



Geo-Environmental

DESK STUDY REPORT

for the land off

COLLEGE LANE, HURSTPIERPOINT

WEST SUSSEX, BN6 9AG

on behalf of

THAKEHAM HOMES LIMITED



Report:	DESK STUDY REPORT
Site:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Thakeham Homes Limited (the Client) to undertake a Phase 1 Desk Study Assessment of the geotechnical and geo-environmental factors pertaining to the proposed development of land off College Lane, Hurstpierpoint, West Sussex, BN6 9AG (herein referred to as 'the site'). The site's location is presented in Figure 1.

1.1 Proposed Development

The site is proposed to be developed with houses, private gardens, access roads and associated infrastructure. A proposed development layout is presented in Figure 2.

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 contamination linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environmental Protection Act 1990, and risks posed to Controlled Waters under the Water Resources Act 1991.

1.3 Standards

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

- National Planning Policy Framework – 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- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020; referenced for historical context only. Current guidance follows LCRM);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2026 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2026;
- 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 N94 - Hazardous Ground Gas - An essential guide for housebuilders, May 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.

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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 comprised an approximately square shaped field that sloped gently down in a northerly and easterly direction and was being used for cattle grazing at the time of the site walkover. Trending east-west along the northern boundary was a tree lined ditch. At the time of the investigation a small area of marshy ground was noted on the north-eastern boundary. This area was also heavily vegetated with brambles, scrub and mature trees.

As described above, the northern boundary comprised a tree lined ditch, with further fields beyond; the eastern boundary comprised trees and scrub, with further fields beyond; the southern boundary comprised a line of mature trees with the rear gardens of houses beyond, whilst the western boundary comprised fences, trees and a hedge with the rear gardens of houses beyond.

Access was gained via a gate on the north-western corner of the site, off College Lane.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the ground conditions were likely to comprise the Lower Greensand Group, with a thin strip of superficial deposits of Alluvium running east to west along the northern boundary and the Folkestone Formation on the extreme southernmost portion.

Alluvium is the most recent river or estuarine deposit and generally comprises silty clays usually with an appreciable organic content. Lenses of sand and gravel are also commonly found, as are pockets of peat.

The Folkestone Formation comprises poorly consolidated sands with seams of rounded gravel and clay with bands and discrete boulders of hard ferruginous sandstone known as 'Carstone'. The sands are generally stained yellow to reddish brown although clean white sands also occur. The sands are usually of a fine to medium grain size. In the Sevenoaks area hard green chert, the Ightham Stone, and a brown sandstone, Oldbury Stone, are found near the top of the series close to the junction with the Gault Clay.

Lower Greensand Group-Silty sandstone. These sedimentary rocks are shallow-marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences.

No BGS boreholes were recorded on-site; however, four boreholes were recorded within 500m.

- 213m S – Hassocks Sand Pit, Topsoil overlying fine clayey sand to a depth of 5.50mbgl.
- 220m S – Hassocks Sand Pit, Topsoil overlying fine clayey sand to a depth of 3.70mbgl.
- 228m SW – Hassocks Sand Pit, Topsoil overlying fine clayey sand to a depth not recorded.
- 246m S – Hassocks Sand Pit, Topsoil overlying fine running sand to a depth not recorded.

2.3 Hydrogeology

With reference to the Groundsure dataset, the superficial deposits of the Alluvium were classified as a Secondary A Aquifer, whilst the bedrock Lower Greensand and Folkestone Formation were classified as Principal Aquifers with medium vulnerability.

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Secondary A aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers;

Principal aquifers are layers of rock or drift deposits that have high intergranular and/or fracture permeability, meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

The Groundsure dataset did not identify discharge consents to land/soakaway within a radius of 500m.

The site was indicated to be at a high risk of groundwater flooding centrally, with moderate to high groundwater flooding at and around the water courses. The majority of the remainder of the site was at a moderate to low risk with the exception of the northernmost boundary, which was at a negligible risk.

The site was not identified as being located within a Source Protection Zone (SPZ). No groundwater abstractions were identified within 500m.

The site was also identified as being within a Water Framework Directive (WFD) groundwater body for the Lower Greensand Adur and Ouse with an overall rating of good (as of 2019).

2.4 Hydrology

On site, there is indicated to be one surface water feature (watercourse) present in the form of an inland river. The inland river is classified as not being influenced by normal tidal action. There is also a pond on-site that is fed by the inland river. The site was identified as being in a WFD surface water body catchment for the Herrings Stream on-site.

The Groundsure dataset indicates that localised surface water flood risk is present on site. The highest risk scenario corresponds to a 1 in 30-year rainfall event, with modelled flood depths of 1.0m affecting the line and edges of the inland river and pond. Outside of these localised zones, the remainder of the site is characterised as being at a negligible surface water flood risk.

No areas at risk of flooding from rivers and the sea were recorded within 200m. There was one historical flood event recorded 213m south of the site in November 1976 caused by local drainage/surface water, no existing flood defences nor existing flood storage areas were recorded within 250m of site.

The Groundsure Dataset identified four licenced discharges to controlled waters within 500m of the site:

- On Site – Septic Tank, Wickham Hill sewage discharges final/treated to tributary of Herrings Stream, new issued under EPR 2010.
- On Site – Wickham Hill, sewage discharges final/treated to tributary of Herrings Stream, new issued under EPR 2010.
- 328m NW – Highfield Drive, sewage discharges final/treated to freshwater river, revoked 31/03/1997.
- 423m NW – St Georges Place, miscellaneous discharges to freshwater river, revoked 01/07/1991.

One pollution incident was identified within 500m of the site:

- 244m E – Algae, category 3 (minor) to water, dated 08/07/2003.

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.

There were two records of Designated Ancient Woodland recorded within 500m of the site, Stonecroft Copse and Ham Shaw 422m and 485m respectively to the south..

One biosphere reserve was identified 185m southwest, Brighton and Lewes Downs, status-declared.

The site was located within a Nitrate Vulnerable Zone (NVZ) for Adur East (Sakeham) NVZ, surface water, NVZ ID 522. In addition, the site was within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

The site was located within 185m (SW) of the South Downs National Park. The Hurst Wickham Conservation Area is located approximately 160m north of the site.

The Groundsure report identified the classification of agricultural land on site as Grade 3.

Grade 3 classification – Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing 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.

There were four records of Priority Habitat Inventory located within 250m of site. These are all denoted as deciduous woodland.

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) sites, registered radioactive substances, Control of Major Accident Hazard (COMAH) sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, recent industrial land use entries and fuel station registers.

The Groundsure report identified three recent industrial land uses within 250m of site, detailed in Table 2.1:

Company	Description	Category	Location
Electricity Sub-station	Electrical features	Infrastructure and facilities	82m W
Electricity Sub-station	Electrical features	Infrastructure and facilities	180m S
Electricity Sub-station	Electrical features	Infrastructure and facilities	192m N

Table 2.1 Recent industrial land use within 250m of site

The Groundsure report identified 6 historical industrial land uses within 250m of site. These are grouped and detailed in Table 2.2.

Date	Land Use	Location
1963-1992	Unspecified Pit (three entries)	101m S
1963	Sand Pit	191m S
1874	Cuttings	222m SW
1949	Unspecified ground workings	241m S

Table 2.2 Past industrial land use within 250m of site

The Groundsure report identified seven historical tank records within 500m of site as detailed in Table 2.3.

Use	Date	Location
Unspecified Tank	1910	31m SW
Unspecified Tank	1910	91m S
Unspecified Tank	1963	191m N
Unspecified Tank	1955	191m N
Unspecified Tank	1937	193m N
Unspecified Tank	1897	302m NW
Unspecified Tank	1910	311m N

Table 2.3 Historical tanks within 500m of site

The Groundsure report also identified 17No. historical energy features, all noted as Electricity Substations, within 500m of site. These are grouped and detailed in Table 2.4.

Use	Date	Location
Electricity Substation	1955-1977	74-80m W
Electricity Substation	1977-1994	176-178m S
Electricity Substation	1967-1992	194-196m N
Electricity Substation	1967-1995	280-281m NW
Electricity Substation	1967-1995	290m-308m W

Table 2.4 Historical energy features within 500m of site

2.7 Geotechnical Data

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.5.

Hazard	Hazard Rating
Collapsible ground	Negligible to very low
Compressible ground	Negligible to moderate
Ground dissolution	Negligible
Landslide	Very low
Running sand	Very low to low
Shrinking and swelling clay	Negligible to very low

Table 2.5 Summary of BGS Geological Hazards

3No. BritPits were identified within 500m of the site:

- 342m S – Crossways Farm Sand Pit, sand, ceased – Type A: surface mineral working.
- 354m S – Crossways Farm Sand Pit, sand, ceased – Type A: surface mineral working.
- 367m SW – New Way Sand Pit, sand, ceased – Type A: surface mineral working.

23No. surface ground workings were identified within 250m of the site:

- On-site – Ponds, 1874-1992, 4 records.
- 10m NW – Ponds, 1896-1949, 3 records.

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- 101m S – Unspecified pit, 1963-1992, 3 records.
- 181m-187m E – Pond, 1874-1992, 10 records.
- 191m S – Sand pit, 1963, 1 record.
- 222m SW – cuttings, 1874, 1 record.
- 242m S – Unspecified ground workings, 1949, 1 record.
- 242m NE – Pool, 1949-1974, 3 records

The Groundsure dataset identified two historical mineral planning areas within 500m of the site:

- 189m SW – Crossways Farm Sand Pit, sand, surface mineral working, valid, planning status date 23/3/48.
- 395m S – Stonepound Sand Pit, sand, surface mineral working, valid, planning status date 23/3/48.

The site lies within an area identified as having potential for non-coal mining (sand), although the likelihood is low:

- On-site – Sand, Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
- 418m N – 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.

2.8 Landfill and Ground Workings

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

One historical landfill (LA/mapping records) was identified within 500m of the site:

- 327m S – Refuse tip, 1975 mapping.

One historical landfill (EA/NRW records) was identified within 500m of the site:

- 272m S – Danny Sandpit: Wastes included inert, industrial, special environmental permitting regulations. Last recorded entry 30/11/1979.

The Groundsure report identified no records of Waste Exemptions within 250m.

There were no other landfill or licensed waste sites identified within 500m of the site.

2.9 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.

2.10 Unexploded Ordnance (UXO)

Review of Zetica UXO risk mapping was undertaken, based on the mapping the site was likely to be in an area at a low risk from unexploded ordnance.

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A copy of the mapping is presented in Appendix B.

2.11 Geochemistry

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

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

Table 2.6 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential land use with plant uptake.

However, these values are not necessarily representative of the site's soil chemistry, nor do they account for a site's historical uses, nor the presence or condition of any Made Ground soils. Furthermore, some S4ULs and C4SLs are dependent on soil organic matter content. Therefore, concentrations of specific determinands and the utilised S4ULs/C4SLs cannot be determined without site specific investigation and analysis.

2.12 Historical Data

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

Date (scale)	On Site	Off Site
1874 (1:2,500)	The site comprised part of a field network with a ditch and two small ponds located on the north-eastern boundary. A third small pond was also noted on the north-western boundary at the entrance to the site off College Lane. Two lines of trees are noted on the south-eastern corner, probably forming a separate field.	The surrounding area comprised fields and Wickham Farm to the north, fields and two ponds c.110m and c.150m east, fields and a scattering of residential properties to the south, and fields, three ponds and Hurst Wickham Farm adjacent to the western boundary.
1874-1875 (1:10,560)	No significant changes noted.	No significant changes noted.
1896-1897 (1:10,560)	No significant changes noted, though the trees within the south-eastern corner are no longer mapped.	Old sand pits were indicated c.275m south and southeast and two more c.500m south.
1897 (1:2,500)	No significant changes noted.	Additional residential properties were indicated to the south on Wickham Hill.
1909 (1:10,560)	No significant changes noted.	The pits to the south and southeast were no longer labelled with just the outline of one pit remaining. A large pit labelled Stonepound Pit was indicated c.480m southeast.

Date (scale)	On Site	Off Site
1909-1912 (1:10,560)	No significant changes noted.	No significant changes noted.
1910 (1:2,500)	No significant changes noted.	No significant changes noted.
1937 (1:2,500)	No significant changes noted.	There had been further residential development to the north, south and west.
1947-1950 (1:10,560)	No significant changes noted.	Hurst Road Sand Pit was indicated c.420m south.
1955 (1:2,500)	No significant changes noted.	No significant changes noted.
1962-1963 (1:10,560)	The pond within the western boundary was no longer indicated.	Hurst Road Sand Pit had expanded and was re-labelled Hassocks Sand Pit. The Stonepound pit to the southeast appeared disused.
1963 (1:2,500)	The former pond within the western boundary formed a marshy area.	There had been further residential development to the north and west.
1967 (1:2,500)	No significant changes noted (incomplete mapping).	No significant changes noted (incomplete mapping).
1972-1974 (1:2,500)	The marshy pond was no longer indicated (incomplete mapping).	No significant changes noted (incomplete mapping).
1972-1977 (1:2,500)	No significant changes noted.	There had been further residential development to the south.
1974 (1:2,500)	No significant changes noted (incomplete mapping).	No significant changes noted (incomplete mapping).
1974-1977 (1:10,000)	No significant changes noted.	All the pits to the south were disused.
1982 (1:2,500)	No significant changes noted.	No significant changes noted.
1989-1994 (1:2,500)	No significant changes noted.	No significant changes noted.
1992 (1:10,000)	No significant changes noted.	A large pit was indicated c.440m south.
2001 (1:10,000)	No significant changes noted.	The large pit to the south was no longer indicated.
2003 (1:1,250)	No significant changes noted.	No significant changes noted.
2010 (1:10,000)	No significant changes noted.	No significant changes noted.
2015 (1:10,000)	No significant changes noted.	No significant changes noted.
2025 (1:10,000)	No significant changes noted.	No significant changes noted.

Table 2.7 Summary of Site History

The site comprised part of a field network from the earliest mapping c.1874, with three small ponds and a ditch located on the northern boundary. The pond within the west of the site was indicated to form a marshy area c.1963 and was no longer indicated c.1972. It is not known whether this pond was infilled. No other changes were noted.

The surrounding area had originally formed fields with farms and a scattering of residential properties c.1874 along with ponds to the east and west. Various sand pits were indicated between 275m and 500m south and southeast

between c.1896 and c.2001. Residential development to the north, south and west took place between c.1897 to c.1972. No other significant changes were noted.

2.13 Previous Ground Investigations

A previous site investigation comprising winter groundwater monitoring, had been undertaken by Geo-Environmental in 2022 ref: GE20491-LRv1JK231017. For further information please refer to the report referenced.

2.14 Asbestos

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

2.15 Potential Contamination

The site was shown by historical mapping to comprise a field network with ponds, one of which was no longer indicated c.1972, no other changes were noted on-site. Although there were some infilled pits noted to the south, based on age and distance these features are unlikely to impact the site.

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

The potential contaminants associated with the site's former use as agricultural land and potential Made Ground from the infilling of the pond include heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and asbestos. Pesticides may have been used at the site due to historical agricultural use.

Made Ground may be present in limited areas of the site associated with adjacent developed land. Such soils may contain heavy metals, metalloids, sulphates, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and asbestos.

2.16 Ground Gas Summary

The desk study for the site has identified a potential source of ground gas on site in the form of the former pond, albeit of limited risk, given the potential volume. If Made Ground is identified and contains a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

The desk study has identified limited off-site sources; however, the infilled pits to the south are unlikely to affect the site due to its remoteness and given the time elapsed since infilling.

Ground gas monitoring would only be recommended if a source of organic rich Made Ground or organic contamination was encountered on the site.

2.17 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 with 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 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.
- The presence of laterally and vertically variable strata should any superficial deposits be encountered and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- The potential for shrinkable soils to be present.
- Presence of trees and/or desiccation at the site if/where shrinkable soils are present.
- The suitability of the shallow soils for the use of soakaways on the site as part of the proposed development.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

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

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

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

Table 3.1 Risk Ratings Matrix

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

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

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

Source	Description	Comments
Shallow soils across the site potentially impacted by contaminants.	General chemical quality of the near surface soils. On-site potential for pesticides due to historical land use as agricultural fields and potentially infilled pond.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, asbestos and pesticides.
Limited areas of Made Ground soils	Chemical quality of any Made Ground soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, and asbestos.
Ground gases/vapours	Possible presence of Made Ground beneath the site. This is only considered a viable source of ground gas if significant proportions of organic material are present.	Methane, carbon dioxide, depleted oxygen, trace gases.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

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

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation and consumption of home grown produce.
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 and, if encountered, could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	While fluvial flooding is not identified, surface water flooding is present and should be considered.
Surface water	A ditch and two ponds are located within the site but appear hydraulically connected to upstream drainage features.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

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

Receptor	Description	Comments
End Users	Future users of the residential dwellings.	The development comprises residential properties with private and communal gardens.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses comprise a mixture of residential use and fields.
Soft Landscaping	Possible areas of planting including lawns, shrubs, and trees etc.	Gardens and soft landscaping are proposed.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes (if required) may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies on a Secondary A and Principal Aquifer. The site is not within a SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	Ponds and a ditch were identified on site and are fed from an off-site source.
Ecological Receptors	Sensitive areas of ecological significance.	The site is situated within a SSSI Impact Risk Zone and is near to ancient woodland, priority habitat and the South Downs National Park.

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 contamination linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow soils across the site potentially impacted by contamination	End Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Medium	Moderate to Low The site is proposed to comprise residential dwellings with private gardens and soft landscaping. Future occupiers may come into direct contact with soils where/if soft landscaping is present. Sampling and chemical testing required to assess the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Mild	Low Adjacent site users are unlikely to come into contact with the soils at the site. Extensive impact from this source is not anticipated. Sampling and chemical testing required to assess the risk.
	Soft Landscaping	Root uptake	Low likelihood	Mild	Low Where gardens/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.
	Water Supply Pipes	Direct contact	Low Likelihood	Mild	Low Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of any soil impact. Sampling and chemical testing required to assess the risk.
	Buildings and Infrastructure	Direct contact	Low likelihood	Medium	Moderate to Low Foundations and utilities may be placed within potentially aggressive soils (e.g. sulphate). Sampling and chemical testing required to assess the risk.
	Groundwater	Vertical Migration	Low likelihood	Mild	Low The site lies on a Secondary A and Principal Aquifer. The site is not within a SPZ. Significant potentially mobile contamination is unlikely to be present. Sampling and chemical testing required to assess the risk.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Limited areas of Made Ground soils	End Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Medium	Moderate to Low The site is proposed to comprise residential dwellings with private gardens and soft landscaping. Future occupiers may come into direct contact with soils where/if soft landscaping is present. Sampling and chemical testing required to assess the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	Very Low Adjacent site users are unlikely to come into contact with the Made Ground soils (if present) at the site. Sampling and chemical testing required to assess the risk.
	Soft Landscaping	Root uptake	Low	Mild	Low Where communal gardens/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.
	Water Supply Pipes	Direct contact	Low	Mild	Low Water supply pipes may come into contact with impacted 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	Mild	Low Foundations and utilities may be placed within potentially aggressive soils (e.g. sulphate). Sampling and chemical testing required to assess the risk.
	Groundwater	Vertical Migration	Low Likelihood	Medium	Moderate to Low The site lies on a Secondary A and Principal Aquifer. The site is not within a SPZ. Significant potentially mobile contamination is unlikely to be present. Sampling and chemical testing required to assess the risk.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	Very Low No naturally occurring potential sources which could harm human health have been identified.
	Soft Landscaping	Root Uptake	Unlikely	Minor	Very Low Gardens and amenity soft landscaping are proposed but are unlikely to be affected by naturally occurring aggressive ground conditions.
	Water supply pipes	Direct contact	Unlikely	Minor	Very Low No potential sources which could affect water pipes have been identified. Sampling and chemical testing required to assess the risk.
	Buildings and Infrastructure	Direct contact	Unlikely	Medium	Low Foundations may be placed within soils which may be an aggressive environment for concrete. Sampling and chemical testing required to assess the risk.
Ground gases and vapours from any Made Ground on site	End Users	Inhalation	Unlikely	Medium	Low Future site users may be exposed to ground gases generated by any Made Ground present beneath the site. Whilst significant organic-rich Made Ground is not anticipated, the potential presence of infill associated with the former pond represents a limited plausible source of ground gas. Intrusive investigation will be required to confirm the presence and nature of any infill materials and to determine whether ground gas
	Buildings and infrastructure	Gas accumulation of flammable gases	Unlikely	Medium	Low Extensive organic-rich Made Ground capable of generating significant methane concentrations is not anticipated based on the desk study findings. However, the potential presence of infill associated with the former pond represents a limited plausible source of ground gas. Intrusive investigation will be required to confirm the presence and nature of any infill materials and to assess whether ground gas monitoring is warranted.

Desk Study Report

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Adjacent land users	Inhalation	Low Likelihood	Minor	Very Low The potential for ground gases generated beneath the site to affect adjacent land users is considered to be low. Whilst off-site sources of ground gas may be present to the south of the site, the assessment of potential risks associated with these sources falls outside the scope of this desk study.
Radon	End Users	Inhalation	Low Likelihood	Mild	Low The site lies in an area where less than 1% of homes are estimated to be at or above the Action Level. No radon protection measures are required. The exact requirement for radon protection must be based on radon risk mapping.

Table 3.6 Plausible Contamination 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 contamination linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the contamination linkages have been classified as moderate to low, low or very low.

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

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

While gross contamination is not expected as a result of the previous land uses identified, should contamination be present on site, this should also be considered in the context of potential climate change, such as increase or more frequent rainfall events and/or increase in dry, potentially dusty conditions on the site.

3.4 Preliminary Geotechnical Assessment Summary

The underlying geology is anticipated to comprise Alluvium, Lower Greensand and the Folkestone Formation. It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at ground level. However, where foundations are required in any areas of Made Ground and soft Alluvium, a piled foundation solution may be required. Shallow groundwater and/or unstable soils could also impact the viability of conventional foundations.

The development should also take into account the presence of trees and/or desiccation at the site if/where shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees and piled foundations may be required in proximity to trees (subject to tree type and ground conditions).

In line with a SuDS approach, clean storm water should be discharged to the ground wherever possible. Soakage testing would be required to assess the viability of conventional soakaways. Where soils are not sufficiently permeable for soakaways to function effectively, it may be necessary to utilise on-site storage and attenuation of peak storm flow through systems such as porous paving and cellular storage crates.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

Historical mapping indicates that the site has comprised predominantly open agricultural fields throughout the period of available records, with a watercourse and associated ponds present within the site boundary.

The proposed development is understood to comprise the construction of residential dwellings, with private gardens, soft landscaping, access roads and associated infrastructure.

A maximum risk rating of moderate to low has been assigned in relation to potential soil contamination. The site sensitivity is elevated due to its location within a Secondary A and Principal aquifer, which should be considered in detailed assessment.

In respect to ground gases, a low or very low risk has been assigned. A risk rating of low has been attributed to Radon. The exact requirement for radon protection must be based on the radon risk mapping.

It is possible that conventional foundations would be suitable for parts of the proposed development, although any design should account for the actual ground conditions beneath the site, the potential presence of shallow groundwater, unstable soils, shrinkable soils, as well as the presence of trees on site and/or desiccation of the shallow soils.

4.2 Recommendations

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

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation and pavement design.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH. Testing for pesticides should also be undertaken.
- Ground gas monitoring would only be required if a significant volume or thickness of putrescible/organic Made Ground was encountered by the ground investigation, though further testing of wells located close to the potential infilled ponds is also recommended to confirm the potential ground gas risk at these locations.
- Soakage testing to inform drainage design on-site.

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

Figure 1

Site Location Plan





Legend

Site Boundary

0 100 m 200 m
© OpenStreetMap contributors



Geo-Environmental

Produced by **Datanest.earth**

Title: Site Location Plan

Client: Thakeham Homes		Size: A3
Project: College Lane Hurstpierpoint	Drawn: JC	Figure No.: 1
Date: 17-06-2026	Checked: JC	
Proj No: GE23829	Scale: 1:10448	Version: draft

Figure 2

Proposed Development Plan





KEY

★ Affordable housing

Scale Bar 1:500

0m 10m 20m 30m

N



Development
Land East of College Lane
Hurstpierpoint

Drawing Title
Site Colour Layout

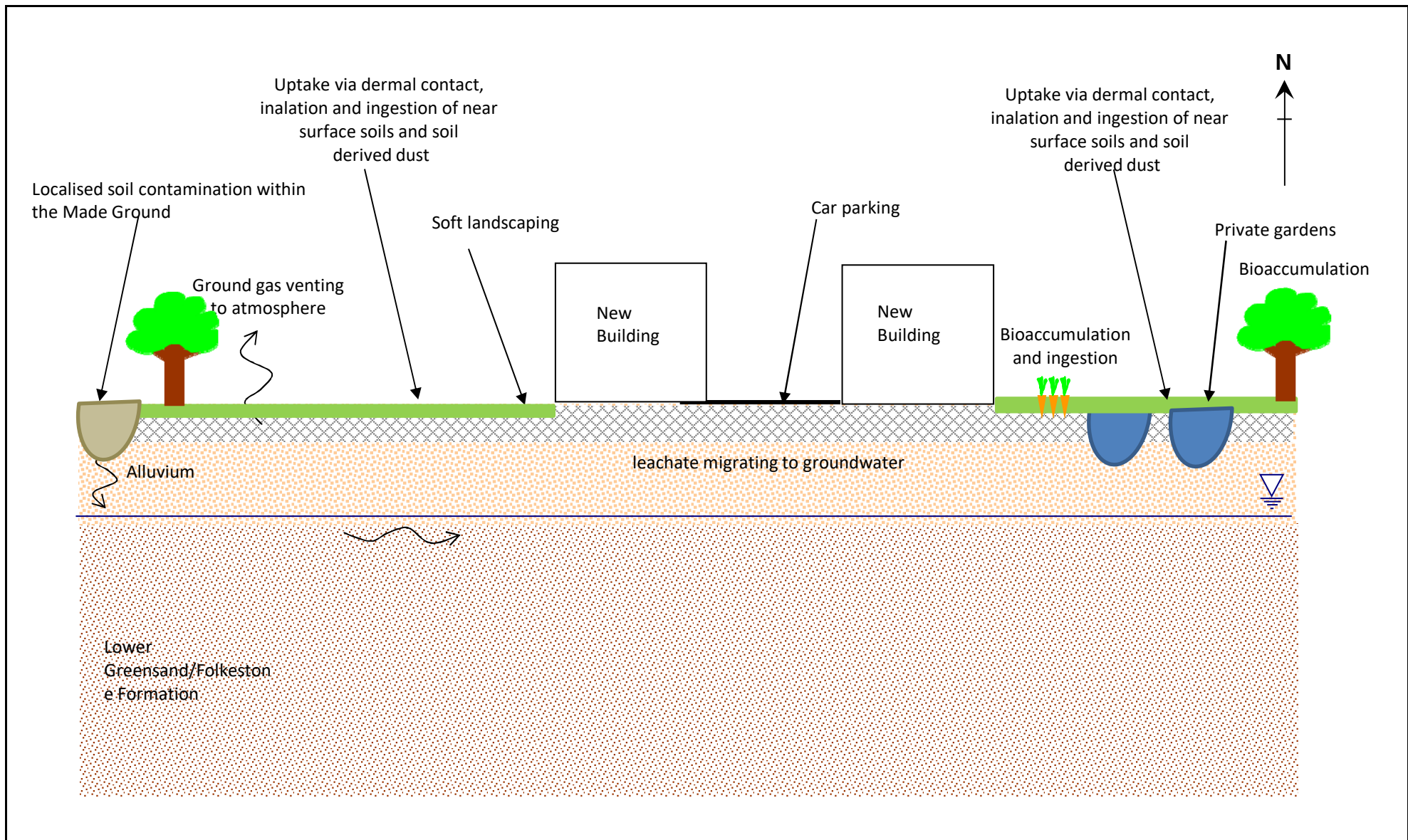
Drawn	Date	Scale	Rev	Date	Note	Status	Revision Number
AH	Aug 2026	1:500			RIBA Stage 3 - Planning	A1 Authorised & Accepted	C01
Drawing Number (Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number)							
H119 - THA - PD1 - ZZ - D - A - 1010							

C01 03.08.26 Application Issue AH MH

Figure 3

Conceptual Site Model (Proposed Site Use)





Project:	Land Off College Lane, Hurstpierpoint			Title	Conceptual Site Model (Proposed Land Use)		
Client:	Thakeham Homes Limited			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:	GE23829	Revision:	1.0				
Drawn:	AP	Date:	24/07/2026				
Figure:	3	Scale:	Not To Scale				

Appendix A

Desk Study Information



LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG

Order Details

Date: 05/08/2026
Your ref: GE23829
Our Ref: GS-LU4-QCZ-JSM-RVY

Site Details

Location: 529242 116018
Area: 5.42 ha
Authority: [Mid Sussex District Council](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2 >](#)
[OS MasterMap site plan](#) [p.14 >](#)
[Aerial image](#) [p. 9 >](#)

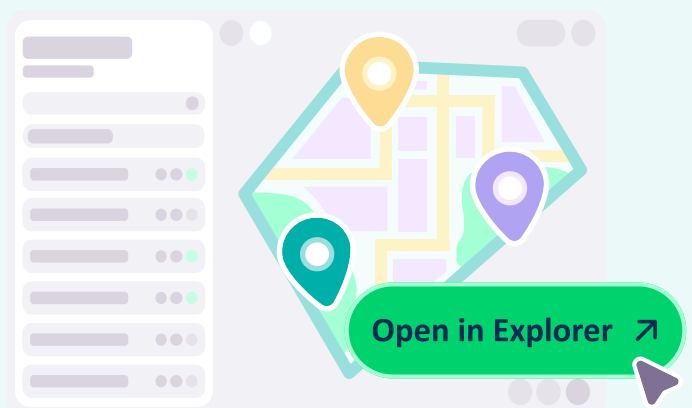
[Insight User Guide](#) ↗

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Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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	0	4	30	-
17 >	1.2 >	Historical tanks >	0	1	3	2	-
17 >	1.3 >	Historical energy features >	0	0	6	6	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	0	6	41	-
22 >	2.2 >	Historical tanks >	0	1	4	2	-
23 >	2.3 >	Historical energy features >	0	0	9	8	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	1	-
26 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
26	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	0	12	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
30	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
30	4.3	Current or recent petrol stations	0	0	0	0	-
30	4.4	Sites determined as Contaminated Land	0	0	0	0	-
30	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



30	4.6	Regulated explosive sites	0	0	0	0	-
31	4.7	Hazardous substance storage/usage	0	0	0	0	-
31	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.11	Radioactive Substance Authorisations	0	0	0	0	-
32 >	4.12 >	<u>Licensed Discharges to controlled waters ></u>	0	2	0	2	-
32	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.14	Pollutant release to public sewer	0	0	0	0	-
33	4.15	List 1 Dangerous Substances	0	0	0	0	-
33	4.16	List 2 Dangerous Substances	0	0	0	0	-
33 >	4.17 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
34	4.18	Pollution inventory substances	0	0	0	0	-
34	4.19	Pollution inventory waste transfers	0	0	0	0	-
34	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
35 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
37 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
39 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	2
42	5.7	Surface water abstractions	0	0	0	0	0
42	5.8	Potable abstractions	0	0	0	0	0
43	5.9	Source Protection Zones	0	0	0	0	-
43	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
44 >	6.1 >	<u>Water Network (OS NGD) ></u>	3	4	6	-	-
46 >	6.2 >	<u>Surface water features ></u>	1	3	5	-	-



46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49 >	7.2 >	Historical Flood Events >	0	0	1	-	-
49	7.3	Flood Defences	0	0	0	-	-
49	7.4	Flood Storage Areas	0	0	0	-	-
50	7.5	Flood Zone 2	None (within 50m)				
50	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	High (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	0
56 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	35
57 >	10.8 >	Biosphere Reserves >	0	0	1	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0
59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59 >	10.16 >	Nitrate Vulnerable Zones >	2	0	1	1	0
61 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
62 >	10.18 >	SSSI Units >	0	0	0	0	3
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65 >	11.3 >	National Parks >	0	0	1	-	-
65 >	11.4 >	Listed Buildings >	0	1	2	-	-
66 >	11.5 >	Conservation Areas >	0	0	1	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	13.1 >	Priority Habitat Inventory >	0	0	4	-	-
70	13.2	Habitat Networks	0	0	0	-	-
70	13.3	Open Mosaic Habitat	0	0	0	-	-
70	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	14.1 >	10k Availability >	Identified (within 500m)				
72 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
73 >	14.3 >	Superficial geology (10k) >	1	0	0	4	-
74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	2	0	0	2	-

76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78 >	15.2 >	Artificial and made ground (50k) >	0	0	0	2	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	0	3	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	2	0	0	2	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	0	4	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
87 >	17.2 >	Running sands >	Low (within 50m)				
89 >	17.3 >	Compressible deposits >	Moderate (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	3	-
96 >	18.2 >	Surface ground workings >	4	3	16	-	-
97	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	1	1	-
98 >	18.6 >	Non-coal mining >	1	0	0	1	2
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)				
101	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
102	19.2	Mining cavities	0	0	0	0	0
102	19.3	Reported recent incidents	0	0	0	0	-
102	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
104 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	21.1 >	BGS Estimated Background Soil Chemistry >	5	0	-	-	-
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	-
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Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved

Capture Date: 22/04/2021

Site Area: 5.42ha



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 5.42ha



Recent site history - 2012 aerial photograph

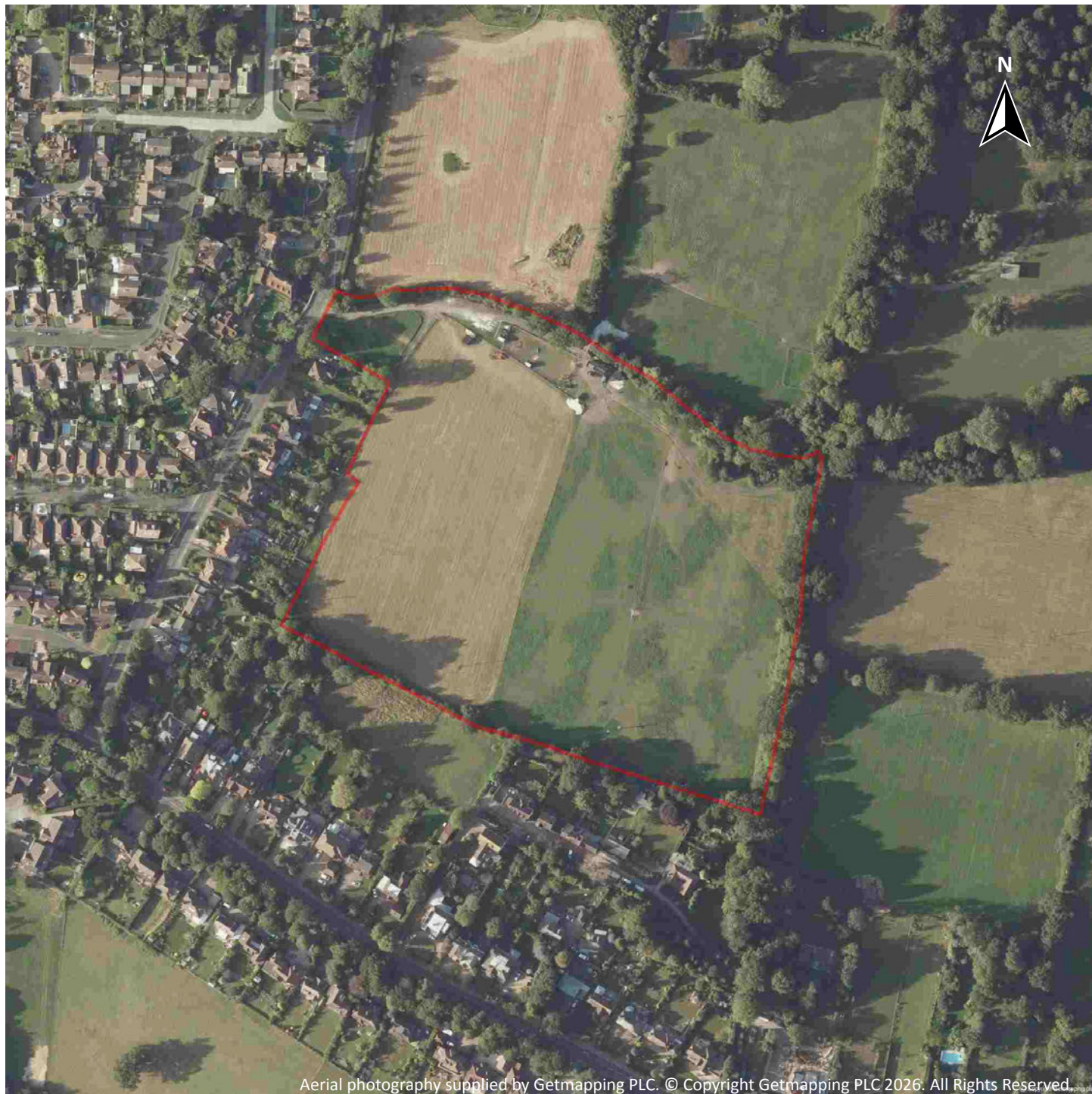


Capture Date: 13/09/2012

Site Area: 5.42ha



Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 5.42ha



Recent site history - 1999 aerial photograph

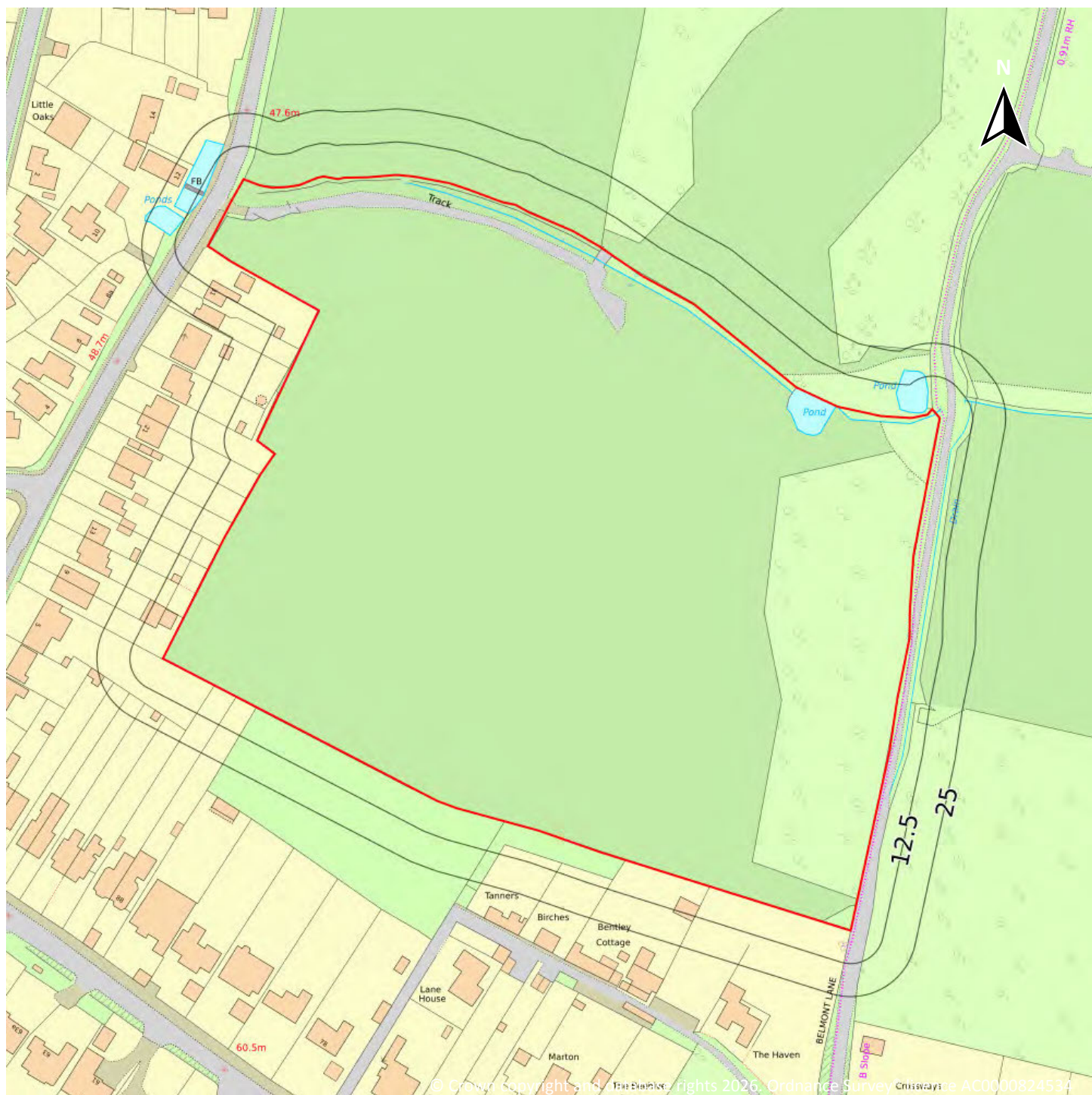


Capture Date: 04/09/1999

Site Area: 5.42ha



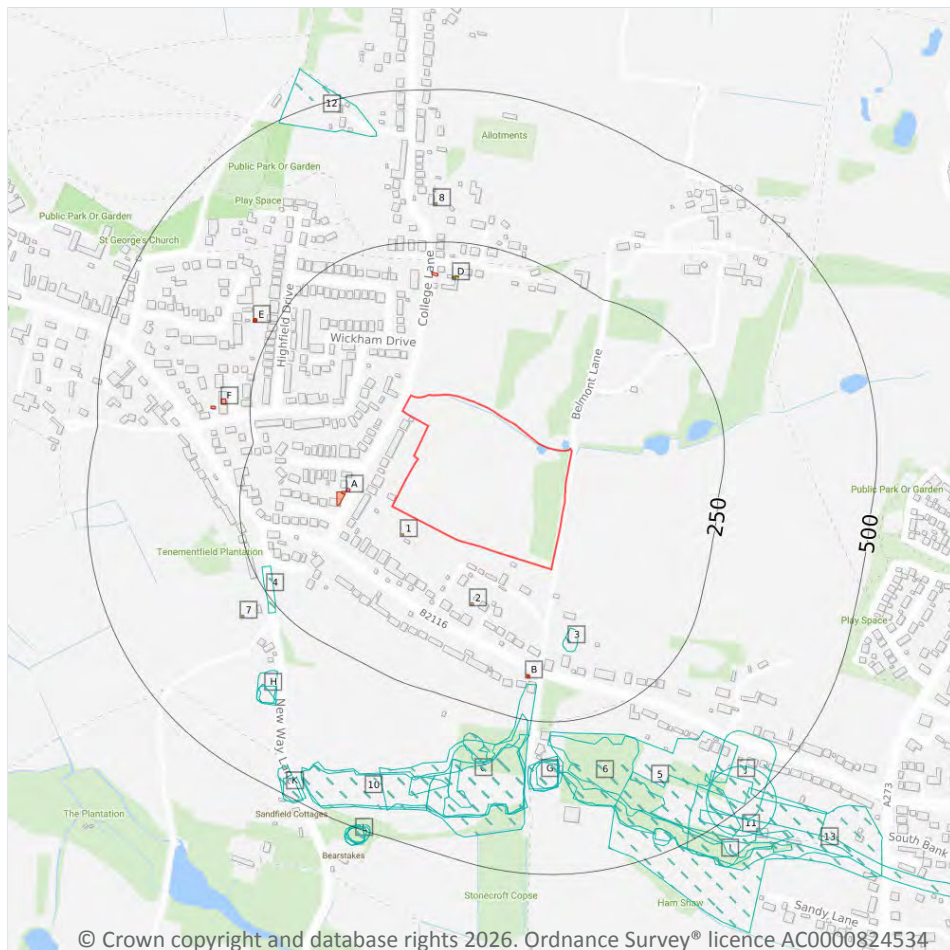
OS MasterMap site plan



Site Area: 5.42ha



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

34

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
3	101m S	Unspecified Pit	1963 - 1992	2241490



ID	Location	Land use	Dates present	Group ID
C	191m S	Sand Pit	1963	2328056
4	222m SW	Cuttings	1874	2157586
C	241m S	Unspecified Ground Workings	1949	2164506
5	266m S	Unspecified Heaps	1949	2184103
6	273m S	Unspecified Ground Workings	1963 - 1992	2273368
C	274m S	Refuse Heap	1992	2159798
C	295m S	Unspecified Disused Pit	1974	2198971
C	295m S	Unspecified Pit	1949	2177689
G	306m S	Unspecified Pit	1874	2237798
G	314m S	Old Sand Pit	1896	2185987
G	314m S	Unspecified Pit	1909 - 1949	2226028
G	316m S	Unspecified Pit	1963 - 1992	2233522
H	329m SW	Old Sand Pits	1896	2173315
I	334m S	Unspecified Ground Workings	1949	2320879
C	344m S	Sand Pit	1949	2263441
H	350m SW	Unspecified Pit	1909 - 1949	2323898
9	357m S	Burial Ground	1963	2203689
H	360m SW	Unspecified Pit	1874	2239615
10	380m S	Unspecified Pit	1992	2303007
C	384m S	Unspecified Pit	1949	2313018
J	397m SE	Burial Ground	1963 - 1974	2228841
11	422m SE	Sand Pit	1909	2277278
12	429m N	Nursery	1963 - 1974	2215730
J	434m SE	Cemetery	1949	2161381
K	456m SW	Cuttings	1896	2272655
I	458m S	Unspecified Pit	1949	2177687
13	464m SE	Tramway Sidings	1909	2199381
K	468m SW	Cuttings	1909 - 1949	2265179



ID	Location	Land use	Dates present	Group ID
L	489m S	Unspecified Pit	1874	2228345
L	493m S	Unspecified Pit	1963 - 1992	2299803
L	495m S	Unspecified Pit	1949	2259561
L	498m S	Old Sand Pit	1896	2185988
L	498m S	Unspecified Pit	1909	2279090

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

6

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
1	31m SW	Unspecified Tank	1910	387225
2	91m S	Unspecified Tank	1910	387221
D	191m N	Unspecified Tank	1937	387229
D	193m N	Unspecified Tank	1955 - 1963	414374
7	302m SW	Unspecified Tank	1910	387223
8	311m N	Unspecified Tank	1897	387220

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

12

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	74m W	Electricity Substation	1955	271021
A	79m W	Electricity Substation	1994	314817
A	80m W	Electricity Substation	1977	323183
B	176m S	Electricity Substation	1994	318771
B	178m S	Electricity Substation	1977	304727
D	194m N	Electricity Substation	1967 - 1994	317276
E	280m NW	Electricity Substation	1972	296817
E	281m NW	Electricity Substation	1989	297577
E	281m NW	Electricity Substation	1967	300900
E	281m NW	Electricity Substation	1995	317822
F	290m W	Electricity Substation	1995	273435
F	307m W	Electricity Substation	1967 - 1989	322026

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

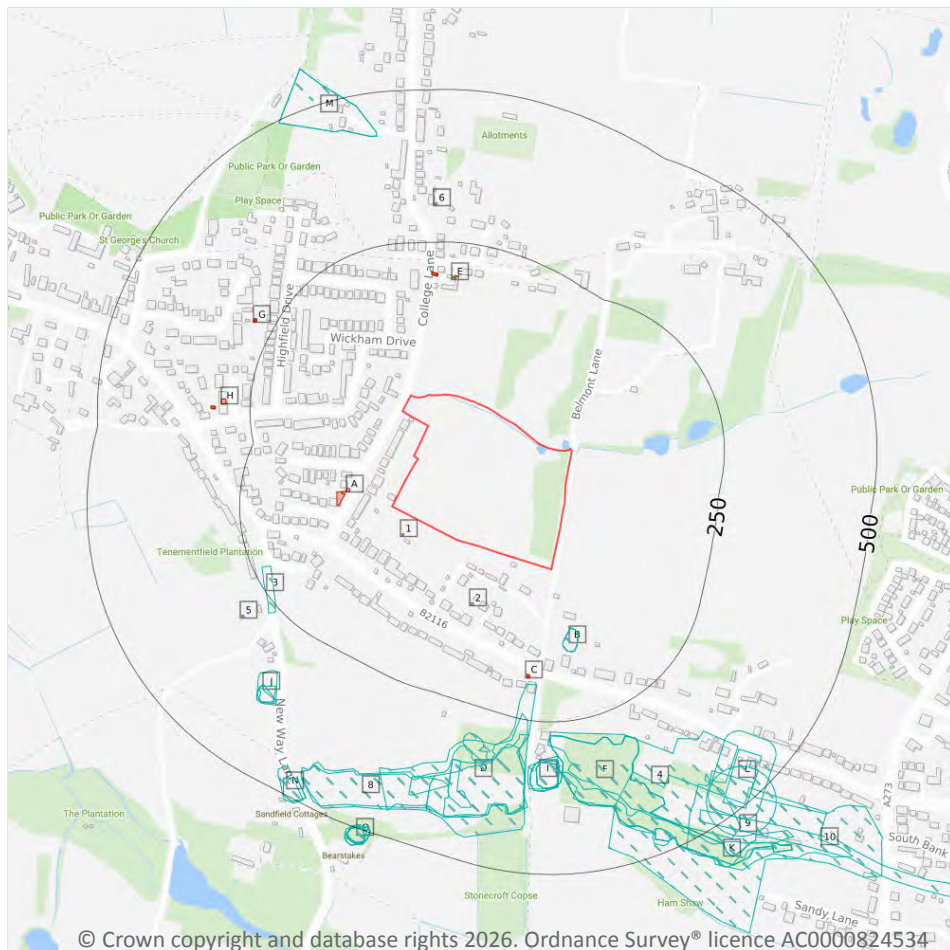
0

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

47

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 20](#) >

ID	Location	Land Use	Date	Group ID
B	101m S	Unspecified Pit	1992	2241490
B	101m S	Unspecified Pit	1974	2241490
B	101m S	Unspecified Pit	1963	2241490



ID	Location	Land Use	Date	Group ID
D	191m S	Sand Pit	1963	2328056
3	222m SW	Cuttings	1874	2157586
D	241m S	Unspecified Ground Workings	1949	2164506
4	266m S	Unspecified Heaps	1949	2184103
F	273m S	Unspecified Ground Workings	1992	2273368
F	273m S	Unspecified Ground Workings	1974	2273368
F	273m S	Unspecified Ground Workings	1963	2273368
D	274m S	Refuse Heap	1992	2159798
D	295m S	Unspecified Disused Pit	1974	2198971
D	295m S	Unspecified Pit	1949	2177689
I	306m S	Unspecified Pit	1874	2237798
I	314m S	Old Sand Pit	1896	2185987
I	314m S	Unspecified Pit	1949	2226028
I	314m S	Unspecified Pit	1909	2226028
I	316m S	Unspecified Pit	1992	2233522
I	316m S	Unspecified Pit	1974	2233522
I	316m S	Unspecified Pit	1963	2233522
J	329m SW	Old Sand Pits	1896	2173315
K	334m S	Unspecified Ground Workings	1949	2320879
D	344m S	Sand Pit	1949	2263441
J	350m SW	Unspecified Pit	1949	2323898
7	357m S	Burial Ground	1963	2203689
J	360m SW	Unspecified Pit	1874	2239615
J	367m SW	Unspecified Pit	1909	2323898
8	380m S	Unspecified Pit	1992	2303007
D	384m S	Unspecified Pit	1949	2313018
L	397m SE	Burial Ground	1963	2228841
9	422m SE	Sand Pit	1909	2277278



ID	Location	Land Use	Date	Group ID
L	426m SE	Burial Ground	1974	2228841
M	429m N	Nursery	1974	2215730
M	429m N	Nursery	1963	2215730
L	434m SE	Cemetery	1949	2161381
N	456m SW	Cuttings	1896	2272655
K	458m S	Unspecified Pit	1949	2177687
10	464m SE	Tramway Sidings	1909	2199381
N	468m SW	Cuttings	1949	2265179
N	468m SW	Cuttings	1909	2265179
O	489m S	Unspecified Pit	1874	2228345
O	493m S	Unspecified Pit	1992	2299803
O	493m S	Unspecified Pit	1974	2299803
O	493m S	Unspecified Pit	1963	2299803
O	495m S	Unspecified Pit	1949	2259561
O	498m S	Old Sand Pit	1896	2185988
O	498m S	Unspecified Pit	1909	2279090

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

7

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 20 >](#)

ID	Location	Land Use	Date	Group ID
1	31m SW	Unspecified Tank	1910	387225
2	91m S	Unspecified Tank	1910	387221
E	191m N	Unspecified Tank	1937	387229
E	193m N	Unspecified Tank	1963	414374



ID	Location	Land Use	Date	Group ID
E	193m N	Unspecified Tank	1955	414374
5	302m SW	Unspecified Tank	1910	387223
6	311m N	Unspecified Tank	1897	387220

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

17

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 20 >](#)

ID	Location	Land Use	Date	Group ID
A	74m W	Electricity Substation	1955	271021
A	79m W	Electricity Substation	1994	314817
A	80m W	Electricity Substation	1977	323183
C	176m S	Electricity Substation	1994	318771
C	178m S	Electricity Substation	1977	304727
E	194m N	Electricity Substation	1972	317276
E	195m N	Electricity Substation	1994	317276
E	195m N	Electricity Substation	1982	317276
E	196m N	Electricity Substation	1967	317276
G	280m NW	Electricity Substation	1972	296817
G	281m NW	Electricity Substation	1967	300900
G	281m NW	Electricity Substation	1989	297577
G	281m NW	Electricity Substation	1995	317822
H	290m W	Electricity Substation	1995	273435
H	307m W	Electricity Substation	1972	322026
H	308m W	Electricity Substation	1967	322026
H	308m W	Electricity Substation	1989	322026



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

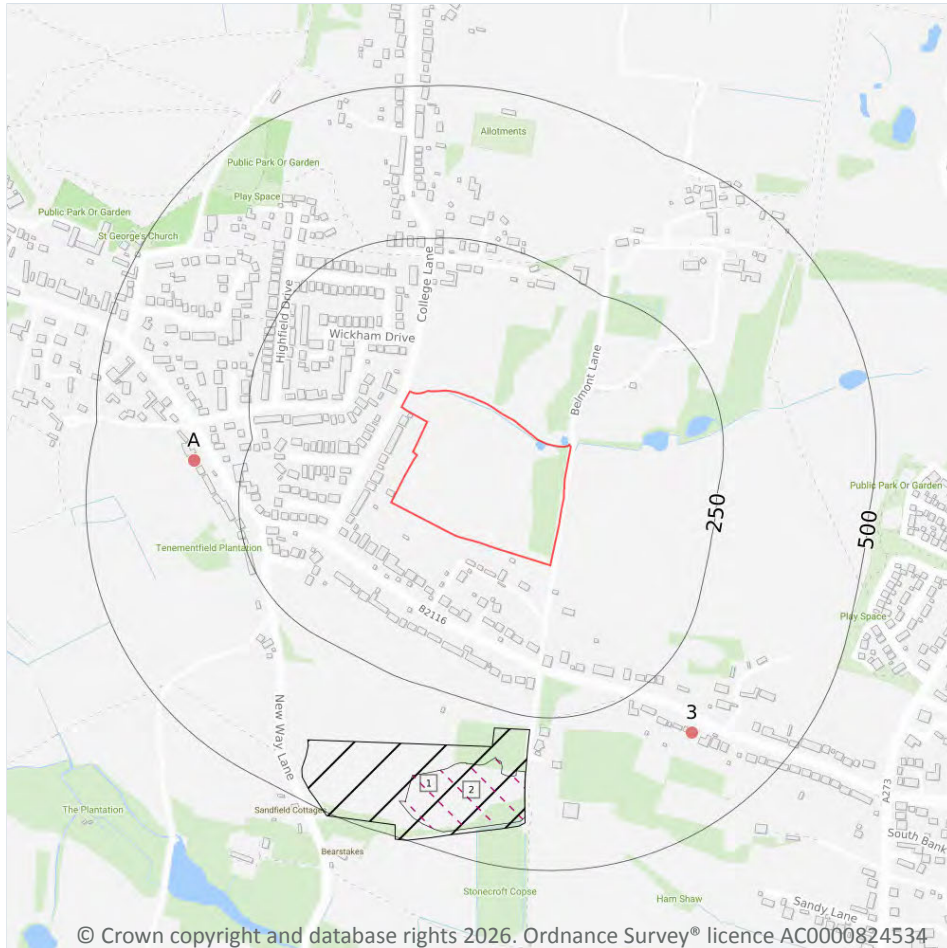
Records within 500m

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 landfill (LA/OS)
- 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

1

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

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Site address	Source	Data type
2	327m S	Refuse Tip	1975 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Details		
1	272m S	Site Address: Danny Sandpit, Hurstpierpoint, Sussex Licence Holder Address: -	Waste Licence: Yes Site Reference: WD27/133, WD27/059, WD13/16 Waste Type: Inert, Industrial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 14/06/1977 Licence Surrender: 31/05/1980	Operator: - Licence Holder: Hales Containers Limited First Recorded 31/12/1951 Last Recorded: 30/11/1979

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m	0
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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	12
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 25 >](#)

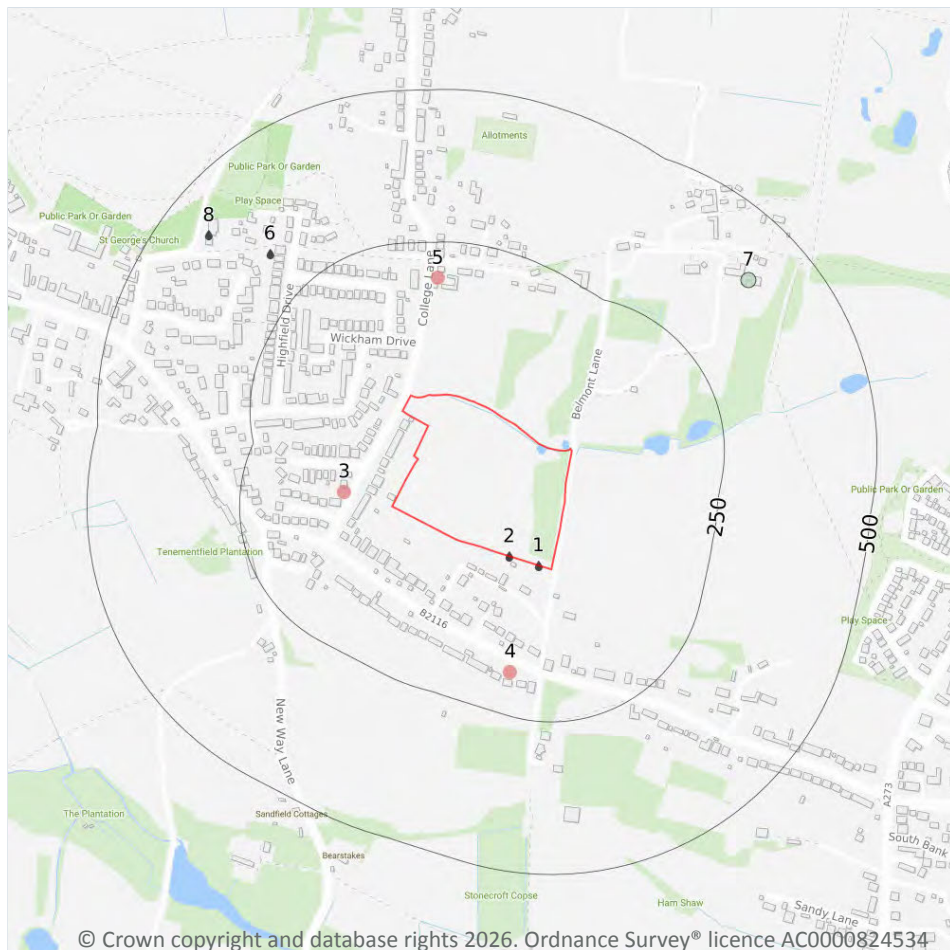
ID	Location	Site	Reference	Category	Sub-Category	Description
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Storing waste exemption	On a farm	Storage of waste in a secure place
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Using waste exemption	On a farm	Use of waste in construction
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Using waste exemption	On a farm	Incorporation of ash into soil
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Disposing of waste exemption	On a farm	Burning waste in the open
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit

ID	Location	Site	Reference	Category	Sub-Category	Description
A	331m W	Tott Farm, Hassocks Road, Hurstpierpoint, Bn6 9qw	WEX032153	Using waste exemption	On a farm	Use of mulch
3	359m SE	27, Hurst Road, Hassocks, Bn6 9nl	WEX134904	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

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Company	Address	Activity	Category
3	82m W	Electricity Sub Station	West Sussex, BN6	Electrical Features	Infrastructure and Facilities
4	180m S	Electricity Sub Station	West Sussex, BN6	Electrical Features	Infrastructure and Facilities
5	192m N	Electricity Sub Station	West Sussex, BN6	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 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.

4.5 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.

4.6 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.



4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

4.12 Licensed Discharges to controlled waters

Records within 500m

4

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 29](#) >

ID	Location	Address	Details	
1	On site	THE HAVEN, WICKHAM HILL, HURSTPIERPOINT, HASOCKS, WEST SUSSEX, BN6 9NP	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRJB3442KC Permit Version: 1 Receiving Water: TRIBUTARY OF HERRING STREAM	Status: NEW ISSUED UNDER EPR 2010 Issue date: 16/06/2025 Effective Date: 10/06/2025 Revocation Date: -
2	On site	SEPTIC TANK SERVING BENTLEY COTTAGE, BENTLEY COTTAGE, WICKHAM HILL, HURSTPIERPOINT, HASOCKS, WEST SUSSEX, BN6 9NP	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRJB3444KV Permit Version: 1 Receiving Water: TRIBUTARY OF HERRINGS STREAM	Status: NEW ISSUED UNDER EPR 2010 Issue date: 02/06/2025 Effective Date: 02/06/2025 Revocation Date: -
6	328m NW	HIGHFIELD DRIVE, HIGHFIELD DRIVE, HURSTPIERPOINT EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01543 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/12/1966 Effective Date: 08/12/1966 Revocation Date: 31/03/1997
8	423m NW	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ST. GEORGE'S PLACE, HURSTPIERPOINT SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02093 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 01/05/1972 Effective Date: 01/05/1972 Revocation Date: 01/07/1991

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

4.13 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.



4.14 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.

4.15 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.

4.16 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.

4.17 Pollution Incidents (EA/NRW)

Records within 500m

1

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 29](#) >

ID	Location	Details	
7	402m NE	Incident Date: 08/07/2003 Incident Identification: 171830 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Algae	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.18 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.

4.19 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.

4.20 Pollution inventory radioactive waste

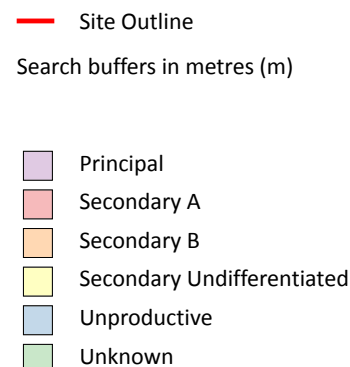
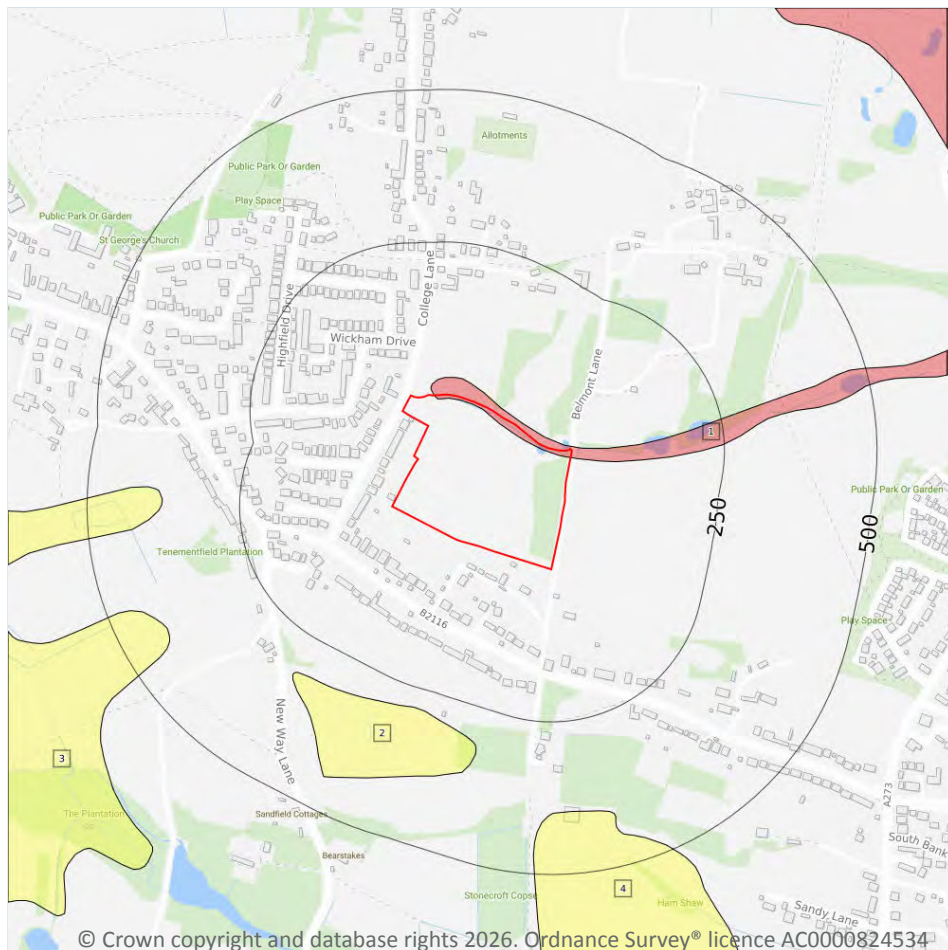
Records within 500m

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



5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	283m S	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

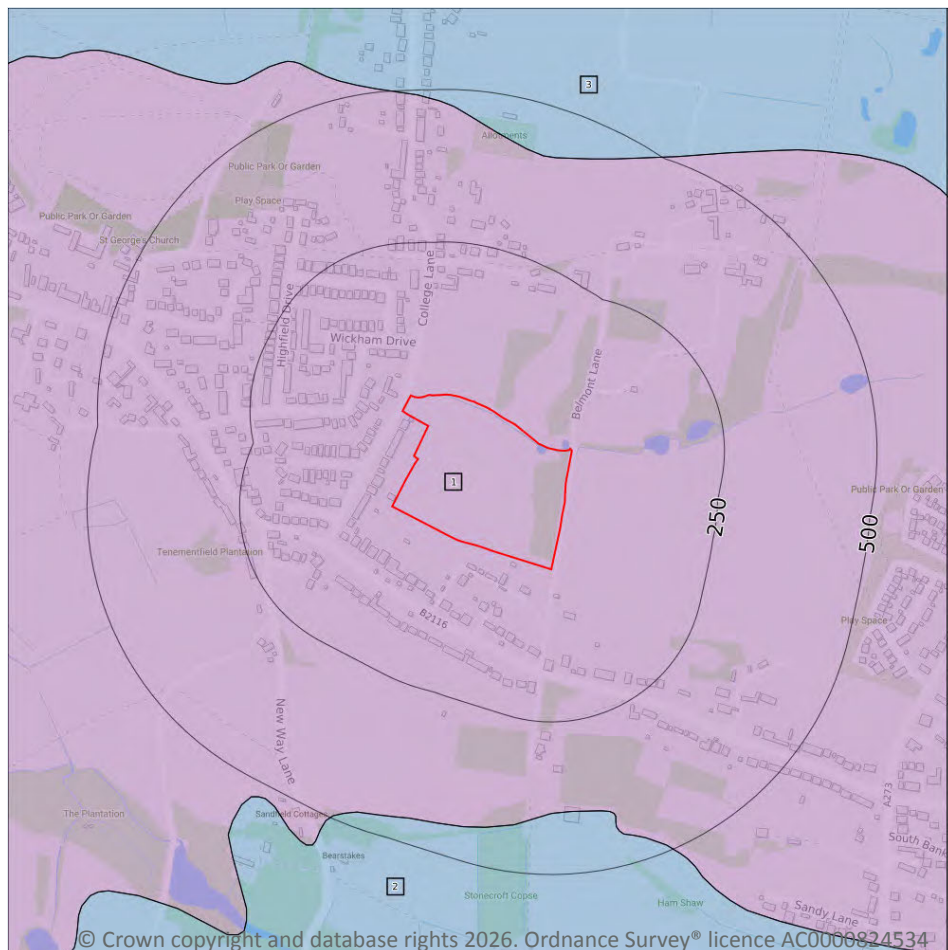


ID	Location	Designation	Description
3	377m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	398m S	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 37 >](#)

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	398m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

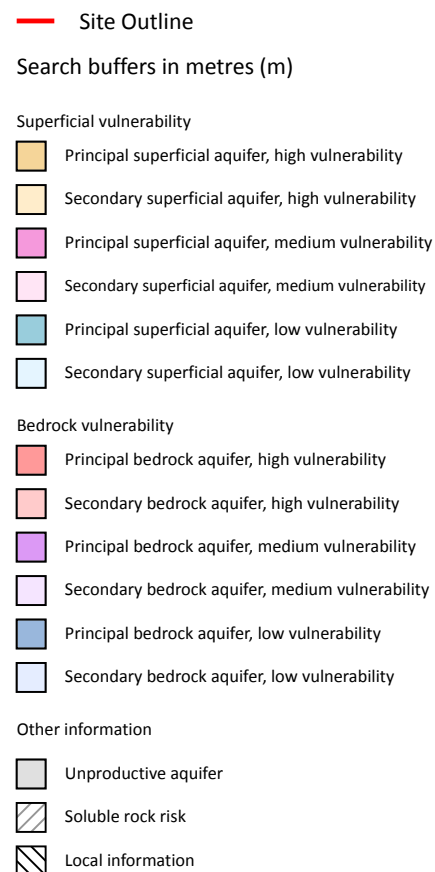
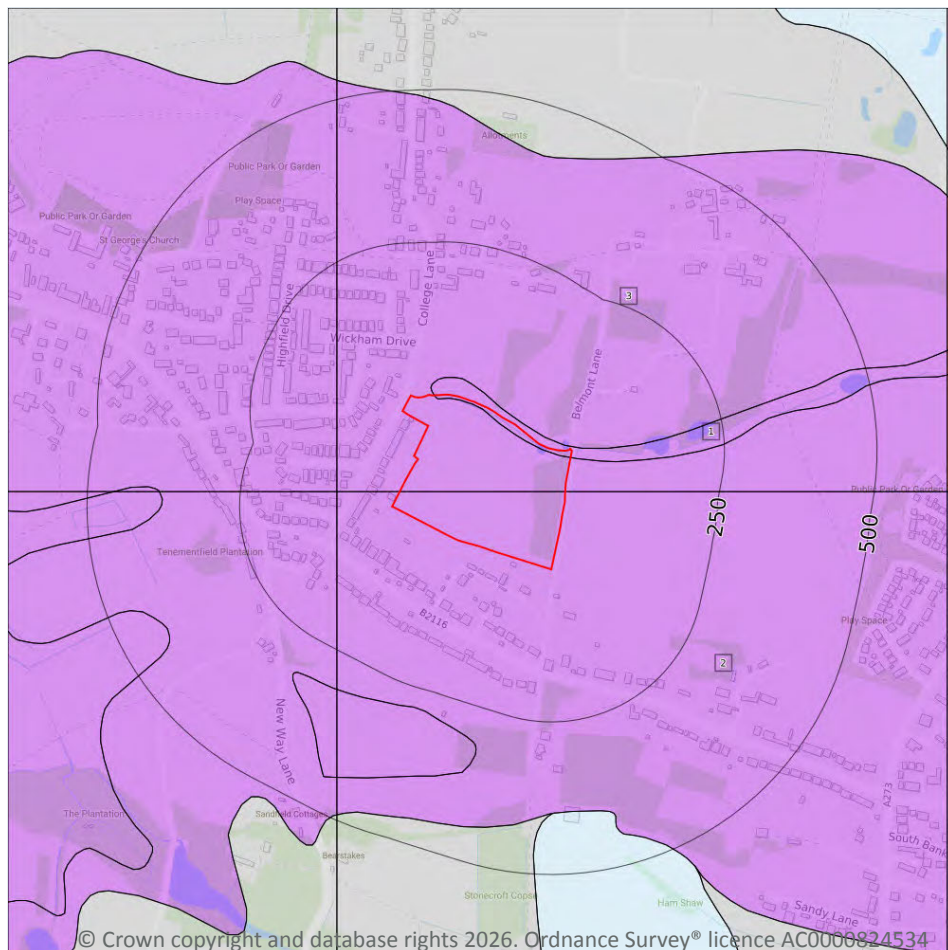


ID	Location	Designation	Description
3	418m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

3

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 39](#) >



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

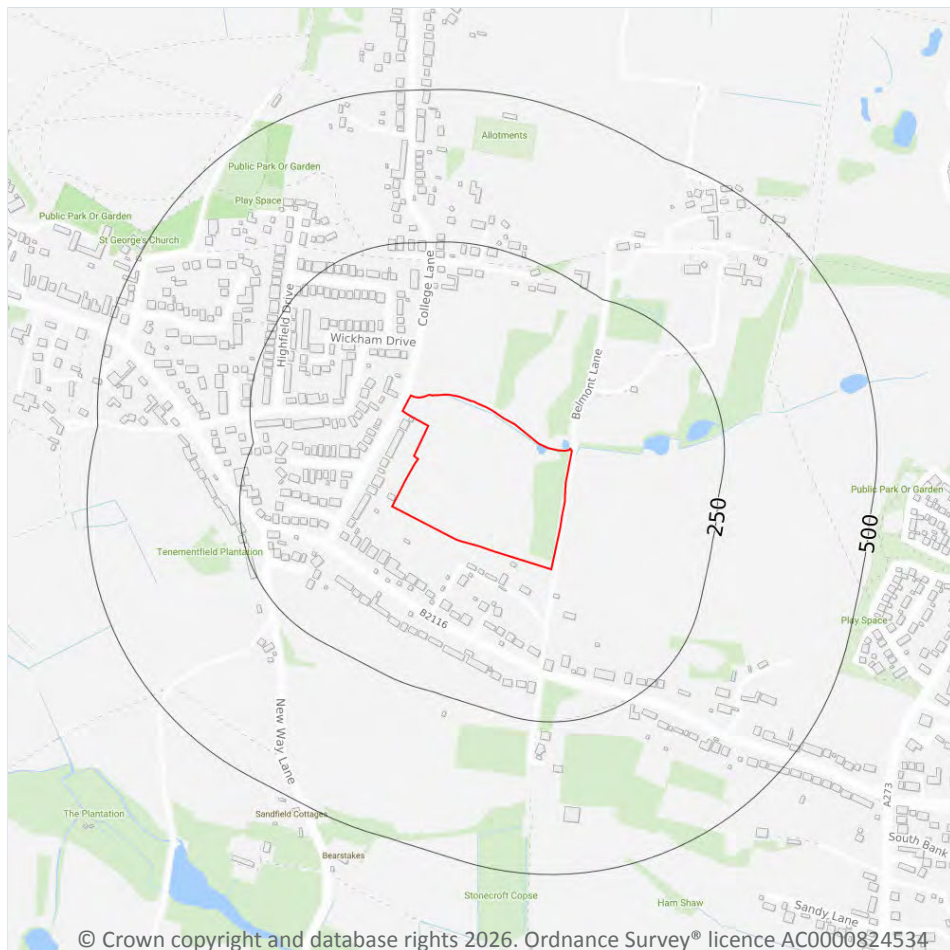
0

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

2

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 41](#) >



ID	Location	Details	
-	901m SE	Status: Active Licence No: 10/41/322206 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: SOUTHDOWNS GARDEN CENTRE & NURSERY Data Type: Point Name: Tates of Pyecombe Ltd Easting: 529890 Northing: 115150	Annual Volume (m ³): 6364 Max Daily Volume (m ³): 72.7 Original Application No: WR.0177 Original Start Date: 08/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -
-	913m SE	Status: Historical Licence No: 10/41/322206 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON NURSERIES, HASSOCKS Data Type: Point Name: Tates of Pyecombe Ltd Easting: 529990 Northing: 115220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 31/03/2000 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

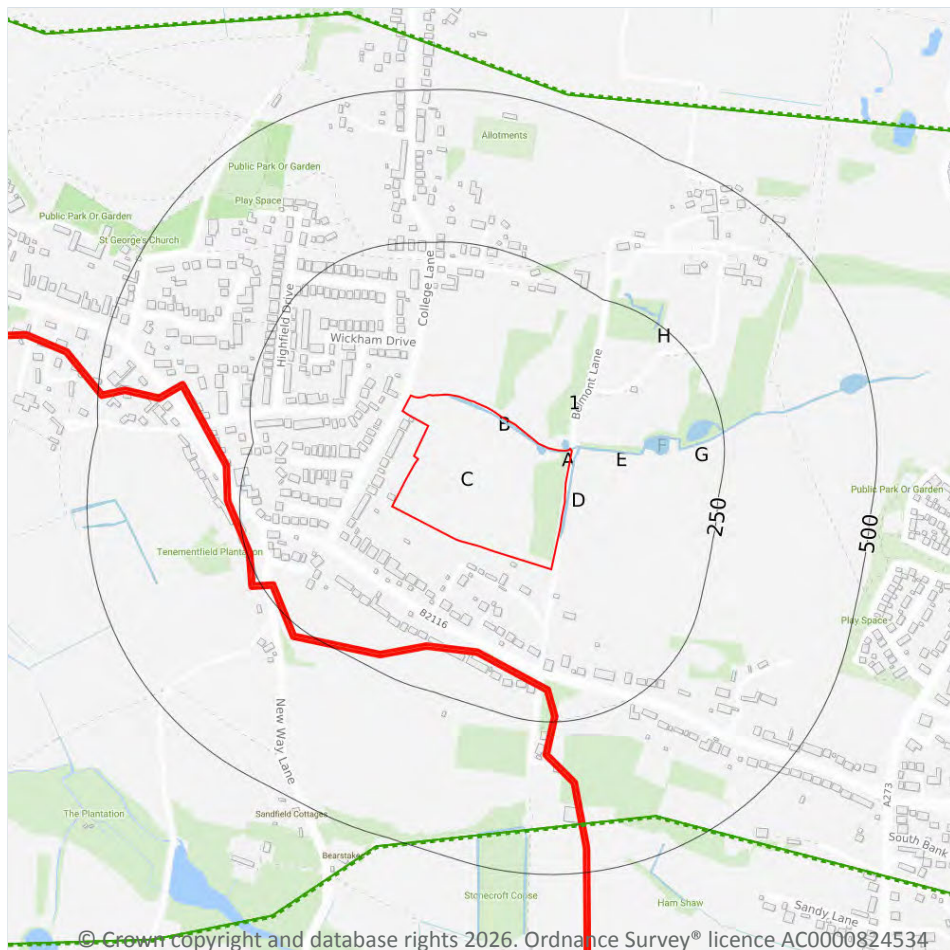
0

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 NGD)
- 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 NGD)

Records within 250m

13

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 44](#) >

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
A	On site	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	2m NE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	4m E	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	12m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	14m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	119m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	161m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	216m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	238m NE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	241m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
H	246m NE	Drain. A manmade watercourse for the removal of excess water from an area.	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

9

Covering rivers, streams and lakes (some overlap with OS NGD 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 44 >](#)

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 44 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Herrings Stream	GB107041012150	Adur Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 44 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	966m E	River	Herrings Stream	GB107041012150 ↗	No longer applicable	Does not require assessment	Poor	2022



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 44](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
C	On site	Lower Greensand Adur & Ouse	GB40701G502400 ↗	Good	Good	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
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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



7.2 Historical Flood Events

Records within 250m

1

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.

Features are displayed on the River and coastal flooding map on [page 48](#) >

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	210m S	Clayton 1976	1976-11-01 1976-11-01	Drainage	Local drainage/surface water	Fluvial

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 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.5 Flood Zone 2

Records within 50m

0

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

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

7.6 Flood Zone 3

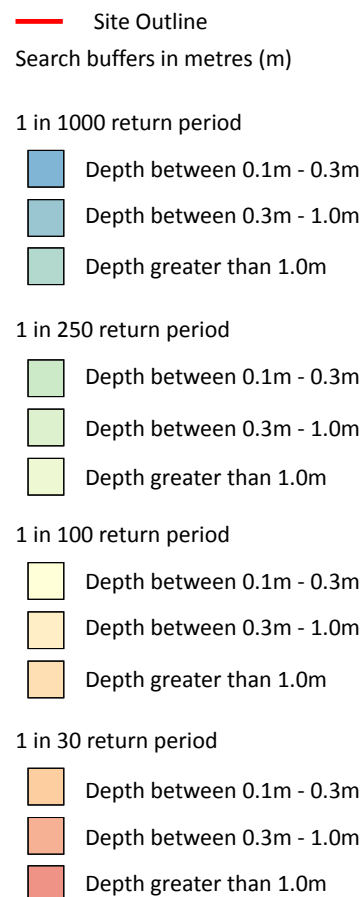
Records within 50m

0

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

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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

Features are displayed on the Surface water flooding map on [page 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.

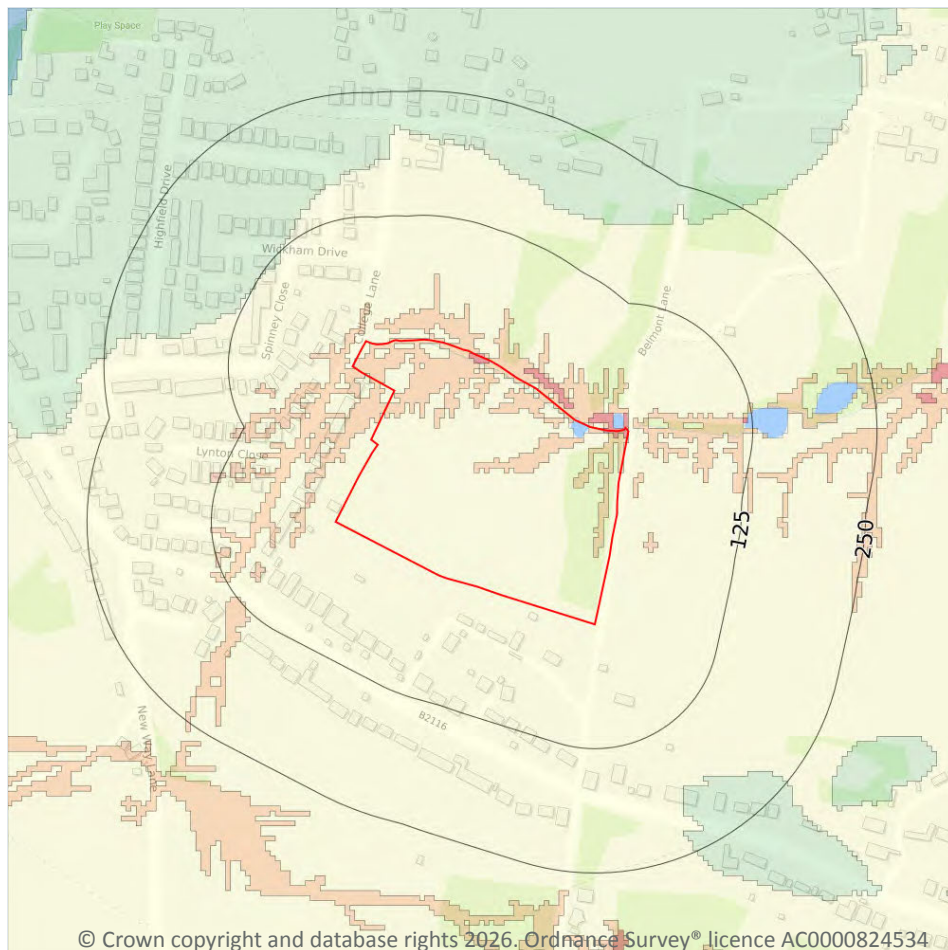
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiantal 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

High

Highest risk within 50m

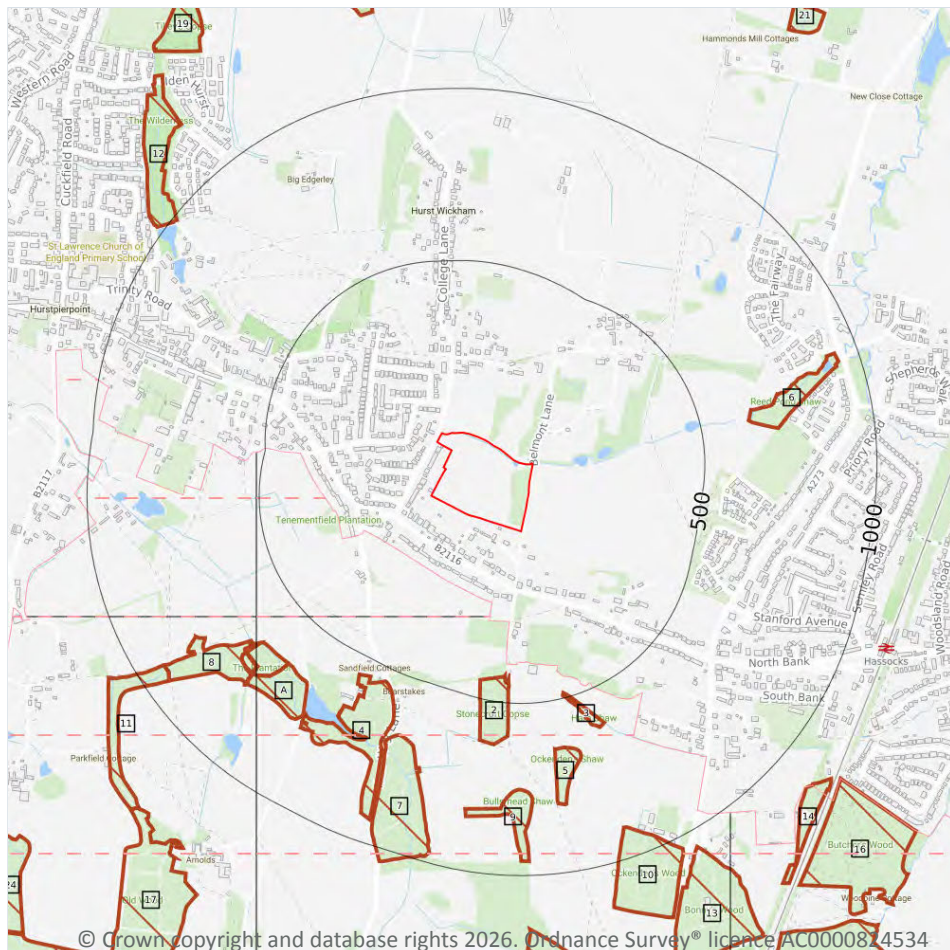
High

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)
- ▨ Designated Ancient Woodland
- - - Biosphere Reserves

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
-	1722m S	Wolstonbury Hill 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

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

37

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
2	422m S	Stonecroft Copse	Ancient & Semi-Natural Woodland
3	485m S	Ham Shaw	Ancient & Semi-Natural Woodland
4	540m SW	Danny Wood	Ancient & Semi-Natural Woodland
A	639m SW	Pump House Shaw	Ancient & Semi-Natural Woodland
A	640m SW	Pump House Shaw	Ancient Replanted Woodland
5	640m S	Ockendens Shaw	Ancient & Semi-Natural Woodland
6	640m E	Reed Pond Shaw	Ancient & Semi-Natural Woodland
A	656m SW	Pump House Shaw	Ancient & Semi-Natural Woodland
7	670m S	The Gill	Ancient & Semi-Natural Woodland
8	675m SW	Danny_Plantation	Ancient & Semi-Natural Woodland
A	705m SW	Danny_Plantation	Ancient Replanted Woodland
9	751m S	Bullsmead Shaw	Ancient & Semi-Natural Woodland
10	910m S	Ockendens Wood	Ancient & Semi-Natural Woodland
11	918m SW	Danny Strip	Ancient & Semi-Natural Woodland
12	988m NW	The Wilderness	Ancient & Semi-Natural Woodland
13	1049m SE	Bonnys Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
14	1114m SE	Signal Post Wood	Ancient & Semi-Natural Woodland
15	1156m S	Furzefield /Parsons Copse	Ancient & Semi-Natural Woodland
16	1174m SE	Butchers Wood	Ancient & Semi-Natural Woodland
17	1235m SW	Danny_Old Wood	Ancient & Semi-Natural Woodland
18	1236m N	Sandfield Shaw	Ancient & Semi-Natural Woodland
19	1313m NW	Tilleys Copse	Ancient & Semi-Natural Woodland
20	1391m SE	Lag Wood	Ancient & Semi-Natural Woodland
21	1464m NE	Brook Cottage Wood	Ancient & Semi-Natural Woodland
-	1513m SE	Keymer Allotment Shaw	Ancient & Semi-Natural Woodland
-	1519m E	Woodsland Glebe	Ancient & Semi-Natural Woodland
24	1543m SW	Foxhole Shaw_N	Ancient & Semi-Natural Woodland
25	1626m SW	Foxhole Shaw	Ancient & Semi-Natural Woodland
-	1637m W	Grange Farm Shaw	Ancient & Semi-Natural Woodland
-	1657m W	Grange Farm Shaw_N	Ancient & Semi-Natural Woodland
-	1701m SW	Randolphs Copse_N	Ancient & Semi-Natural Woodland
-	1731m S	Ashen Plantation	Ancient & Semi-Natural Woodland
-	1876m S	Newer Copse	Ancient & Semi-Natural Woodland
-	1915m SW	Stalkers Copse	Ancient & Semi-Natural Woodland
-	1931m NE	Clayton Priory Shaw 2	Ancient & Semi-Natural Woodland
-	1971m SE	Southdown Farm Shaw	Ancient & Semi-Natural Woodland
-	1971m SW	Randolphs Copse	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

1

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

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



ID	Location	Name	Status
1	185m SW	Brighton and Lewes Downs	Declared

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

10.9 Forest Parks

Records within 2000m	0
----------------------	---

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0
----------------------	---

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

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

10.11 Green Belt

Records within 2000m	0
----------------------	---

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0
----------------------	---

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

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

Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing

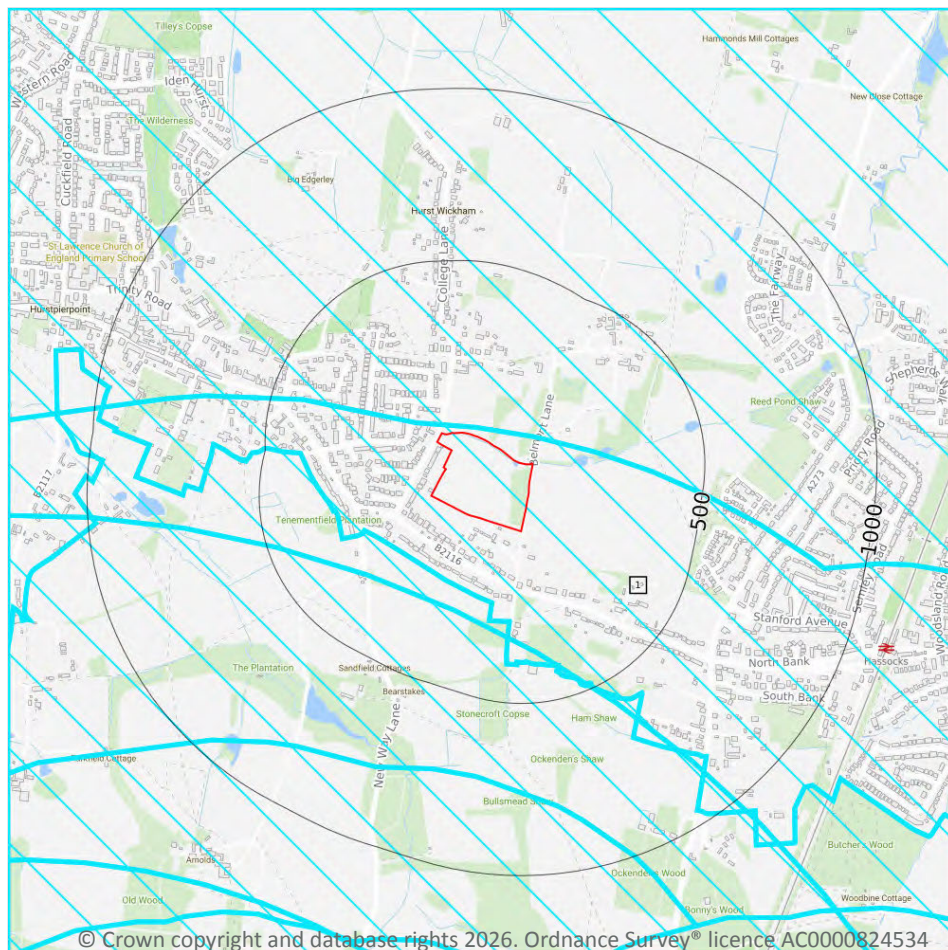


Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing
163m S	Chess Stream NVZ	Surface Water	808	Existing
271m W	Chess Stream NVZ	Surface Water	808	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 61](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000322300&notes=&location=530530,115540%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 61](#) >

ID: -
 Location: 1722m S
 SSSI name: Wolstonbury Hill
 Unit name: Ashen Plantation
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	21/03/2014

ID: -
 Location: 1842m SW
 SSSI name: Wolstonbury Hill
 Unit name: Wolstonbury Hill
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	08/08/2013

ID: -
 Location: 1982m S
 SSSI name: Wolstonbury Hill
 Unit name: Wolstonbury Hill
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Favourable
 Reportable features:

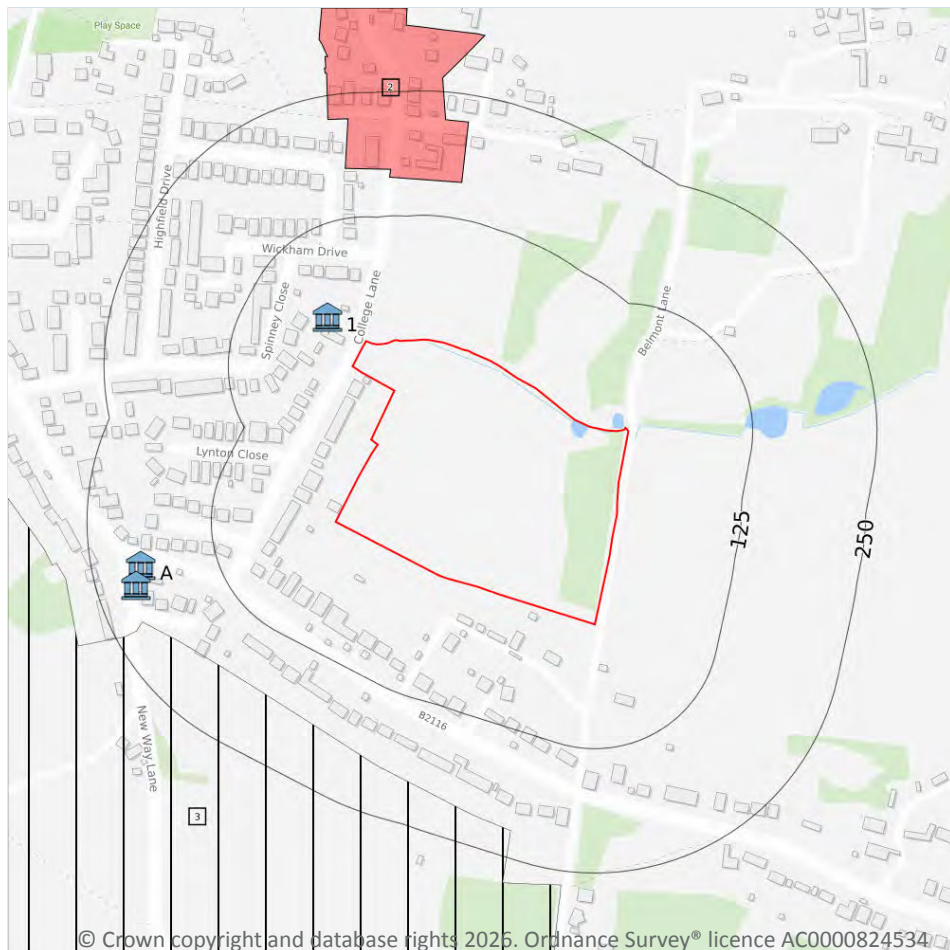
Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	08/08/2013



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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 64 >](#)

ID	Location	Name	Data Source
3	185m SW	South Downs	Natural England

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

11.4 Listed Buildings

Records within 250m

3

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

Features are displayed on the Visual and cultural designations map on [page 64 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	46m NW	Wickham Farmhouse	II	1025662	11/05/1983
A	200m W	Danny Corner And Randiddles	II	1354861	11/05/1983



ID	Location	Name	Grade	Reference Number	Listed date
A	211m W	Barn Adjoining No 44 On The South West	II	1194806	12/01/1979

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

11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 64 >](#)

ID	Location	Name	District	Date of designation
2	160m N	Hurst Wickham	Mid Sussex	01/1989

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

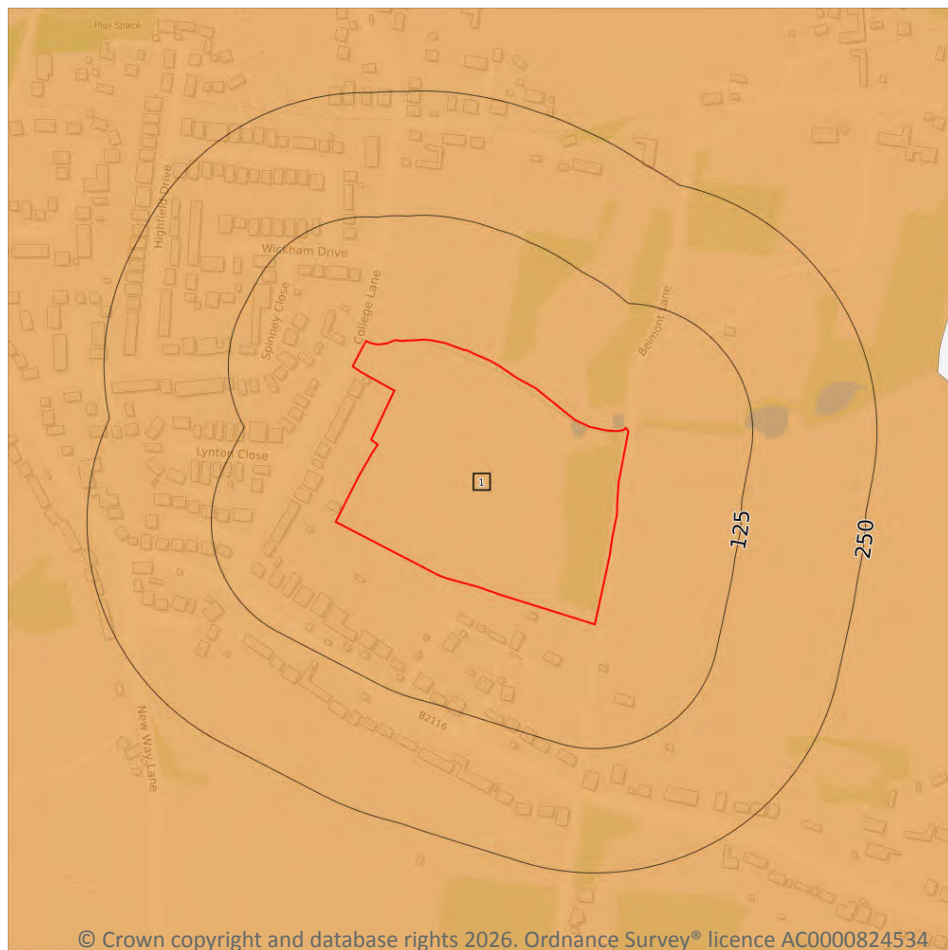
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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 67](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

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**0**

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.

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**0**

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.

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

4

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 69 >](#)

ID	Location	Main Habitat	Other habitats
1	117m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	137m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	188m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	216m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

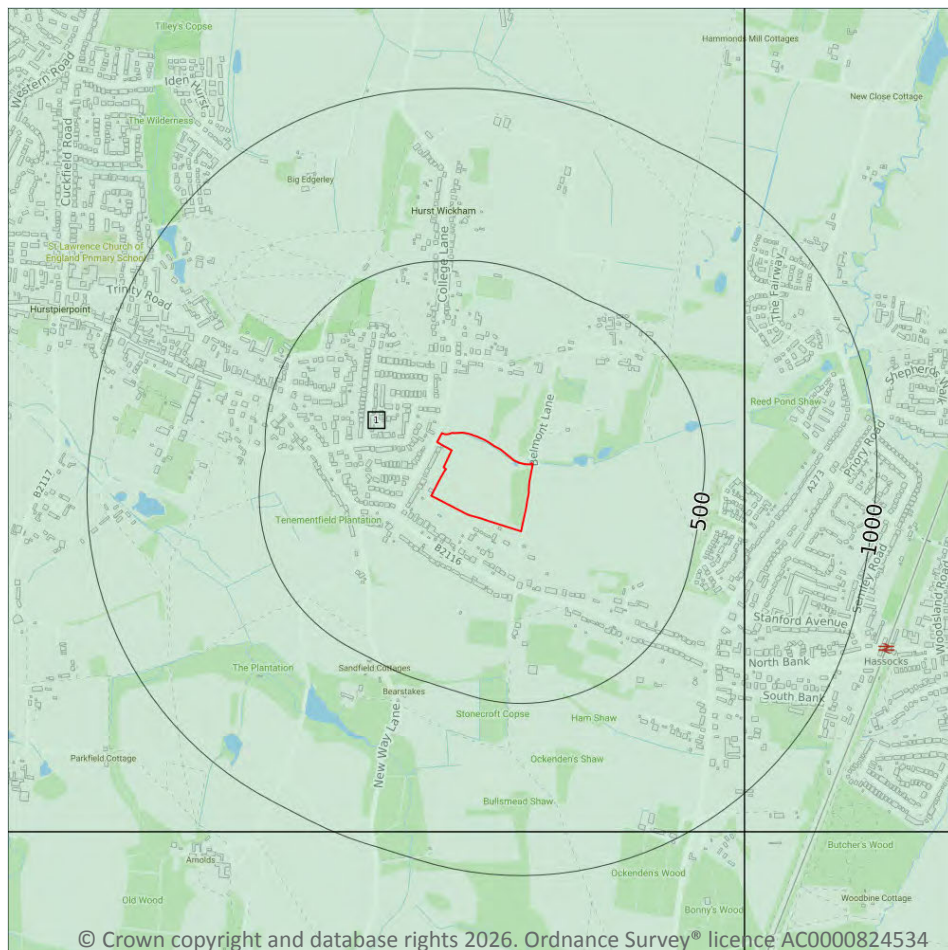
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

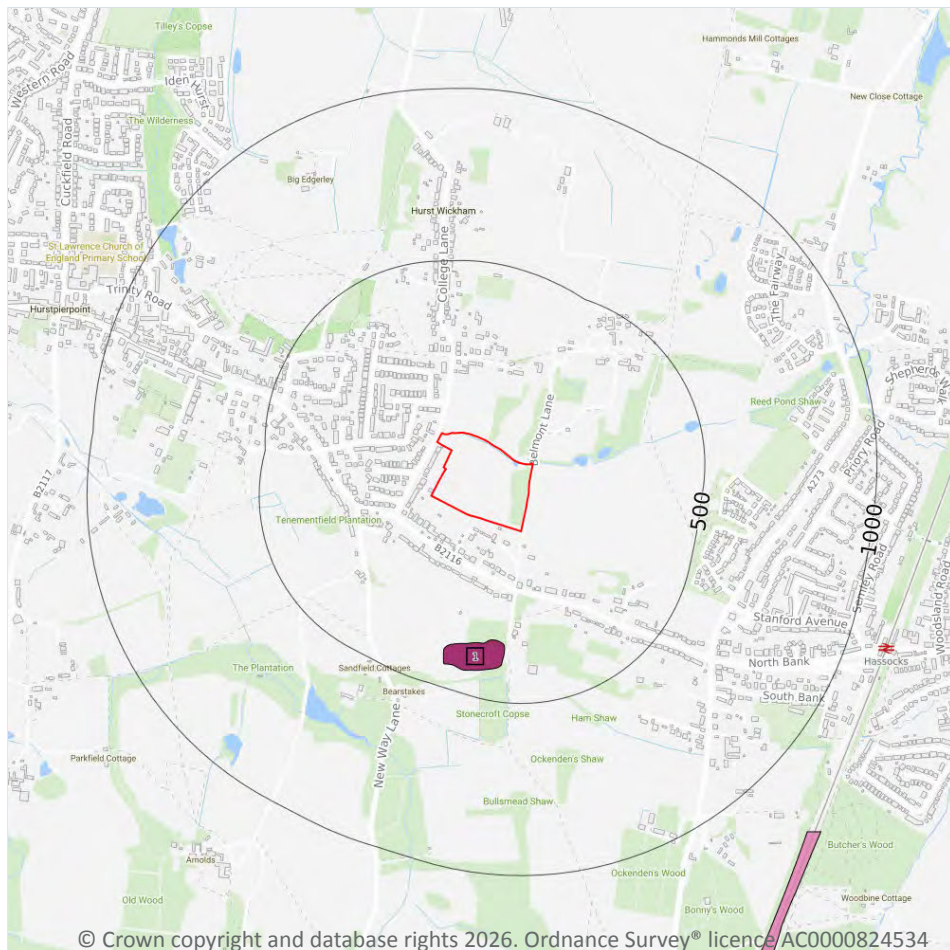
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 71](#) >

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

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

1

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.

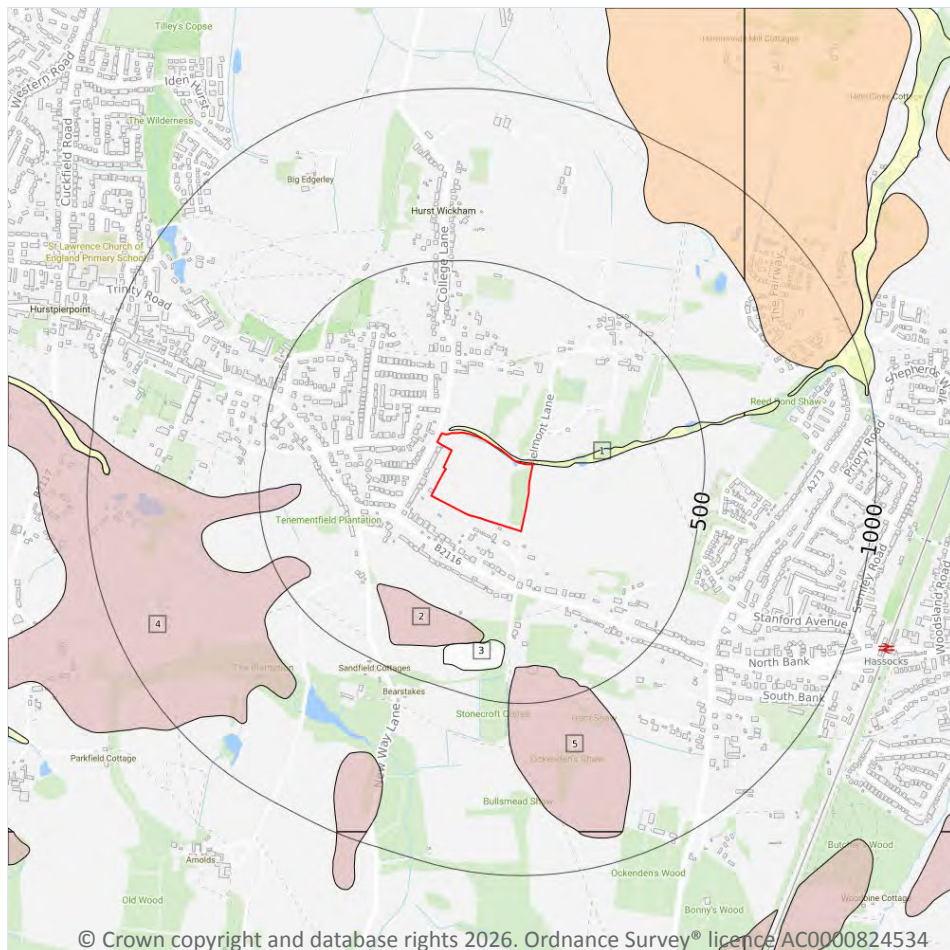
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 72 >](#)

ID	Location	LEX Code	Description	Rock description
1	325m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

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 73](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
2	277m SW	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
3	325m S	SUPNM-UNKNOWN	Superficial Theme Not Mapped [For Digital Map Use Only]- Unknown/unclassified Entry	Unknown/unclassified entry



ID	Location	LEX Code	Description	Rock description
4	379m W	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
5	391m S	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

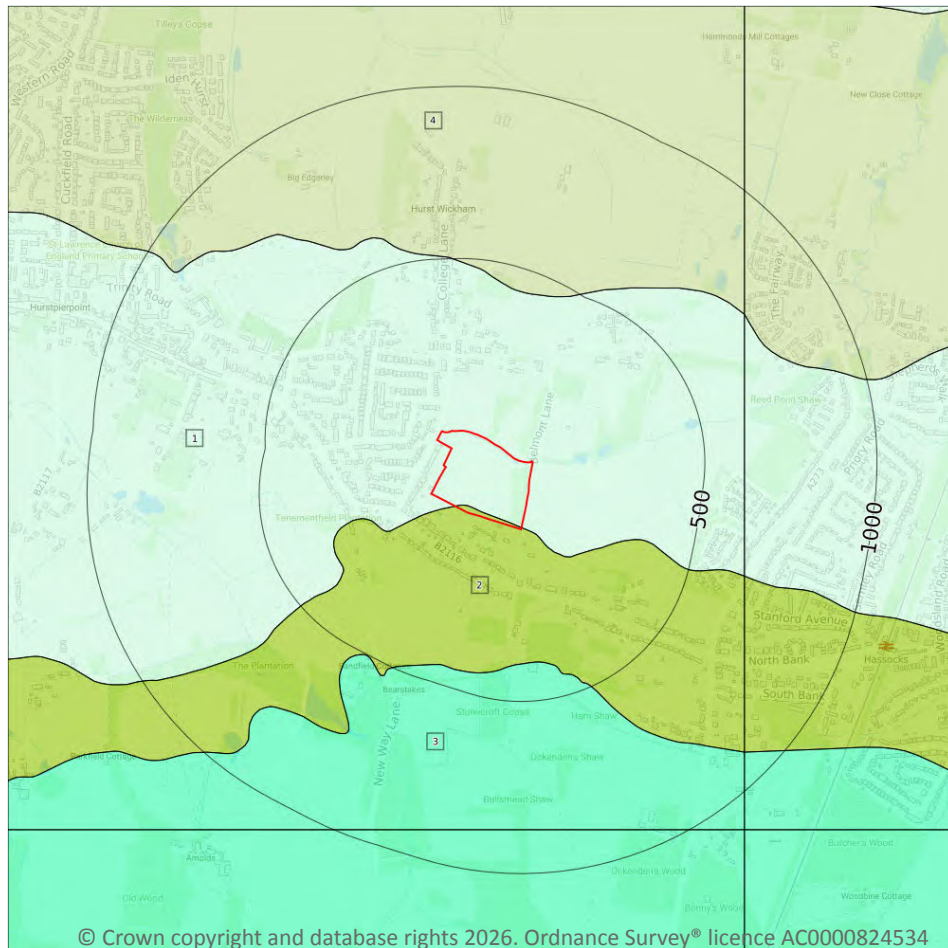
0

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 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SLSST	Lower Greensand Group-Silty Sandstone	Aptian
2	On site	FO-SDST	Folkestone Formation-Sandstone	Aptian
3	388m S	GLT-MDST	Gault Formation-Mudstone	Albian
4	434m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian



This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

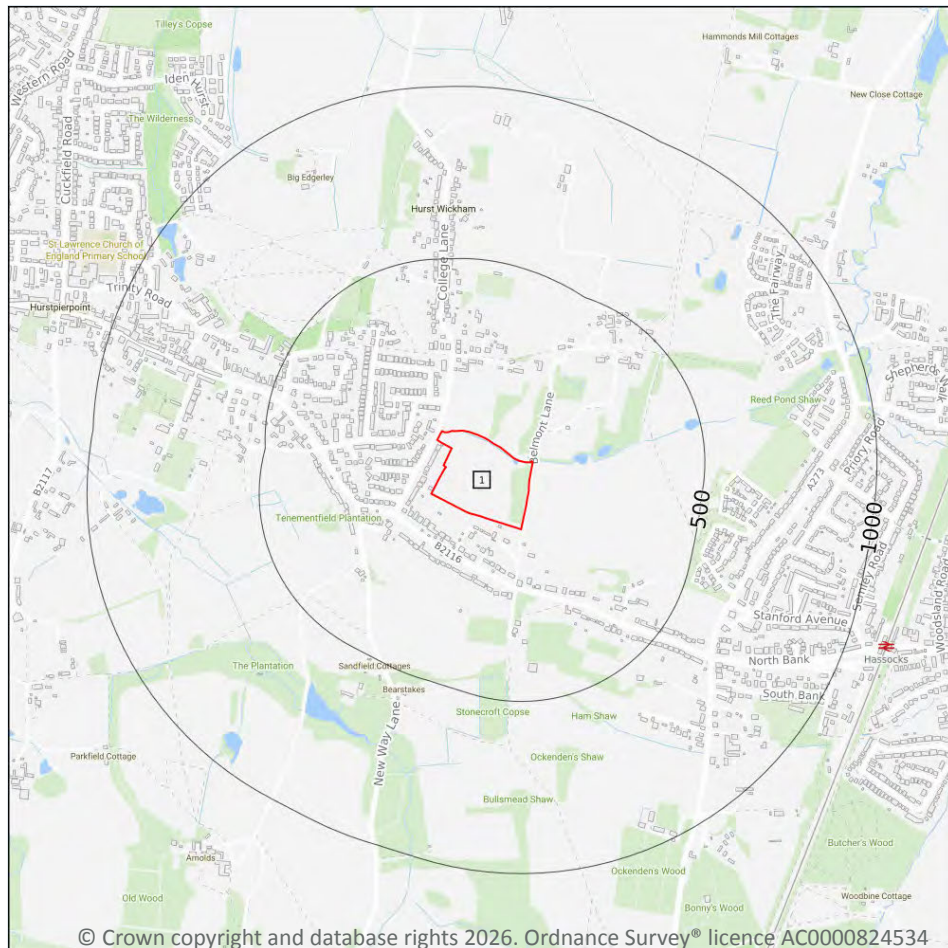
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

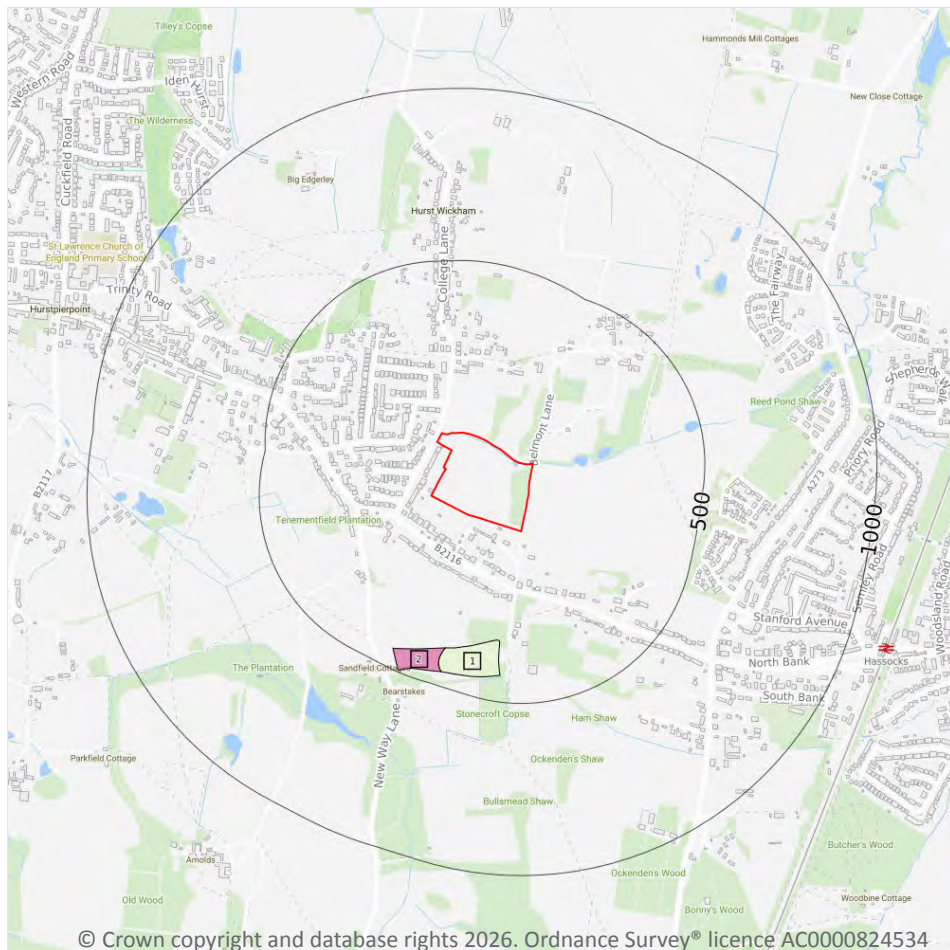
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 77](#) >

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

This data is sourced from the British Geological Survey.



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



- Site Outline**
- Search buffers in metres (m)**
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

2

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	323m S	WMGR-ARTDP	Infilled Ground	Artificial deposit
2	389m S	WGR-VOID	Worked Ground	Void

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

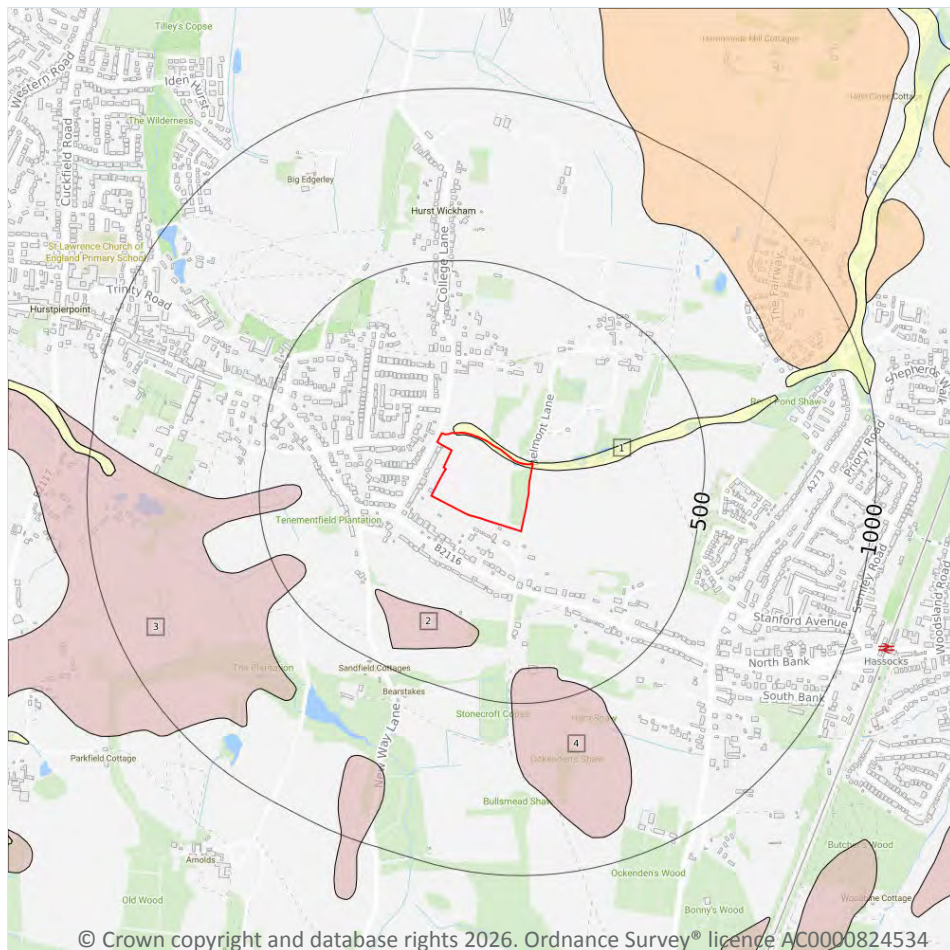
0

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

4

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 80](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
2	283m S	HEAD-XCZSV	Head	Clay, silt, sand and gravel
3	377m W	HEAD-XCZSV	Head	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
4	398m S	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	Intergranular	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.

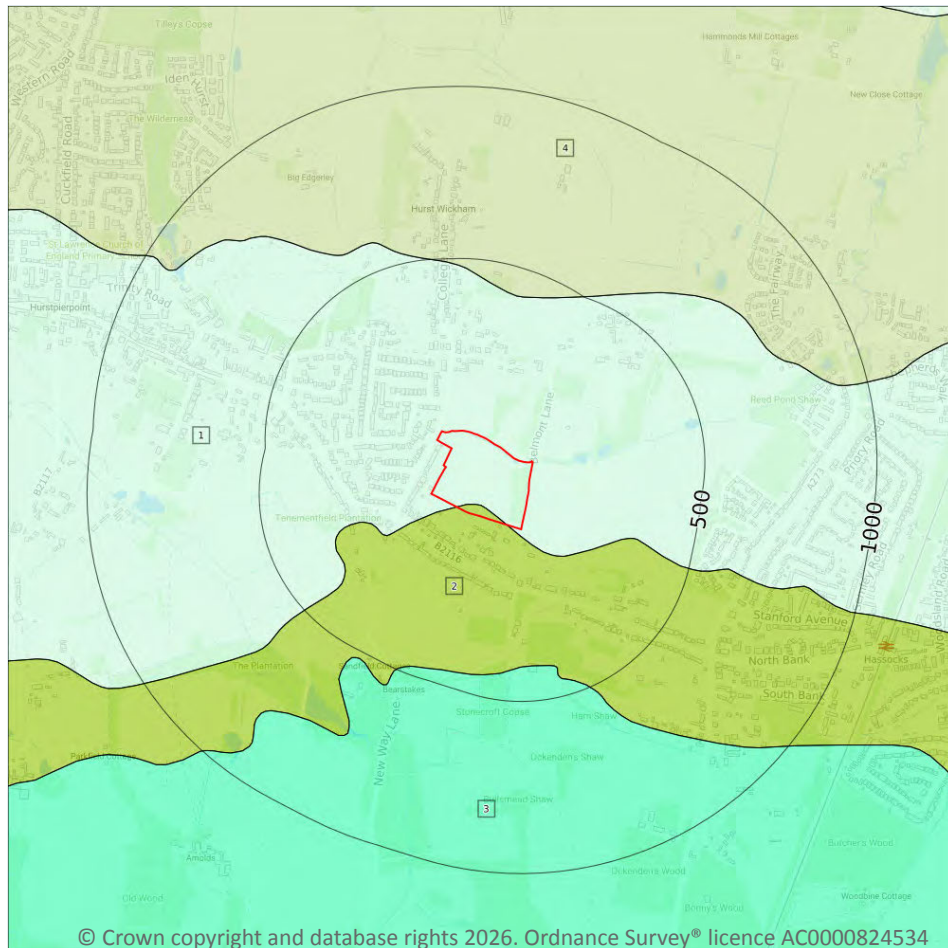
15.7 Landslip permeability (50k)

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

4

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 82 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SLSST	Lower Greensand Group-Silty sandstone	Aptian
2	On site	FO-SDST	Folkestone Formation-Sandstone	Aptian
3	398m S	GLT-MDST	Gault Formation-Mudstone	Albian
4	418m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Moderate
On site	Intergranular	High	High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

4

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 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	213m S	529160 115710	HASSOCKS SAND PIT HURSTPIERPONT 10	5.0	N	584227 ↗
2	220m S	529200 115690	HASSOCKS SAND PIT HURSTPIERPONT 11	3.0	N	584228 ↗
3	228m SW	529070 115730	HASSOCKS SAND PIT HURSTPIERPONT 9	0.0	N	584226 ↗

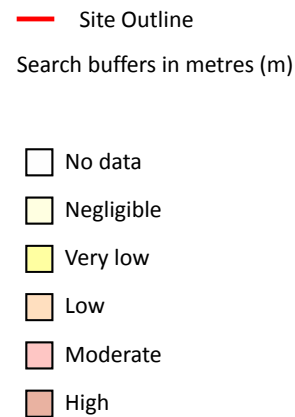
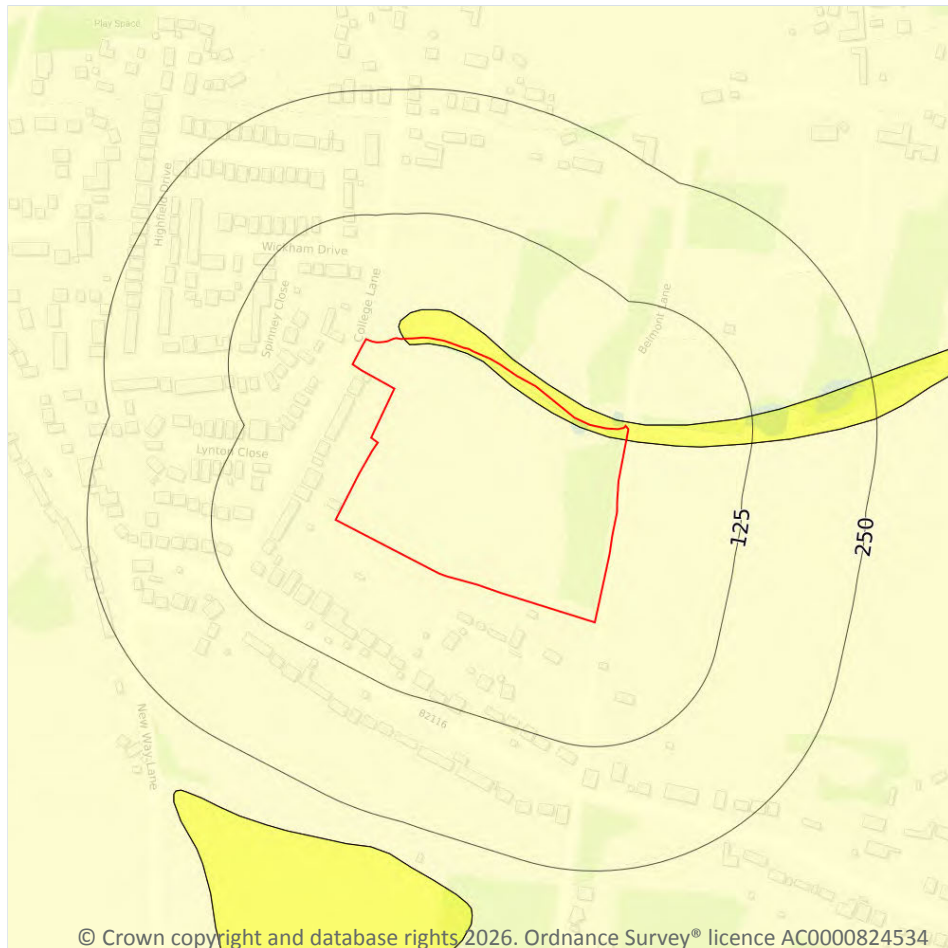


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	247m S	529110 115690	HASSOCKS SAND PIT HURSTPIERPONT 12	1.0	N	584229 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

2

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).

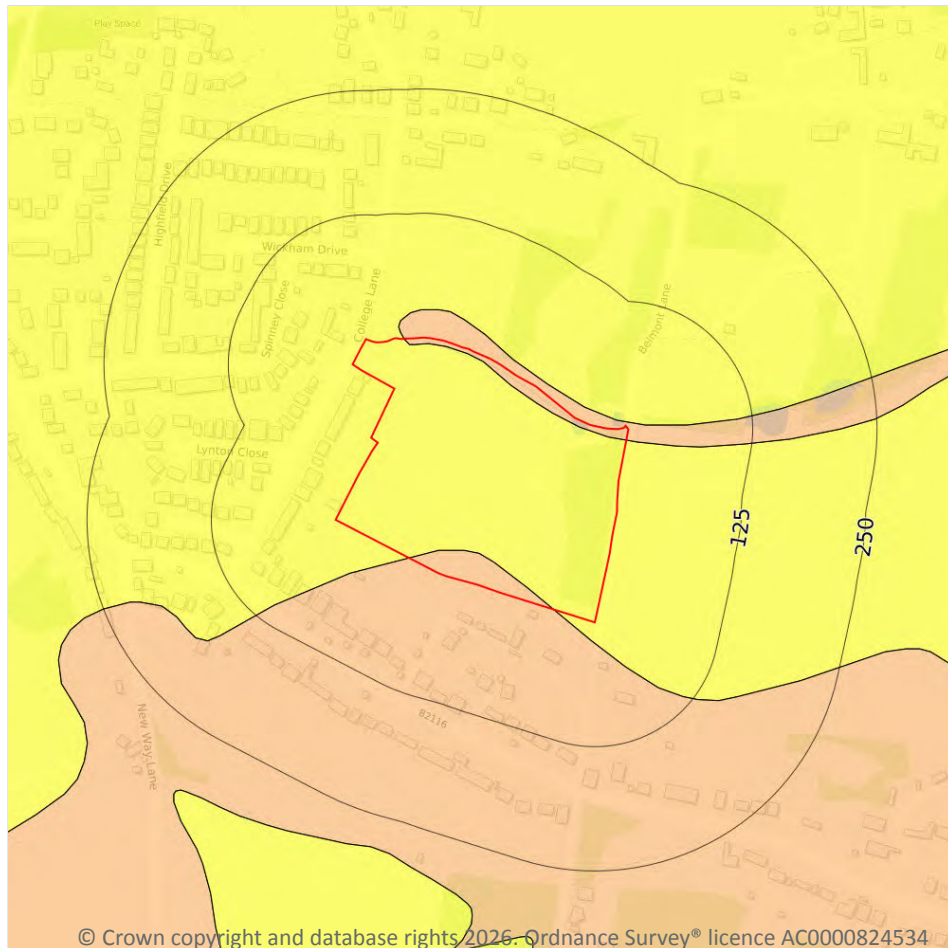
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 86](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low 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 87 >](#)

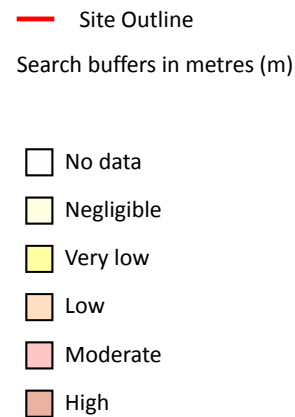
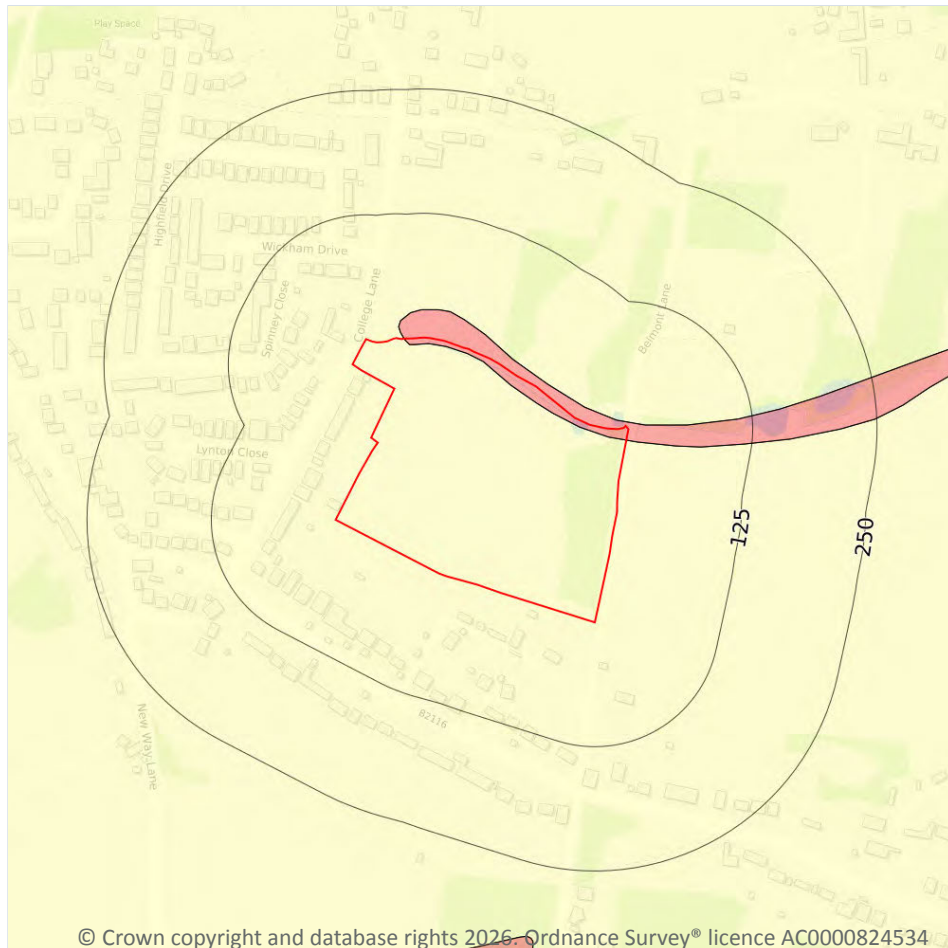
Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

2

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.

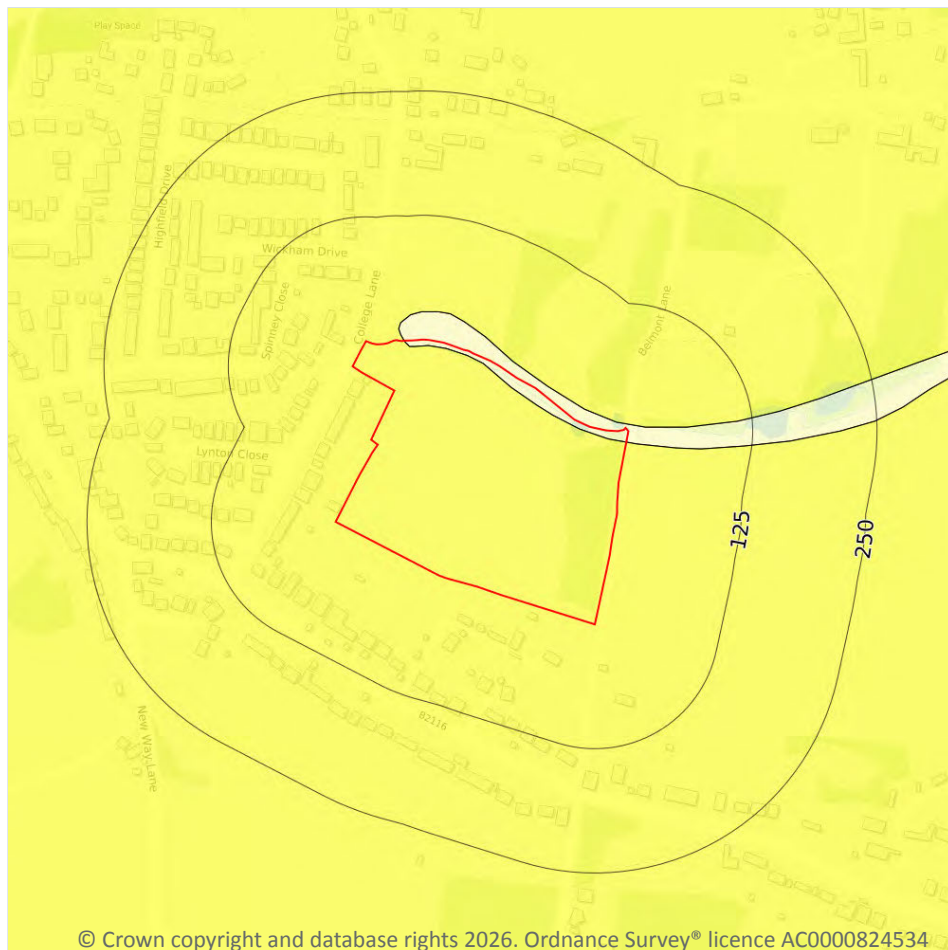
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 89](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

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

2

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.

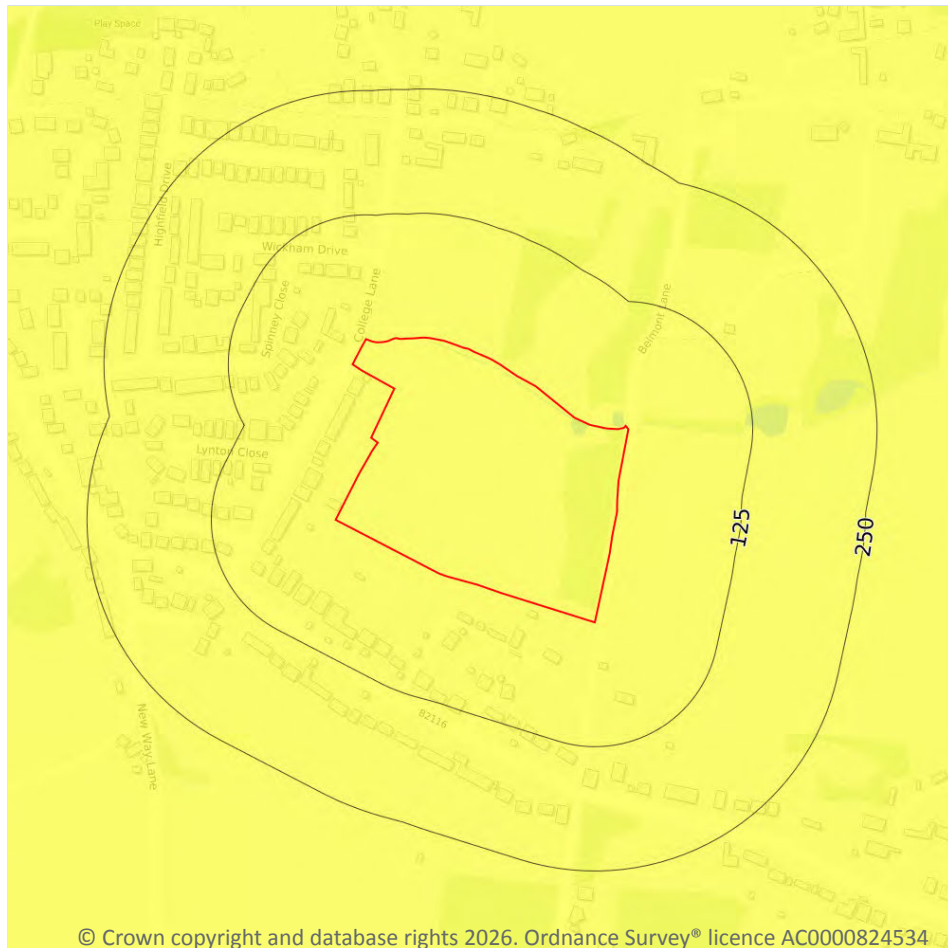
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 91](#) >

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
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

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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.

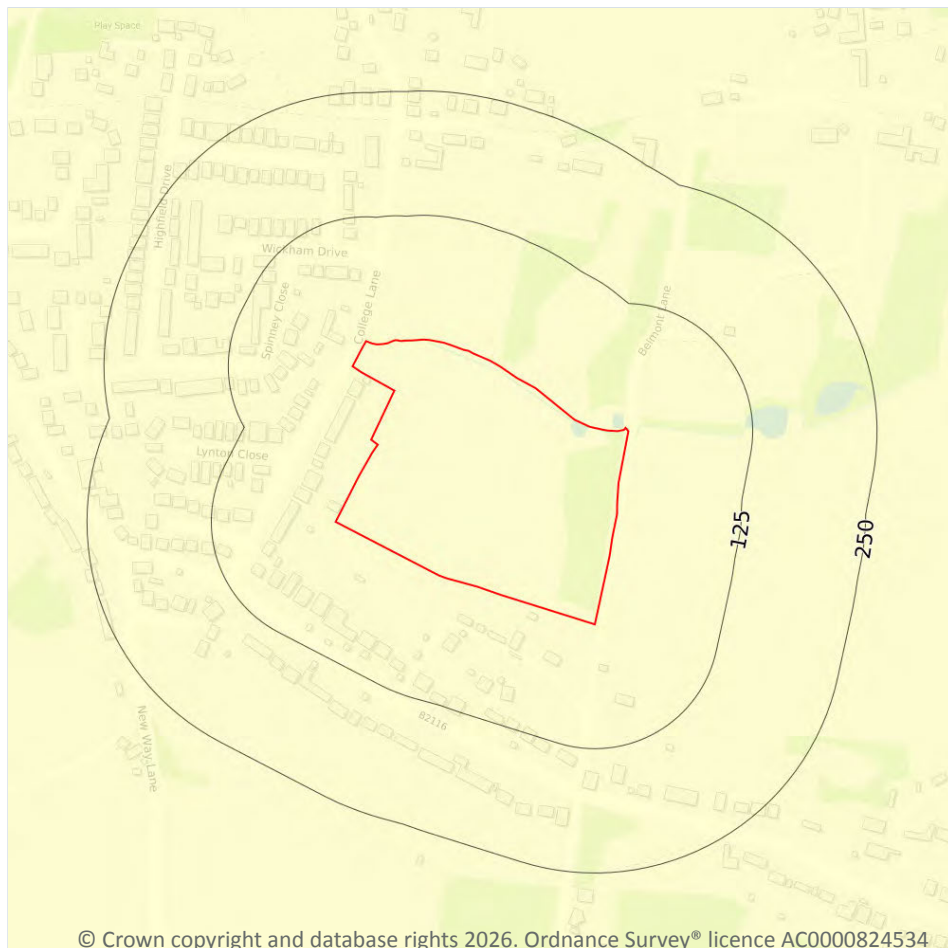
Features are displayed on the Natural ground subsidence - Landslides map on [page 92 >](#)

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](#)

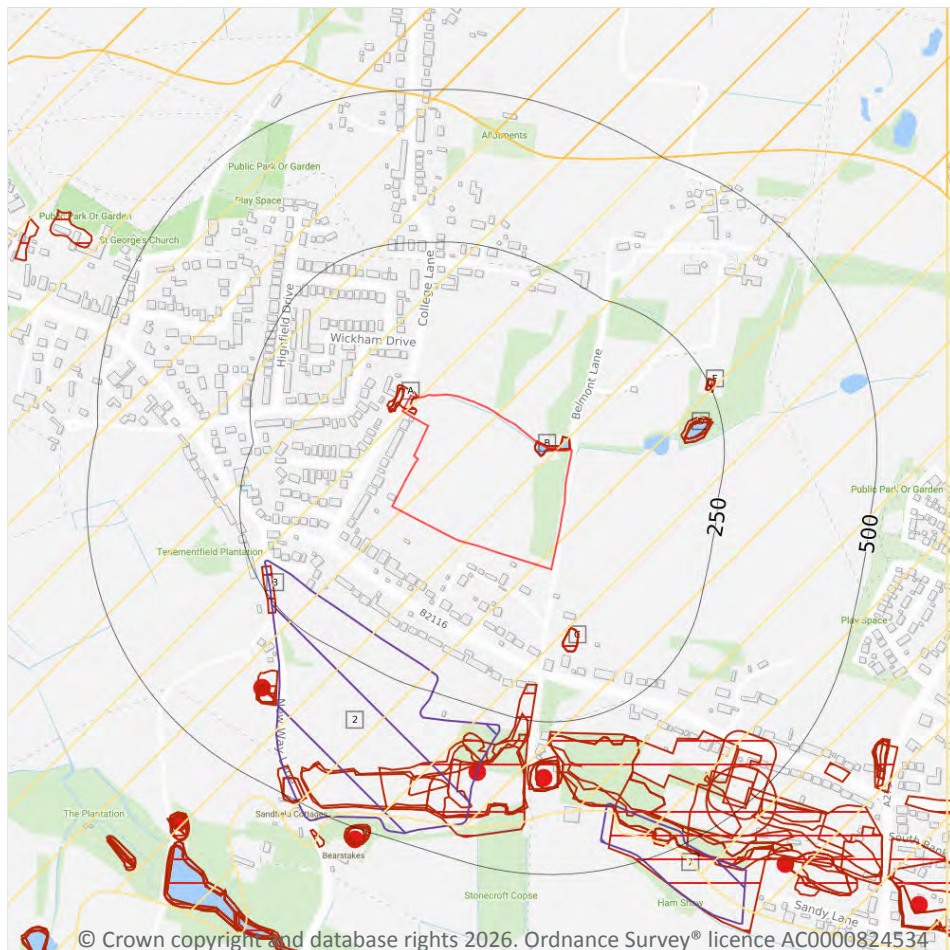
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

3

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
H	342m S	Name: Crossways Farm Sand Pit Address: HASOCKS, West Sussex Commodity: Sand 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.
E	354m S	Name: Crossways Farm Sand Pit Address: Crossways, HASOCKS, West Sussex Commodity: Sand 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.
I	367m SW	Name: New Way Lane Sand Pit Address: HASOCKS, West Sussex Commodity: Sand 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	23
----------------------------	-----------

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	On site	Ponds	1874	1:10560
B	On site	Ponds	1992	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
B	On site	Ponds	1974	1:10000
B	On site	Ponds	1963	1:10560
A	10m NW	Ponds	1949	1:10560
A	10m NW	Ponds	1909	1:10560
A	10m NW	Ponds	1896	1:10560
C	101m S	Unspecified Pit	1992	1:10000
C	101m S	Unspecified Pit	1974	1:10000
C	101m S	Unspecified Pit	1963	1:10560
D	181m E	Pond	1874	1:10560
D	185m E	Pond	1949	1:10560
D	185m E	Pond	1909	1:10560
D	185m E	Pond	1896	1:10560
D	187m E	Pond	1992	1:10000
D	187m E	Pond	1974	1:10000
D	187m E	Pond	1963	1:10560
E	191m S	Sand Pit	1963	1:10560
3	222m SW	Cuttings	1874	1:10560
E	241m S	Unspecified Ground Workings	1949	1:10560
F	242m NE	Pool	1949	1:10560
F	242m NE	Pool	1974	1:10000
F	242m NE	Pool	1963	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey®/Groundsure.



18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

2

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

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

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
2	189m SW	Crossways Farm Sand Pit	Sand	Surface mineral working	Valid	23/3/48
7	395m S	Stonepound Sand Pit	Sand	Surface mineral working	Valid	23/3/48

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

4

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	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
8	418m N	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.
12	615m E	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
16	744m NE	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
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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.

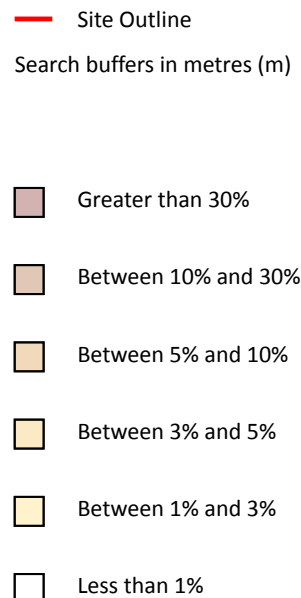
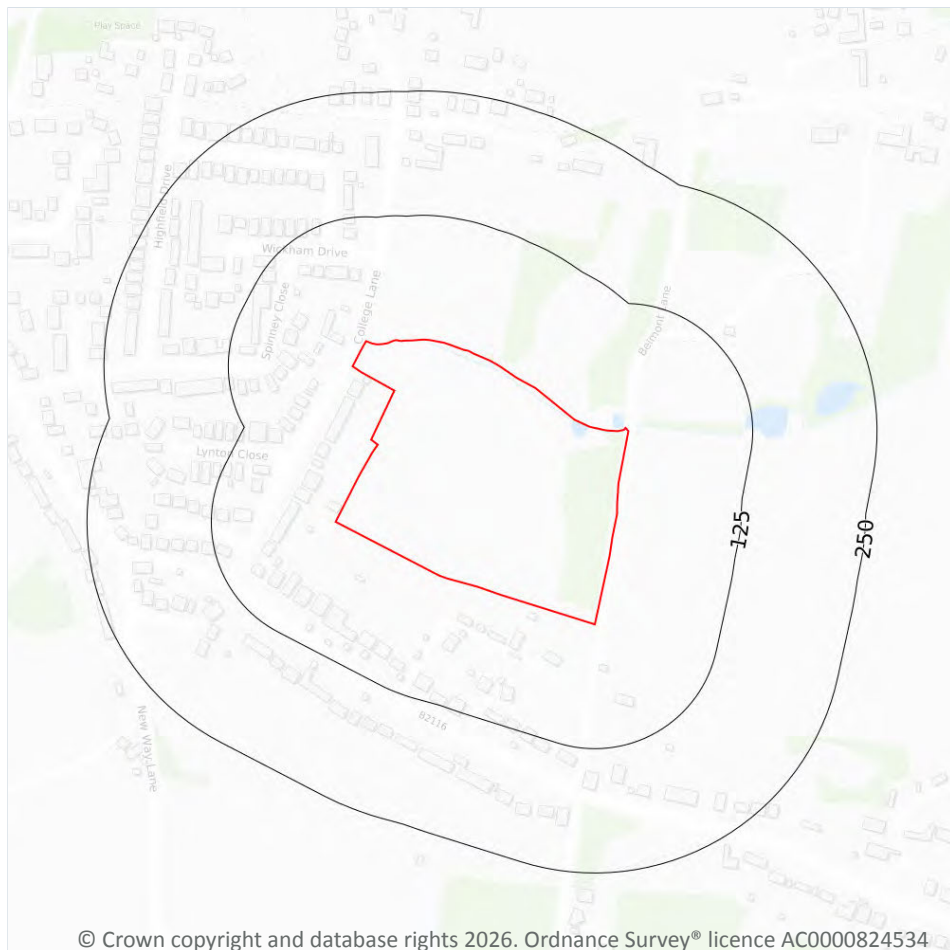
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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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

5

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
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

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. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

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> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.



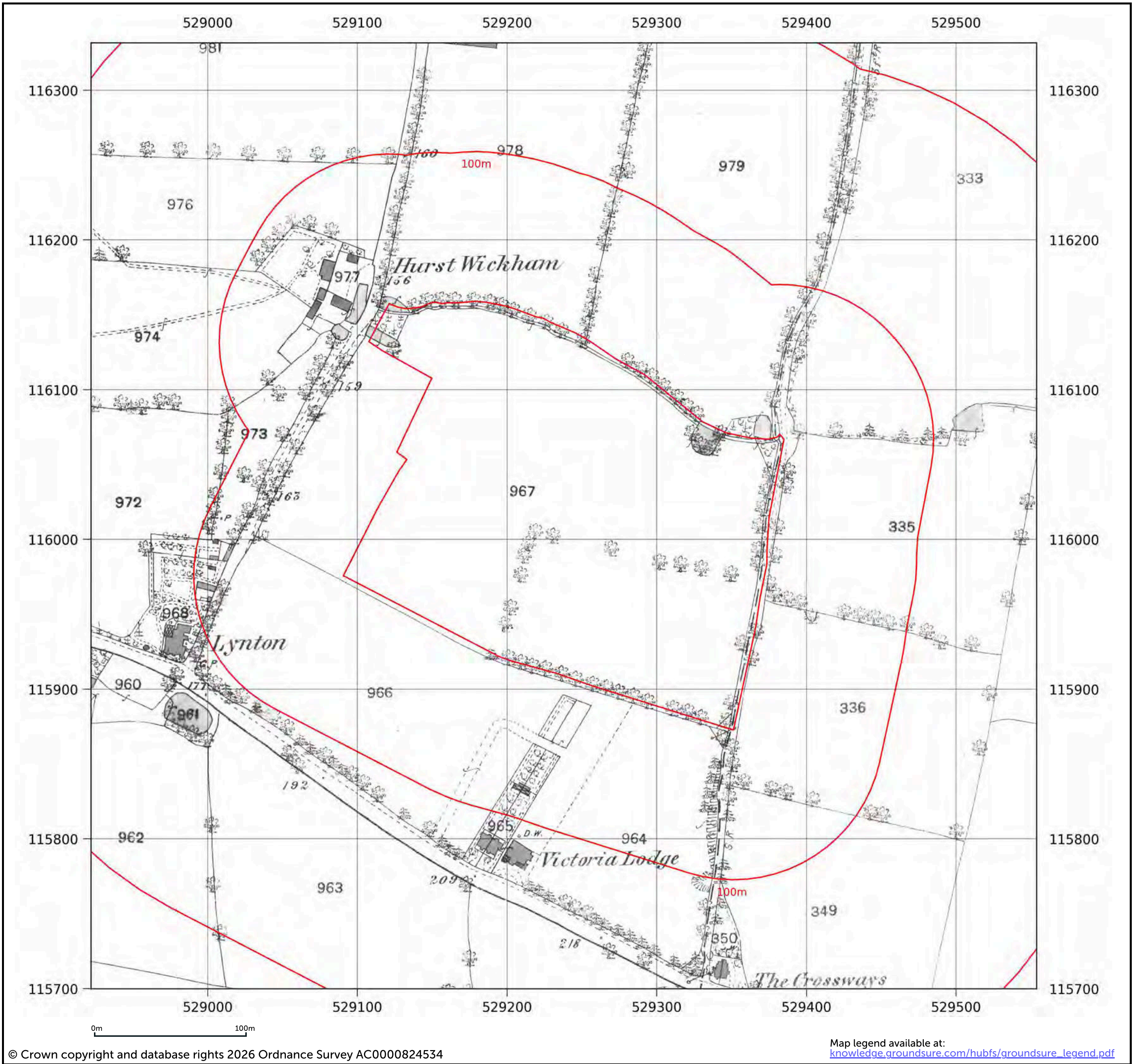
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Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	County Series
Map date:	1874
Scale:	1:2,500
Printed at:	1:2,500



Date: 1874 Surveyed: 1874 Revised: 1874

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



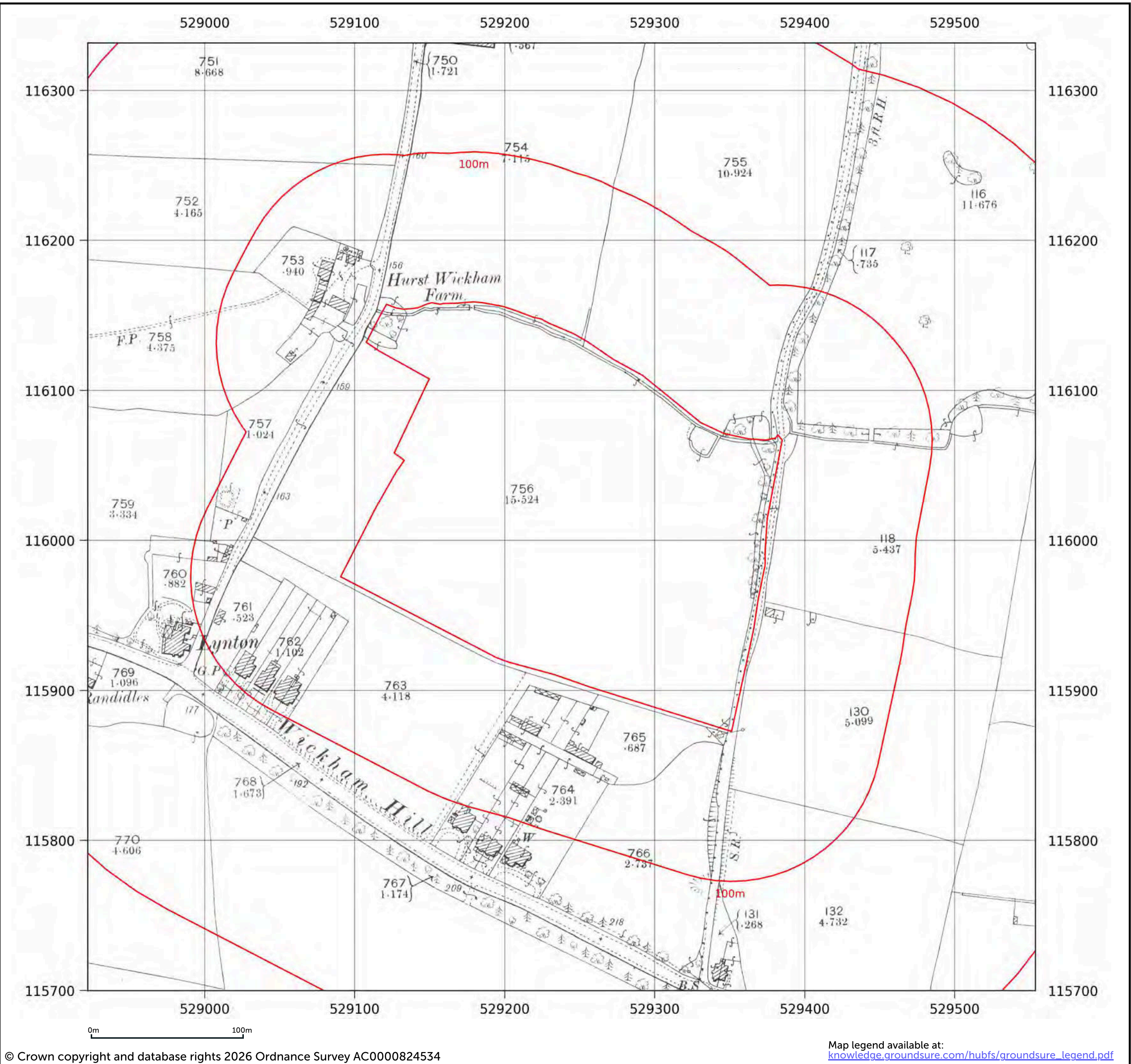
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Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	County Series
Map date:	1897
Scale:	1:2,500
Printed at:	1:2,500



Date: 1897
Surveyed: 1897
Revised: 1897

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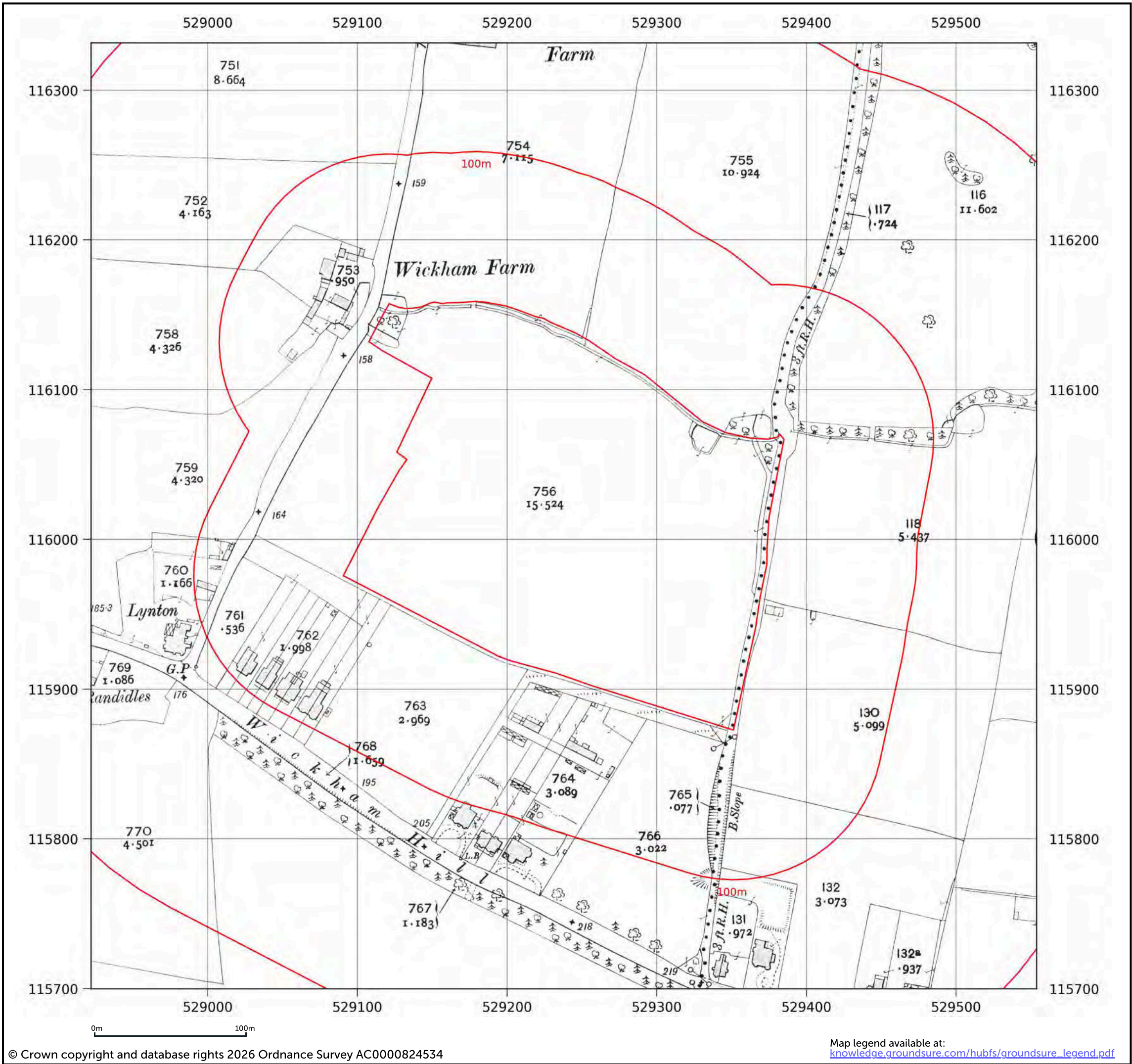
Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	County Series
Map date:	1910
Scale:	1:2,500
Printed at:	1:2,500



Date: 1910 Surveyed: 1910 Revised: 1910

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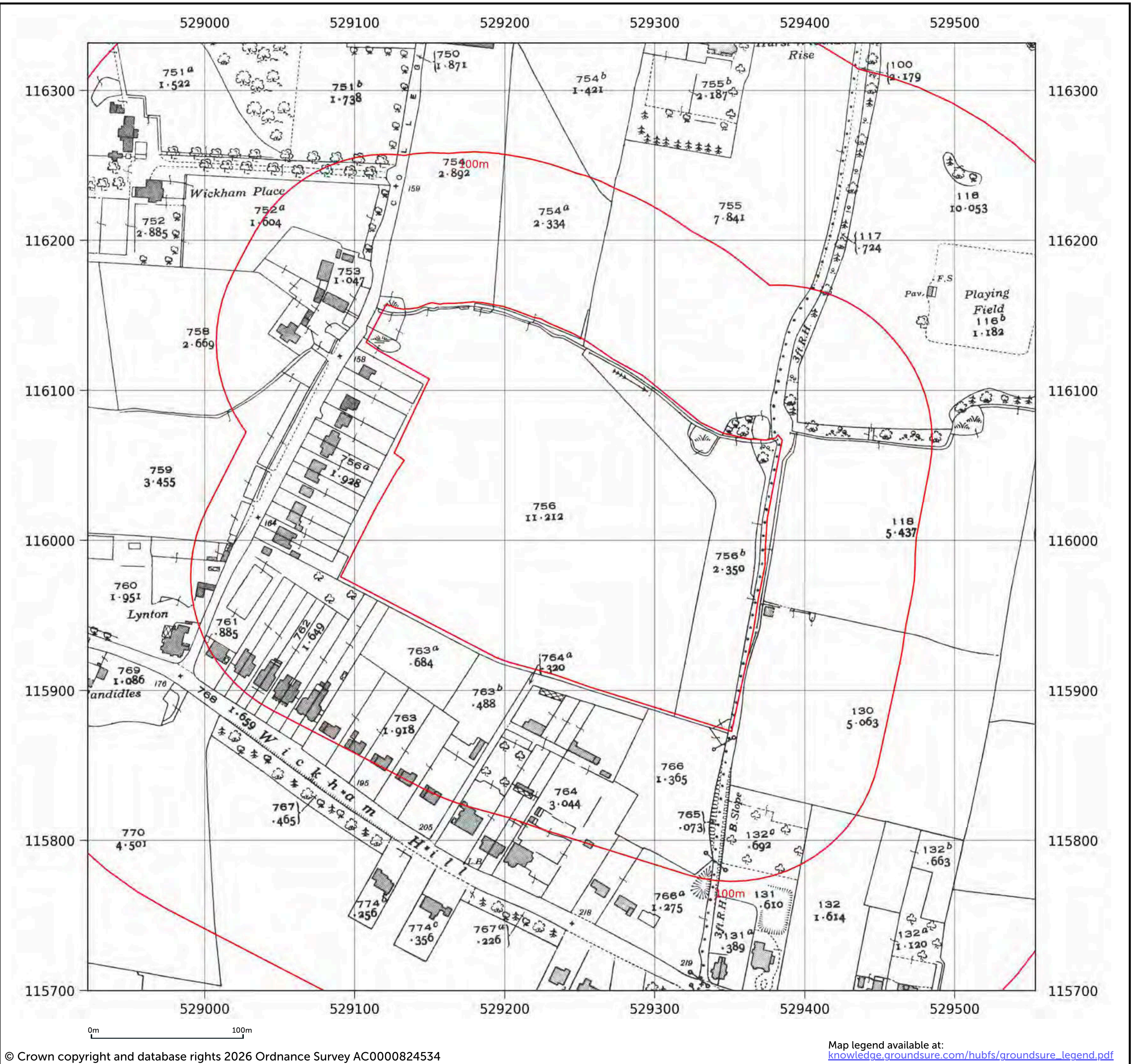
Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500



Date: 1937
Surveyed: 1937
Revised: 1937

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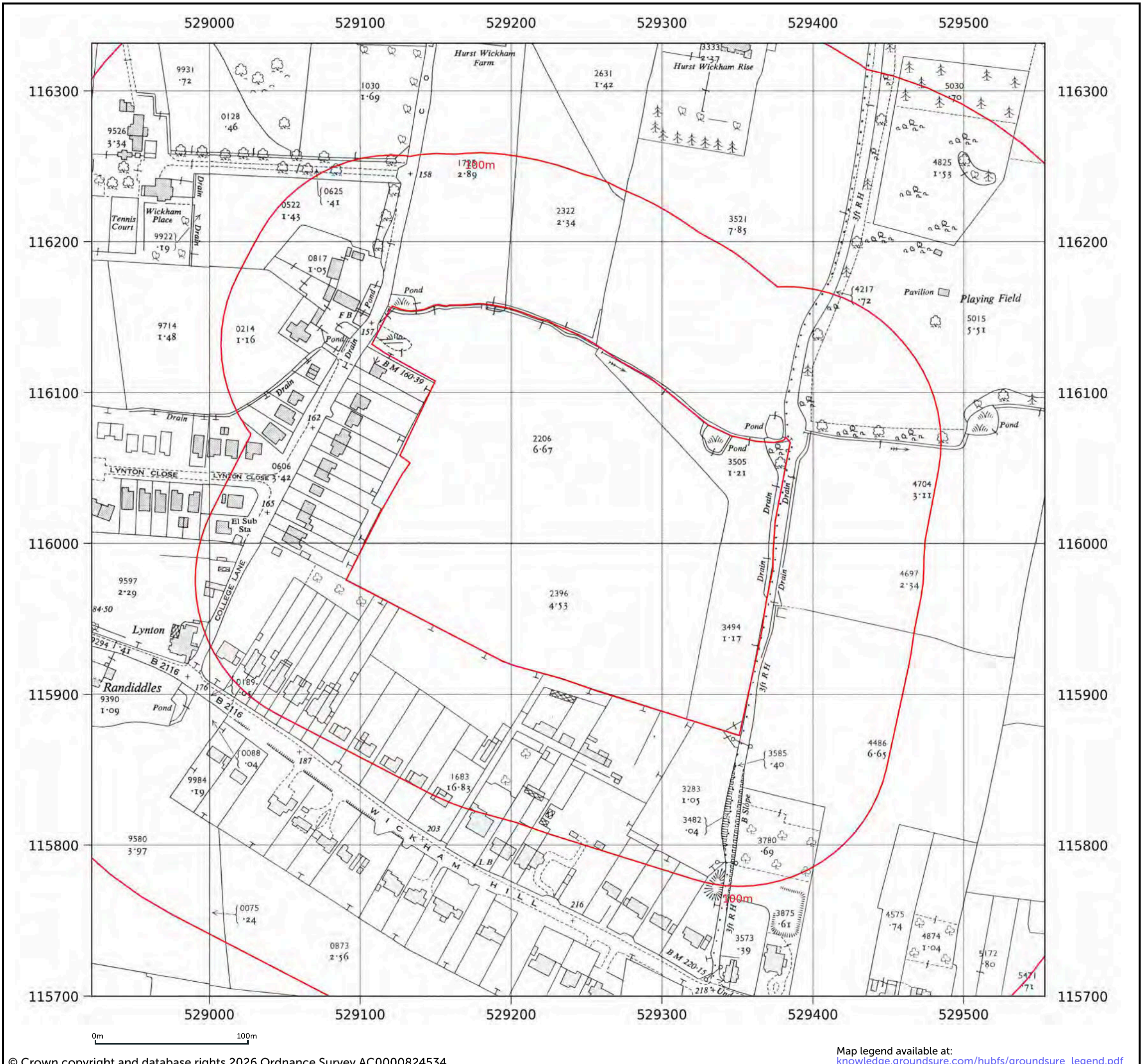
Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	National Grid
Map date:	1955
Scale:	1:2,500
Printed at:	1:2,500



Date: 1955 Surveyed: 1955 Revised: 1955 Levelled: 1952	Date: 1955 Surveyed: 1955 Revised: 1955 Levelled: 1952
Date: 1955 Surveyed: 1955 Revised: 1955 Levelled: 1952	Date: 1955 Surveyed: 1955 Revised: 1955 Levelled: 1952

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Site details:

LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG

Client ref:

GE23829

Report ref:

GS-EID-UI5-KNG-R3N

Grid ref:

529242.76, 116018.26

Production date:

5 August 2026

Map name:

National Grid

Map date:

1963

Scale:

1:2,500

Printed at:

1:2,500

Date: 1963
Surveyed: 1962
Revised: 1962
Copyright: 1963
Levelled: 1952

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG

GE23829

GS-EID-UI5-KNG-R3N

529242.76, 116018.26

5 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1967

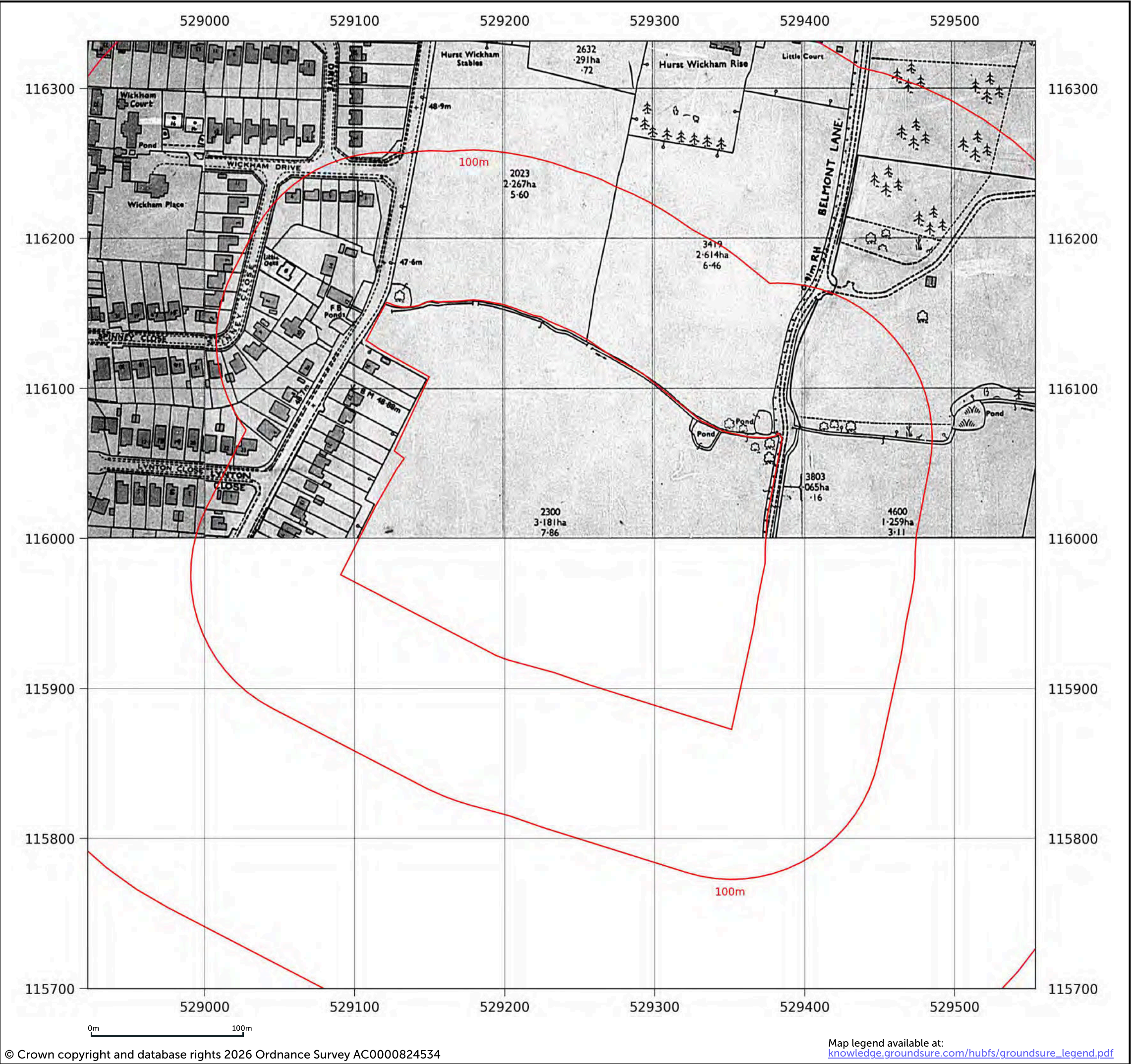
1:2,500

1:2,500

Date: 1967
Levelled: 1967

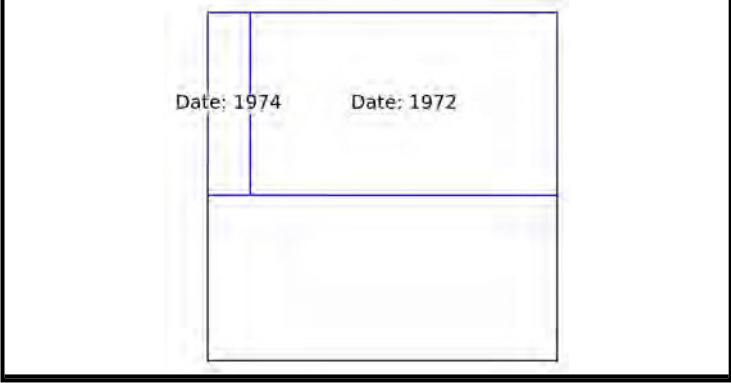
Date: 1967
Levelled: 1967

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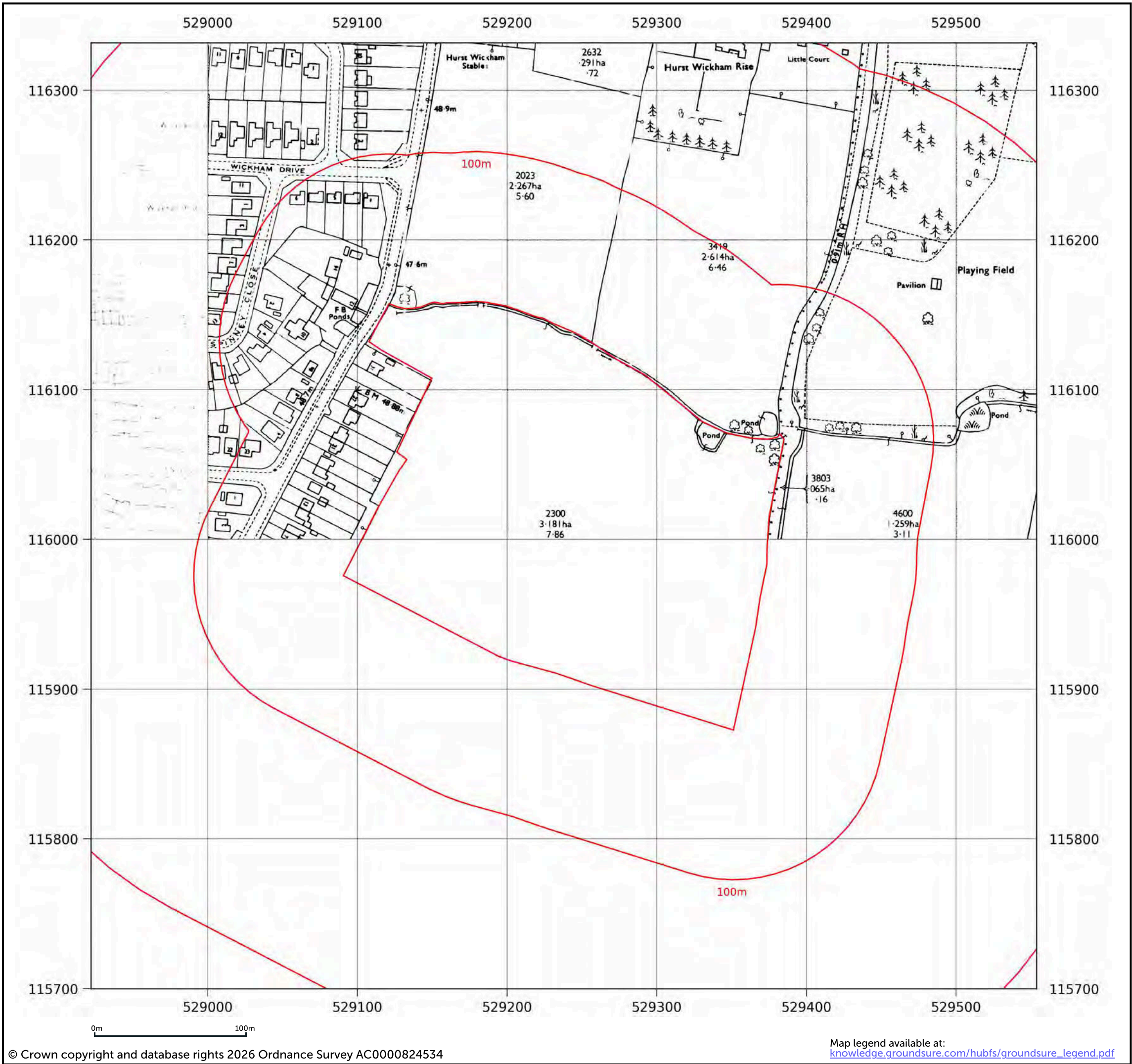


Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	National Grid
Map date:	1972-1974
Scale:	1:2,500
Printed at:	1:2,500



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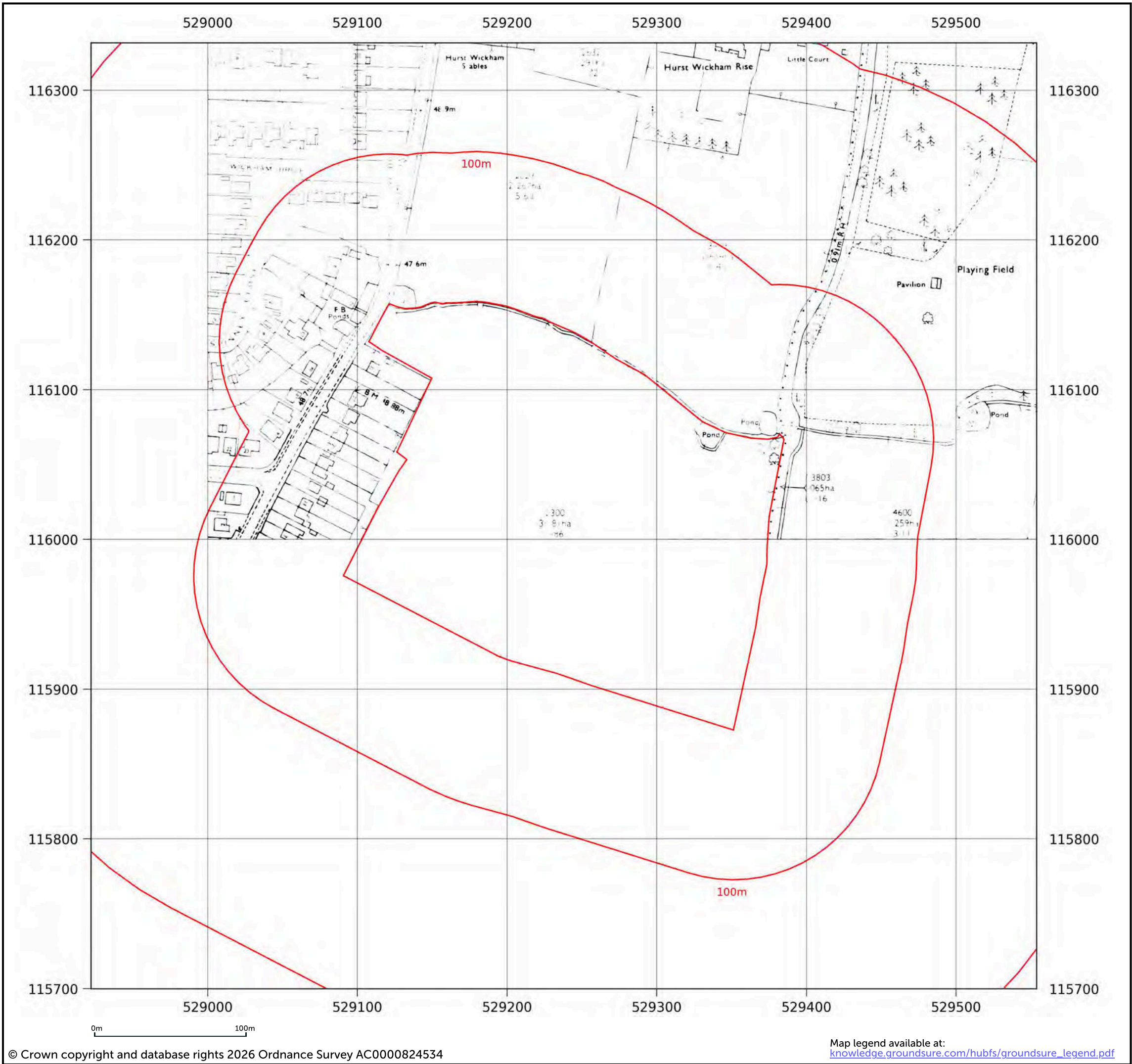


Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	National Grid
Map date:	1974
Scale:	1:2,500
Printed at:	1:2,500



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Site details: LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG

Client ref: GE23829

Report ref: GS-EID-UI5-KNG-R3N

Grid ref: 529242.76, 116018.26

Production date: 5 August 2026

Map name: National Grid

Map date: 1972-1977

Scale: 1:2,500

Printed at: 1:2,500

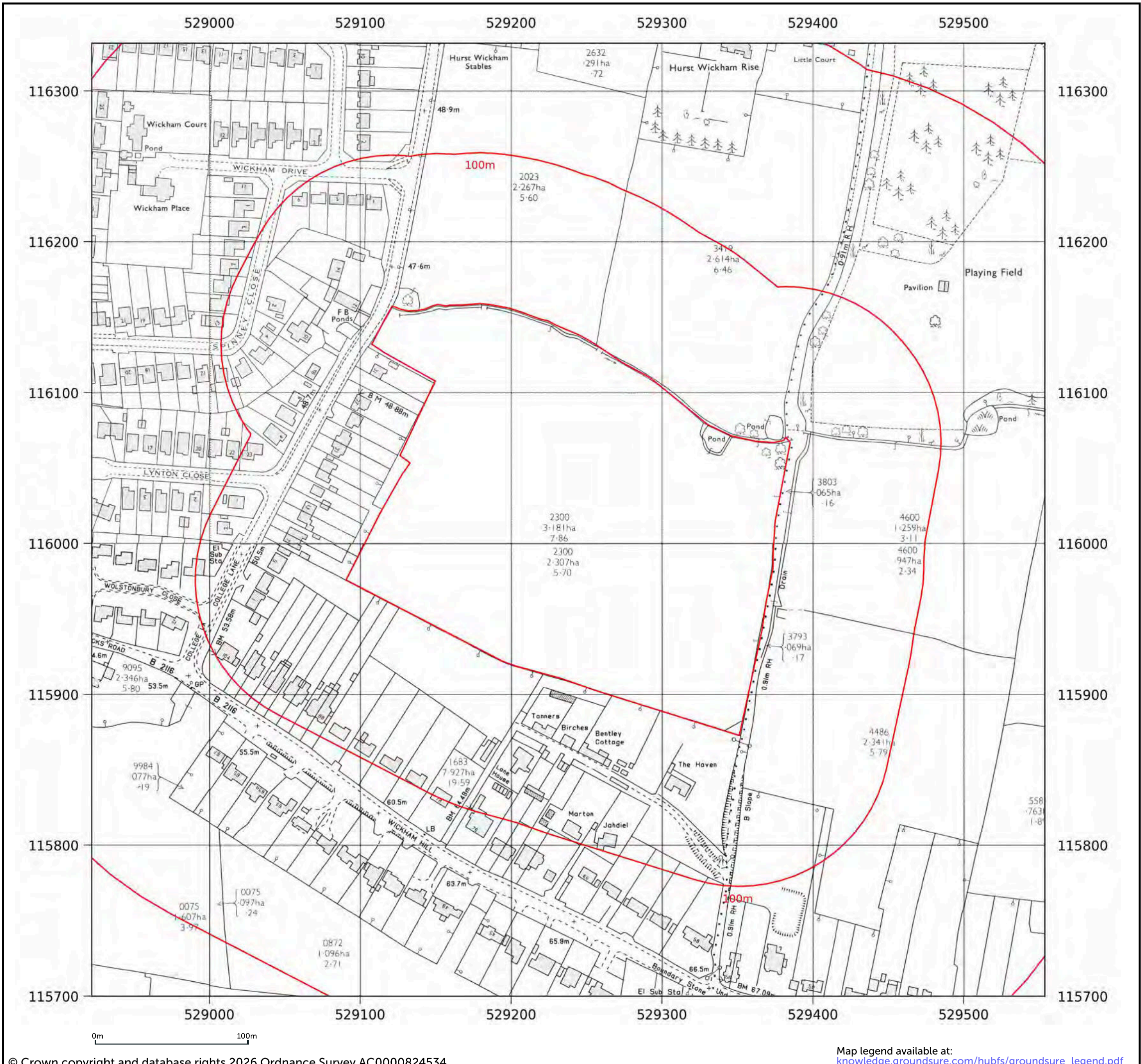


Date: 1972
Surveyed: 1971
Revised: 1971
Copyright: 1972
Levelled: 1967

Date: 1977
Surveyed: 1975
Revised: 1975
Copyright: 1977
Levelled: 1967

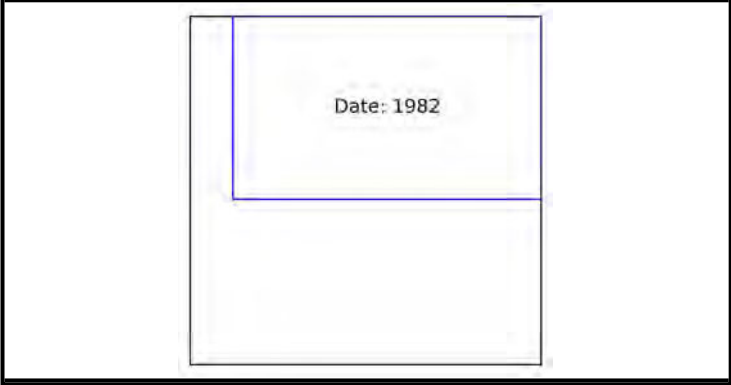
Date: 1977
Surveyed: 1975
Revised: 1975
Copyright: 1977
Levelled: 1967

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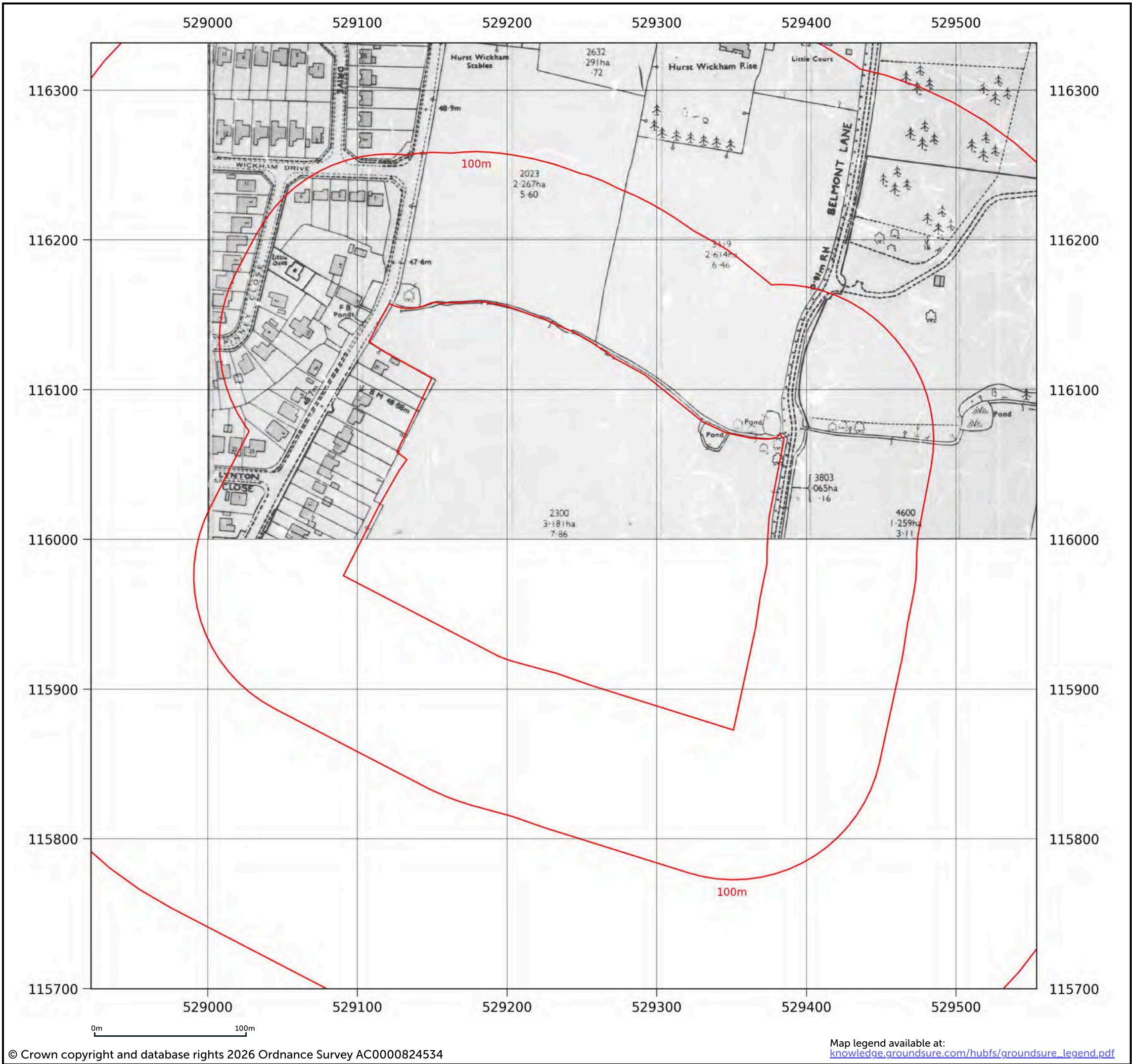


Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	National Grid
Map date:	1982
Scale:	1:2,500
Printed at:	1:2,500



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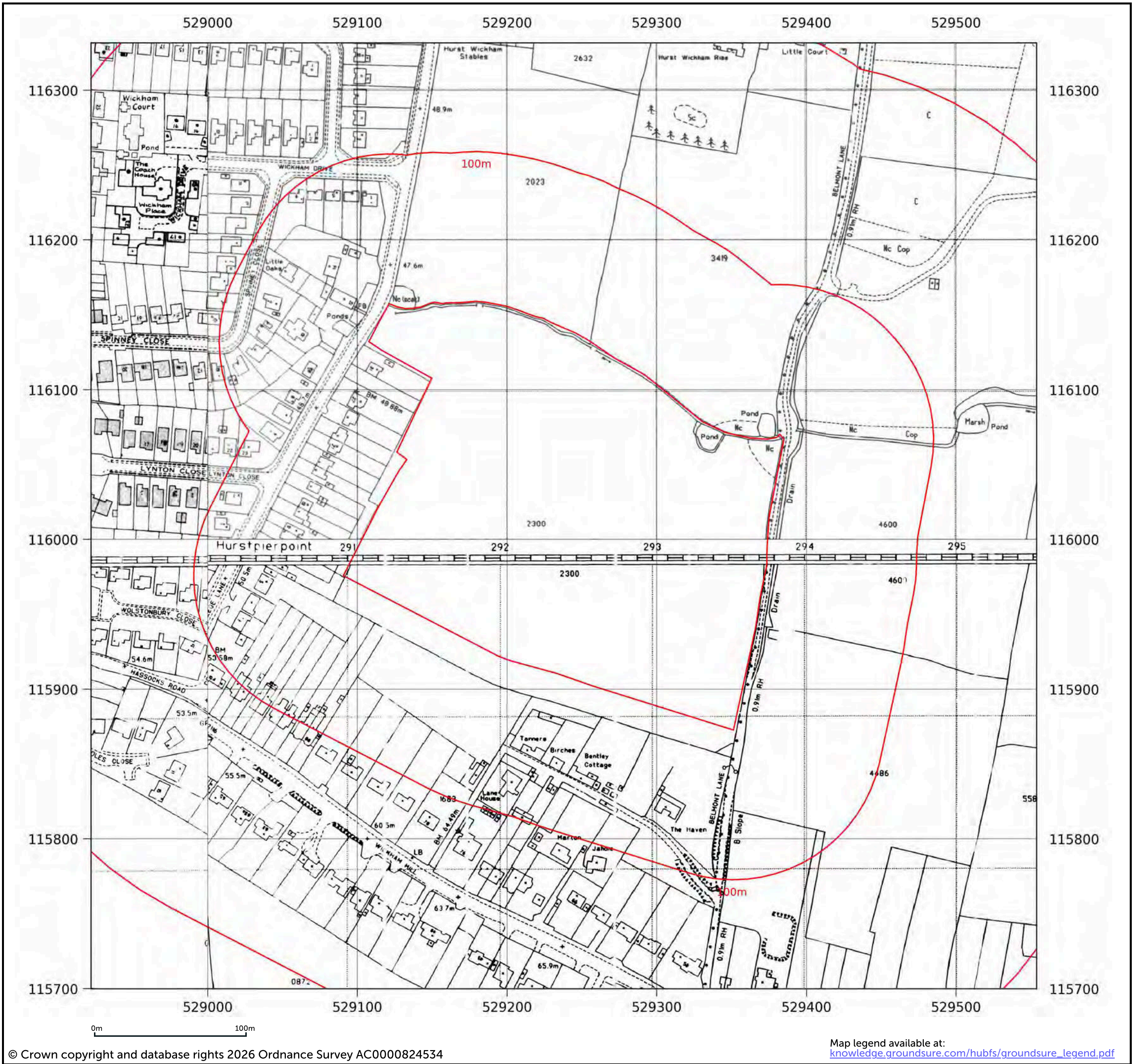
Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	National Grid
Map date:	1989-1994
Scale:	1:2,500
Printed at:	1:2,500



Date: 1989 Surveyed: 1967 Revised: 1989 Copyright: 1989 Levelled: 1967	Date: 1994 Surveyed: 1994 Copyright: 1994
Date: 1994 Surveyed: 1994 Copyright: 1994	Date: 1994 Surveyed: 1994 Copyright: 1994

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG

GE23829

GS-EID-UI5-KNG-R3N

529242.76, 116018.26

5 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1994

1:2,500

1:2,500

N

W

E

S

Date: 1994
Copyright: 1994

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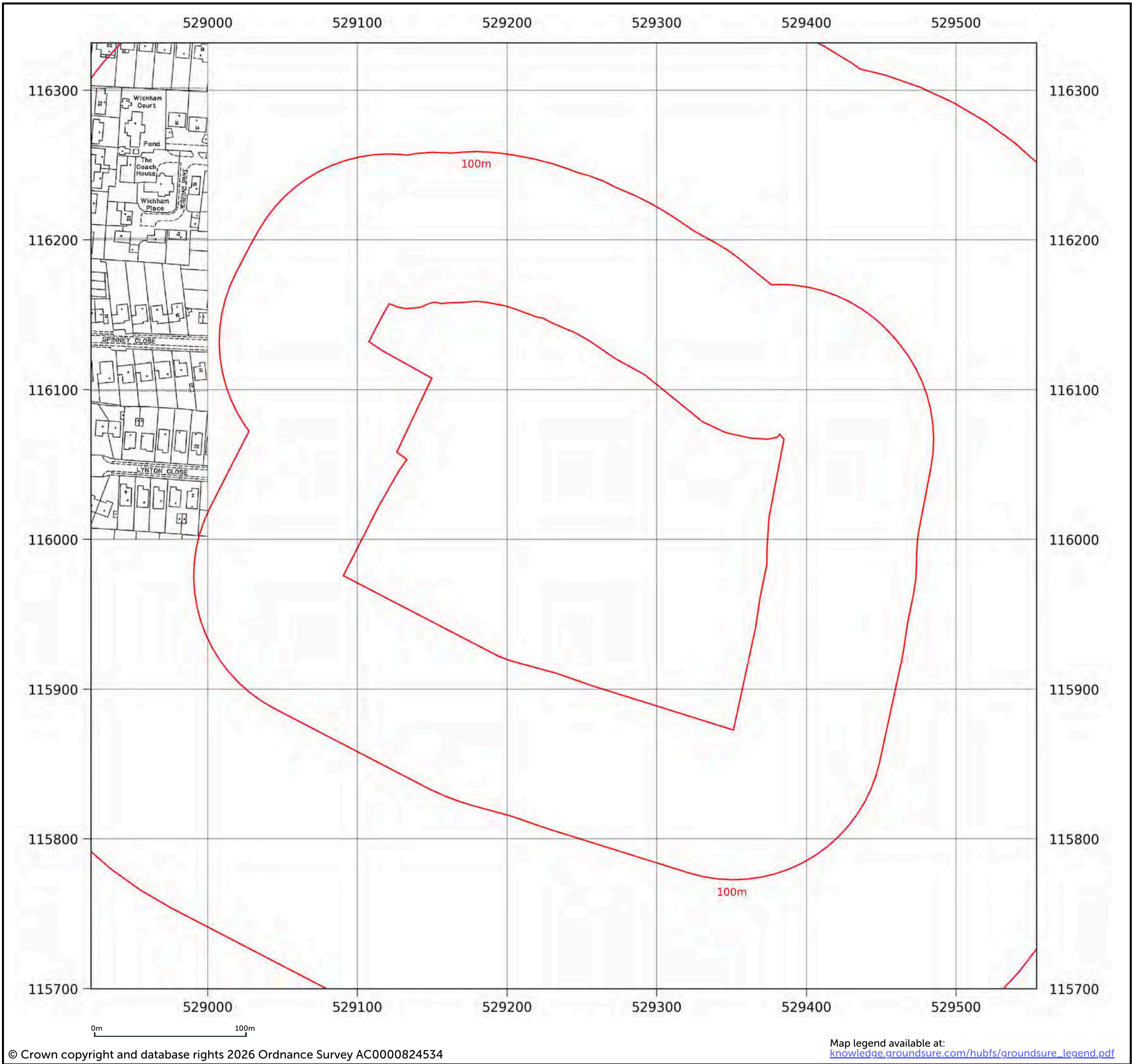
Site details:	LAND OFF COLLEGE LANE, HURSTPIERPOINT, WEST SUSSEX, BN6 9AG
Client ref:	GE23829
Report ref:	GS-EID-UI5-KNG-R3N
Grid ref:	529242.76, 116018.26
Production date:	5 August 2026

Map name:	National Grid
Map date:	1995
Scale:	1:2,500
Printed at:	1:2,500



Date: 1995 Surveyed: 1995 Revised: 1995 Copyright: 1995
--

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG

GE23829

GS-EID-UI5-KNG-R3N

529242.76, 116018.26

5 August 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1995

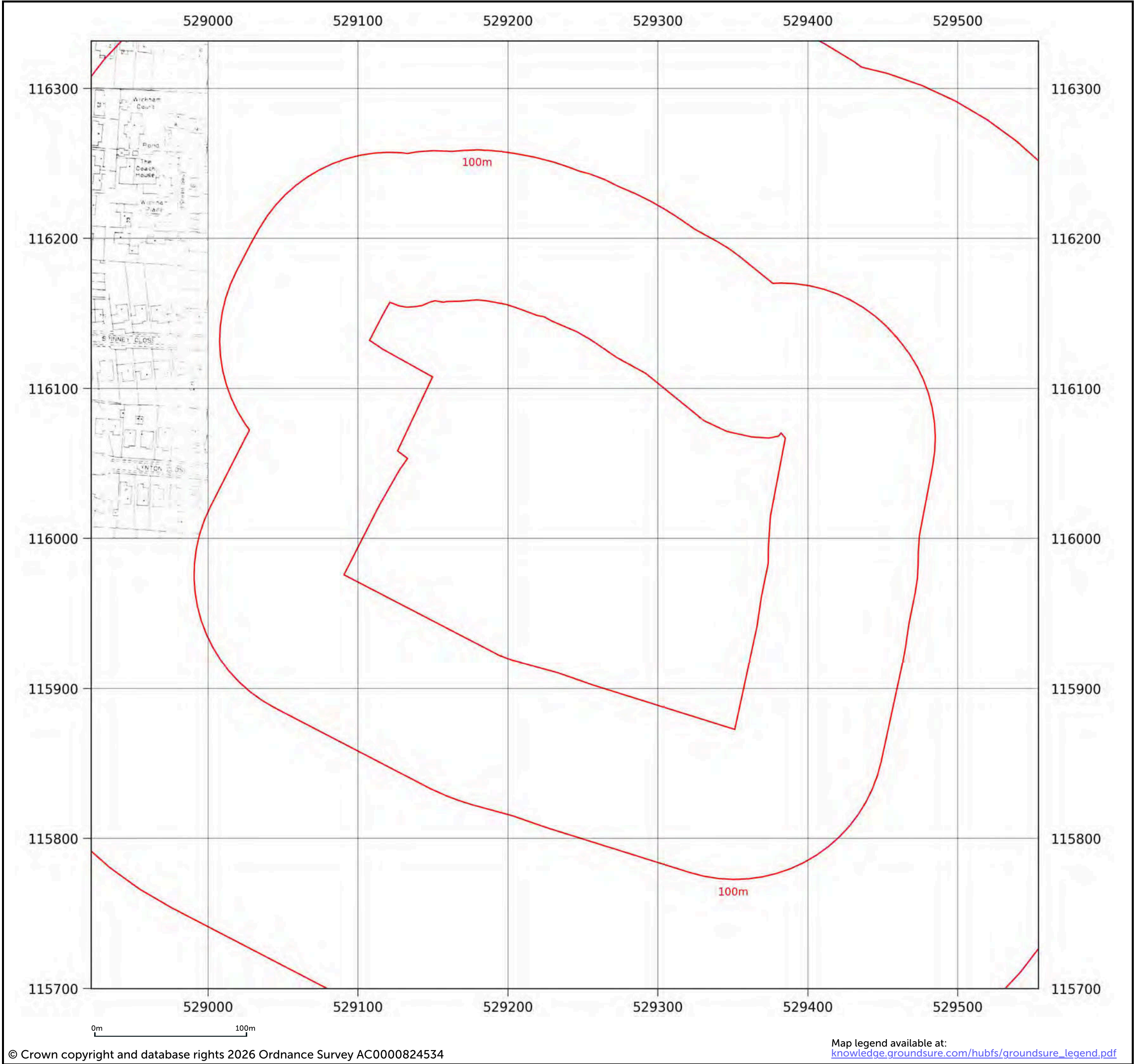
1:2,500

1:2,500

Date: 1995
Copyright: 1995



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Site details: LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG
Client ref: GE23829
Report ref: GS-EID-UI5-KNG-R3N
Grid ref: 529242.76, 116018.26
Production date: 5 August 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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Site details:

LAND OFF COLLEGE LANE,
HURSTPIERPOINT, WEST
SUSSEX, BN6 9AG

Client ref:

GE23829

Report ref:

GS-EID-UI5-KNG-R3N

Grid ref:

529242.76, 116018.26

Production date:

5 August 2026

Map name:

County Series

Map date:

1874-1875

Scale:

1:10,560

Printed at:

1:10,560

Date: 1875
Surveyed: 1875
Revised: 1875

Date: 1874
Surveyed: 1874
Revised: 1874

Date: 1875
Surveyed: 1875
Revised: 1875

Date: 1874
Surveyed: 1874
Revised: 1874

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