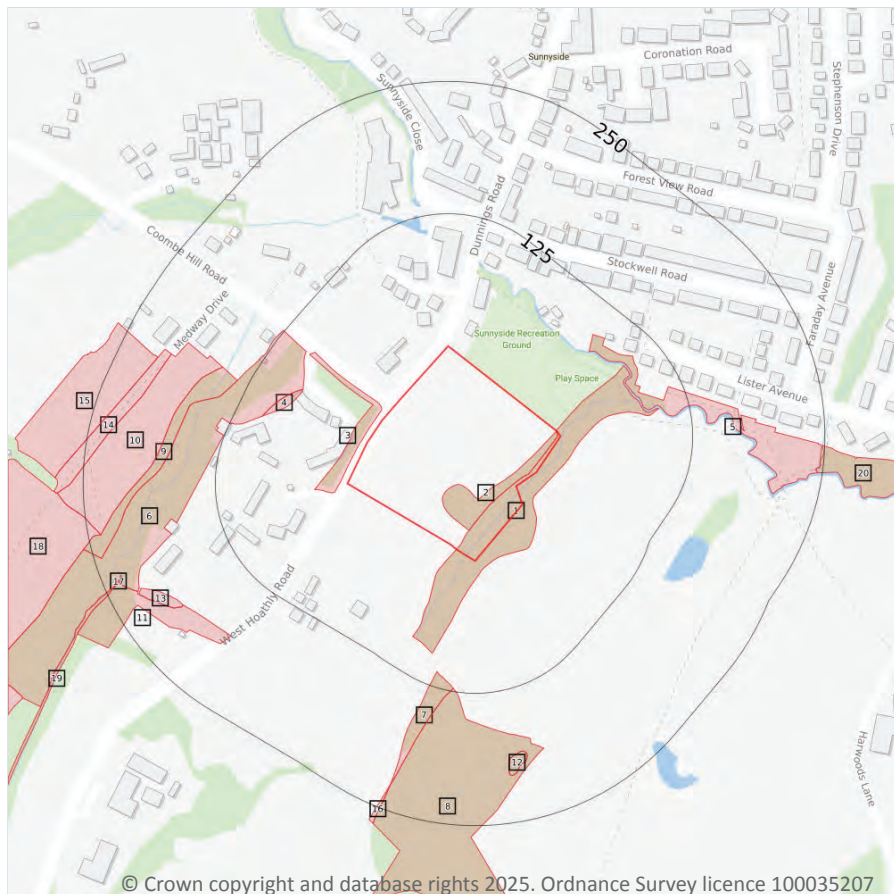
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

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

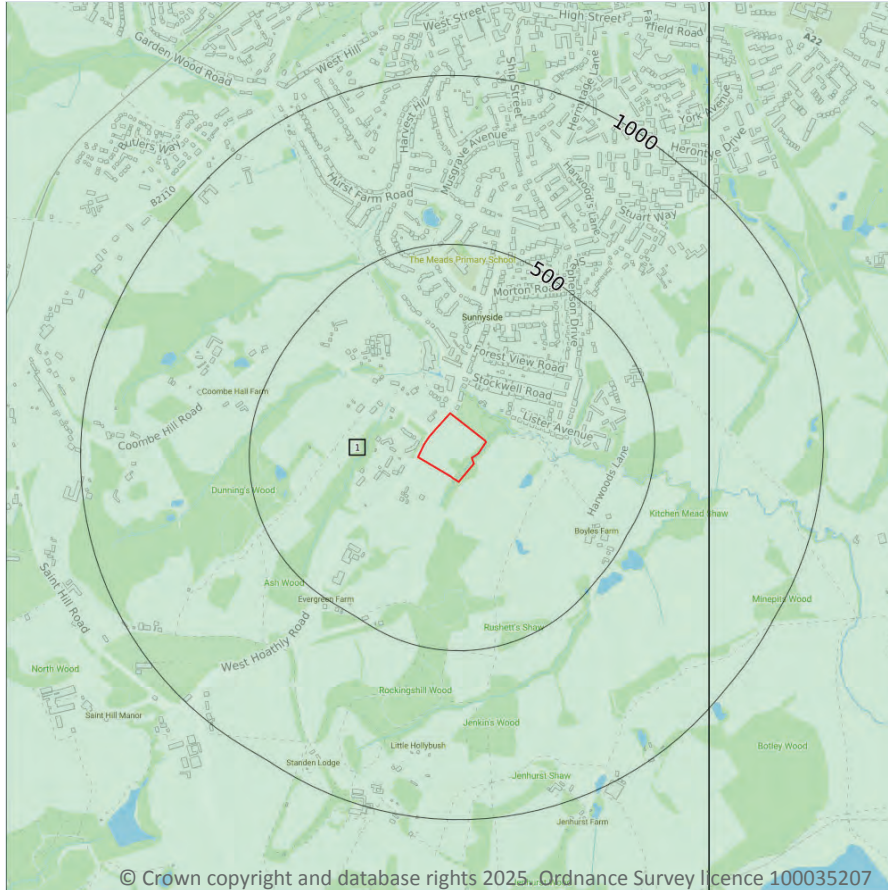
Records within 250m**0**

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

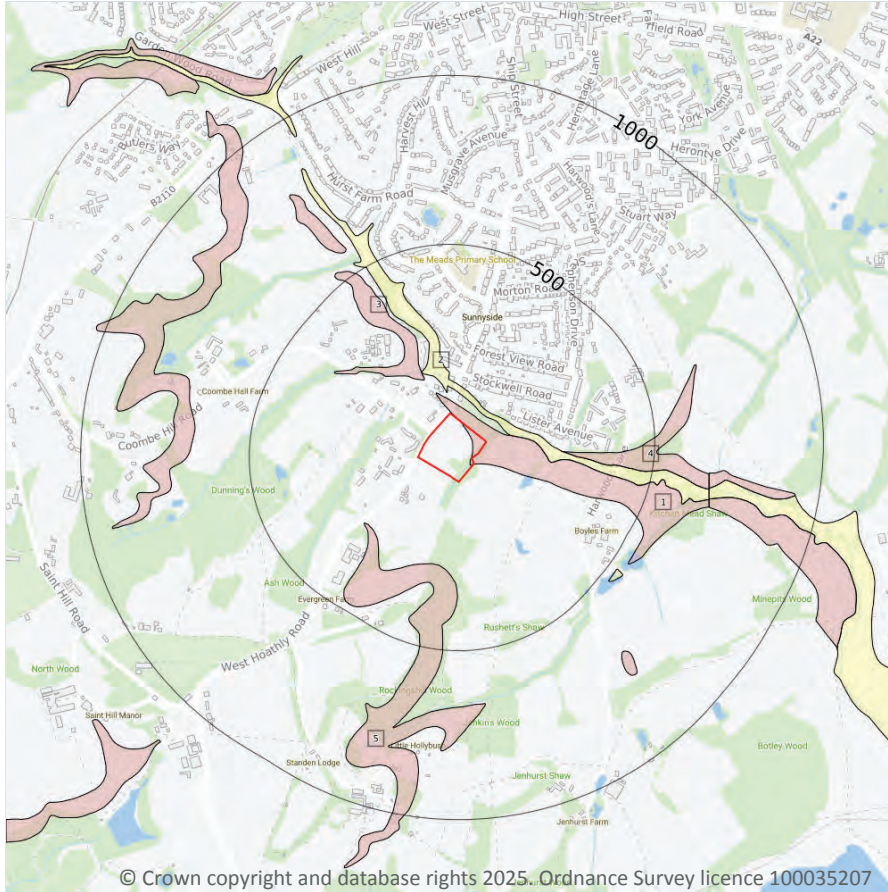
0

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

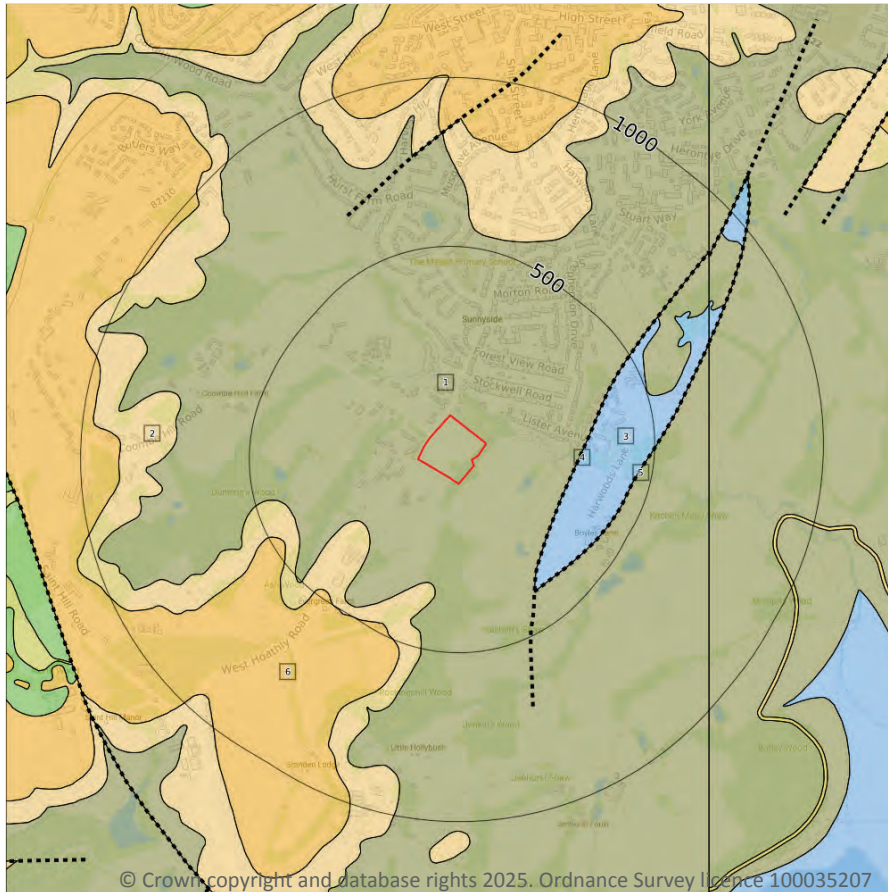
0

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.

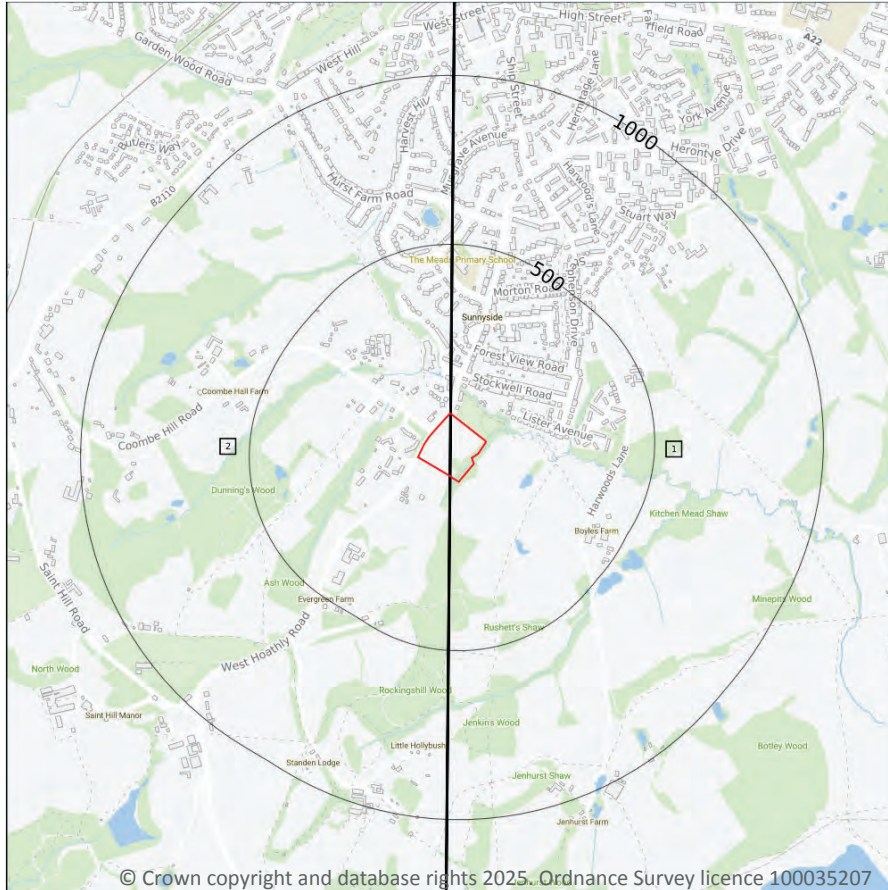
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 78](#) >

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)

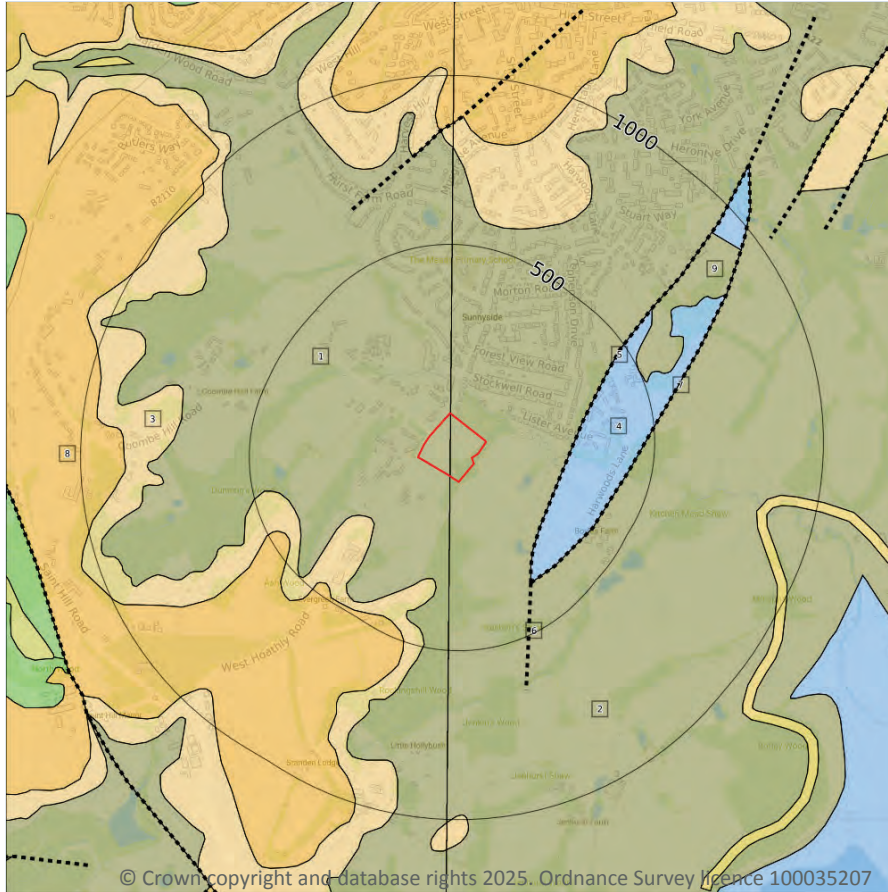
Records within 50m **0**

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.

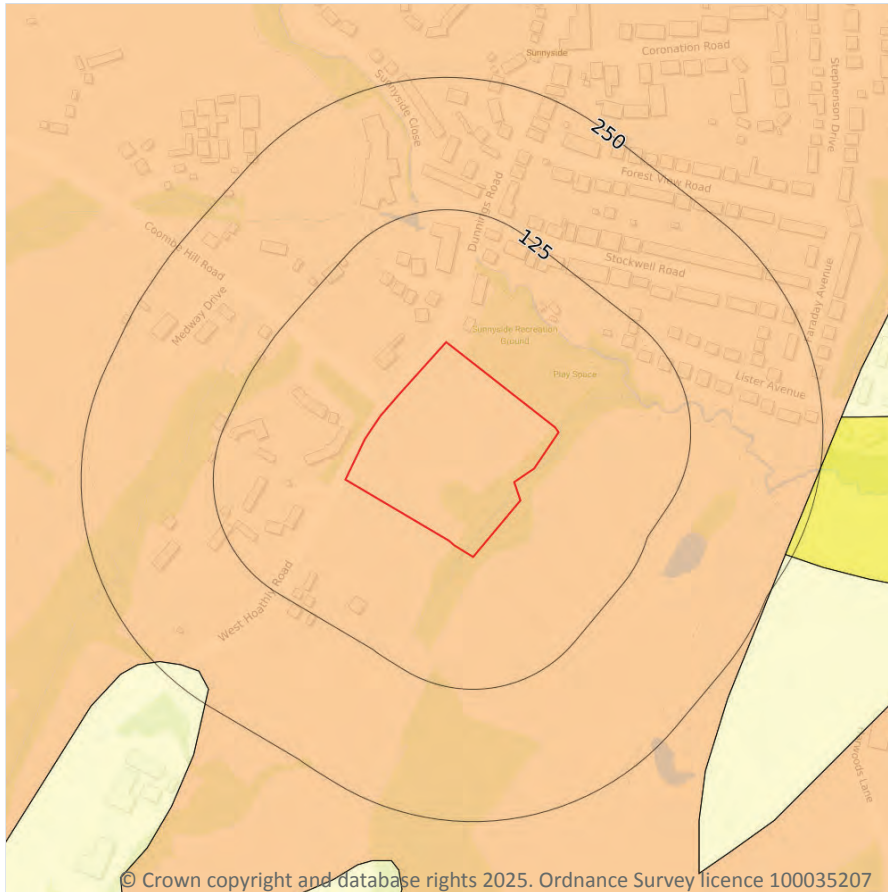
Features are displayed on the Boreholes map on [page 86 >](#)

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).

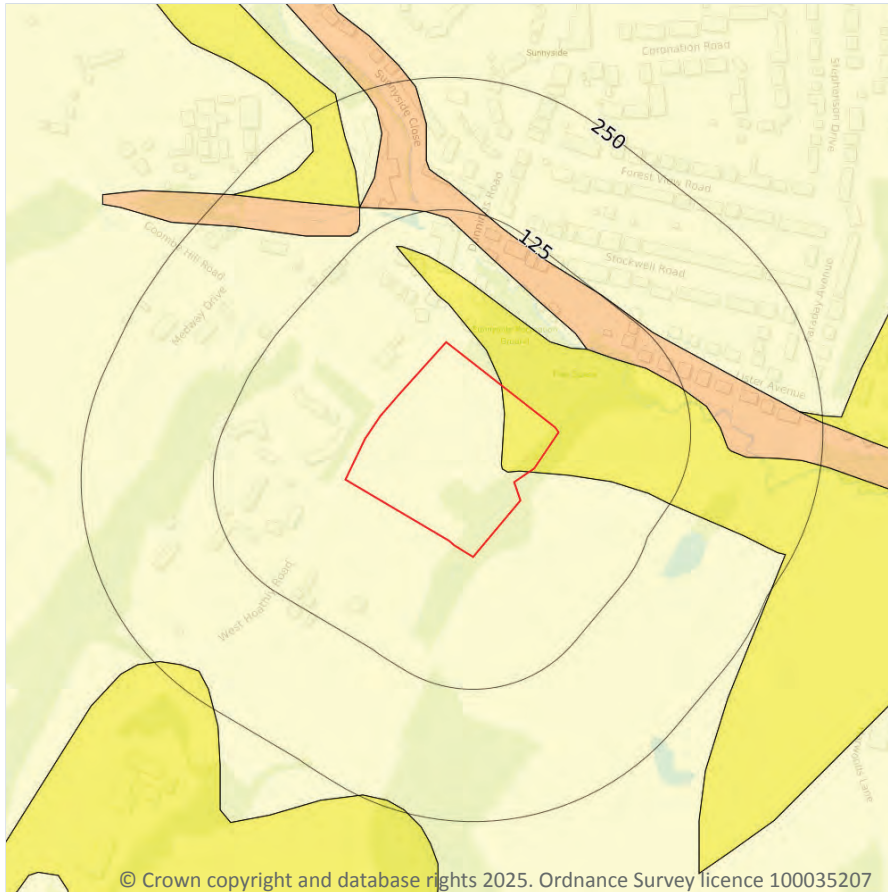
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 87](#) >

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](#) >

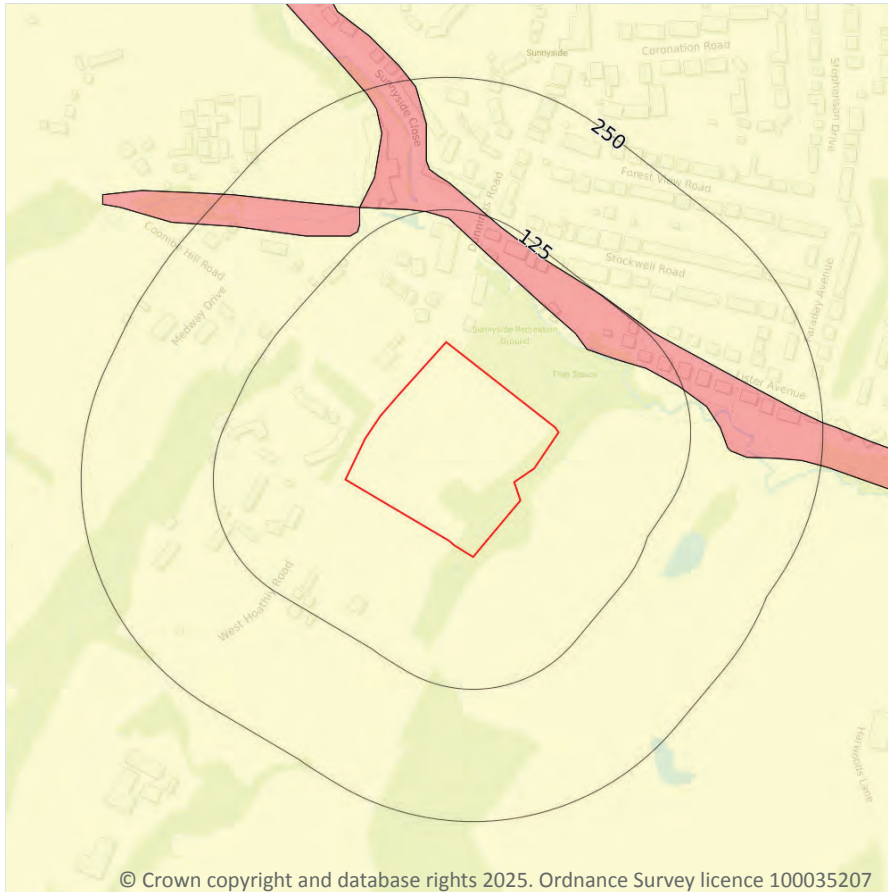
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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.

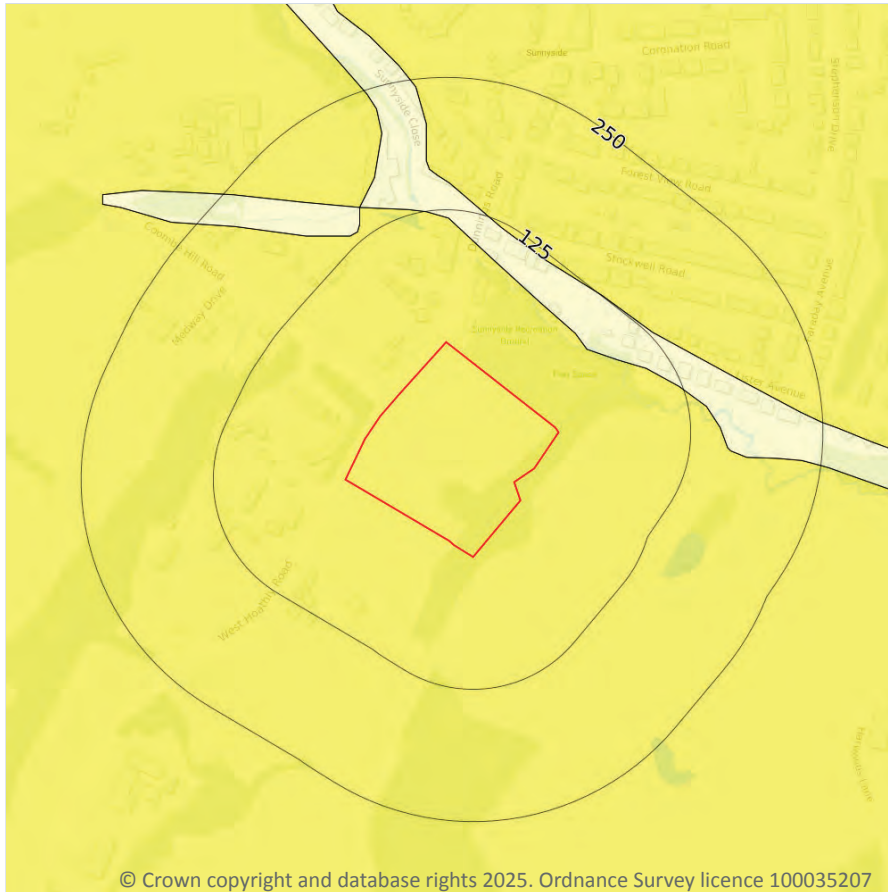
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 90](#) >

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.

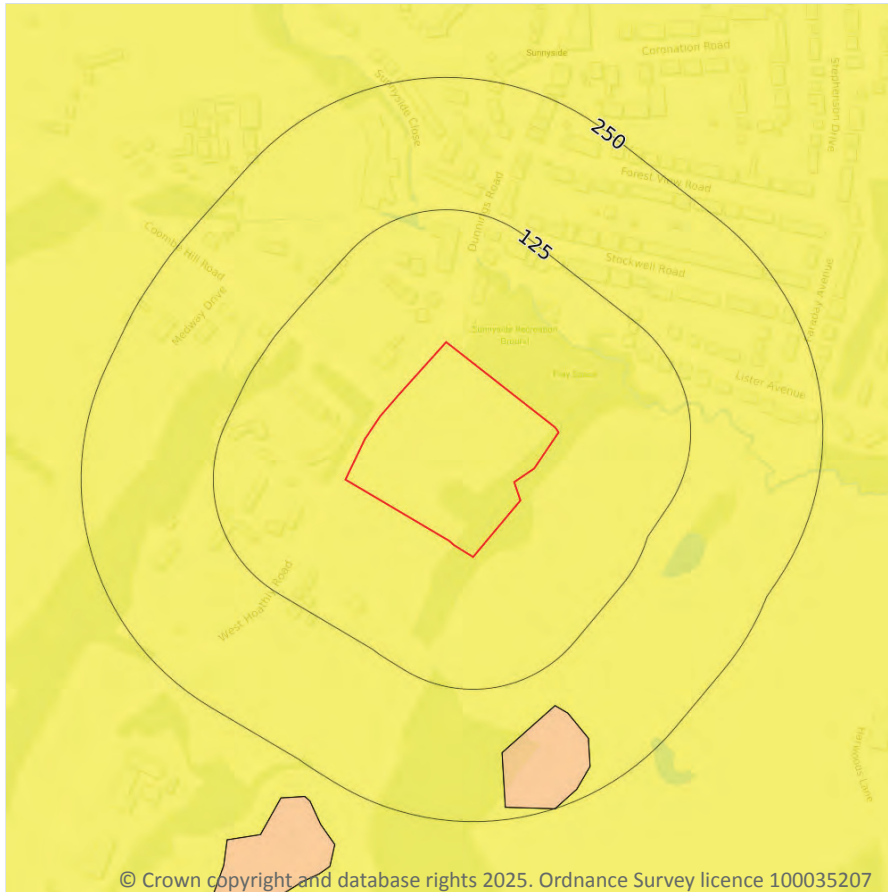
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 91](#) >

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.

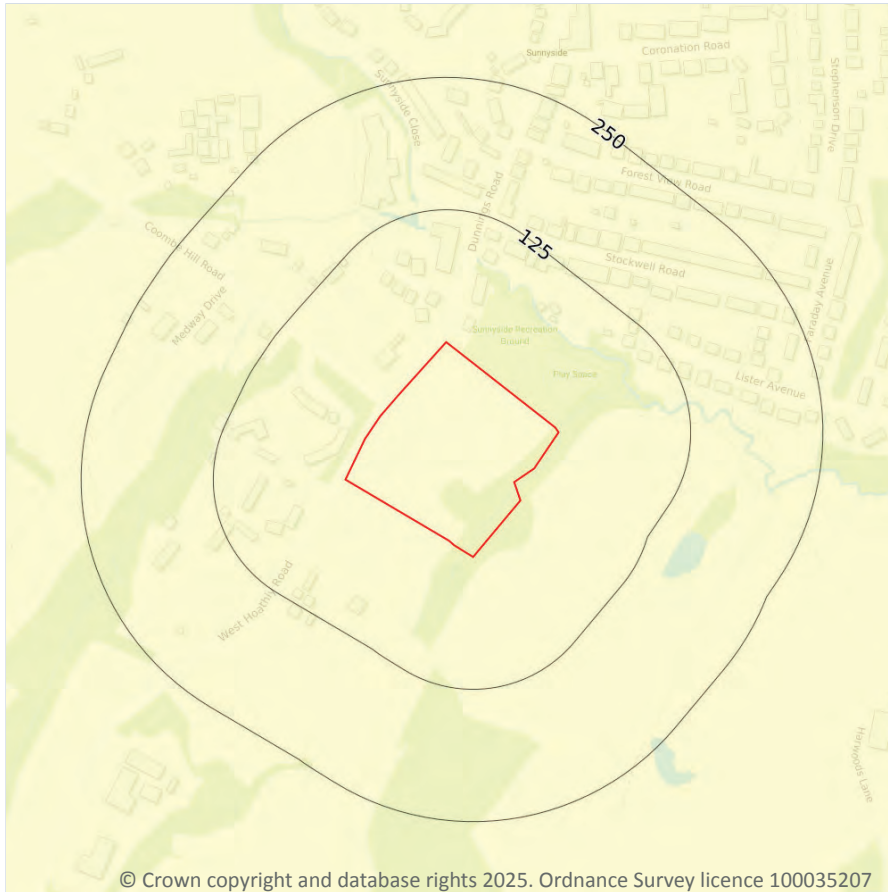
Features are displayed on the Natural ground subsidence - Landslides map on [page 92 >](#)

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](#)

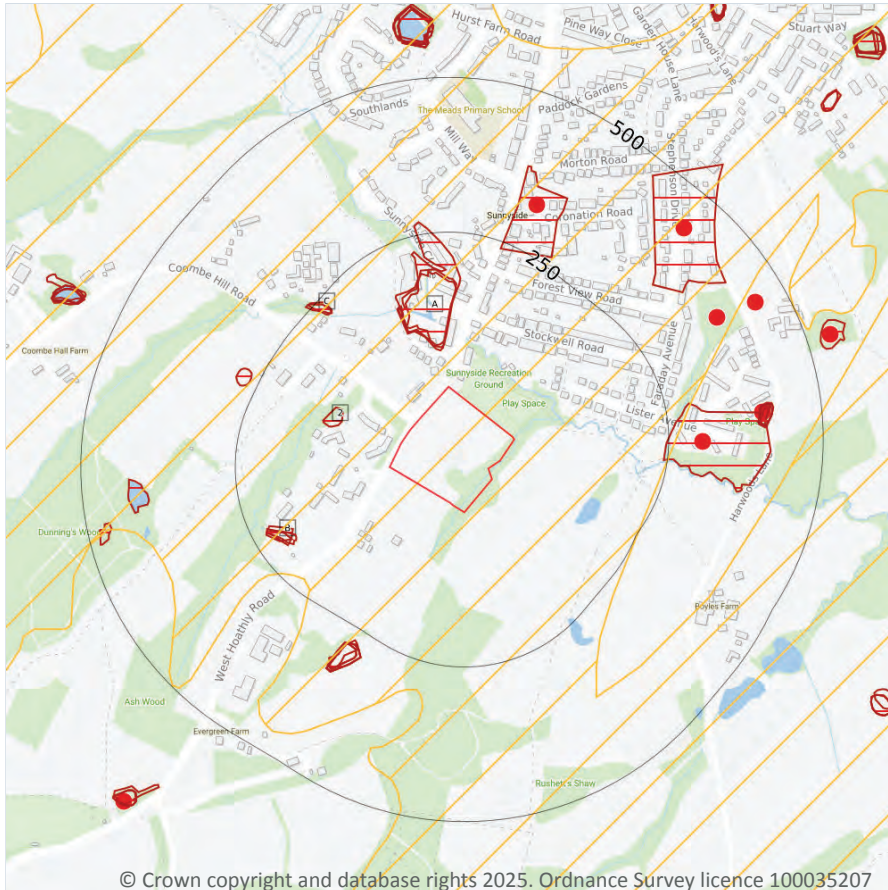
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

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.

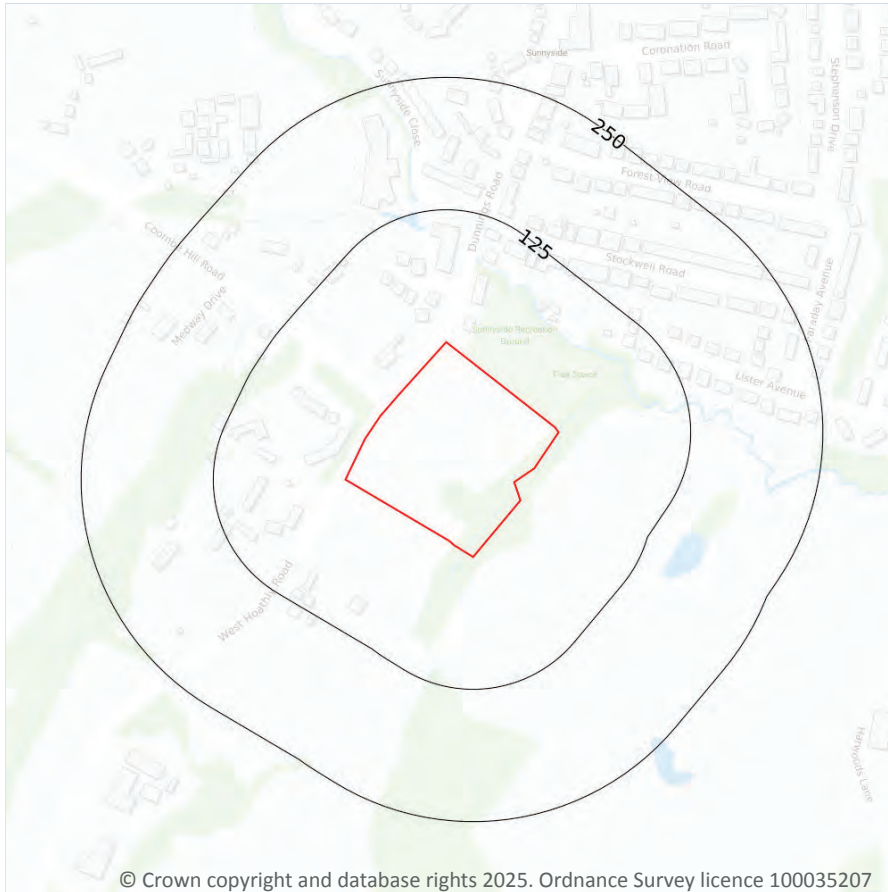
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



— Site Outline
Search buffers in metres (m)

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

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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

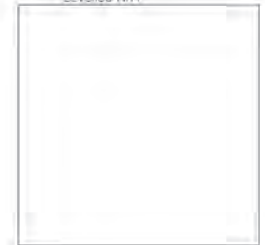
Map date: 1873

Scale: 1:2,500

Printed at: 1:2,500



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

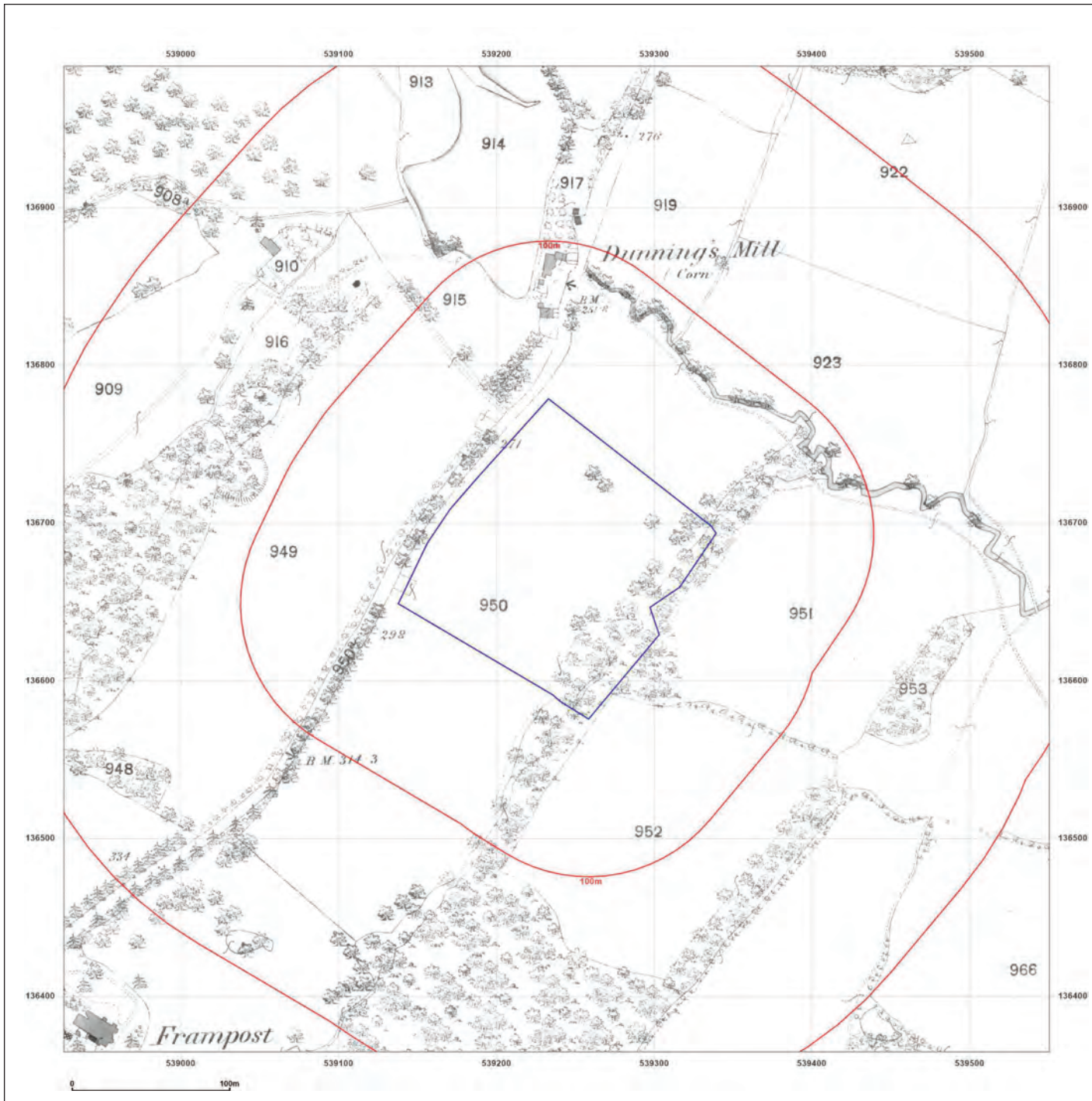


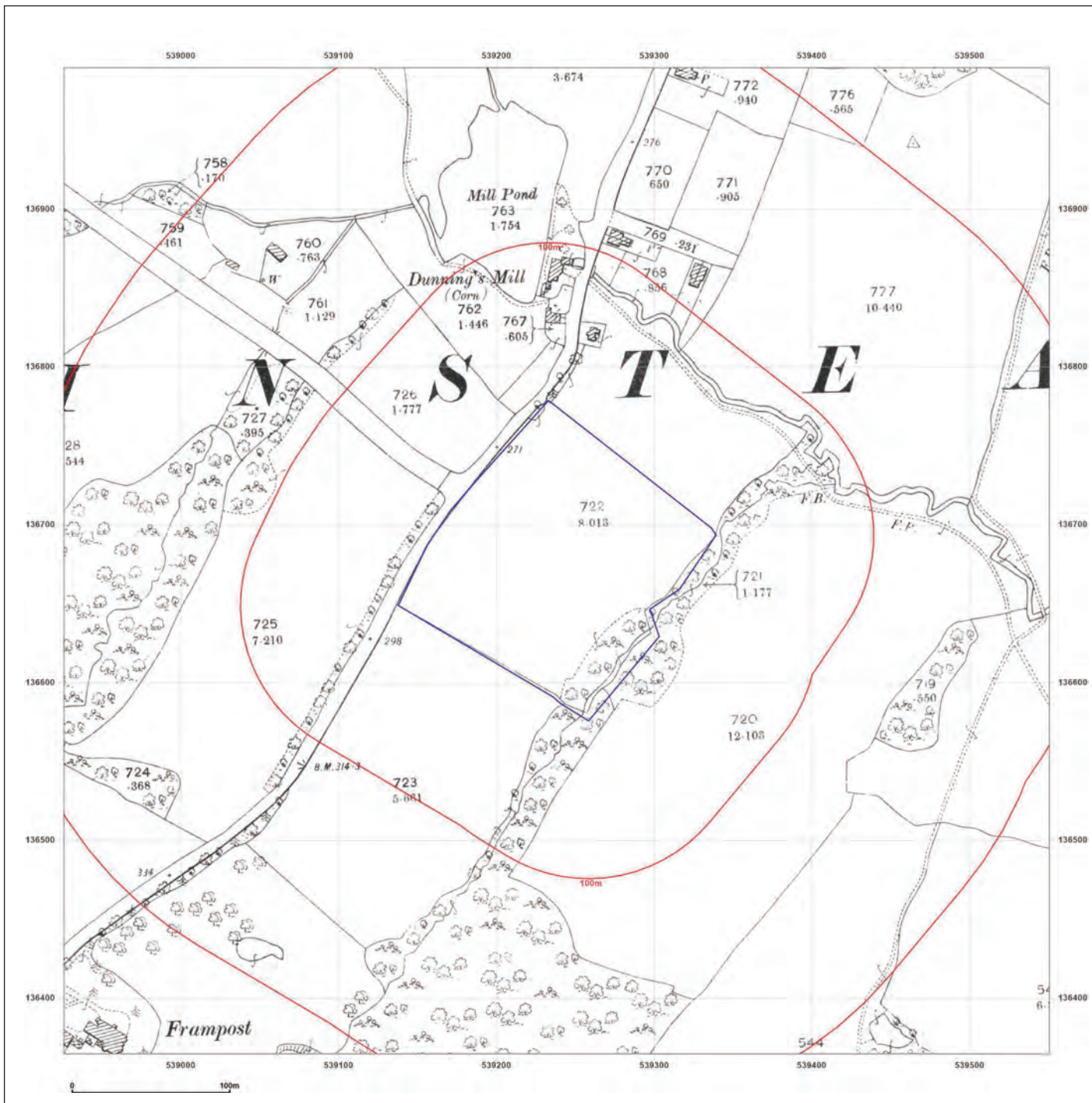
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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



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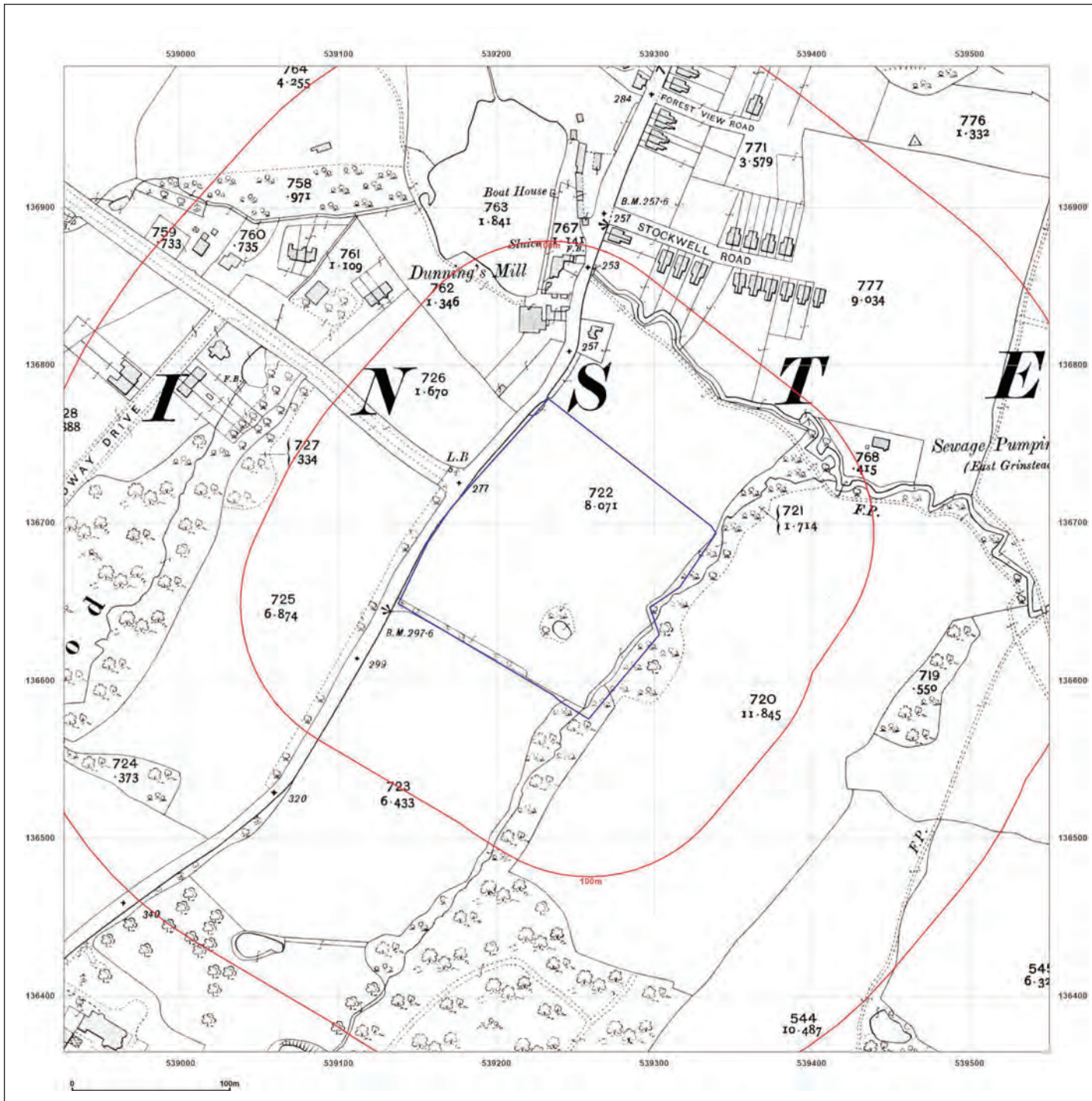


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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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
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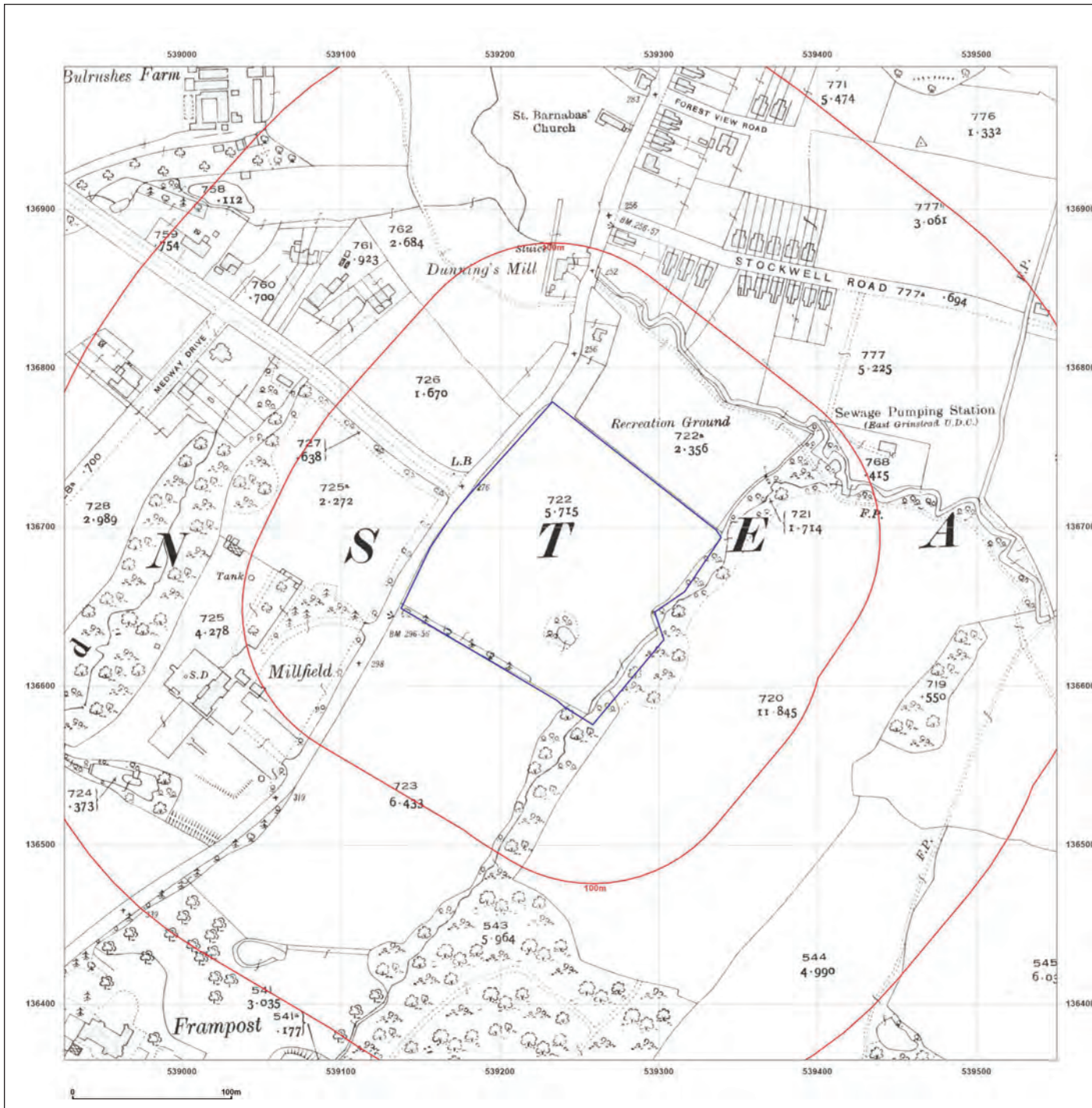


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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

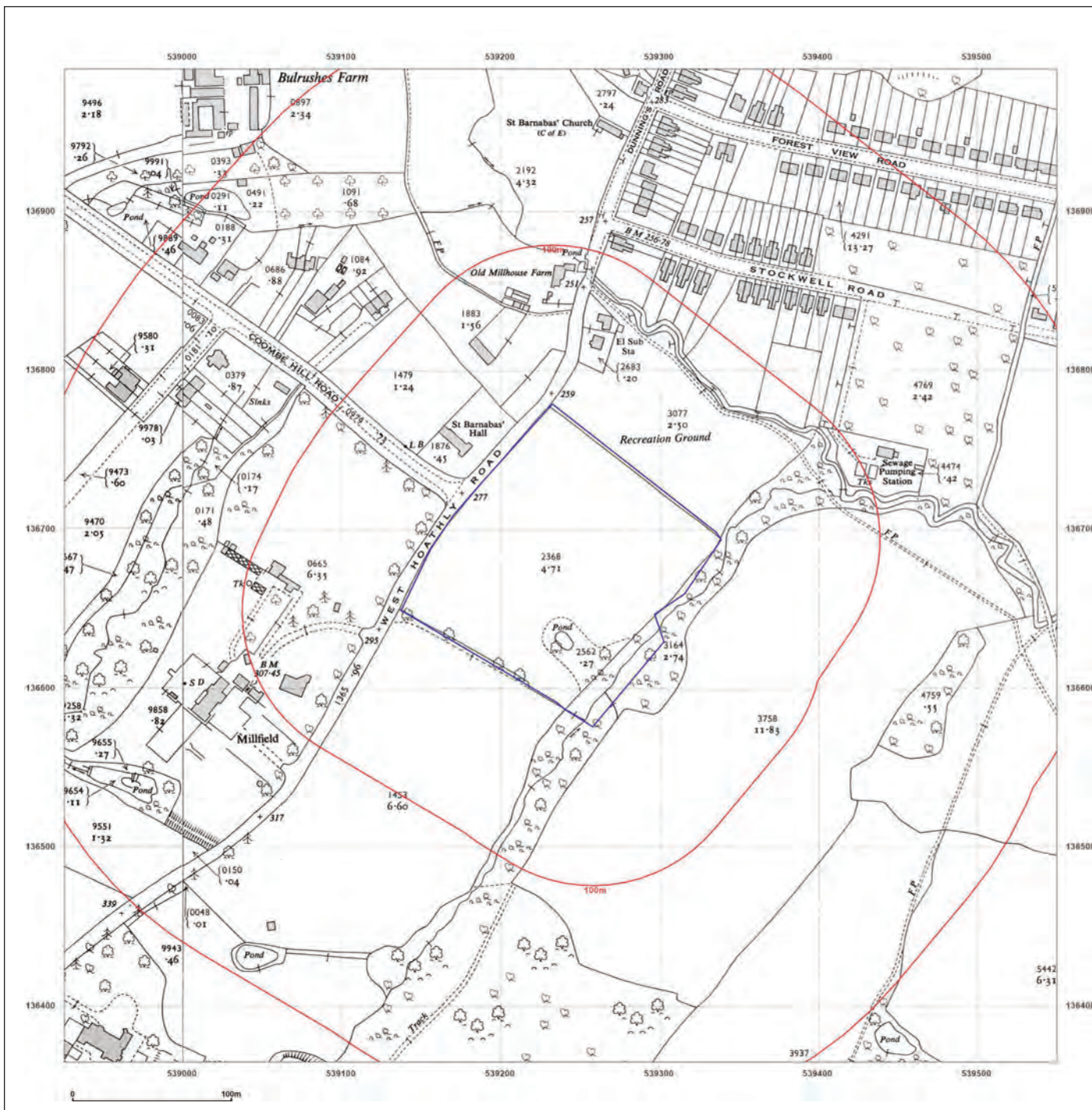


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

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
Copyright N/A
Levelled N/A

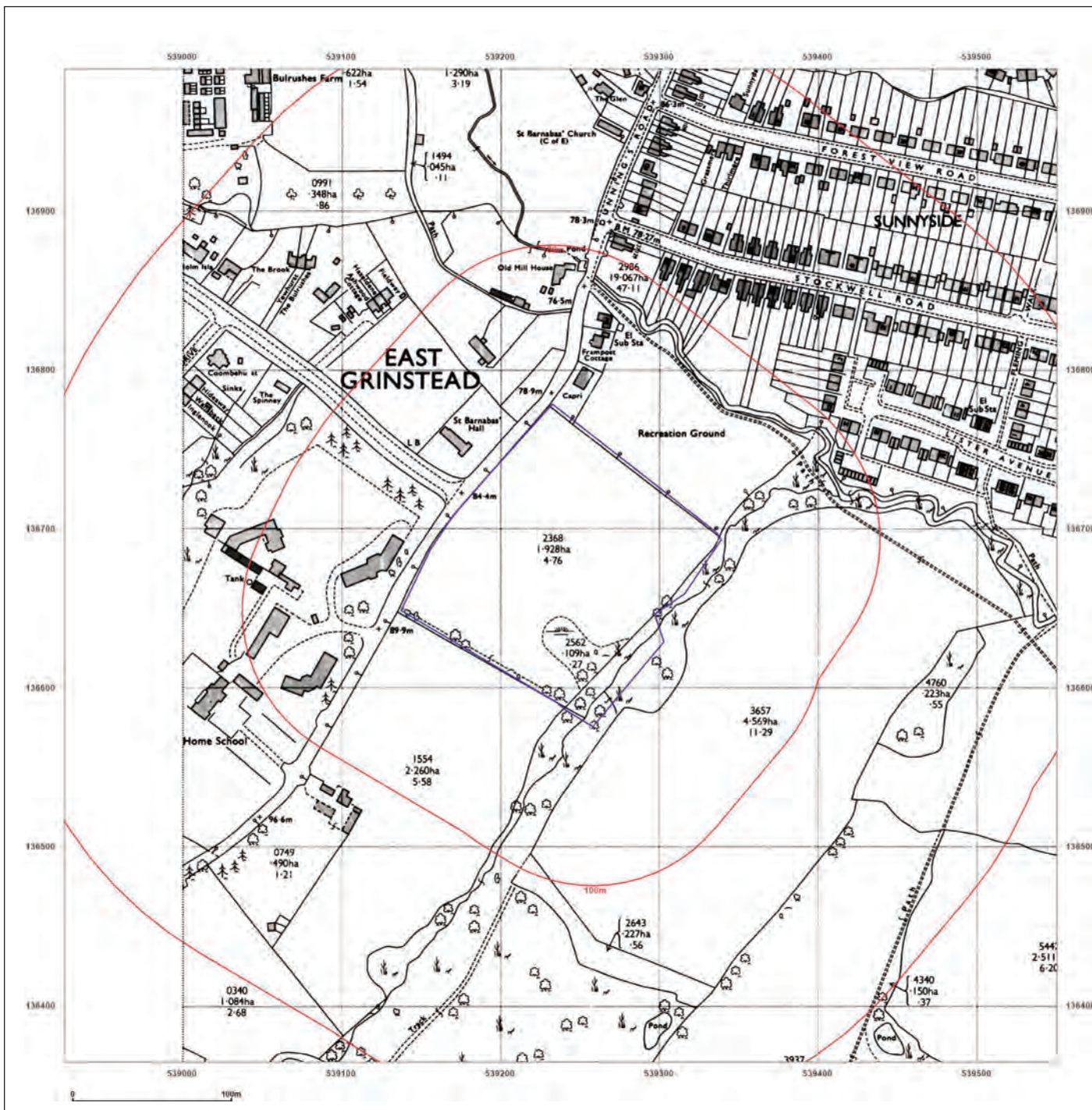


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Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
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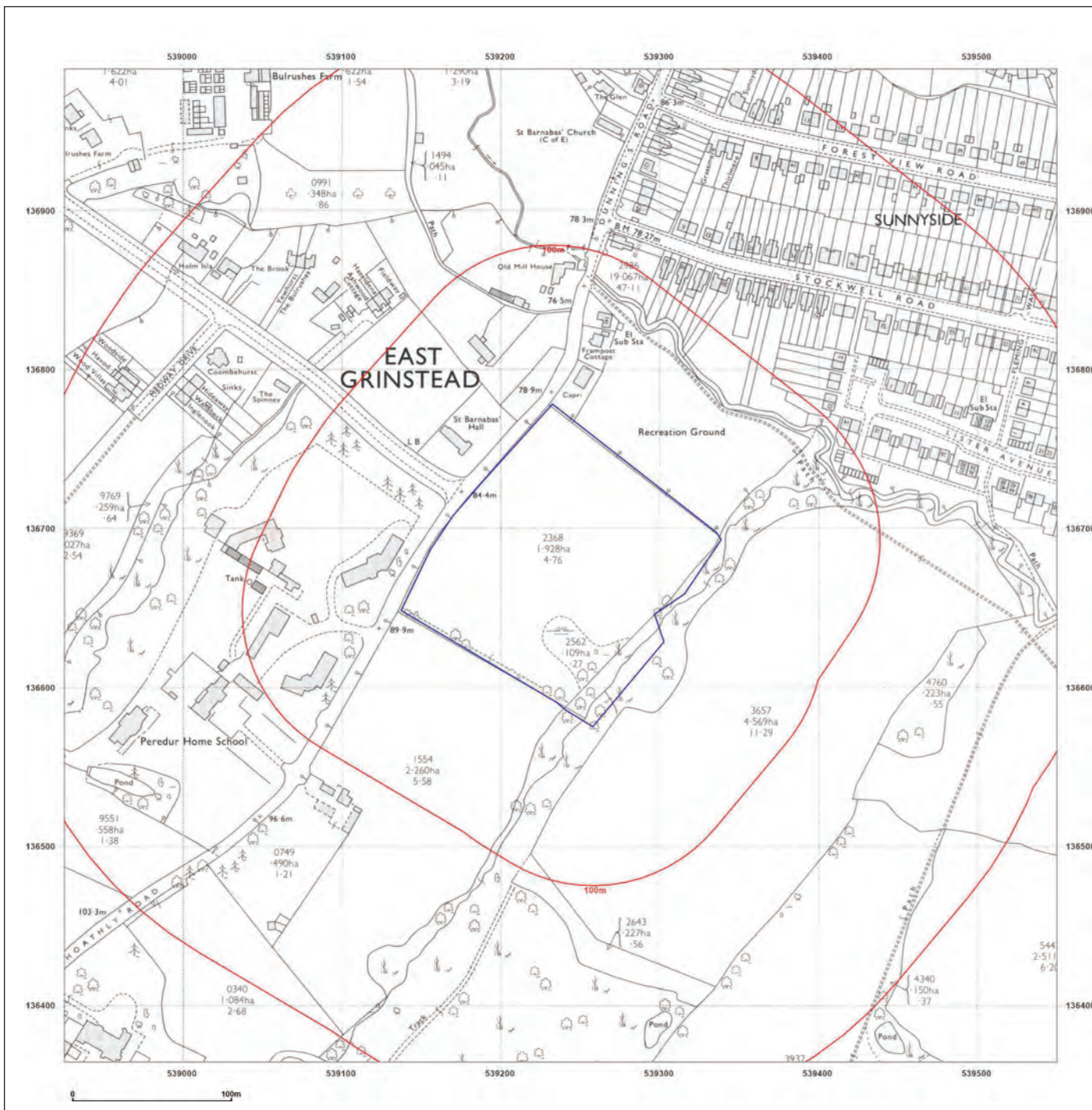


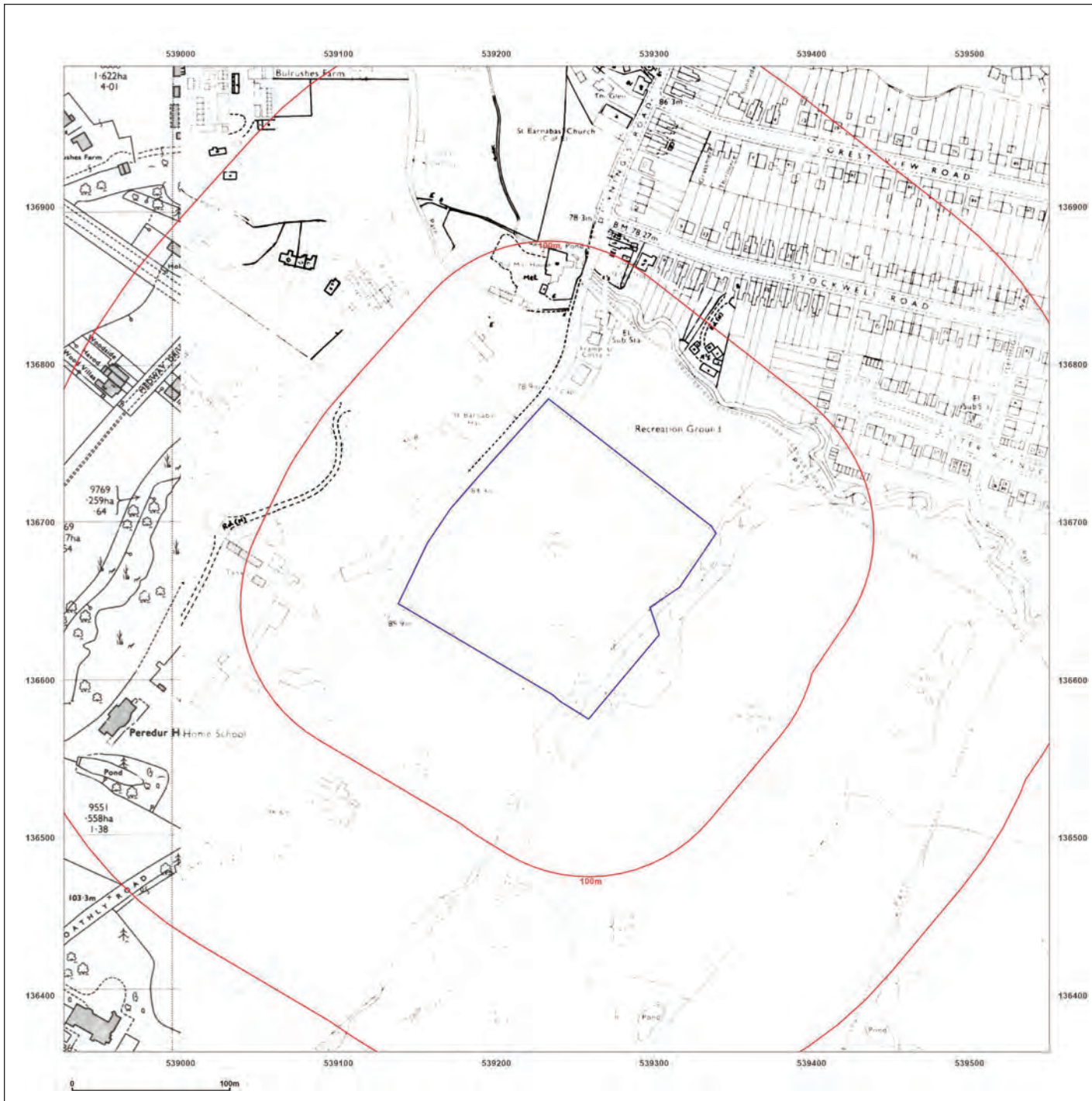
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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1970-1975

Scale: 1:2,500

Printed at: 1:2,500



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Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



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Grid Ref: 539238, 136677

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



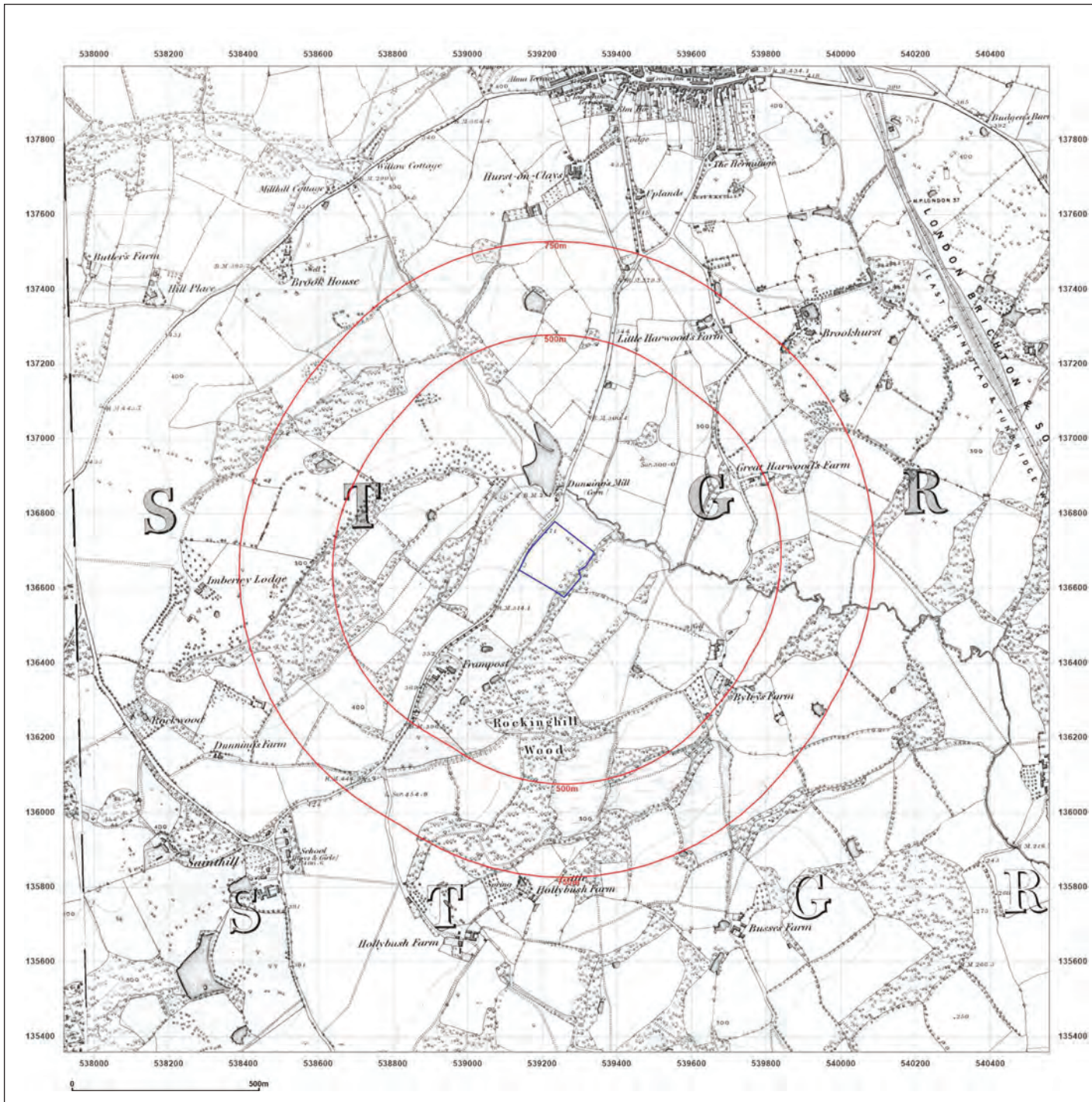
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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1873-1874

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1874
Edition N/A
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Levelling N/A

Surveyed 1873
Revised 1873
Edition N/A
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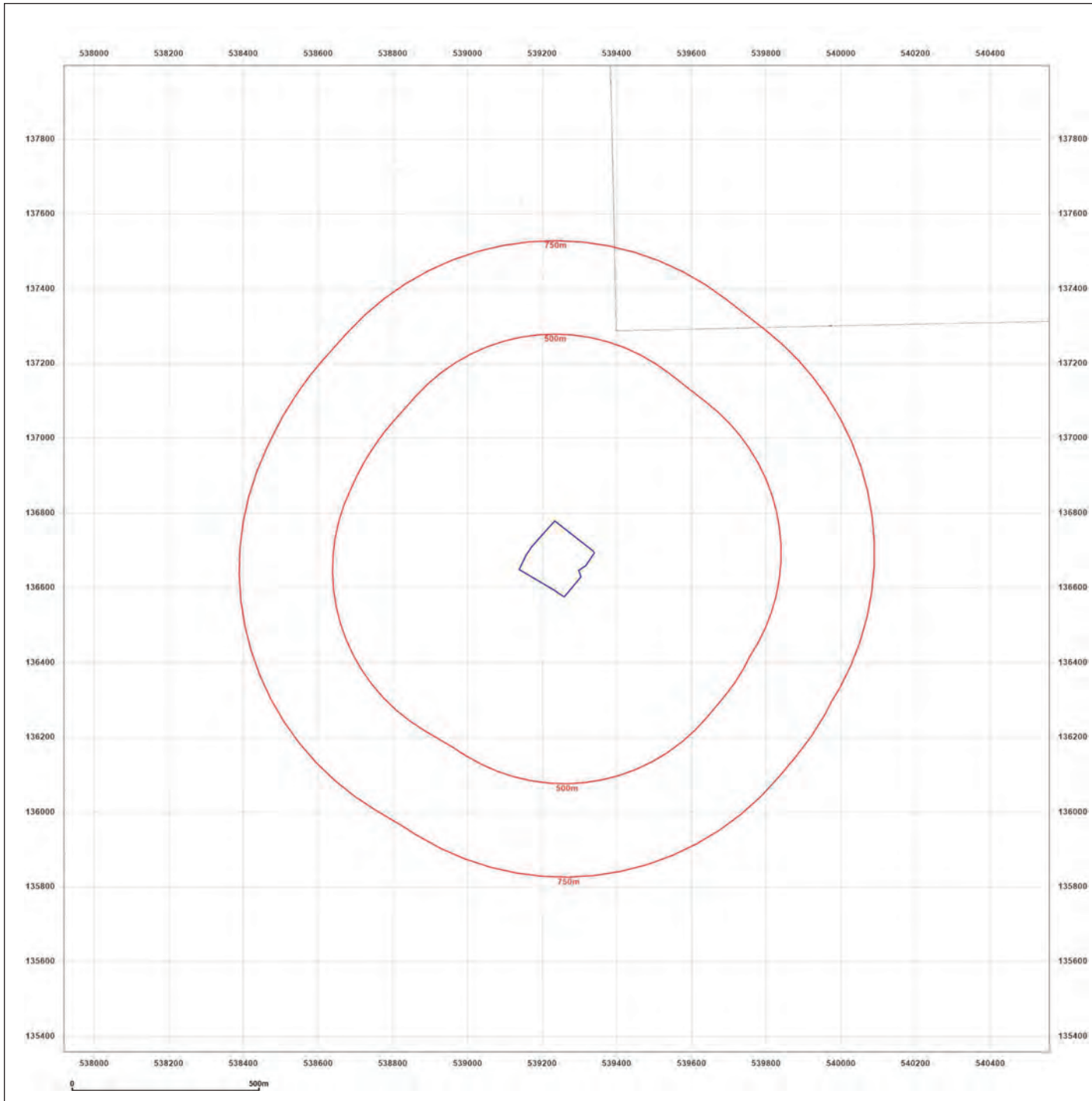


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1896

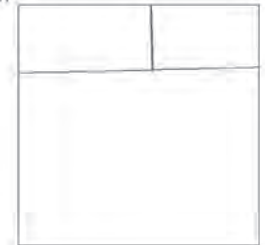
Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1899
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

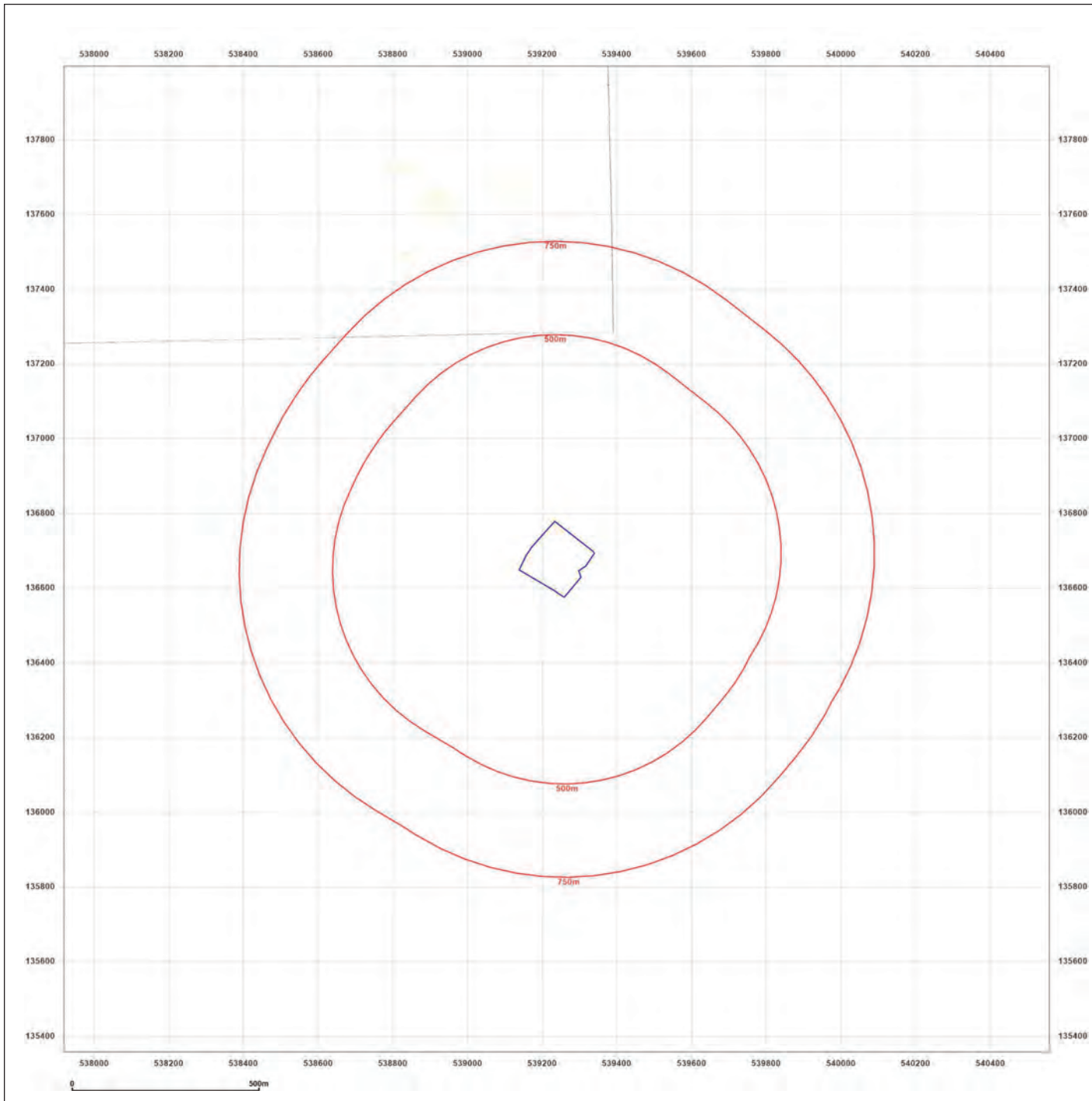


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1896

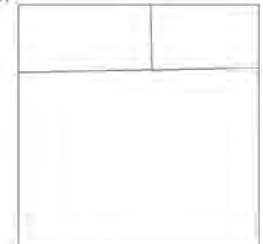
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Printed at: 1:10,560



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Edition N/A
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Surveyed 1899
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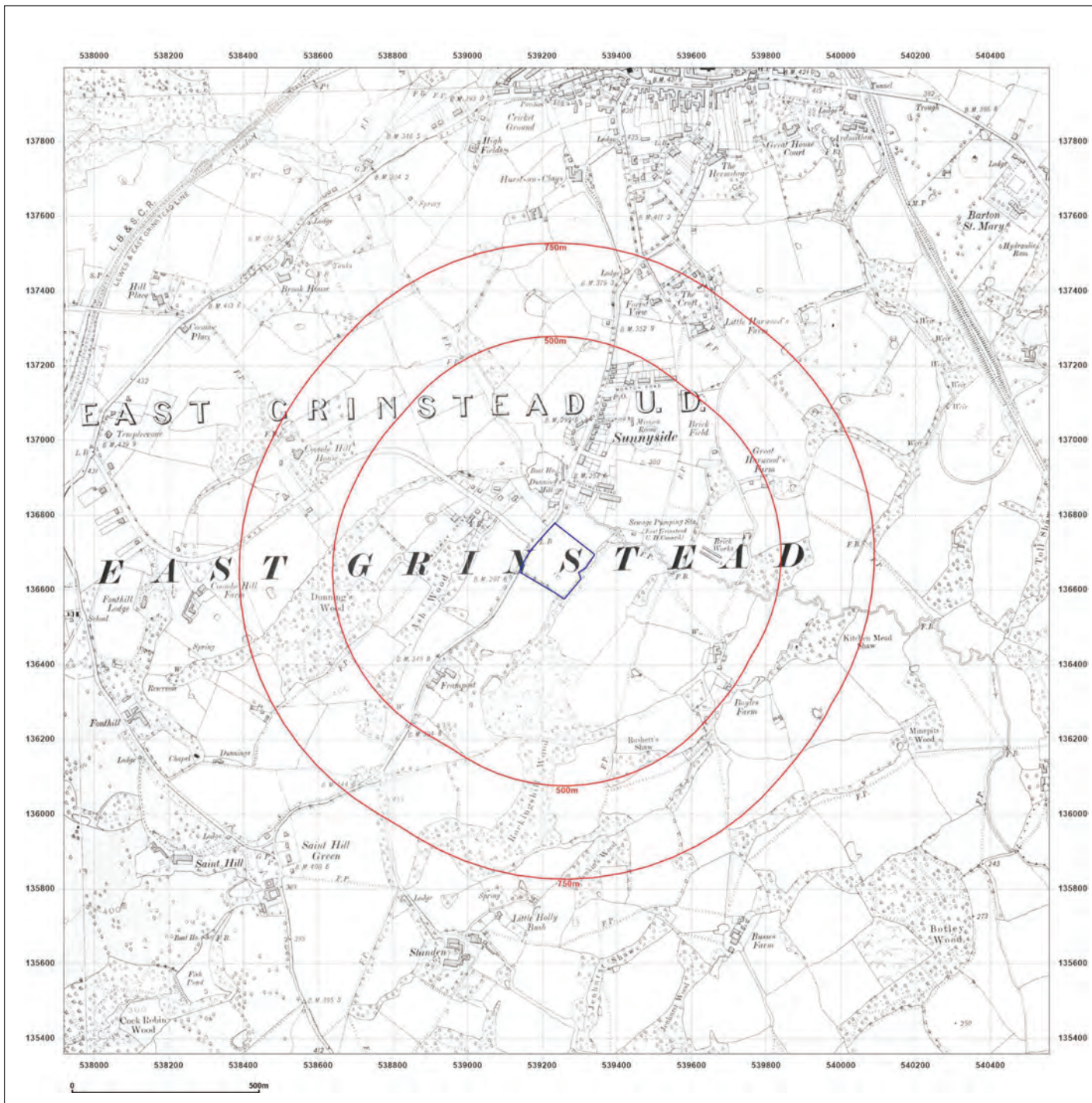


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1908-1909

Scale: 1:10,560

Printed at: 1:10,560



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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

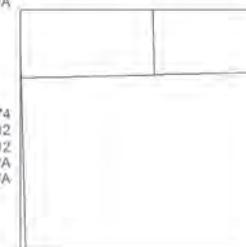
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Edition N/A
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Surveyed 1870
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1912
Edition 1912
Copyright N/A
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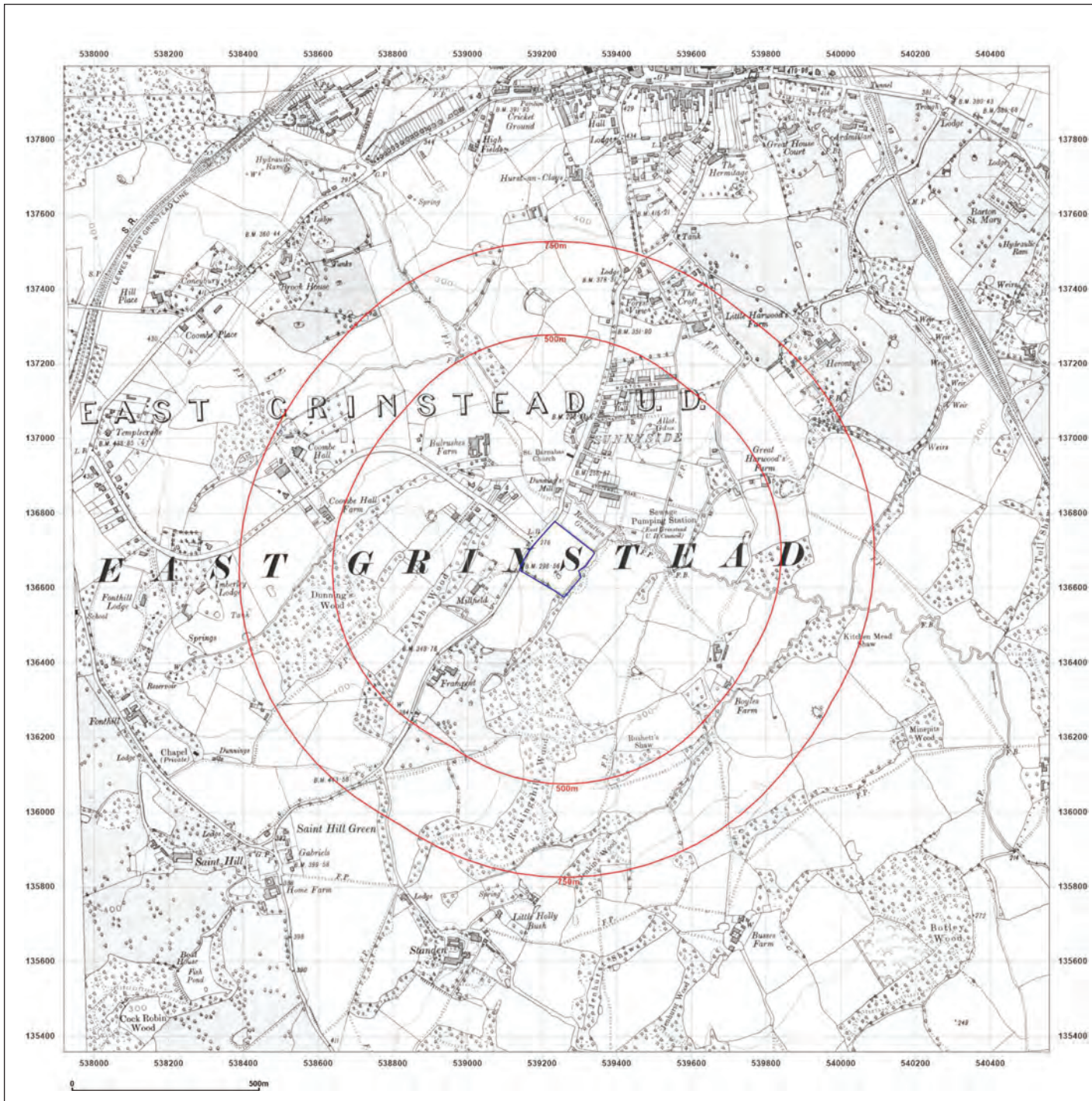


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

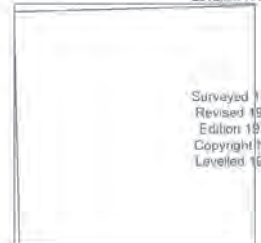
Map date: 1929-1932

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Levelled N/A



Surveyed 1873
Revised 1929
Edition 1932
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Levelled 1909

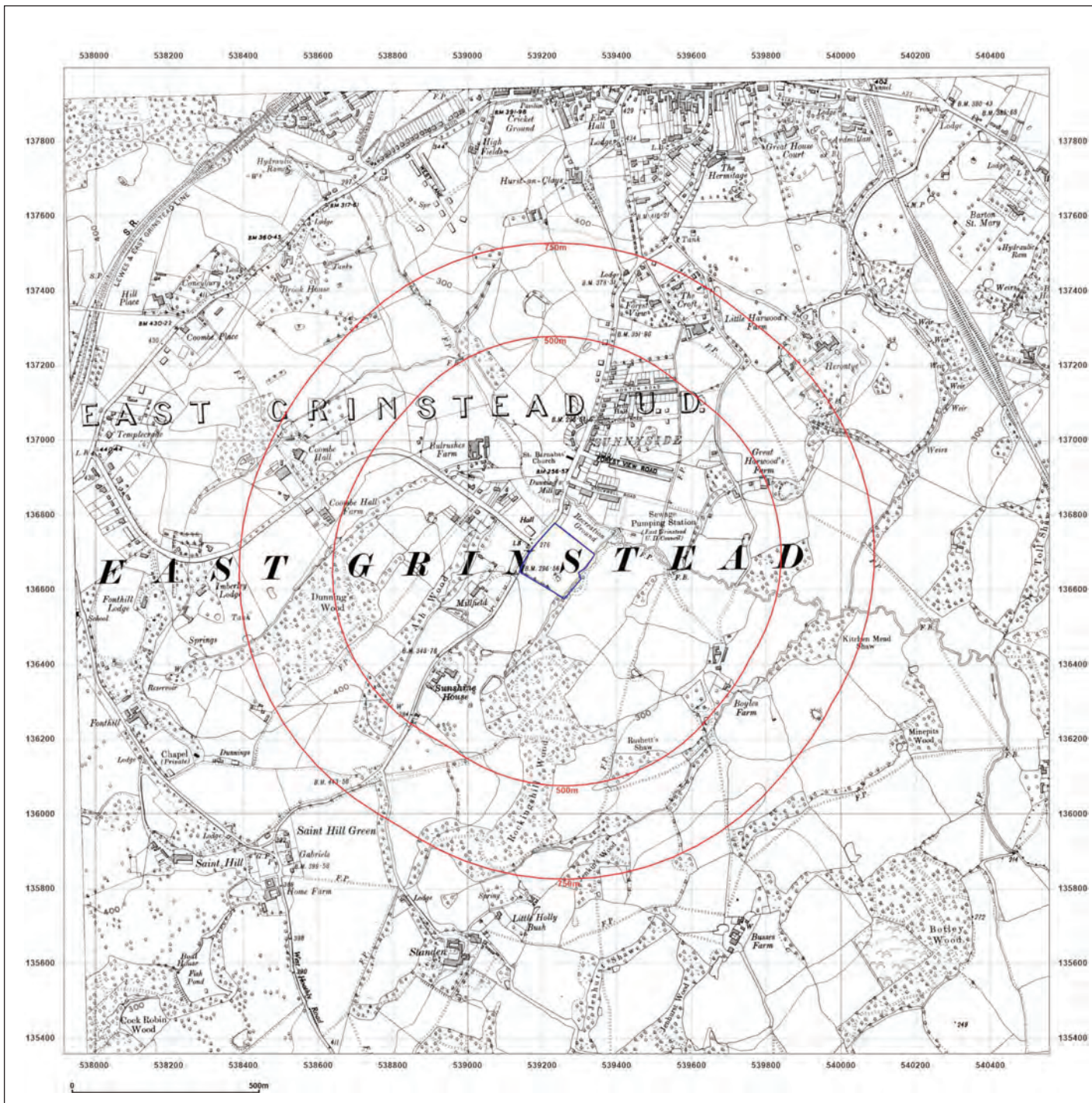


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Client Ref: GE23385/PO9111
Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560

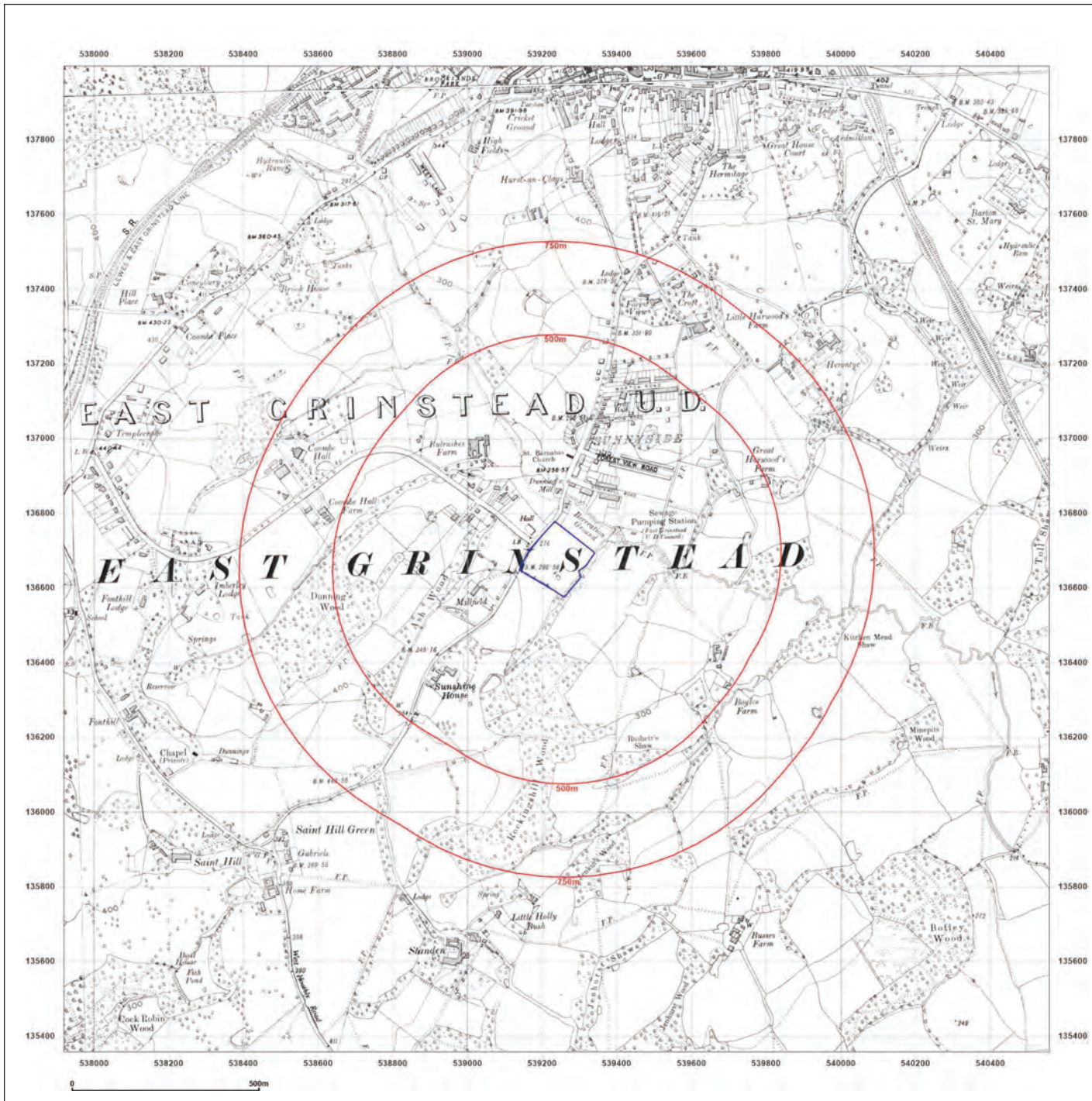


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: County Series

Map date: 1948

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1874
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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



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Levelled N/A

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

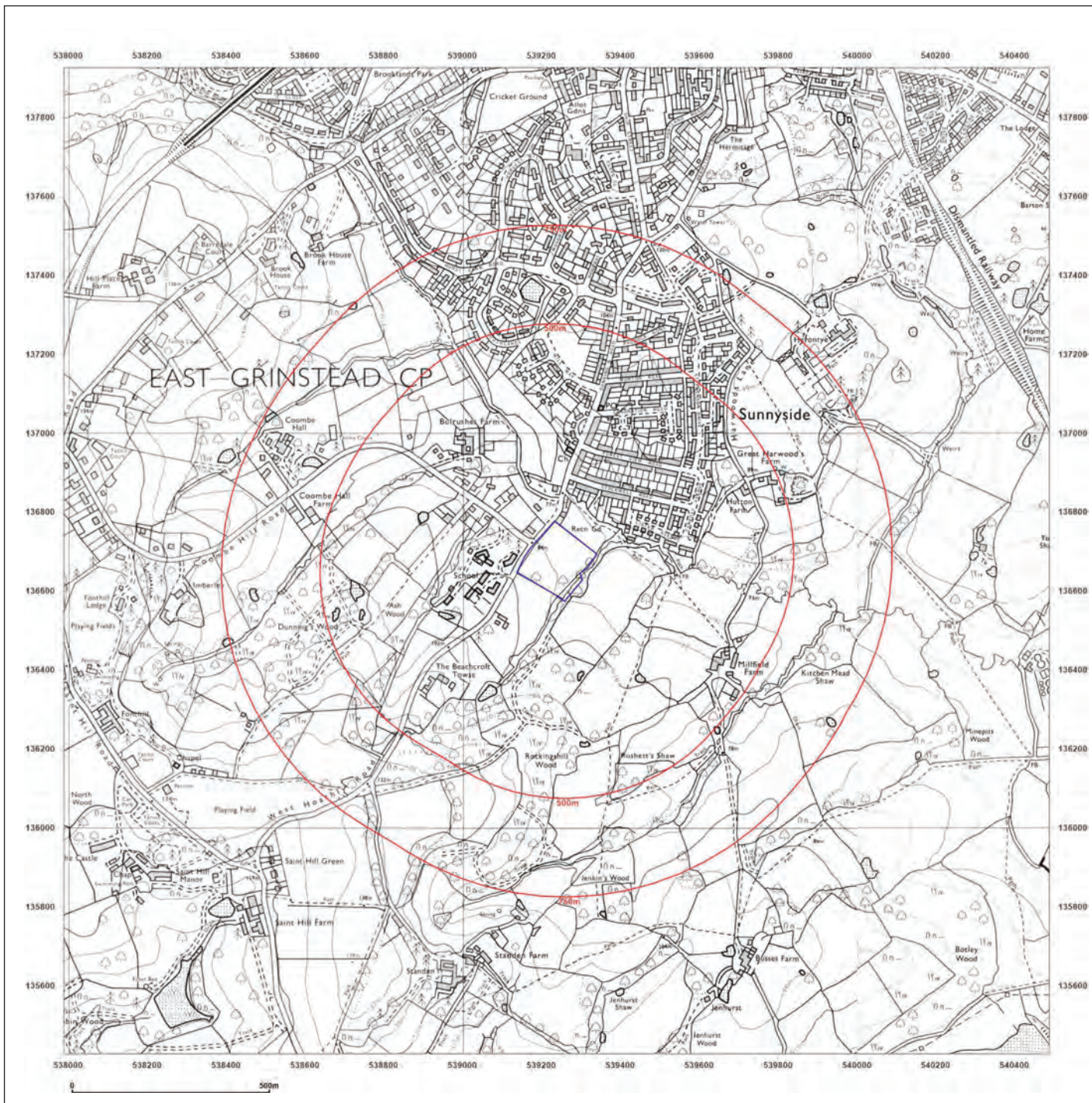


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Report Ref: GS-48D-JHO-YBM-3TA
Grid Ref: 539238, 136677

Map Name: National Grid

Map date: 1975-1978

Scale: 1:10,000

Printed at: 1:10,000



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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

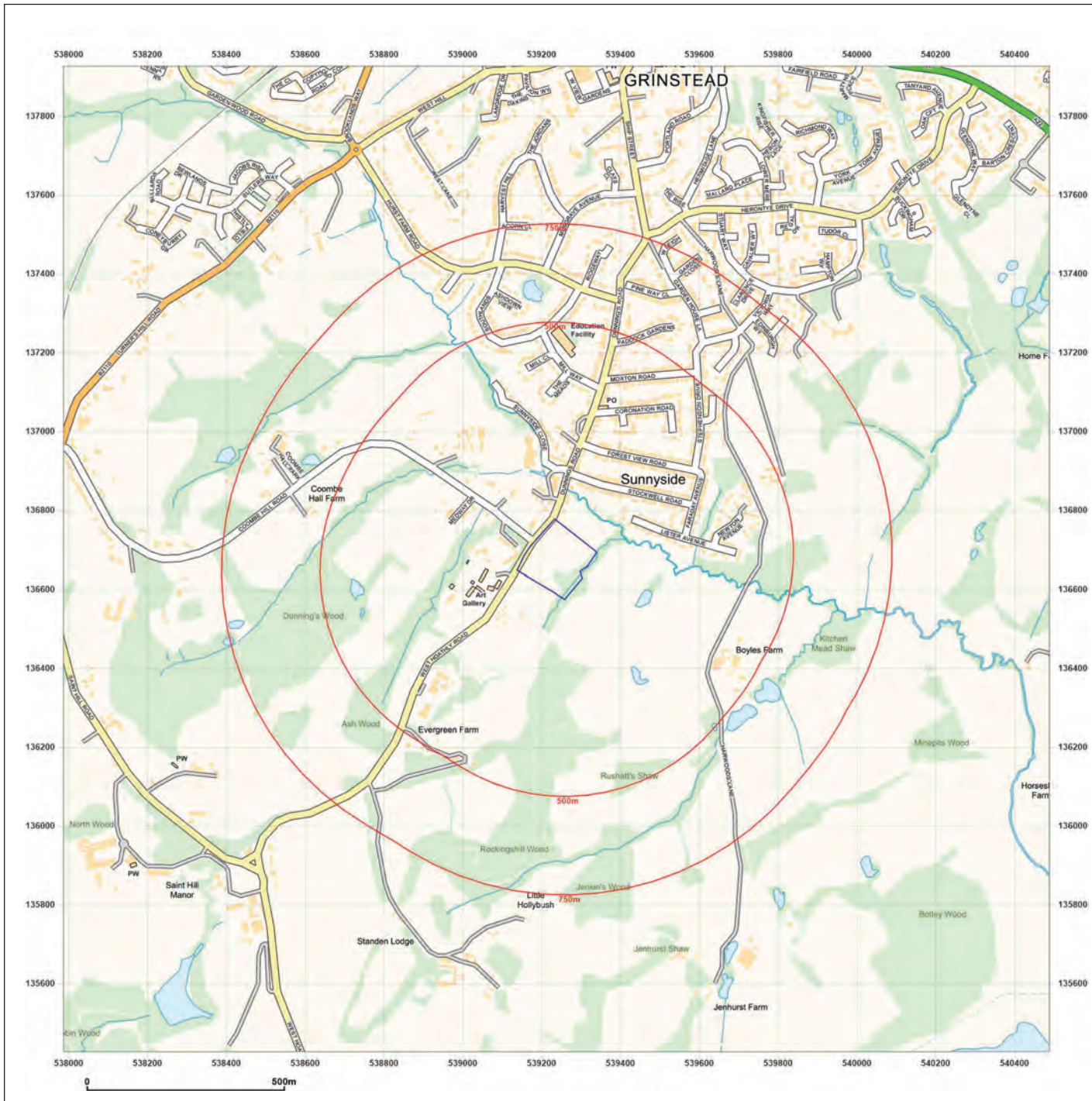


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

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Production date: 12 September 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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

Photographic Record





Project No.	GE23385
Name	West Hoathly Road, East Grinstead
Client	Elvia Homes
Location	East Grinstead, West Sussex
Date	17/09/2025, 09:20
Version	1

Project Manager

-  Anthony Potter
-  Erin Cooper

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

Description	Trees along the northwestern boundary.
Photo	



Description

Trees in the southern corner of the field. This corner is the access to the Ancient Woodland, to the southeast boundary.

Photo



Description

Ancient woodland and ground vegetation cover at the southeast boundary of the field.

Photo



Description	Oak trees within the Ancient Woodland.
-------------	--

Photo	
-------	--



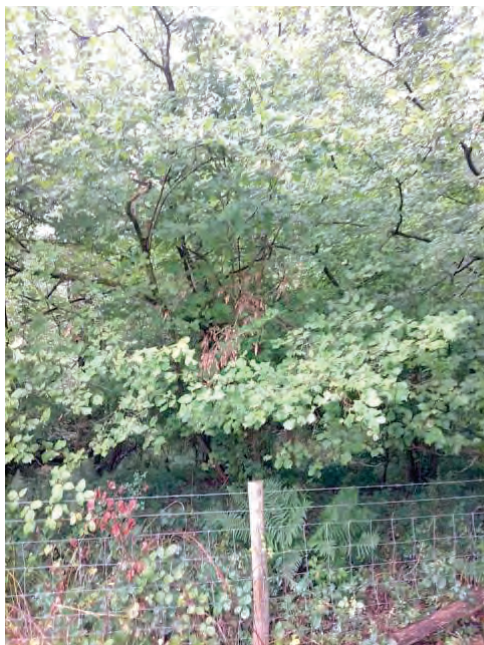
Description	Ancient woodland at the southeast boundary.
-------------	---

Photo	
-------	--



Description Tree cover.

Photo



Description Mature tree.

Photo



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

Photo



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

Photo



Description

Tree cover and shrubs along the northeast boundary.

Photo



Description

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

Photo



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

Photo



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
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Description	Wash out.
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Photo(s)

Notes	0 records
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Appendix C

UXO Risk Screening Map



UNEXPLODED BOMB RISK MAP



SITE LOCATION

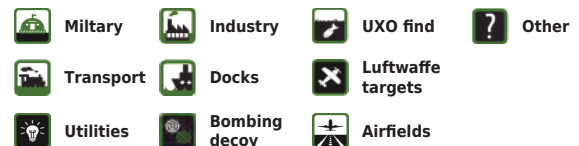
Location: RH19 4AZ,
Map Centre: 539540,136718



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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