

soils
LIMITED

Geotechnical & Environmental
Consultants

WFD Surface Waters Map

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Water Framework Directive - Surface Water Quality

High
Good
Moderate
Poor
Bad

Contours (height in meters)

- Standard Contour
- Master Contour
- Spot Height

MLW Mean Low Water

MHW Mean High Water

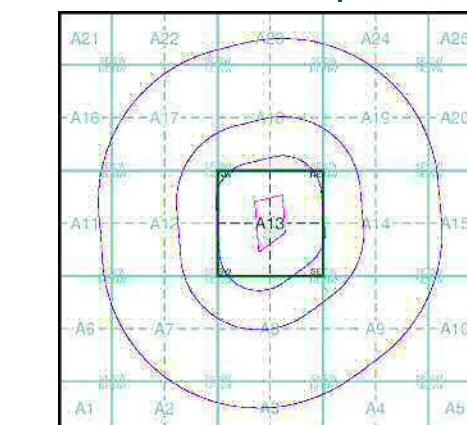
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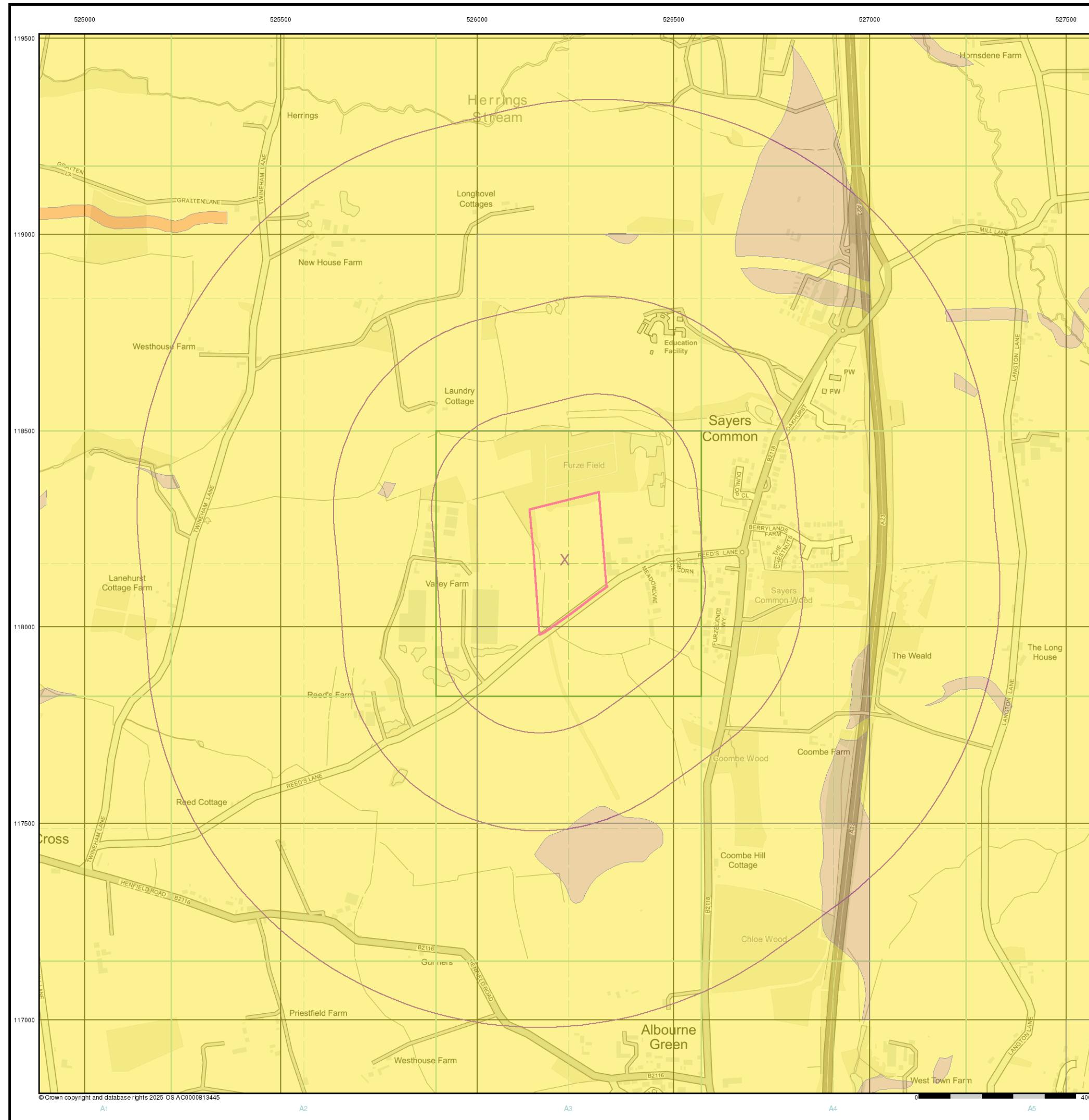
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167.3

WFD Surface Waters Map - Slice A



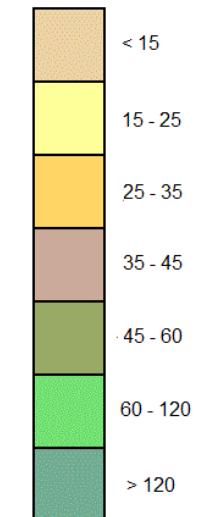


General

Specified Site Specified Buffer(s) Bearing Reference Point

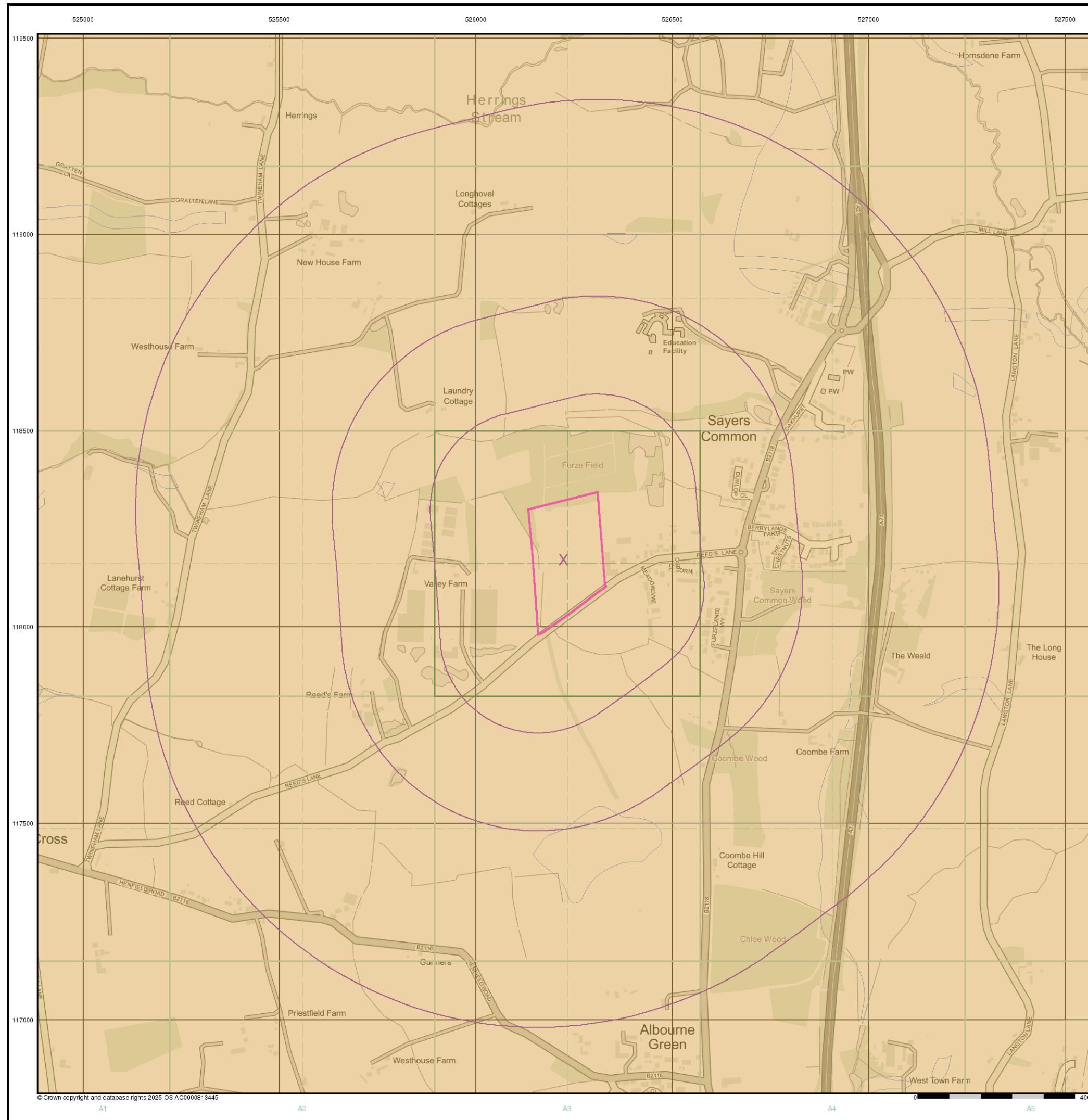
Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



X



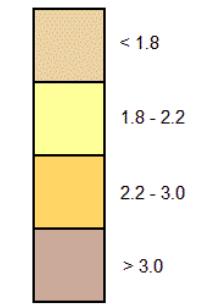


General

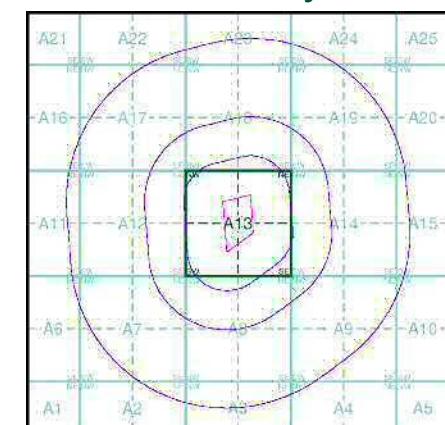
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

Order Details: 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

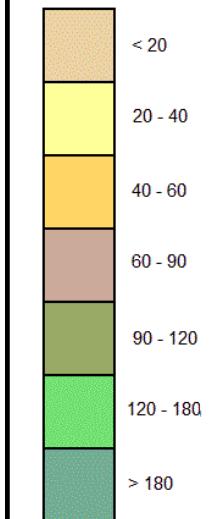


General

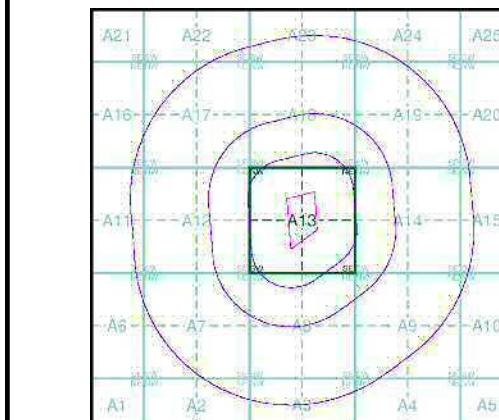
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A

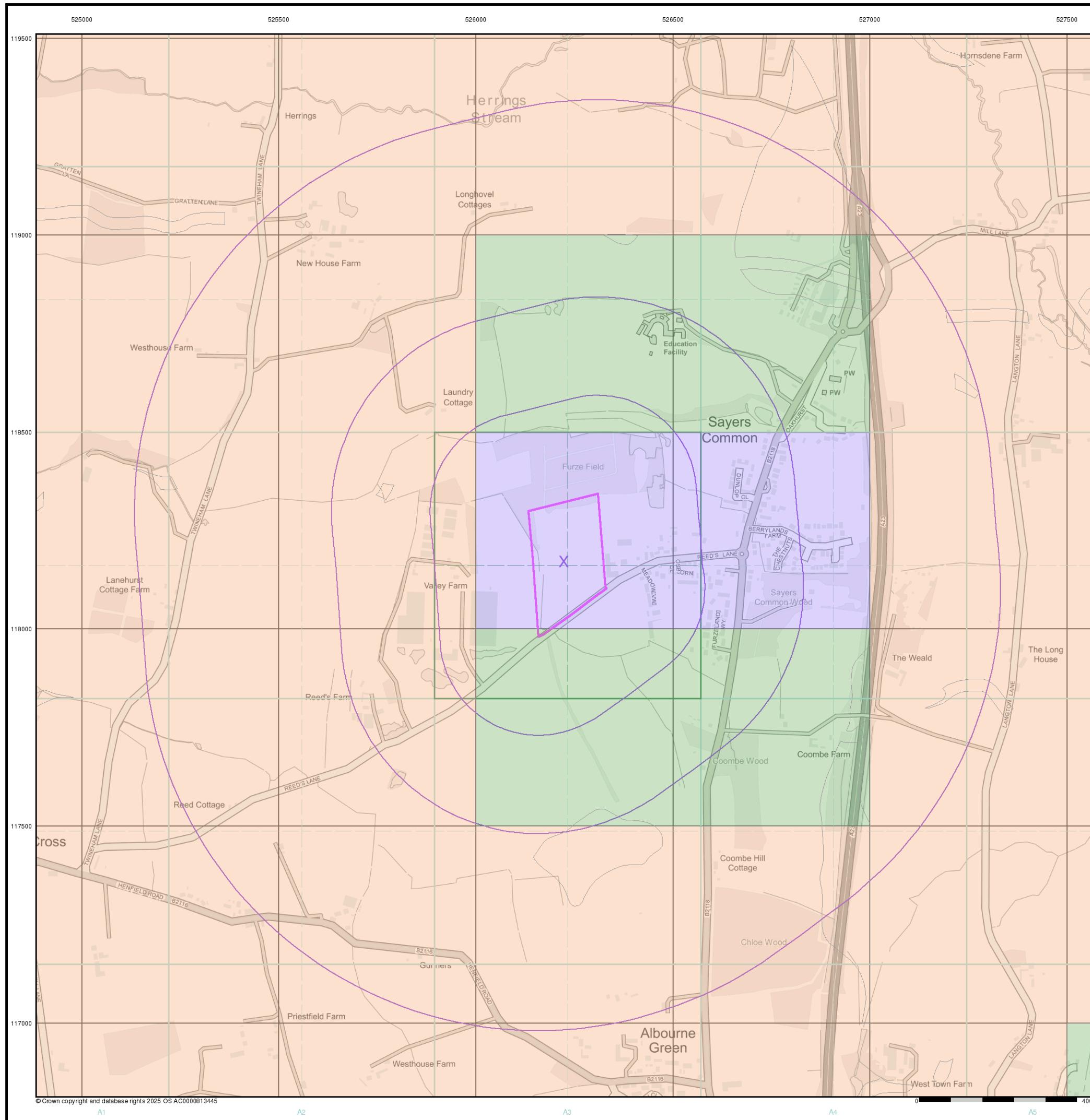


Order Details

Order Details: 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



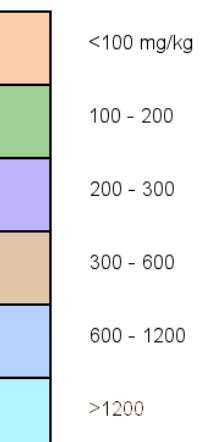
General

 Specified Site Specified Buffer(s)

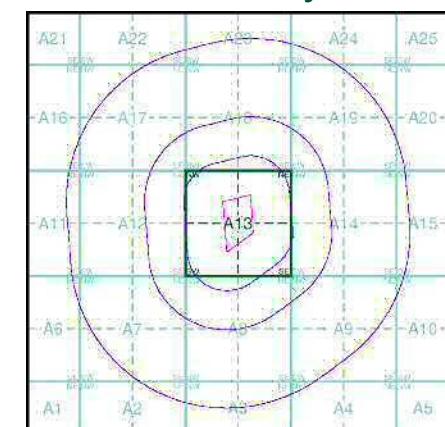
 Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A

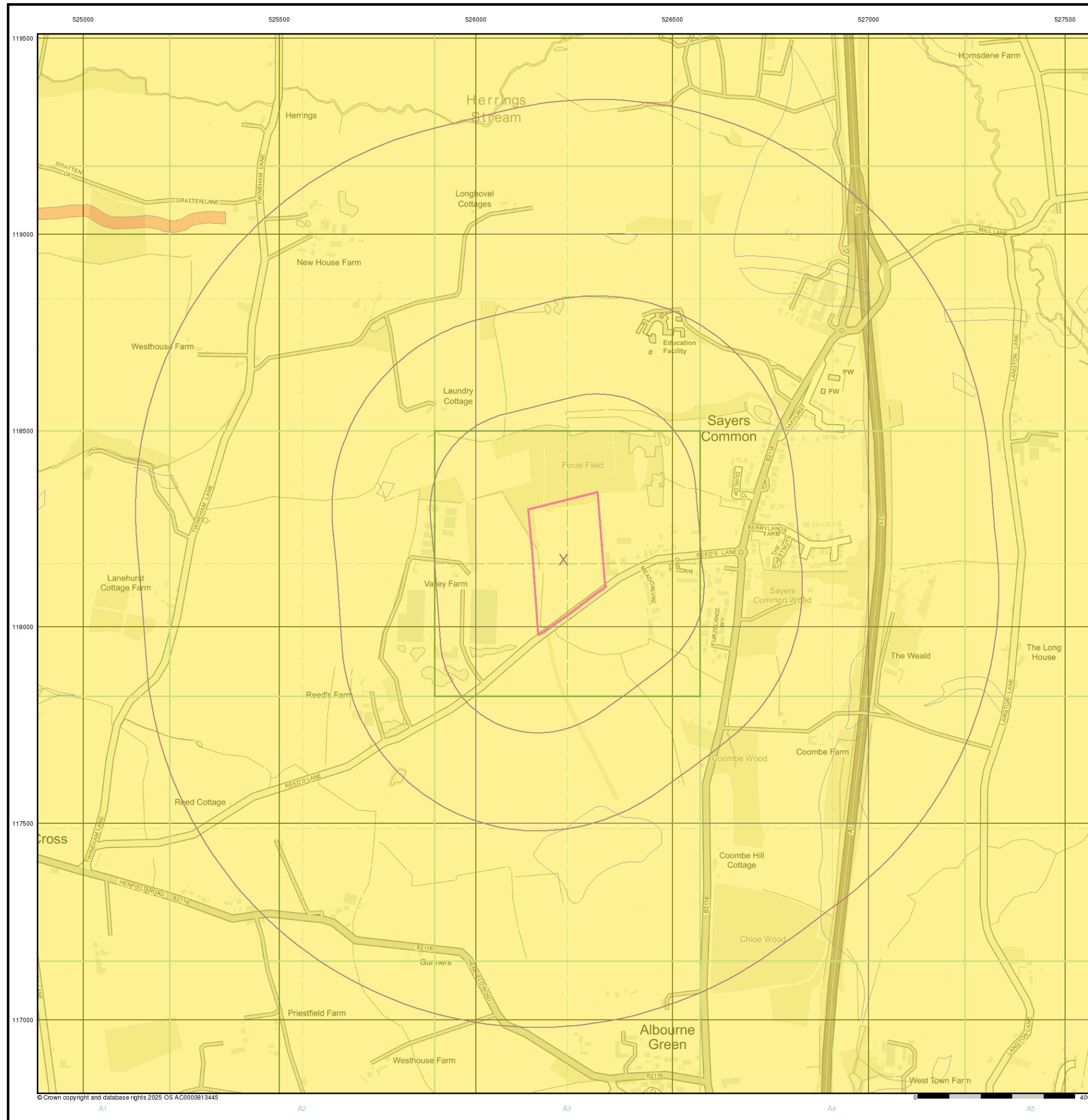


Order Details

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

Site Details

Site Details

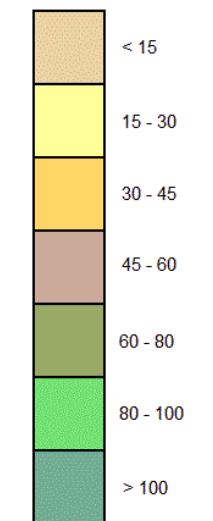


General

Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

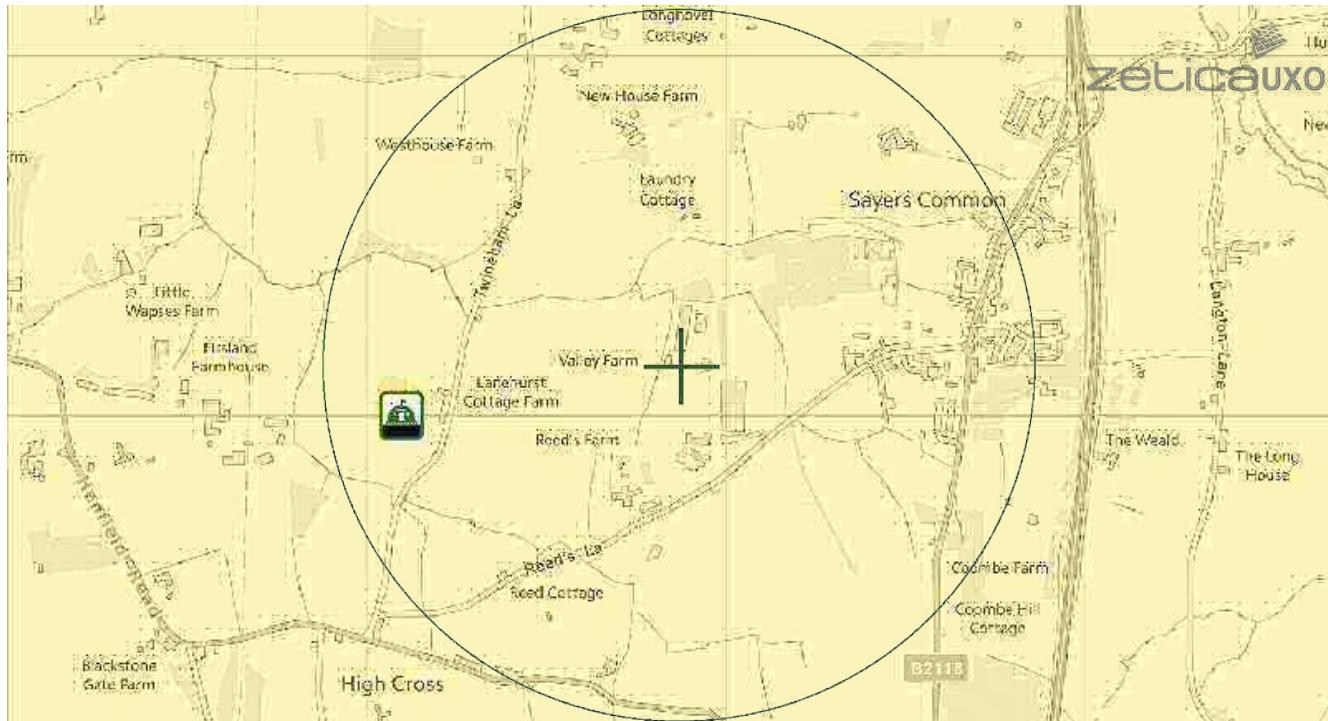
Nickel Concentrations mg/kg



UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: BN6 9JQ,
Map Centre: 525842,118143



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

LEGEND

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



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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix E Local Authority Search Data



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

01444 458166
www.midsussex.gov.uk

Contact
Tel 01444 477059

Email
oliver.benson@midsussex.gov.uk

Our Ref
SR/25/3459

Date
29th October 2025

Deanne Windsor
Via Email

Dear Deanne Windsor,

Re: Reeds Lane, Sayers Common, West Sussex, BN6 9JQ

Thank you for your enquiry requesting environmental information concerning the above site and for your payment. Following a search of our records, I can respond to your enquiry as follows:

1) The history of the site and any adjoining areas;

I can advise that our contaminated land register is freely available on our website and is up to date. It can be seen from this, that we have not formally identified any sites as contaminated land under Part IIA of the Environmental Protection Act 1990. Our Inspection strategy is also available on our website.

While we have not identified any site as contaminated land, we do have approximately 2750 sites that are considered to be potentially contaminated land. All potentially contaminated land sites were previously risk rated, whereby the highest priority sites were rated as A and the lowest priority sites were rated as C. For reference we have approximately 55 sites rated as A, 1900 sites rated as B, and 800 sites rated as C.

The site itself has not been rated or listed for further inspection, although it was previously used for agriculture.

Environmental Health are aware of the following potential historical uses and features within 200m of the subject site that have the potential to have caused localised contamination.

Site ID	Site Description	First Input	Last Input	X (Easting)	Y (Northing)	Area in m2
311	Clay Pit	1874	1896	526421	118309	501.71
1392	Clay Pit	1897	1897	526456	118329	1088.29
310	Clay Pit	1874	1896	526418	118403	3051.85
1388	Brick Field	1874	1875	526436	118259	9558.74
1389	Clay Pit	1874	1896	526418	118257	1210.91
1390	Brick Kiln	1874	1894	526449	118221	218.64
1393	Hole Unknown	1909	1910	526379	118319	1265.48
1394	Hole Unknown	1910	1910	526398	118274	176.26
1395	Brick and Tile Works	1896	1947	526436	118259	9558.74
1396	Made Ground	1937	1937	526366	118236	717.62
1397	Made Ground	1956	1956	526387	118267	283.09
1398	Depot	1974	1985	526364	118165	8145.76
1399	Tank	1974	1974	526069	118052	63.42
1400	Depot	1974	2001	526438	118095	4788.05

2) Review of any previous desk study or site investigation information held for the site;

We are only able to provide environmental data that is already held on record. Please note that we will not undertake site-specific reviews or provide risk assessments.

At present, we are not aware of any contaminated land reports relating directly to the subject site. However, reports are available for adjacent sites to both the east and west.

Most recently, a validation report is available under planning reference DM/25/1194 for the former site of Lyndon, located to the east. To the west, a site investigation report is available under reference 12/03058/FUL for Whiteoaks Farm. Both documents are publicly accessible via the Planning Portal.

3) The proximity of waste disposal sites;

The nearest recorded landfill site is located approximately 700 metres south-southeast of the subject site. This site is listed under the Environment Agency reference EAHLD19972 and is known as Tott Farm, located in Hurstpierpoint, Sussex.

Key details are as follows:

Site Name: Tott Farm

Location: Hurstpierpoint, Sussex

Environment Agency Reference: EAHLD19972

Site References: WD2727/253, WD13/127

Licence Holder: Excavations Limited

Licence Issue Date: 31 August 1990

Licence Surrender Date: 31 December 1990
Operational Period: August 1990 – December 1990
Grid Reference: TQ 526800, 117300
EA Region: Southern (SO)
EA Area: Sussex SO

4) Petroleum licenses;

Environmental Health currently holds no records of any Part A(2) or Part B Environmental Permits (formerly known as LAAPC/LAPPC authorisations) issued for the subject site or any adjoining properties.

Please also be advised that records relating to petroleum storage are maintained by West Sussex County Council. There is a fee associated with conducting a search for this information.

5) The potential for the site to have been affected by UXO etc.?

Mid Sussex District Council does not hold any records or data relating to unexploded ordnance (UXO) at the site. For detailed assessment or historical mapping of UXO risk, you may wish to consult specialist UXO risk assessment services or national resources such as the Ministry of Defence or commercial UXO consultants.

You may wish to contact the Planning Department (Development Control), Building Control and/ or the Environment Agency regarding any information they may have relating to the area.

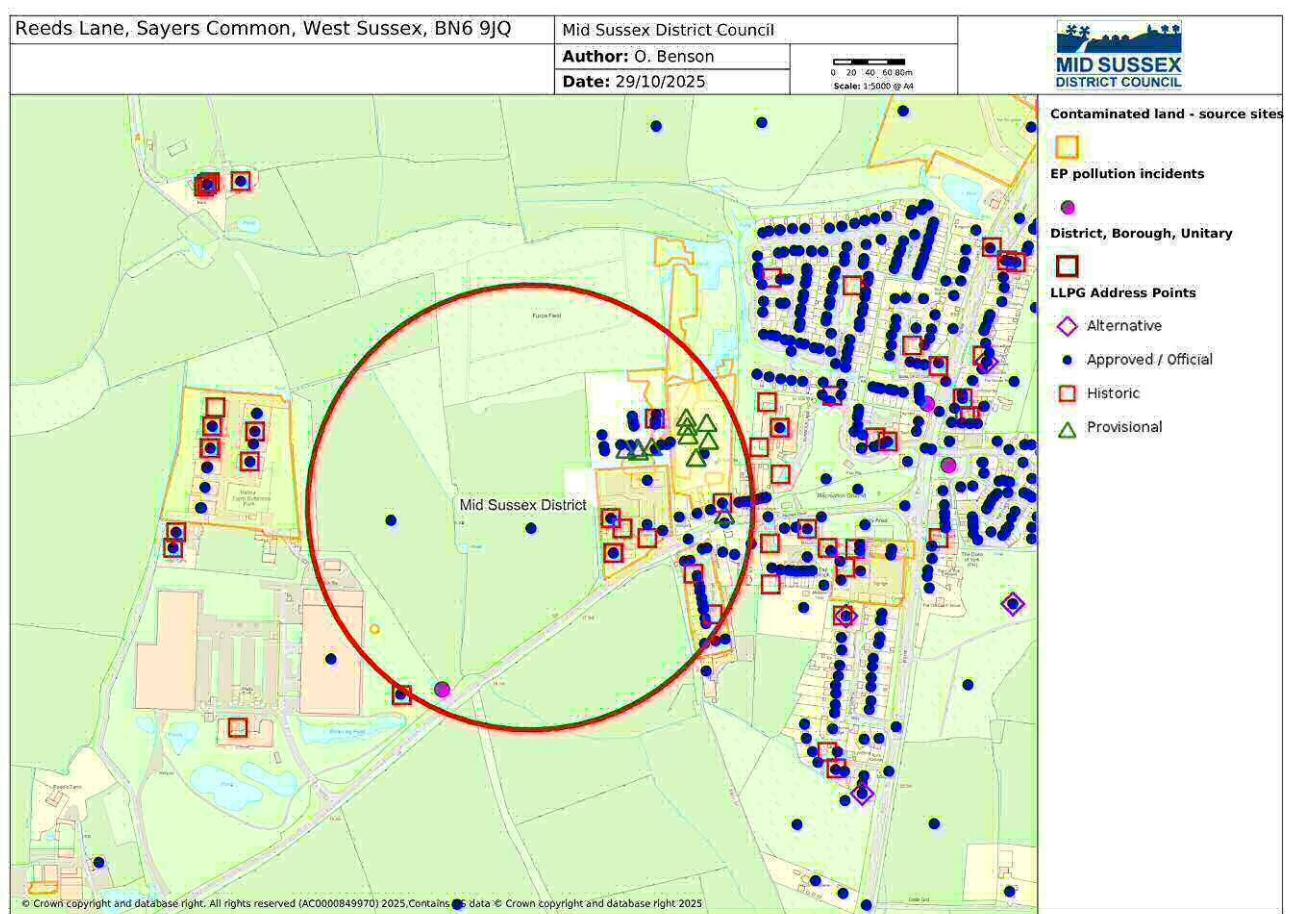
The replies contained in this letter are based solely on existing records kept by the District Council. Should you have any reason to suspect that the site may be affected by land contamination, or that any potentially contaminative land use is known to have existed on or near the site, you are strongly advised to undertake or arrange further investigations and/or searches as may be appropriate.

Yours sincerely,



Oliver Benson
Senior Environmental Health Officer
Environmental Protection Team
Mid Sussex District Council

Map of site:



Appendix F Site Photographs



Photo 1: Site facing northwest from southeast corner.



Photo 2: Site facing north from southeast corner, fenced off area present with porta cabins, silos etc.



Photo 3:

Site facing southeast corner.



Photo 4:

Site facing west.



Photo 5:

Northeast corner showing area of development/earthworks.



Photo 6:

Northeast corner showing area of development/earthworks,
with house building offsite to the northeast.



Photo 7:	Facing east with the off site housebuilding in the centre, onsite earthworks to the left, and fenced off area (blue) to the right onsite.
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Photo 8:	Facing east with the fenced off area (blue) onsite, and Kings Business Centre buildings beyond. Potential ACM clad building.
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Photo 9: Facing west along Reed's Lane south of site.



Photo 10: Facing east along Reed's Lane south of site, King's Business Centre shown.

Appendix G Risk Assessment Criteria

The classification presented in Table G.1 to Table G.4 below are modified from, 'contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552'.

Table G.1. Classification of Consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environmental Protection Act 1990, Part IIA. Short term risk of pollution (note: Water Recourses Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water recourse (note: Water Recourses Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000.)
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.)

Table G.2. Classification of Probability

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

Table G.3. Comparison of Consequence Against Probability

Probability	Consequence			
	Severe	Medium	Mild	Minor
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 risk	Low risk	Very low risk	Very low risk

Table G.4. Risk Classifications

Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Moderate	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, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Very low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
None	No potential risk if no pollution linkage has been established.

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