

**Phase 1 Geo-
Environmental
Assessment**

Part 1 of 7

**London Road,
Handcross**

**Prepared for
Welbeck Strategic Land III Limited**

by

**Stuart Michael
Associates Limited**



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ACRONYMS AND ABBREVIATIONS

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
BGS	British Geological Society
CLEA	Contaminated Land Exposure Model
DEFRA	Department for Environment, Food and Rural Affairs
E	East
EA	Environment Agency
ha	Hectares
km	Kilometres
LCRM	Land Contamination Risk Management
m	Metres
MSDC	Mid Sussex District Council
N	North
NVZ	Nitrate Vulnerable Zone
NPPF	National Planning Policy Framework
PPE	Personal Protective Equipment
RA	Risk Assessment
S	South
SGV	Soil Guideline Value
S-P-R	Source-Pathway-Receptor
SPZ	Source Protection Zone
SSSI	Special Site of Scientific Interest
OS	Ordnance Survey
VOC	Volatile Organic Carbon
W	West



1.0 INTRODUCTION

1.1 Stuart Michael Associates Limited, consulting engineers, has prepared this Phase 1 Geo-Environmental Assessment, hereafter referred to as the 'Report', on the instruction of Welbeck Strategic Land III Limited, hereafter referred to as the 'Client'.

1.1 This Report has been prepared in support of an outline planning application for a residential development at London Road, Handcross, hereafter referred to as the 'Site'.

1.2 An illustrative masterplan for the Site is included as **Appendix A**.

Scope of Report

1.3 The Report identifies the historic land uses and findings onsite and at surrounding areas using nonintrusive environmental and geological searches. The information derived from the public records has been used for the purpose of detecting issues that could adversely affect the development of the Site for its intended end use.

1.4 The specific sets of desk study information and obtained public records referenced within this Report are detailed in **Appendix B**.

1.5 In accordance with UK Government advice on undertaking a land contamination risk assessment (RA), the information will be collected via a;

- Desk Study
- Site Walkover undertaken in January 2026.

1.6 The information within this appraisal has been used to:

- Interpret historical, archived and current information to establish the location of previous Site activities;
- Understand the environmental setting of the Site;
- Identify areas or zones that contain distinct and different types of contamination;
- Identify pollutant linkages using a source-pathway-receptor (S-P-R) approach;



- Develop an outline a conceptual model;
- To assess the likelihood of the requirement of a Site investigation to determine the extent of contamination on Site.

Policy Context

1.7 This Report has been prepared in accordance with the National Planning Policy Framework (NPPF) Section 15 and Land Contamination Risk Management (LCRM) to assess if there is any potential risk to the Site.

1.8 This Report was undertaken with reference to information provided and/or published by the following bodies summarised below. A complete guide to all bodies referenced is included within **Appendix B**.

- The Coal Authority;
- Department for Environmental, Road and Rural Affairs (DEFRA);
- Environment Agency;
- Ordnance Survey;
- Mid Sussex District Council (MSDC);
- Natural England;
- British Geological Survey (BGS).



2.0 THE SITE

Location

2.1 The Site is located on land to the west of London Road, to the north of Handcross. The Site is located to the south of Crawley. A Site location plan is included in **Appendix A**.

2.2 The Site is approximately 2.84ha in area and is currently considered greenfield. The Site is bound by a residential development to the south; London Road and woodland to the east; a track to the north, beyond which is grassland; and woodland and the A23 to the west.

2.3 The approximate centre of the Site is situated at OS national grid reference 526123E, 130702N.

Topography

2.4 A topographical survey, undertaken by Greenhatch Group in April 2018 indicates that the Site level varies slightly. The site is higher in the east of the Site and falls towards the west of the Site. Levels vary between approximately 145.5m AOD at the southeast corner of the Site and 142m AOD in the west of the Site.

2.5 A copy of the topographical survey is included as **Appendix C**.

Development Proposals

2.6 This Report has been prepared to inform the evidence base in support of the Client's development proposals at London Road, Handcross.

2.7 The proposed development includes the construction of up to 55 dwellings including affordable housing, together with recreational spaces and a single vehicular access.

2.8 The Site layout is attached as **Appendix A**.



3.0 SITE LAND USE

- 3.1 The history of the Site's development and land use from 1874-1875 onwards has been derived from historical survey maps summarised in **Table 1** below. Extracts of these maps can be found in **Appendix D** for reference.

Summary of Historical Information

Map Date	Site Land Use	Land Use in Surrounding Area
1874-1875 (1:2,500)	The Site is entirely undeveloped.	Immediately adjacent to the north of the Site is a private track and a small building. Greenfield is present adjacent to the south and west of the Site. To the southwest is woodland. To the east is an unnamed road (now London Road), and beyond this is woodland and Handcross Park. There is evidence of a residential building approximately 40m south of the Site's boundary. Nashland farm is indicated 300m northwest of the Site and Martins Farm is indicated 250m south of the Site. An old quarry is indicated 300m west of the Site and a gravel pit 250m east of the Site. The village of Handcross is indicated approximately 600m south of the Site and Dencombe is shown 900m east of the Site.
1879 (1:10,560)	No major change identified.	No immediate major change identified.
1897 (1:2,500)	No major change identified.	A school is indicated approximately 50m south of the Site. There is evidence of the development of buildings and gardens around 250m east of the Site, within Handcross Park. A large reduction in woodland is shown to the southwest of the Site.
1899 (1:10,560)	No major change identified.	No immediate major change identified.
1910-1911 (1:2,500)	No major change identified.	No immediate major change is identified.
1912 (1:10,560)	No major change identified.	No immediate major change identified.
1946 (1:10,560)	No major change identified.	No immediate major change identified.



1957-1958 (1:2,500)	No major change identified.	There is evidence of a residential building adjacent the east of the Site. Evidence of residential development and a tank approximately 100m south and southwest of the Site. A small number of new residential buildings are indicated approximately 150m north of the Site. There is also evidence of residential development in the western and southern parts of Handcross.
1957-1988 (1:2,500)	No major change identified.	Expansion of Brighton Road (Now London Road) adjacent to the east of the Site. Allotment gardens are indicated adjacent to the Site's southern border.
1962-1963 (1:10,000)	No major change identified.	No immediate major change identified.
1967-1973 (1:2,500)	No major change identified.	Buildings within Handcross Park are now indicated to be Wittingehame College. No other immediate major change identified.
1972-1977 (1:10,000)	No major change identified.	No immediate major change identified.
1980 (1:10,000)	No major change identified.	No immediate major change identified.
1992 (1:10,000)	No major change identified.	No immediate major change identified.
1993 (1:2,500)	No major change identified.	No immediate major change identified.
2000 (1:10,000)	A building is indicated in the east of the Site.	Development of the A23 immediately adjacent to the western site boundary. No other immediate change identified.
2003 (1:10,000)	No major change identified.	No immediate major change identified.
2006 (1:10,000)	No major change identified.	No immediate major change identified.
2009 (1:10,000)	No major change identified.	Evidence of a residential building 250m of the Site. No other immediate major change identified.
2013 (1:10,000)	No major change identified.	No immediate major change identified.
2016 (1:10,000)	No major change identified.	No immediate major change identified.
2025 (1:10,000)	No major change identified.	Evidence of residential development between 100m and 500m south of the Site
2026 (1:10,000)	No major change identified.	No immediate major change identified.

Table 1: Summary of Historical Information



- 3.2 The historical mapping obtained indicates that the Site has remained largely greenfield throughout the period in which historical mapping is available, with the exception of one building in the east of the Site. London Road has been present adjacent to the Site's eastern boundary throughout this period

Summary of Industrial Land Uses

- 3.3 Industrial land uses within 500m of the Site derived from available public records are summarised in **Table 2** below. All available entries are included in **Appendix E** for reference.

Map ID	Details		Quadrant Reference	Estimated Distance from Site (m)
98	Name:	Flyertech	A13SW (SW)	138
	Location:	The Grain Store, Hoadlands Farm, London Road, Handcross, Haywards Heath, West Sussex, RH17 6HB		
	Classification:	Airfreight Services		
	Status:	Inactive		
98	Name:	Britannia Contracts Ltd	A13SW (SW)	138
	Location:	Hoadlands Farm, London Road, Handcross, Haywards Heath, West Sussex, RH17 6HB		
	Classification:	Commercial Cleaning Services		
	Status:	Inactive		
98	Name:	Veterinary Insights	A13SW (SW)	141
	Location:	THE OLD STABLES, HOADLANDS FARM, LONDON ROAD, HANDCROSS, HAYWARDS HEATH, RH17 6HB		
	Classification:	Veterinary Pharmacies		
	Status:	Inactive		
99	Name:	Legacy Haulage Services Ltd	A8NE (S)	387
	Location:	4, HAMISH WAY, HANDCROSS, RH17 6FQ		
	Classification:	Road Haulage Services		
	Status:	Active		

Table 2: Summary of Industrial Land Uses within 500m of the Site



4.0 ENVIRONMENTAL SETTING

Geology

- 4.1 Geological maps produced by the British Geological Survey (BGS) indicate that the majority of the Site is likely be underlain by bedrock geology of “Upper Tunbridge Wells Sand-Sandstone and mudstone.” Mapping did not indicate the presence of superficial deposits underlying the Site. Geological maps are included in **Appendix F** for reference.
- 4.2 Groundwater and Soakage Testing was undertaken by Ground and Water in February 2026. Two trial holes were dug, one in the southwest (TP1), where the basin is proposed, and another in the centre of the Site (TP2).
- 4.3 The strata depths encountered in both TP1 was:
- Topsoil (Sand) – 0 - 0.2m
 - Upper Tunbridge Wells Sand (Sand) – 0.2 - 1.5m
- 4.4 The strata depths encountered in TP2 was:
- Topsoil (Sand) – 0 - 0.22m
 - Upper Tunbridge Wells Sand (Clay) – 0.22 - 1.4m
- 4.5 A copy of the Soakage Report is available in **Appendix X**.
- 4.6 The geological maps indicate that there are no geological faults near the Site. The mapping also indicates that there are no made, artificial or landscaped ground underlying the Site or located within the immediate vicinity of the Site.
- 4.7 The public records indicate that the Site is classified as having an intermediate pollutant speed in respect to the underlying aquifers.
- 4.8 BGS borehole records indicate that there are no boreholes within 1000m from the Site. BGS borehole records are a record of boreholes, shafts and wells from all forms of drilling Site investigation works. The BGS borehole data sheet used is included in **Appendix G** for reference.
- 4.9 Soft materials such as clay are vulnerable if overloaded or if ground water levels change and can result in materials collapsing or compressing. Public records



indicate the potential for collapsible ground stability hazards on Site are to be very low across the Site. Public records indicate that, within the Site, there is no potential for compressible ground stability hazards.

- 4.10 Potential for ground dissolution hazards are indicated to present no hazard on Site. BGS define ground dissolution as “when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits”. Dissolution of soluble rocks can cause subsidence of ground, buildings and roads plus damage to services such as water, gas and drainage.
- 4.11 The risk of damage to properties on the Site from landslides is indicated to be very low. BGS define landslides as “*a mass movement of material, such as rock, earth or debris, down the slope of a hill or cliff*” which are dependent on such factors as weathering, topography, geology, drainage and manmade construction.
- 4.12 Potential for Running Sand Ground Stability Hazards are indicated to present very low on the Site. BGS define running sand ground stability hazards as “*loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage*”.
- 4.13 It is indicated that there is no potential shrinking or swelling clay ground stability hazards on the Site. Soils containing clay material absorb water at different rates depending on seasonal changes in the soil moisture content. These changes can result in shrinking or swelling.

Hydrology

- 4.14 The groundwater vulnerability map produced by the EA indicates that the entirety of the Site is at high risk. Areas classified as high vulnerability “are able to easily transmit pollution to groundwater. They are characterised by high leaching soils and the absence of low permeability superficial deposits.” Areas classified as medium vulnerability “offer some groundwater protection. Intermediate between high and low vulnerability.” As surface water is proposed to discharge into an



existing ditch in the southwest of the Site. As it is not proposed to be discharge surface water from the Site via infiltration the risk to groundwater is low.

- 4.15 The EA Bedrock Aquifer Designation map classifies the underlying aquifer at the Site as Secondary A aquifer. This type of strata is defined as rocks that can provide modest amounts of water, but the nature of the rock or the aquifer's structure limits their use. They support water supplies at a local rather than strategic scale and remain important for rivers, wetlands and lakes. The Bedrock Aquifer Designation map is included within **Appendix H** for reference.
- 4.16 The EA Superficial Aquifer Designation map indicates that the Site is not underlain by a superficial aquifer. The Superficial Aquifer Designation map is included within **Appendix H** for reference.
- 4.17 The Source Protection Zones (SPZs) map indicates that the Site and surrounding area is not located within an SPZ. SPZs define areas where an array of human activities may damage or pollute groundwater and therefore determines the level of protection necessary. The EA establish SPZs for groundwater sources used for public drinking water such as boreholes, wells and springs. A groundwater source protection map is included within **Appendix H** for reference.
- 4.18 Nitrate Vulnerable Zone (NVZ) are a conservation designation defined by the EA as an *"area designated as being at risk from agricultural nitrate pollution"*. The Site and immediate surrounding area are indicated to be situated within an NVZ. A sensitive land use map is included within **Appendix H** for reference.

Sensitive Land Use

- 4.19 The public records indicate that there are 5 BGS recorded mineral site within a 1000m radius of Site. The nearest recorded mineral site is indicated to be opencast and located 400m west of the Site.
- 4.20 The public records indicate that the Site is located within an a National Landscape. Records indicate that Cow Wood and Harrys Wood Site of Special Scientific Interest (SSSI) is located 650m, southeast of the Site. The sensitive land use map is included within **Appendix H** for reference.
- 4.21 Public records indicate that the Site is in an area thought not to be affected by coal mining, and within an area ranked no hazard to be a Non-Coal Mining Area.



The Site and surrounding area therefore are not indicated to be within an area subject to mining hazards.

- 4.22 Natural cavities, such as solution pipes, sinkholes, swallow holes are not indicated to be located at the Site, or within a 1000m radius of the Site.
- 4.23 The public records obtained, indicate there to be no recorded pollution incidents to controlled waters within 1000m from the Site. The locations of the pollution incidents are identified in the public records within **Appendix B**.
- 4.24 The public records indicate that there are no Integrated Pollution and Prevention Controls within a 1000m radius from the Site. The public records indicate there is one Local Authority Pollution Prevention and Control within a 1000m radius of the Site, approximately 500m south of the Site. Refer to **Appendix B** for these locations.
- 4.25 The public records obtained indicate there to be eight recorded discharge consents situated within a 1000m radius of Site. The nearest is located 150m south of the Site and the discharge type was sewage effluent. Refer to **Appendix B** for the locations of the off-Site discharge consents.
- 4.26 The public records obtained indicate there to be no recorded water abstraction permits within 1000m. Refer to **Appendix B** for these locations.
- 4.27 Information obtained from the available public records indicate that there are no historic landfill sites within 1000m from the Site.

Soil Chemistry

- 4.28 The Soil Guideline Values (SGVs) for chemicals assist in the assessment of risk from land contamination and update them accordingly. The national soil chemistry mapping indicates the concentrations of arsenic, cadmium, chromium, lead and nickel in the Site and surrounding areas soils. The indicated concentrations of the chemicals were assessed against new SGVs and from former SGVs that were appropriate. All of the above compounds were found to be within satisfactory concentrations for the Site's intended use. The national soil chemistry maps are included in **Appendix I** for reference.
- 4.29 Information contained within 'Soilscapes' defines the entirety of the Site as comprising of 'freely draining slightly acid loamy soils'.



- 4.30 Infiltration testing was undertaken in February 2026, with two trial pits used. The strata depths encountered in TP1 were:
- Topsoil (Sand) – 0 - 0.2m
 - Upper Tunbridge Wells Sand (Sand) – 0.2 - 1.5m
- 4.31 The strata depths encountered in TP2 were:
- Topsoil (Sand) – 0 - 0.22m
 - Upper Tunbridge Wells Sand (Clay) – 0.22 - 1.4m
- 4.32 The Soakage Testing results, in accordance with BRE365 principles, indicate that infiltration rates could not be calculated, due to collapsing trial pit sides to TP1 and groundwater filling up in TP2.
- 4.33 Information obtained from the public records indicates the Site is located within a lower probability radon area, and no radon protective measures are required. Refer to **Appendix B**.



5.0 WALKOVER SURVEY

- 5.1 Stuart Michael Associates visited the Site on the 21st January 2026 to carry out a walkover survey. A photographic record of the survey is included in **Appendix J** and observations are summarised below. The Site was accessed via a gate at the southeast corner of the Site.
- 5.2 The Site is bound by a residential development to the south; London Road and woodland to the east; a track to the north, beyond which is grassland; and woodland and the A23 to the west.
- 5.3 The Site is currently grassland.
- 5.4 Evidence of metallic waste was identified in a number of locations on the Site. This included an abandoned ride-on lawnmower, an axle or driveshaft from a vehicle or machinery, a disused pitchfork, waste metal likely from outdoor furniture.
- 5.5 Stone or concrete blocks are present on Site. There also appeared to be a section of concrete piping on the Site.
- 5.6 Plastic piping, a plastic football goal, plastic storage boxes, a plastic bucket, and a bathtub containing a plastic hosepipe and plant pot are present on the Site.
- 5.7 A barn with allotments is located adjacent to the eastern Site boundary.
- 5.8 A small manmade pond is located on Site. Another larger pond is located within the woodland at the Site boundary to the east of the Site.
- 5.9 Woodland is located adjacent to the western boundary and there are tree belts along the southern and eastern Site boundaries. A hedgerow is present along the northern Site boundary. A number of trees are present within the central grassland area of the Site.
- 5.10 The walkover survey indicates that there are unlikely to be any immediate threats to Site development. The overall risk of the Site having contamination hazards is considered to be low.



6.0 CONCEPTUAL MODEL

- 6.1 This section presents an initial concept model based on the information detailed in previous sections of the Report with reference to Land Contamination: Risk Management (LCRM). The model is not based on any intrusive ground surveys and has been constructed to provide an initial assessment on whether potentially unacceptable risks may exist on Site.
- 6.2 With reference to the previous sections of the Report, there exists possible contamination sources, pathways and receptors from both onsite and offsite activities. The sources of potential contamination and the threats they pose have been detailed below in **Table 3**.

Potential Source of Contamination	Distance from Site (m)	Contaminant
Historical and present agricultural land use	0	Pesticides Sewage Herbicides Detergents Disinfectants
Adjacent Roads (London Road)	5	Hydrocarbons, Volatile Organic Carbons (VOC's) Carbon Monoxide

Table 3: Potential Contaminant Exposure

- 6.3 Using the information given in the earlier chapters of this Report, including historical land usages and the geological composition of the Site, possible sources of contamination, the pathways and the potential impact to on-Site receptors have been used to create the proposed conceptual model shown in **Table 4** below.



Potential Source of Contamination	Distance from Site (m)	Pathways	Receptor	Risk
Historical and present agricultural land use	0	Migration through surface water, inhalation	- Groundwater	Low
			- Surface water	Low
			- Construction operatives	Very low
			- Future residents	Very low
Adjacent Roads (London Road)	5	Migration through ground surface water Inhalation, Dermal contact, ingestion	- Groundwater	Very low
			- Surface water	Low
			- Construction operatives	Low
			- Future residents	Very Low

Table 4: Proposed Conceptual Model

- 6.4 Based on **Table 4** it is considered that the risk of contamination to the Site from on-site sources can be rated as low, and off-site sources can be rated as low to very low.
- 6.5 Public records indicate that the Site is classified as having an intermediate pollutant speed. However, there were no signs of any surface level contamination during the Site walkover, and mapping does not indicate any potential sources of contamination. Therefore, there is evidence that the Site does not pose a significant risk to groundwater.
- 6.6 If any ground contamination is observed during development, then samples of the hotspot and surrounding area should be tested for a general suite of contaminants in accordance with EA guidelines, which includes the use of Contaminated Land Exposure Model (CLEA) SGV's.
- 6.7 There were no signs of any surface level agricultural contamination during the Site walkover.
- 6.8 Development works could mobilise any potential contamination present. The use of appropriate personal protective equipment (PPE) and welfare facilities should eliminate any risk to construction operatives, particularly if any existing hardstanding's or drainage or service runs need to be removed.
- 6.9 Any future resident of the Site will be further protected as any soft landscaping areas will receive a depth of clean topsoil from a certified source which will act as a buffer between any contamination that may be present and future residents. The topsoil will be in accordance with BS 3882:2015.

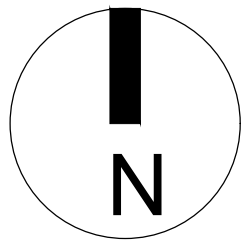


7.0 CONCLUSION AND RECOMMENDATIONS

- 7.1 This Report presents a Phase 1 Geo-Environmental Assessment in accordance with the guidelines set out in the National Planning Policy Framework and the Land Contamination: Risk Management. It also refers to, and complies with, DEFRA standards, the policies of Mid Sussex District Council (MSDC) and the Environment Agency (EA).
- 7.2 A walkover survey was undertaken on the 21st January 2026. This survey did not identify any significant issues that could pose a risk to present or future receptors.
- 7.3 Infiltration testing, undertaken in two locations within the Site, in February 2026, indicates that the Site is underlain by Upper Tunbridge Wells Sand (Sand or Clay).
- 7.4 Groundwater testing indicates that at TP1, groundwater seepage was encountered at 0.8 and 1.0m. At TP2, groundwater was struck at 1.50m
- 7.5 The Soakage Testing results, in accordance with BRE365 principles, indicate that infiltration rates could not be calculated, due to collapsing trial pit sides to TP1 and groundwater filling up in TP2.
- 7.6 Public records indicate that radon gas protection measures are not required to facilitate the development.
- 7.7 In conclusion, the conceptual model has demonstrated that there should be no significant geo-environmental issues that would prevent the Site from being developed for its intended use. An intrusive ground investigation may be carried out at the appropriate time to inform the design of buildings and onsite infrastructure. If these investigations reveal any potential contamination, then these will be dealt with as necessary at that time.
- 7.8 The conceptual model in this Report should be reviewed and developed following the results of any intrusive ground investigations or new information being uncovered as the project develops.

Appendix A

Illustrative Masterplan



Rev	Date	Revision Details	Dr	Ch
-----	------	------------------	----	----



E hello@ecearchitecture.com
W ecearchitecture.com

Creativity. Quality. Commerciality.
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Client's Name
Welbeck Land

Job Title
London Road, Handcross

Drawing Title
Illustrative Site Layout

Scale
1:500 @ A1 / 1:1000 @ A3
metres 10 20 30 40 50

Drawn KB
Checked KE
Date 22.01.26

Job No 7671
Drawing No PL-03
Rev

Status
PRELIMINARY

CAD Plot date: 22/01/2026 - 10:07:31 7671-site.dwg

Appendix B

Public Records

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

395931806_1_1

Customer Reference:

7409

National Grid Reference:

526120, 130690

Slice:

A

Site Area (Ha):

2.83

Search Buffer (m):

1000

Site Details:

Site at 526130, 130700

Client Details:

Mr S Collis
Stuart Michael Associates
Coombe House
Coombe Square
Thatcham
Berkshire
RG19 4JF

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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		2	5	1
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 3				1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 3	Yes			
Pollution Incidents to Controlled Waters					
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register					
Water Abstractions	pg 3				(*1)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 3	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 3	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 4	3	11	1	61
Water Framework Directive - Catchment	pg 12	Yes	Yes	Yes	
Water Framework Directive - Groundwater	pg 13	Yes	Yes	Yes	
Water Framework Directive - Surface Waters	pg 13				Yes

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 14	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 14			1	5
Potentially Infilled Land (Water)	pg 14				2
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 15	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 15	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 17			1	4
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 18	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 18	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 19	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 19		Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 20		3	1	16
Fuel Station Entries	pg 21				1
Points of Interest - Commercial Services	pg 22		1	1	7
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 22			1	5
Points of Interest - Public Infrastructure	pg 23				4
Points of Interest - Recreational and Environmental	pg 23			2	
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 24		4	5	17
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty	pg 25	1			
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 25	1	1		
Ramsar Sites					
Sites of Special Scientific Interest	pg 26				1
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	0	1	526118 130692
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	0	1	526050 130692
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (W)	21	1	526000 130700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	194	1	525950 130950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (S)	204	1	526000 130400
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	334	1	525900 130300
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NW (SW)	402	1	525850 130250
1	Discharge Consents Operator: The Hyde Estate Property Type: Not Given Location: The Hyde, HANDCROSS, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: 279/10/2/184 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 13th November 1984 Revocation Date: Not Supplied Discharge Type: Sewage Effluent Discharge: Freshwater Stream/River Environment: Not Supplied Receiving Water: Not Supplied Status: Not Given Positional Accuracy: Located by supplier to within 100m	A13SW (S)	161	2	526100 130440
2	Discharge Consents Operator: Mr Thompson Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: The Hyde, Handcross, Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: S02768 Permit Version: 1 Effective Date: 14th November 1984 Issued Date: 14th November 1984 Revocation Date: 31st March 1997 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Freshwater River Receiving Water: Freshwater River Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A13NW (N)	176	2	526050 130950
3	Discharge Consents Operator: Clarion Housing Association Limited Property Type: Undefined Or Other Location: Coopers Wood S.T.P., Handcross, West Sussex Authority: Environment Agency, Southern Region Catchment Area: The River Arun Reference: N01349 Permit Version: 1 Effective Date: 15th November 1984 Issued Date: 15th November 1984 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Freshwater Stream Or River Receiving Water: Freshwater Stream Or River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A18SW (NW)	276	2	525930 131030

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Thames Water Utilities Ltd Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Handcross Newells School Authority: Environment Agency, Thames Region Catchment Area: Not Supplied Reference: Temp.1094 Permit Version: 1 Effective Date: 2nd November 1989 Issued Date: 2nd November 1989 Revocation Date: 27th January 1997 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Gatwick Stream Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m	A14NW (E)	296	2	526500 130800
5	Discharge Consents Operator: R H & R W Clutton Property Type: Not Given Location: Handcross, HORSHAM, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: PC115/61/S225 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 28th May 1963 Revocation Date: Not Supplied Discharge Type: Sewage Effluent Discharge-Treated Effluent Discharge: Freshwater Stream/River Environment: Receiving Water: Not Supplied Status: Not Given Positional Accuracy: Located by supplier to within 100m	A12NE (W)	372	2	525650 130750
6	Discharge Consents Operator: R H & R W Clutton Property Type: Undefined Or Other Location: The Hyde, Handcross, Horsham, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: D01424 Permit Version: 2 Effective Date: 26th March 1996 Issued Date: 26th March 1996 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A12SE (W)	395	2	525640 130640
6	Discharge Consents Operator: R H & R W Clutton Property Type: Undefined Or Other Location: The Hyde, Handcross, Horsham, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: D01424 Permit Version: 1 Effective Date: 28th May 1963 Issued Date: 28th May 1963 Revocation Date: 26th March 1996 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 10m	A12SE (W)	395	2	525640 130640

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: R H & R W Clutton Property Type: Undefined Or Other Location: The Hyde, Handcross, Horsham, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: D01425 Permit Version: 1 Effective Date: 28th May 1963 Issued Date: 28th May 1963 Revocation Date: 31st March 1997 Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A18NW (N)	724	2	525880 131480
8	Local Authority Pollution Prevention and Controls Name: Handcross Filling Station Location: London Road, Handcross, Haywards Heath, West Sussex, Rh17 6bl Authority: Mid Sussex District Council, Environmental Services Section Permit Reference: EPR/VR/20 Dated: 1st June 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Manually positioned to the address or location	A8NE (S)	559	3	526172 130047
	Nearest Surface Water Feature	A13SW (S)	0	-	526104 130606
	Water Abstractions Operator: Neonhall Limited Licence Number: 429303 Permit Version: Not Supplied Location: The Hyde, HANDCROSS Authority: Environment Agency, Southern Region Abstraction: Private Water Undertaking Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 45 Yearly Rate (m3): 2273 Details: G14 Purbeck Beds Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A6NW (W)	1383	2	524730 130190
	Groundwater Vulnerability Map Combined Classification: Secondary Bedrock Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: Intermediate Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13NW (NW)	0	2	526118 130692
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (NW)	0	2	526118 130692
	Superficial Aquifer Designations No Data Available				
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 133.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13SE (S)	0	4	526141 130617
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 65.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 2	A13SW (SW)	0	4	526036 130658
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 178.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13SE (E)	0	4	526195 130661
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 332.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 2	A13SW (W)	2	4	526032 130676
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 232.2 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13SW (SW)	3	4	526056 130595
14	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 111.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13NE (NE)	68	4	526249 130793
15	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 68.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13NW (N)	174	4	526014 130945
16	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13NW (N)	176	4	526024 130948

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 90.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13NW (N)	176	4	526059 130953
18	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 97.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13SE (S)	217	4	526148 130390
19	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 340.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13NW (NW)	219	4	525965 130982
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13NW (NW)	219	4	525965 130982
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 126.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13SE (S)	225	4	526138 130379
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 324.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A13SW (S)	234	4	526013 130367
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 192.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A12SE (W)	353	4	525680 130656
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 524.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Darkalley Gill Catchment Name: Rother and Arun Primacy: 1	A12SE (W)	518	4	525534 130537
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 94.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A8NW (S)	519	4	525885 130105

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.3 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A8NW (S)	523	4	525889 130100
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 173.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A8NW (S)	524	4	525923 130089
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 12.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A8NW (SW)	527	4	525804 130132
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A8NW (SW)	535	4	525791 130130
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 191.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A7NE (SW)	537	4	525789 130128
31	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 1.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A18SW (N)	550	4	525901 131307
32	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 1.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A18SW (N)	552	4	525900 131308
33	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 1.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A18SW (N)	552	4	525900 131308
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 140.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Rother and Arun Primacy: 1	A18SW (N)	553	4	525901 131310