Geo-Environmental

DESK STUDY REPORT

for the land at

SOUTH OF BOLNEY ROAD,

ANSTY, RH17 5RW.

on behalf of

DEVINE HOMES

Report:	**DESK STUDY REPORT**
Site:	**LAND SOUTH OF BOLNEY ROAD, ANSTY, RH17 5RW**
Client:	**DEVINE HOMES**
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1.0	24/09/25	Initial issue	JB	JH	GE
2.0	06/02/26	Revision to number of units proposed and updated development plans	JB	LL	LL

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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Devine Homes (the Client) to undertake a Phase 1 land contamination assessment of the geo-environmental factors pertaining to the proposed development of land South of Bolney Road, Ansty (herein referred to as 'the site'). The site's location is presented in Figure 1.

1.1 Proposed Development

The proposed development is understood to comprise 34 no. residential units including landscaping, associated open space, drainage and all other associated infrastructure. A proposed development layout is presented in Figure 2.

1.2 Objectives

The investigation was to comprise a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historical maps, site walkover and an examination of other available sources of readily available geo-environmental information.

A Preliminary Risk Assessment (PRA) was to be undertaken as part of the desk study in accordance with Land Contamination Risk Management (LCRM). The objective of the risk assessment was to evaluate plausible contamination linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environmental Protection Act 1990, and risks posed to Controlled Waters under the Water Resources Act 1991.

1.3 Standards

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

- National Planning Policy Framework – December 2023;
- Land Contamination Risk Management (LCRM), Environment Agency, updated July 2023;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2026 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2026;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC N94 - Hazardous Ground Gas - An essential guide for housebuilders, May 2023
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

The desk study data obtained for the site is assumed to be factually correct and up to date at the point of their acquisition. No liability is taken for any omissions or inaccuracies in the data acquired. It should also be noted that changes to the desk study data may occur following the production of this report, Geo-Environmental accepts no liability where this subsequently affects the assessment presented herein.

The information collected from the desk study and site walkover has been used to provide an interpretation of the geotechnical and environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that have either not been revealed in the available records or that occur between or under points of any physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative and liability cannot be accepted for its accuracy.

It must be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of sampling. The absence of asbestos within soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as, or assumed to imply, any guarantee that a site is free of hazardous or potentially contaminative materials.

Information contained in this report is intended for the use of the Client, and Geo-Environmental can take no responsibility for the use of this information by any party for uses other than that described in this report. Geo-Environmental makes no warranty or representation whatsoever expressed or implied with respect to the use of this information by any third party. Geo-Environmental does not indemnify the Client or any third parties against any dispute or claim arising from any finding or other result of this investigation report or any consequential losses.

This report remains the property of Geo-Environmental and the Client has no rights to, or reliance upon this document or supporting documents until such time as payment has been received in full for all invoices for works undertaken in connection with this report.

Assessment criteria or other parameters developed for the evaluation of contamination on this site are based on a number of assumptions regarding exposure and toxicology. Exposure to contaminants and levels of adverse effects may therefore vary. Whilst reasonable care and expertise has been employed in the development of such criteria, no liability is accepted in this respect. Other criteria or guidance on the development of assessment criteria may be published in the future and no liability is accepted in this respect.

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

It should be noted that the site boundary was updated by the client to include Upton Drive, part of Marwick Close, an additional section off the southern border for a retention pond, and another section extending onto Bolney Road from the northern most point of site. These follow the initial instruction for the desk study. The desk study report issued includes these features as per the client's instruction.

A walkover inspection was undertaken on 22nd September 2025. The site comprised of one triangular shaped field and road access from the east via Upton Drive and Marwick Close, with a sparse woodland at its southwest corner. The site was located at NGR: 528914, 123093 and extended to approximately 1.47ha. At the time of the site walkover the site was noted to be predominately grassland with an area of mature forest in the southwest corner. Moreover, the topography of the site undulated from north to south and sloped gently, trending downwards towards the SW corner.

Access to the site was along the A272 via a gate on the Northern border of the site. There were two more access points identified at the time of the site walkover. The first of these was located on the northeast border of site pertaining to pedestrian access. The second of these was in the southeast corner of site and connected to the adjacent fields on the eastern and southern border. Notable features at the time of investigation in the eastern segment include two overhead services running across the site to the southwestern boundary of the site from the northeast corner and three positions of buried services that were in line with each other. These buried services were identifiable via visible manhole covers. The western segment featured a small woodland log store within the trees, with evidence of fly tipping and an overhead service that connected to service bisecting the site.

Land to the north of the site comprised of the A272 backing onto further residential properties, with further fields and areas of forest beyond. To the south were two larger fields connected to the A272 on the SW corner of site by a track which continues southward but does not grant access to site. On the northeast border there were residential properties on Marwick close with fencing backing directly onto the site.

A public footpath was noted to along the southern boundary trending east-west, however, markers denoting this were not observed.

A photographic record from the site walkover is presented in Appendix B.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the geology of the site was anticipated to comprise the Upper Tunbridge Wells Sand Formation. No superficial deposits were mapped in the proposed development areas. Given the previous agricultural land use and surrounding developed land in proximity to areas of the site there remains the possibility that there may be areas of reworked, disturbed or Made Ground across the site.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably

occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

The **Upper Tunbridge Wells Sand** consists of variegated soft mudstones, silts, thinly bedded sandstones and occasional clay ironstones. The clay bands usually weather to red and the silts to mottled grey and orange.
A review of available BGS records in proximity to the site was undertaken. No BGS Borehole records were identified within 250m of the site.

2.3 Hydrogeology

With reference to the Groundsure dataset, the bedrock Upper Tunbridge Wells Sand – Sandstone and Siltstone Interbedded was classified as a Secondary 'A' Aquifer with moderate to high permeability and high vulnerability. The Upper Tunbridge Wells Sand – Mudstone was recorded as Unproductive Strata with very low to low permeability.

Secondary 'A' aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers. The secondary aquifer on site was recorded as high vulnerability and intermediate leaching class.

The site was not recorded as being within a Source Protection Zone.

No groundwater abstractions were identified within a radius of 2km of the site boundary. However, the site was identified as being located within a Water Frameworks Directive Groundwater Body catchment for the Adur and Ouse Hastings Beds with an overall rating of good (as of 2019). The Groundsure dataset did not identify any discharge consents to land/soakaway within a radius of 500m.

The site was indicated to be at a negligible risk of groundwater flooding across the site.

2.4 Hydrology

With reference to the historical maps provided as part of the Groundsure dataset, the closest surface water feature was located c. 215m south of the site and comprises a feature marked as unnamed inland river (narrower than 5m). With a negligible risk of surface water flooding across the southern section of the site.

The site was also identified as being in two Water Framework Directive (WFD) surface water body catchment areas for the Adur East (Goddards Green) and Bolney Sewer. With the River Adur East (Goddards Green) located 1.9km to the south of the site with an overall rating under the WFD of Poor, and the River Bolney Sewer located 3.2Km to the southwest with an overall rating under the WFD of Moderate (as of 2019).

The Groundsure dataset identified six discharge consents to controlled waters within a radius of 250m from the site, the details of these are given in Table 2.1.

Location	Address	Type	Receiving Water	Status
69.8m SE	Ansty, A272, Ansty, West Sussex, RH17 5AW	Sewage discharges - final/treated effluent - water company	Freshwater stream or river	Modified - (WRA 91 sched 10 - as amended by env act 1995) Issue date: 25/09/2009 Revocation date: 30/03/2010
69.8m SE	Ansty, A272, Ansty, West	Sewage discharges - final/treated effluent	Freshwater stream or	Pre NRA legislation where issue date < 01-sep-89 (historic only)

Location	Address	Type	Receiving Water	Status
	Sussex, RH17 5AW	- water company	river	Issue date: 24/10/1979 Revocation date: 30/03/2003
69.8m SE	Ansty, A272, Ansty, West Sussex, RH17 5AW	Sewage discharges - final/treated effluent - water company	Freshwater stream or river	Modified - (WRA 91 sched 10 - as amended by env act 1995) Issue date: 18/03/2005 Revocation date: 31/12/2009
69.8m SE	Ansty, A272, Ansty, West Sussex, RH17 5AW	Sewage discharges - final/treated effluent - water company	Tributary of river Adur	Modified - (WRA 91 sched 10 - as amended by env act 1995) Issue date: 31/03/2010 Revocation date: 21/03/2022
69.8m SE	Ansty, A272, Ansty, West Sussex, RH17 5AW	Sewage discharges - final/treated effluent - water company	Freshwater stream or river	Pre NRA legislation where issue date < 01-sep-89 (historic only) issue date: 24/10/1979 revocation date: 31/03/2005
276.1m SW	Ansty, A272, Ansty, West Sussex, RH17 5AW	Sewage discharges - final/treated effluent - water company	Tributary of river Adur	Varied under EPR 2010 issue date: 22/03/2022 revocation date: -

Table 2.1 Summary of discharge consents to controlled water within 250m

No surface water abstractions were identified within a radius of 2km of the site boundary.

The Groundsure dataset identified one pollution incident within 500m of the site. This is detailed in Table 2.2.

Location	Details	Impacts
461.7m SW	Incident date: 11/10/2001 Incident identification: 35963 Pollutant: Asbestos Pollutant description: Specific Waste Materials	Water impact: Category 4 (No impact) Land impact: Category 4 (No impact) Air impact: Category 4 (No impact)

Table 2.2 Summary of Pollution Incidents within 500m

Of these discharge consents and pollution incident identified, it is considered the type of and date of these discharges and incident together with their distances from site are such that these are unlikely to have resulted in a detrimental impact on the subject site.

The risk for surface water flooding on site was negligible, the surface water flood risk for within 50m was also negligible.

The site was not recorded within an area at risk of flooding from rivers and the sea, or from benefiting from flood defences or flood storage area.

No historical flood events were recorded within 250m of the site.

2.5 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

One Nitrate Vulnerable Zone (NVZ) was identified on site.

- On site – Adur East (Sakeham) NVZ; for Surface Water; Existing

Twelve areas of designated woodland as detailed below were located within 500m of the site seen in table 2.3:

Location	Woodland
449.9m SE	Dunstalls Wood, Ancient & Semi-Natural Woodland
421m SE	Dunstalls Wood, Ancient Replanted Woodland
498m SE	Dunstalls Wood, Ancient & Semi-Natural Woodland
176.2m SE	Birch Wood, Ancient & Semi-Natural Woodland
493.2m N	Ansty Farm Wood, Ancient & Semi-Natural Woodland
115.8m W	Inholms Wood, Ancient & Semi-Natural Woodland
438.1m W	Pickwell Wood, Ancient & Semi-Natural Woodland
449.9m SW	Foxashes Wood, Ancient & Semi-Natural Woodland
201.4m W	Pickwell Shaw, Ancient Replanted Woodland
215.1m S	Butlers Wood, Ancient & Semi-Natural Woodland
218.7m SW	Butlers Wood, Ancient Replanted Woodland
451.3m SW	Foxashes Wood, Ancient Replanted Woodland

Table 2.3 – Summary of Designated Woodland within 500m of site.

Additionally, there are 25No. areas of ancient woodland located within 500m of the site, for further information about these areas reference should be made to the Desk Study Data in Appendix A.

A Site of Special Scientific Interest (SSSI) Impact Risk Zone was identified on site. Consultation was also indicated to be required for various other types of applications not related to the proposed residential development of the site.

One Area of Outstanding Natural Beauty (AONB) was identified within 250m of the site.

- 190m NW, High Weald

The site as also identified in an area which has been given an agricultural classification of Grade 3 – good to moderate quality. Good to moderate quality is defined as 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.

The Groundsure data identified eleven instances of Priority Habitat within 250m of site, seen in Table 2.4.

Location	Habitat
75.1m N	Deciduous woodland
96.9m N	Deciduous woodland
112.3m W	Deciduous woodland
114.6m W	No main habitat but additional habitats present (Deciduous Woodland >50%)
135m W	Traditional orchard
176.2m SE	Deciduous woodland

Location	Habitat
200.3m W	Deciduous woodland
201.4m W	Deciduous woodland
218.7m SW	Deciduous woodland
226.3m SE	Traditional orchard
239.3m SW	Deciduous woodland

Table 2.4 – Summary of Priority Habitat within 250m of site.

2.6 Environmental Data

Searches of other various environmental databases were made as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) site, registered radioactive substances, Control of Major Accident Hazard (COMAH) sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, recent industrial land use entries and fuel station registers.

Seven recent industrial land use entries were identified within 500m of the site, details of which are provided below in table 2.5:

Company	Description	Category	Address	Location
C M W Suzuki	New Vehicles	Motoring	Cuckfield Road, Ansty, West Sussex, RH17 5AG	225.7m NE
Shell Car Wash	Vehicle Cleaning Services	Personal, Consumer and Other Services	Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	207.2m NE
Shell Ansty Cross Service Station	Petrol and Fuel Stations	Road and Rail	Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	195.2m NE
Ansty Cross Service Station	Vehicle Cleaning Services	Personal, Consumer and Other Services	Ansty Cross, Ansty, Haywards Heath, West Sussex, RH17 5AG	195.2m NE
Electricity Sub Station	Electrical Features	Infrastructure and Facilities	West Sussex, RH17	139.3m NE
Drainboss Plumbing & Drainage Ltd	Civil Engineers	Engineering Services	Ley Spring, Bolney Road, Ansty, West Sussex, RH17 5AW	37.3m N
Sewage Works	Waste Storage, Processing and Disposal	Infrastructure and Facilities	West Sussex, RH17	223.9m SW

Table 2.5 Summary of recent industrial land use entries within 500m

The Groundsure dataset identified seven historical industrial land use entries (grouped with reference to historical mapping) within 500m of the site, details of which are provided below in Table 2.6:

Location	Land Use	Dates mapped
448.7m SE	Unspecified Old Quarry	1896
184.9m NE	Smithy	1896
448.2m SE	Unspecified Pit	1912
448.2m SE	Unspecified Pit	1912
340.8m NE	Unspecified Tank	1912
447.2m SE	Unspecified Pit	1938
340.1m NE	Unspecified Tank	1938

Table 2.6 Summary of historical industrial land use entries within 500m

Historical records indicated two historical garages and one historical tank being within 500m of the site, as detailed below:

- Location: 338m NE, Land use: Historical tank, Date: 1912
- Location: 177m NE, Land use: Garage, Date: 1978
- Location: 182m NE, Land use: Garage, Date: 1994

The above land uses listed in this section are located a sufficient distance from the site and/or have a low contamination migration potential so as not to have a detrimental effect on the site and, as such, have not been considered further within the assessment.

2.7 Geotechnical Data

The site was recorded as being in an area which might not be affected by past, current or future coal mining.

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.7.

Hazard	Hazard Rating
BritPits (BGS Recorded Mineral Sites) within 250m	**348m SE** - Name: Marlpit Ponds Address: Ansty, HAYWARDS HEATH, Sussex Commodity: Sandstone Status: Ceased **458m SE** - Name: Ridden's Farm Pits Address: West Riddens, Ansty, HAYWARDS HEATH, Sussex Commodity: Sandstone Status: Ceased
Collapsible ground	Very low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very low
Running sand	Negligible
Shrinking and swelling clay	Negligible

Table 2.7 Summary of BGS Geological Hazards

No natural cavities were recorded within 500m of the site.

There is one identified record of non-coal mining within 1000m of the site, detailed below:

- Location: 834m S, Commodity: Iron ore, Likelihood: Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

2.8 Landfill and Ground Workings

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment

or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

No historical landfills were identified within 500m of the site boundary.

No historical or licensed waste sites were identified within 500m of the site boundary.

No waste exemptions were identified within 500m of the site boundary.

No surface ground workings were recorded within 250m of the site.

2.9 Radon

The Groundsure data report indicated that the site lies within a lower probability radon area (where <1% of homes are estimated to be at or above the Action Level). No radon protection measures are reportedly necessary in the construction of new dwellings or extensions.

2.10 Unexploded Ordnance (UXO)

An initial assessment for Unexploded Ordnance (UXO) risk was undertaken and based on accessing Zetica's on-line screening tool (accessed 02/09/2025). This indicated the site to be within a 'low risk' area. A copy of the initial assessment is presented in Appendix C.

2.11 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.8.

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

Table 2.8 Summary of Site Geochemistry

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

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

2.12 Historical Data

A summary of the apparent site history dating back to 1874 is presented in Table 2.9 and has been determined through examination of historical maps obtained as part of the desk study.

Date (scale)	On Site	Off Site
1874 (2,500)	The site comprised part of a large field with rough grassland and an unfenced track on its southern border, this was part of Butler's farm.	The site was generally surrounded by open fields. Butler's farm was noted c.150m SW. There was an unfenced track extending from the SE corner of the site to the South. Towards the NW there is a track that extends across the site border from Butler's farm tending NE towards Crouchfields farm c.150m NE. The village of Ansty was noted c.150m NE constituting a number of residential properties and a building labelled as "Greencross" alongside a well.
1875 (10,560)	No significant changes noted.	The wider area comprised open fields and various woodlands in all directions from the site. Ansty succeeded Crouchfields farm to the NE and was situated c.300m remote. A series of ponds (labelled Marlpit ponds) were indicated c.450m SE.
1896 (10,560)	The site was shown as being subdivided into three fields with woodland, rough pasture, and empty land (West to East).	There was residential development of three buildings immediately N of Butler's farm intruding onto Inholms Wood. The introduction of a mission hall was identified 300m NE within Ansty. Identification of a quarry labelled Old Quarry, c.450m SE of site.
1897 (2,500)	No significant changes noted.	A continuation of the development N of Butler's farm.
1909 (10,560)	Collation of the separated fields into two. Grassland and empty (West to East).	8No. Residential properties had been constructed adjacent to the site to the NW. No further significant changes noted.
1911 (2,500)	Incomplete mapping, no significant changes noted.	No significant changes noted.
1912 (10,560)	No significant changes noted.	Incomplete mapping. No significant changes noted.
1938 (10,560)	No significant changes noted.	No significant changes noted.
1938(2,500)	Incomplete mapping.	Several buildings adjacent Crouchfields farm were noted c.200m NE from site. of the roads of the A272 and B2036 were shown. A Mission Church was noted adjacent to a Mission Hall c.150m NE
1947 (10,560)	Incomplete mapping	Incomplete mapping. No significant changes noted.
1957(2,500)	No significant changes noted.	Large development of unlabelled buildings around Crouchfields farm c200m NE from site. Introduction of the A272 and B2036. c.200m east of the site there is a development of buildings stretching c.100m South of Ansty. Labelling of Deaks lane. Ansty cricket ground was noted adjacent to the Mission Hall c.200m NE.
1963 (10,560)	Woodland was shown over the western section of site.	Development had occurred around the former Marlpit ponds, relabelled Anstye Place. Alongside, further development into Inholms woods c100m NW of the A272. Also, development over the Old

Date (scale)	On Site	Off Site
		Quarry, with underlying structure remaining c.450m SE.
1975(10,000)	No significant changes noted.	Further development south down the B2036.
1978(2,500)	No significant changes noted.	Continued residential development onto Deaks lane past the Mission Hall (relabelled social club) c.200m NE of site. The introduction of a timber yard was noted adjacent to Inholms Woods c200m N of site.
1990(10,000)	No significant changes noted.	Cricket ground was relabelled as a recreation ground.
1994 (1,250)	Woodland was no longer noted on the western portion of the site.	No significant changes noted.
2001 (10,000)	No significant changes noted.	No significant changes noted.
2003 (1,250)	No significant changes noted.	No significant changes noted.
2010 (10,000)	No significant changes noted.	No significant changes noted.
2025 (10,000)	No significant changes	Residential development had occurred directly adjacent to the site to the north labelled as Upton Dr and an unnamed road off the A272 parallel to the NW border of site. With further development of housing to the NE inside of the B2036 and A272.

Table 2.9 Summary of Site History

The site was shown from the historical mapping to comprise open fields combined with woodland for much of the course of the historical mapping. This appeared to coincide with the observations made at the time of the site walkover in September 2025.

The surrounding area initially comprised open fields, woods with occasional, sparse development and some roads around Ansty, with gradual residential development occurring to the North, Northwest and Northeast of the site.

A quarry was shown c.500m SE of the site area from the start of the historical mapping in 1896 till 1963 where it had become a pond within Anstye Place.

2.13 Previous Ground Investigations

Geo-Environmental has not been provided with any previous reports relating to investigation works undertaken on the site.

2.14 Asbestos

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

2.15 Potential Contamination

The site was shown by historical mapping to have comprised predominantly of an open field over the mapping period and during the site walkover in September 2025.

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

The potential contaminants associated with the site former and current land use as agricultural land surrounding land uses identified include:

- Limited areas of Made Ground may be present associated as a result of the development of the adjoining areas. Made Ground or shallow soils may contain contaminants of concern, including metals, non-metals, inorganic contaminants, organic contaminants (including such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils) and asbestos (potentially introduced in any Made Ground if present).
- Pesticides may have been used at the site.

2.16 Ground Gas Summary

The desk study for the site has not identified any potential sources of ground gases on the subject site itself. However, if Made Ground was identified and contained a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

Whilst the desk study has identified a former quarry to the SE of the site, due to the fact that this feature now appears to be a pond and at a distance where the travel of ground gases can be considered negligible it is therefore considered unlikely to represent significant source of potential ground gas.

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

2.17 Climate Change

Climate change is a factor for consideration under LCRM. Current climate models are showing an increase in extreme weather patterns, with extended periods of warm dry weather and/or extreme wet weather and flooding.

The effect of extreme and/or extended dry weather and extreme wet weather and flooding should be considered further as part of the proposed works. Extended periods of low flow or reduced rainfall would reduce dilution and potential for mobilisation of any mobile contaminants present. Extended periods of heavy rainfall or prolonged rainfall and flooding which would increase the volumes and duration of saturated soils at the site and increase the potential for leaching of contaminants and contaminant migration. However, the risks associated which such periods would only apply where contamination has been identified/is present which would be considered as part of the wider contamination assessment of the site.

3.0 PRELIMINARY ASSESSMENT

Based on the findings of the desk study, the following sections summarise the anticipated geotechnical and environmental factors likely to impact the site.

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the affect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The suitability of the shallow soils for the use of soakaways on the site as part of the proposed development.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

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

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

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

Table 3.1 Risk Ratings Matrix

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

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

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

Source	Description	Comments
Shallow soils across the site	General chemical quality of the near surface soils.	Potential for pesticides (Pesticides could be ruled out if there was certainty of no historic or current use).
Limited areas of Made Ground soils	Chemical quality of any Made Ground soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, and asbestos.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.
Ground gases/vapours	Possible presence of Made Ground beneath the site. This is only considered a viable source of ground gas if significant proportions of organic material are present.	Methane, carbon dioxide, depleted oxygen, trace gases.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

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

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation and home grown produce consumption.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
	Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present and, if encountered, could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	Discounted – the site was indicated to be located outside of any current indicative tidal and fluvial flood plain.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

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

Receptor	Description	Comments
End Users	Future users of the residential dwellings.	The development comprises residential dwellings with associated infrastructure. Soft landscaping associated constituting gardens and Open Space are proposed.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential use, roads and open fields.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes (if required) may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies on a Secondary A Aquifer, and Unproductive Strata. The site is located outside and SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	The closest significant surface water feature was located c. 215m south.
Ecological Receptors	Sensitive areas of ecological significance.	Within 500m of site there are twelve designated woodlands.

Table 3.5 Possible Receptors of Contamination

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible contamination linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow soils across the site	End Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Mild	**Low** The site is proposed to comprise residential dwellings alongside gardens and some limited open space. Future occupiers may come into direct contact with soils where/if soft landscaping is present. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived	Unlikely	Minor	**Very Low** Adjacent site users are unlikely to come into contact with the soils at the site. Extensive impact from this source is not anticipated.
	Soft Landscaping	Root uptake	Unlikely	Mild	**Very Low** Soft landscaping is proposed in relation to the proposed development. However, no clear evidence of harm to existing vegetation was observed and extensive impact from this source is not anticipated.
	Water Supply Pipes	Direct contact	Low Likelihood	Minor	**Very Low** Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of any soil impact.
	Buildings and Infrastructure	Direct contact	Unlikely	Minor	**Very Low** Foundations and utilities may be placed within potentially aggressive soils (e.g. sulphate). However, extensive impact from this source is not anticipated.
	Groundwater	Vertical Migration	Unlikely	Minor	**Very Low** The site lies on a Secondary 'A' Aquifer (Upper Tunbridge Wells Sand Formation – Sandstone and Siltstone) and Unproductive Strata (Upper Tunbridge Wells Sand Formation - Mudstone) and is outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Surface Water	Lateral migration within saturated and unsaturated zones	Unlikely	Minor	**Very Low** the closest surface water feature was located c. 215m south of the site. However, significant potentially mobile contamination is not anticipated in relation to this source.
Limited areas of Made Ground soils	End Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** The site is proposed to comprise residential dwellings alongside gardens and some limited open space. Future occupiers may come into direct contact with soils where/if soft landscaping is present. Where soft landscaping is proposed it will be completed with uncontaminated soils in the near surface root zone which will reduce the risk.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** Adjacent site users are unlikely to come into contact with the Made Ground soils (if present) at the site.
	Soft Landscaping	Root uptake	Unlikely	Minor	**Very Low** Soft landscaping is proposed in relation to the proposed development. However, no clear evidence of harm to existing vegetation was observed and extensive impact from this source is not anticipated.
	Water Supply Pipes	Direct contact	Low Likelihood	Mild	**Low** Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations and utilities may be placed within potentially aggressive soils (e.g. sulphate).

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Groundwater	Vertical Migration	Low Likelihood	Mild	**Low** The site lies on a Secondary 'A' Aquifer and a small area of Unproductive Strata and is outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.
	Surface Water	Lateral migration within saturated and unsaturated zones	Low Likelihood	Mild	**Low** A significant surface water feature was located c. 215m south of the site. However, significant potentially mobile contamination is not anticipated in relation to this source.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	**Very Low** No naturally occurring potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Adjacent land users	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Water supply pipes	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Buildings and Infrastructure	Direct contact	Unlikely	Minor	**Very Low** Foundations may be placed within soils which may be an aggressive environment for concrete. However, the consequence is anticipated to be minor.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Ground gases and vapours from any Made Ground or neighbouring land	End Users	Inhalation	Low Likelihood	Medium	**Moderate/Low** Future occupiers may inhale potential ground gases produced by this source. However, extensive or deep Made Ground with sufficient organic content for significant ground gas generation is not anticipated on site.
	Buildings and infrastructure	Gas accumulation of flammable gases	Low Likelihood	Mild	**Low** Extensive putrescible material sufficient for significant methane production is not anticipated at the site.
	Adjacent land users	Inhalation	Low	Minor	**Very Low** The potential sources of ground gases beneath the site are commensurate with those in the surrounding area. Adjacent land users may be at risk from off-site ground gases. However, this was beyond the remit of this investigation.

Table 3.6 Plausible Contamination Linkages

3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered as part of the desk study process have identified several plausible contamination linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the vast majority of contamination linkages have been classified as moderate to low, low or very low.

The potential contamination linkages established within this desk study are not considered to prevent development on the subject site and the risk with respect to land contamination is considered to be low.

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

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

3.4 Preliminary Geotechnical Assessment Summary

The underlying geology is anticipated to comprise Upper Tunbridge Wells Sand Formation. It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at ground level. However, where foundations are required in any areas of Made Ground, or desiccated clay soils or root zones a deeper or piled foundation solution may be required. Shallow groundwater and/or unstable soils could also impact the viability of conventional foundations.

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

In line with a SuDS approach, clean storm water should be discharged to the ground wherever possible. The Upper Tunbridge Wells Sand can have a highly variable lithology, and this can be reflected by significant differences in soakage rates both with depth and laterally across sites in short distances.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study has shown the subject site itself historically to comprise predominantly agricultural land uses. There is potential for limited Made Ground to be present in some areas of the site.

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

In general, a maximum risk rating of low/to very low has been assigned in relation to potential areas if limited Made Ground is identified. Very low or low risk ratings have been classified related to the general shallow soils across the site, and naturally occurring aggressive ground conditions at the site.

The risk assessment has identified the risk of contamination as being low or very low, as such the site is considered suitable for the proposed development having regard to the risks arising from likely ground conditions identified as part of this Phase 1 Land Contamination Assessment.

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

4.2 Recommendations

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

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation and pavement design.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH. Testing for pesticides should also be undertaken.
- Ground gas spot monitoring, only if a significant thickness of organic rich Made Ground is encountered.
- Groundwater monitoring over a winter period may be required to inform the emerging drainage strategy for the site. A winter period is typically defined as early October to the end of the following March or early April.

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

FIGURES

Legend

Site Boundary

0 25 m 50 m

Geo-Environmental

Produced by **Datanest.earth**

Title: Site Location Plan		
Client: Devine Homes		Size: A4
Project: GE23384 - Land south of Bolney Rd Ansty	Drawn: JB	Figure No.: 1
Date: 05-02-2026	Checked: JH	
Proj No: 23384	Scale: 1:1500	Version: Final

Legend

No layers were found.

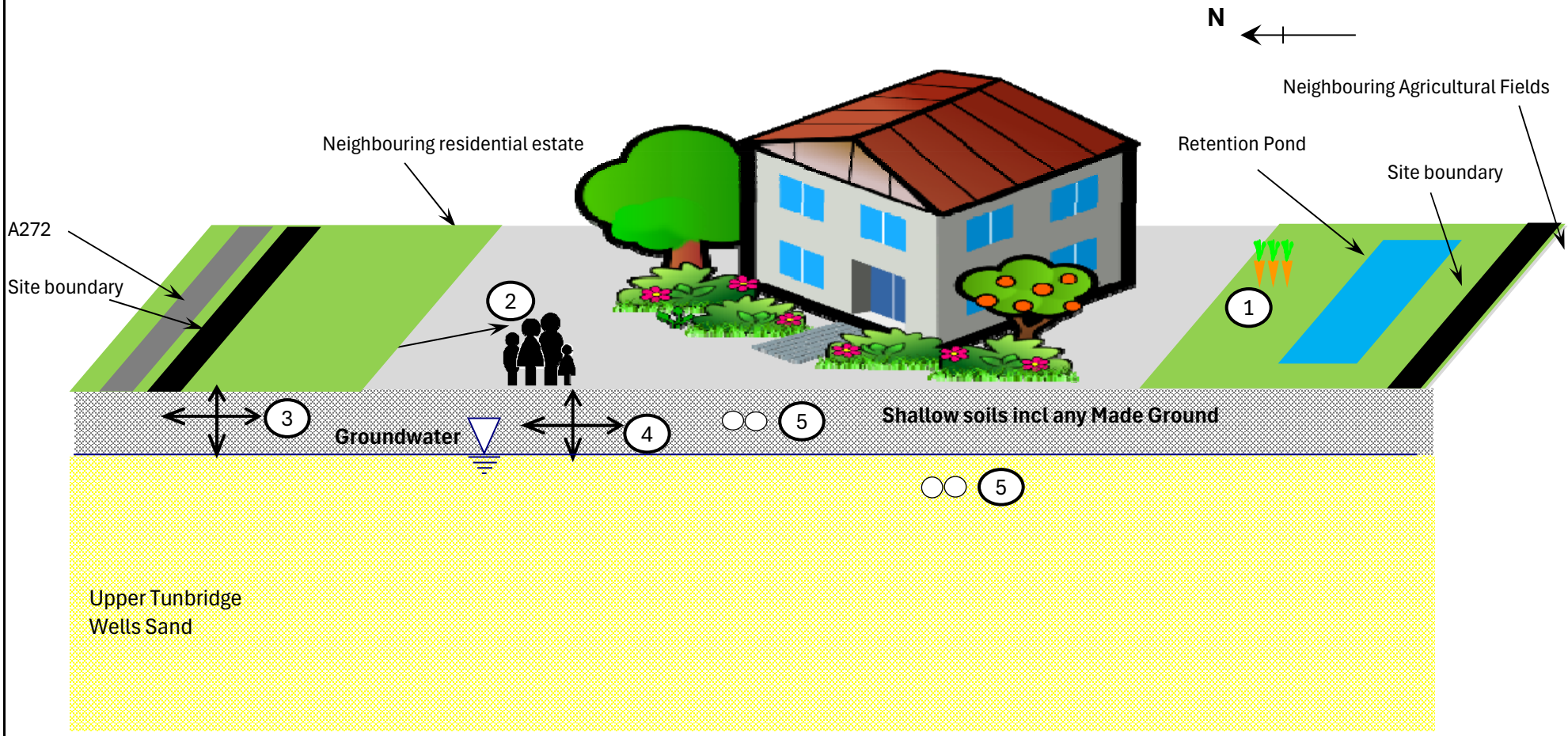
Geo-Environmental

Produced by **Datanest.earth**

Title: Proposed Development Plan		
Client: Devine Homes		Size: A4
Project: GE23384 - Land south of Bolney Rd Ansty	Drawn: JB	Figure No.: 2
Date: 05-02-2026	Checked: JH	
Proj No: 23384	Scale: 1:1800	Version: Final

Possible Pollutant Linkages:

1. Direct contact with contaminated soils, ingestion of contaminated soils biaccumulation in vegetable gardens
2. Inhaltion of soil dusts indoor and outdoor, and inhaltion of gases/vapours within buildings
3. Vertical and lateral migration through permeable strata
4. Shallow groundwater vertical and lateral migration
5. Chemical attack of buried plastics and concrete



Project:	Land South of Bolney Rd, Ansty			**Title**	Conceptual Site Model (Proposed Development)
Client:	Devine Homes			**Geo-Environmental Services Ltd**	
Ref No:	GE23384	**Revision:**	2	**Unit 7 Danworth Farm, Cuckfield Road**	
Drawn:	JB	**Date:**	05/02/2026	**Hurstpierpoint, West Sussex BN6 9GL**	
Figure:	3	**Scale:**	Not To Scale	**+44(0)1273 832972 www.gesl.net**	Geo-Environmental

APPENDIX A

Desk Study Information

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Land South of Bolney Rd Ansty

Order Details

Date: 15/09/2025

Your ref: GE23384 / PO-9112

Our Ref: GS-23K-GSQ-X1P-GSJ

Site Details

Location: 528914 123093

Area: 1.47 ha

Authority: Mid Sussex District Council ↗

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	1	4	-
16 >	1.2 >	Historical tanks >	0	0	0	1	-
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	1	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	1	6	-
19 >	2.2 >	Historical tanks >	0	0	0	1	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
20 >	2.5 >	Historical garages >	0	0	2	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	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	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	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
23 >	4.1 >	Recent industrial land uses >	0	1	6	-	-
24	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
24 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
25	4.4	Electricity cables	0	0	0	0	-
25	4.5	Gas pipelines	0	0	0	0	-

25	4.6	Sites determined as Contaminated Land	0	0	0	0	-
25	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
25	4.8	Regulated explosive sites	0	0	0	0	-
26	4.9	Hazardous substance storage/usage	0	0	0	0	-
26	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
26 >	**4.12 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	1	0	-
27	4.13	Radioactive Substance Authorisations	0	0	0	0	-
27 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	5	1	-
28	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.16	Pollutant release to public sewer	0	0	0	0	-
28	4.17	List 1 Dangerous Substances	0	0	0	0	-
29	4.18	List 2 Dangerous Substances	0	0	0	0	-
29 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	1	-
29	4.20	Pollution inventory substances	0	0	0	0	-
29	4.21	Pollution inventory waste transfers	0	0	0	0	-
30	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
31 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
33 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
35 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37	5.6	Groundwater abstractions	0	0	0	0	0
37	5.7	Surface water abstractions	0	0	0	0	0
37	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
38	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

39 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
40 >	6.2 >	Surface water features >	0	0	1	-	-
40 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
40 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
41 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	7.2	Historical Flood Events	0	0	0	-	-
42	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44	7.6	Flood Zone 2	None (within 50m)				
44	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
45	8.1	Surface water flooding	Negligible (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 >	0	0	5	7	83
53	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0

53	10.12	Proposed Ramsar sites	0	0	0	0	0
54	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
56 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
57	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
58	11.1	World Heritage Sites	0	0	0	-	-
59 >	11.2 >	Area of Outstanding Natural Beauty >	0	0	1	-	-
59	11.3	National Parks	0	0	0	-	-
59 >	11.4 >	Listed Buildings >	0	0	4	-	-
60	11.5	Conservation Areas	0	0	0	-	-
60	11.6	Scheduled Ancient Monuments	0	0	0	-	-
60	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
62	12.2	Open Access Land	0	0	0	-	-
62	12.3	Tree Felling Licences	0	0	0	-	-
62	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	13.1 >	Priority Habitat Inventory >	0	0	11	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	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
66 >	14.1 >	10k Availability >	Identified (within 500m)				
67	14.2	Artificial and made ground (10k)	0	0	0	0	-

68	14.3	Superficial geology (10k)	0	0	0	0	-
68	14.4	Landslip (10k)	0	0	0	0	-
69	14.5	Bedrock geology (10k)	0	0	0	0	-
69	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
70 >	**15.1 >**	**50k Availability >**	Identified (within 500m)				
71	15.2	Artificial and made ground (50k)	0	0	0	0	-
71	15.3	Artificial ground permeability (50k)	0	0	-	-	-
72 >	**15.4 >**	**Superficial geology (50k) >**	0	0	0	2	-
73	15.5	Superficial permeability (50k)	None (within 50m)				
73	15.6	Landslip (50k)	0	0	0	0	-
73	15.7	Landslip permeability (50k)	None (within 50m)				
74 >	**15.8 >**	**Bedrock geology (50k) >**	1	0	1	3	-
75 >	**15.9 >**	**Bedrock permeability (50k) >**	Identified (within 50m)				
75 >	**15.10 >**	**Bedrock faults and other linear features (50k) >**	0	0	0	2	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
76	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	**Natural ground subsidence >**					
77 >	**17.1 >**	**Shrink swell clays >**	Negligible (within 50m)				
78 >	**17.2 >**	**Running sands >**	Negligible (within 50m)				
79 >	**17.3 >**	**Compressible deposits >**	Negligible (within 50m)				
80 >	**17.4 >**	**Collapsible deposits >**	Very low (within 50m)				
81 >	**17.5 >**	**Landslides >**	Very low (within 50m)				
82 >	**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
84 >	**18.1 >**	**BritPits >**	0	0	0	3	-
85	18.2	Surface ground workings	0	0	0	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-

86	18.5	Historical Mineral Planning Areas	0	0	0	0	-
86 >	18.6 >	Non-coal mining >	0	0	0	0	1
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
87	18.9	Researched mining	0	0	0	0	-
87	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
88	18.14	Gypsum areas	None (within 0m)				
88	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	3	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-

97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 2	0	0	0	0	-
97	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 24/04/2021

Site Area: 1.47ha

Recent site history - 2018 aerial photograph

Capture Date: 14/05/2018

Site Area: 1.47ha

Recent site history - 2012 aerial photograph

Capture Date: 13/09/2012

Site Area: 1.47ha

Recent site history - 2005 aerial photograph

Capture Date: 17/04/2005

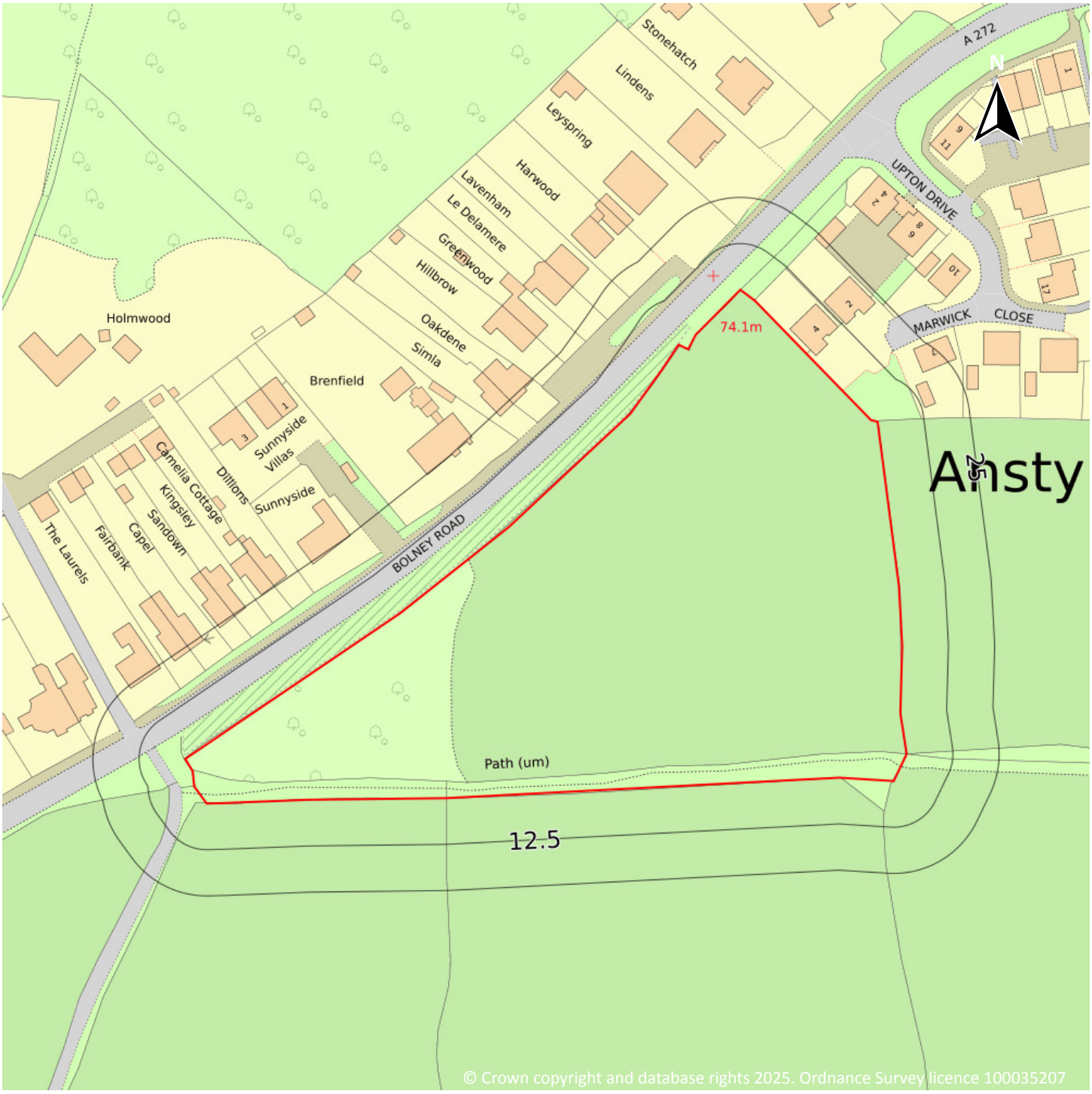
Site Area: 1.47ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

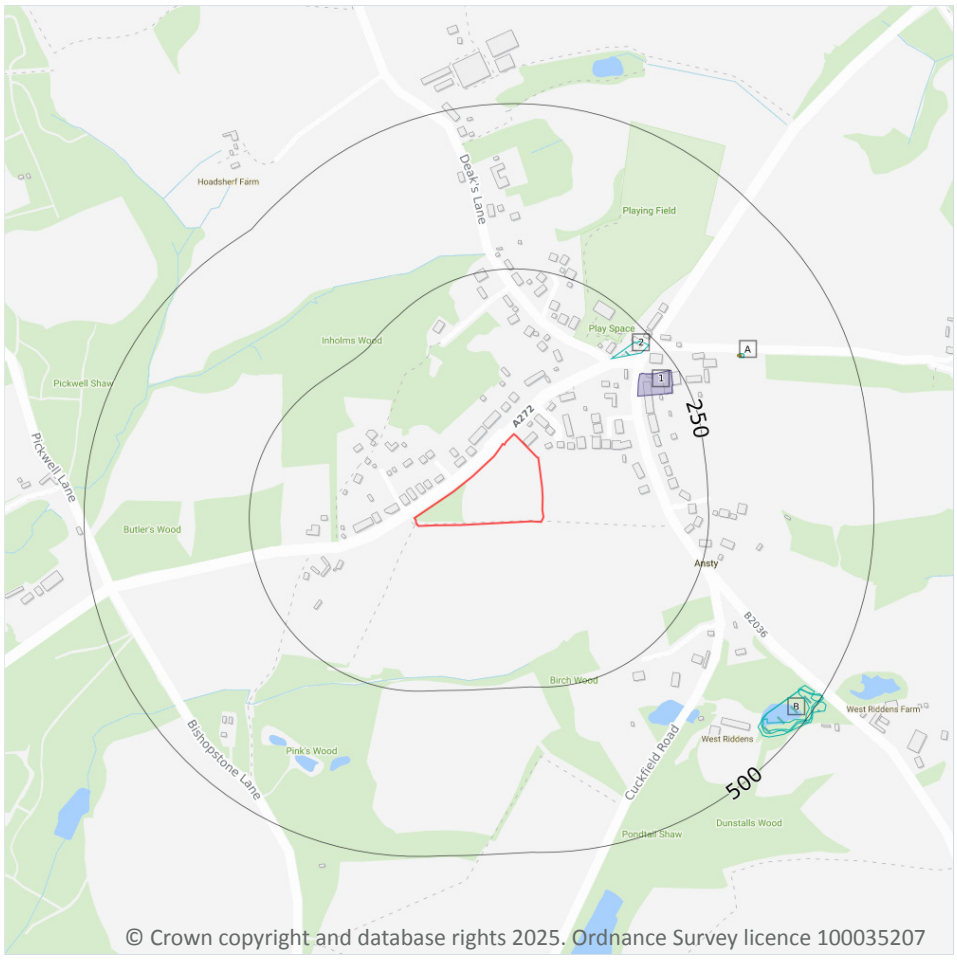
Site Area: 1.47ha

OS MasterMap site plan



Site Area: 1.47ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical garages

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
2	185m NE	Smithy	1896	2181073

ID	Location	Land use	Dates present	Group ID
A	340m NE	Unspecified Tank	1912 - 1938	2260329
B	447m SE	Unspecified Pit	1938	2293846
B	448m SE	Unspecified Pit	1912	2280176
B	449m SE	Unspecified Old Quarry	1896	2162379

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**1**

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 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	338m NE	Unspecified Tank	1911	396808

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 un-grouped 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 un-grouped 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	1

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 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
1	177m NE	Garage	1978 - 1994	94259

This data is sourced from Ordnance Survey / Groundsure.

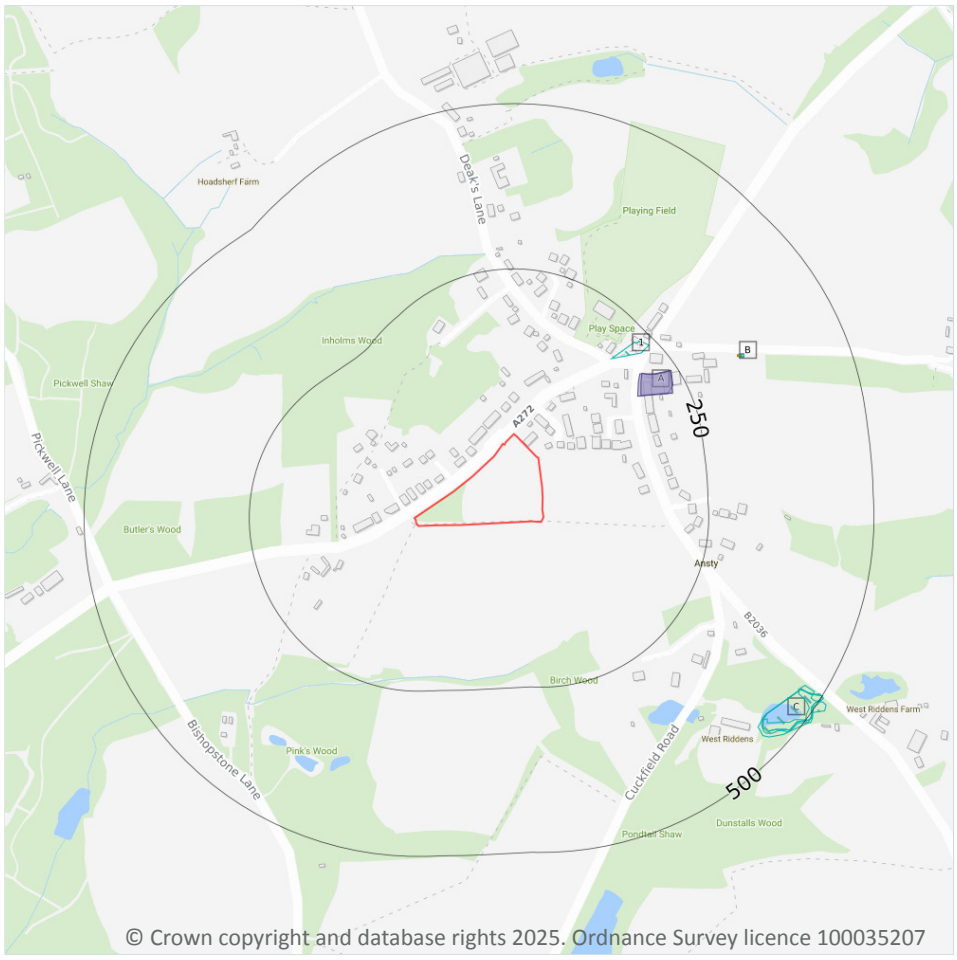
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical garages

2.1 Historical industrial land uses

Records within 500m	7

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
1	185m NE	Smithy	1896	2181073
B	340m NE	Unspecified Tank	1938	2260329
B	341m NE	Unspecified Tank	1912	2260329

ID	Location	Land Use	Date	Group ID
C	447m SE	Unspecified Pit	1938	2293846
C	448m SE	Unspecified Pit	1912	2280176
C	448m SE	Unspecified Pit	1912	2280176
C	449m SE	Unspecified Old Quarry	1896	2162379

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	1

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
B	338m NE	Unspecified Tank	1911	396808

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	2

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'.

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
A	177m NE	Garage	1978	94259
A	182m NE	Garage	1994	94259

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

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.

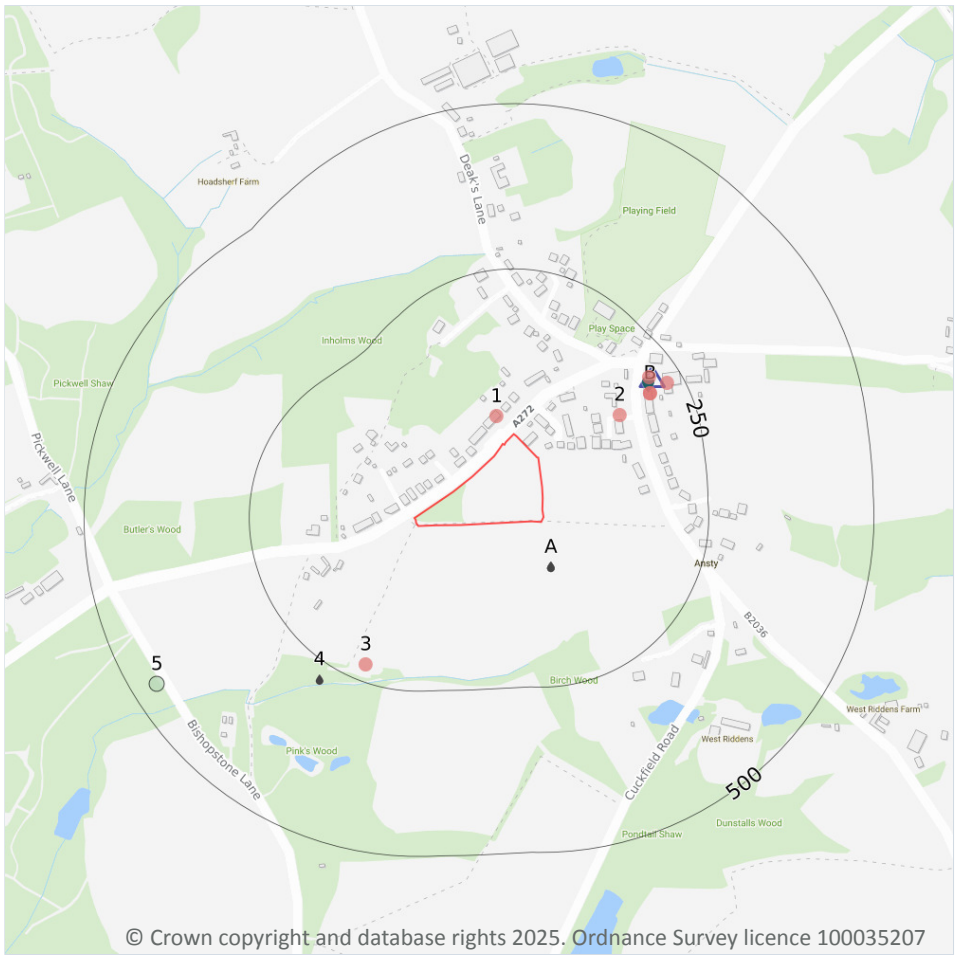
3.7 Waste exemptions

Records within 500m	0

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.

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 23 >**

ID	Location	Company	Address	Activity	Category
1	37m NW	Drainboss Plumbing & Drainage Ltd	Ley Spring, Bolney Road, Ansty, West Sussex, RH17 5AW	Civil Engineers	Engineering Services
2	139m NE	Electricity Sub Station	West Sussex, RH17	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
B	195m NE	Shell Ansty Cross Service Station	Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	Petrol and Fuel Stations	Road and Rail
B	195m NE	Ansty Cross Service Station	Ansty Cross, Ansty, Haywards Heath, West Sussex, RH17 5AG	Vehicle Cleaning Services	Personal, Consumer and Other Services
B	207m NE	Shell Car Wash	Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	Vehicle Cleaning Services	Personal, Consumer and Other Services
3	224m S	Sewage Works	West Sussex, RH17	Waste Storage, Processing and Disposal	Infrastructure and Facilities
B	226m NE	C M W Suzuki	Cuckfield Road, Ansty, West Sussex, RH17 5AG	New Vehicles	Motoring

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 23 >**

ID	Location	Company	Address	LPG	Status
B	210m NE	SHELL	Ansty Cross, Ansty, Haywards Heath, West Sussex, RH17 5AG	No	Open

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

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

Records within 500m	1

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.

Features are displayed on the Current industrial land use map on **page 23 >**

ID	Location	Address	Details	
B	199m NE	Ansty Cross Service Station, Cuckfield Road, Ansty, Haywards Heath, West Sussex, RH17 5AG	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m	6

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 23 >**

ID	Location	Address	Details	
A	70m S	ANSTY WWTW, A272, ANSTY, WEST SUSSEX, RH17 5AW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00378 Permit Version: 4 Receiving Water: FRESHWATER STREAM OR RIVER	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/09/2009 Effective Date: 01/01/2010 Revocation Date: 30/03/2010
A	70m S	ANSTY WWTW, A272, ANSTY, WEST SUSSEX, RH17 5AW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00378 Permit Version: 1 Receiving Water: FRESHWATER STREAM OR RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/10/1979 Effective Date: 24/10/1979 Revocation Date: 30/03/2003
A	70m S	ANSTY WWTW, A272, ANSTY, WEST SUSSEX, RH17 5AW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00378 Permit Version: 3 Receiving Water: FRESHWATER STREAM OR RIVER	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 18/03/2005 Effective Date: 01/04/2005 Revocation Date: 31/12/2009
A	70m S	ANSTY WWTW, A272, ANSTY, WEST SUSSEX, RH17 5AW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00378 Permit Version: 5 Receiving Water: TRIBUTARY OF RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 31/03/2010 Revocation Date: 21/03/2022

ID	Location	Address	Details	
A	70m S	ANSTY WWTW, A272, ANSTY, WEST SUSSEX, RH17 5AW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00378 Permit Version: 2 Receiving Water: FRESHWATER STREAM OR RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/10/1979 Effective Date: 31/03/2003 Revocation Date: 31/03/2005
4	276m SW	ANSTY WWTW, A272, ANSTY, WEST SUSSEX, RH17 5AW	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00378 Permit Version: 7 Receiving Water: TRIBUTARY OF RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 22/03/2022 Effective Date: 22/03/2022 Revocation Date: -

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

4.15 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.

4.16 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.

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 23 >**

ID	Location	Details	
5	462m SW	Incident Date: 11/10/2001 Incident Identification: 35963 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 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.

4.21 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.

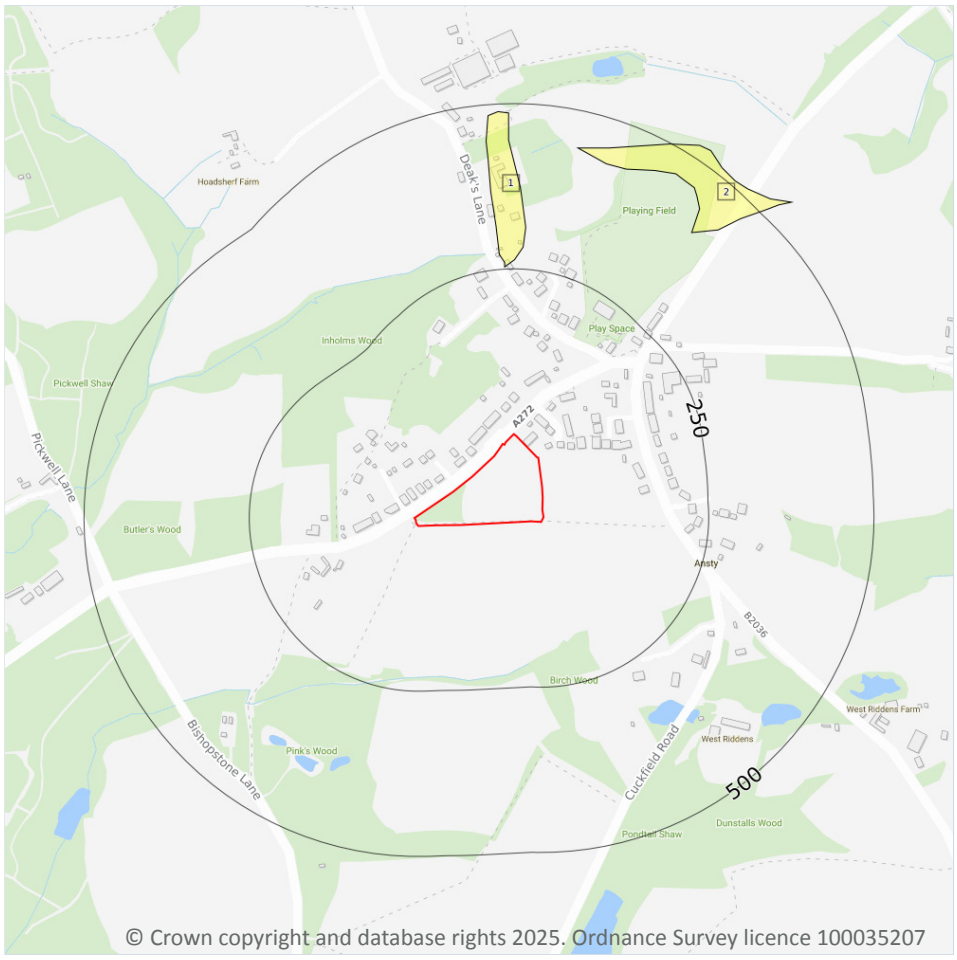
4.22 Pollution inventory radioactive waste

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



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	2

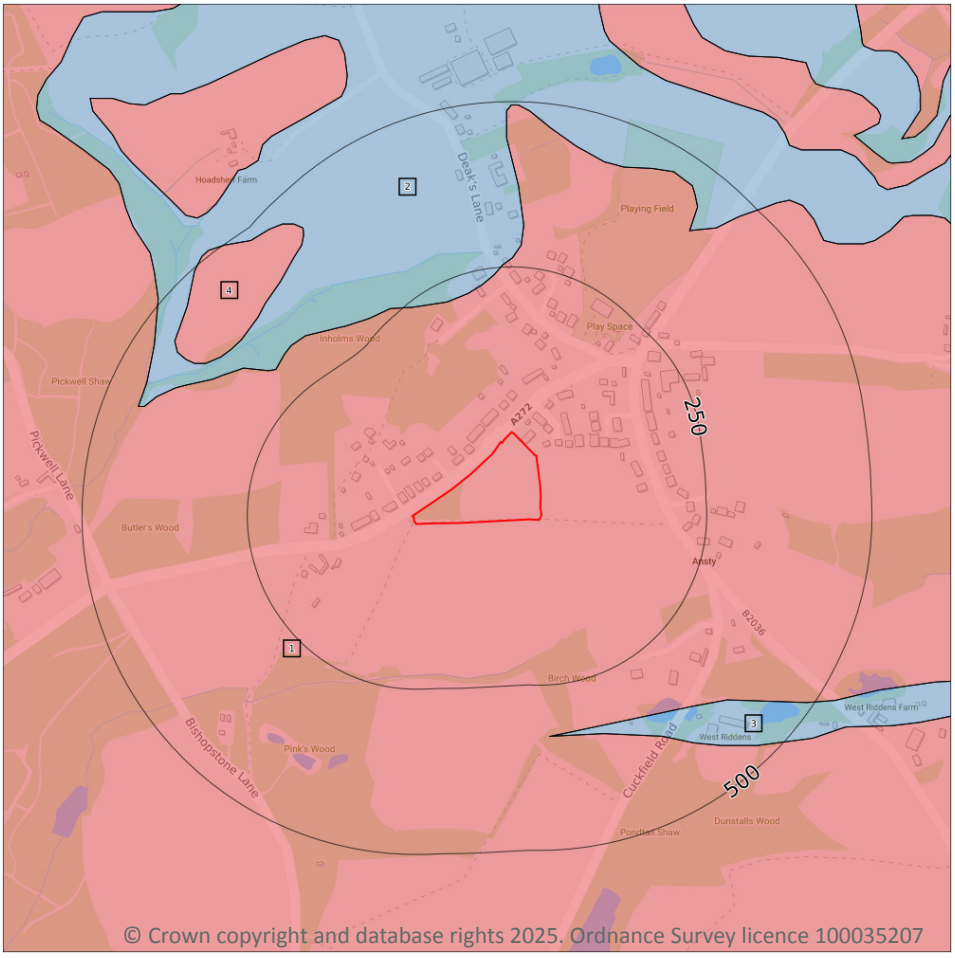
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 31 >**

ID	Location	Designation	Description
1	253m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	406m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

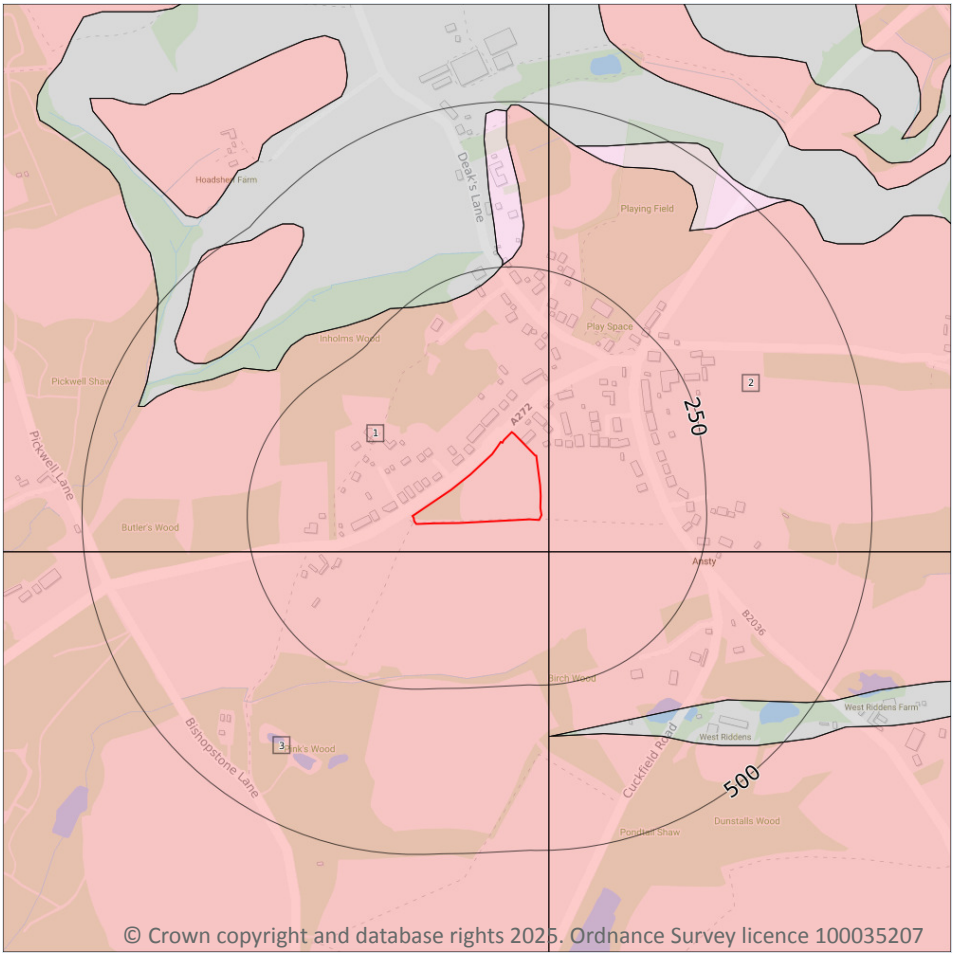
Features are displayed on the Bedrock aquifer map on **page 33 >**

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	219m N	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	324m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	372m NW	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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	3

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

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

Features are displayed on the Groundwater vulnerability map on **page 35 >**

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	11m E	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
3	42m S	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

5.6 Groundwater abstractions

Records within 2000m	0

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.

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS 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 39 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
5	215m S	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 39 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	2

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 39 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Bolney Sewer**	**GB107041012250**	**Adur Upper**	**Adur and Ouse**
2	**On site**	**River**	**Adur East (Goddards Green)**	**GB107041012210**	**Adur Upper**	**Adur and Ouse**

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

6.4 WFD Surface water bodies

Records identified	2

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 39 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1923m S	River	Adur East (Goddards Green)	GB107041012210 ↗	Poor	Fail	Poor	2019
-	3299m SW	River	Bolney Sewer	GB107041012250 ↗	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 39 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	**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

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

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	**Negligible**

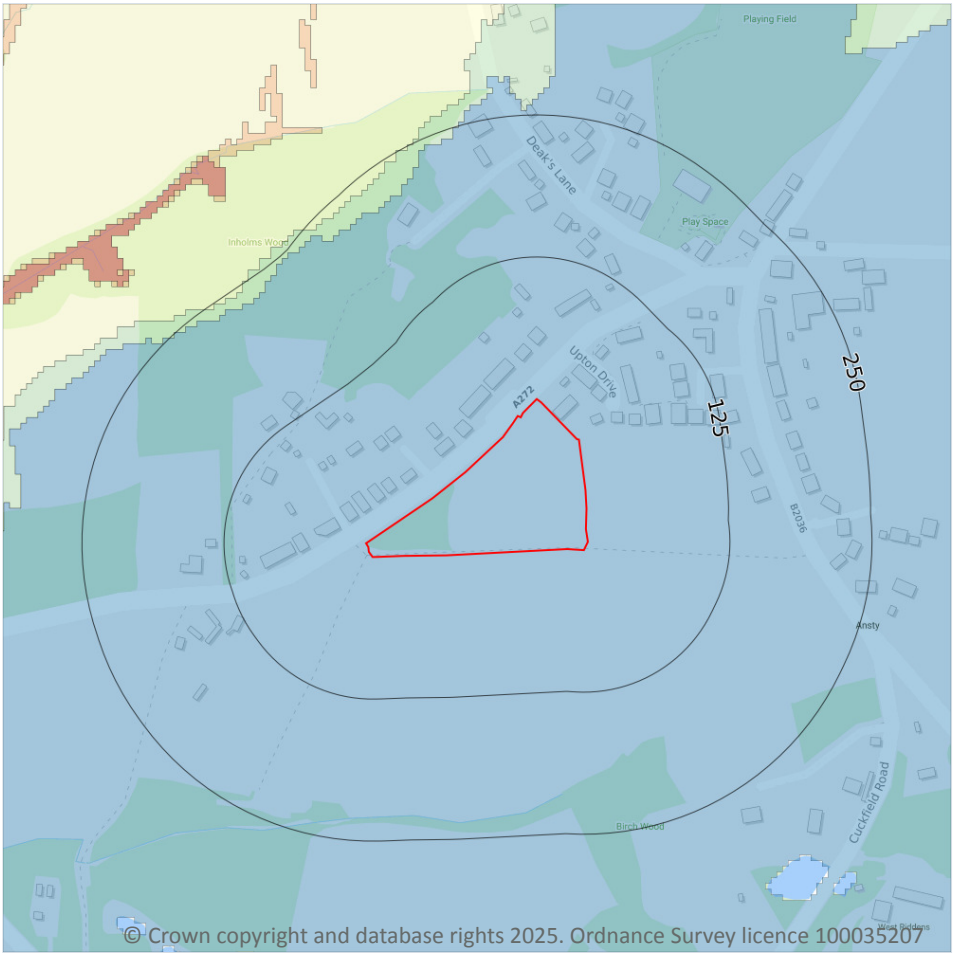
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year 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.

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



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

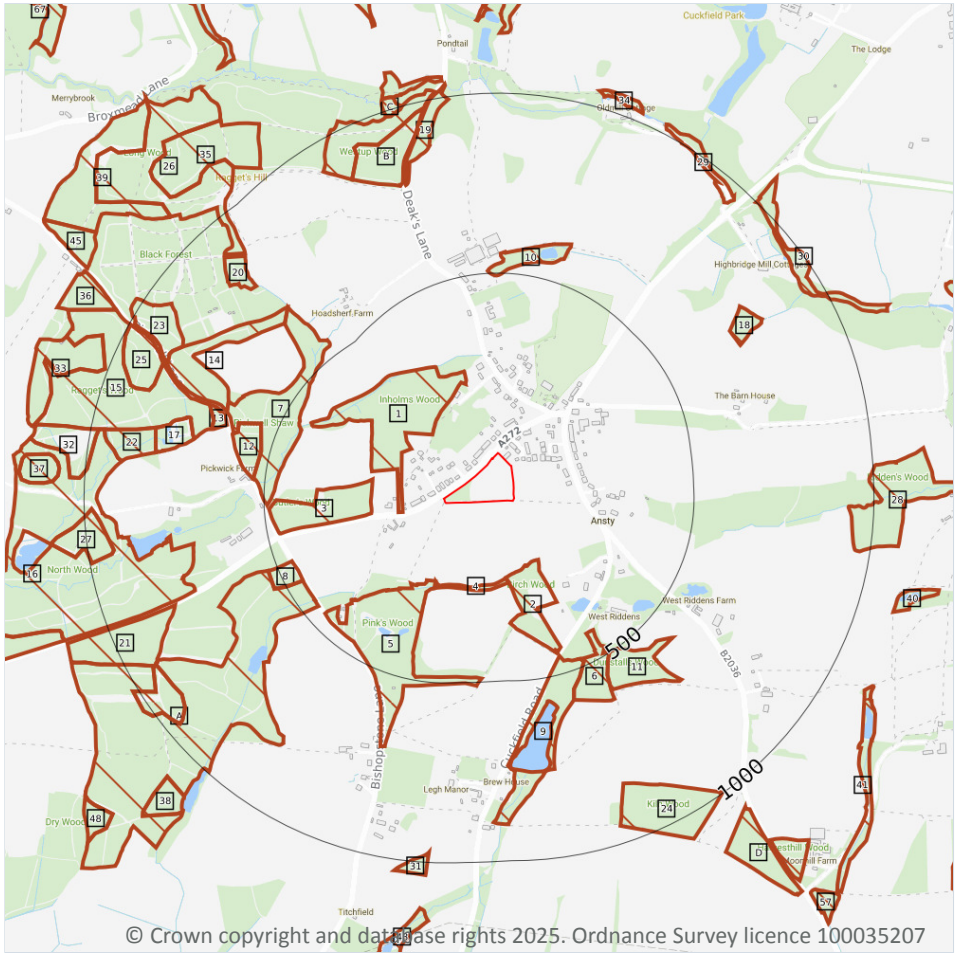
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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 Ambiental 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	95

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	116m W	Inholms Wood	Ancient & Semi-Natural Woodland
2	176m S	Birch Wood	Ancient & Semi-Natural Woodland
3	201m W	Pickwell Shaw	Ancient Replanted Woodland
4	215m S	Butlers Wood	Ancient & Semi-Natural Woodland
5	219m S	Butlers Wood	Ancient Replanted Woodland
6	421m SE	Dunstalls Wood	Ancient Replanted Woodland
7	438m NW	Pickwell Wood	Ancient & Semi-Natural Woodland
8	450m SW	Foxashes Wood	Ancient & Semi-Natural Woodland
9	450m S	Dunstalls Wood	Ancient & Semi-Natural Woodland
A	451m SW	Foxashes Wood	Ancient Replanted Woodland
10	493m N	Ansty Farm Wood	Ancient & Semi-Natural Woodland
11	498m SE	Dunstalls Wood	Ancient & Semi-Natural Woodland
12	525m W	Pickwell Wood	Ancient Replanted Woodland
13	637m W	Raggets Wood	Ancient & Semi-Natural Woodland
14	649m W	Pickwell Wood	Ancient Replanted Woodland
15	674m W	Raggets Wood	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
16	706m W	Lowfield Wood	Ancient & Semi-Natural Woodland
17	713m W	Lowfield Wood	Ancient & Semi-Natural Woodland
18	714m NE	Highbridge Mill Shaw	Ancient & Semi-Natural Woodland
19	787m N	Westup Wood	Ancient & Semi-Natural Woodland
20	788m NW	Black Forest Shaw	Ancient Replanted Woodland
B	791m N	Westup Wood	Ancient & Semi-Natural Woodland
21	803m W	Severals Wood	Ancient Replanted Woodland
22	811m W	Lowfield Wood	Ancient Replanted Woodland
23	840m NW	Pickwell Wood	Ancient & Semi-Natural Woodland
24	843m S	Kiln Wood	Ancient & Semi-Natural Woodland
B	861m NW	Westup Wood	Ancient Replanted Woodland
25	865m NW	Raggets Wood	Ancient & Semi-Natural Woodland
26	878m NW	Long Wood	Ancient & Semi-Natural Woodland
A	906m SW	Foxashes Wood	Ancient & Semi-Natural Woodland
27	928m W	Lowfield Wood	Ancient Replanted Woodland
28	929m E	Biddens Wood	Ancient & Semi-Natural Woodland
29	938m NE	Highbridge Mill_N	Ancient & Semi-Natural Woodland
30	945m NE	Highbridge Mill	Ancient & Semi-Natural Woodland
31	972m S	Field Corner Wood	Ancient & Semi-Natural Woodland
32	978m W	Lowfield Wood	Ancient Replanted Woodland
C	982m N	Westup Wood	Ancient & Semi-Natural Woodland
33	1008m W	Raggets Wood	Ancient & Semi-Natural Woodland
34	1026m NE	Oldmill Shaw	Ancient & Semi-Natural Woodland
C	1030m N	Westup Wood	Ancient & Semi-Natural Woodland
35	1031m NW	Long Wood	Ancient Replanted Woodland
36	1052m NW	Raggets Wood	Ancient & Semi-Natural Woodland
D	1067m SE	Bellowsnose Wood	Ancient & Semi-Natural Woodland
37	1072m W	Lowfield Wood	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
38	1085m SW	Foxashes Wood	Ancient & Semi-Natural Woodland
39	1091m NW	Long Wood	Ancient Replanted Woodland
40	1100m E	Pook Ryde Shaw	Ancient & Semi-Natural Woodland
41	1110m SE	Harvesthill Shaw	Ancient & Semi-Natural Woodland
42	1123m W	Lowfield Wood	Ancient Replanted Woodland
43	1128m S	Titchfield Shaw	Ancient & Semi-Natural Woodland
44	1167m N	Walks Wood	Ancient Replanted Woodland
45	1180m NW	Long Wood	Ancient & Semi-Natural Woodland
D	1183m SE	Harvesthill Wood	Ancient & Semi-Natural Woodland
46	1203m N	Walks Wood	Ancient Replanted Woodland
47	1236m N	Westup Shaw	Ancient & Semi-Natural Woodland
48	1267m SW	Foxashes Wood	Ancient & Semi-Natural Woodland
-	1269m E	Furnace Wood	Ancient & Semi-Natural Woodland
-	1299m W	Lowfield Wood	Ancient Replanted Woodland
51	1306m E	Mackrells Shaw	Ancient & Semi-Natural Woodland
52	1317m NW	Green Leys Shaw	Ancient Replanted Woodland
-	1321m E	Mackrells Farm Wood	Ancient & Semi-Natural Woodland
-	1337m E	Copyhold Shaw	Ancient & Semi-Natural Woodland
-	1338m E	Great Wood	Ancient & Semi-Natural Woodland
-	1345m NW	Palmers Rough Shaw	Ancient Replanted Woodland
-	1355m S	Lye Pond Shaw	Ancient & Semi-Natural Woodland
57	1366m SE	Pains Flat Wood	Ancient & Semi-Natural Woodland
-	1383m S	Rushypit Wood	Ancient & Semi-Natural Woodland
-	1441m SW	Phallus Wood	Ancient & Semi-Natural Woodland
-	1485m NW	Buncton Manor Wood	Ancient & Semi-Natural Woodland
-	1500m W	Bolney Wood	Ancient & Semi-Natural Woodland
-	1514m W	Highlands Wood	Ancient & Semi-Natural Woodland
63	1521m SE	Moonhill Shaw	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1543m E	Upper Ridges Shaw	Ancient & Semi-Natural Woodland
-	1565m E	Lodge Farm Wood	Ancient & Semi-Natural Woodland
-	1593m SE	Kilnfield Pit	Ancient & Semi-Natural Woodland
67	1647m NW	Seven Acre_E	Ancient & Semi-Natural Woodland
-	1663m W	Rowlands Shaw	Ancient Replanted Woodland
-	1670m NE	Laines Farm Shaw	Ancient & Semi-Natural Woodland
-	1683m W	Bolney Wood	Ancient & Semi-Natural Woodland
-	1695m S	Leigh Mill Wood	Ancient & Semi-Natural Woodland
-	1700m NE	New England Wood	Ancient & Semi-Natural Woodland
-	1714m NW	Merryfields Wood	Ancient Replanted Woodland
-	1717m E	Great Wood	Ancient Replanted Woodland
-	1735m W	Rowlands Wood	Ancient Replanted Woodland
-	1752m W	Bolney Wood	Ancient Replanted Woodland
-	1807m SW	Little Gravenhurst Shaw	Ancient & Semi-Natural Woodland
-	1830m SE	Hookhouse_W	Ancient & Semi-Natural Woodland
-	1841m E	Great Wood	Ancient & Semi-Natural Woodland
-	1853m E	Great Wood	Ancient Replanted Woodland
-	1869m NW	Seven Acre Hanger	Ancient & Semi-Natural Woodland
-	1917m N	Willies Wood	Ancient Replanted Woodland
-	1920m N	Willies Wood	Ancient & Semi-Natural Woodland
-	1930m W	Bolney Wood	Ancient & Semi-Natural Woodland
-	1963m SW	Wortleford Wood	Ancient & Semi-Natural Woodland
-	1973m E	Great Wood	Ancient Replanted 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

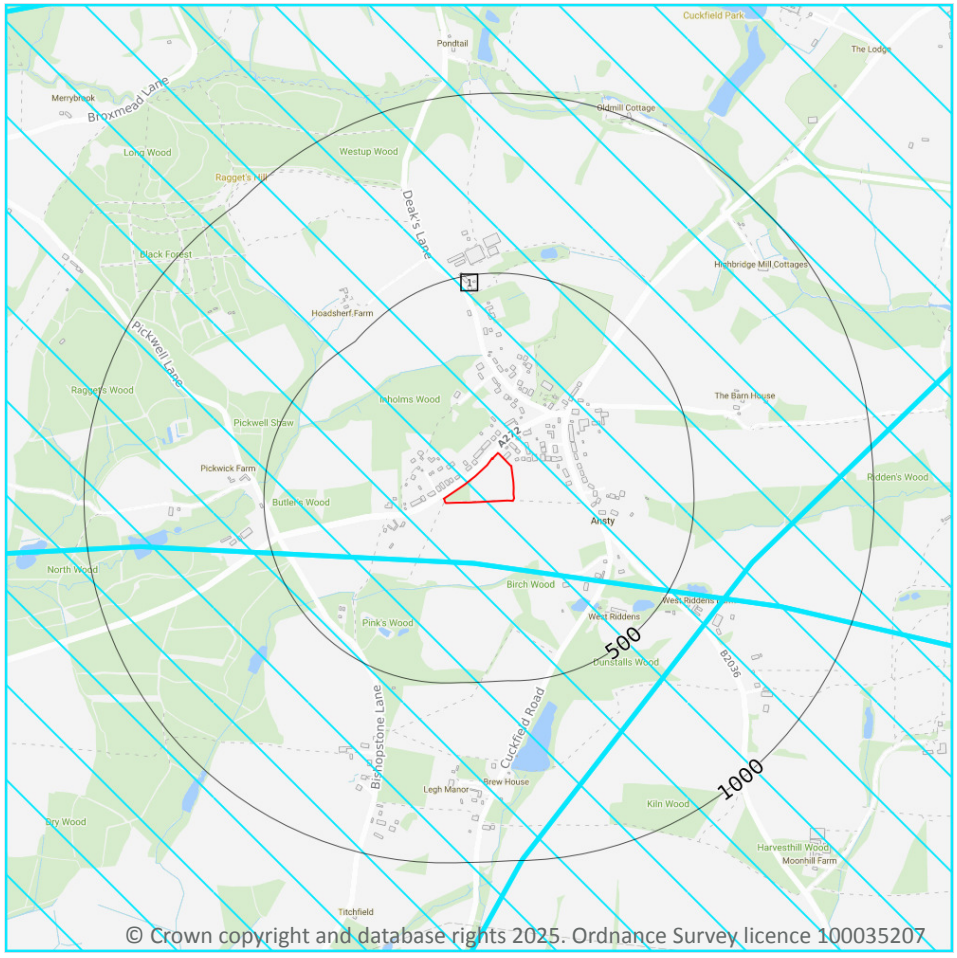
Records within 2000m	1

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

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

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 56 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000000000&notes=&location=527683,124196%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

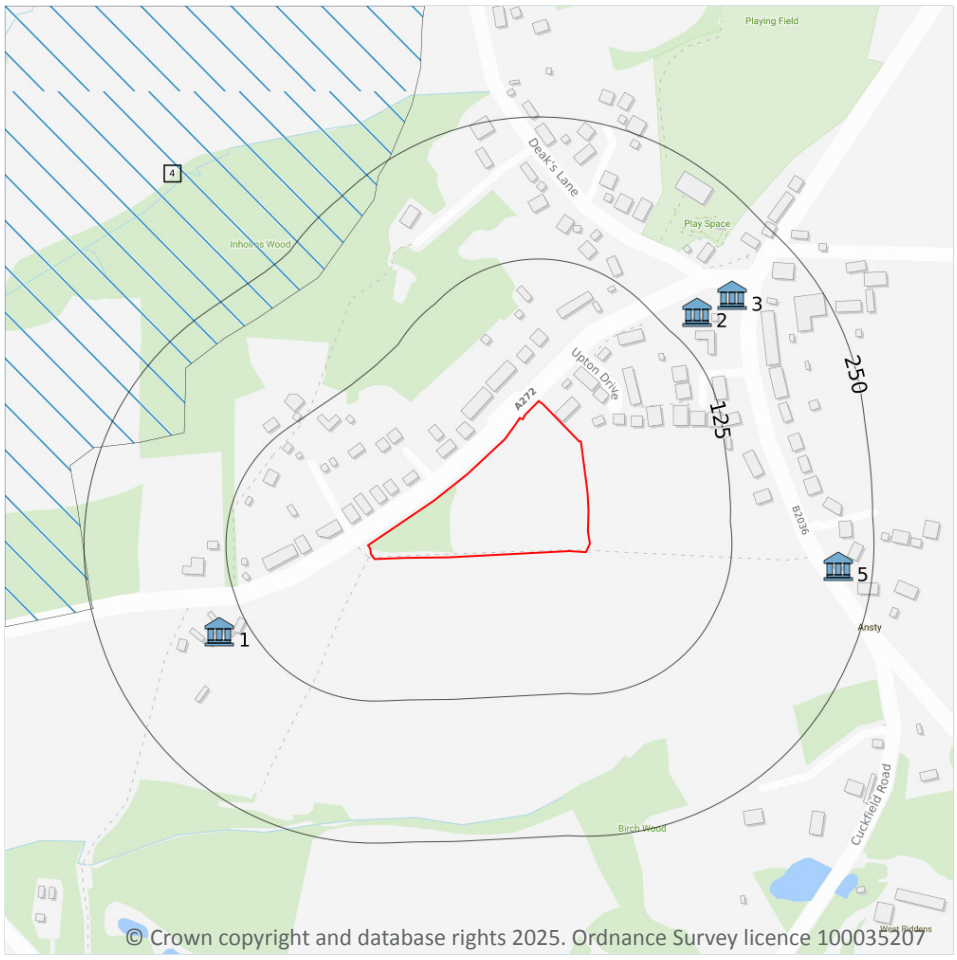
10.18 SSSI Units

Records within 2000m	0

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



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	1

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.

Features are displayed on the Visual and cultural designations map on **page 58 >**

ID	Location	NAME	Data Source
4	190m NW	High Weald	Natural England

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	4

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

Features are displayed on the Visual and cultural designations map on **page 58 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	150m SW	Butler's Farmhouse	II	1025727	11/05/1983
2	153m NE	The Ancient Farm	II	1193553	11/05/1983

ID	Location	Name	Grade	Reference Number	Listed date
3	185m NE	The Old Cottage	II	1025703	11/05/1983
5	219m E	Mount Noddy Cottage	II	1194056	11/05/1983

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.

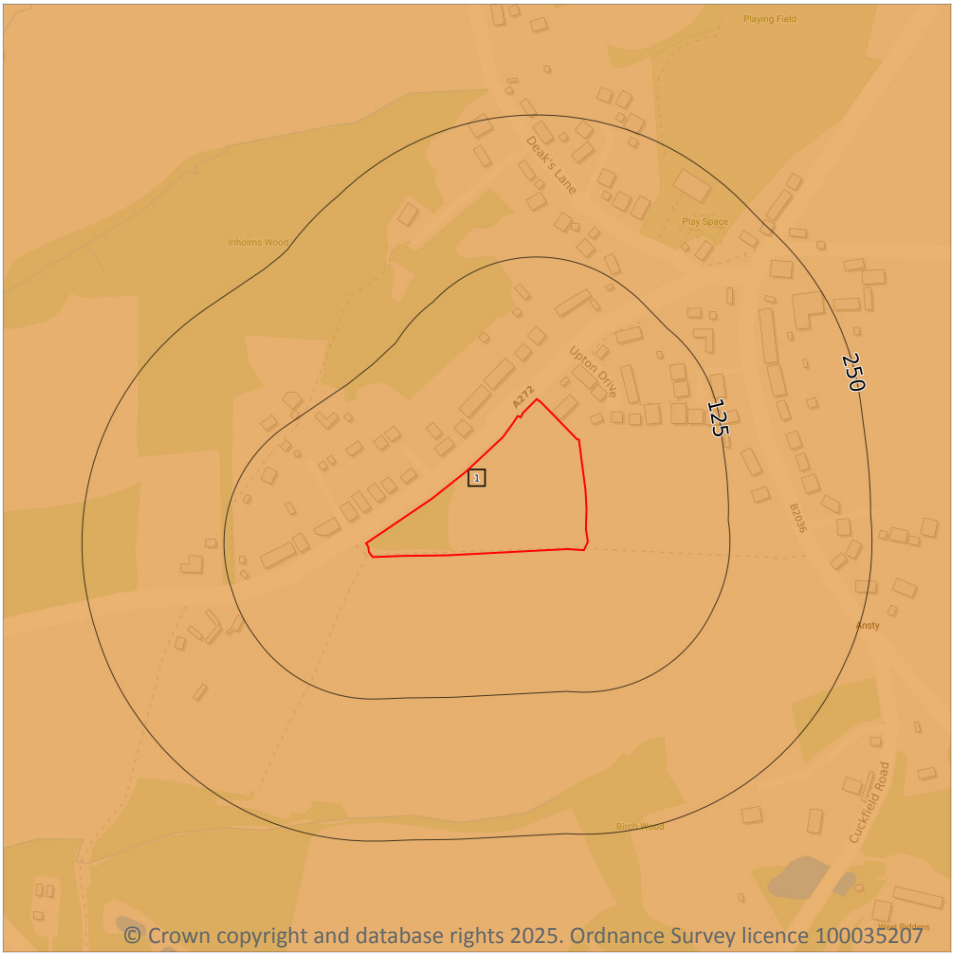
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 61 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

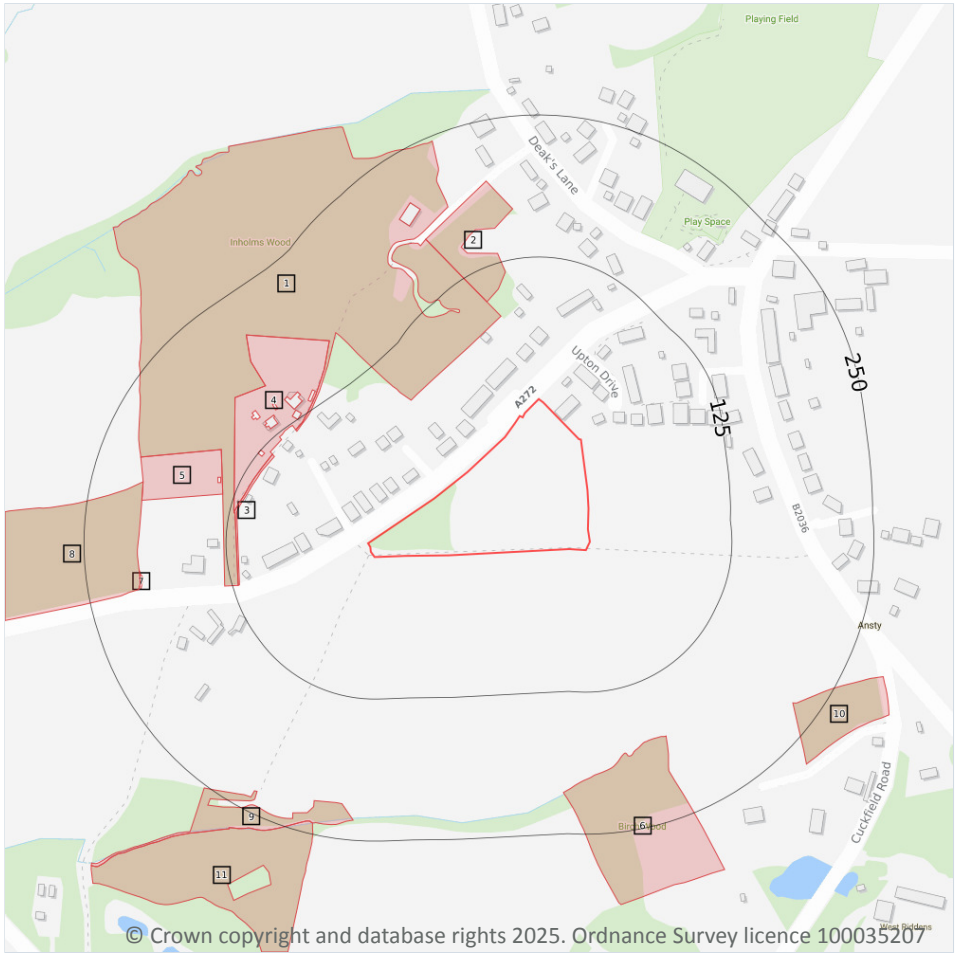
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	11

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 63 >**

ID	Location	Main Habitat	Other habitats
1	75m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	97m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	112m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	115m NW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	135m W	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
6	176m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	200m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	201m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	219m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	226m SE	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
11	239m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability

Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 66 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**No coverage**	**No coverage**	**No coverage**	**NoCov**

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

14.5 Bedrock geology (10k)

Records within 500m	0

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.

This data is sourced from the British Geological Survey.

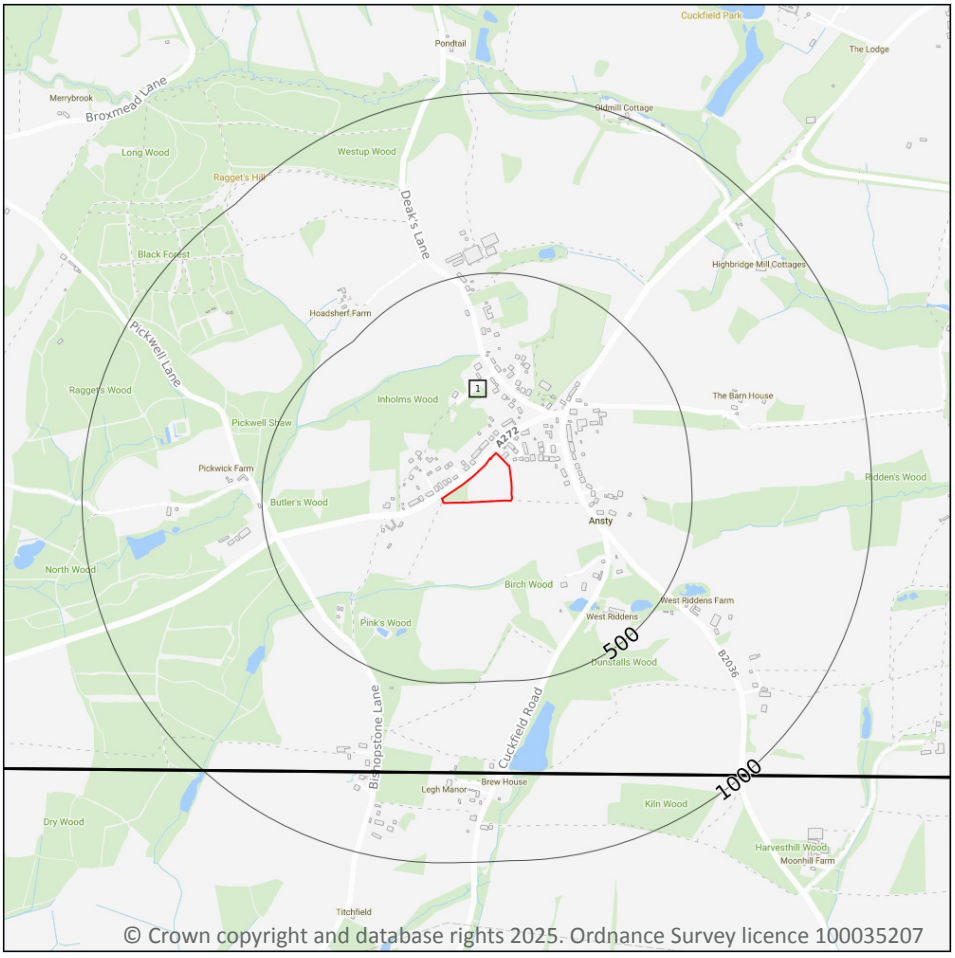
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 70 >**

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.

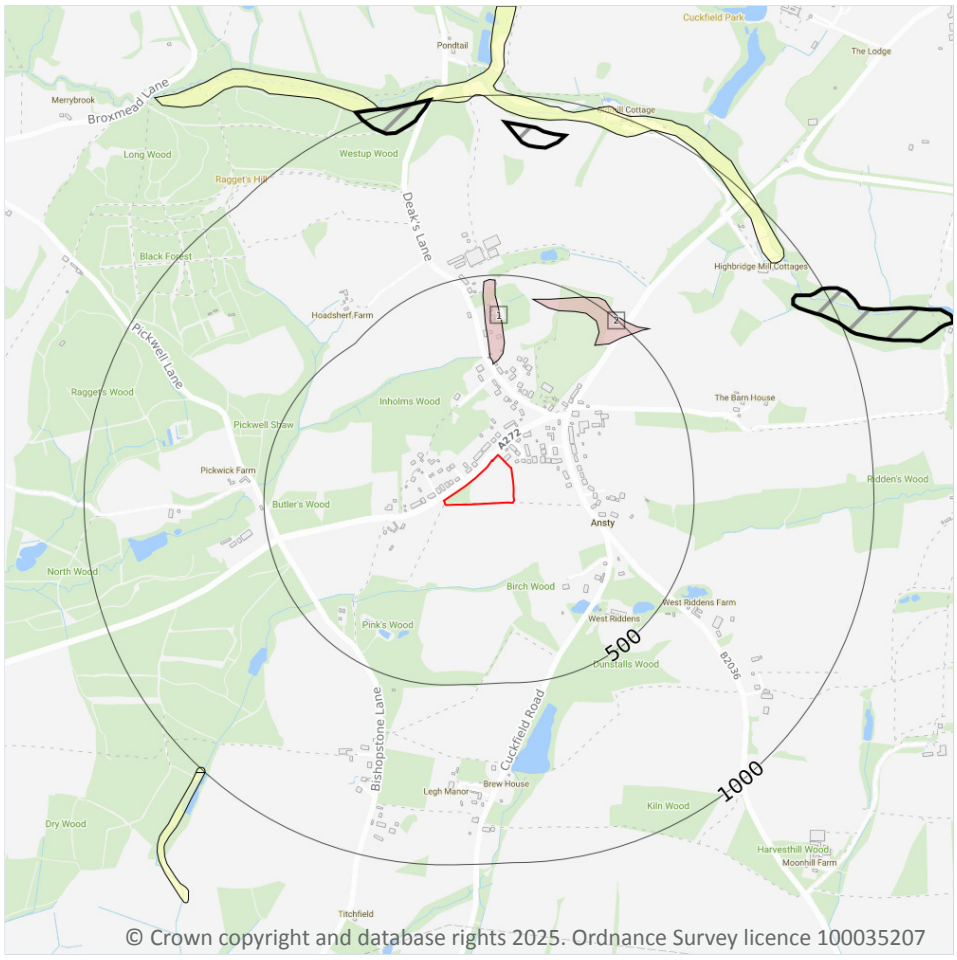
15.3 Artificial ground permeability (50k)

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



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 72 >**

ID	Location	LEX Code	Description	Rock description
1	253m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	406m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	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.

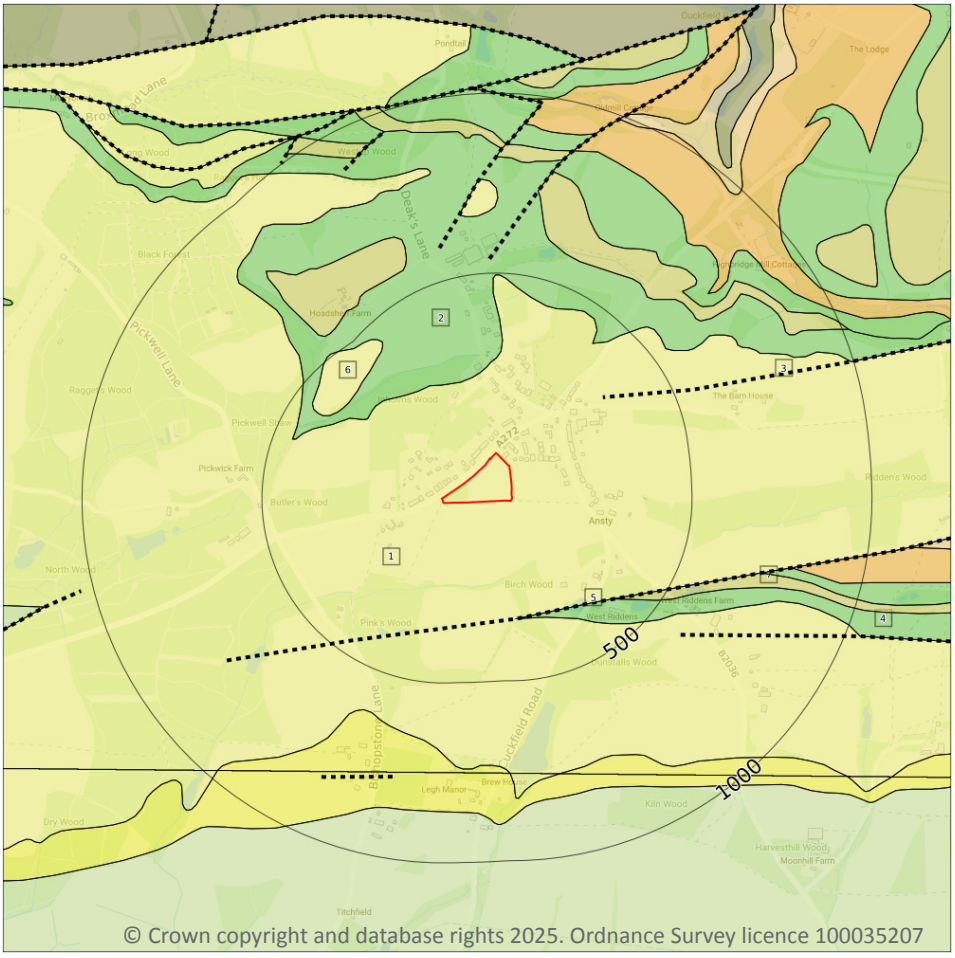
15.7 Landslip permeability (50k)

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	5

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 74 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**UTW-SDSL**	**UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED**	**VALANGINIAN**
2	219m N	UGRC-MDST	UPPER GRINSTEAD CLAY - MUDSTONE	VALANGINIAN
4	324m S	UGRC-MDST	UPPER GRINSTEAD CLAY - MUDSTONE	VALANGINIAN

ID	Location	LEX Code	Description	Rock age
6	372m NW	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
7	394m SE	CKST-CALSST	CUCKFIELD STONE BED - SANDSTONE, CALCAREOUS	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 74 >**

ID	Location	Category	Description
3	322m NE	FAULT	Fault, inferred, displacement unknown
5	324m S	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

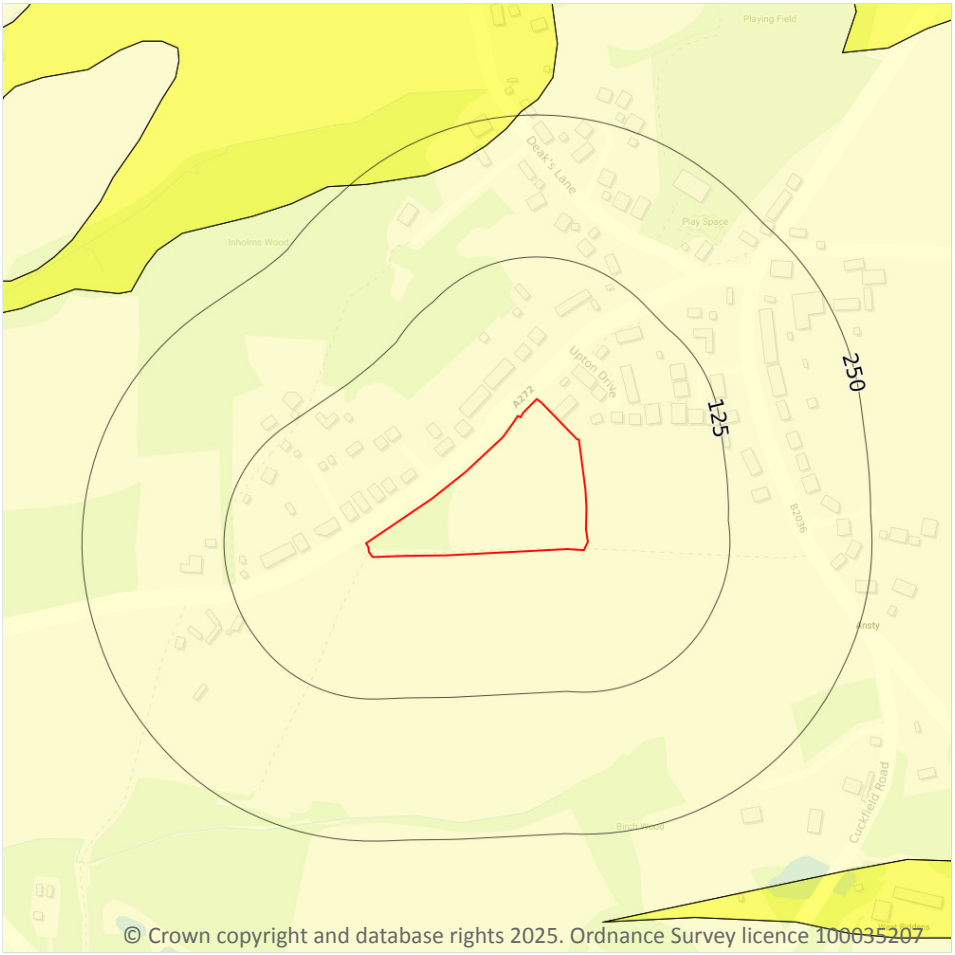
16.1 BGS Boreholes

Records within 250m	0

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.

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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 77 >**

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

This data is sourced from the British Geological Survey.