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PHASE I LAND CONTAMINATION ASSESSMENT

Costells Stables
Church Road
Scaynes Hill
Haywards Heath
West Sussex
RH17 7NH

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Report Ref: 246966CLR

Report Date: 6th October 2024



EXECUTIVE SUMMARY

Reports 4 Planning have been instructed by Tatiana Lancaster to undertake a Phase I Land Contamination Assessment of a parcel of land at Costells Stables, Church Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7NH.

The subject site extends to approximately 0.5 hectares and currently supports the equestrian facilities associated with the nearby residence, "Costells". The facilities include a straw barn and an adjacent L-shaped stable, together with access, storage and woodland fringe areas. No obvious evidence of contamination or other environmental concern was highlighted during a site reconnaissance.

The historical evidence indicates that the site formed the southern fringe of Henfield Wood prior to construction of the straw barn at some time prior to 1938. The L-shaped stables block was added in the early 1990's. No significant contamination concerns associated with the development of the site have been identified. Small-scale mineral extraction in discrete quarries to the east of Costells are recorded. These quarries are still evident to the present day, with no apparent infilling having taken place. As such they are not considered to represent a significant concern to the proposed development of the site. No other current or historical activities in the vicinity of the site, with the potential to impact the subject site, have been identified.

The site is directly underlain by the Upper Tunbridge Wells Sand, a Secondary A aquifer of moderate to high permeability. There are no surface water courses in close proximity of the site. As such, the site setting is considered to be of moderate environmental sensitivity.

No significant environmental concerns to impact upon the proposed residential redevelopment of the site have been identified. There is no current evidence of potentially contaminative sources at the site and, similarly, there is no evidence to suggest that the subject site has been subject to potentially contaminative historical activities.

Based on the preliminary risk assessment, no further investigations of the site are considered necessary at this time.

In the unlikely event that instances of previously unreported contamination be found during the development process, then an assessment of the risks and proposed remediation scheme will be submitted to the Local Planning Authority.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

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1.0 INTRODUCTION

Reports 4 Planning have been instructed by Tatiana Lancaster to undertake a Phase I Land Contamination Assessment of a parcel of land at Costells Stables, Church Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7NH. It is proposed to convert an existing straw barn and an adjacent stable to a single residential dwelling.

The purpose of this Phase I Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The consultant who has prepared this report is an environmental risk specialist, with over twenty-five years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment.

The Phase I Land Contamination Assessment was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterisation of the site with respect to its geology, hydrology, hydrogeology, history and environmental setting. The site characterisation has been undertaken in general accordance with the procedures of the new LCRM methods as released in October 2020.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historical site use and how this may affect potential future users of the site should the proposed development plans be realised. A Preliminary Environmental Risk Assessment contained in this report has considered all the relevant receptors, potential pathways, and sources of contamination and assessed these for the level of risk posed to the site and future site users.

In accordance with current guidance the information has been used to develop a Conceptual Site Model (CSM) for the site. Pollutant linkages must be present, and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

Reasonable skill and care have been exercised in preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions other than that potentially indicated by this report may exist at the site.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

- British Geological Survey Borehole Database;
- Environment Agency Pollution Inventory Database;
- Multi-Agency Geographic Information for the Countryside Database;
- 1:50,000 British Geological Survey Digital Map of Great Britain;
- Local Authority Planning Portal.

2.2 Reports

- Groundsure Dataset Report, GS-348-ROE-ITA-OV5;
- Groundsure Historical Maps, GS-QJO-CVP-5DA-ARG.

2.3 Site Observations

Site observations have been made during a site reconnaissance completed on 3rd July 2024 and photographic evidence is provided in Appendix A.

3.0 SITE RECONNAISSANCE

3.1 Site Location

The subject site forms an irregular shaped parcel of land, on the northern fringes of Scaynes Hill, approximately 4 kilometres east of Haywards Heath, West Sussex.

The site is located at Grid Reference TQ 370 238 (536976, 123803).

Figure 1 and 2 Site Location Plan Small and Large Scale, Figure 3 – Site Aerial Photograph and Figure 4 - Proposed Site Plan shows the location of the site in relation to its surrounding land uses. Photographs taken during the site reconnaissance visit are reproduced in Appendix A.

3.2 Site Access

The site lies approximately 50m north west of the residential dwelling “Costells”. Access to the site is off the main access drive to Costells (photograph 1).

3.3 Site Description

The subject site extends to approximately 0.5 hectares and supports an historical straw barn and adjacent stable block, set within the southern fringes of Henfield Wood (photograph 2). The site currently forms the equestrian facilities associated with the nearby Costells residence.

3.3.1 Site Topography

The site is generally flat in topography.

3.3.2 Structures

The straw barn is constructed of pine wood pillars, wooden slat sides and profiled steel roof. The front of this area is used for the storage of straw bales and miscellaneous equestrian items. The locked rear area of this barn is used for the storage of domestic garden and household items, including some furniture, wooden flooring and some tins of paint. An electrical intake cabinet is adjacent to the west, serving the swimming pool house and the stables block.

The stables block is L-shaped and constructed of wood and profiled steel roof. At the time of the site visit, one horse was in the block, with another three stables empty. The end room closest to the straw barn is used for the storage of equestrian items – feedstuffs, tack, blinkers, blankets etc (photograph 8).

No obvious evidence of contamination associated with the existing structures was evident.

3.3.3 Surfacing

Concrete and tarmac hardstanding are evident around the structures, with a series of storage bays for organic wastes to their rear.

3.3.4 Vegetation

The area surrounding the structures forms the southern fringe of Henfield Wood, comprising mature tree species (oak, beech, sycamore, birch, holly) and typical woodland floor species – mixed grasses, bracken, blackberry. Although non-native Rhododendron is present, no obvious evidence of invasive plant species was noted at the site.

3.3.5 Underground and Aboveground Fuel Storage Tanks

No evidence of current or historical underground storage of fuels was observed.

3.3.6 Raw Material and Chemical Use and Storage

No evidence of potentially harmful chemical storage (current or historical) was observed at the site. Small quantities of domestic paints are stored in the locked barn.

3.3.7 Solid Wastes

The site appeared to be well-managed, with no significant accumulations of solid waste materials noted. Miscellaneous organic waste materials, including horse manure, grass clippings etc, are stored in dedicated bays to the rear of the barn (photographs 5 and 6). Other miscellaneous items were noted (photograph 8).

3.3.8 Hazardous and Industrial Waste

No potentially hazardous industrial wastes were observed.

3.3.9 Wastewater and stormwater

The stables yard is served by a dedicated drainage system (photograph 3). The rainwater pipework on the southern stables block was diverted away from the structure, with sand bags around the base of the block suggesting some recent localised surface water flooding issues.

3.3.10 Asbestos Containing Materials (ACM)

No certified asbestos survey was undertaken as part of this assessment. Given the age and nature of existing structures at the site, the presence of asbestos-materials within the buildings themselves is considered unlikely.

3.3.11 Polychlorinated Biphenyls (PCBs)

PCBs were historically used as a dielectric filler liquid in some types of transformers, switchgear, capacitors and the starter units in some fluorescent lights and fractional horsepower motors. PCBs are known to harm the environment and can damage health. No such electrical equipment was observed. The electrical intake cabinet, adjacent to the west of the straw barn, is not likely to contain such materials.

3.3.12 Spills and Releases

No obvious evidence of previous spillages or releases of potentially contaminative materials was observed.

3.4 Surrounding Land Use

The residential property of Pantiles borders the site to the east. Henfield Wood is located to the north, with gardens and grounds associated with "Costells" to the south and west. It was noted that rock exposures associated with former excavations, 20m south and 30m south west of the site, were still evident in the garden area of "Costells".

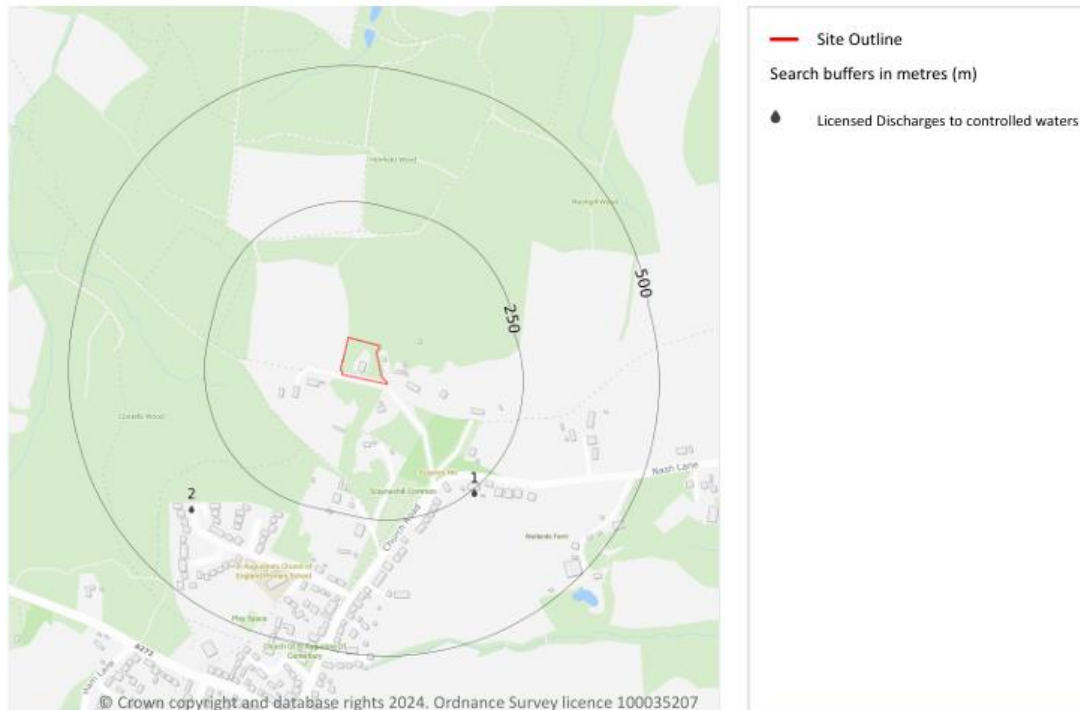
4.0 CURRENT LAND USES

4.1 Current Site Use

The site currently supports equestrian facilities associated with the nearby “Costells”.

4.2 Potentially Contaminative Current Surrounding Land Use

There are no records of potentially contaminative sites within 500m of the site:



4.3 Petrol and Fuel Sites

There are no current petrol and/or fuel sites within 500m of the subject site.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

There are no records of any such features within 500m of the site.

4.5 Sites Determined as Contaminated Land

There are reportedly no records of sites identified as potentially contaminated under Part IIA of the Environmental Protection Act 1990 within a 500m radius of the subject site.

4.6 Control of Major Accident Hazards

There are no records of any current Control of Major Accident Hazards (COMAH) sites at or within 500m of the site.

4.7 Regulated Explosive Sites

There are no records of any sites registered and licensed by the HSE under the Manufacture and Storage of Explosives Regulations 2005 within 500m of the site.

4.8 Hazardous Substance Storage/Usage Sites

There are no records of any sites with consents issued under the Planning (Hazardous Substances) Regulations 2015 at or within 500m of the subject site.

4.9 Historical Licensed Industrial Activities

There are no records of operators holding historical Integrated Pollution Control (IPC) permits within 500m of the site.

4.10 Licensed Industrial Activities

There are no records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 within 500m of the site.

4.11 Licensed Pollutant Release

There are no records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 within 500m of the site.

4.12 Radioactive Substance Authorisations

There are no recorded permits relating to the storage, use, accumulation or disposal of radioactive substances within 500m of the site.

5.0 HISTORICAL LAND USES

5.1 Site Observational Evidence

The equestrian and storage use of the site appears to be well-established.

5.2 Historical Maps Assessment

A number of historical maps have been reviewed for evidence which may indicate potentially contaminative land uses for either the site or surrounding land within at least 500m of the site. Copies of the historical maps are provided in Appendix C and are discussed below:

Table 1: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1874 (1:2500)	No development is evident on the site, which is entirely wooded, forming the southern part of Henfield Wood.	The following notable features are observed: North: Henfield Wood adjoins the site. West: A large field borders the site. South: Henfield Common adjoins the site to the south. Two ponds are located within 20m. South West: Apparent farm buildings are evident 20m from the site boundary.
1897 (1:2500)	No significant changes shown.	The following notable changes are observed: South West: The farm buildings are now marked as Henfield Barns. South East: Henfield Common is now referred to as Scaynes Hill Common.
1910 (1:2500)	No significant changes shown.	No significant changes shown.
1938 (1:2500)	A small building corresponding to the straw barn and track from the access road to Costells are now shown on the site.	The following notable changes are observed: South West: Henfield Barns has now been re-named Costells. East: A small residential property (later known as "Pantiles") has been constructed 10m from the site boundary. Other residential development is present within 100m.
1954 (1:2500)	No significant changes shown.	No significant changes shown.
1968 (1:2500)	No significant changes shown.	The following notable changes are observed: South West: Silver Birches has been constructed in the grounds of Costells, 100m from the site.
1973 (1:10560)	No significant changes shown.	No significant changes shown.
1984 (1:2500)	No significant changes shown.	No significant changes shown.
1991 (1:2500)	No significant changes shown.	No significant changes shown.

5.4.2 Historical Energy Features Database

There are no records of current and historical energy features (including electricity substations) within 500m of the subject site.

5.4.3 Historical Petrol and Fuel Sites

There are no records of any sites with historical petrol and fuel features within 500m.

5.4.4 Historical Garage and Motor Vehicle Sites

There are no records of historical garage and motor vehicle sites within 500m of the subject site.

6.0 GEOLOGY

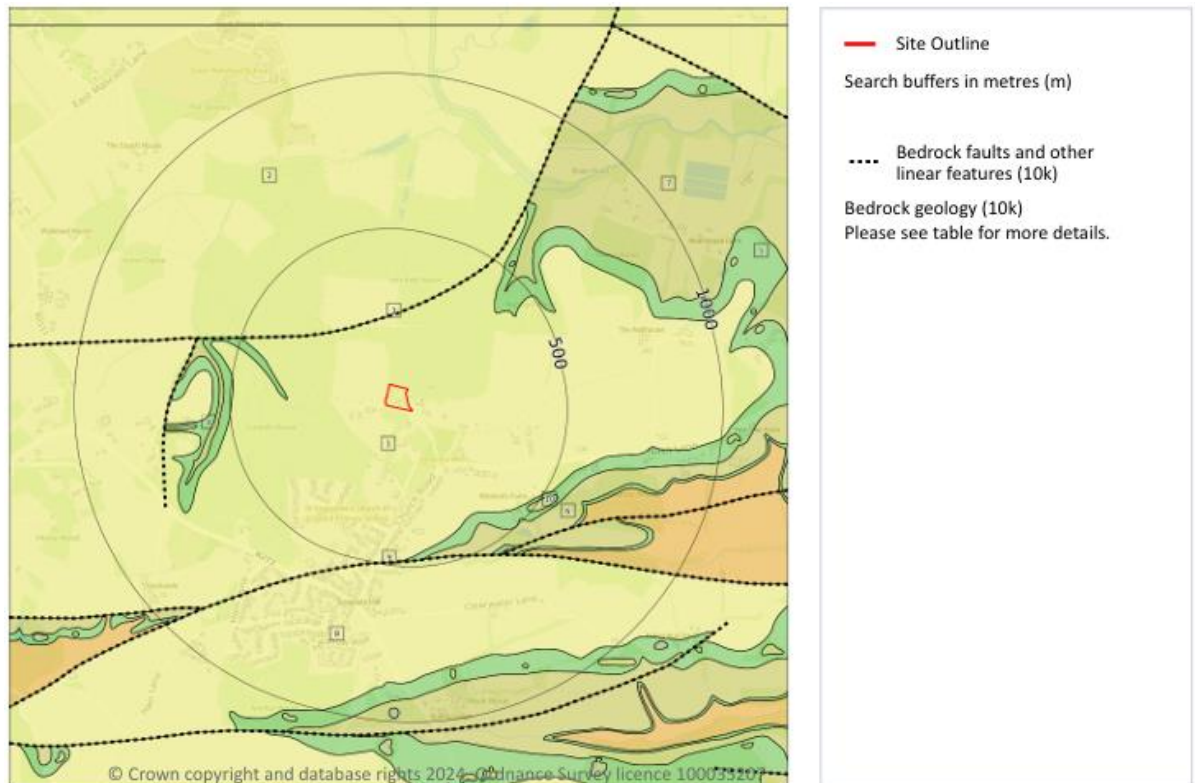
6.1 Artificial and Made Ground

There are no records of artificial and/or Made Ground in the vicinity of the subject site.

6.2 Superficial and Drift Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows the absence of superficial drift deposits beneath the site.

6.3 Solid Geology



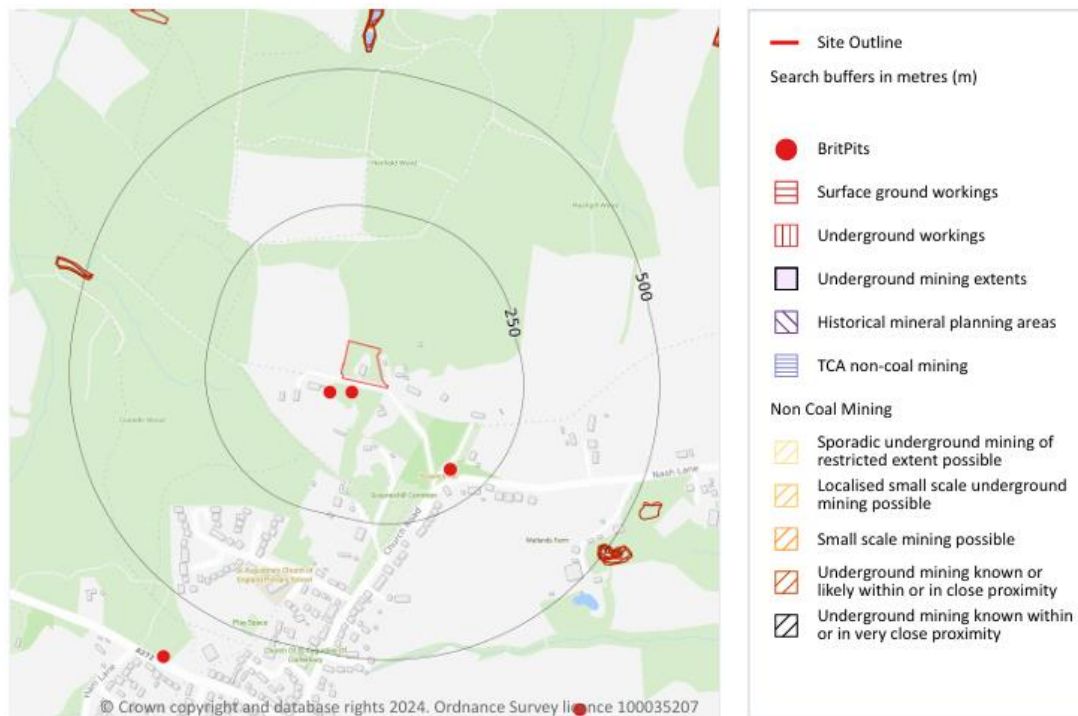
The British Geological Survey 1:50,000 Geological Map of Great Britain shows that the solid geology beneath the site comprises the Upper Tunbridge Wells Sand, comprising interbedded sandstone and siltstone. This formation has moderate to high permeability.

A borehole record from Lychgate Cottage, 50m south east of the site, revealed the presence of Upper Tunbridge Wells Sand immediately beneath a shallow depth (0.5m) of topsoil. This was recovered as soft unstable sand above grey hard clay. Groundwater was encountered at 4.5m below ground level.

6.4 Coal Mining

The site lies does not lie within a coal mining area, as defined by the Coal Authority.

6.5 Non-coal Mining



Several small-scale surface mineral workings are identified within the vicinity of the site. Two excavations associated with Henfield Barn Pits are recorded 20m south and 30m south west of the site. Records suggest that these were associated with stone excavation. Field observations during the site reconnaissance showed that these excavations were still evident, with no apparent infilling having taken place.

6.6 Brine Affected Areas

There are no brine affected areas within the vicinity of the site.

6.7 Shrink Swell

The shrink swell hazard for strata beneath the site has been rated by the BGS as negligible, with superficial ground conditions predominantly non-plastic.

6.8 Landslip/Slide

The on-site potential for landsliding (slope instability) is considered to be very low. Slope instability problems are not likely to occur.

6.9 Soluble Rocks

There is a negligible risk from soluble rocks beneath the site. Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

6.10 Compressible Ground

The compressible ground hazard for the site has been rated by the BGS as negligible. Compressible strata are not thought to occur.

6.11 Collapsible Rocks

The maximum collapsible rocks hazard for the site has been rated by the BGS as very low.

6.12 Running Sands

There is a negligible risk associated with running sand issues beneath the site. Running sand conditions are not thought to occur whatever the position of the water table. There are no identified constraints on land use due to running sand conditions.

6.13 Radon

The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is located in a radon area where less than 1% of properties are above the Radon Action Level. No radon protection measures are required.

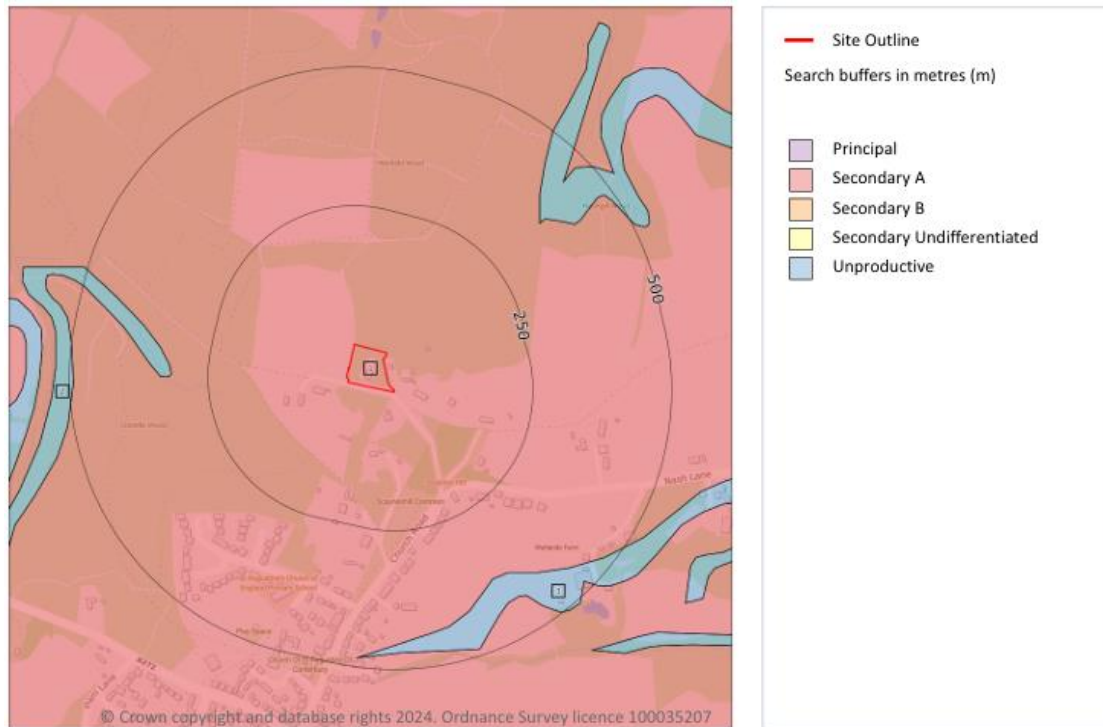
6.14 BGS Estimated Background Soil Chemistry

It is recorded by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 15mg/kg, lead 100mg/kg, cadmium 1.8mg/kg, chromium 60-90 mg/kg, nickel 15-30mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification

The bedrock aquifer, contained within the Tunbridge Wells Sand, is classified as Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. The aquifer is considered to have a high vulnerability to pollution



7.2 Groundwater Abstraction Licences

There are reportedly no active licensed groundwater abstractions within 2,000m of the site. An historical abstraction was previously held for general farming and domestic purposes at Bowyer's Farm, 1300m east of the subject site.

7.3 Licensed Discharges to Controlled Waters

There are reportedly no active licensed discharges to controlled waters within 500m of the site. Two revoked licences are recorded at distances of 260m and 370m of the subject site, but these have not been active for over 25 years.

7.4 Pollutant Release to Surface Waters (Red List)

There are no records of any licenses issued to sites at or within 500m of the site for a pollutant release to a surface water (Red List).

7.5 Pollutant Release to a Public Sewer

There are no records of a pollutant release to a public sewer within 500m of the site.

7.6 List 1 and List 2 Dangerous Substances

There are no records of any discharges of substances as identified on Lists 1 and 2 of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015 within 500m of the site.

7.7 Pollution Incidents

There have reportedly been no recorded and substantiated pollution incidents within 500m of the subject site.

7.8 Pollution Inventory Substances

There are no records of any pollution inventory (substances) including reporting on annual emission of certain regulated substances to air, controlled waters and land at or within 500m of the site.

7.9 Pollution Inventory Waste Transfers

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. There are no records of such transfers within 500m of the site.

7.10 Pollution Inventory Radioactive Waste

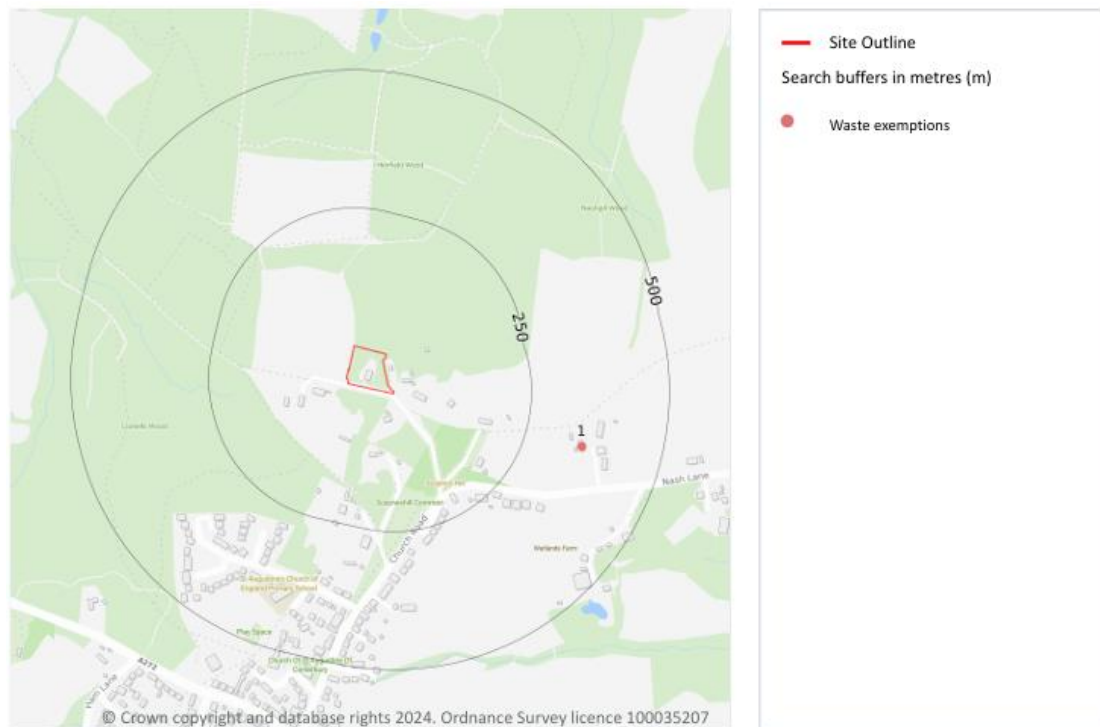
There are no records of any pollution inventory (radioactive wastes) including reporting on annual releases of radioactive substances from a site within 500m of the site.

7.11 Source Protection Zones

The site does not lie in a Groundwater Source Protection.

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WASTE



Landfill Sites

There are no records of any active or recent landfill sites subject to Environment Agency regulation within 500m of the site.

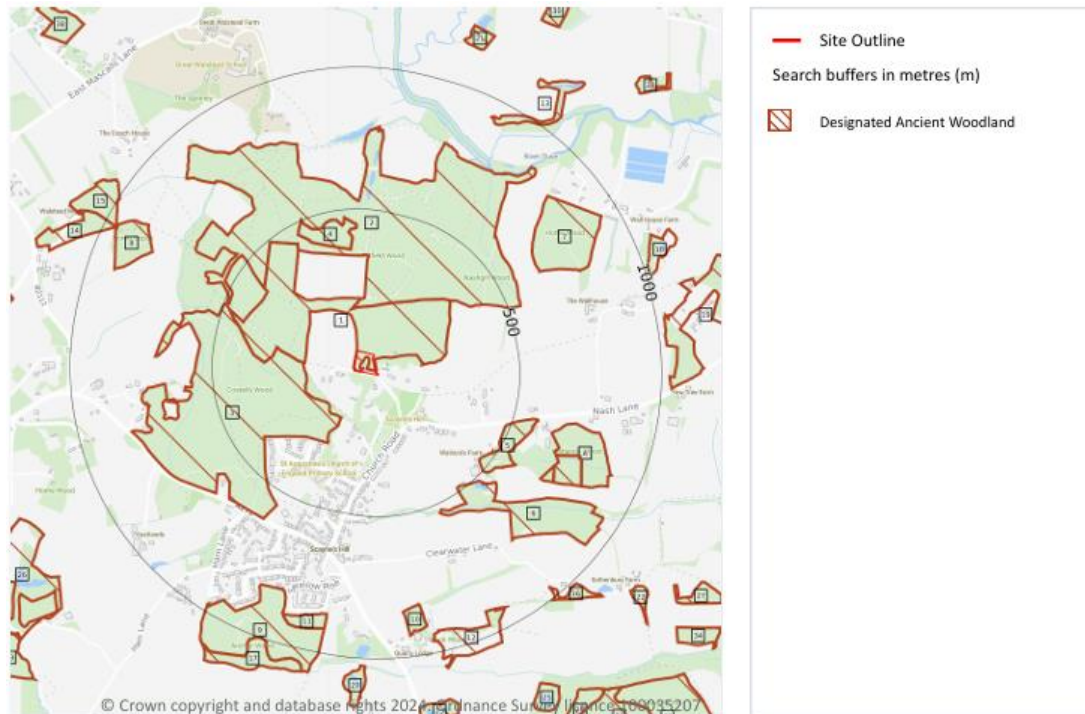
Similarly, there are no Environment Agency, BGS or Local Authority records relating to the presence of historical (closed) landfill site within the vicinity of the subject site.

Waste Sites

There are no records of any current or historical waste sites (Local Authority records and Environment Agency registered licensed waste sites) within 500m of the site.

There is reportedly 1no. licensed waste exemptions for the storage, treatment, use or disposal of waste within 500m of the site. This is held at 3 Oakley Court, 350m east of the site, for the use of waste in construction.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES



10.1 Sites of Special Scientific Interest (SSSI)

There are reportedly no SSSI sites within 2,000 metres of the subject site.

The subject site does however lie within a SSSI Impact Risk Zone, whereby developments that involve certain developments require consultation to be held with Natural England.

10.2 Other Designated Sites

There are reportedly no other nationally designated sites within 2,000m of the subject site.

10.3 Locally Designated Sites

There are no locally designated sites within the vicinity. However, the site forms the southern part of Henfield Wood – an expanse of ancient replanted woodland.

10.4 Cultural Designations

There are no sites or buildings designated for their cultural, architectural or historical interest within the site's vicinity.

11.0 CONCEPTUAL SITE MODEL

The model assessment has been made on the understanding that the site is used for **Residential Purposes**. Those potential pathways which may give rise to unacceptable contaminative risk under this scheme have been brought forward and form part of the Model as discussed below.

Table 3: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	- No significant on-site contaminants associated with the historical equestrian use of the site have been identified. - Similarly, the small-scale storage and use of various household maintenance materials is unlikely to have significantly impacted the subsurface
Off-Site Contaminants	- No significant off-site contamination sources have been identified. - Evidence of the small-scale quarrying of stone to the east of Costells is still apparent and is not considered to have impacted the subject site.
Consideration of Potential Receptors:	
Controlled Waters	The underlying Secondary A bedrock aquifer.
Human Health	- Future residents of the site. - Construction workers primarily those involved in groundworks excavation. - Neighbouring residents subject to disturbed vapours and dusts arising from on-site development.
Other	Sensitive woodland borders the site to the north.
Potential contaminant pathways and pollutant linkages:	
On-Site Contaminants	No plausible pollutant linkages have been identified.
Off-Site Contaminants	No obvious pollutant linkages have been identified.
Other Considerations	
Arboricultural	Proximity of mature trees will require appropriate arboricultural impact assessment.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

The current contaminated land regime is explained in Part IIA of the Environmental Protection Act 1990 and was introduced on the 1st April 2000 in England. Also, this assessment has been completed taking into account the advice and guidance contained in the NPPF and particularly paragraphs 109 (fourth and fifth bullet points) and the new LCRM regulations which is the latest guidelines issued by Government Environment Agency Published on 08/10/2020. In general, the purpose of these aspects of the legislation is to achieve the identification of contaminated land and the remediation of contaminated land to ensure the such land poses no significant risk to human health and/or the environment.

Contaminated Land is defined as:

‘any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason or substances in, on, or under the land, that: significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled water is being or is likely to be caused.’

For land to be classified as contaminated land a significant pollutant linkage must be identified.

Statutory Definitions	
Contaminant Source (Hazard)	A substance which is in, on or under the land and which has the potential to cause harm or cause pollution of controlled waters
Receptor (Target)	A living organism or group of organisms, an ecological system or property, controlled waters which are or could be polluted by a contaminant
Pathway (Route)	One or more routes or means which either allows the contaminant to cause significant harm to that receptor, or that there is a significant possibility of such harm being caused to the receptor, or that pollution of controlled waters is being or likely to be caused.

A Preliminary Environmental Risk Assessment involves assessing the likely probability and consequence of a Pollutant Linkage and determining a consequent level of risk.

The term ‘risk’ is widely used in different contexts and situation but a prescriptive definition is provided by the Guidelines for Environmental Risk Assessment and Management (DEFRA et al, 2000):

Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequence of the occurrence’.

A hazard is defined as *‘a property or situation that in particular circumstance could lead to harm’.*

The risk category for a particular scenario can be assessed in terms of the consequences and probability of an occurrence which can be defined as follows (Ref: CIRIA C552):

Classification of a Consequence

Classification	Definition
Severe	1 – short term (acute) risk to human health likely to result in significant harm 2 – short term risk to controlled waters 3 – catastrophic damage to buildings / structures 4 – short term risk to an ecosystem or organism within the particular ecosystem.
Medium	1 – chronic damage to human health (long term risk) 2 – pollution of a sensitive water resource 3 – a significant change in an ecosystem or organism within the ecosystem
Mild	1 – pollution of non-sensitive water resources 2 – significant damage to buildings / structures
Minor	1 – harm (not necessarily significant) which may result in financial loss; 2 – non permanent health effects to humans (easily prevented by PPE for example) 3 – easily repairable effects of structural (building damage).

Classification of a Probability

Classification	Definition
High Likelihood	1 – there is a complete pollution linkage and an event appears very likely to occur in the short term and is inevitable in the long term 2 – evidence of harm to the receptor
Likely	1 – there is a complete pollution linkage which means that it is probable that an event will occur 2 – the event is not inevitable but possible in the short term and likely in the long term
Low Likelihood	1 – there is a complete pollution linkage and circumstance are possible under which an event could occur 2 – it is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	1 – there is a complete pollution linkage but circumstance are such that is improbable that an event would occur even in the long term.

The consequences of a risk and the probability of an event taking place can be assessed and the likely risk category can be determined as follows:

		Consequence			
Probability		Severe	Medium	Mild	Minor
	High	Very High	High	Medium	Medium / Low
	Likely	High	Medium	Medium / Low	Low
	Low	Medium	Medium / Low	Low	Very Low
	Unlikely	Medium / Low	Low	Very Low	Very Low

High Risk – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.

Medium Risk - it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to be

relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

Low Risk – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.

Very Low Risk – There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

The current and historical use of the site has been carefully assessed. Potential risks have been determined and assessed as part of this study.

The risk of contaminant source material arising from previous use of the subject site and its surrounds is low. The site is to be developed for sensitive residential purposes. No significant off-site contaminant sources have been identified.

12.3 Potential Pathways

Exposure pathways link any contamination to the receptor. All or any of the following potential pathways may apply:

Future Site Workers, including Construction Workers

<i>Oral Pathway (W-O)</i>	Indoor /outdoor ingestion of dust Indoor/outdoor ingestion of soil Indoor/outdoor ingestion of Flora/Fauna Ingestion of tainted mains water
<i>Inhalation Pathway (W-I)</i>	Indoor/outdoor inhalation of fugitive dust Indoor/outdoor inhalation of soil vapour
<i>Dermal Pathway (W-D)</i>	Indoor/Outdoor exposure to soil through dermal contact

Future Site Users, Occasional Visitors and Neighbouring Residents including Children

<i>Oral Pathway (O-O)</i>	Indoor ingestion of dust (post construction) Outdoor ingestion of soil (post construction) Indoor/outdoor ingestion of Flora/Fauna
<i>Inhalation Pathway (O-I)</i>	Outdoor inhalation of fugitive dust Indoor inhalation of fugitive dust (post construction) Outdoor inhalation of soil vapour Indoor inhalation of soil vapour (post construction)
<i>Dermal Pathway (O-D)</i>	Outdoor exposure to soil through dermal contact Indoor exposure to soil dust through dermal contact

Flora (potential new on-site or off-site flora affected by potential contamination on the site, or migrating onto or from the site).

<i>Plant Uptake (FI-PU)</i>	General uptake of contaminants by plants growing in the vicinity of, or on, the site
-----------------------------	--

Fauna (on-site or off-site affected by potential contamination on the site, or migrating from the site)

<i>Oral Pathway (Fa-OP)</i>	Consumption of contaminated flora located on site
-----------------------------	---

Water Resources

Surface Water Mobilisation (SWM) Surface water run-off from site, migrating off site
Also infiltration into the site from site.

Groundwater Mobilisation (Leaching Potential) (GWM) Percolation and mobilisation of contaminants within the soil
into waters held locally within pore space beneath the site.

12.4 Potential Receptors

The following potential receptors have been identified and considered in the risk assessment:

Human Receptors (H): Site workers (W), Future site residents

Water Resources (SW, GW): Underlying secondary A bedrock aquifer

Site Infrastructure (SI): Existing and future foundations and drainage services

Buildings and Services (BS): Site and neighbouring buildings

Flora and Fauna (FL, FA) Future, on and off-site fauna and flora

Archaeological (A): Designations in vicinity of the site

Cultural (C): Designations in vicinity of the site

Under the proposals, the site is to be developed for residential purposes. The Critical Human Receptor for this site will be a **young female child who may visit the site.**

12.5 Qualitative Risk Assessment

A qualitative risk assessment has been undertaken to provide an initial assessment of the potential risks caused by contaminant sources identified during this assessment to construction workers, future users of the site, building structures and the aquatic environment. **The assessment has been made on the understanding that the site is to be used for residential purposes.**

Table 4: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	Location	Potential Contaminants	Pathway	Receptor	Magnitude of Consequence	Probability Occurrence	Risk Appraisal	Rationale
Current and historical site use: Stables and storage associated with equestrian use	On site	Made Ground	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, GW, SI	Mild	Low	Low	- No evidence of potentially contaminative activity (eg. hazardous materials, staining etc) at the site. - No evidence of any infilled (inc. organic) material at site or surrounding area. - Composting of organic wastes to rear of site not considered to represent significant concern. - No further assessment required.
Historical site use in vicinity: Small-scale quarries	20m South and 30m South west	Made Ground	W-I, O-I	H	Minor	Low	Very Low	- Small-scale mineral extraction in two small quarries associated with Henfield Barn Pits to the east of Costells. - These quarries are still evident to the present day, with no apparent infilling having taken place. - Not considered to represent a significant concern to the proposed development of the site. - No further assessment required.
Historical site use in vicinity: Smithy	300m South	Organic and inorganic contaminants	SWM, GWM, W-I, O-I	H, GW, SI	Mild	Low	Very low	- The smithy site was evident in the first half of the C20th, but has been subject to residential redevelopment. - No reported incidents associated with the site. - The site is a considerable distance from the subject site, with the hydraulic gradient likely away from the subject site. - No further assessment required.

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

A Phase I Land Contamination Assessment has been completed of a parcel of land at Costells Stables, Church Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7NH. It is proposed to convert an existing straw barn and an adjacent stable to a single residential dwelling.. Following review of geo-environmental data for the site and a site reconnaissance, a full Preliminary Risk Assessment has been undertaken to assess potentially contaminative sources and applicable pollutant pathways which may give rise to adverse impact to future users of the site.

The subject site extends to approximately 0.5 hectares and forms the equestrian facilities associated with the nearby residence, "Costells". The site supports a straw barn and an adjacent L-shaped stable, together with access, storage and woodland fringe areas. No obvious evidence of contamination or other environmental concern was highlighted during a detailed site walkover.

The historical evidence indicates that the site formed the southern fringe of Henfield Wood prior to construction of the straw barn at some time prior to 1938. The L-shaped stables block was added in the early 1990's. No significant contamination concerns associated with the development of the site have been identified. Small-scale mineral extraction in discrete quarries to the east of Costells are recorded. These quarries are still evident to the present day, with no apparent infilling having taken place. As such they are not considered to represent a significant concern to the proposed development of the site. No other current or historical activities in the vicinity of the site, with the potential to impact the subject site, have been identified.

The site is directly underlain by the Upper Tunbridge Wells Sand, a Secondary A aquifer of moderate to high permeability. There are no surface water courses in close proximity of the site. As such, the site setting is considered to be of moderate environmental sensitivity.

No significant environmental concerns to impact upon the proposed residential redevelopment of the site have been identified. There is no current evidence of potentially contaminative sources at the site and, similarly, there is no evidence to suggest that the subject site has been subject to potentially contaminative historical activities.

13.2 Recommendations

Based on the preliminary risk assessment, no further investigations of the site are considered necessary at this time.

In the unlikely event that instances of previously unreported contamination be found during the development process, then an assessment of the risks and proposed remediation scheme will be submitted to the Local Planning Authority.

The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

FIGURES



FIGURE 1

SITE LOCATION PLAN
SMALL SCALE

COSTELLS STABLES
CHURCH ROAD
SCAYNES HILL
HAYWARDS HEATH
WEST SUSSEX
RH17 7NH

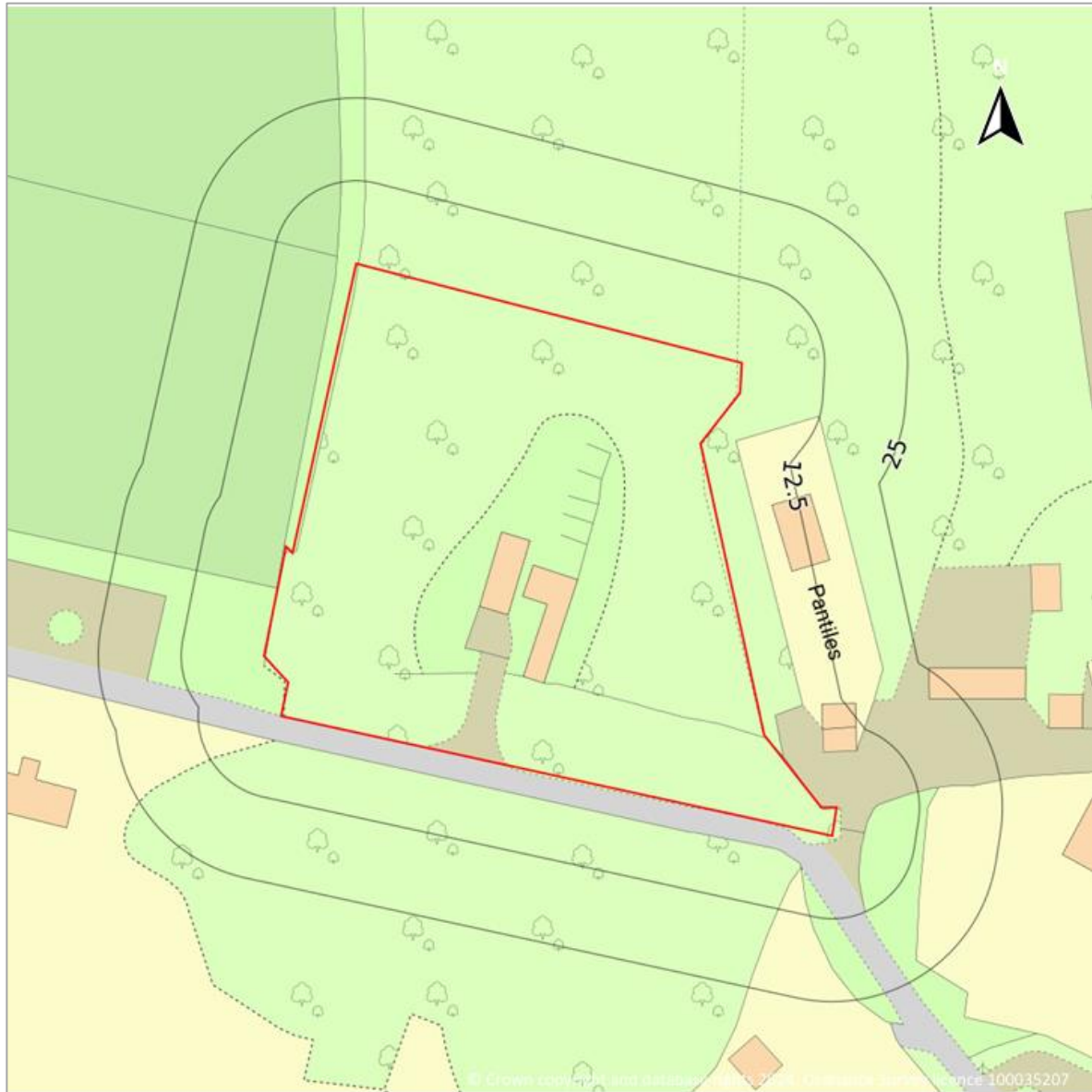


FIGURE 2

SITE PLAN
LARGE SCALE

COSTELLS STABLES
CHURCH ROAD
SCAYNES HILL
HAYWARDS HEATH
WEST SUSSEX
RH17 7NH



FIGURE 3

SITE AERIAL PHOTOGRAPH

COSTELLS STABLES
CHURCH ROAD
SCAYNES HILL
HAYWARDS HEATH
WEST SUSSEX
RH17 7NH

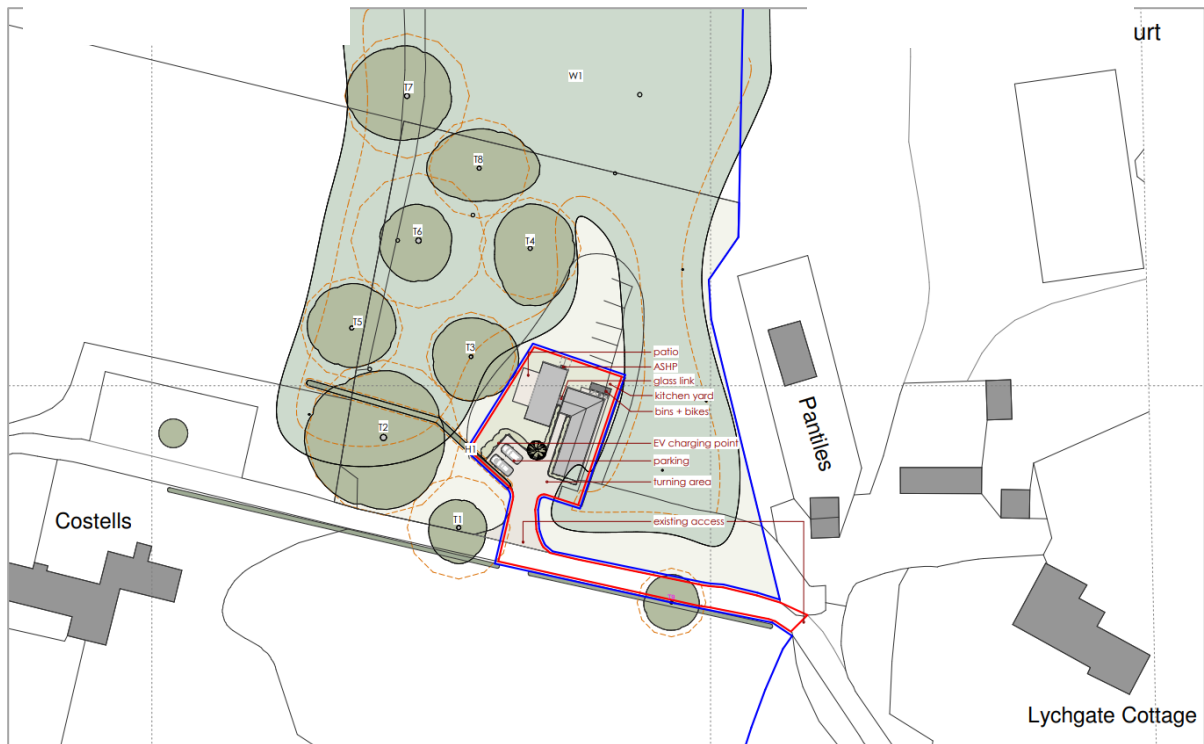


FIGURE 4
PROPOSED SITE LAYOUT PLAN

COSTELLS STABLES
CHURCH ROAD
SCAYNES HILL
HAYWARDS HEATH
WEST SUSSEX
RH17 7NH

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: Access to site (to right) down main Costells drive



Photograph 2: View of site from Costells drive



Photograph 3: View of straw barn



Photograph 4: View of stables block



Photograph 5: View to rear of barn



Photograph 6: View of organic matter storage bays



Photograph 7: Electrical intake cupboard to side of barn



Photograph 8: Equestrian
storage area

APPENDIX B

DATA REPORT

COSTELLS STABLES, CHURCH ROAD, SCAYNES HILL, RH17 7NH

Order Details

Date: 26/06/2024
Your ref: CLR6966
Our Ref: GS-348-ROE-ITA-OV5

Site Details

Location: 536972 123796
Area: 0.46 ha
Authority: [Mid Sussex District Council](#) ↗



Summary of findings

[p. 2](#) >

Aerial image

[p. 9](#) >

OS MasterMap site plan

[p.14](#) >

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	0	5	-
16 >	1.2 >	Historical tanks >	0	0	0	4	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	0	5	-
19 >	2.2 >	Historical tanks >	0	0	0	7	-
19	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24	4.1	Recent industrial land uses	0	0	0	-	-
24	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-



25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
26	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	2	-
27	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
27	4.15	Pollutant release to public sewer	0	0	0	0	-
28	4.16	List 1 Dangerous Substances	0	0	0	0	-
28	4.17	List 2 Dangerous Substances	0	0	0	0	-
28	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
28	4.19	Pollution inventory substances	0	0	0	0	-
28	4.20	Pollution inventory waste transfers	0	0	0	0	-
29	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
30	5.1	Superficial aquifer	None (within 500m)				
31 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
33 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
34	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
34	5.5	Groundwater vulnerability- local information	None (within 0m)				
35 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
36 >	5.7 >	Surface water abstractions >	0	0	0	0	3
37	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
38 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-



39 >	6.2 >	Surface water features >	0	0	1	-	-
39 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
39 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
40 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
41	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
41	7.2	Historical Flood Events	0	0	0	-	-
41	7.3	Flood Defences	0	0	0	-	-
42	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
42	7.5	Flood Storage Areas	0	0	0	-	-
43	7.6	Flood Zone 2	None (within 50m)				
43	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
44 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
46 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
47	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
48	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
49 >	10.7 >	Designated Ancient Woodland >	1	0	2	3	56
51	10.8	Biosphere Reserves	0	0	0	0	0
52	10.9	Forest Parks	0	0	0	0	0
52	10.10	Marine Conservation Zones	0	0	0	0	0
52	10.11	Green Belt	0	0	0	0	0
52	10.12	Proposed Ramsar sites	0	0	0	0	0



52	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
53	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
53	10.15	Nitrate Sensitive Areas	0	0	0	0	0
53	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
54 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
55	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
56	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56	11.4	Listed Buildings	0	0	0	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
59 >	12.2 >	Open Access Land >	0	0	1	-	-
59	12.3	Tree Felling Licences	0	0	0	-	-
59 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
60	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	13.1 >	Priority Habitat Inventory >	3	1	14	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
63	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	14.1 >	10k Availability >	Identified (within 500m)				
65	14.2	Artificial and made ground (10k)	0	0	0	0	-
66	14.3	Superficial geology (10k)	0	0	0	0	-

66	14.4	Landslip (10k)	0	0	0	0	-
67 >	14.5 >	Bedrock geology (10k) >	1	0	1	6	-
68 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71	15.4	Superficial geology (50k)	0	0	0	0	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	1	5	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
76 >	17.2 >	Running sands >	Negligible (within 50m)				
77 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
78 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
79 >	17.5 >	Landslides >	Very low (within 50m)				
80 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	18.1 >	BritPits >	0	2	1	0	-
83	18.2	Surface ground workings	0	0	0	-	-
83	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-
84	18.5	Historical Mineral Planning Areas	0	0	0	0	-



84	18.6	Non-coal mining	0	0	0	0	0
84	18.7	JPB mining areas	None (within 0m)				
84	18.8	The Coal Authority non-coal mining	0	0	0	0	-
85 >	18.9 >	<u>Researched mining ></u>	0	1	0	0	-
85	18.10	Mining record office plans	0	0	0	0	-
85	18.11	BGS mine plans	0	0	0	0	-
85	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
86	18.14	Gypsum areas	None (within 0m)				
86	18.15	Tin mining	None (within 0m)				
86	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
87	19.1	Natural cavities	0	0	0	0	-
87	19.2	Mining cavities	0	0	0	0	0
87	19.3	Reported recent incidents	0	0	0	0	-
87	19.4	Historical incidents	0	0	0	0	-
88	19.5	National karst database	0	0	0	0	-
Page	Section	<u>Radon ></u>					
89 >	20.1 >	<u>Radon ></u>	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry ></u>	On site	0-50m	50-250m	250-500m	500-2000m
91 >	21.1 >	<u>BGS Estimated Background Soil Chemistry ></u>	3	0	-	-	-
91	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
91	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
92	22.1	Underground railways (London)	0	0	0	-	-
92	22.2	Underground railways (Non-London)	0	0	0	-	-
92	22.3	Railway tunnels	0	0	0	-	-
92	22.4	Historical railway and tunnel features	0	0	0	-	-
92	22.5	Royal Mail tunnels	0	0	0	-	-



93	22.6	Historical railways	0	0	0	-	-
93	22.7	Railways	0	0	0	-	-
93	22.8	Crossrail 1	0	0	0	0	-
93	22.9	Crossrail 2	0	0	0	0	-
93	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.46ha



Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.46ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.46ha



Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.46ha



Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 0.46ha



12.5

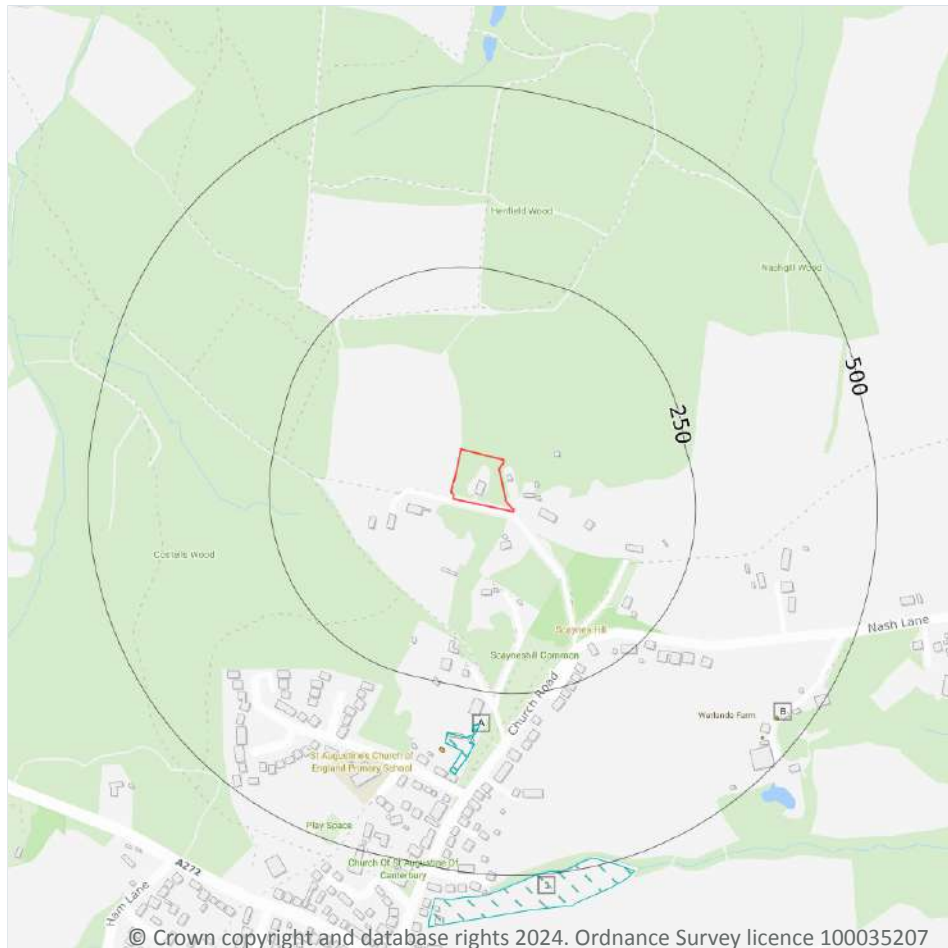
Partilles

52

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1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

5

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	295m S	Smithy	1874	2292504



ID	Location	Land use	Dates present	Group ID
A	297m S	Smithy	1912	2292131
A	313m S	Smithy	1896	2187054
A	313m S	Smithy	1938	2239721
1	489m S	Nursery	1961	2161878

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	4
----------------------------	----------

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	338m S	Unspecified Tank	1968 - 1991	388972
B	458m SE	Unspecified Tank	1994	393078
B	460m SE	Unspecified Tank	1968	390048
B	461m SE	Unspecified Tank	1968	360557

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

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

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m**0**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m**0**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

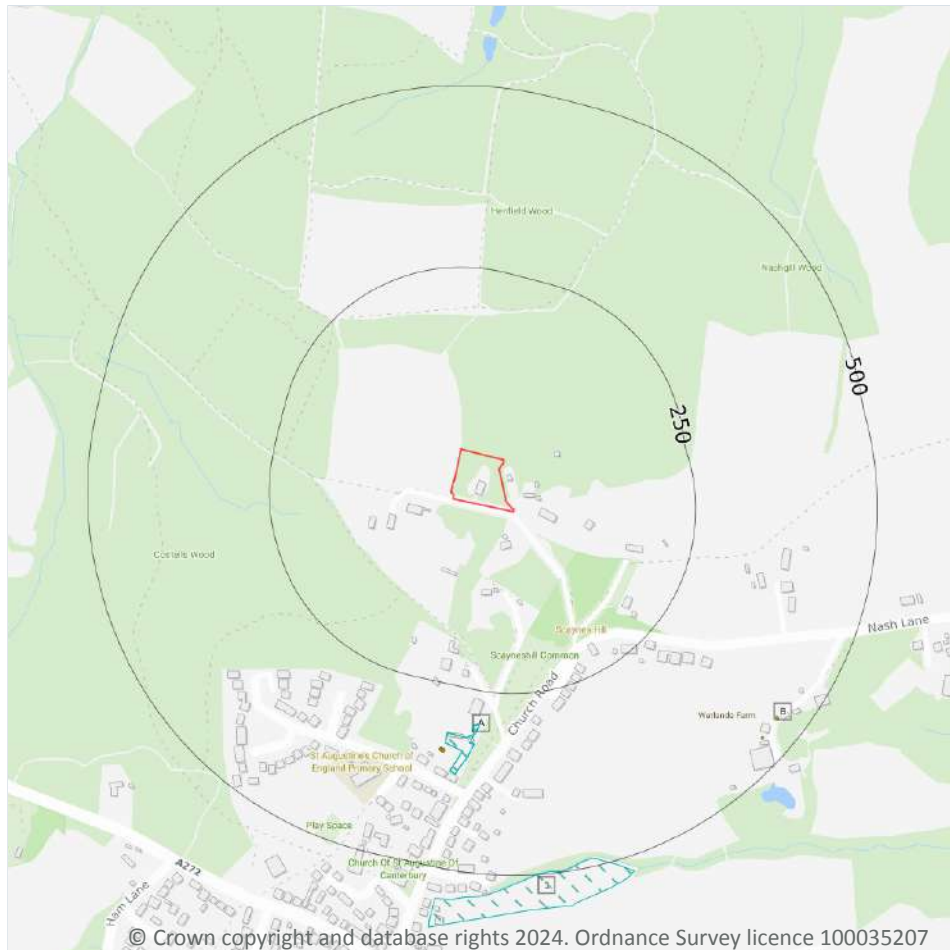
Records within 500m**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

5

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	295m S	Smithy	1874	2292504
A	297m S	Smithy	1912	2292131
A	313m S	Smithy	1938	2239721



ID	Location	Land Use	Date	Group ID
A	313m S	Smithy	1896	2187054
1	489m S	Nursery	1961	2161878

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

7

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	338m S	Unspecified Tank	1984	388972
A	338m S	Unspecified Tank	1991	388972
A	338m S	Unspecified Tank	1968	388972
A	339m S	Unspecified Tank	1973	388972
B	458m SE	Unspecified Tank	1994	393078
B	460m SE	Unspecified Tank	1968	390048
B	461m SE	Unspecified Tank	1968	360557

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

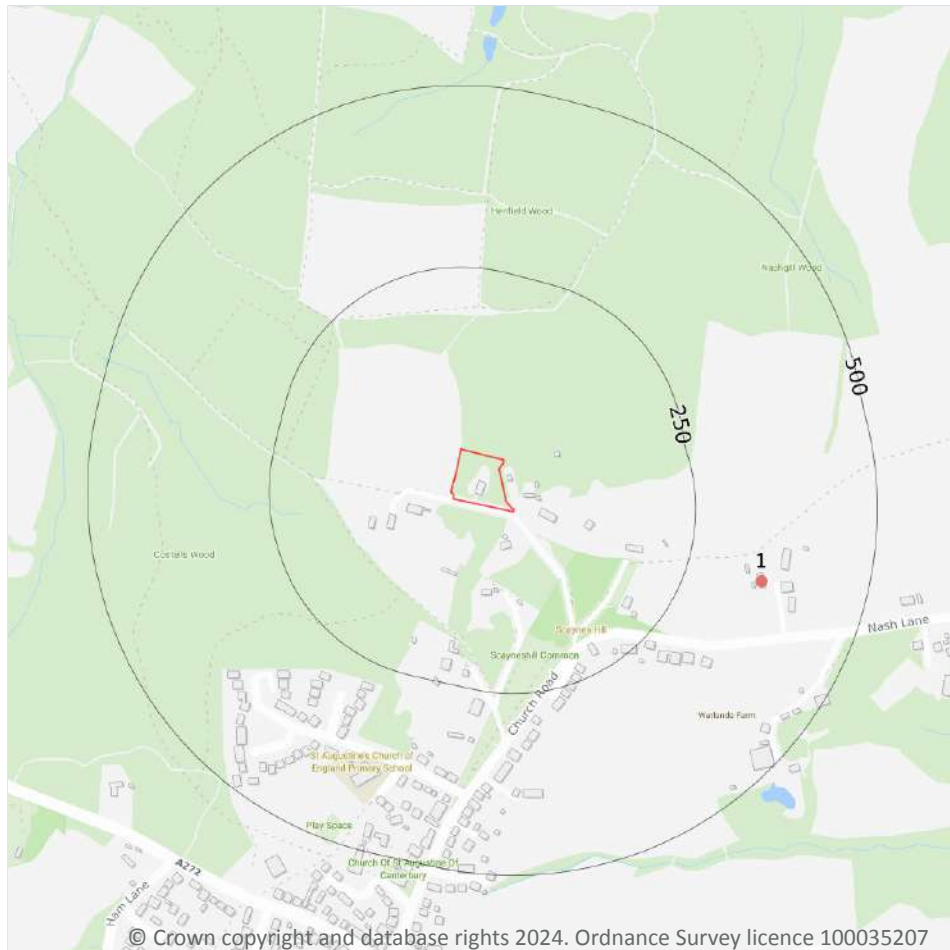
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

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

3.7 Waste exemptions

Records within 500m**1**

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

Features are displayed on the Waste and landfill map on [page 21 >](#)

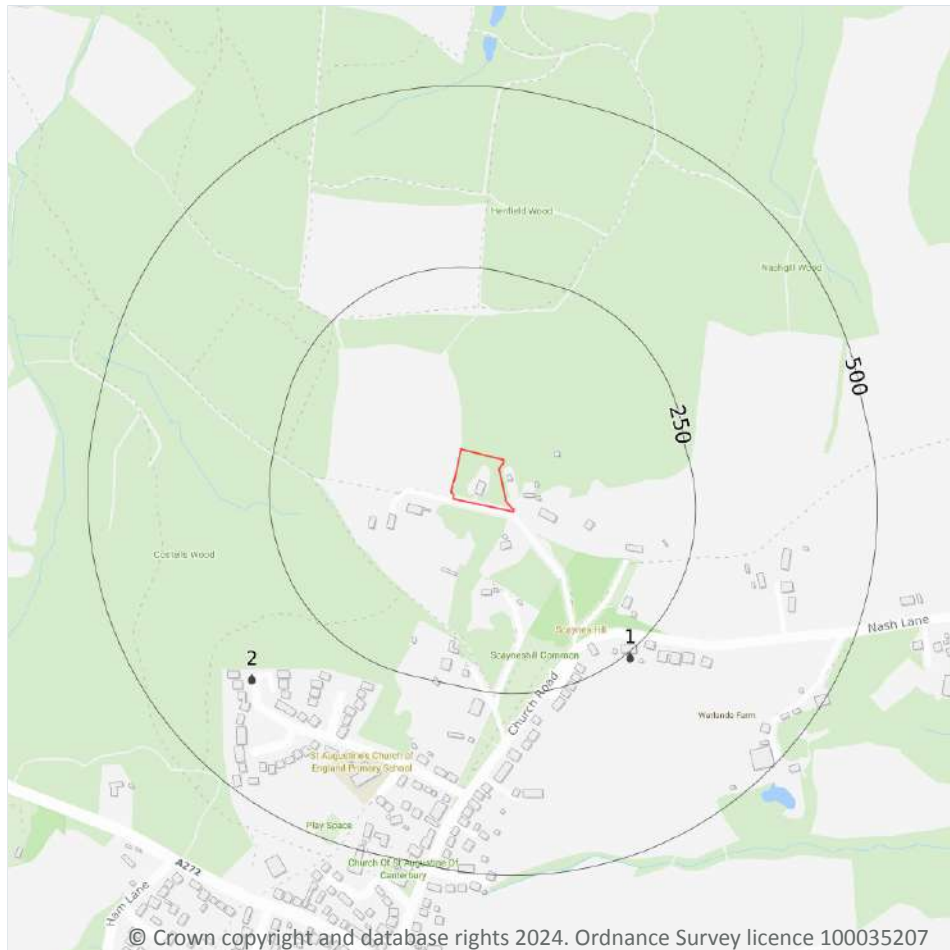
ID	Location	Site	Reference	Category	Sub-Category	Description
1	354m E	3 Oakley Court, Selby Road, Uckfield, Tn22 5eb	WEX091997	Using waste exemption	On a farm	Use of waste in construction



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.



4.8 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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



4.13 Licensed Discharges to controlled waters

Records within 500m

2

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Address	Details	
1	256m SE	PROPOSED BUNGALOW AND GARAGE, PROPOSED BUNGALOW AND GARAGE, CHURCH LANE, SCAYNES HILL, HAYWARDS HEATH, SUSSEX.	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N03149 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 17/05/1979 Effective Date: 17/05/1979 Revocation Date: 31/03/1997
2	371m SW	DEVELOPMENT AT COSTELLS WOOD, DEVELOPMENT AT COSTELLS WOOD, SCAYNES HILL, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01551 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/09/1979 Effective Date: 04/09/1979 Revocation Date: 31/03/1997

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

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

4.19 Pollution inventory substances

Records within 500m**0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m**0**

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.21 Pollution inventory radioactive waste

Records within 500m

0

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

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

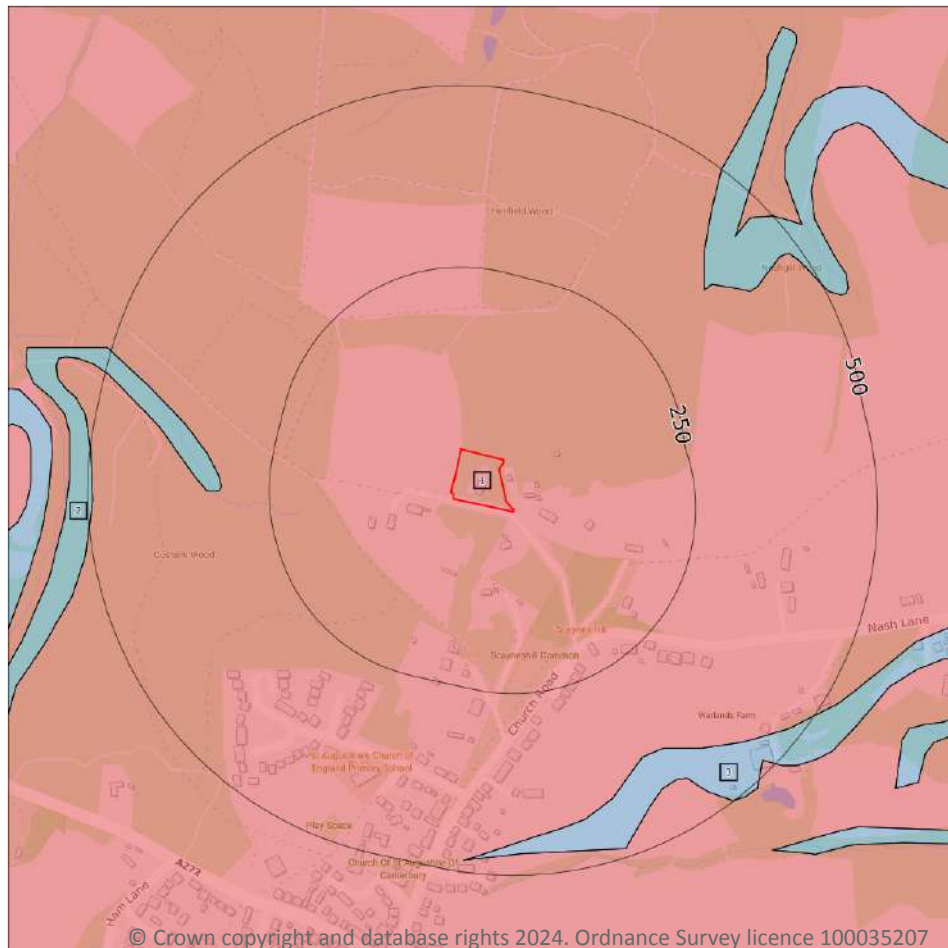
0

Aquifer status of groundwater held within superficial geology.

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 31](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	316m W	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

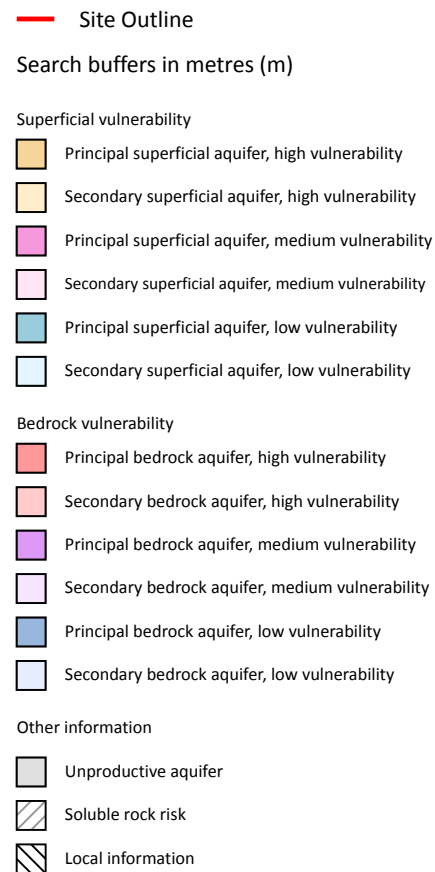
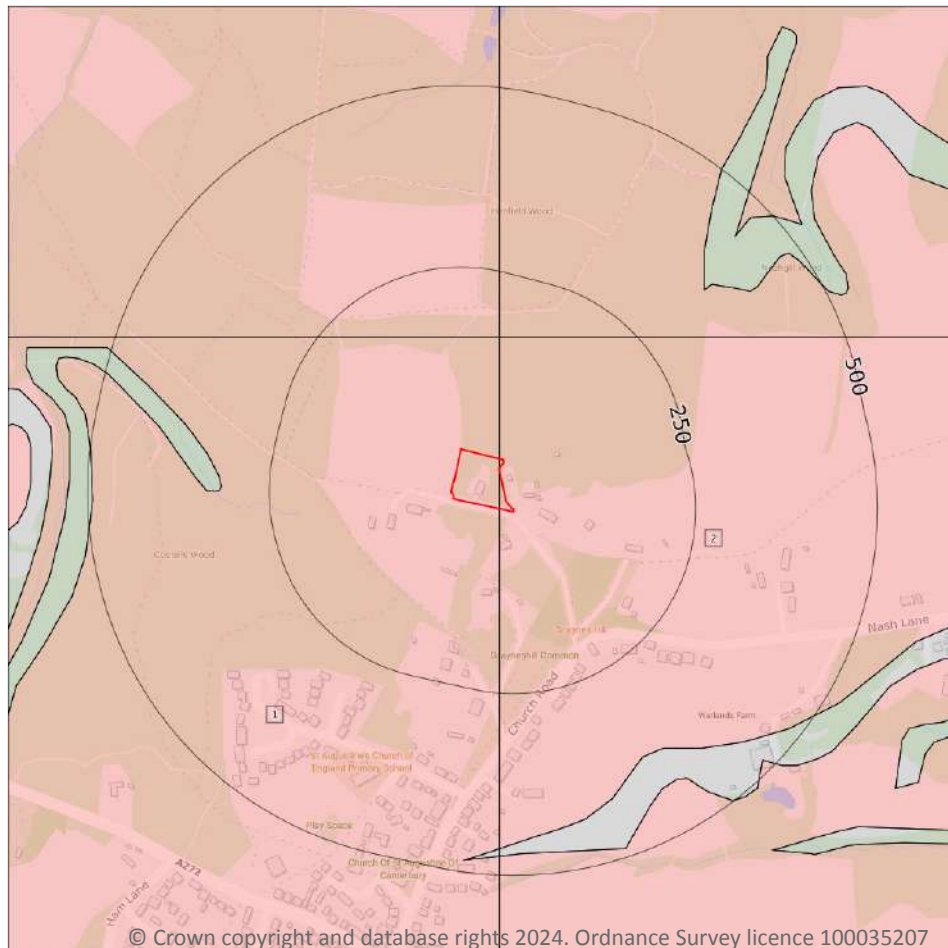


ID	Location	Designation	Description
3	362m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 33](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

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

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

5.5 Groundwater vulnerability- local information

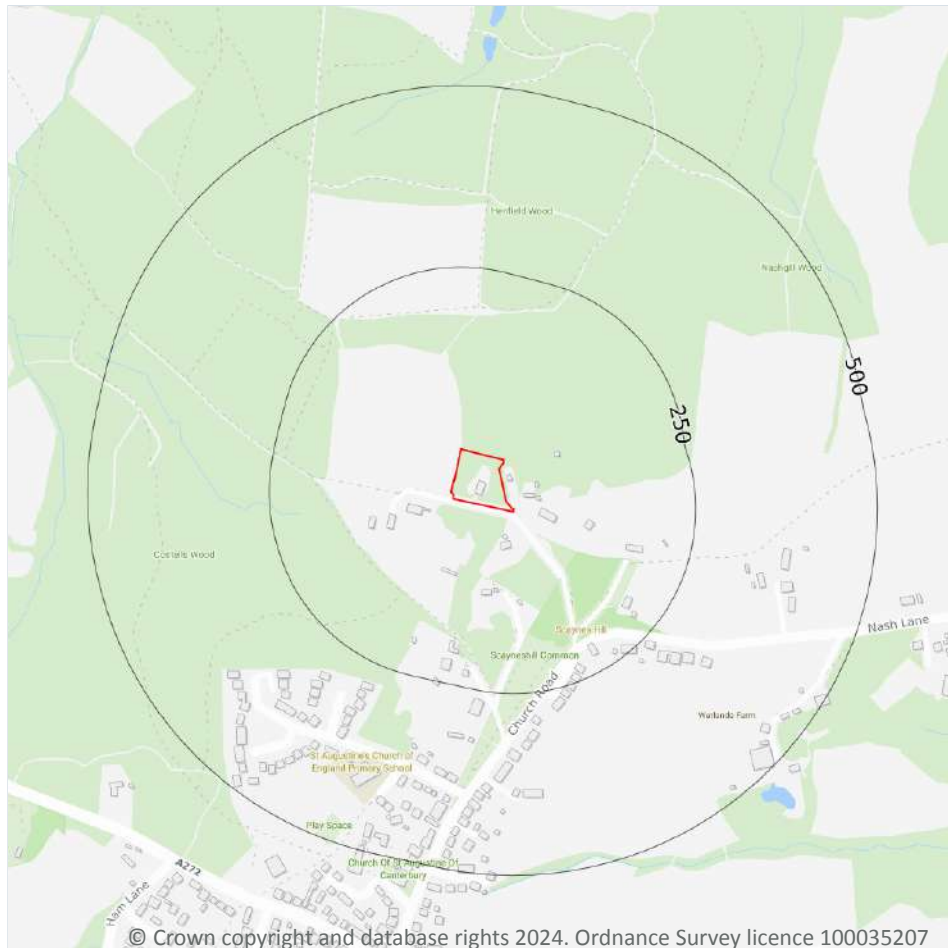
Records on site	0
------------------------	----------

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

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



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

1

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Details	
-	1330m E	Status: Historical Licence No: 10/41/281204 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WELL AT SCAYNES HILL Data Type: Point Name: Bowyer Easting: 538350 Northing: 123750	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 20/05/1991 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	3
-----------------------------	----------

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 35 >](#)

ID	Location	Details	
-	1122m NE	Status: Active Licence No: 21/114 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: COCKHAISE BROOK AT COCKHAISE FARM Data Type: Line Name: Birchpiece Farms Ltd Easting: 537700 Northing: 125750	Annual Volume (m ³): 9100 Max Daily Volume (m ³): 227 Original Application No: 169/1412 Original Start Date: 13/10/1994 Expiry Date: - Issue No: 100 Version Start Date: 31/03/2016 Version End Date: -
-	1726m N	Status: Active Licence No: 10/41/282001 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: RIVER OUSE AT FULLINGMILL FARM, LINDFIELD Data Type: Line Name: Hobbs & Sons Easting: 534050 Northing: 127200	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 763.7 Original Application No: WR.0347 Original Start Date: 16/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/04/2019 Version End Date: -



ID	Location	Details	
-	1994m N	Status: Historical Licence No: 21/115 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: COCKHAISE BROOK NR COCKHAISE MILL FARM Data Type: Line Name: Lord Peter Blaker Easting: 537400 Northing: 126550	Annual Volume (m ³): 9100 Max Daily Volume (m ³): 227 Original Application No: - Original Start Date: 13/10/1994 Expiry Date: - Issue No: 100 Version Start Date: 06/01/2012 Version End Date: -

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

5.8 Potable abstractions

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

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

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

5.9 Source Protection Zones

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

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

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

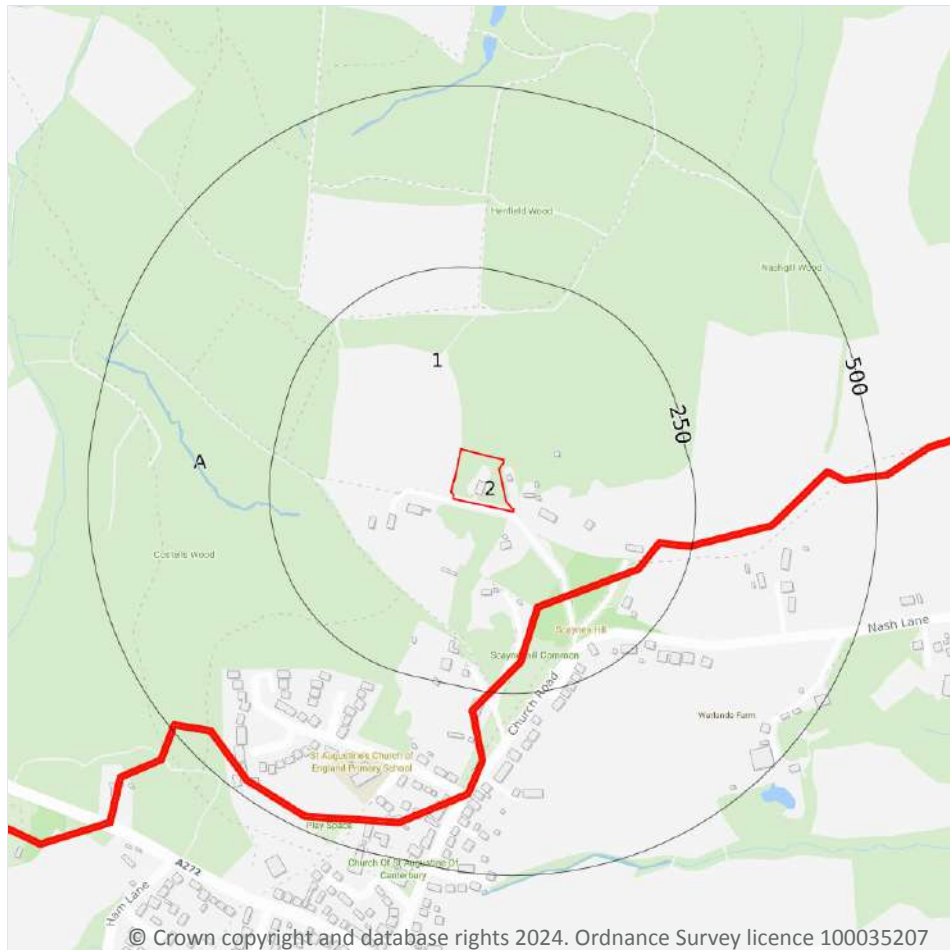
5.10 Source Protection Zones (confined aquifer)

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

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

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

6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 38 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	210m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

1

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 38 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 38 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Ouse Ardingly to confluence with Scrase Brk	GB107041012720	Ouse Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on [page 38 >](#)



ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	779m NE	River	Ouse Ardingly to confluence with Scrase Brk	GB107041012720 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 38 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Adur & Ouse Hastings Beds	GB40702G502000 ↗	Good	Good	Good	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m**0**

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

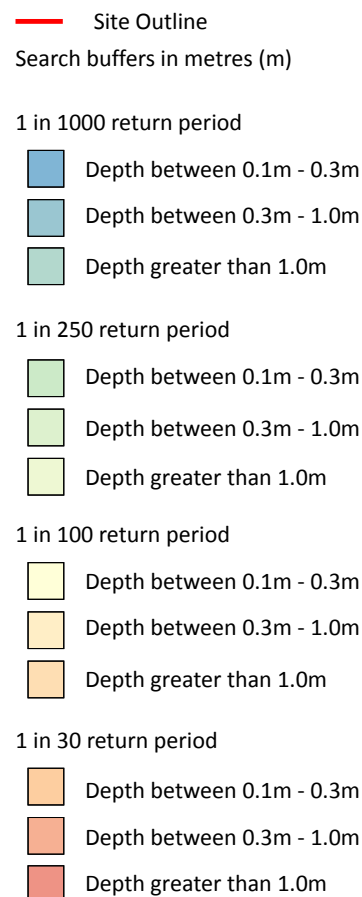
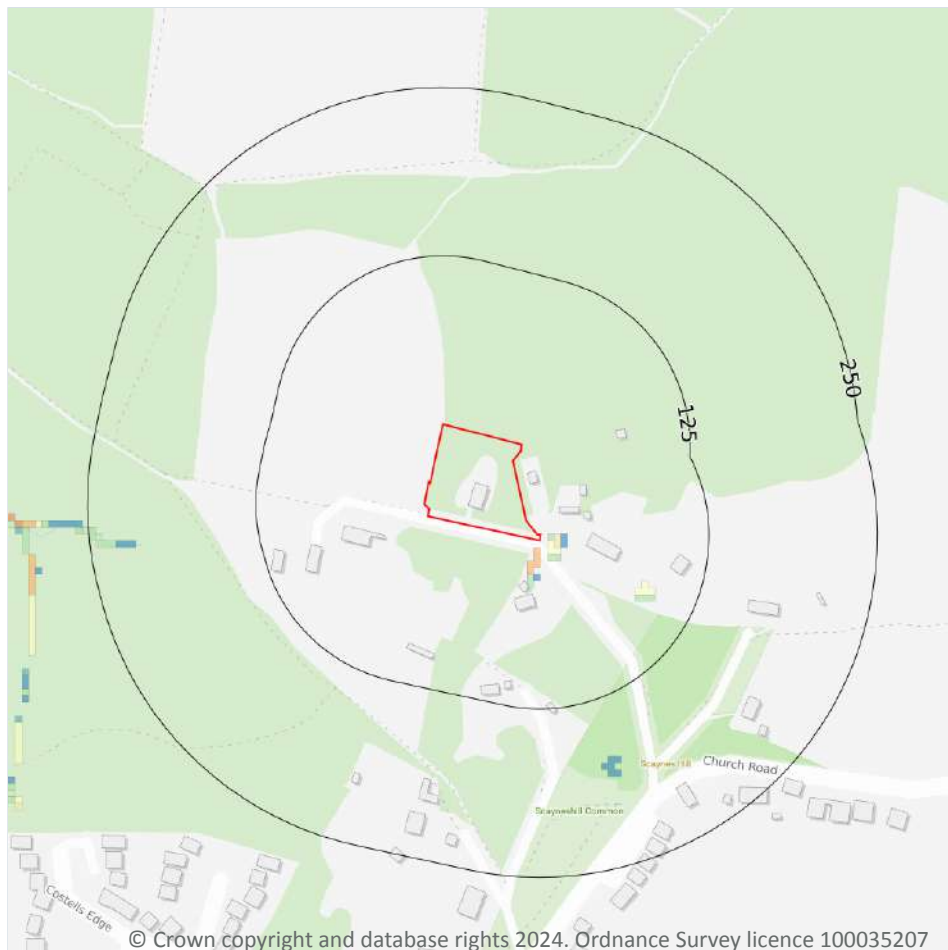
Records within 50m	0
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Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 44 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

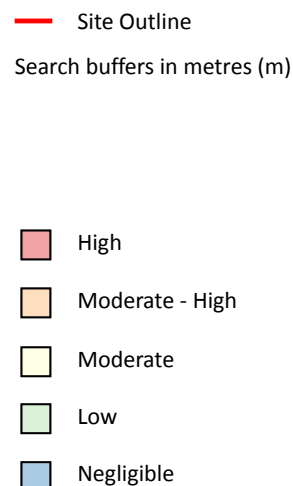
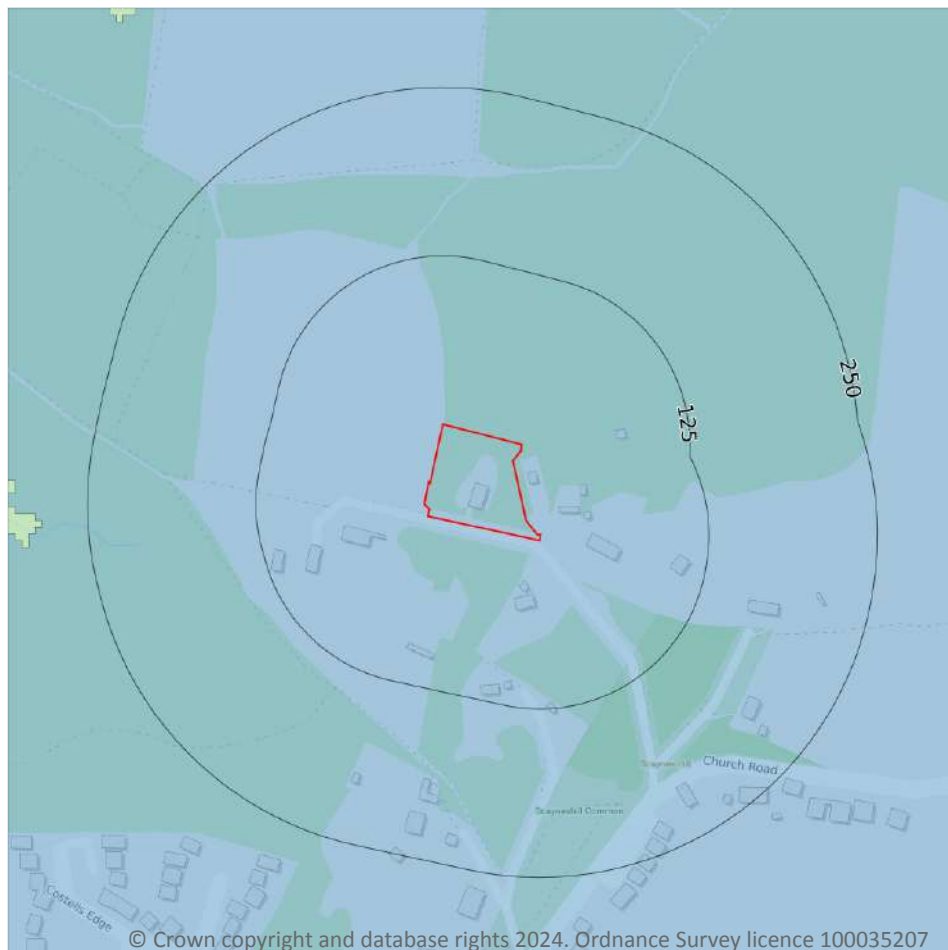
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

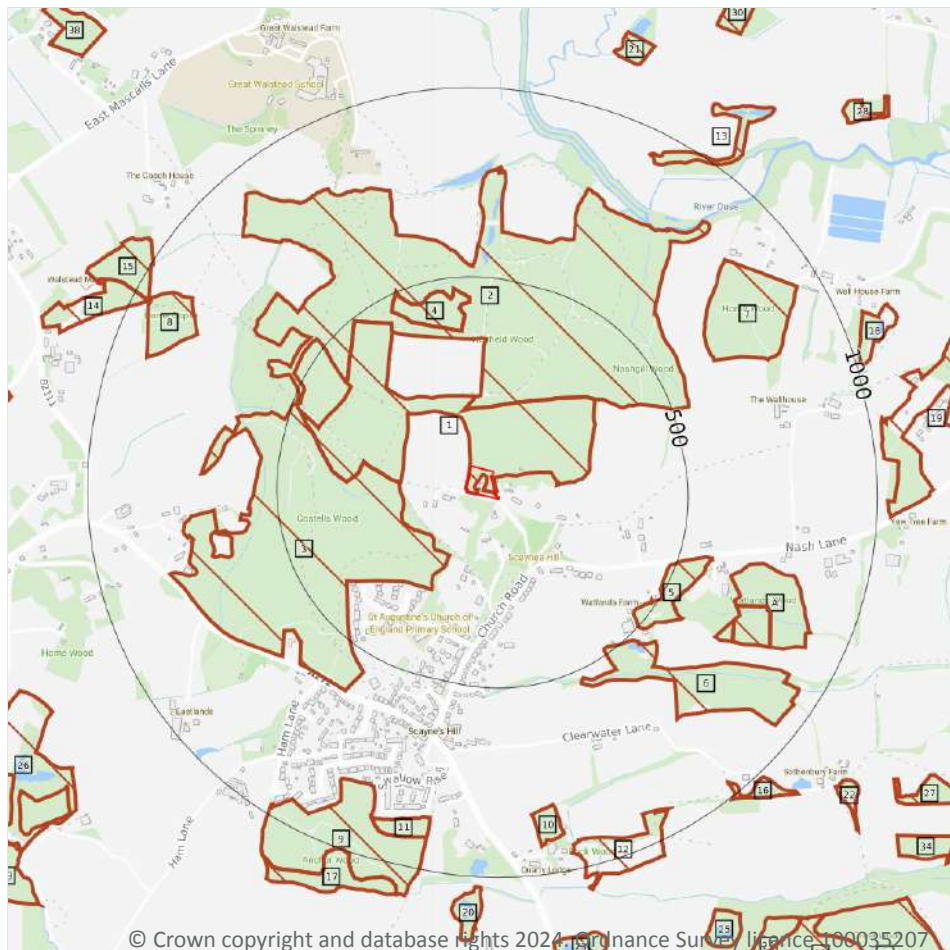
Negligible

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 46 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

62

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 47 >](#)

ID	Location	Name	Woodland Type
1	On site	Henfields Wood	Ancient Replanted Woodland
2	148m N	Henfields Wood	Ancient & Semi-Natural Woodland
3	150m SW	Costells Wood	Ancient & Semi-Natural Woodland
4	358m N	Henfields Wood	Ancient Replanted Woodland
5	465m SE	Watlands Wood_W	Ancient & Semi-Natural Woodland
6	485m SE	Watlands Farm Wood	Ancient & Semi-Natural Woodland
A	647m E	Watlands Wood_E	Ancient & Semi-Natural Woodland
7	652m NE	Home Wood	Ancient & Semi-Natural Woodland
A	679m SE	Watlands Wood_E	Ancient & Semi-Natural Woodland
A	688m SE	Watlands Wood_E	Ancient Replanted Woodland
8	803m NW	Home Copse	Ancient & Semi-Natural Woodland
9	813m S	Anchor Wood	Ancient Replanted Woodland
10	821m S	Rock Wood_N	Ancient & Semi-Natural Woodland
11	861m S	Anchor Wood	Ancient & Semi-Natural Woodland
12	916m SE	Rock Wood	Ancient Replanted Woodland
13	920m NE	Hammerhead Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
14	956m NW	Beech Mead Wood	Ancient & Semi-Natural Woodland
15	956m NW	Beech Mead Wood	Ancient Replanted Woodland
16	962m SE	Chapel Woods	Ancient & Semi-Natural Woodland
17	1000m S	Anchor Wood	Ancient & Semi-Natural Woodland
18	1013m E	Well House Farm Wood	Ancient & Semi-Natural Woodland
19	1021m E	Hamshaw Wood	Ancient & Semi-Natural Woodland
20	1026m S	Neale Farm Pond	Ancient & Semi-Natural Woodland
21	1141m N	Cockchase Wood	Ancient & Semi-Natural Woodland
22	1170m SE	Hammonds Farm Shaw	Ancient & Semi-Natural Woodland
23	1171m S	Cheesecroft Pit	Ancient & Semi-Natural Woodland
24	1218m W	Sluts Lane Wood	Ancient & Semi-Natural Woodland
25	1227m SE	Stonepit Wood	Ancient & Semi-Natural Woodland
26	1239m SW	Standing Wood	Ancient & Semi-Natural Woodland
27	1281m SE	Hammonds Farm Wood	Ancient & Semi-Natural Woodland
28	1314m NE	Town House Shaw	Ancient & Semi-Natural Woodland
29	1316m SE	Great Wood	Ancient & Semi-Natural Woodland
30	1320m NE	Town House Wood	Ancient & Semi-Natural Woodland
-	1336m E	Springwell Wood Shaw	Ancient & Semi-Natural Woodland
-	1348m S	Anchor Wood Ext	Ancient & Semi-Natural Woodland
-	1356m N	Hobb Wood	Ancient & Semi-Natural Woodland
-	1363m N	Hobb Wood	Ancient Replanted Woodland
33	1366m SE	Great Wood	Ancient Replanted Woodland
34	1378m SE	Hammonds Farm_S	Ancient Replanted Woodland
-	1383m W	Cains Wood	Ancient Replanted Woodland
-	1388m E	Springwell Wood	Ancient & Semi-Natural Woodland
37	1396m SE	Great Wood	Ancient & Semi-Natural Woodland
38	1492m NW	Snowflakes Wood	Ancient & Semi-Natural Woodland
39	1508m SW	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1559m S	Pellingbridge Shaw	Ancient & Semi-Natural Woodland
-	1592m S	Lower Hookland Farm Copse	Ancient Replanted Woodland
-	1611m NE	Freshfield Wood	Ancient Replanted Woodland
-	1614m S	Lower Hookland Farm Copse	Ancient & Semi-Natural Woodland
-	1637m E	Masetts Farm Shaw	Ancient & Semi-Natural Woodland
-	1642m SW	Awbrook Park Shaw	Ancient & Semi-Natural Woodland
-	1643m E	Wapsbourne Wood	Ancient & Semi-Natural Woodland
-	1646m E	Wapsbourne Wood	Ancient Replanted Woodland
-	1659m SE	Great Wood	Ancient Replanted Woodland
-	1664m SW	Copyhold Wood	Ancient & Semi-Natural Woodland
-	1680m N	Brock Shaw	Ancient & Semi-Natural Woodland
-	1698m NW	Little Walstead Wood	Ancient & Semi-Natural Woodland
-	1738m SW	Cutaway Wood	Ancient & Semi-Natural Woodland
-	1765m SE	Great Wood	Ancient & Semi-Natural Woodland
-	1796m E	Massets Pit	Ancient & Semi-Natural Woodland
-	1884m SW	Unknown	Ancient & Semi-Natural Woodland
-	1900m SE	Black Wood	Ancient & Semi-Natural Woodland
-	1997m N	Montes Hill Shaw	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

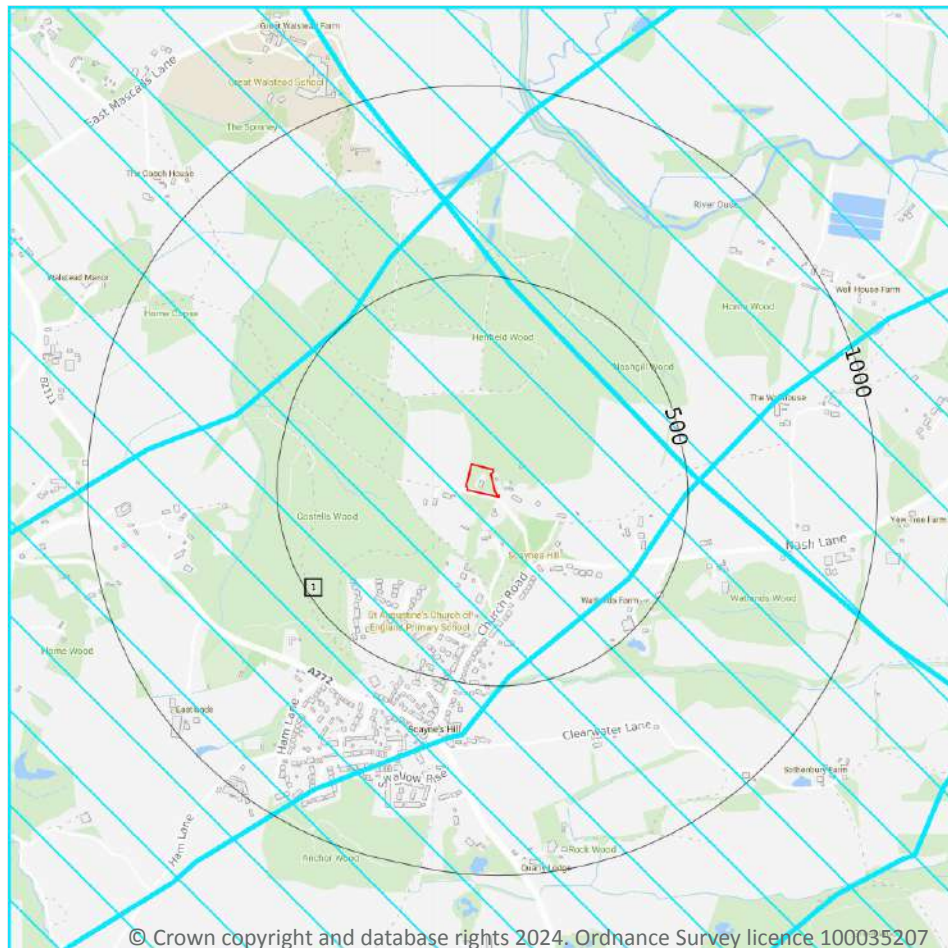
Records within 2000m

0

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

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

SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 54](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

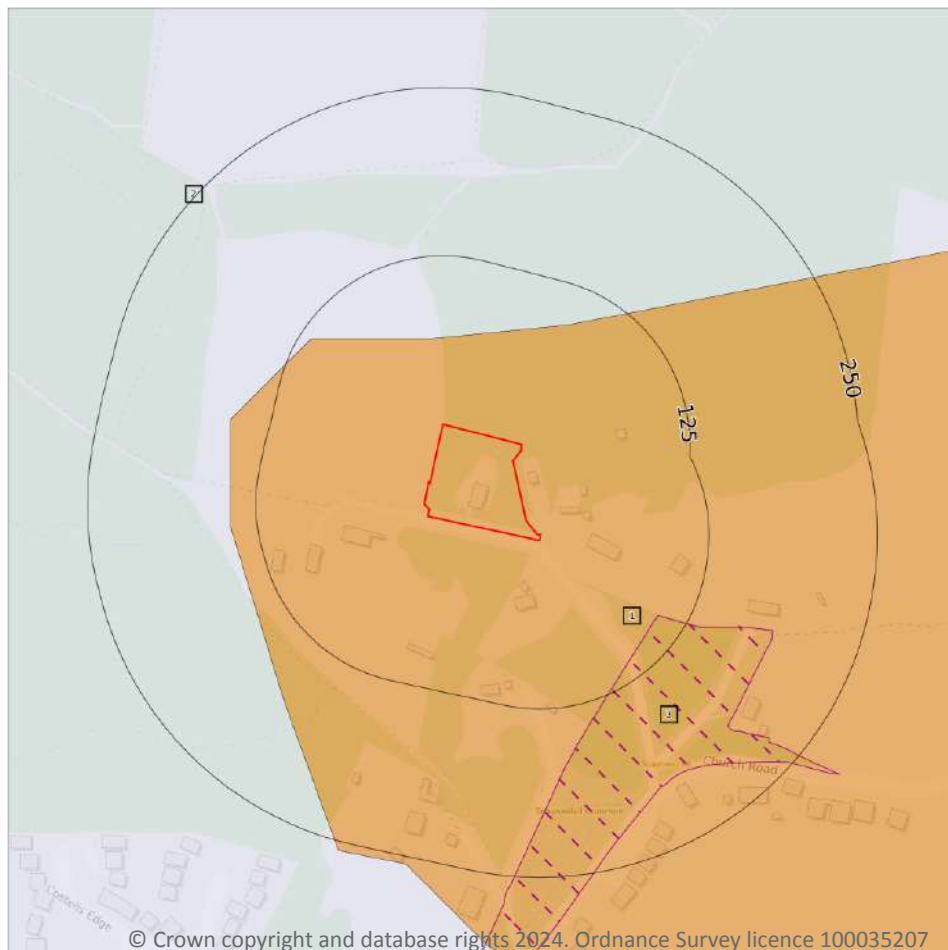
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 58](#) >

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



ID	Location	Classification	Description
2	64m N	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	1
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The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

Features are displayed on the Agricultural designations map on [page 58 >](#)

ID	Location	Name	Classification	Other relevant legislation
3	104m SE	Scayneshill Common	Section 4 Conclusive Registered Common Land	-

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

12.3 Tree Felling Licences

Records within 250m	0
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Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	1
----------------------------	----------

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

Location	Reference	Scheme	Start Date	End date
184m N	AG00439603	Entry Level Stewardship	01/07/2013	30/06/2018



This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

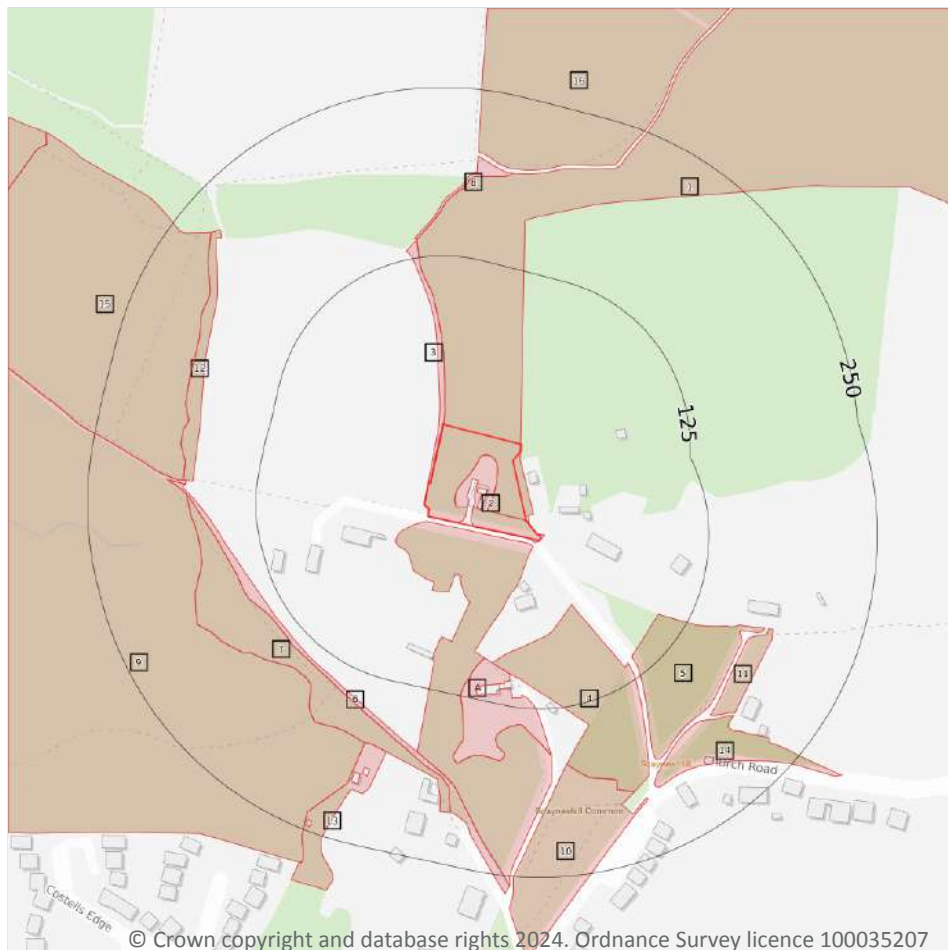
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Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce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

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

18

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 61](#) >

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	4m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
4	53m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	94m S	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
5	104m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	135m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	138m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	139m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	150m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	167m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
11	171m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	173m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	174m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	178m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	180m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
16	197m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m

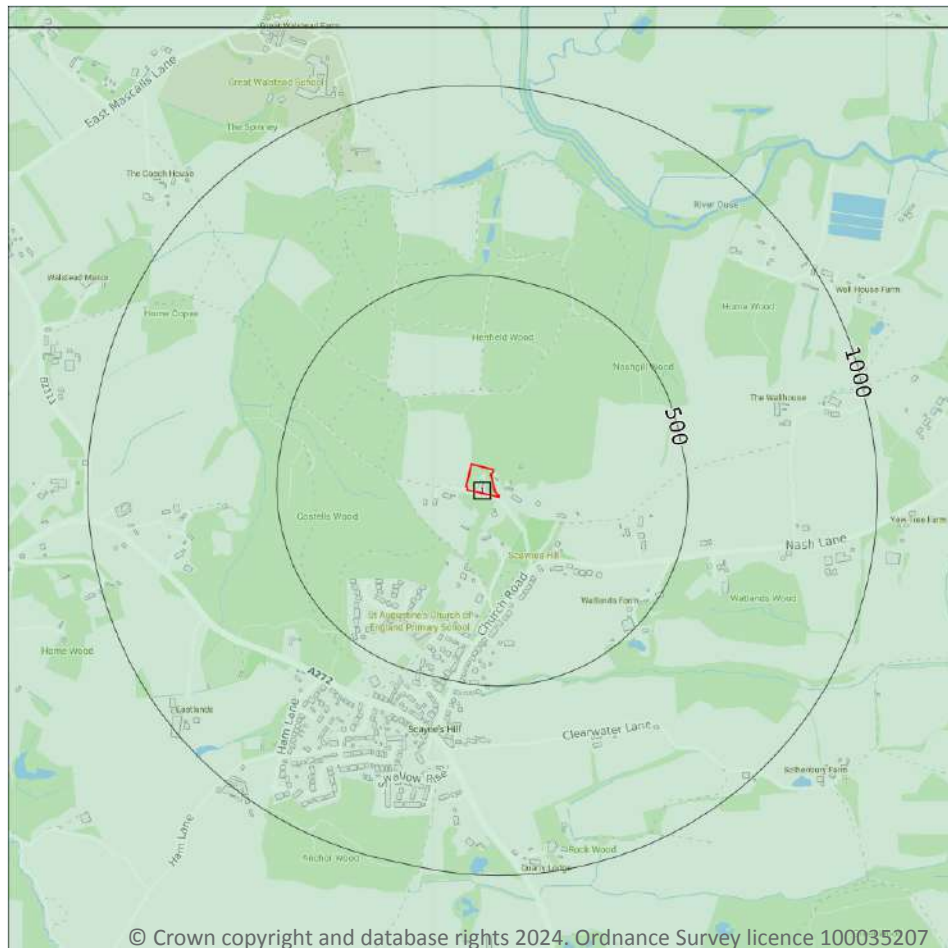
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 64](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	TQ32SE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

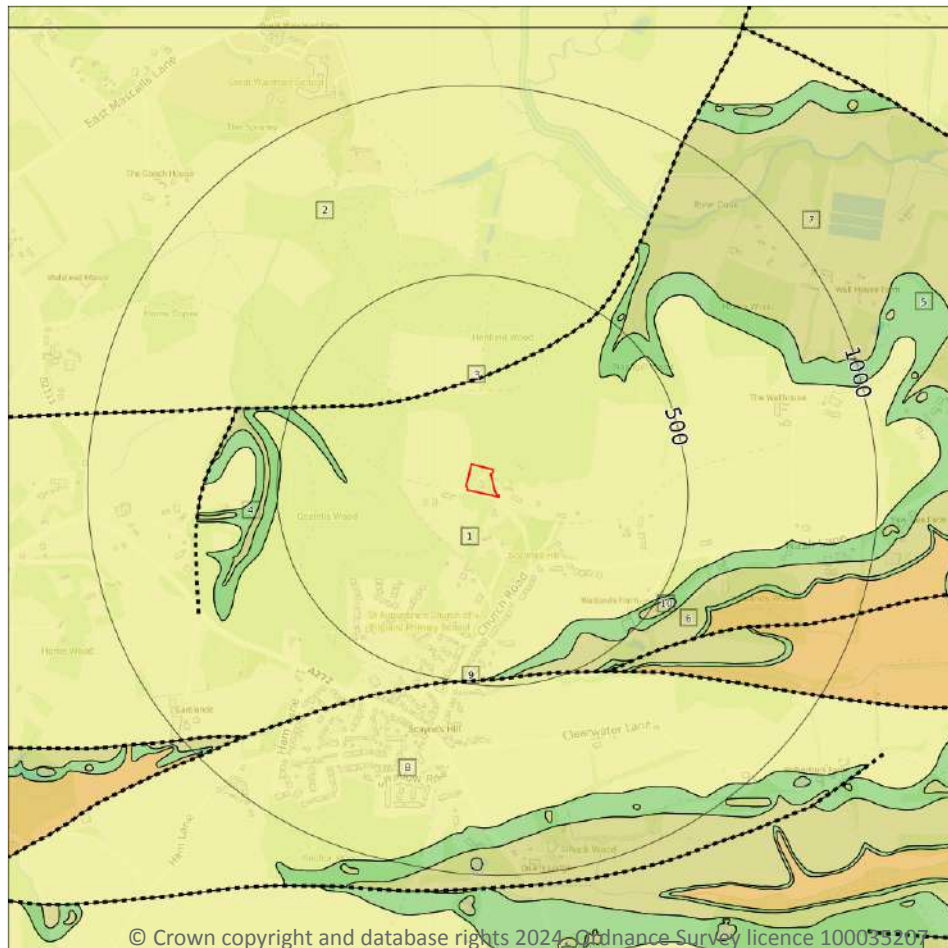
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

8

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 67](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-SLSST	Upper Tunbridge Wells Sand - Silty Sandstone	Valanginian Age
2	210m N	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age
4	315m W	UGRC-MDST	Upper Grinstead Clay - Mudstone	Valanginian Age



ID	Location	LEX Code	Description	Rock age
5	375m NE	UGRC-MDST	Upper Grinstead Clay - Mudstone	Valanginian Age
6	422m SE	CKST-CALSST	Cuckfield Stone Bed - Calcareous Sandstone	Valanginian Age
7	444m NE	CKST-CALSST	Cuckfield Stone Bed - Calcareous Sandstone	Valanginian Age
8	478m S	UTW-SLSST	Upper Tunbridge Wells Sand - Silty Sandstone	Valanginian Age
10	483m SE	CKST-CALSST	Cuckfield Stone Bed - Calcareous Sandstone	Valanginian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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

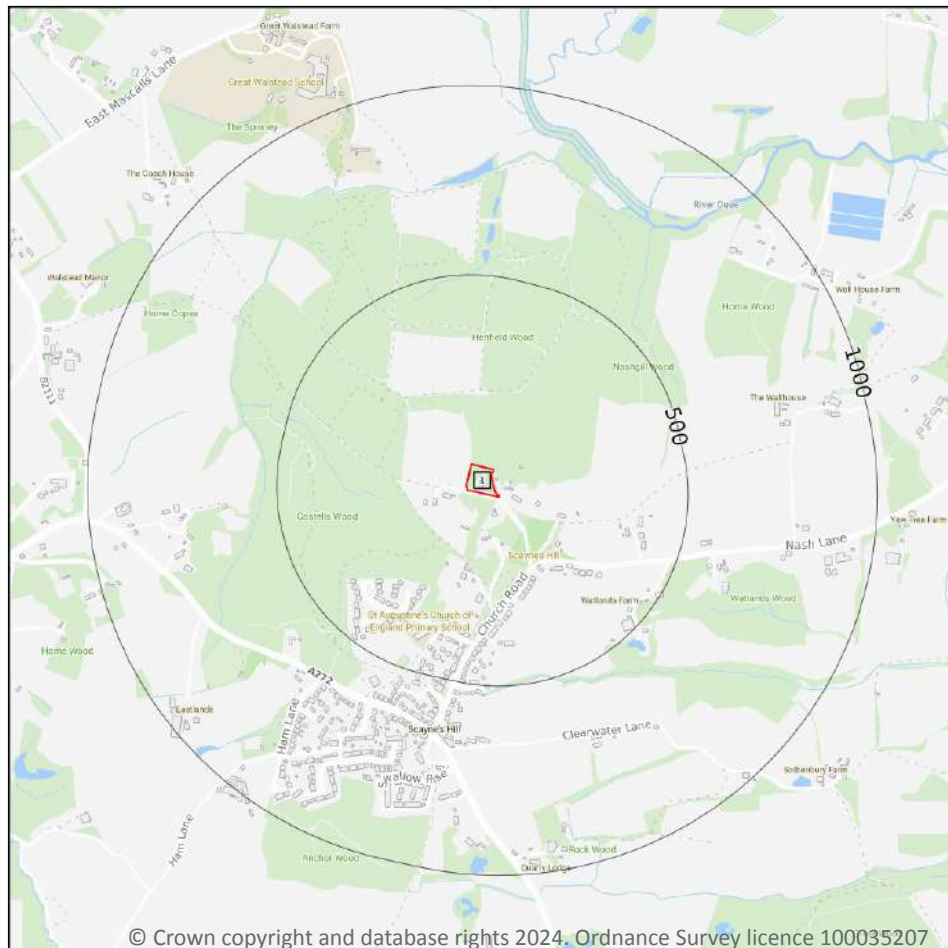
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 67 >](#)

ID	Location	Category	Description
3	210m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
9	478m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 69](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW302_horsham_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

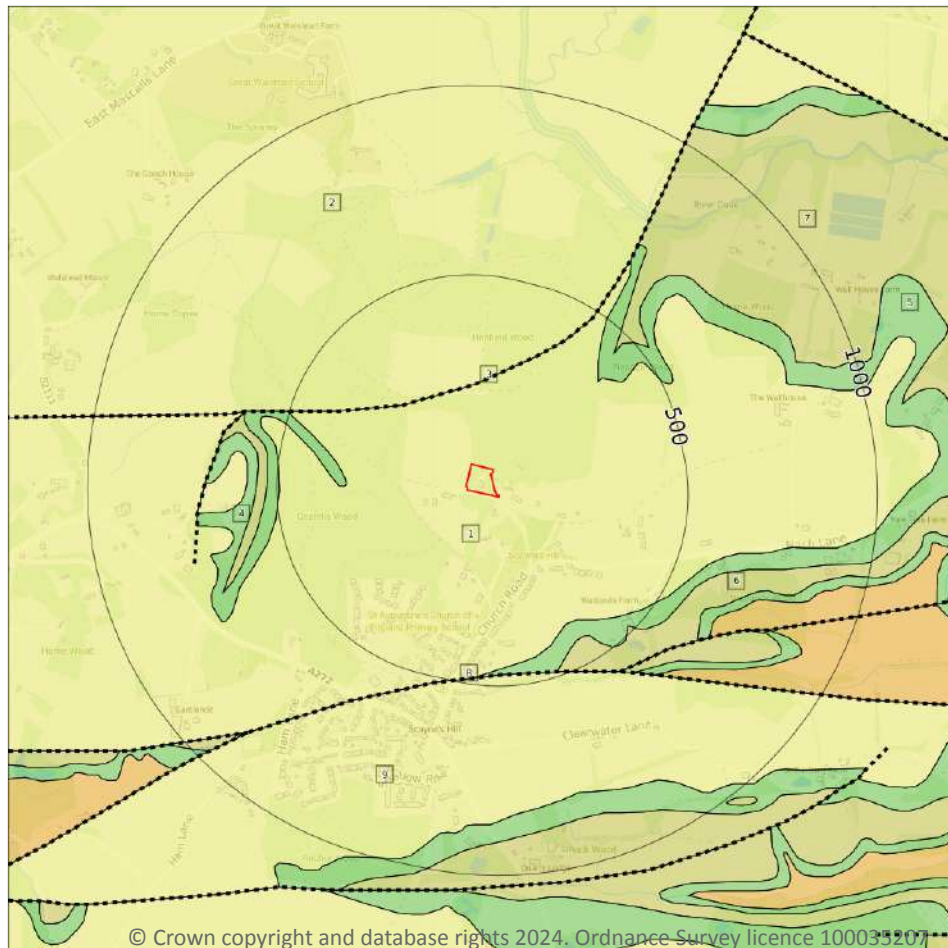
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

7

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
2	200m N	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
4	316m W	UGRC-MDST	UPPER GRINSTEAD CLAY - MUDSTONE	VALANGINIAN



ID	Location	LEX Code	Description	Rock age
5	362m NE	UGRC-MDST	UPPER GRINSTEAD CLAY - MUDSTONE	VALANGINIAN
6	431m SE	CKST-CALSST	CUCKFIELD STONE BED - SANDSTONE, CALCAREOUS	VALANGINIAN
7	444m NE	CKST-CALSST	CUCKFIELD STONE BED - SANDSTONE, CALCAREOUS	VALANGINIAN
9	470m S	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2
----------------------------	----------

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

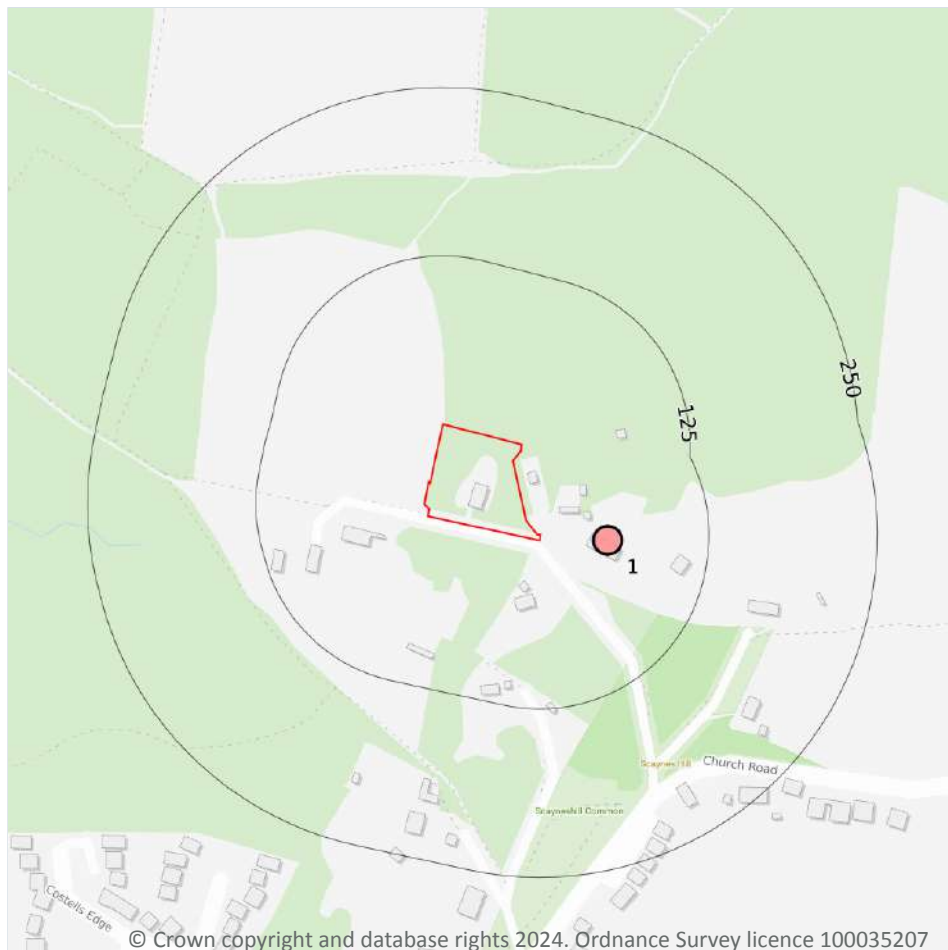
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 72 >](#)

ID	Location	Category	Description
3	200m N	FAULT	Fault, inferred, displacement unknown
8	470m S	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

1

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

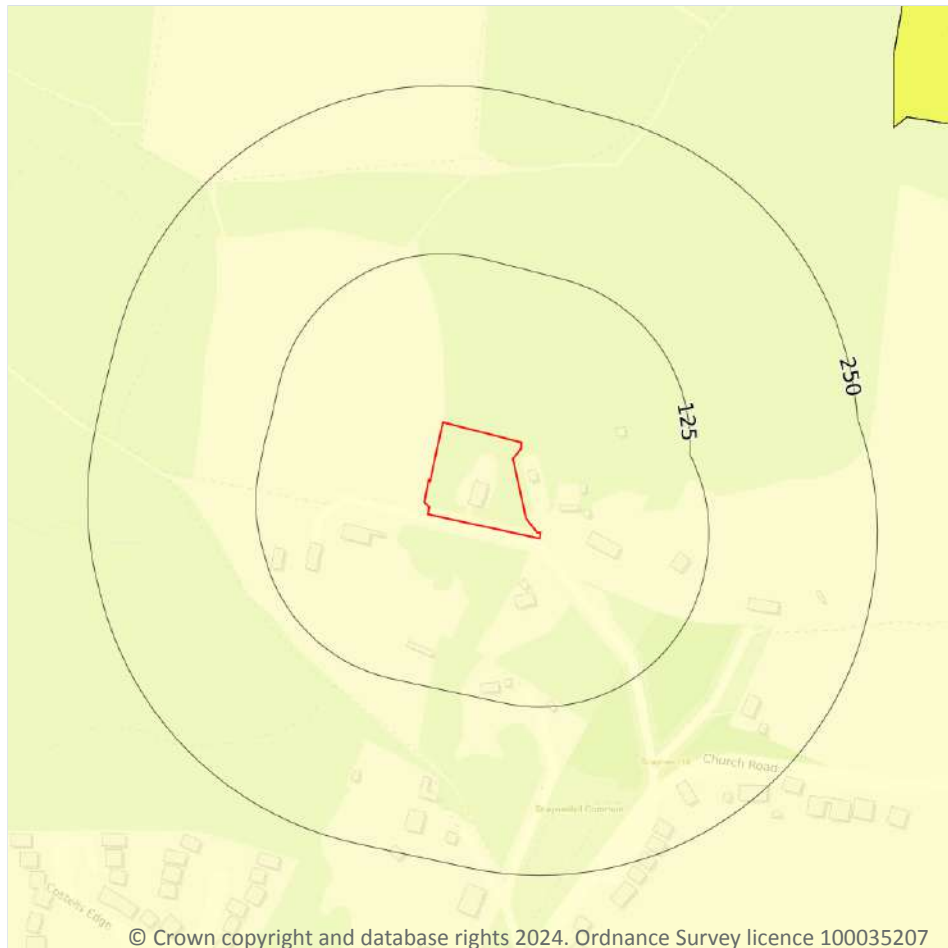
Features are displayed on the Boreholes map on [page 74](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	50m SE	537070 123760	LYCHGATE COTT CHURCH RD S'HILL	65.0	N	594686 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

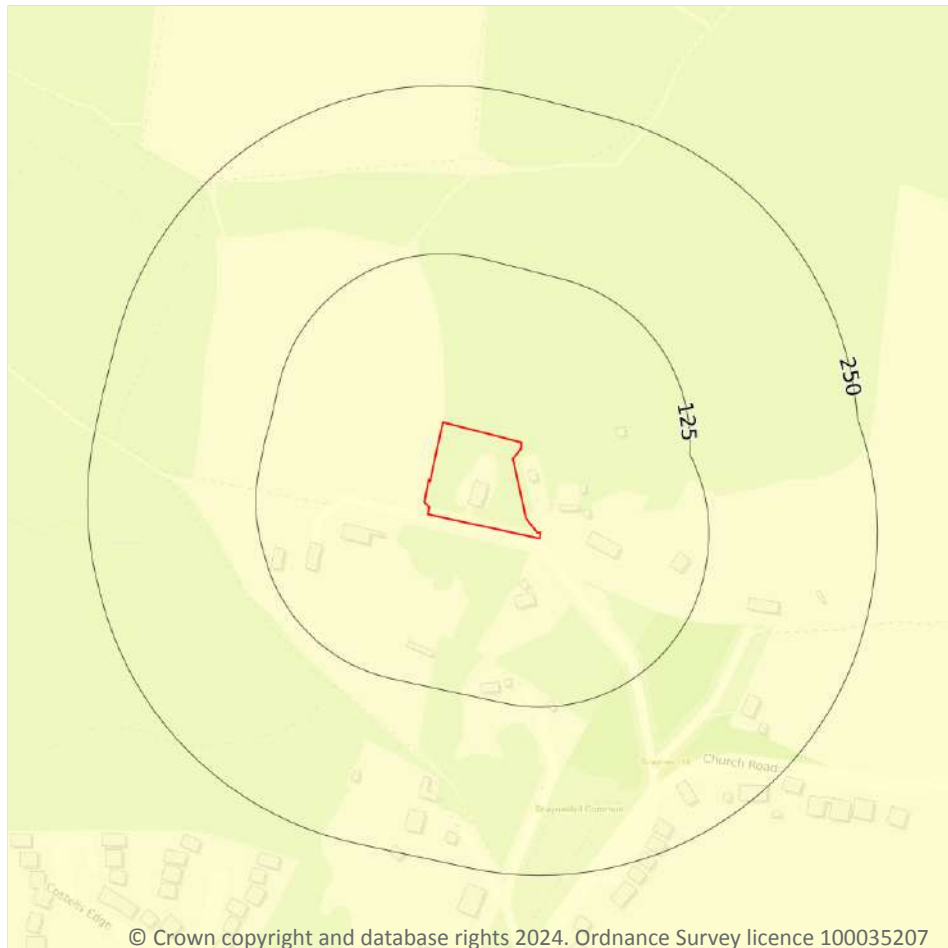
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 75 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

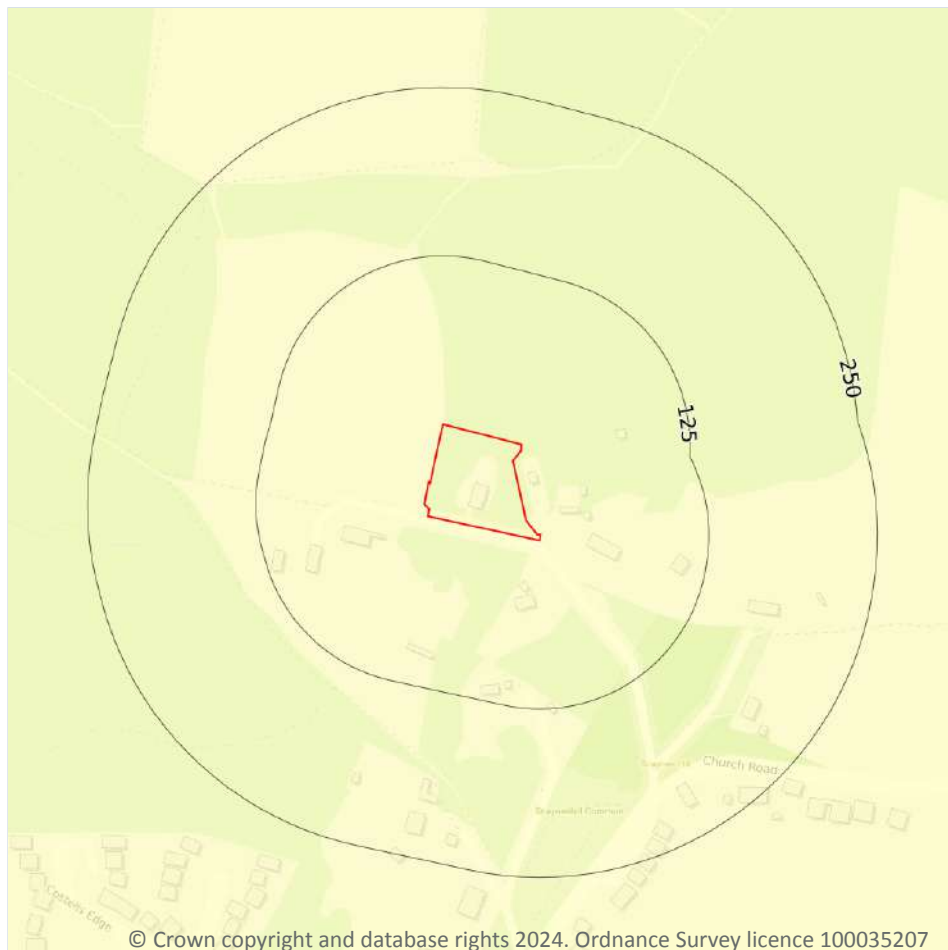
Features are displayed on the Natural ground subsidence - Running sands map on [page 76 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

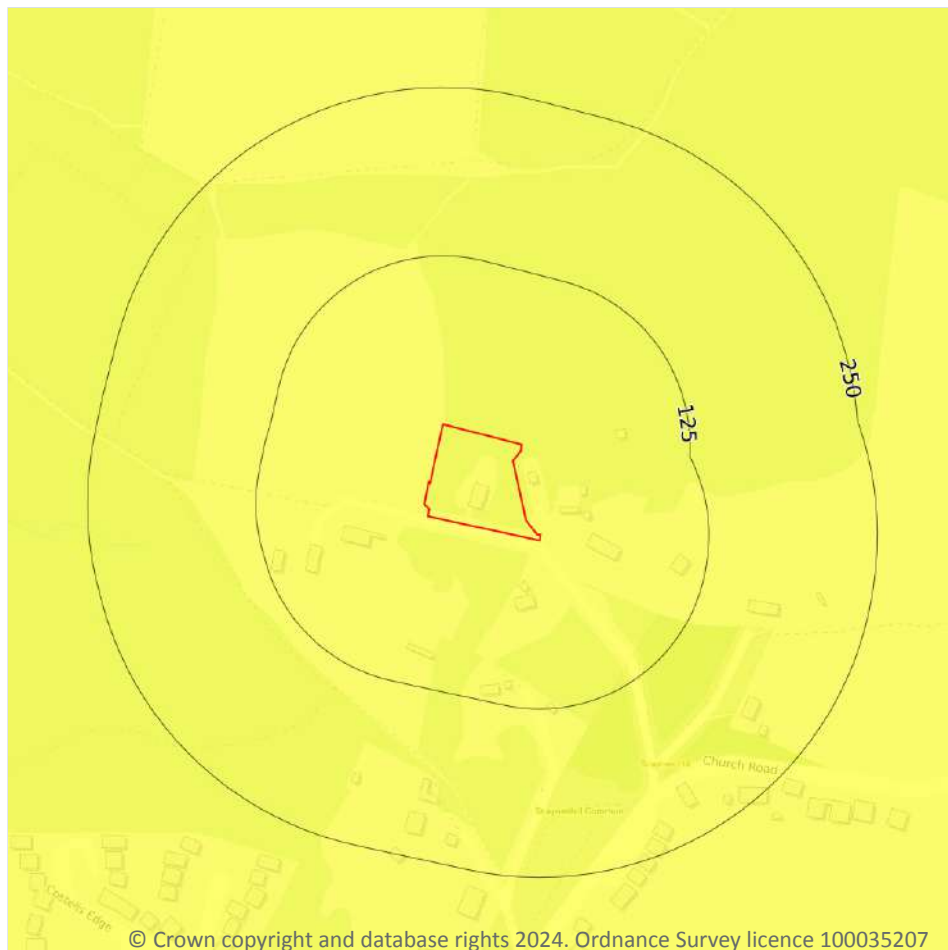
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 77 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

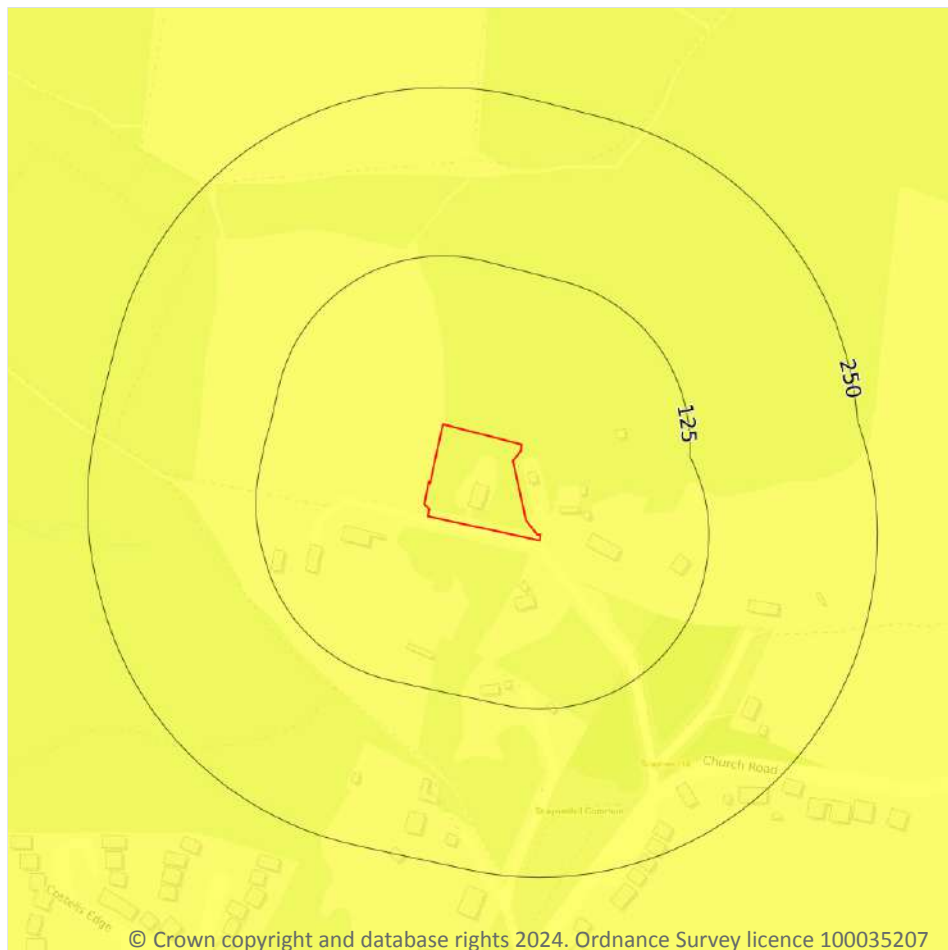
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 78 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

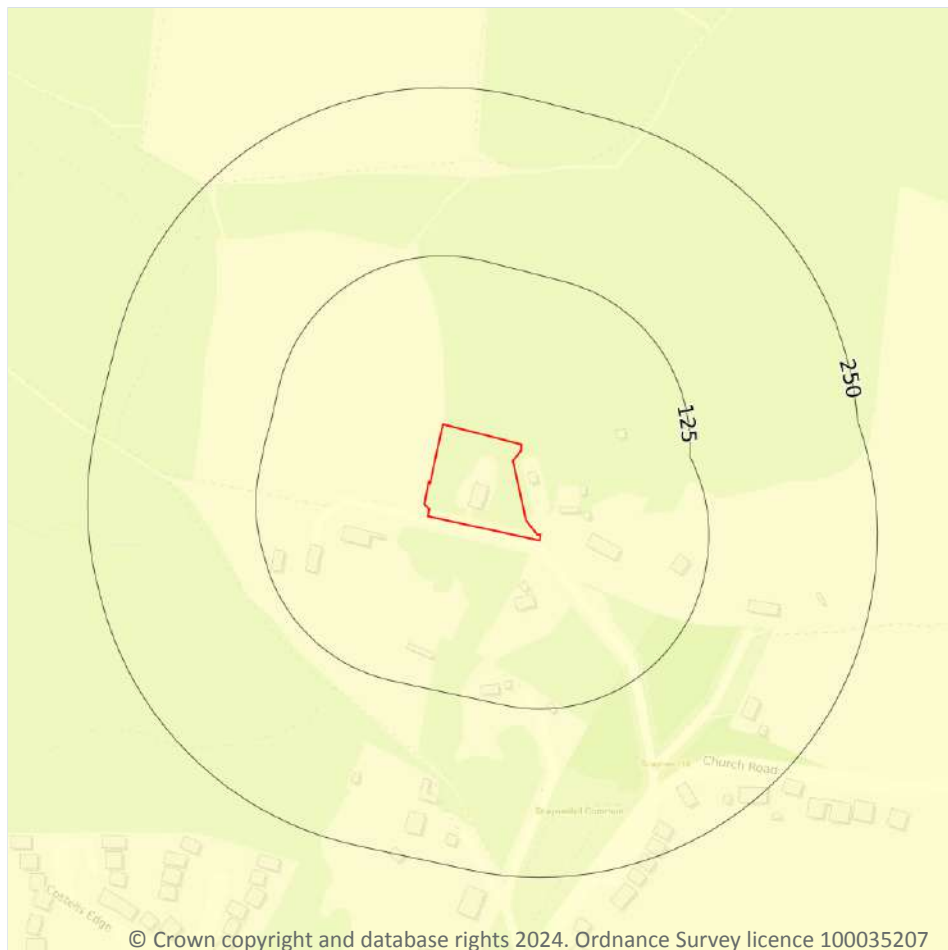
Features are displayed on the Natural ground subsidence - Landslides map on [page 79 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 80](#)

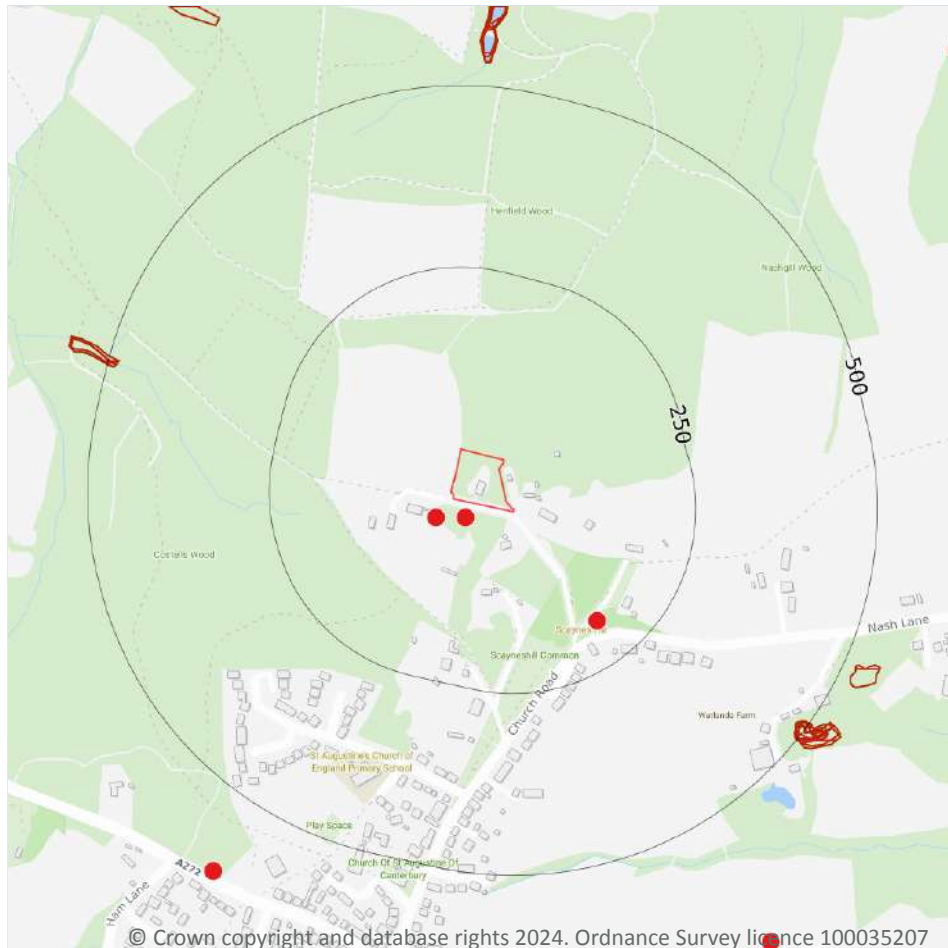
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
 - Sporadic underground mining of restricted extent possible
 - Localised small scale underground mining possible
 - Small scale mining possible
 - Underground mining known or likely within or in close proximity
 - Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

3

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 82](#) >

ID	Location	Details	Description
A	21m S	Name: Henfield Barn Pits Address: Scaynes Hill, HAYWARDS HEATH, West Sussex Commodity: Mineral Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
A	34m SW	Name: Henfield Barn Pits Address: Scaynes Hill, HAYWARDS HEATH, West Sussex Commodity: Mineral Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
1	188m SE	Name: Nash Farm Pit Address: Scaynes Hill, HAYWARDS HEATH, West Sussex Commodity: Mineral Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

0

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**0**

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site**0**

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

1

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
13m S	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.



18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

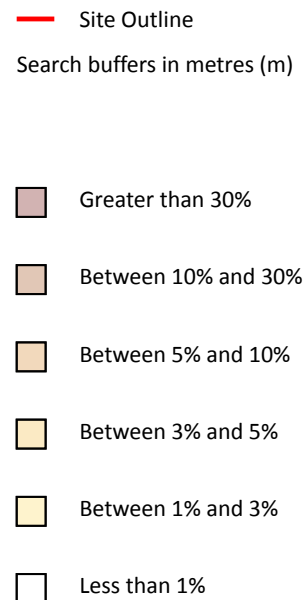
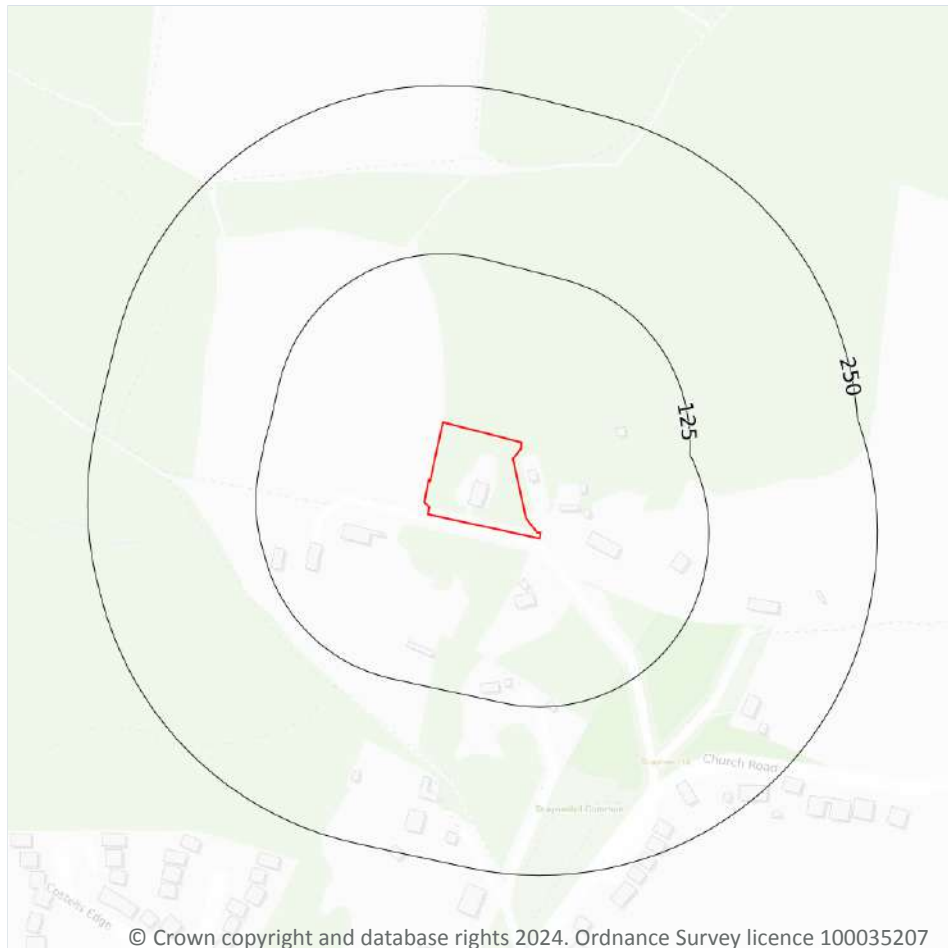
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 89](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

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APPENDIX C

HISTORICAL MAP EXTRACTS

Site Details:

COSTELLS STABLES, CHURCH ROAD, SCAYNES HILL, RH17 7NH

Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: County Series
Map date: 1874
Scale: 1:10,560
Printed at: 1:10,560

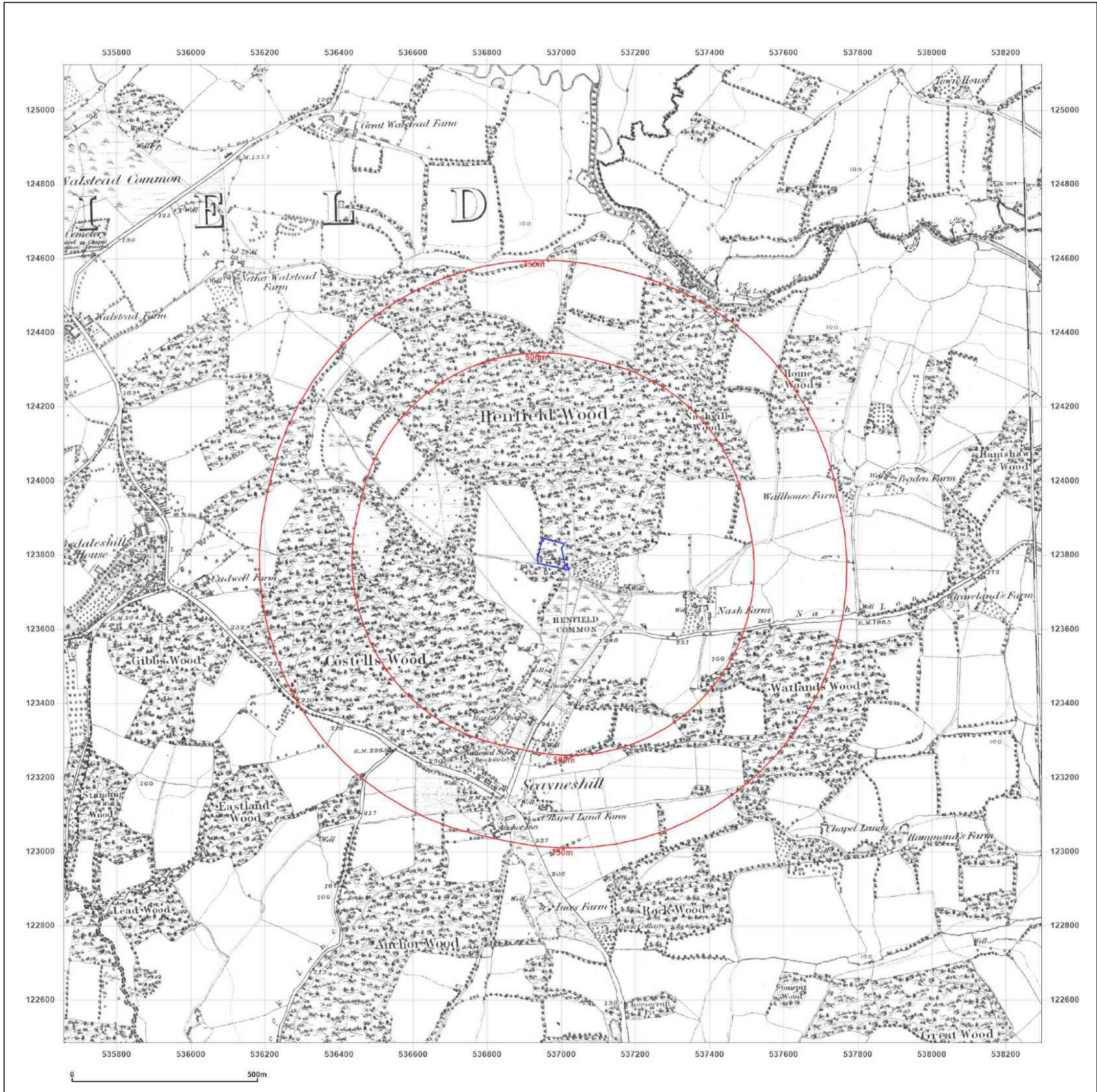


Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1874
Edition N/A
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7NH

Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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

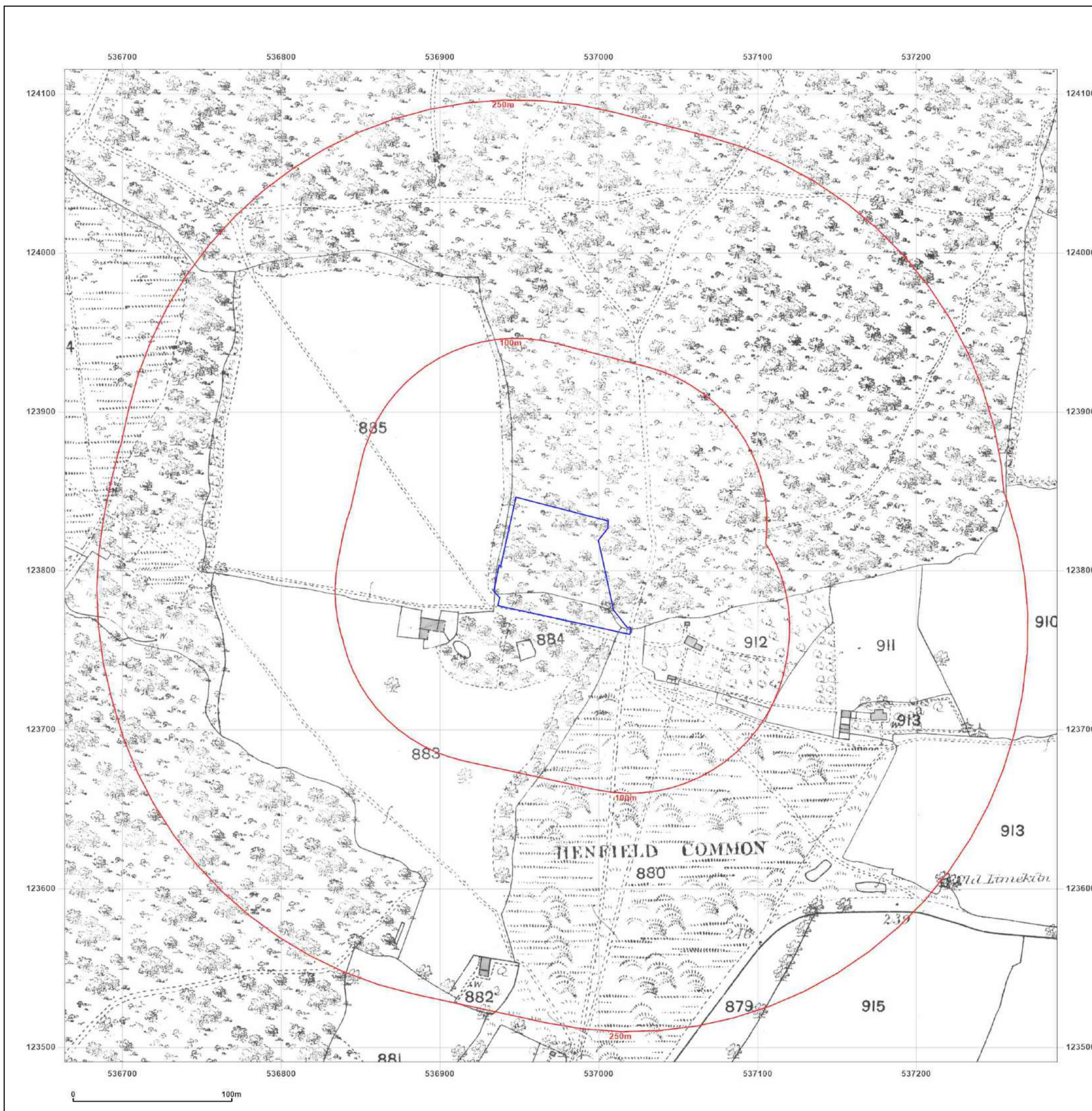


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Map legend available at:
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Site Details:

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ROAD, SCAYNES HILL, RH17
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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

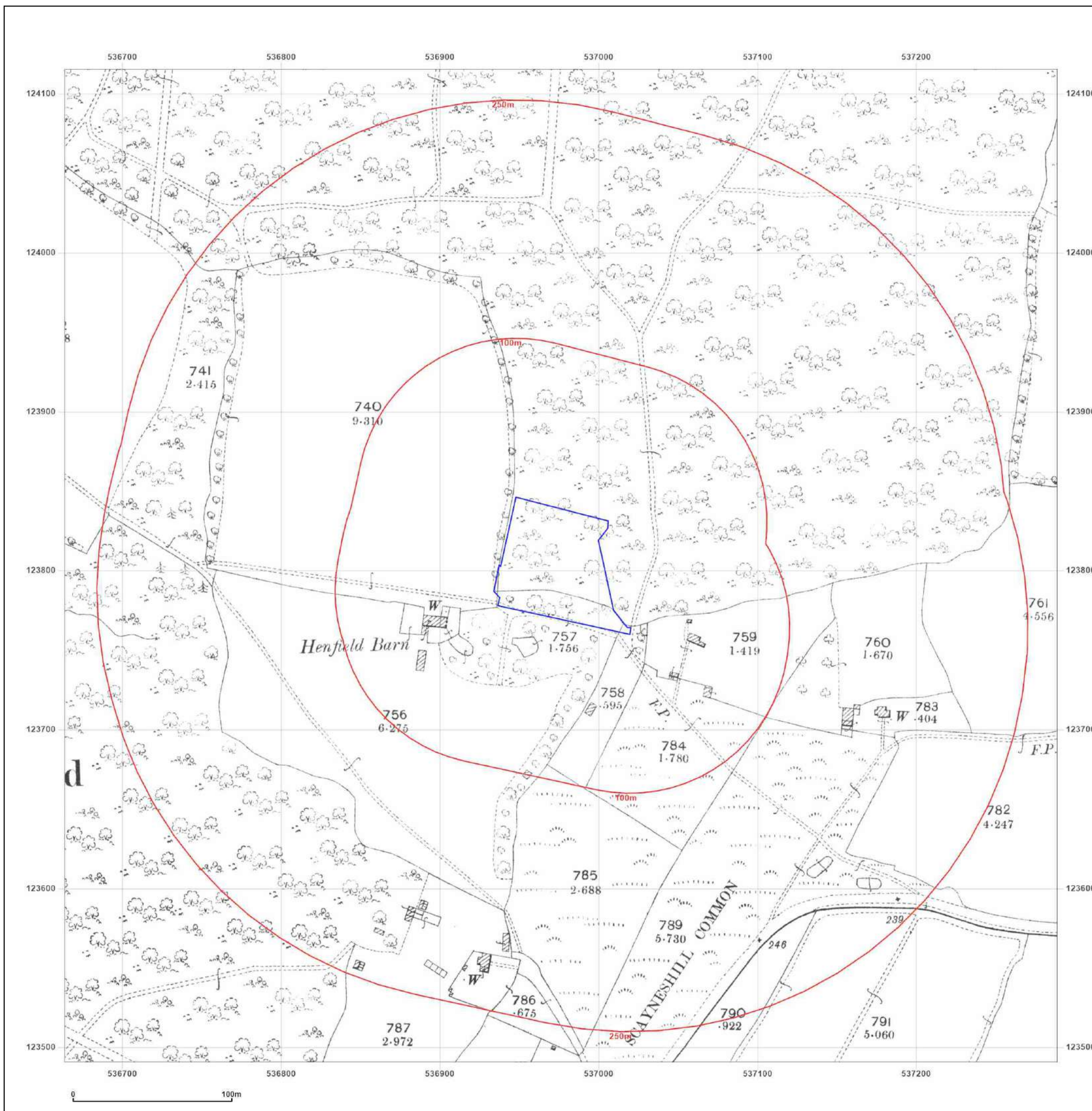


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
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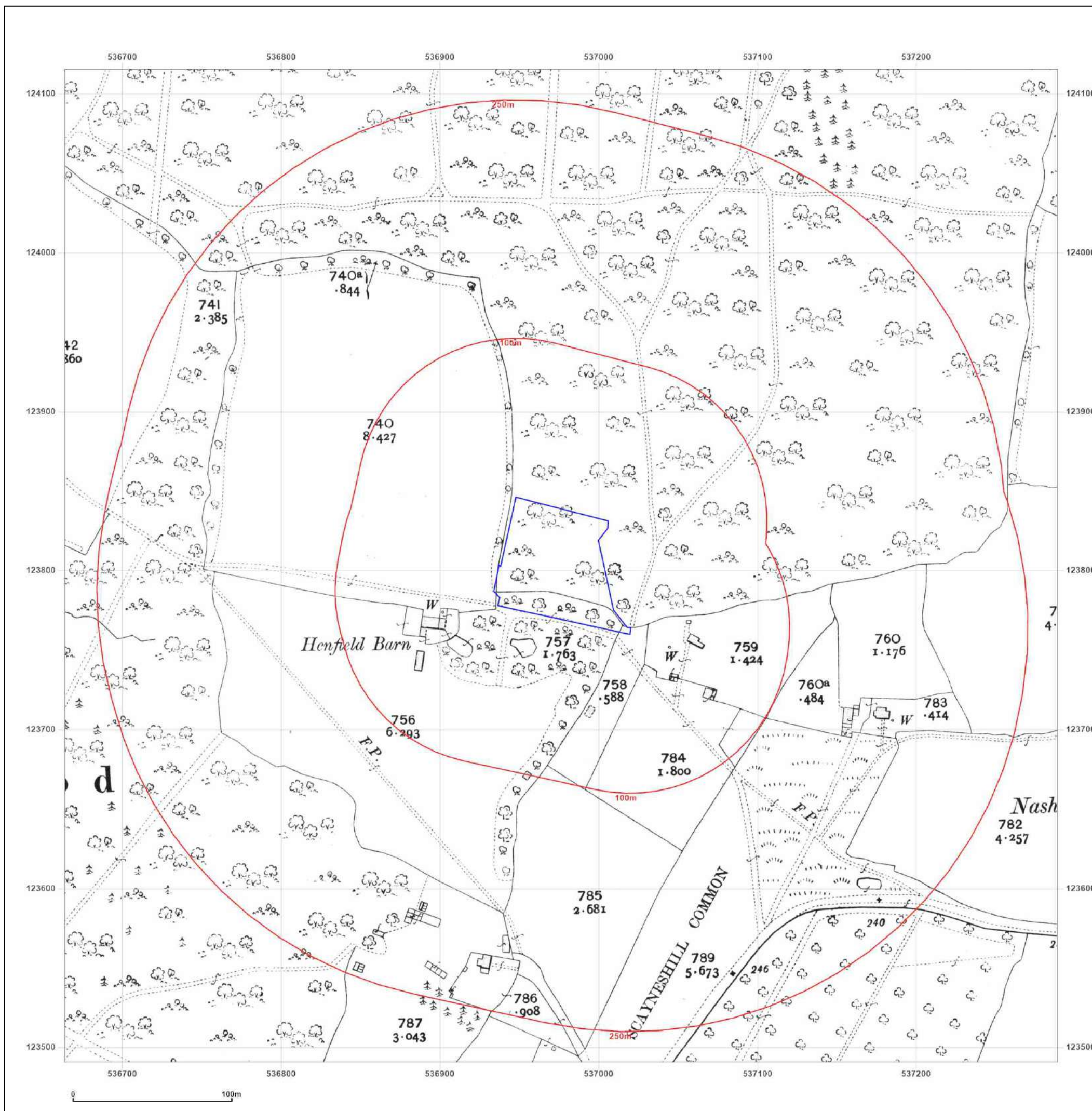


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: County Series

Map date: 1912

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1912
Edition 1912
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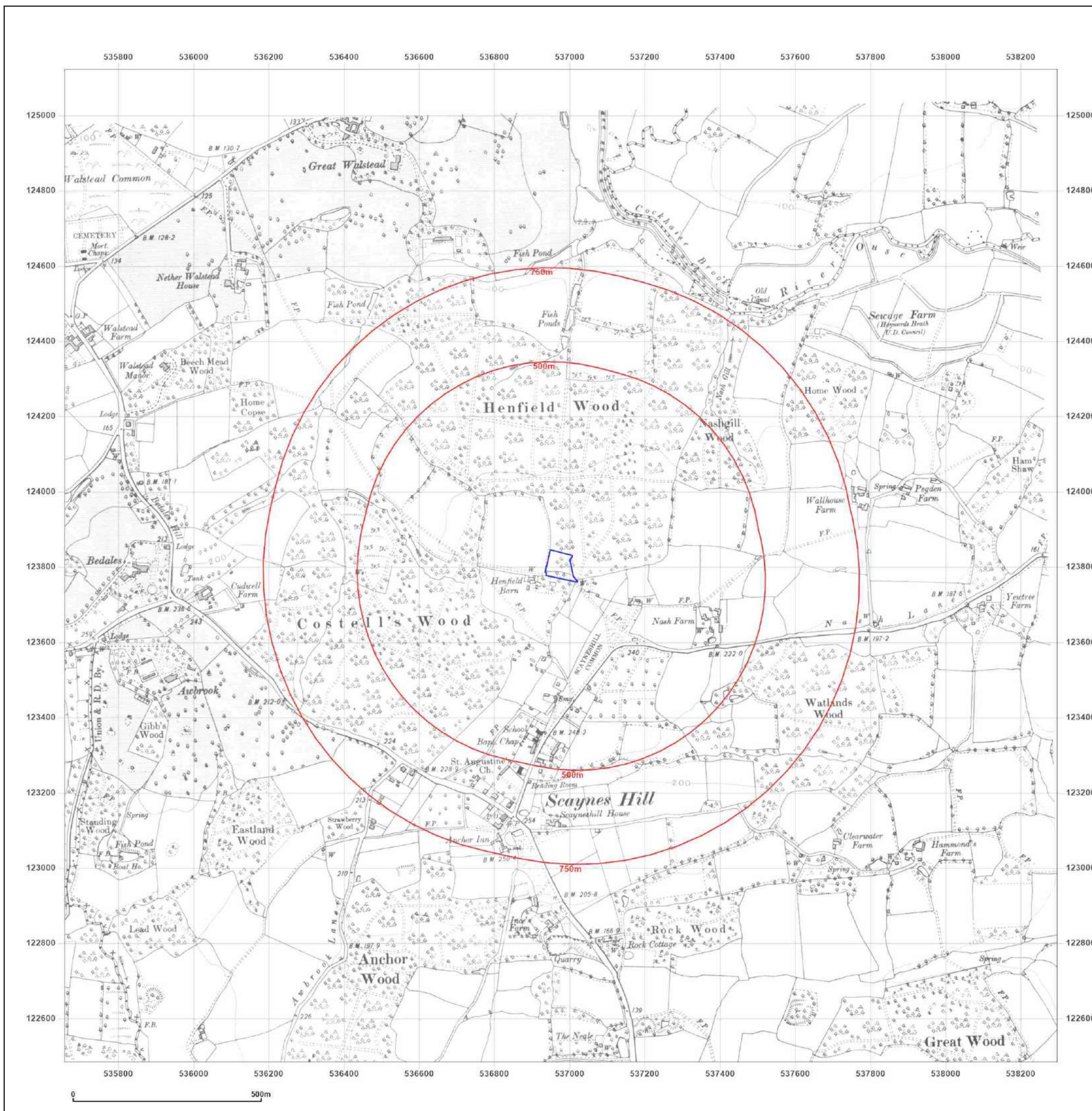


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: County Series

Map date: 1938

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1938
Revised 1938
Edition N/A
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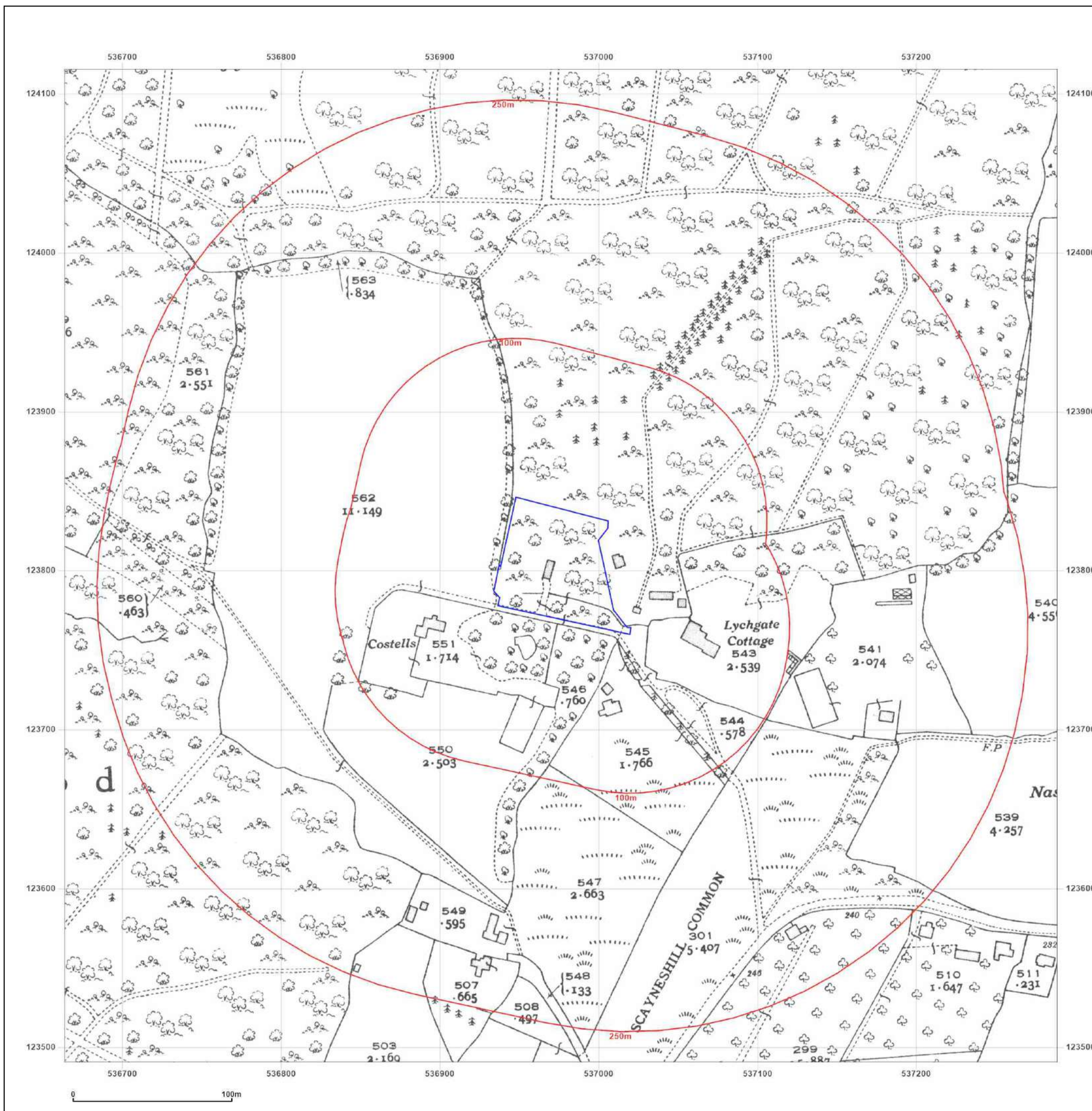


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: National Grid

Map date: 1954-1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1956
Edition N/A
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Levelled 1938

Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1952

Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1951

Surveyed 1954
Revised 1954
Edition N/A
Copyright N/A
Levelled 1951

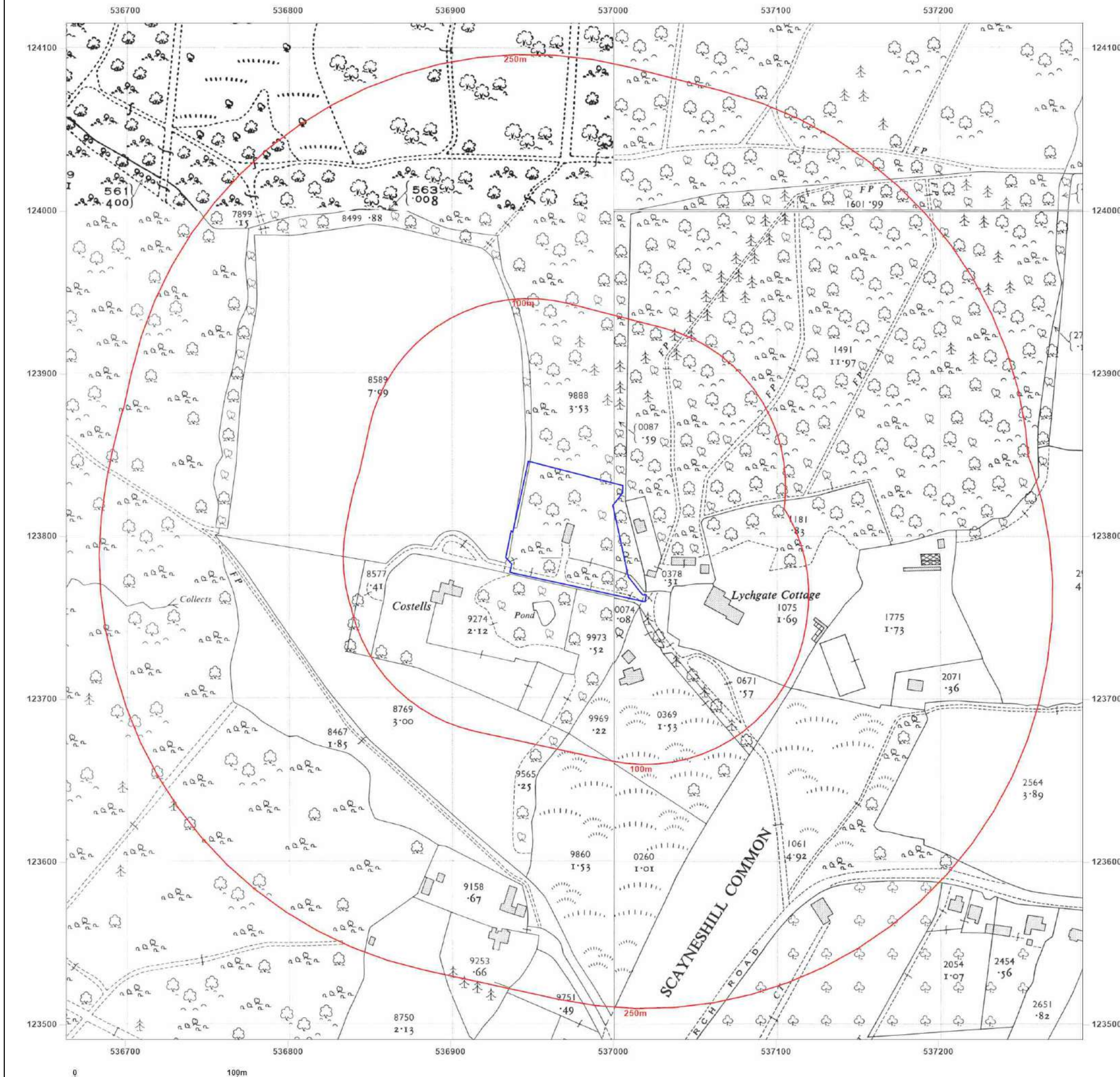


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: National Grid

Map date: 1968-1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1970
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Edition N/A
Copyright 1971
Levelled 1951

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1969
Levelled 1957

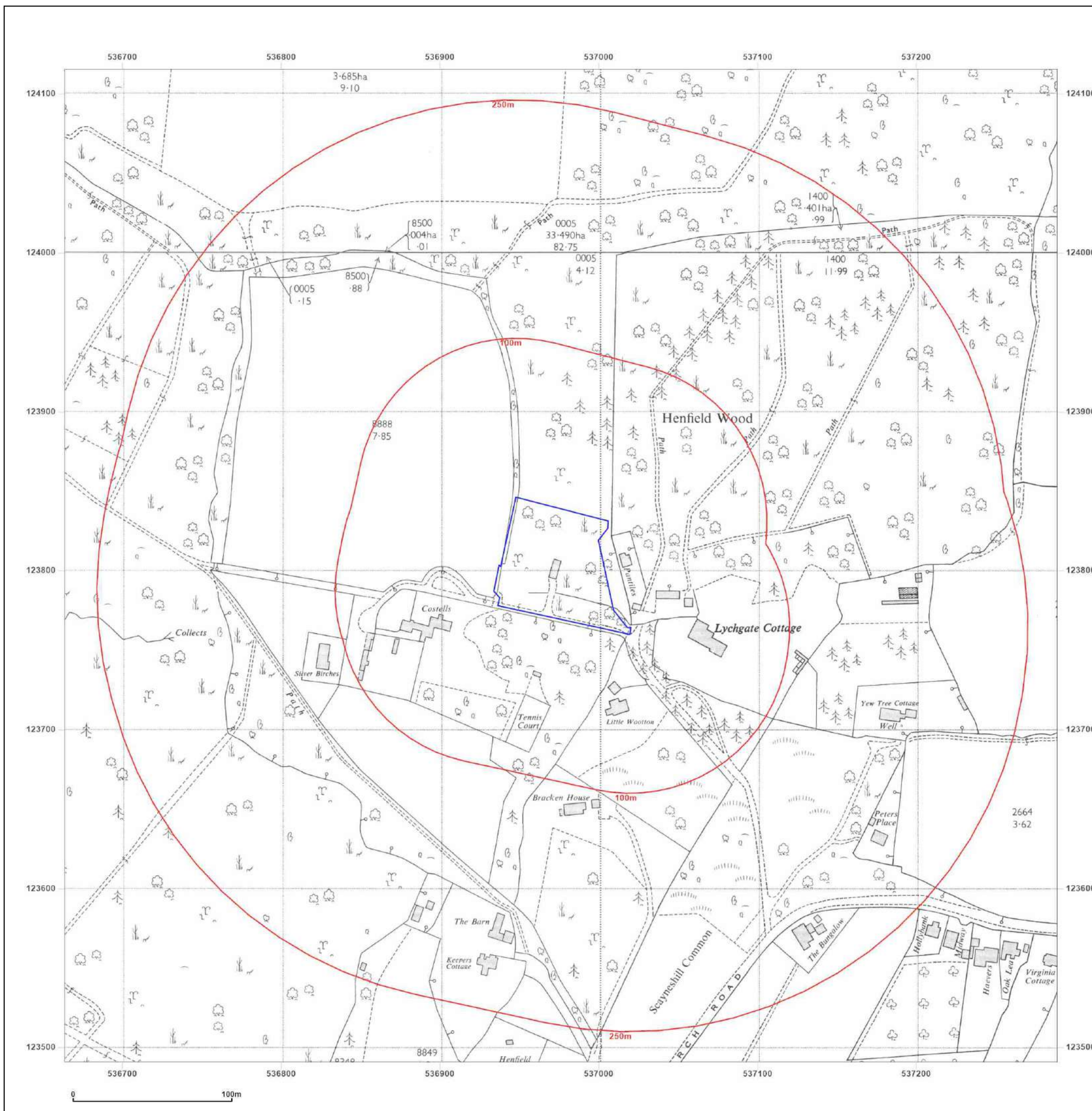


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: National Grid

Map date: 1973-1975

Scale: 1:10,000

Printed at: 1:10,000



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Levelled N/A

Surveyed 1971
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

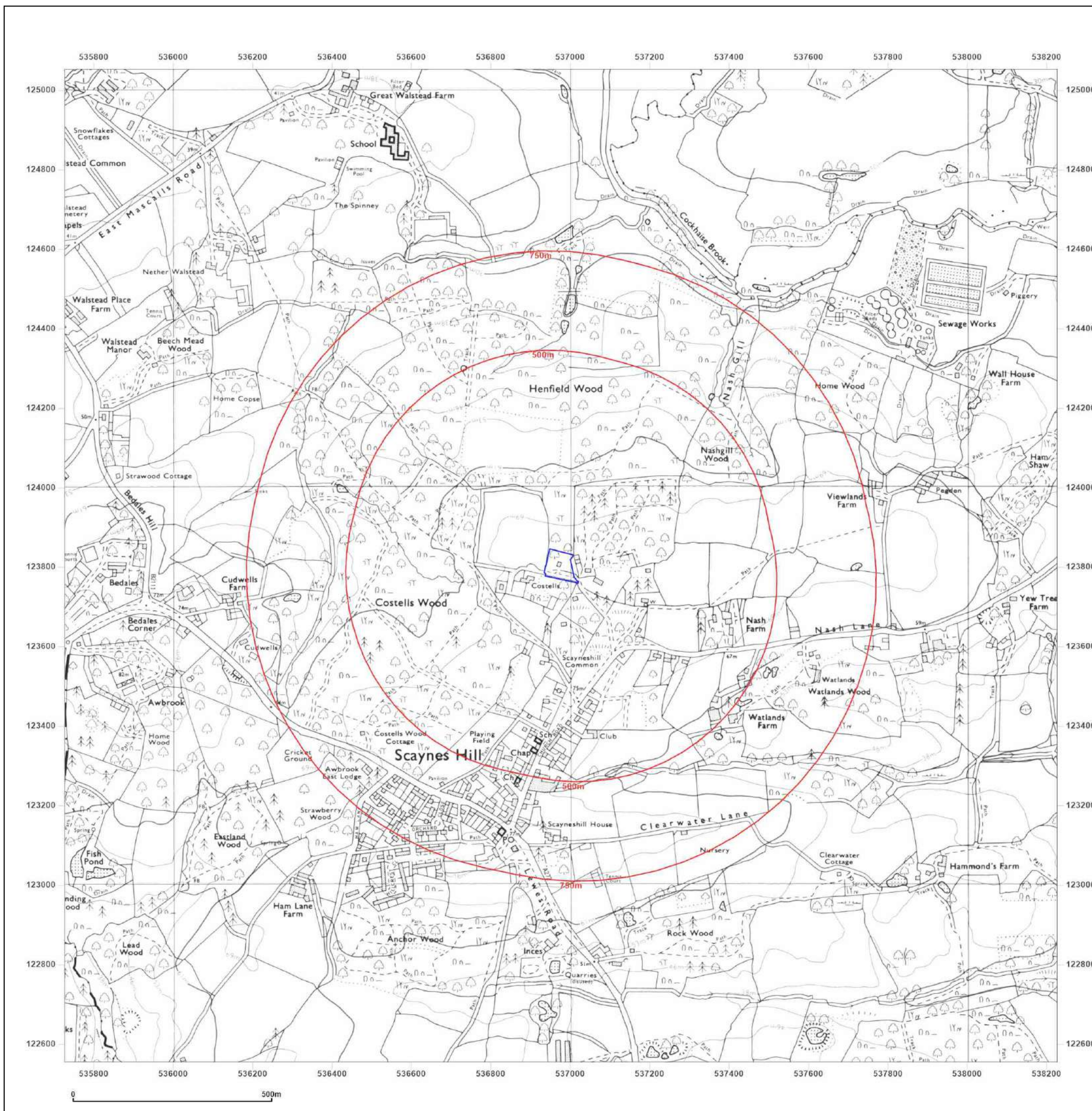


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: National Grid

Map date: 1984

Scale: 1:2,500

Printed at: 1:2,500



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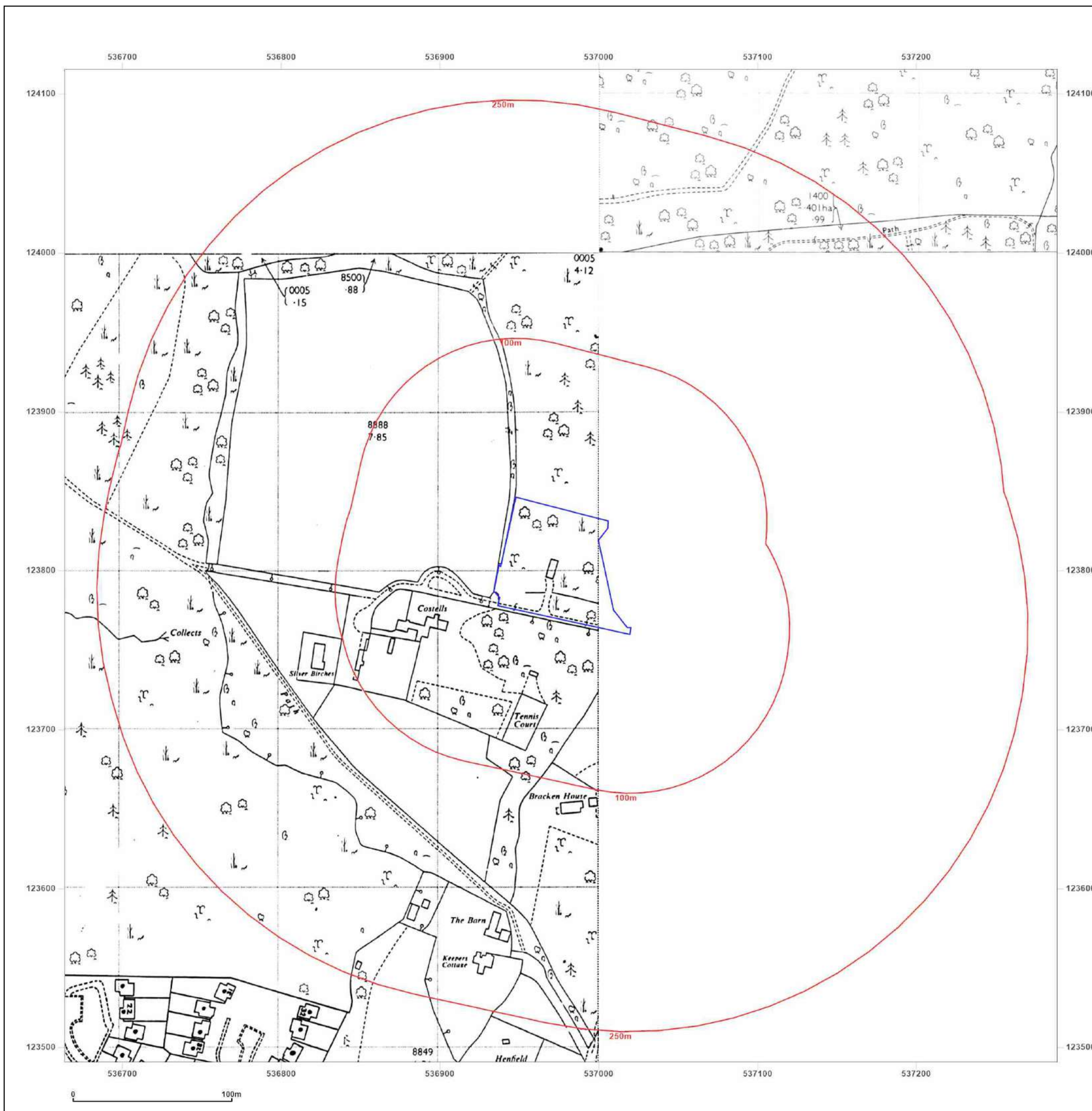


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Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

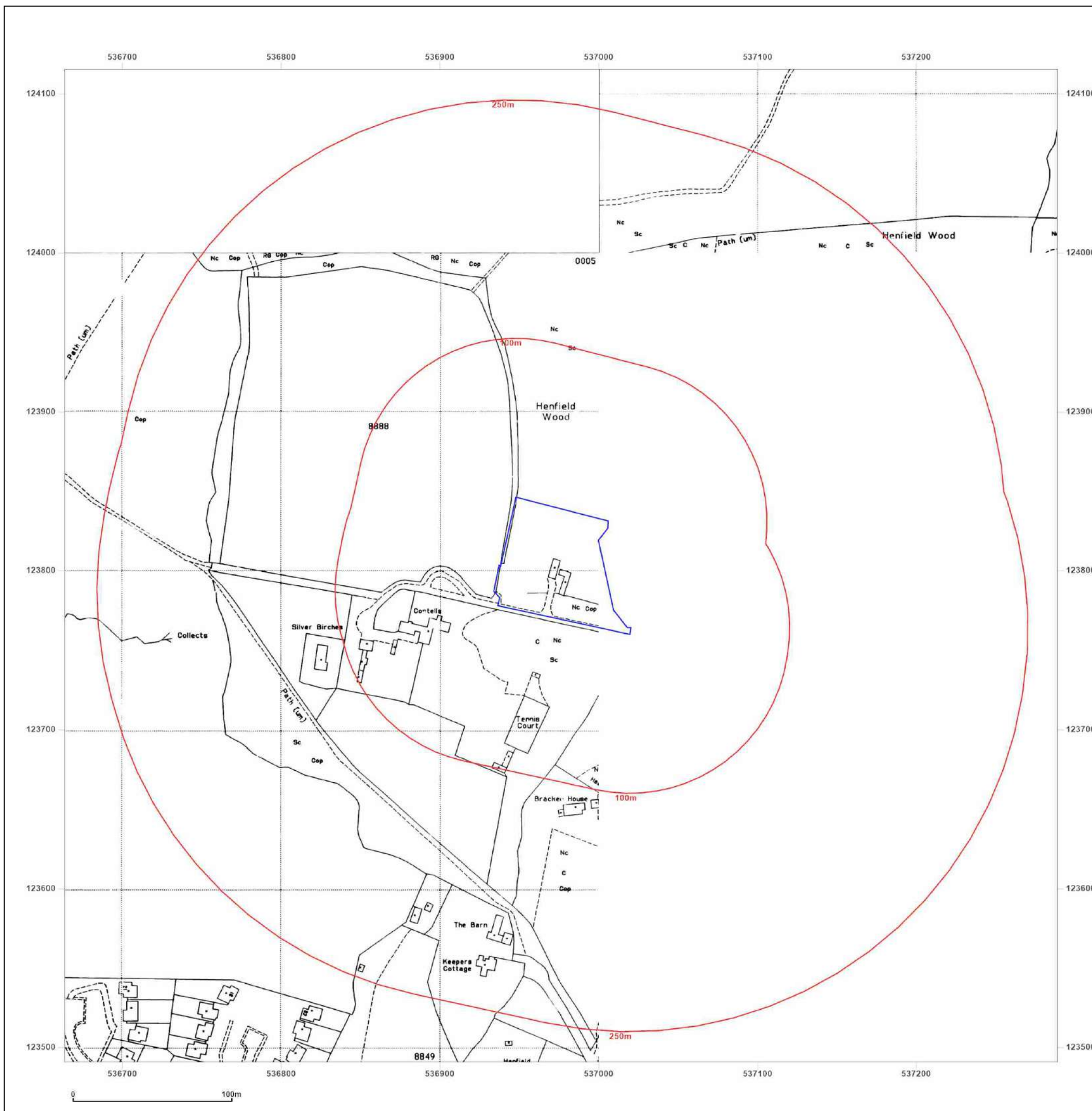


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7NH

Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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7NH

Client Ref: CLR6966
Report Ref: GS-QJO-CVP-5DA-ARG
Grid Ref: 536976, 123803

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

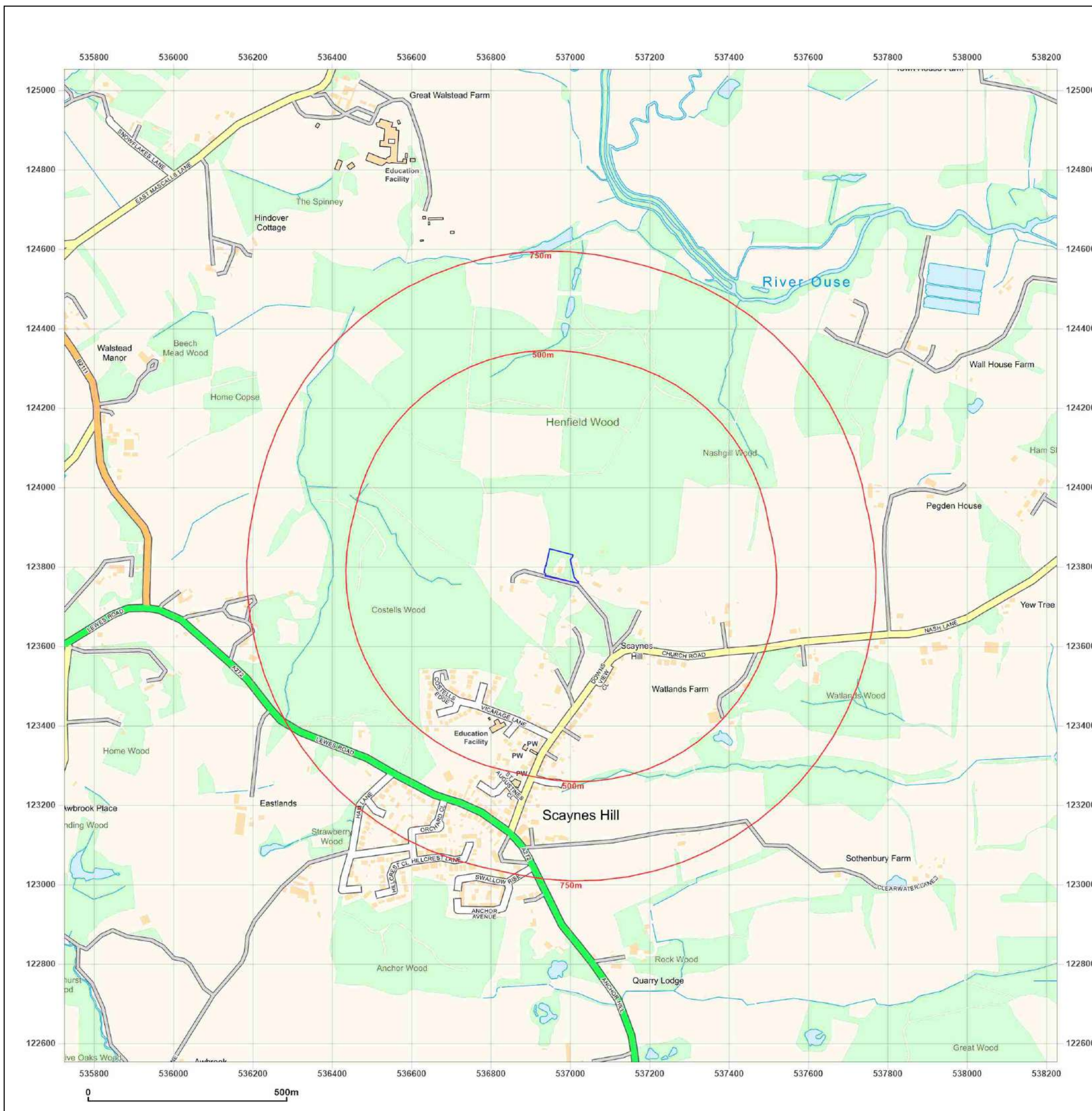


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APPENDIX D

SITE USE QUESTIONNAIRE

CONTAMINATION ASSESSMENT – CLIENT QUESTIONNAIRE

Site Name: Costells Stables, Church Road, Scayens Hill, RH17 7NH

Please give details (so far as the Owner is aware) of:

1. What is the Barn presently used for?	Yes /No / NA	Stables for horses, straw storage and tool shed.
2. Past and present uses of the Barn and of activities carried out there eg. Animal shelter, straw storage, farm vehicle storage etc.	Yes /No / NA	We have only lived in the property for 2 years, as far as we know it has only been used as a stables and straw storage
3. Is there any obvious evidence of contamination or previous contaminative activity in the Barn?	Yes /No / NA	No
4. Are there any known storage tanks (whether below or above ground) within the curtilage of the Barn?	Yes /No / NA	No
5. Are there any other chemicals or other hazardous materials currently stored in the Barn?	Yes /No / NA	No
6. Are there any suspected asbestos-containing materials within the Barn?	Yes /No / NA	Not that we are aware of
7. Please provide full details of how any forms of waste or effluent from the Barn (including surface water) are disposed of.	Yes /No / NA	Run off for rain water.
8. Are there any known potential sources of contamination in the area surrounding the Barn (within 50m radius)?	Yes /No / NA	No