



Preliminary Investigation Report

at

**Western Parcel, Land at Reed's Lane, Sayer's Common,
West Sussex BN6 9JQ**

for

Reside Holdings Limited

Reference: 22165/PIR Rev1.2

November 2025

Control Document

Project

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Preliminary Investigation Report (PIR) and incorporates the results, discussion, and conclusions to this desk study. General site data is recorded below:

Commission Record	
Client	Reside Holdings Limited
Site Name	Western Parcel, Land at Reed's Lane, Sayer's Common, West Sussex BN6 9JQ
Grid Reference	TQ262181
Soils Limited Quotation Ref	Q30193, dated 9 th July 2025
Clients Appointment Form	Dated 1st October 2025

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	Oct 2025	Original
1.1	Nov 2025	Updated development plans
1.2	Nov 2025	Updated text to proposed description

Note: The latest revised document supersedes all previous revisions of the PIR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
CLW0457	Remediation and Earthworks Verification Report	Jul 24	Cognition Land and Water
7463 PL-02 Rev E	Drawing	Nov 25	ECE Architecture

Caveats

Whilst reasonable skill and care has been taken to determine the site history and the environmental setting within the time constraints applied by the project, it should be appreciated that uncertainties may occur owing to the natural variability of soil material within a defined area or as a result of unknowns that are associated with contaminated land assessment in general. The site conditions may be different from that indicated by this Preliminary Investigation, particularly on a site with a history of past development. No responsibility can be accepted should such conditions alter the recommendations made in this report.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to

the cross sections of OWs. Installations of any structure or obstruction into an OW that impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

Soils Limited suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA.

This Preliminary Investigation does not include a detailed UXO risk assessment, it does however contain a basic assessment in accordance with CIRIA C681 and C785. In preparing a Preliminary Investigation reference is made to historical maps and web based sources to assess the risk of the site potentially having been impacted by bombing during the World Wars. The data readily available is not necessarily definitive. Certain areas were bombed heavily such as centres of industrial manufacture, airfields, shipyards, docklands, railways sidings and junctions. The assessment is based on the likely area risk, bomb patterns (i.e. lines of recorded bomb impacts with gaps where an impact would be anticipated) and the age of structures on and in close proximity to the site.

Explanations

The Preliminary Investigation Report was undertaken to advise the client on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also included the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

During the site walkover observations were made in relation to current activities, evidence of historical activities, sources of potential contamination such as fuel storage tanks, oil drums and chemical storage and evidence of contamination. The walkover also looked for evidence of soil contamination in the form of staining odours and stressed or discoloured vegetation.

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The object of the historic map study was to report on the evidence of site history and redevelopment of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day as downloaded from Landmark Environmental.

The published maps only represent a “snap shot” of the site and its environs at the date of the survey. The detail of the information recorded can vary between epochs, map

scale and county areas. It should be noted that changes in land uses, processes or activities may have occurred outside of published epochs and these may not have been recorded on subsequent epochs. Also note that as methods of projection, production and recording have changed over time, this can result in geo-reference errors that may indicate the established site boundary is off-centre from its true location on older historical maps. Where this is potentially significant it will be noted.

Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. Where dates have been noted in brackets, these are the actual dates applicable to the map editions and may not reflect the date of the original survey it is based on. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

As part of the review of the historical plans, only features considered to have or to have had a potential contaminative impact on the site and usually within a notional 250m radius are discussed. The north point and approximate extent of the site are indicated on each figure.

Dataset survey is undertaken, and the extent of the search has initially been limited to a radius of 250m as it is considered that sources of contamination beyond 250m are unlikely to impact on the site.

The BGS soil chemistry for environmental assessments dataset coverage, was developed from BGS G-BASE and Imperial College Wolfson Atlas data. It contains estimated ambient As, Cd, Cr, Ni and Pb background concentrations for rural topsoils across Great Britain. It also contains the locations and measured concentrations (mg kg⁻¹) of As, Cd, Cr, Cu, Ni, Pb, Sn and Zn in urban topsoil samples, collected from geochemical surveys in 23 major urban centres.

In accordance with CIRIA C681 and C785 a review has been undertaken of the historic maps and the Zetica UXO risk website.

Legislation and Liability

The primary legislative mechanism for contaminated land management in the UK is Part 2A of the Environmental Protection Act, 2021 (EPA). Part 2A was introduced into the EPA under Section 57 of the Environment Act 1995 to help deal with the substantial legacy of land contamination. The legislation provides powers in relation to the identification, remediation and apportionment of liability for contaminated land. Part 2A applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission.

Under Part IIA of the Environment Act 2021, Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted, the contaminating substance cannot be found, the owner and/or, occupier for the time being, of the property can be the appropriate person.

Under the legislation, Contaminated Land is defined as: -

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused.”

Where the Act defines harm as:

“harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property.”

and pollution of controlled waters is defined as: -

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.”

In addition, The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 introduced the supplementary definition of harm to include: lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity.

With regard to contaminated waters, the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force clean-up of historical contamination by issuing a Works Notice, with remediation paid for by the responsible parties.

The Groundwater Regulations (1998) stated that entry of List 1 substances into groundwater must be prevented, and List II substances must be controlled.

This PIR was made to comply with planning requirements and only covers contaminative land issues unless otherwise specifically noted.

Limitations and Disclaimers

This Preliminary Investigation Report relates to the site located at Western Parcel, Land at Reed's Lane, Sayer's Common, West Sussex, BN6 9JQ and was prepared for the sole benefit of the Client for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in the Soils Limited Quotation and the subsequent Clients Purchase Order.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

There may be other sources of information not included in those listed that hold data relevant to the Preliminary Investigation Report undertaken at the site that could materially affect the conclusions made in this report.

It should be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Section 57 of the Environment Act 2021.

Where a contaminative use is identified in the Preliminary Investigation Report this does not determine whether contamination has actually occurred, or if it has the degree to which it may have taken place. An intrusive investigation(s) and analysis is required to establish the nature and degree of any contamination present.

All works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not

necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

Ownership of copyright of all printed material including reports, survey data, drawings, laboratory test results, trial pit and borehole log sheets, including drillers log sheets remains with Soils Limited. License is for the sole use of the client and may not be assigned, transferred or given to a third party. This license is only valid once we have been paid in full for this engagement. In the event of non-payment for our services, we reserve the right to retract the license for all project data, preventing their use and any reliance upon such data by the client or any other third party. We may also contact parties other than the client to notify them of this retraction.

Contents

Commission	i
Caveats	i
Explanations.....	ii
Legislation and Liability	iii
Limitations and Disclaimers.....	iv
Section 1 Site Conditions and Proposed Development.....	1
1.1 Site Walkover.....	1
1.2 Site Drainage	2
1.3 Site Photographs	2
1.4 Proposed Development	2
Section 2 Geology, Hydrogeology, Hydrology and Radon.....	3
2.1 Anticipated Geology.....	3
2.1.1 River Terrace Deposits	3
2.1.2 Weald Clay Formation	3
2.2 Hydrogeology.....	3
2.3 Hydrology.....	4
2.4 Radon Gas.....	4
Section 3 Site History	5
3.1 Historic Map Study.....	5
3.2 Bomb damage and the potential for Unexploded Ordnance.....	7
Section 4 Environmental Records and Consultation.....	8
4.1 Dataset Information.....	8
4.2 Site Sensitivity Maps	9
4.3 Regulatory Enquires	9
4.4 Soil Geochemistry.....	11
Section 5 Data Collection Summary.....	12
5.1 General.....	12
Section 6 Preliminary Conceptual Site Model.....	15
6.1 Sources and Pathways of Contamination	15
6.2 Potential Pathways	15
6.3 Potential Sources of On-site Contamination.	15
6.4 Potential Off-site Sources of Contamination	16
6.5 Potential Contaminants.....	18

6.6	Potential Exposure Receptors.....	18
6.7	Preliminary Conceptual Site Model and Risk Assessment.....	18
Section 7	Recommendations	21
7.1	General.....	21
7.2	UXO.....	21
7.3	Radon	21
7.4	Proposed Further Site Works.....	21
7.5	Discovery Strategy.....	21

List of Figures

Figure 1 – Site Location Map	23
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List of Tables

Table 1.1 Site Walkover Record (On-site).....	1
Table 1.2 Site Walkover Record (Off-site).....	1
Table 2.1 Hydrogeological Assessment	3
Table 2.2 Hydrological Assessment	4
Table 3.1 Historic Development of the Site	5
Table 3.2 Historic Off-site Development.....	5
Table 3.3 Potential Sources of Pollution Indicated from Historic Maps.....	6
Table 4.1 Environmental Significance of Data.....	8
Table 4.2 Contemporary Trade Directory	9
Table 4.3 Geological Hazards	9
Table 4.4 Potential Contamination Sources Identified by Environmental Health	9
Table 4.4 Soil Geochemistry	11
Table 5.1 Site Environs	12
Table 5.2 Summary of Potential Contamination Sources	12
Table 6.1 Applicable Pathways	15
Table 6.2 On-site Potential Contamination Sources.....	15
Table 6.3 Off-site Potential Contamination Sources.....	16
Table 6.4 Potential Contaminants	18
Table 6.5 Potential Receptors.....	18
Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology	20

Table 7.1 Proposed Further Environmental Investigation.....	21
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Table G.1. Classification of Consequence

Table G.2. Classification of Probability

Table G.3. Comparison of Consequence Against Probability

Table G.4. Risk Classifications

List of Appendices

Appendix A Proposed Development Plans

Appendix B Country Series and Ordnance Survey Maps

Appendix C Landmark Envirocheck Report

Appendix D Site Sensitivity Maps

Appendix E Local Authority Search Data

Appendix F Site Photographs

Appendix G Risk Assessment Criteria

Section I Site Conditions and Proposed Development

I.1 Site Walkover

A site walkover was undertaken in October 2025, by Soils Limited. The notes of the site walkover are presented in Table 1.1 and Table 1.2.

Table 1.1 Site Walkover Record (On-site)

Use of Site	The rhomboid shaped site comprised a parcel of land north of Reed's Lane measuring roughly 170m x 280m.
Structures	A fenced off area to the east with porta cabins and silos etc (photo 7), as part of a development, potentially pertaining to an area of construction to the northeast of site.
Site Topography	The site was an undulating area, with land both to its southwest, west, northeast, east, southeast and south dipping towards the site (~1°). There was a small wooded hill immediately north of the site boundary dipping down to the site with a gradient of ~5°. The predominant dip direction however was down to the north/northwest (~1°) evidenced by the flow direction of the stream which was located along the western boundary onsite.
Site Covering	Predominantly grass topped.
Vegetation	Bordered to the site boundaries by hedgerows and trees, with a few scattered bushes and weeds in the grass covered site.
Potential Contamination Sources	A fenced off area to the east with porta cabins and silos etc (photo 7), as part of development, potentially pertaining to an area of construction to the northeast of site. Piles on earthworks and debris on southeast corner of site, potentially pertaining to an area of construction to the northeast of site. (Photo's 2, 5, 6, 7, 8).
Odour	None noted.
Drainage	In line with topography if not to underlying soils.

Table 1.2 Site Walkover Record (Off-site)

Use of Land	Kings Business Centre immediately east, house building northeast, residential further east. Fields south – farmland, crops. Field immediately west, with industrial buildings further west, shown to be Valley Farm/Business Park on historical maps.
Area Topography	The area was undulating, land to the southwest, west, northeast, east, southeast and south dipped towards the site (~1°). There was a small wooded hill immediately north of the site boundary dipping down to the site with a gradient of ~5°. The predominant dip direction was down to the north/northwest (~1°) evidenced by the flow direction of the stream onsite.
Vegetation	Heavily vegetated rural area. Hedges, trees, fields of crops.
Potential Contamination Sources	Buildings of King's Business Centre to the east – potentially an Asbestos clad building east. (Photo's 3, 5, 6, 7, 8, 10). Valley Farm/Business Park west.

1.2 Site Drainage

Site drainage was free to underlying soils.

1.3 Site Photographs

The site photographs have been included within Appendix F.

1.4 Proposed Development

The proposal comprised the erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.

In compiling this report reliance was placed on drawing 7463 PL-02 Rev E dated November 2025, prepared by ECE Architecture, and recommendations apply only to this scheme. Any changes require consultation with Soils Limited.

The proposed development plans have been provided in Appendix A.

Section 2 Geology, Hydrogeology, Hydrology and Radon

2.1 Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated on the Weald Clay Formation bedrock, with no overlying superficial deposits. However, mapped around 40m to the west and 290m east from the site there were mapped overlying superficial River Terrace Deposits.

2.1.1 River Terrace Deposits

The rivers of the south-east of England, including the River Thames and its tributaries, have been subject to at least three changes of level since Pleistocene times. One result has been the formation of a complex series of River Terrace Gravels. These terraces represent ancient floodplain deposits that became isolated as the river cut downwards to lower levels.

The River and Valley Gravels are found on slightly higher ground than the existing flood plains in the bottom of valleys usually along the line of a former or existing water courses and comprise sands and gravels of roughly bedded flint or chert gravels in a matrix of sand of varying degrees of coarseness.

2.1.2 Weald Clay Formation

The Weald Clay Formation consists of shales and mudstones with occasionally thin beds of siltstones, sandstone, shelly limestone and clay ironstone. When fresh the beds are normally dark grey weathering to mottled yellow and brown near the surface or at outcrop. Bands of red clay occur within the bed, usually in association with the sandstone.

2.2 Hydrogeology

Table 2.1 presents the hydrological data that is relevant to the site.

Table 2.1 Hydrogeological Assessment

Hydrogeological Data		Comment
On-site Aquifers	Superficial	None
	Bedrock	Unproductive Strata ¹
Groundwater Vulnerability		Unproductive Bedrock Aquifer, No Superficial Aquifer
Source Protection Zones (SPZ)		None
Abstraction	Potable	None
	Non-potable	None
Sensitive Land Uses		Nitrate Vulnerable Zone Onsite ² Ancient Woodland 164m NW
Surface Water Features		0m S (In land water course running N/NW)
Flood Risk from Rivers or Seas		None
Flood Risk from Surface Water		None

Hydrogeological Data	Comment
Flood Risk from Groundwater	None onsite. Potential for Groundwater Flooding to Occur at Surface 47m W; Potential for Groundwater Flooding of Property Situated Below Ground Level 100m W.
Note(s): ¹ Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. ² Adur East (Sakeham) Nitrate Vulnerable Zone.	

Any works or development which has the potential to have an impact on surface water, aquifer or groundwater quality must be approved by the Environment Agency prior to implementation.

2.3 Hydrology

The elevation of the site was ~15m Above Ordnance Datum (AOD). The anticipated surface water and groundwater flow direction is given in Table 2.2.

Table 2.2 Hydrological Assessment

Type	Direction	Notes
Surface water	N/NW	In line with topography and water course. ¹
Groundwater	N/NW	In line with topography and water course. ^{1, 2}

Notes: ¹ The site was an undulating area, with land both to its southwest, west, northeast, east, southeast and south dipping towards the site (~1°). There was a small wooded hill immediately north of the site boundary dipping down to the site with a gradient of ~5°.

The predominant dip direction however was down to the north/northwest (~1°) evidenced by the flow direction of the stream onsite. ² Negligible groundwater flow due to impermeable Weald Clay Formation bedrock.

2.4 Radon Gas

The site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. Therefore, radon protective measures are not necessary in the construction of new dwellings or extensions.

Section 3 Site History

3.1 Historic Map Study

The historic maps referred to are appended to this report (Appendix B).

Table 3.1 Historic Development of the Site

Site History	Date Range	
	From	To
The earliest published map of the site shows the site comprised open land delineated into smaller fields with hedges and crossed by footpaths. A woodland bordered the northern side of the site, and a road ran along the southern boundary. A stream ran from a pair of ~10m diameter Ponds onsite (shown as one pond remaining on the 1974 map) north to a 10 x 15m Pond onsite near the western boundary (10 x 15m Pond appeared to be no longer in situ on the 1974 map although the stream remained); (a directional arrow on the 1910 map showed the stream flowing north from the southern site boundary).	1874	1897
The majority of internal hedges had been removed from site.	1897	1947
The 1947 aerial photograph confirmed the site comprised open land, showing the woodland on the northern boundary – possibly due to map drift, but potentially due to becoming overgrown. The 1956 map confirmed an overgrown/wooded area encroaching from the woodland on the northern boundary.	1947	2025
An area of Hardstanding approximately 30 x 40m was on the eastern part of the site, adjacent to the King Business Centre, which was immediately east of the site boundary.	2025	Present

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
The earliest published map of the area shows the majority of the wider area comprised open land of fields. Reed's Lane ran northwest – southeast along the southern boundary of the site. A woodland/overgrown area labelled 'Furze Field' ~145 x 270m was immediately north. Clay Pits were labelled 85m northeast, in addition to a Brickfield 85m east, and a Brick Kiln 125m east. A Pond 10m x 25m near the Clay Pits was situated 125m northeast (no longer present on the 2000 map), and a 15m diameter Pond was 125m east (potentially infilled on the 2009 map having been developed into housing).	1874	1897
Ponds were noted 10m south (no longer present on the 1910 map); and 20m south. The Clay Pits 85m east were labelled 'Old Clay Pits'. The site from 60m east was labelled 'Brick and Tile Works'. Old Clay Pits were also labelled 125m northeast; and 120m northeast. Four Ponds were illustrated on the map 165m northeast, 180m northeast; 195m northeast; and 210m northeast.	1897	1912
The 1912 map showed a Pit illustrated near the Brick and Tile Works 55m northeast.	1912	1937
The 1937 map showed a 55m long Pond immediately east. Some of the older Clay Pits (85m northeast, 120m northeast, 125m northeast) and Ponds (165m northeast, 180m northeast) were no longer in use/present having become overgrown. This was confirmed on the 1947 aerial photograph.	1937	1956
The 1956 map showed a Pond labelled 130m northeast. The large Pond immediately east was no longer present, and delineated as two smaller marshy areas. The Pond 20m south was no longer present on the map. A 35m polygonal Pond was labelled 10m northeast. The Pit 55m northeast was no longer present, illustrated as marsh. The Brick and Tile Works was no longer labelled as such, and Infrastructure associated	1956	1974

Off-site Development	Date Range	
	From	To
were labelled as 'Ruin' 115m east and 120m east. The Brick Kiln 125m east was no longer illustrated and had been removed.		
Whiteoaks Farm was illustrated 25m southwest, with two Ponds onsite: 15m west and 30m west (not shown on subsequent maps). Large Industrial looking Sheds were illustrated 100m southeast (45m long) and 125m southeast (20m long).		
The 1974 map showed the Polygonal Pond 10m northeast was no longer present – the land no longer had marshland illustrated and looked to be level, this area of former Clay Pits now possibly infilled. A Depot was labelled immediately east. A 25m Square Building was shown 205m east (no longer present on the 1996 map and later developed into housing). The Whiteoaks Farm development had extended with barns to the west, and a Tank onsite 80m southwest (Tank no longer present after the 1994 map). Valley Farm had been developed on land 165m west, with rows of barns 10 x 30m, and a Pond labelled 175m northwest.	1974	1977
An Electrical Sub-Station was labelled 165m southwest, this had been re-developed upon, on the 2016 map.	1977	1993
The 1993 map showed rows of 10 x 45m sheds west on the Whiteoaks Farm site.	1993	1996
The Depot site immediately east had been relabelled 'King Business Centre', with additional buildings on the extended development.	1996	1999
On the 1999 aerial photograph the Whiteoaks Farm had extended further to >250m west, with large barns/buildings ~30m x 70m; ~10 x 110m; and ~15m x 125m. On the 2000 map, the large Industrial Sheds 100m and 125m southeast had been labelled 'Depot', with additional sheds south. A new 40m long Pond has been created 225m southwest on the Whiteoaks Farm site.	1999	2003
Valley Farm had been labelled 'Valley Farm Business Park.'	2003	2009
The Depot Industrial sheds from 100m southeast had been redeveloped into housing. A shed remained 140m southeast	2009	2016
Whiteoaks Farm had been completely re-developed with all sheds removed and a large 70 x 115m building in place. A new Pond had been created 65m southwest measuring ~15m x 115m, labelled Balancing Pond on the 2025 map.	2016	2025
A Depot was labelled on the former Whiteoaks Farm site, with a U shaped building 30m x 60m 210m southwest and an additional 65m x 130m building 285m west. Residential development was shown 185m northeast. The current map showed new Electrical Sub-Stations 135m west; 135m east; and 145m east. New development appeared to be under construction immediately east, north of the King Business Centre where the infilled Clay Pits had been. The 2025 Google Earth™ showed development/earthworks on the northeast corner of site.	2025	Present

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Pond	Onsite	0	1874	Present
Pond	Onsite	0	1874	1974
Pond	Onsite	0	1874	1974
Hardstanding Onsite – Made Ground	Onsite E	0	2025	Present
Earthworks/Made Ground Onsite	Onsite NE	0	2025	Present
Depot/King Business Centre	E	0	1974	Present
Pond 55m	E	0	1937	1956
Pond	S	10	1897	1910
Pond	NE	10	1956	1974
Pond	W	15	1956	Present

Source	Direction	Distance (m)	Date Range	
			From	To
Pond	S	20	1897	1956
Whiteoaks Farm/Depot	SW	25	1956	Present
Pond	W	30	1956	1963
Pit	NE	55	1912	1956
Brick and Tile Works	E	60	1897	1956
Balancing Pond	SW	65	2016	Present
Tank	SW	80	1974	1994
Clay Pits	NE	85	1874	1974
Brickfield	E	85	1874	1956
Industrial Sheds/Depot	SE	100/125	1974	2009
Old Clay Pits	NE	120 125	1897	1937
Brick Kiln	E	125	1874	1956
Pond 10 x 25	NE	125	1874	2000
Pond 15m Diameter	E	125	1874	2009
Pond	NE	130	1956	Present
Electrical Sub-Station	W	135	2025	Present
Electrical Sub-Station	E	135	2025	Present
Electrical Sub-Station	E	145	2025	Present
Ponds	NE	165 180 195 210	1897	1937 Present Present
Electrical Sub-Station	SW	165	1977	2016
Valley Farm/Business Park	W	165	1974	Present
Pond	NW	175	1974	Present
Industrial Square Building	E	205	1974	1996
Pond 40m	SW	225	1999	Present

3.2 Bomb damage and the potential for Unexploded Ordnance

Based on the assessment of the historical maps and ZeticaUXO [online, accessed 8th October 2025], the site was in a low bombing density area due to Unexploded Bombs (UXB) due to WWII bombardment.

A specialist UXO risk assessment is not required to determine the risk to the proposed development.

Section 4 Environmental Records and Consultation

4.1 Dataset Information

A copy of the report is appended to this report in Appendix C and summarised in Table 4.1, Table 4.2 and Table 4.3.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Contaminated Land Register Entries and Notices	None	None
Discharge Consents	S	9
	SW	59
	SW	59
	E	82
	E	115
	W	167
	NW	174
	SW	177
Integrated Pollution Prevention and Control	None	None
Local Authority Pollution Prevention and Controls	None	None
Local Authority Pollution Prevention and Control Enforcements	None	None
Nearest Surface Water Feature	Onsite	0
Pollution Incidents to Controlled Waters (Significant Incidents only)	None	None
Prosecutions Relating to Authorised Processes	None	None
Registered Radioactive Substances	None	None
Substantiated Pollution Incident Register	None	None
Nearest Potable Abstraction Point	None	None
Nearest Non-Potable Abstraction Point	None	None
Water Industry Act Referrals	None	None
Source Protection Zones	None	None
Extreme Flooding from Rivers or Sea Without Defences	None	None
Flooding from Rivers or Sea Without Defences	None	None
Areas Benefiting from Flood Defences	None	None
Flood Water Storage Areas	None	None
Flood Defences	None	None
BGS Recorded Landfill Sites	None	None
Historical Landfill Sites	None	None
Licensed Waste Management Facilities	None	None
Local Authority Recorded Landfill Sites ¹	NE	87
Potentially Infilled Land (Non-Water) ^{2,2}	NE	0
	NE	116
Potentially Infilled Land (Water)	None	None
Registered Landfill Sites	None	None
Registered Waste Transfer Sites	None	None
Registered Waste Treatment or Disposal Sites	None	None
Control of Major Accident Hazards Sites (COMAH)	None	None
Notification of Installations Handling Hazardous Substances	None	None
Planning Hazardous Substance Consents	None	None

Note(s): ¹ Ex Brickworks, Reeds Lane, Sayers Common, West Sussex County Council, Environment & Development. ² Unknown Filled Ground (Pit, quarry etc).

The contemporary trades listed in Table 4.2 are only those considered to be viable potential sources of contamination that could impact the site.

Table 4.2 Contemporary Trade Directory

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
North Star Sussex - Car Dealers - Used	E	11	Inactive
World Logistics Uk Ltd - Freight Forwarders	E	23	Inactive
Cargame - Car Dealers - Used	E	39	Inactive
I-Deal Trading - Car Dealers - Used	E	41	Inactive
Club Cars - Car Dealers - Used	E	51	Inactive
Valley Fabrication - Catering Equipment	W	210	Inactive
Manborne – Home furnishings - Manufacturers	W	244	Active
Pj'S Powder Coating Ltd	W	248	Inactive
Peticular Pet Supplies - Pet Foods & Animal Feeds	W	250	Inactive
Geoff Styring - Fire Escapes & Evacuation Equipment	W	254	Inactive

Table 4.3 Geological Hazards

Source	Onsite Type
Coal Mining Affected Areas	None noted
Mining Instability	None noted
Natural and Mining Cavities	None noted
Potential for Collapsible Ground Stability Hazards	Very Low Hazard Potential
Potential for Compressible Ground Stability Hazards	No Hazard
Potential for Ground Dissolution Stability Hazards	No Hazard
Potential for Landslide Ground Stability Hazards	Very Low Hazard Potential
Potential for Running Sand Ground Stability Hazards	No Hazard
Potential for Shrinking or Swelling Ground Stability Hazards	Low Hazard Potential

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Landmark Envirocheck Site Sensitivity Maps, which have not been listed in Table 4.1, Table 4.2 and Table 4.3, and copies of which are appended to this report (Appendix D).

4.3 Regulatory Enquires

As part of the Preliminary Investigation Report the local authority was contacted and asked to provide any information on potential risks relating to the site. The local authority response has been included in Appendix E, and a summary of the pertinent information has been included below.

- *The site itself was previously used for agriculture.*

Table 4.4 Potential Contamination Sources Identified by Environmental Health

Source	Dates	Direction	Distance (m) ¹
Depot	1974 - 1985	E	35
Made Ground	1937 - 1937	NE	45
Hole Unknown	1909 - 1910	NE	60

Source	Dates	Direction	Distance (m) ¹
Made Ground	1956 - 1956	NE	65
Hole Unknown	1910 - 1910	NE	75
Tank	1974 - 1974	SW	90
Clay Pit	1874 - 1896	NE	100
Depot	1974 - 2001	E	105
Clay Pit	1874 - 1896	NE	110
Brick Field	1874 - 1875	NE	110
Brick and Tile Works	1896 - 1947	NE	125
Clay Pit	1874 1896	NE	125
Clay Pit	1897 - 1897	NE	135

Notes: ¹ Estimated from Easting and Northing provided.

- *A validation report is available under planning reference DM/25/1194 for the former site of Lyndon, located to the east.*

Soils Limited have viewed this report reference: CLW0457, 'Remediation and Earthworks Verification Report' dated July 2024, undertaken by Cognition Land and Water. The report included detail of: Excavation of the upper 2m of Made Ground in identified zones; Remediation of excavated Made Ground using techniques included mechanical segregation, hand picking, crushing and treatment where necessary; Re-engineering of Made Ground and placement into competent layers; Groundwater monitoring during and following the treatment and placement of made ground.

Soils Limited have assessed that the site to the east/ northeast to not be a potential source of contamination due to validation and verification. Additionally, the site is located upon underlying low permeability Weald Clay Formation where negligible to no groundwater would migrate onto site.

- *To the west, a site investigation report is available under reference 12/03058/FUL for Whiteoaks Farm.*

Soils Limited have viewed the planning portal for this reference, and although this report could not be located, there was a letter from the Contaminated Land Officer dated 02/10/12 with a summary of a contamination report submitted as part of the application which stated

"In summary, test results did not identify any significant contamination of Made Ground at the site. A strong hydrocarbon odour was detected in the trial hole (WS13) adjacent to a large fuel tank, however no significant concentrations of petroleum hydrocarbon were identified in the soil. A sample of groundwater was taken at this location although, to date, the results have not been presented to the Council..."

Asbestos containing materials were observed in several waste piles across the site. Asbestos materials must be removed and taken to a site licensed for asbestos disposal."

The site is situated upon underlying low permeability Weald Clay Formation with negligible or no groundwater migration onto site. Asbestos containing materials would only be a source if onsite due to the nature of the contamination (solid form with low

transport). Soils Limited have therefore assessed that the site to the west would not be a potential source of contamination.

4.4 Soil Geochemistry

The results of this survey are contoured on the Landmark Envirocheck report (Appendix C). The results of the local soil chemistry are presented in Table 4.5.

Table 4.5 Soil Geochemistry

Determinant	Estimated Soil Geochemistry (mg kg⁻¹)
Arsenic	<15
Cadmium	<1.8
Chromium	60 - 90
Lead	<100
Nickel	15 - 30

Indicated values were not noted above the '*Residential with Homegrown Produce*' Generic Assessment Criteria.

Section 5 Data Collection Summary

5.1 General

Table 5.1 summarises the site Environs, which include geology, hydrogeology, the risk from radon and potential risk from flooding.

Table 5.1 Site Environs

Environs	Summary
Geology	Weald Clay Formation bedrock
Hydrogeology	Unproductive Bedrock Aquifer, No Superficial Aquifer
Source Protection Zone (SPZ)	None
Surface Water Flow	N/NW in line with topography and water course
Groundwater Flow	N/NW in line with topography and water course, negligible flow due to impermeable Weald Clay Formation bedrock.
Radon	No hazard
Flooding	None onsite
Geological Hazard	No to low hazard recorded
Local Authority Enquiry	See Section 4.3 and Appendix E for details.
Soil Chemistry	No exceedances noted
Ecological	Nitrate Vulnerable Zone Onsite

Table 5.2 provides a summary of potential on-site and off-site contamination sources identified during the study of the historic maps, the Landmark Envirocheck Dataset Report and the site walkover.

Table 5.2 Summary of Potential Contamination Sources

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
On-Site					
Pond	Onsite	0	1874	Present	HM
Pond	Onsite	0	1874	1974	HM
Pond	Onsite	0	1874	1974	HM
Hardstanding Onsite – Made Ground	Onsite	0	2025	Present	HM/SW
Earthworks/Made Ground Onsite	Onsite NE	0	2025	Present	SW/GE
Off-Site					
Depot/King Business Centre	E	0/35	1974	1985/Present	HM/SW/LA
Potential Asbestos Clad Building	E	0	-	Present	SW
Pond 55m	E	0	1937	1956	HM
Potentially Infilled Land (Non-Water)	NE	0	Unknown	Unknown	DS
Discharge Consents	S	9	Unknown	Unknown	DS
	SW	59			
	SW	59			
	E	82			
	E	115			
	W	167			
	NW	174			
	SW	177			

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Pond	S	10	1897	1910	HM
Pond	NE	10	1956	1974	HM
North Star Sussex - Car Dealers - Used	E	11	Unknown	Inactive	DS
Pond	W	15	1956	Present	HM
Pond	S	20	1897	1956	HM
World Logistics Uk Ltd - Freight Forwarders	E	23	Unknown	Inactive	DS
Whiteoaks Farm/Depot	SW	25	1956	Present	HM
Pond	W	30	1956	1963	HM
Cargame - Car Dealers - Used	E	39	Unknown	Inactive	DS
I-Deal Trading - Car Dealers - Used	E	41	Unknown	Inactive	DS
Made Ground	NE	45	1937	1937	LA
Club Cars - Car Dealers - Used	E	51	Unknown	Inactive	DS
Pit	NE	55	1912	1956	HM
Brick and Tile Works	E	60/125	1897	1947	HM/LA
Made Ground	NE	65	1956	1956	LA
Balancing Pond	SW	65	2016	Present	HM
Hole Unknown	NE	75	1910	1910	LA
Tank	SW	80/90	1974	1994	HM/LA
Clay Pits	NE	85	1874	1974	HM
Brickfield	E	85/110	1874	1875/1956	HM
Clay Pit	NE	100	1874	1896	LA
Industrial Sheds/Depot	SE	100/105/125	1974	2001/2009	HM/LA
Potentially Infilled Land (Non-Water)	NE	116	Unknown	Inactive	DS
Old Clay Pits	NE	110/120/125/135	1897	1937	HM/LA
Brick Kiln	E	125	1874	1956	HM
Pond 10 x 25	NE	125	1874	2000	HM
Pond 15m Diameter	E	125	1874	2009	HM
Pond	NE	130	1956	Present	HM
Electrical Sub-Station	W	135	2025	Present	HM
Electrical Sub-Station	E	135	2025	Present	HM
Electrical Sub-Station	E	145	2025	Present	HM
Ponds	NE	165 180 195 210	1897	1937 1937 Present Present	HM
Electrical Sub-Station	SW	165	1977	2016	HM
Valley Farm/Business Park	W	165	1974	Present	HM
Pond	NW	175	1974	Present	HM
Industrial Square Building	E	205	1974	1996	HM
Valley Fabrication - Catering Equipment	W	210	Unknown	Inactive	DS
Pond 40m	SW	225	1999	Present	HM
Manborne – Home furnishings - Manufacturers	W	244	Unknown	Active	DS
Pj'S Powder Coating Ltd	W	248	Unknown	Inactive	DS
Peticular Pet Supplies - Pet Foods & Animal Feeds	W	250	Unknown	Inactive	DS

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
			From	To	
Geoff Styring - Fire Escapes & Evacuation Equipment	W	254	Unknown	Inactive	DS

Note(s): SW – Site walkover, HM – Historic Maps, DS – Datasheet, GE – Google Earth.

Section 6 Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Landmark Site Specific Envirocheck Report and Site Walkover have been used to identify potential contaminative sources. These sources have been presented in Table 5.2. An assessment of the likely pathways and the likelihood of each contaminative source that was considered a risk has been presented in Sections 6.2 to 6.4.

6.2 Potential Pathways

A review of the potential pathways on and off the site has been undertaken based on the site, ground conditions, hydrology and scientific knowledge of the behaviour of the contaminants in the ground. The pathways applicable to the site and the proposed development have been marked in Table 6.1.

Table 6.1 Applicable Pathways

Pathway	Present	Comment
Inhalation of dust	✓	Future users of the site (End Users)
Inhalation of vapour/gases	✓	Construction workers on-site (Site Workers)
Ingestion and absorption via direct contact	✓	Service and maintenance workers (Site Maintenance) Site neighbours and wider public (Off-site Users)
Migration via surface runoff	✓	Surface Water
Migration in solution via groundwater		No aquifer. Impermeable Weald Clay Formation bedrock.
Migration of gases via permeable soils		Impermeable Weald Clay Formation bedrock.
Direct contact with construction material	✓	Buried Structures
Services and utilities	✓	Buried Services

6.3 Potential Sources of On-site Contamination.

The sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Pond(s)		Either still present as a feature on the watercourse or appeared to have naturally infilled along the bank of the watercourse – no human activity noted.
Hardstanding Onsite – Made Ground		Placed in 2025 – likely to have been undertaken using modern techniques, materials and within regulations.
Earthworks/Made Ground	✓	Unknown fill/stockpile material

6.4 Potential Off-site Sources of Contamination

These sources are presented in Table 6.3.

Table 6.3 Off-site Potential Contamination Sources

Source	Direction	Distance (m)	Likely	Reasoning
Depot/King Business Centre	E	0/35		Proximity to site. However, the site lies on underlying low permeability Weald Clay Formation with negligible or no groundwater migration through soils. With reference to report: CLW0457, 'Remediation and Earthworks Verification Report' dated July 2024, undertaken by Cognition Land and Water, site to the east/northeast is no longer a potential source of contamination.
Potential Asbestos Clad Building	E	0		Offsite. Low transport solid materials.
Pond 55m (Potentially infilled Land)	E	0		Proximity to site. However, the site lies on underlying low permeability Weald Clay Formation with negligible or no groundwater migration through soils.
Potentially Infilled Land (Non-Water)	NE	0		With reference to report: CLW0457, 'Remediation and Earthworks Verification Report' dated July 2024, undertaken by Cognition Land and Water, site to the east/northeast is no longer a potential source of contamination.
Discharge Consents	S	9		With reference to report: CLW0457, 'Remediation and Earthworks Verification Report' dated July 2024, undertaken by Cognition Land and Water, site to the east/northeast is no longer a potential source of contamination.
	SW	59		
	SW	59		
	E	82		
	E	115		
	W	167		
	NW	174		
	SW	177		
Pond	S	10		Infilled circa 1910, no obvious development at that time.
Pond (Potentially infilled Land)	NE	10		Proximity to site. However, with reference to report: CLW0457, 'Remediation and Earthworks Verification Report' dated July 2024, undertaken by Cognition Land and Water, site to the east/northeast is no longer a potential source of contamination.
North Star Sussex - Car Dealers - Used	E	11		Proximity to site. However, the site is on underlying low permeability Weald Clay Formation where negligible to no groundwater would migrate onto site.
Pond	W	15		Pond still present.
Pond	S	20		Infilled circa 1956, no obvious development at that time.
World Logistics Uk Ltd - Freight Forwarders	E	23		Proximity to site. Up hydraulic and topographic gradients.
Whiteoaks Farm/Depot	SW	25		

Source	Direction	Distance (m)	Likely	Reasoning
Pond	W	30		However, the site is on underlying low permeability Weald Clay Formation where negligible to no groundwater would migrate onto site. With reference to report: CLW0457, 'Remediation and Earthworks Verification Report' dated July 2024, undertaken by Cognition Land and Water, site to the east/northeast is no longer a potential source of contamination. Site to the west returned no soils contamination via onsite testing (contaminated Land Officer Comments on report within reference 12/03058/FUL for Whiteoaks Farm.
Cargame - Car Dealers - Used	E	39		
I-Deal Trading - Car Dealers - Used	E	41		
Made Ground	NE	45		
Club Cars - Car Dealers - Used	E	51		
Pit	NE	55		
Brick and Tile Works	E	60/125		
Balancing Pond	SW	65		
Made Ground	E	65		
Hole Unknown	NE	75		
Tank	SW	80/90		
Clay Pits	NE	85		
Brickfield	E	85/110		
Clay Pit	NE	100		
Industrial Sheds/Depot	SE	100/105/125		Topographically distant.
Potentially Infilled Land (Non-Water)	NE	116		
Old Clay Pits	NE	110/120/125/135		
Brick Kiln	E	125		
Pond 10 x 25	NE	125		
Pond 15m Diameter	E	125		
Pond	NE	130		
Electrical Sub-Station	W	135		
Electrical Sub-Station	E	135		
Electrical Sub-Station	E	145		
Ponds	NE	165 180 195 210		
Electrical Sub-Station	SW	165		
Valley Farm/Business Park	W	165		
Pond	NW	175		
Industrial Square Building	E	205		
Valley Fabrication - Catering Equipment	W	210		
Pond 40m	SW	225		
Manborne – Home furnishings - Manufacturers	W	244		
Pj'S Powder Coating Ltd	W	248		
Peticular Pet Supplies - Pet Foods & Animal Feeds	W	250		
Geoff Styring - Fire Escapes & Evacuation Equipment	W	254		

6.5 Potential Contaminants

Table 6.4 presents the range of possible contaminants associated with the onsite and off-site activities and sources identified following a review of historical maps and datasets.

Table 6.4 Potential Contaminants

Potential Contaminative Sources	Contaminants / Chemical Properties
Earthworks/Made Ground Onsite	Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH
Depot/King Business Centre	
Ponds	
Clay Pits	
Brickfields	
Potentially Infilled Land	
Made Ground	
North Star Sussex - Car Dealers - Used	
World Logistics Uk Ltd - Freight Forwarders	
Whiteoaks Farm/Depot	
Cargame - Car Dealers - Used	
I-Deal Trading - Car Dealers - Used	
Club Cars - Car Dealers - Used	
Brick and Tile Works	
Balancing Pond	Fertilisers, Pesticides, Organic Matter
Tank	Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH

6.6 Potential Exposure Receptors

The assessment for potential receptors is presented in Table 6.5.

Table 6.5 Potential Receptors

Potential Receptor	Present
Human Health	Future users of the site (End Users)
	Construction workers on-site (Site Workers)
	Service and maintenance workers (Site Maintenance)
	Site neighbours and wider public (Off-site Users)
Groundwater / Controlled Waters	Surface Water
	Shallow Aquifer
	Deep Aquifer
Buildings & Materials	Buildings and Confined Spaces
	Buried Structures
	Buried Services
Ecosystems	Flora and fauna

6.7 Preliminary Conceptual Site Model and Risk Assessment

A preliminary risk assessment has been undertaken based on the proposed development. The assessment has been based on the likelihood of the presence of a pollutant linkage.

A pollutant linkage is the relationship between a contaminant source, a pathway and a receptor. Unless all three elements of a pollutant linkage are present, a risk is not considered to exist. Each of the three elements has been considered within Table 6.1 to Table 6.5. The preliminary conceptual site model and risk assessment is presented in Table 6.6. The classification tables on which the level of risk has been determined have been modified from 'Contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552' and are presented in Appendix G.

Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Made Ground/Earthworks On-site current site usage.	Metals, Semi-metals and non-metals, PAHs, Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	Site located on bedrock of the Weald Clay Formation, which was classified as unproductive strata and would act as an aquiclude to the groundwater receptors.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.
			End Users	Medium	Low	Moderate/Low		
			Off-site Users	Medium	Unlikely	Low		
	PAHs, TPHs	Inhalation of vapour/gases	Site Workers/Site Maintenance	Minor	Unlikely	Very low	Unproductive Bedrock Aquifer, No Superficial Aquifer.	
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Minor	Unlikely	Very low		
			End Users	Medium	Low	Moderate/Low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Migration via surface runoff	Surface Water	Mild	Unlikely	Very low		
		Migration in solution via groundwater	Surface Water	-	-	-		
			Shallow Aquifer	-	-	-		
			Deep Aquifer	-	-	-		
		Direct contact with construction material	Buried Structures	Minor	Unlikely	Very low		
			Buried Services					
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance	-	-	-		
			End Users	-	-	-		
			Off-site Users	-	-	-		
			Building and Confined Spaces					

Section 7 Recommendations

7.1 General

Based on the information obtained during the compilation of this Preliminary Investigation Report and the preliminary conceptual site model, a potential for a **very low to moderate/low** risk of contamination has been identified.

7.2 UXO

A specialist UXO risk assessment is not required for the proposed development.

7.3 Radon

No radon protective measures are required for the proposed development.

7.4 Proposed Further Site Works

The general requirements for further environmental investigation are presented in Table 7.1.

Table 7.1 Proposed Further Environmental Investigation

Proposed Works	General Purpose	Required
Investigatory Holes	To collect sufficient samples for a robust assessment	✓
Laboratory Testing	To quantify the risks identified in the Conceptual Site Model	✓
Risk Assessment	Assess pollutant linkages based on current contaminated land guidance and screening criteria's	✓
Borehole well installation	To allow for continued groundwater and/or gas monitoring	No
Remediation	If the site-specific risk assessment reveals that the site was contaminated	TBC
Validation & Verification	To validate and verify the remedial objectives based on the site-specific risk assessment	TBC

Note(s): TBC – To be confirmed.

7.5 Discovery Strategy

There may be areas of contamination not identified during the investigation. Such occurrences may also be discovered during the demolition and construction phases for the redevelopment of the site.

List of Figures

Figure 1 – Site Location Map	23
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List of Appendices

Appendix A	Proposed Development Plans
Appendix B	Country Series and Ordnance Survey Maps
Appendix C	Landmark Envirocheck Report
Appendix D	Site Sensitivity Maps
Appendix E	Local Authority Search Data
Appendix F	Site Photographs
Appendix G	Risk Assessment Criteria



Figure 1 – Site Location Map

Job Number

22165

Project

Western Parcel, Reeds Lane, Sayers Common, West Sussex, BN6 9JQ.

Client

Elivia Homes

Date

November 2025

Appendix A Proposed Development Plans



Rev	Date	Revision Details	Dr	Ch
E	25.11.25	Landscape Updated	CV	KE
D	20.11.25	Amended Red Line	MC	KE
C	13.11.25	Amended Layout to Client Comments	MC	KE
B	06.11.25	Car Spaces and Pumping Station Updated	CV	KE
A	05.11.25	Amended Layout to Tracking Comments	MC	KE



Client's Name
Reside

Job Title
Land at Reeds Lane, Sayers Common

Drawing Title
Site Layout

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

Drawn
KE

Checked
AK

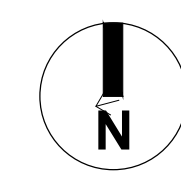
Date
23.10.25

Job No
7463

Drawing No
PL-02

Rev
E

INFORMATION



Appendix B Country Series and Ordnance Survey Maps

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



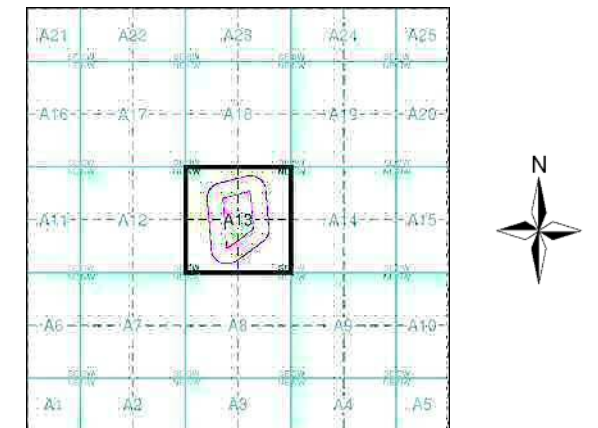
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Sussex	1:2,500	1874	2
Sussex	1:2,500	1897	3
Sussex	1:2,500	1910	4
Sussex	1:2,500	1937 - 1938	5
Ordnance Survey Plan	1:2,500	1956	6
Ordnance Survey Plan	1:2,500	1974 - 1977	7
Supply of Unpublished Survey Information	1:2,500	1974	8
Additional SIMs	1:2,500	1982 - 1993	9
Additional SIMs	1:2,500	1993	10
Large-Scale National Grid Data	1:2,500	1994	11
Large-Scale National Grid Data	1:2,500	1996	12
Large-Scale National Grid Data	1:2,500	1996	13
Historical Aerial Photography	1:2,500	1999	14

Historical Map - Segment A13



Order Details

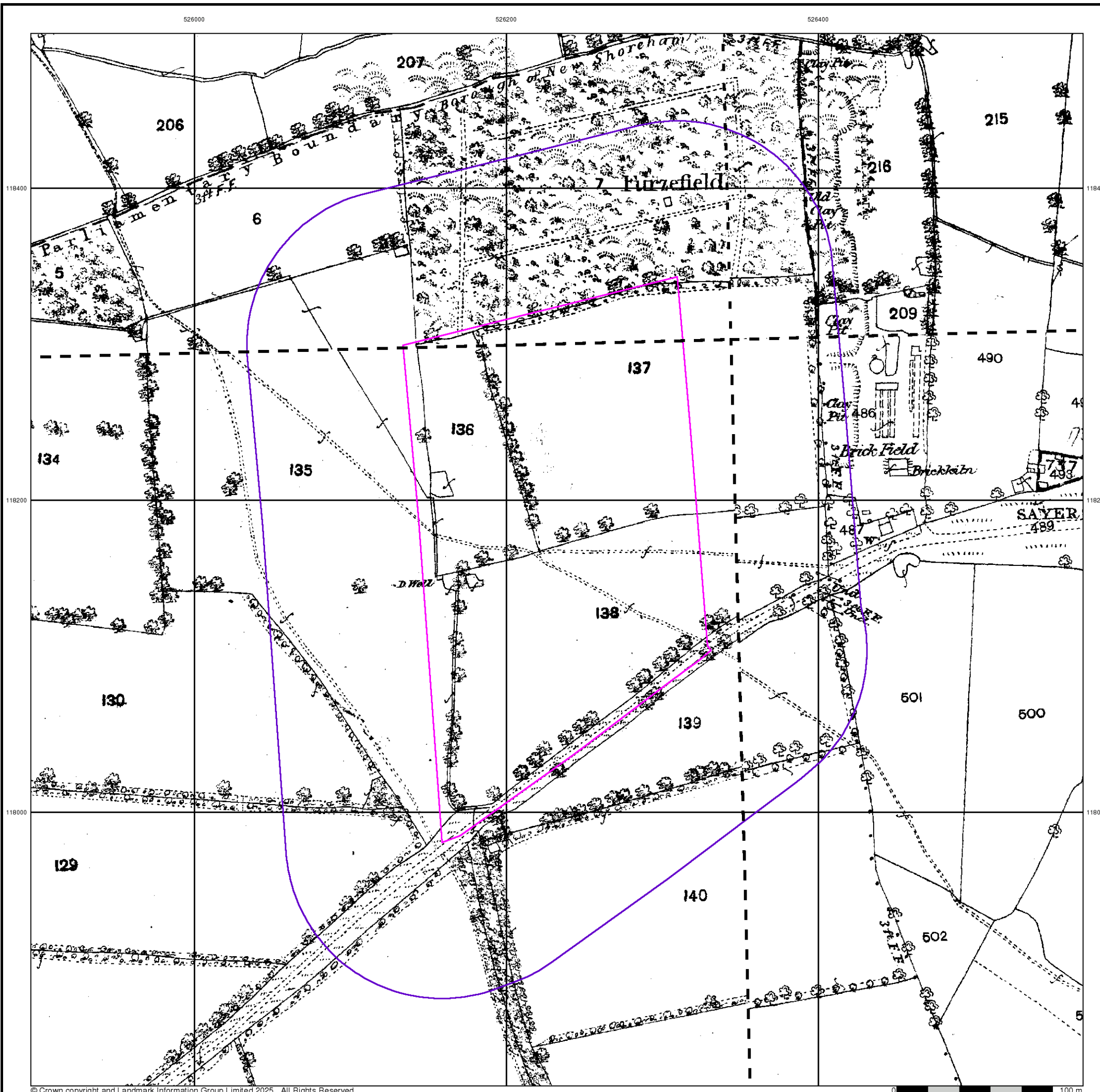
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National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

Site Details

Western Parcel, Land at Reeds Lane, Sayers Common, West Sussex, BN6 9JQ



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Sussex

Published 1874

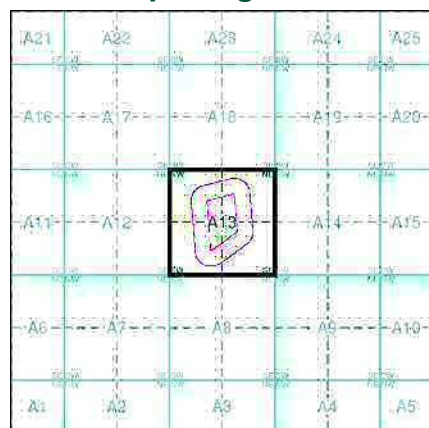
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_07 1874 1:2,500	038_08 1874 1:2,500
038_11 1874 1:2,500	038_12 1874 1:2,500

Historical Map - Segment A13



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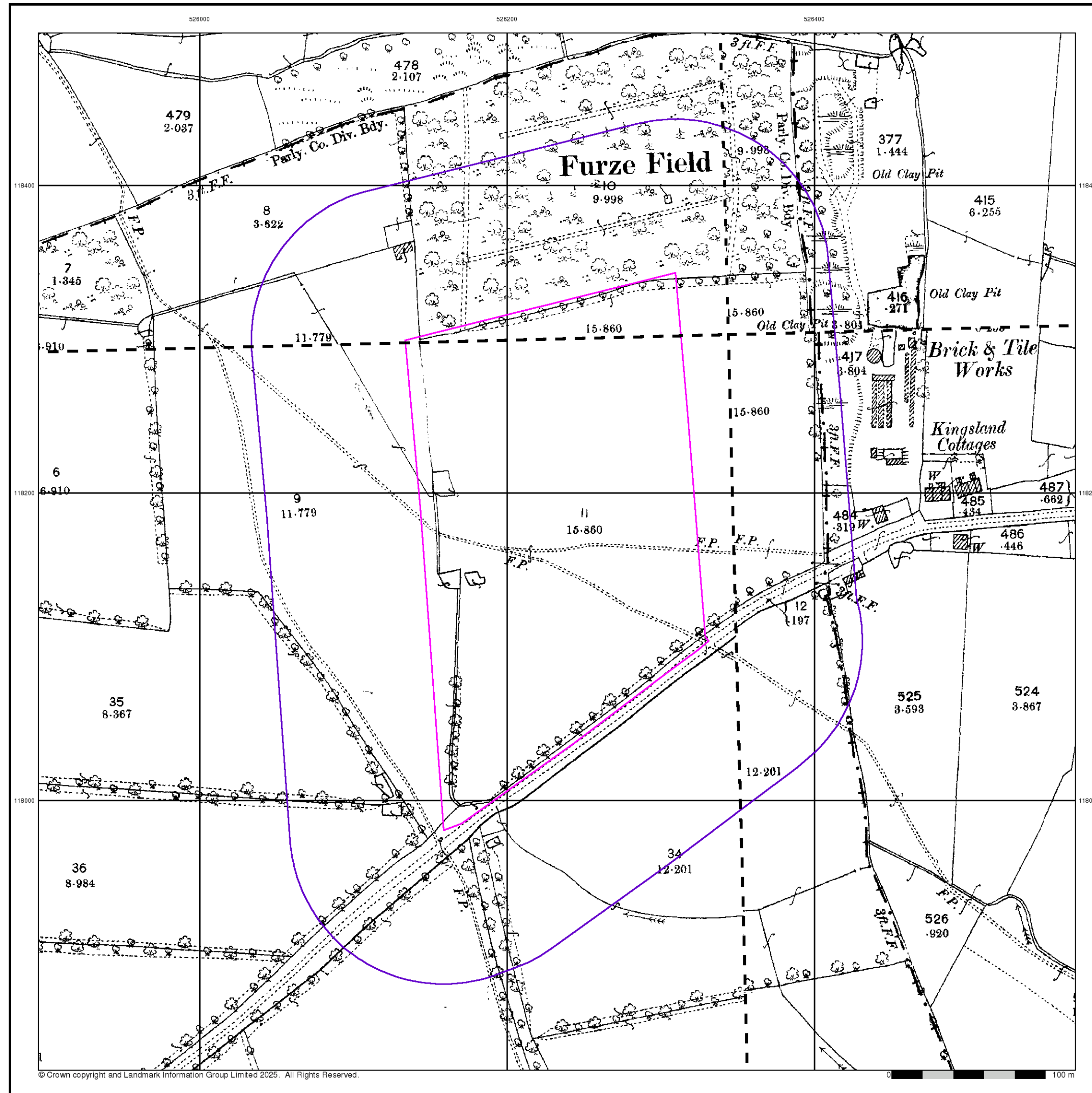
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Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

Site Details

Western Parcel, Land at Reeds Lane, Sayers Common, West Sussex, BN6 9JQ



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Web: www.envirocheck.co.uk



Sussex

Published 1897

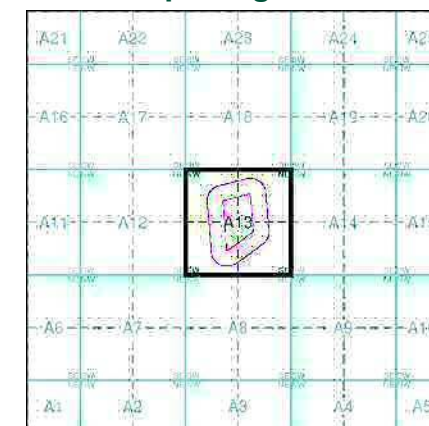
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_07 1897 1:2,500	038_08 1897 1:2,500
038_11 1897 1:2,500	038_12 1897 1:2,500

Historical Map - Segment A13



Order Details

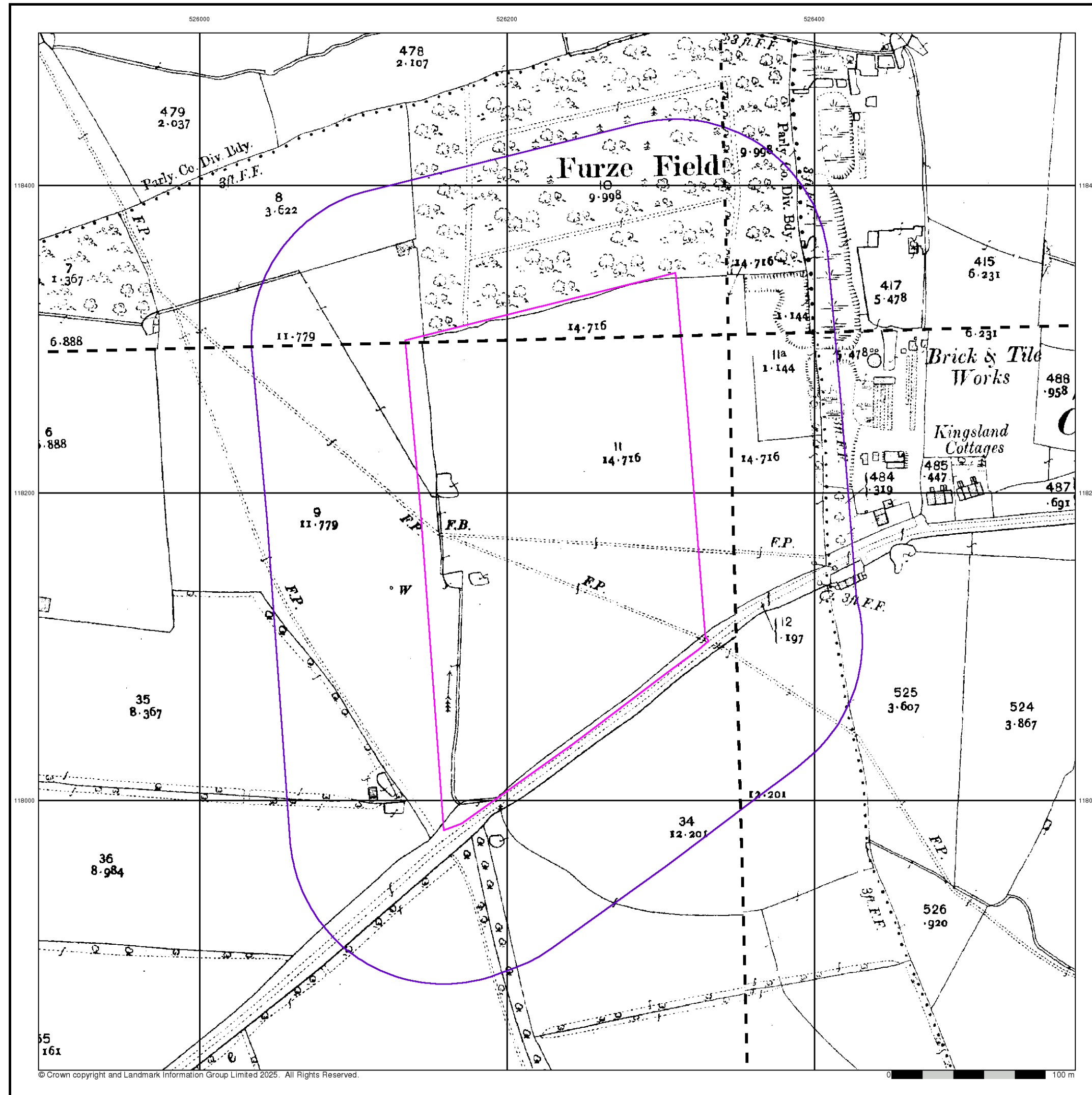
Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

Site Details

Western Parcel, Land at Reeds Lane, Sayers Common, West Sussex, BN6 9JQ



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Sussex

Published 1910

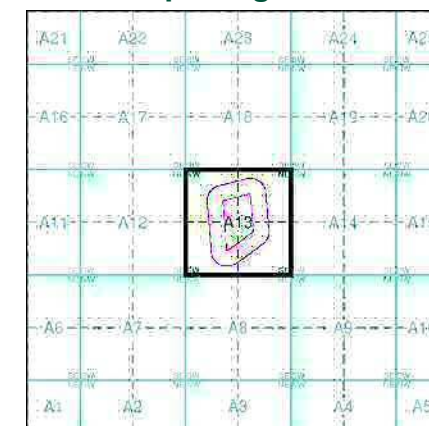
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_07 1910 1:2,500	038_08 1910 1:2,500
038_11 1910 1:2,500	038_12 1910 1:2,500

Historical Map - Segment A13



Order Details

Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
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Sussex

Published 1937 - 1938

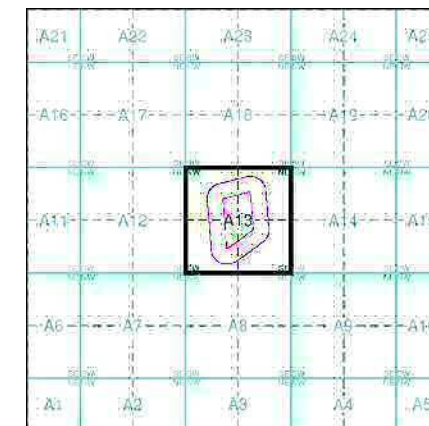
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

038_08 1937 1:2,500	038_12 1937 1:2,500
038_11 1938 1:2,500	

Historical Map - Segment A13



Order Details

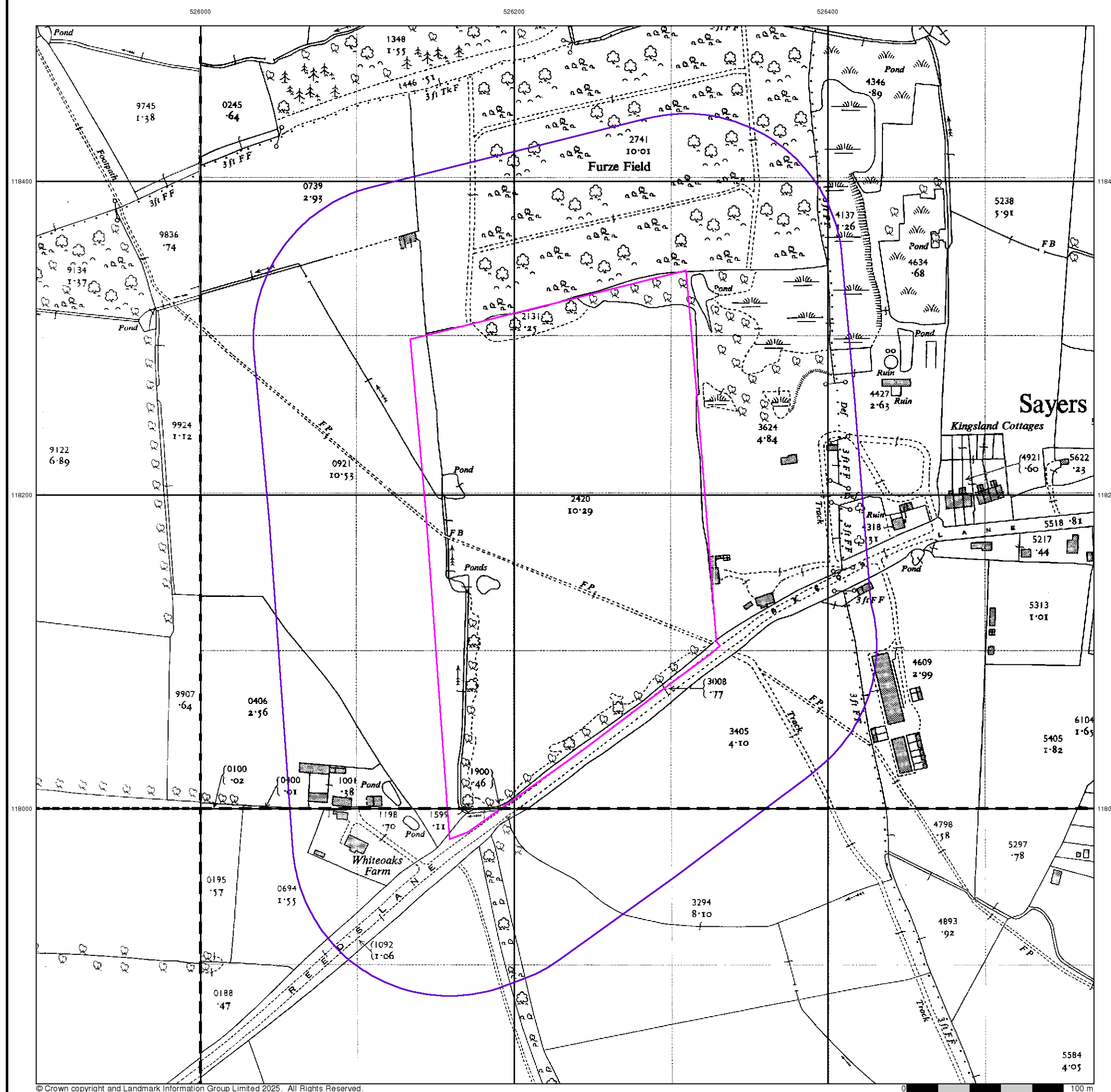
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National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
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Ordnance Survey Plan

Published 1956

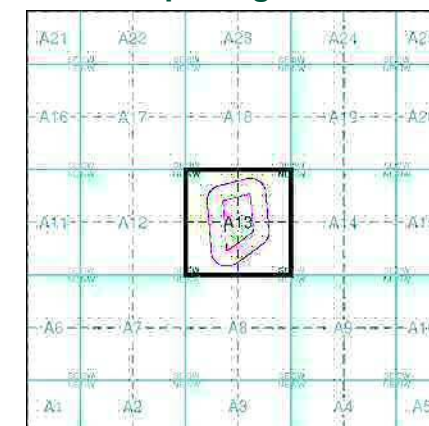
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ2518 1956 12,500	TQ2618 1956 12,500
TQ2517 1956 12,500	TQ2617 1956 12,500

Historical Map - Segment A13



Order Details

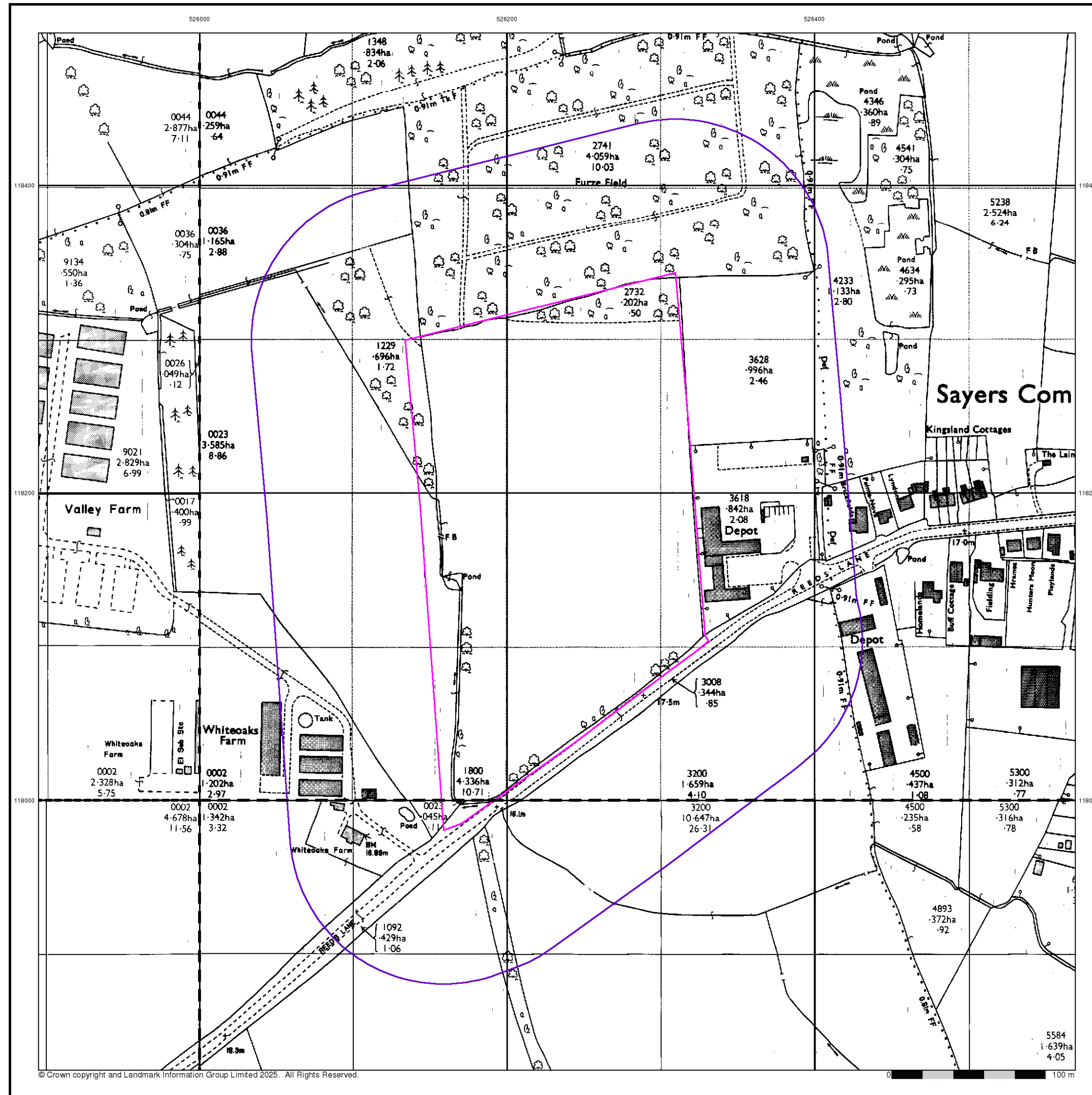
Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

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Ordnance Survey Plan

Published 1974 - 1977

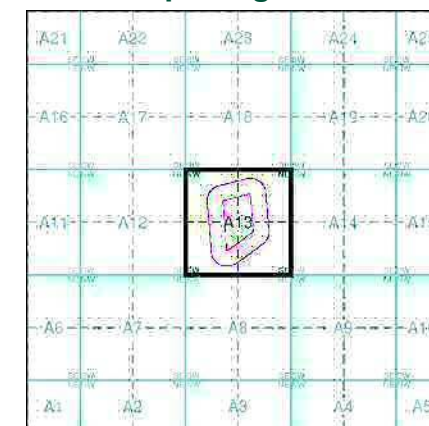
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TQ2518 1977 12,500	TQ2618 1974 12,500
TQ2517 1977 12,500	TQ2617 1977 12,500

Historical Map - Segment A13



Order Details

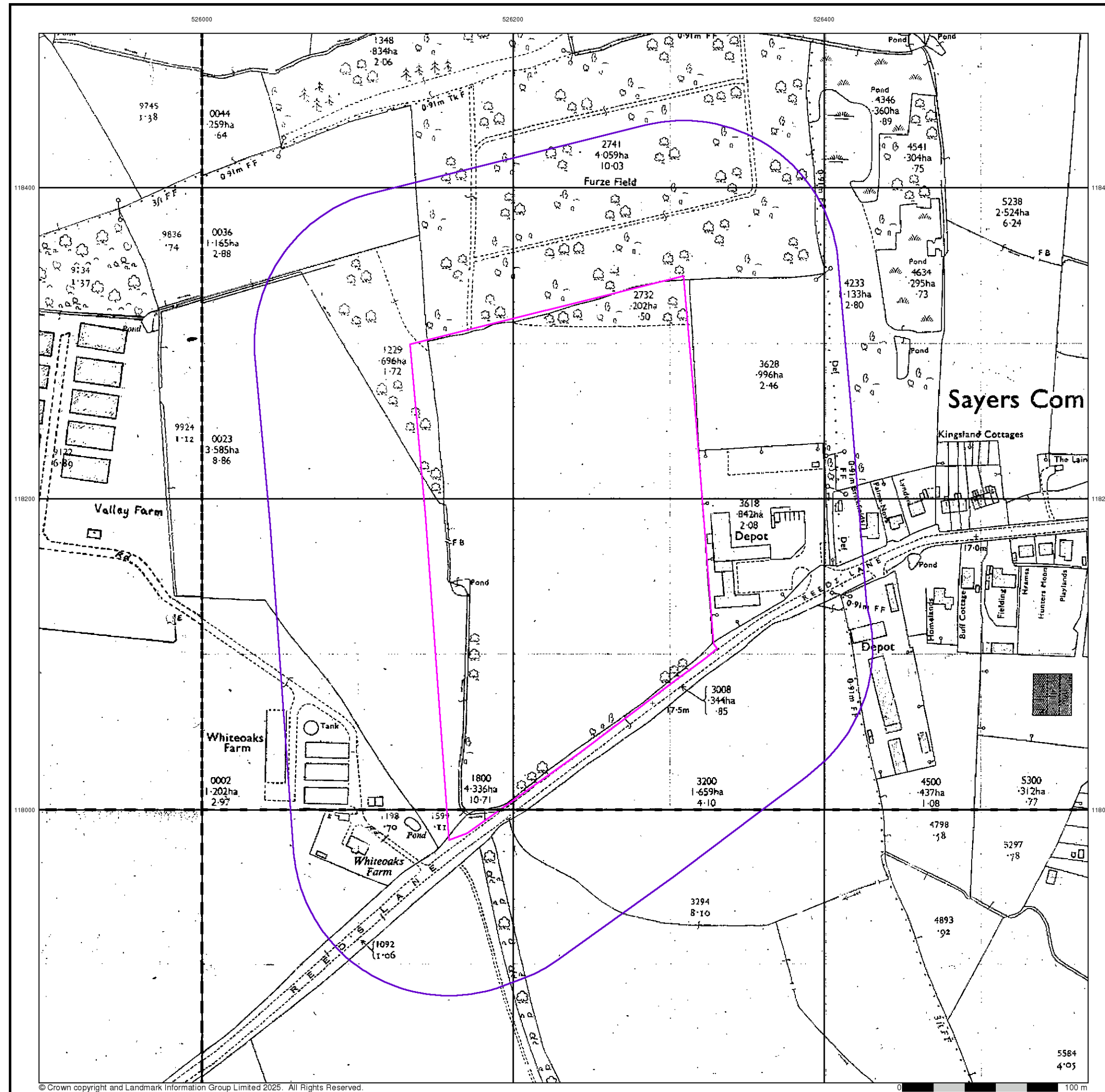
Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

Site Details

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Supply of Unpublished Survey Information

Published 1974

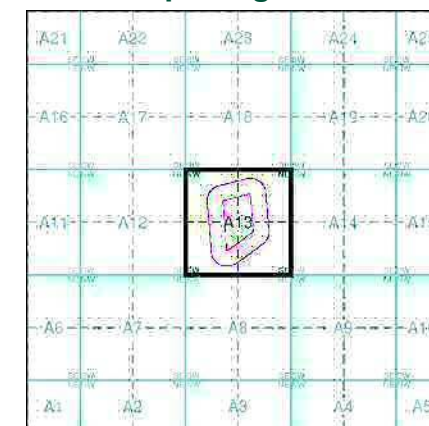
Source map scale - 1:2,500

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2518 1974 12,500	TQ2618 1974 12,500
TQ2517 1974 12,500	TQ2617 1974 12,500

Historical Map - Segment A13



Order Details

Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

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Additional SIMs

Published 1982 - 1993

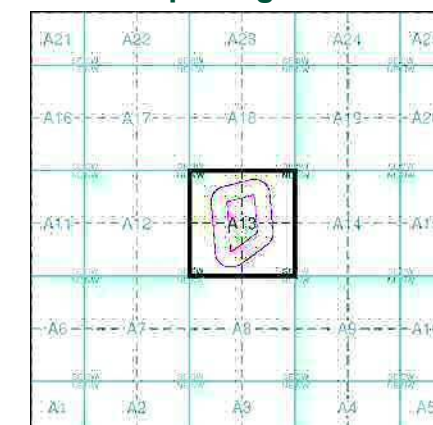
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2618	1982	1:2,500
TQ2617	1993	1:2,500

Historical Map - Segment A13



Order Details

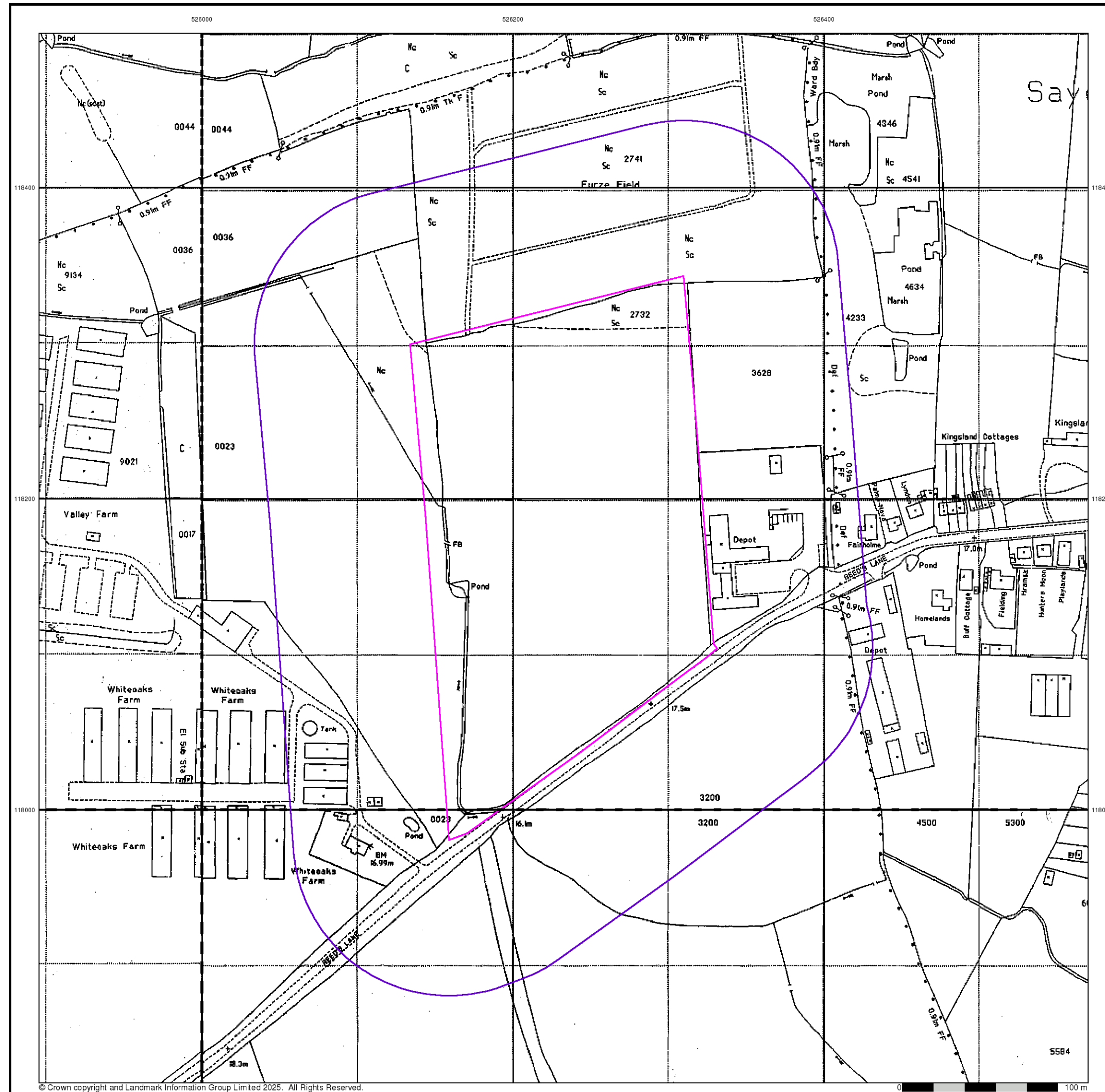
Order Number: 387383738_1_1
 Customer Ref: 22165
 National Grid Reference: 526220, 118170
 Slice: A
 Site Area (Ha): 5.08
 Search Buffer (m): 100

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Large-Scale National Grid Data

Published 1994

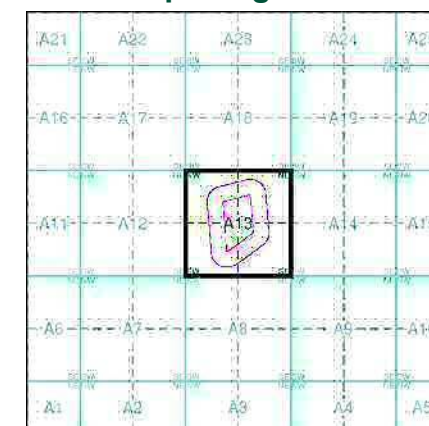
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2518 1994 12,500	TQ2618 1994 12,500
TQ2517 1994 12,500	TQ2617 1994 12,500

Historical Map - Segment A13



Order Details

Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

Site Details

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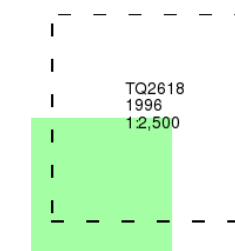
Large-Scale National Grid Data

Published 1996

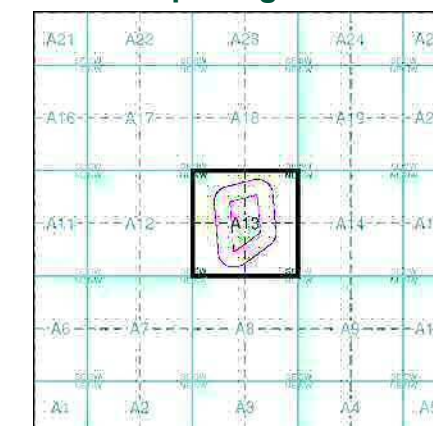
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

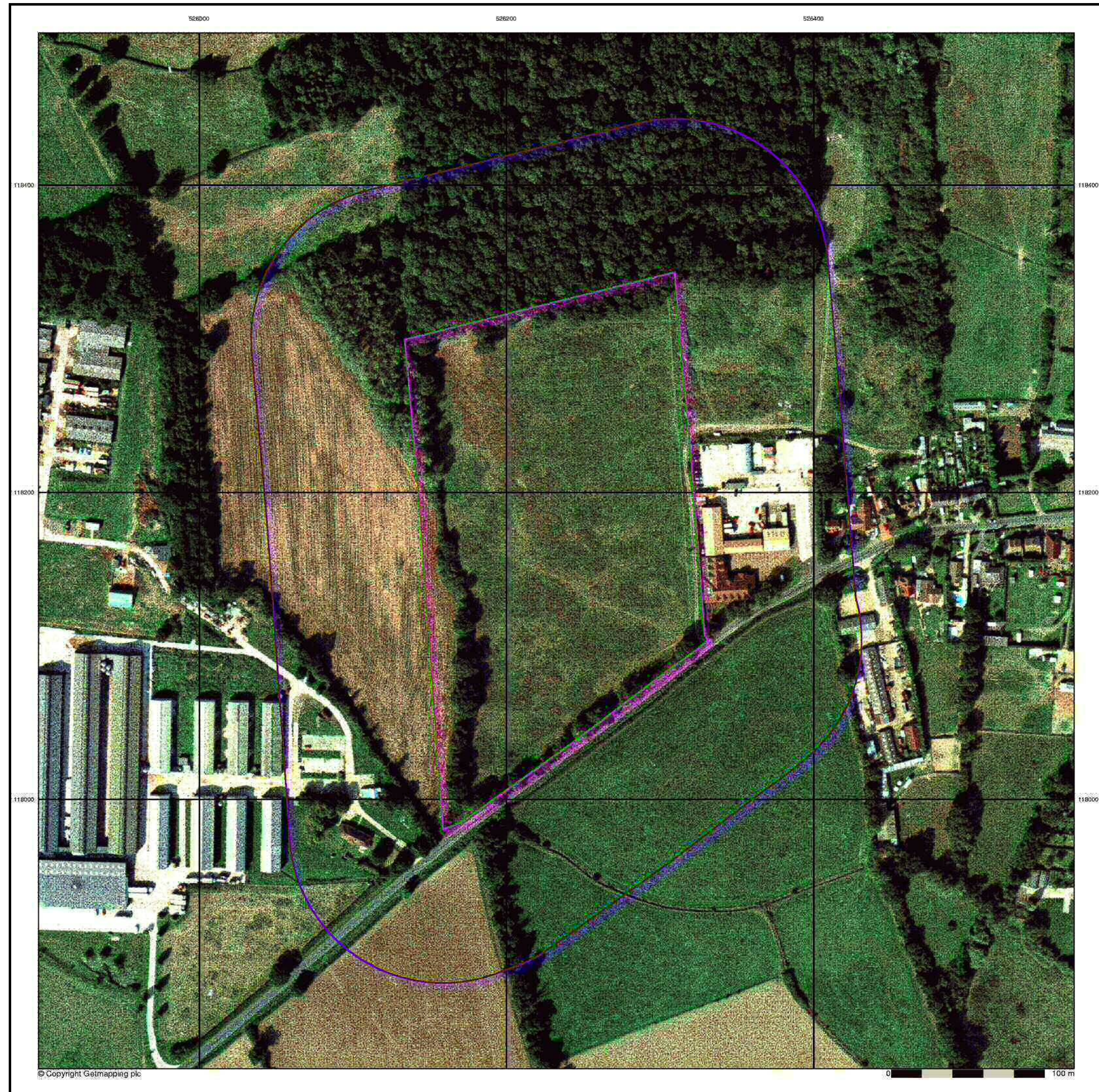
Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

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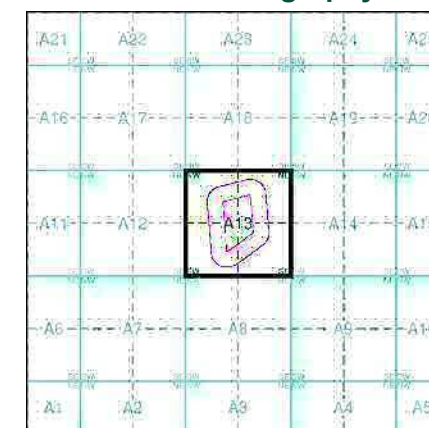


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 100

Site Details

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

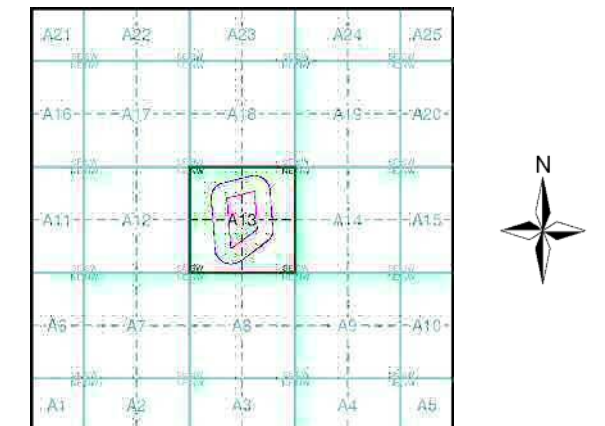
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Sussex	1:10,560	1879	2
Sussex	1:10,560	1899	3
Sussex	1:10,560	1912	4
Historical Aerial Photography	1:10,560	1947	5
Sussex	1:10,560	1951 - 1952	6
Ordnance Survey Plan	1:10,000	1963	7
Ordnance Survey Plan	1:10,000	1974 - 1976	8
Ordnance Survey Plan	1:10,000	1993	9
10K Raster Mapping	1:10,000	2000	10
10K Raster Mapping	1:10,000	2006	11
VectorMap Local	1:10,000	2025	12

Historical Map - Slice A



Order Details

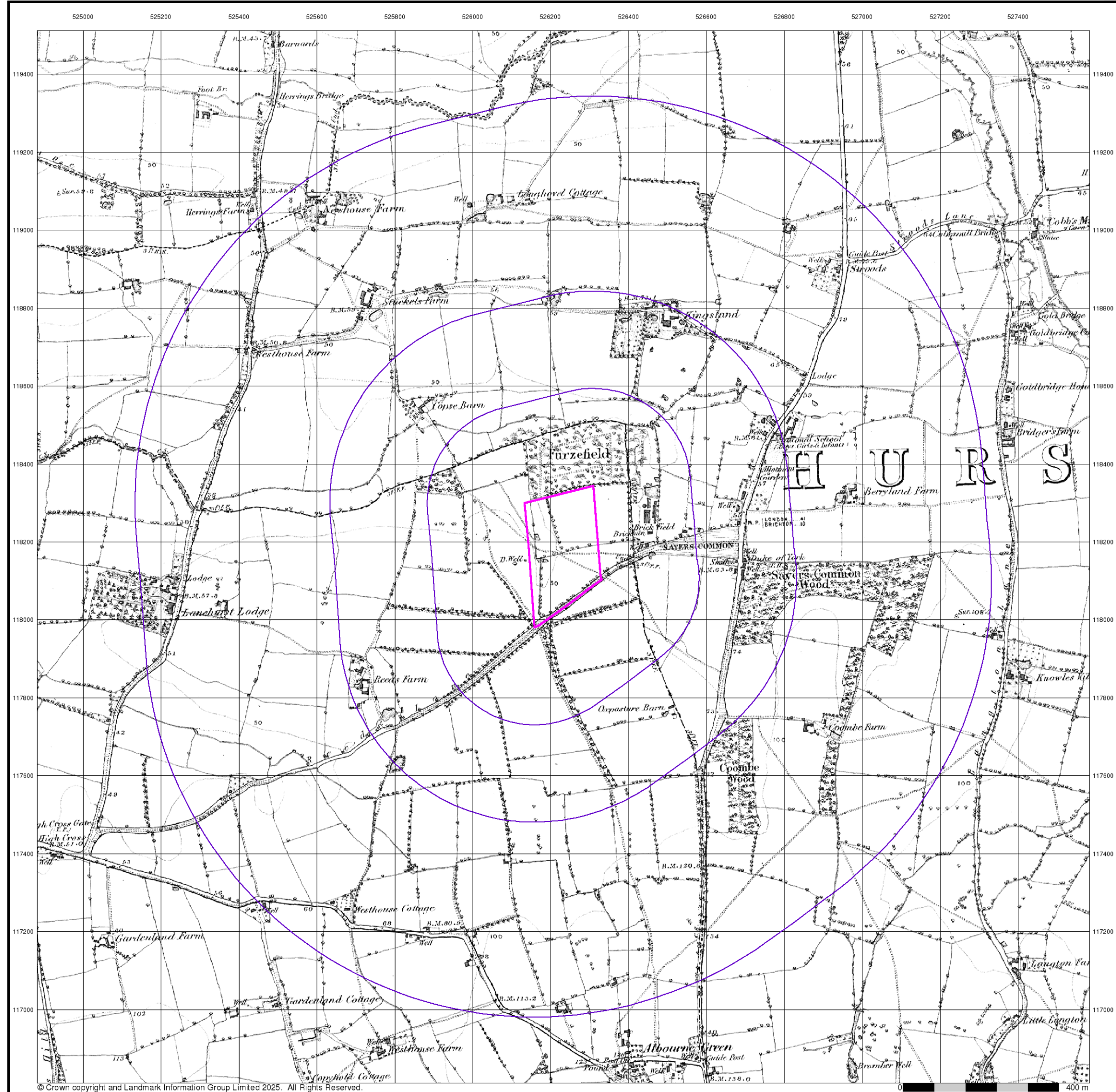
Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
Slice: A
Site Area (Ha): 5.08
Search Buffer (m): 1000

Site Details

Western Parcel, Land at Reeds Lane, Sayers Common, West Sussex, BN6 9JQ



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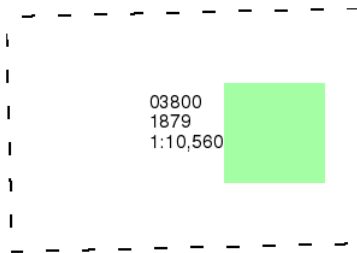
Sussex

Published 1879

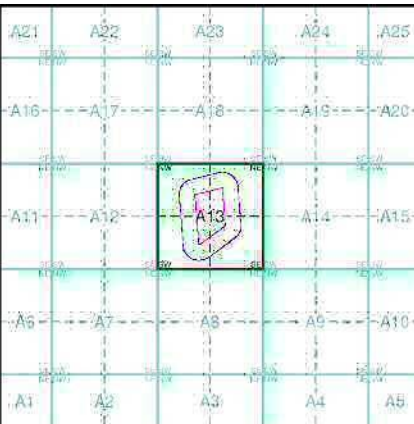
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

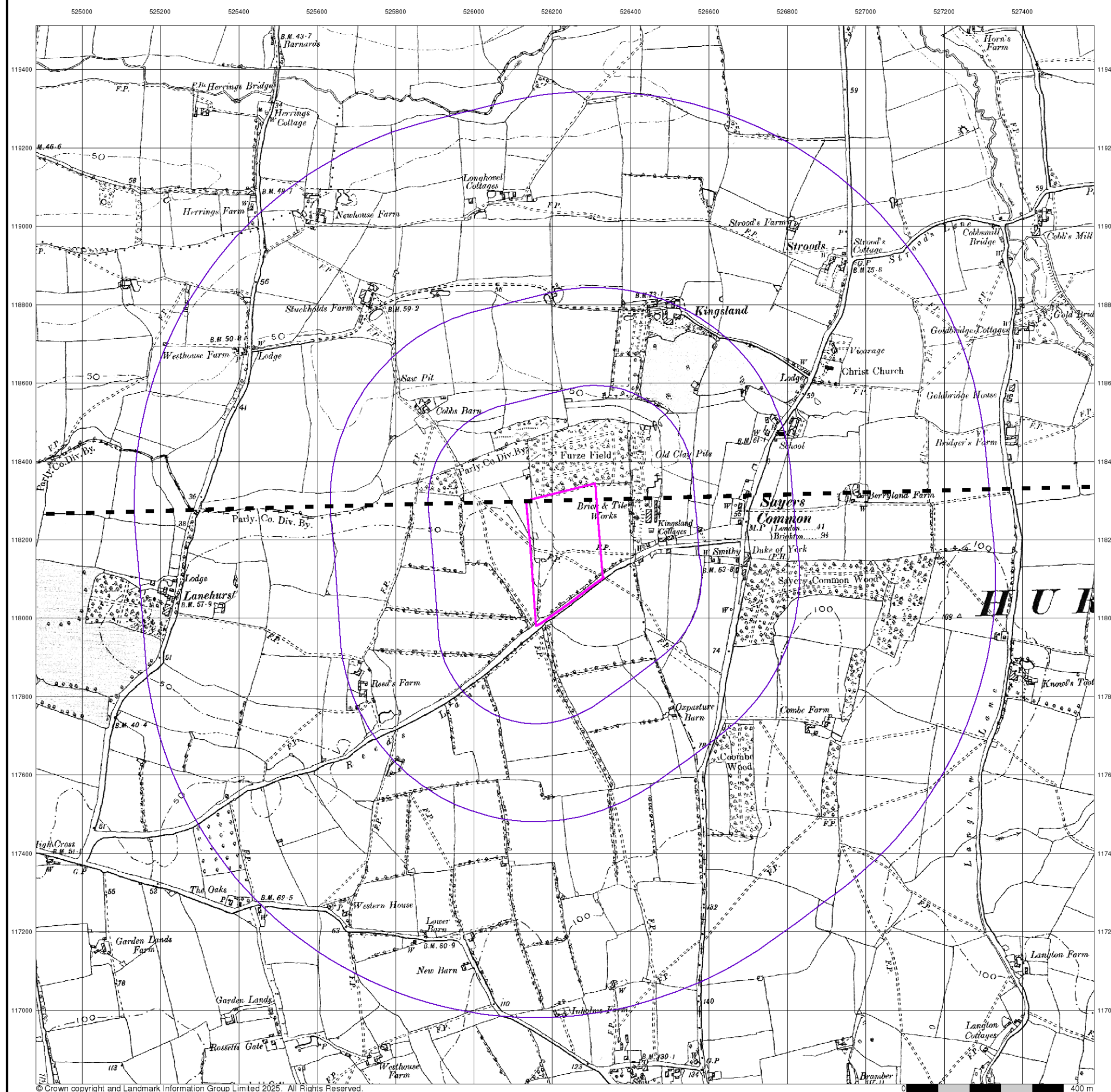
Order Number: 387383738_1_1
Customer Ref: 22165
National Grid Reference: 526220, 118170
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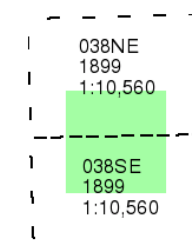
Sussex

Published 1899

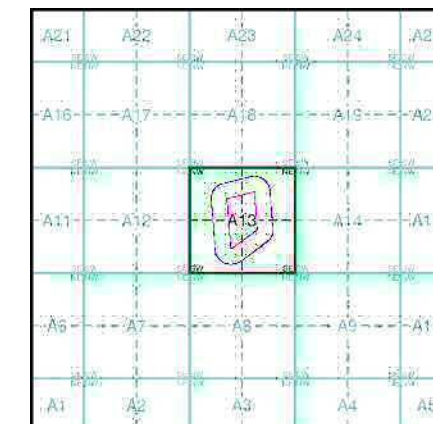
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

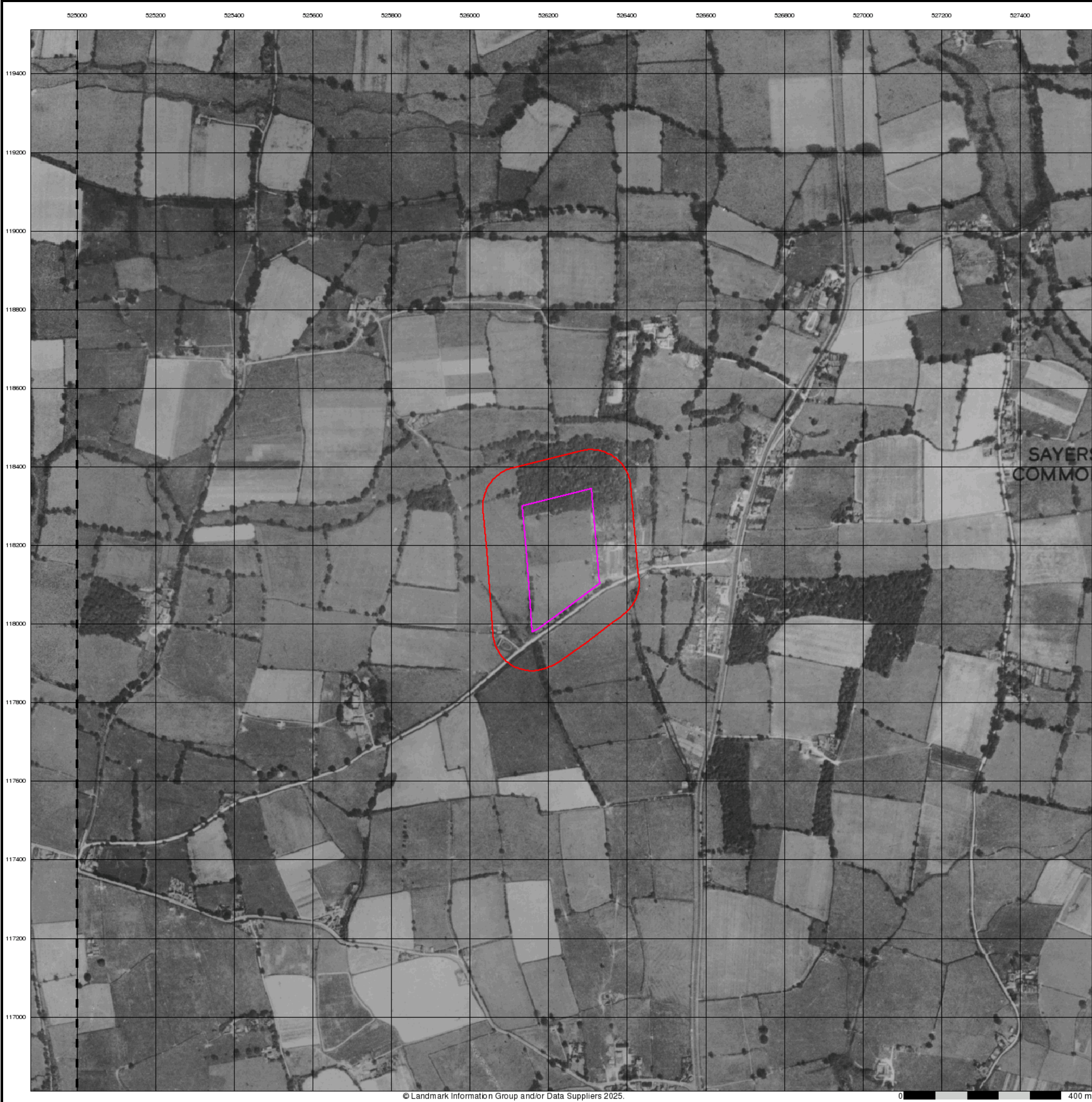
Order Number:	387383738_1_1
Customer Ref:	22165
National Grid Reference:	526220, 118170
Slice:	A
Site Area (Ha):	5.08
Search Buffer (m):	1000

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0 400 m



Historical Aerial Photography

Published 1947

Source map scale - 1:10,560

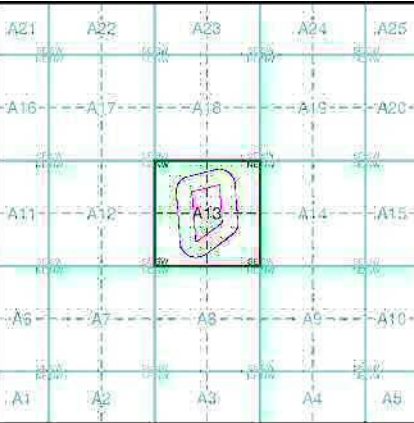
The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)

TO21NW 1947 1:10,560	TO21NE 1947 1:10,560
----------------------------	----------------------------

Historical Aerial Photography - Slice A



Order Details

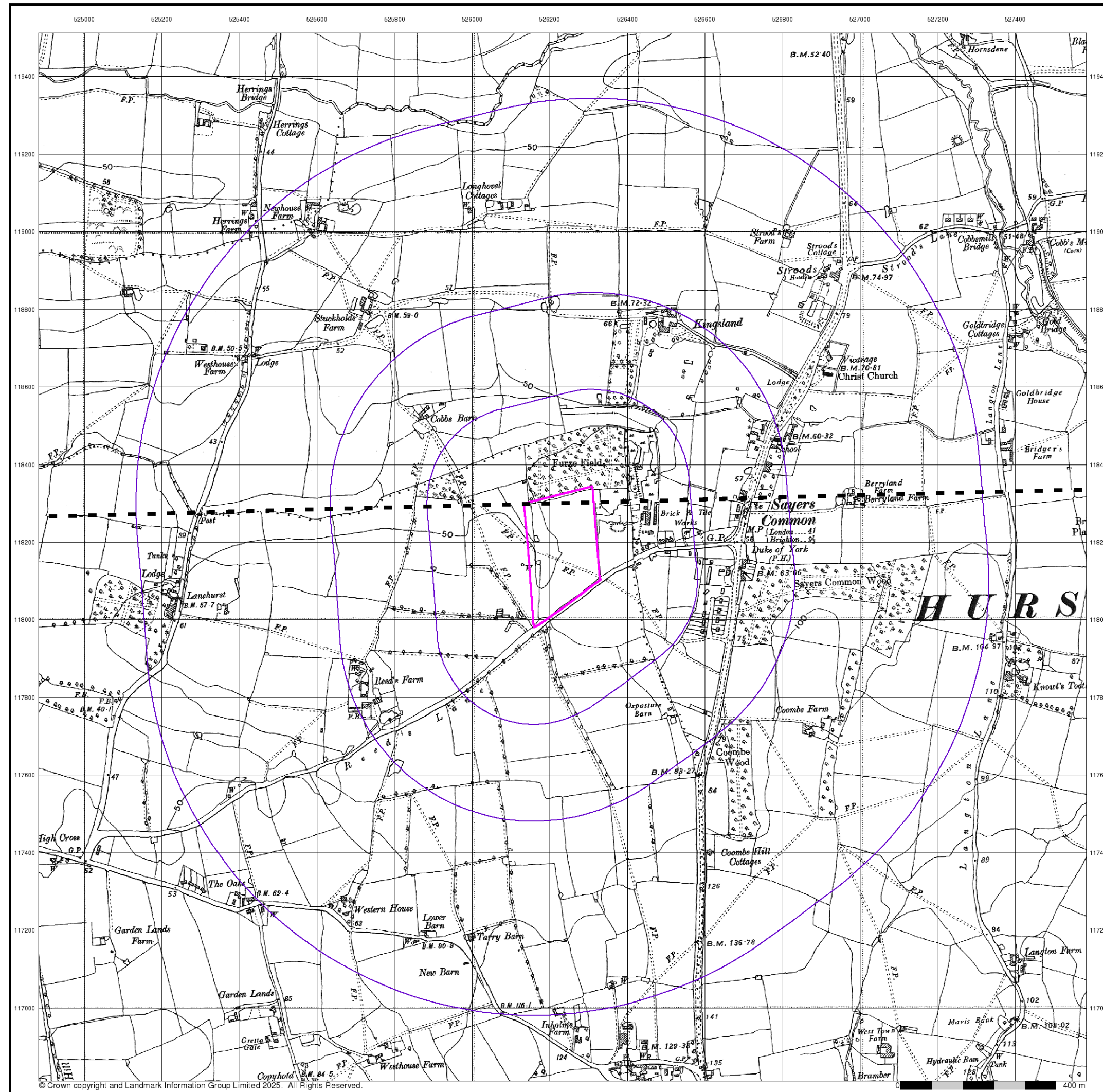
Order Number: 387383738_1_1
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Sussex

Published 1951 - 1952

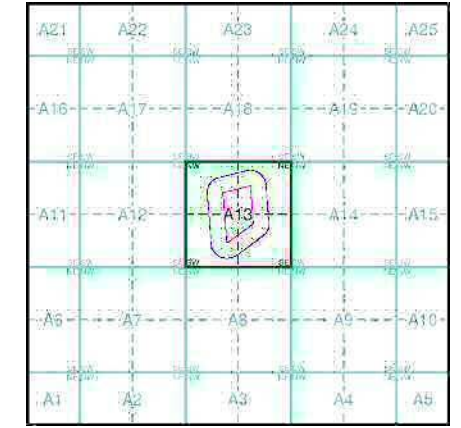
Source map scale - 1:10,560

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Map Name(s) and Date(s)

038NE
1951
1:10,560
038SE
1952
1:10,560

Historical Map - Slice A



Order Details

Order Number:	387383738_1_1
Customer Ref:	22165
National Grid Reference:	526220, 118170
Slice:	A
Site Area (Ha):	5.08
Search Buffer (m):	1000

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