

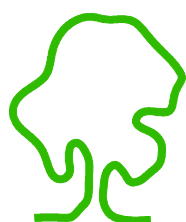
BYANDA



BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Preliminary Contamination Risk Assessment

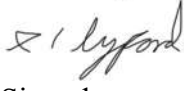
July 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	925/Byanda/PCRA
Date	July 2026
Client	
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning
Revisions	-
Prepared by	Xanthe Lyford BSc (Hons)  Signed
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DERMOT O'REILLY

BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Preliminary Contamination Risk Assessment

July 2026

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DERMOT O'REILLY

BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Preliminary Contamination Risk Assessment

July 2026

1. CAUTION

- 1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Mid Sussex District Council Planning Department, and the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1 The site lies in Hassocks in a semi-rural, residential area to the west of the village. The area to be developed lies in the centre of the site in the area of the existing main house and bungalow (both to be removed), seen at the time of our visit. The site is bordered to the north by the residential dwellings in Pound Gate and along South Bank, to the east by a residential dwelling Faerie Glen and the tennis courts belonging to the Weald Racquets Club, to the south by Southdown's Garden Centre and to the west by the A273, Brighton Road with residential properties on either side. The site is approximately 0.47 Ha. The Ordnance Survey (OS) map reference for the centre of the site is TQ 29963 15318. The site elevation is approximately +53 m AOD. See Appendix A, Figure 1 for the site location.
- 2.2 Planning permission is sought for: Demolition of Byanda (a single residential property and ancillary buildings – bungalow and garage) and the erection of a 60-bedroom residential care facility, with associated access, ground works, car parking, servicing, private amenity space, landscaping, construction of substation unit and boundary treatment. See Appendix A, Figure 2 for the development plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey, the site lies on Folkestone Formation-Sandstone. These sedimentary rocks are shallow marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences. The Department for Environment, Food and Rural Affairs (Defra) magic site classifies the soil type

“Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils”, however the site clearly lies on the Lower Greensand Ridge and should say fine to medium and locally sourced coarse grain sand.

- 3.2 The site lies on a Principal bedrock aquifer with unproductive superficial drift. The site is within an area of Medium - High groundwater vulnerability and not in a groundwater protection zone (SPZ).
- 3.3 The site is bordered by residential dwellings on all sides. The A273, Brighton Road lies to the west of the site. The nearest watercourse is a ditch lying adjacent to the northern boundary, a tributary of the Herring Stream (150 m south of the site).
- 3.4 According to the Environment Agency (EA) online ‘Flood Map for Planning’, the majority of the site lies within Flood Zone 1 (less than 0.1% chance of flooding from rivers each year). The majority of the site is not at risk of surface water flooding in the 1 in 30-year scenario, apart from a small section to the south of the site, up to a potential depth of 300 mm. This increases in size in the 1 in 100 scenario and an additional small area of surface water flood risk is shown on the eastern boundary, up to a potential depth of 300 mm. Both of these areas increase in size and depth in the 1 in 1000 scenario maps, up to a potential depth of 900 mm on the eastern boundary. Flooding from groundwater and reservoirs is considered unlikely in this area.

4. SITE DEVELOPMENT HISTORY

- 4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (up to >750 m)
1874-1875 (1:10,560) 1873-1874 (1:2,500)	The site lies to the west of the Brighton Road and south of Stonepound crossroads and the London to Brighton railway line. It is shown as being undeveloped land and no features are visible on the site.	To the north of the site within 100 m lies a sand pit with residential properties on the far side. Within 250 m lies Stonepound crossroads, the main road through the village and an area of tree lined pasture labelled Little Hassocks. There are also residential properties, Hassocks Villa and Hassocks Farm. There is an area of pasture to the east within 250 m of the site labelled The Hassocks, and Keymer and Ditchling Gas Works lies within 500 m. The London to Brighton Railway line runs to the east within 500 m, with Hassocks Gate train station lying to the northeast. On the far side of the railway line lies a tree plantation labelled Hassocks Firs, a public house, Hassocks Inn and a well within 750 m.

		To the south lies arable fields leading to Bonny's Wood, with Ockenden's Wood to the southwest and Butcher's Wood to the southeast within 500 m and Lag Wood within 750 m. To the west lies arable fields within 500m and Stonecroft Copse and Bullsnead Shaw woods within 750 m.
1897-1898 (1:2,500), 1896-1897 (1:10,560)	The site is now labelled Old Sand Pit and contour lines are now shown on the site.	A track is now shown to the immediate north of the site and a new road leading to Keymer within 100 m of the site. Residential buildings have appeared to the north within 250 m, either side of the road. The area to the north within 750 m is now labelled Clayton. Additional residential buildings have appeared to the east and two hotels within 500 m. The public house is no longer present, and a school has appeared within 750 m. To the south a plant nursery labelled Clayton Nursery has appeared within 100 m. A sand pit now lies within 100 m to the west, on the far side of Brighton Road, Stonepound Sand Pit. Two small, wooded areas have appeared within 500 m labelled Ockenden's Shaw and Ham Shaw and Crossways Farm within 750 m.
1909 (1:10,560) 1910 (1:2,500)	A stand of trees is now shown to the north of the site.	A tramway is now shown to the immediate north of the site. One of the hotels to the east is now no longer present. Stonepound Sand Pit has extended further west, and two unspecified tanks are now shown 500 m west.
1909-1912 (1:10,560)	The site remains as previously stated.	Two additional tanks are now shown within 750 m to the west.
1947-1950 (1:10560) 1937 (1:2,500)	The site is now shown to be more extensively covered in trees.	Additional residential properties have appeared to the north, east and west. A residence has appeared to the immediate east of the site, Sandy Hook and tennis courts have appeared within 250 m east. A Roman British Burial Ground is now shown within 500 m to the west.
1939-1945	No recorded war-time incidents or activities affecting the site.	No recorded war-time incidents or activities affecting the surrounding area.
1954-1955 (1:2,500)	The site remains as previously stated.	Stonepound Sand Pit to the west is now labelled Hassocks Sand Pit and has expended to within 500 m of the site.
1962 (1:2,500) 1962-1963 (1:10,560)	The site remains as previously stated.	Additional residential dwellings have filled in to the northeast and east and the hotel is no longer shown.

1974-1977 (1:10,000) 1973-1977 (1:2,500)	The main bungalow, Byanda is now shown onsite	A residential building to the immediate north has appeared, Pound Logde; and a drain is now shown running along the northern boundary of the site. The tramline to the east is no longer shown and the neighbouring dwelling to the east, Hassocks Hook is now labelled Faerie Glen. Two of the tanks to the west are no longer shown.
1984 (1:10,000) 1985 (1:2,500)	No significant changes to the site.	No significant changes to the surrounding area.
1992 (1:10,000) 1994 (1:2,500)	No significant changes to the site.	No significant changes to the surrounding area.
2003 (1:10,250) 2001 (1:10,000)	A garage building on the eastern boundary of the site is now shown.	The dwelling to the north, Pound Lodge, is now an area of residential dwellings.
2010 (1:10,000)	No significant changes to the site.	Clayton Nursery is now labelled Garden Centre, and a football ground has appeared on the far side.
2015 (1:10,000)	No significant changes to the site.	No significant changes to the surrounding area.
2025 (1:10,000)	No significant changes to the site.	No significant changes to the surrounding area are shown on the maps provided.

- 4.2 The recent development history may also be traced from the planning history of the site. There are 13 relevant planning applications associated with the site and 4 with the adjacent land on the Mid Sussex District Council Planning Application website. See Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
CN/034/86	Byanda – Single detached dwelling.	✗ 21/01/1987
CN/032/87	Byanda Bungalow – Enlargement of existing dwelling on two floors.	✓ 30/10/1987
CN/020/88	Byanda – Residential dwelling.	✗ 29/09/1988
CN/021/88	Byanda – Replacement and enlargement of existing dwelling.	✗ 26/08/1988
CN/024/88	Faerie Glen – Four detached houses.	W 18/11/1988
CN/002/90	Land at Faerie Glen – Erection of a 4-bedroom dwelling.	✗ 23/02/1990
CN/010/90	Byanda - Discharge of planning condition no 6 on appeal decision cn/021/88 to permit retention of existing bungalow.	✗ 24/08/1990
CN016/94	Byanda – Replacement of existing dwelling.	✓ 12/08/1994
CN/028/99	Byanda Bungalow – retention of existing bungalow (without complying with a condition imposed).	✗ 29/10/1999

03/02542/FUL	Byanda - Permission for the retention of existing bungalow as ancillary accommodation to new dwelling without complying to condition 6 imposed on planning permission CN/16/94.	✓ 09/01/2004
10/03687/FUL	Faerie Glen - Demolition of existing property and erection of detached dwelling, including replacement garage.	✓ 27/01/2011
14/01670/FUL	Faerie Glen - Residential development of two new dwellings, associated garaging, widening of existing access and covered bike stores.	✓ 08/07/2014
DM/15/2400	Byanda - Demolition of 1 no. detached dwelling and ancillary accommodation, erection of 4 no. detached dwellings, 2 no. detached garages.	✓ 23/10/2015
DM/19/0823	Byanda - Discharge of Planning Conditions.	- 23/10/2019
DM/21/1653	Byanda - Demolition of Byanda (a single residential property and ancillary buildings) and the erection of a 60-bedroom residential care facility.	* 25/10/2022
DM/23/0002	Byanda - Demolition of Byanda (a single residential property and ancillary buildings) and the erection of a 60 bedroom residential care facility.	✓ 12/09/2023
DM/26/0732	Byanda - Discharge of conditions.	...

Key: ✓ planning permission granted * planning permission refused r registered w withdrawn – Split
... pending

- 4.3 More recent development history and land use can also be observed from aerial photographs. Aerial photographs centred on the site are provided in Appendix B, and a summary of the relevant information provided in these photographs is given in Table 4.3 below.

TABLE 4.3
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
04/09/1999	The site appears to be largely as existing: The bungalow and main house can be seen with the pool, driveway and garage also visible. Trees can be seen in the southern and western sections of the site.	The land to the north shows Pound Gate residences. To the east lies Faerie Glen and the tennis courts of Weald Racquets Club. To the south lies Southdown's Garden Centre. To the west lies Brighton Road with residential dwellings on the far side.
22/08/2009	The trees onsite have increased in number.	The garden centre to the south has increased in size.
13/09/2012	Fewer trees are now visible onsite.	The adjacent land appears as previously stated.
26/06/2018	The site appears as previously stated.	To the west two new residences have appeared

		to the near side of the Brighton Road.
22/04/2021	The site appears as previously stated.	The adjacent land appears as previously stated.

5. THE EXISTING SITE

5.1 The site was visited on 9 July 2026. Photographs of the site are provided in Appendix C.

5.2 The site is approximately 0.47 ha and comprises two residential dwellings, the main house, Byanda to the east and an older bungalow in the centre of the site, with associated parking and garage. There is a large swimming pool with a retractable roof to the south of the main house. There are established trees and shrubs throughout the site. The site lies to the east of Brighton Road public highway and is accessed by a driveway that is shared with a neighbouring dwelling, Faerie Glen.

5.3 The site is bordered to the north by residential dwellings in Pound Gate and along South Bank, to the east by a residential dwelling, Faerie Glen and the tennis courts belonging to the Weald Racquets Club, to the south by Southdown's Garden Centre and to the west by the A273, Brighton Road with residential properties on either side. See Appendix C for photographs of the site as existing.

6. RECORD DATA SEARCH RESULTS

6.1 An environmental records search (Enviro-Insight Report) has been prepared for the site. The GroundSure Enviro-Insight Report is provided in Appendix D and any items of potential contamination significance highlighted below.

6.1.1 *Historical Land Use*

There is a total of 86 records of potentially contaminative land uses recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. The closest seven of these records are onsite for railway sidings and an old sand pit in 1896, tramway sidings and an unspecified pit in 1909, unspecified ground workings in 1949, an unspecified pit 1963-1974 and a nursery 1974-1992.

There are 27 records of historical tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site, the closest being for an unspecified tank 70 m north in 1910.

There are eleven records of historical energy features, the closest being a gas works 239 m northeast of the site.

There are no records of historic petrol stations, or military land within 500 m of the site and five records of historical garages, the closest being 342 m east of the site.

6.1.2 *Landfill and other Waste Sites*

There are no records of active, recent or historical landfill, historical or licenced waste sites within 500 m of the site.

There are 48 records of waste exemptions sites within 500 m; the closest being 86 m south at Southdown Nurseries for “*storage of waste in a secure place*”.

6.1.3 *Current Land Uses*

There is one record of recent industrial land uses thought to be of contamination risk to the site within 250 m: 224 m west for a second hand vehicles.

There are five records of current or recent tanks, the closest being 97 m south of the site, and one record for recent or obsolete petrol stations: 378 m north of the site.

There are no records of contaminated land or major accident hazards, explosives or hazardous substance storage within 500 m of the site.

There is one record for licenced pollutant release, 368 m north, and eight records of licenced discharges to controlled waters; the closest two being 46 m southwest and 66 m south for “*final treated effluent*”.

6.1.4 *Environmental Permits, Incidents and Registers*

There is one pollution incident within 500 m of the site, 347 m southwest for “*category 3 air impact*” in 2001.

There are no sites registered for explosives, hazardous substances, historical industrial activities, pollutant release or radioactive substances, and no records of discharge to controlled waters, pollution incidents or licences within 500 m of the site.

The site has not been determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990, and there are no records of such designations within 500 m of the site.

6.1.5 *Hydrology and Flood Risk*

The site lies on a Principal bedrock aquifer with unproductive superficial drift. The site is within an area of medium groundwater vulnerability and not in a groundwater protection zone (SPZ).

There are six records of licenced groundwater abstractions within 2000 m of the site, the closest being 54 m south (historical) and 142 m south (active).

There are no records of potable or surface water abstractions within 2000 m of the site.

There is a drain 4 m north of the site and river 43 m south. There is an onsite record of a tributary of the Herring Stream (Adur catchment).

- 6.2 According to the Environment Agency (EA) online 'Flood Map for Planning', the majority of the site lies within Flood Zone 1 (less than 0.1% chance of flooding from rivers each year). The majority of the site is not at risk of surface water flooding in the 1 in 30-year scenario, apart from a small section to the south of the site, up to a potential depth of 300 mm. This increases in size in the 1 in 100 scenario and an additional small area of surface water flood risk is shown on the eastern boundary, up to a potential depth of 300 mm. Both of these areas increase in size and depth in the 1 in 1000 scenario maps, up to a potential depth of 900 mm on the eastern boundary. Flooding from groundwater and reservoirs is considered unlikely in this area. Although the Groundsure Enviro Insight report classifies the groundwater flood risk onsite as High.

There are no historic records of flooding onsite.

6.2.1 *Designated Environmentally Sensitive Sites*

There are two recorded Sites of Special Scientific Interest (SSSI) within 2000 m of the site, the closest being 1432 m southwest, Wolstonbury Hill.

There are no records of Conserved Wetlands (Ramsar), Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserve (NNR) or local nature reserves within 2000 m of the site.

There are 29 records for designated Ancient Woodland, the closest being 232 m southeast of the site for ancient semi-natural woodland.

There is one Biosphere Reserve: 78 m southwest Brighton and Lewes Downs. No Forest Parks or Marine Conservation Zones, Green Belt or Ramsar within 2000 m of the site.

There are five records of Nitrate vulnerable zones, the closest is onsite for surface water.

The site and the surrounding area lie within an SSSI Impact Risk Zone; however, this type of development does not require consultation with regards to the SSSI. The proposed development is not thought likely to impact any statutory or non-statutory sites.

There are no world heritage sites or areas of outstanding natural beauty and one national park within 250 m of the site: 78 m southwest South Downs.

There are no listed buildings, conservation areas, scheduled ancient monuments or registered parks and gardens within 250 m of the site.

6.2.2 *Agricultural Designations*

There is one agricultural designation within 250 m of the site: onsite for Grade 3 good - moderate quality agricultural land.

There is no open land access, tree felling, or environmental or countryside stewardship within 250 m of the site.

6.2.3 *Priority Habitat Inventory*

There are eight records of priority habitats within 250 m of the site, the closest being two onsite and 15 m northwest for deciduous woodland.

6.2.4 *Geology*

According to the British Geological Survey, the site lies on Folkestone Formation-Sandstone. These sedimentary rocks are shallow marine in origin. They are detrital, ranging from coarse- to fine-grained (locally with some carbonate content) forming interbedded sequences. There is mixed moderate to good permeability onsite.

There is one record of made ground within 250 m of the site: 329 m southeast for undivided worked ground.

The nearest superficial geology recorded to the site is 269 m west, classified as head-clay, silt, sand and gravel.

There are three records of boreholes 85 m south, 92 m southwest and 93 m south at Clayton Nursery.

There are four records of shrink swell clay within 50 m: onsite and 1 m east: negligible hazard for predominantly non-plastic and two 33 m south: moderate for predominantly high plasticity.

There are four records of running sands within 50 m: onsite and 1 m east for low hazard *“Constraints may apply to land uses involving excavation or the addition or removal of water”* and two 33 m south for negligible hazard *“No identified constraints on lands use due to running conditions”*.

There are two records for compressible deposits within 50 m of the site: onsite and 1 m east for negligible hazard *“Compressible strata are not thought to occur”*; and two records of collapsible deposits within 50 m: onsite and 1 m east for very low hazard *“Deposits with potential to collapse when loaded and saturated are unlikely to be present”*.

There are two records of natural ground subsidence landslides: onsite and 1 m east very low hazard *“Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered”*.

There are two records of ground dissolution soluble rocks: onsite and 1 m east for negligible hazard “*Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present*”.

6.2.5 *Natural Hazards Findings and Mining*

There are two records of britpits within 500 m of the site, the closest being onsite, 34 records of surface ground workings within 250 m of the site, the closest five being onsite for unspecified ground workings, unspecified pit and old sand pit between 1949 and 1909.

There are no records of underground workings or mining extents within 500 m of the site; and one record for historical mineral planning areas: 236 m west for Stonepound Sand Pit – surface mineral workings.

There are four records of non-coal mining within 1000 m of the site, two onsite and 1 m east for sand, one 988 m north for iron ore and one 998 m south for sand.

There are no other mining related activities recorded within 2000 m of the site and no natural cavities or sink holes.

The site lies within an area where less than 1% of properties are affected by radon. No radon protection measures are necessary.

6.2.6 *Railway Infrastructure Projects*

There are eight records of historic railway and tunnel features, the closest being two onsite for railway sidings in 1896 and 1897 and one onsite for tramway sidings in 1809.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

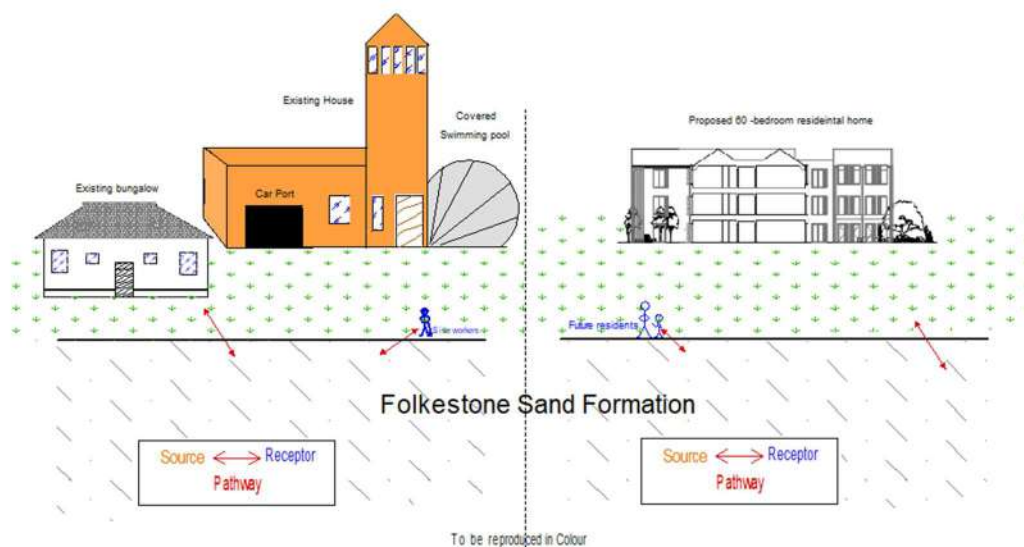
- Excavation of sand and gravel circa 1963 - 1974.
- Residential circa 1974 - present day.

7.2 Recent land use at the site has comprised use as a residential house and bungalow.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. A conceptual model for the site is given in Diagram 8.1 below:

DIAGRAM 8.1
CONCEPTUAL MODEL



8.2 Potential contaminant linkages between source, pathway and receptor for the site are shown in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Negligible contamination risk associated with historic or present land use	No significant risk	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	×
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	×
		Contact with contaminated soil or ground water	Building & services	×
		Leeching of site contaminants into groundwater	Wider environment	?

Key: ✓ Significant risk × No significant risk ? Uncertain risk

8.3 From a review of available information, it is considered that there is minimal potential for contamination associated with historic and recent land use.

8.4 It is proposed is to develop the site for residential use, comprising a 60-bedroom residential care home with associated parking and garden areas. In this case, potential *receptors* may include site workers (during the redevelopment and future maintenance of the site), future site users (considered to include adult workers and residents), buildings and services (including underground water mains) and the wider environment (considered to have moderate-high hydro-geologically sensitivity).

8.5 Source – Receptor Pathways.

8.5.1 Site maintenance workers (notably construction and ground workers) may come into contact with contaminated soil, groundwater and/or soil gas during the maintenance of the site or any future construction work. See recommendations in Section 10 below.

8.5.2 Future site users/residents may come into contact with contaminated soils onsite via dermal contact, inhalation or ingestion.

9. CONCLUSIONS

9.1 The National Planning Policy Framework December 2024 (paragraph 187f) states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

9.2 According to the British Geological Survey website the site lies on Folkstone Sand Formation. The site lies on a principal bedrock aquifer with unproductive superficial drift. The site is within an area of Medium - High groundwater vulnerability and is not in a groundwater source protection area.

9.3 According to the Environment Agency (EA) online ‘Flood Map for Planning’, the majority of the site lies within Flood Zone 1 (less than 0.1% chance of flooding from rivers each year). The majority of the site is not at risk of surface water flooding in the 1 in 30-year scenario, apart from a small section to the south of the site, up to a potential depth of 300 mm. This increases in size in the 1 in 100 scenario and an additional small area of surface water flood risk is shown on the eastern boundary, up to a potential depth of 300 mm. Both of these areas increase in size and depth in the 1 in 1000 scenario maps, up to a potential depth of 900 mm on the eastern boundary. Flooding from groundwater and reservoirs is considered unlikely in this area.

9.4 The site is not considered to be at significant risk of ground gas migration. The site does not lie within 500 m of a current or historic waste landfill site. The site lies within an area where less than 1 % of properties are affected by radon, no protection measures are required.

- 9.5 The land-use history at the site has comprised of historic use as a sand pit. More recent use of the site comprised use as a residential dwelling. The use of the site does not appear to have included activities with a significant contamination risk.
- 9.6 The site lies within a SSSI Risk Impact Zone; however, this relates to the development of major infrastructure, and the proposed residence will not need further consultation.
- 9.7 The proposal is to demolish the existing house, bungalow and garage and construct a 60-bedroom residential care home with associated parking and gardens.
- 9.8 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

- 9.9 In this case, no significant contamination has been identified. The probability of impact for the proposed residential land use is Low. The contamination potential appears to be uncertain. The overall risk rating for the site is Low (1).

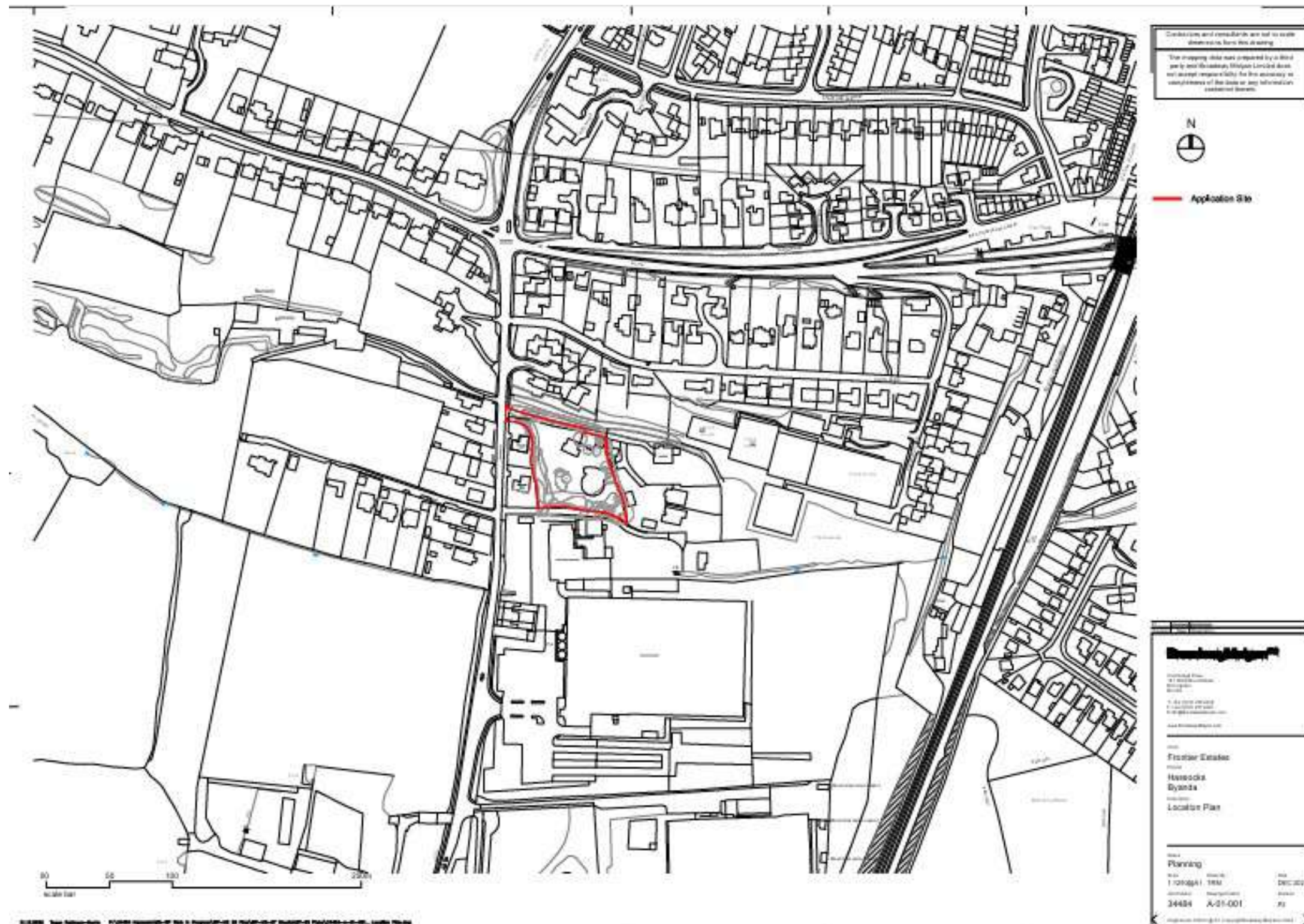
10. RECOMMENDATIONS

- 10.1 In this case, no further intrusive site investigation is indicated.
- 10.2 Exposure to any potential soil contaminants during construction or maintenance is most effectively addressed by appropriate industrial hygiene when the surface soil and made ground is handled during any site maintenance work. Measures should include the wearing of boots, gloves, coveralls, and dust masks (particularly on dry days) wherever dust is generated. Eating and smoking in excavations should be avoided.
- 10.3 Observation/awareness for the potential of unexpected contamination should be implemented as standard in any construction; should any unexpected contamination be identified during the development phase, Mid Sussex District Council is to be notified, and any necessary remediation work carried out as required. An investigation may be carried out and possible remediation required. A remediation strategy may need to be prepared for approval by the Local Planning Authority.

☆☆☆☆☆☆

APPENDIX A

- Figure 1: **Site Location Plan**
Figure 2: **Development Plans**
Figure 3: **Conceptual Model**



Byanda

Brighton Road, Hassocks, West Sussex, BN6 9LX

Scale as shown

Figure 1: Site Location

July 2026



Site sections location plan



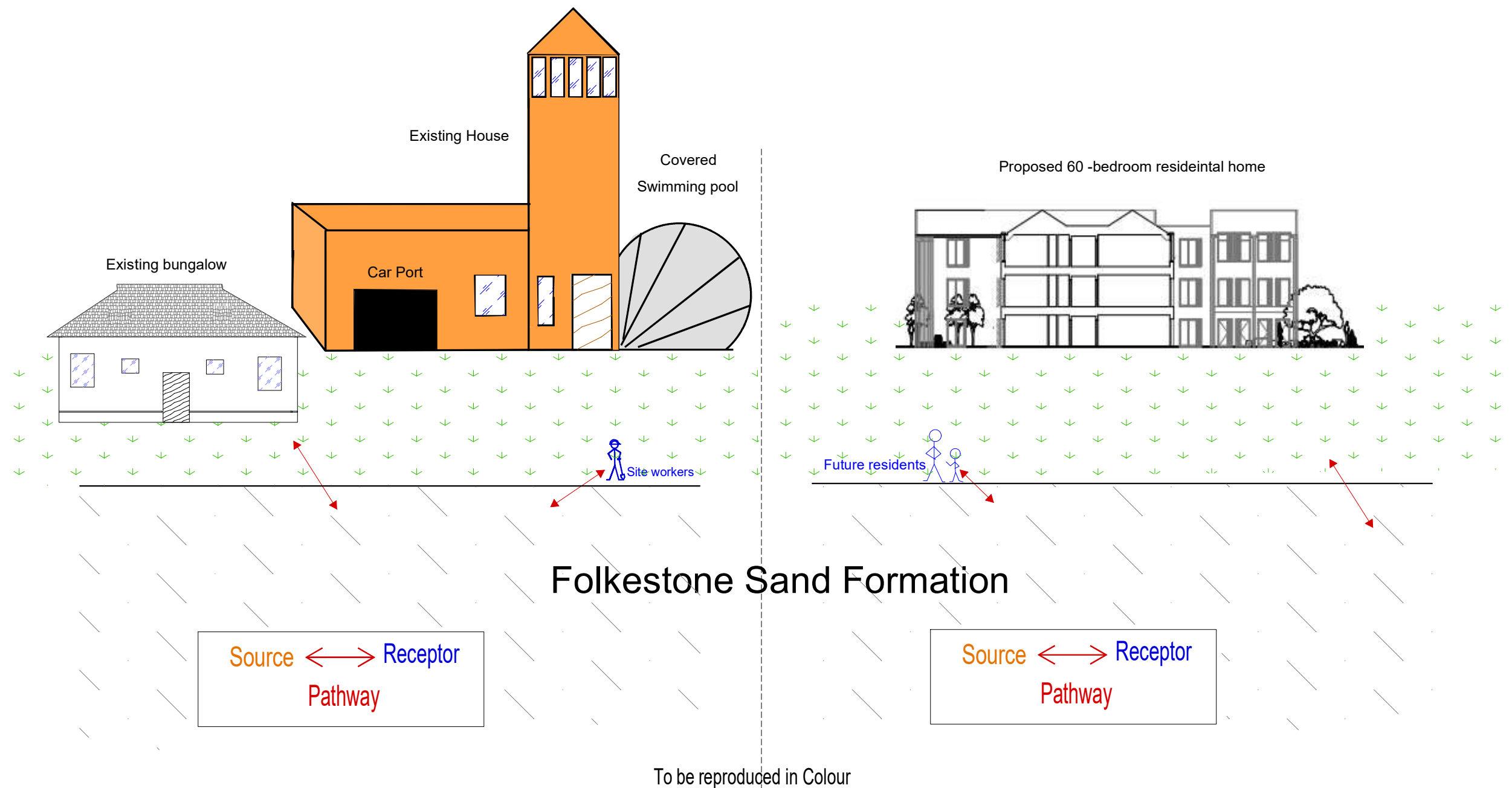
Byanda

Brighton Road, Hassocks, West Sussex, BN6 9LX

Figure 2: Proposed Development

Scale as shown

July 2026



Byanda

Brighton Road, Hassocks, West Sussex, BN6 9LX

Scale as shown

Figure 3: Conceptual Model

July 2026

APPENDIX B **Historic Maps**

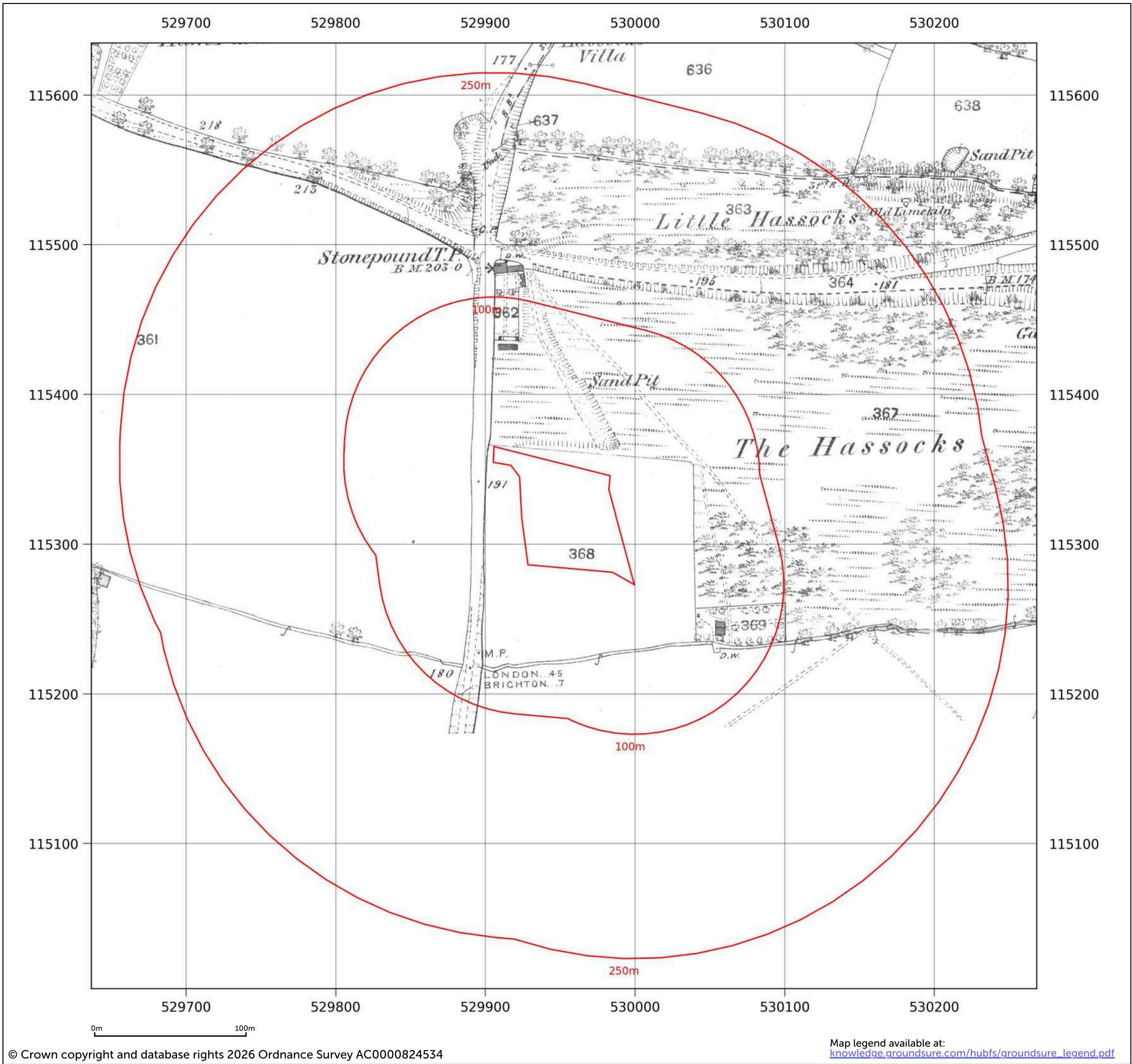
Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	County Series
Map date:	1873-1874
Scale:	1:2,500
Printed at:	1:2,500

N
W
E
S

Date: 1874 Surveyed: 1874 Revised: 1874
Date: 1873 Surveyed: 1873 Revised: 1873

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

BYANDA, BRIGHTON ROAD,
HASOCKS, WEST SUSSEX,
BN6 9LX

925

HMD-47-YSW-4KB-1B4-XJ5

529954.77, 115318.71

7 July 2026

Map name:

Map date:

Scale:

Printed at:

County Series

1874

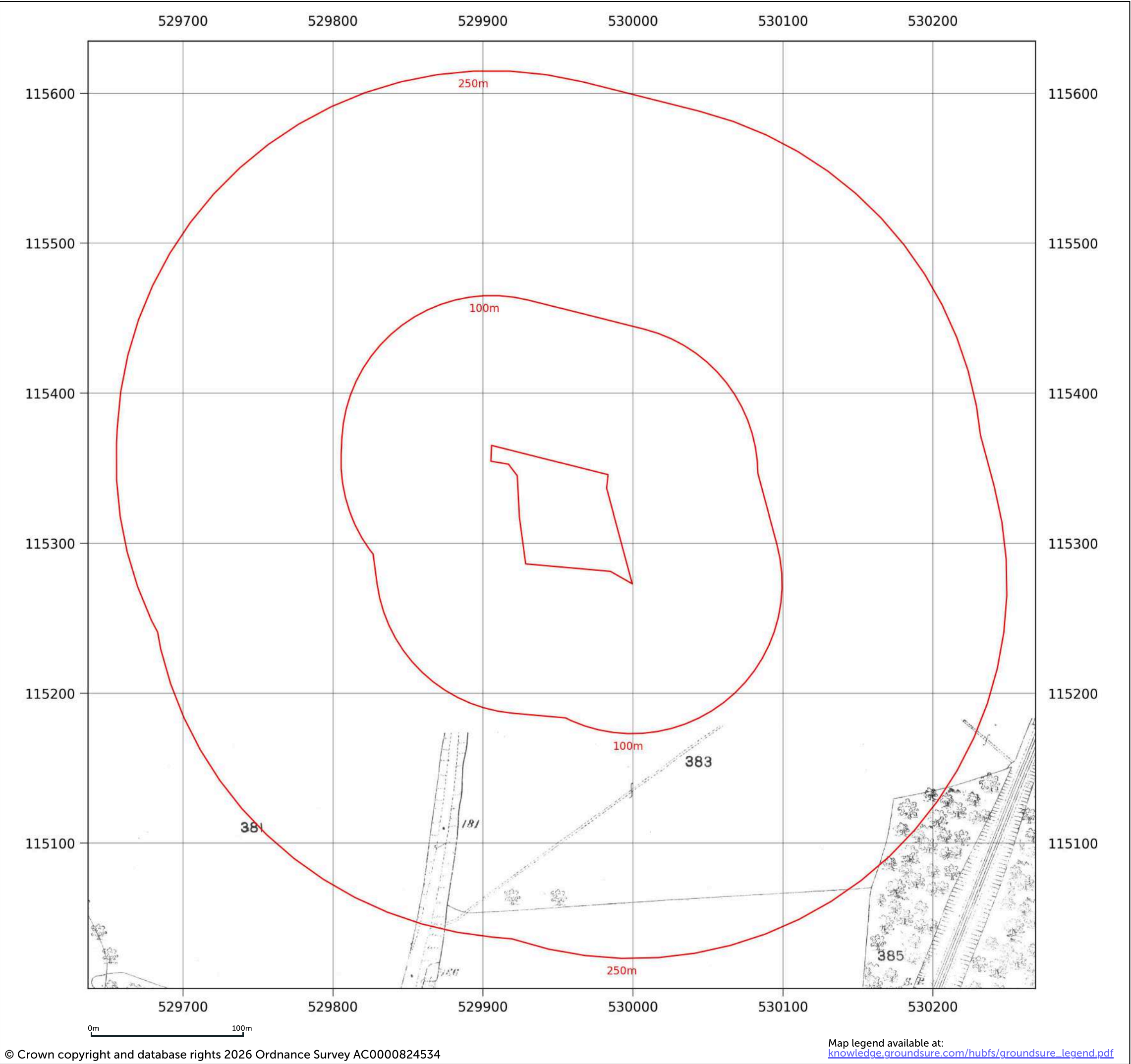
1:2,500

1:2,500

Date: 1874
Surveyed: 1874
Revised: 1874

N
W
E
S

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Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

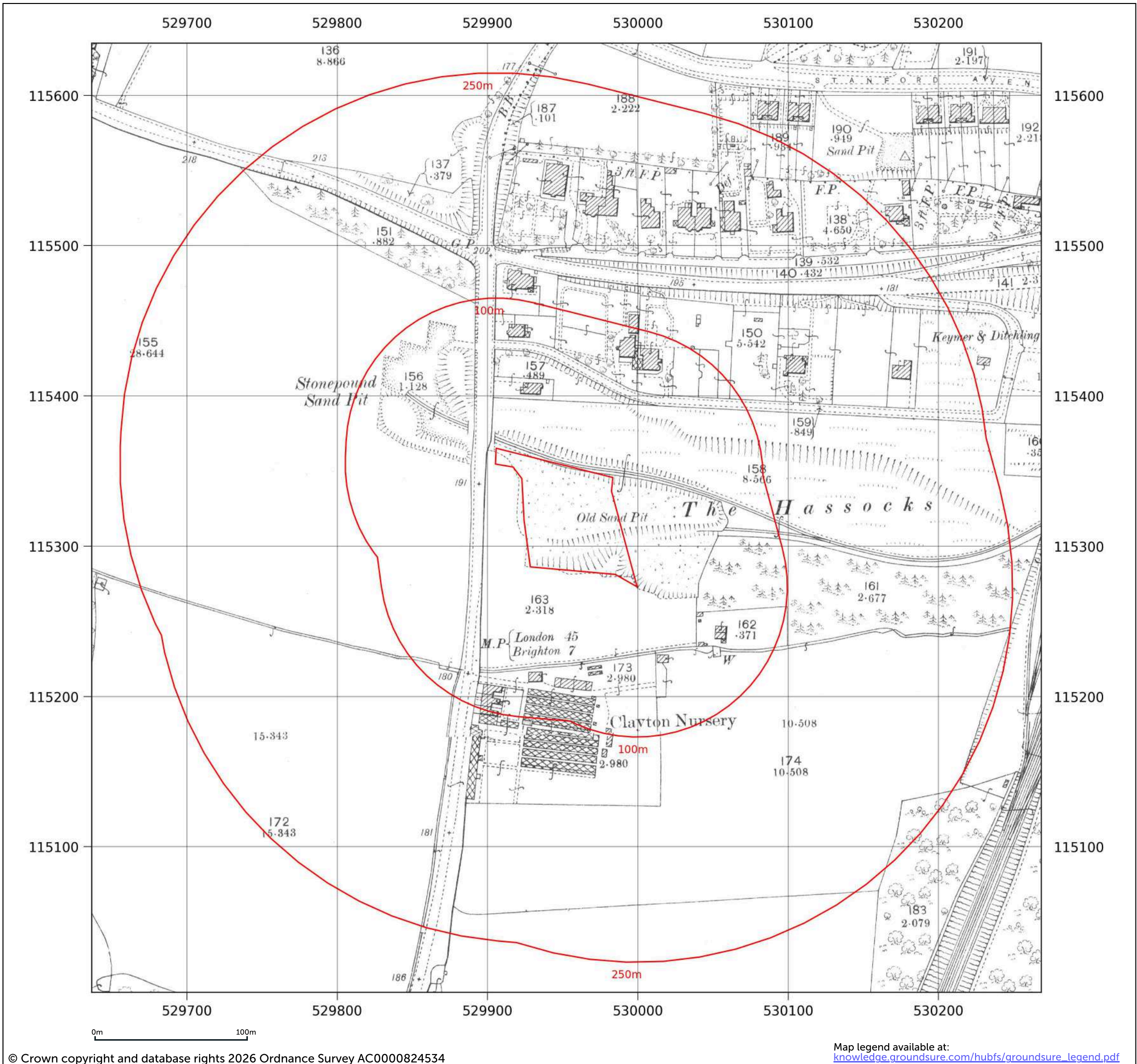
Map name:	County Series
Map date:	1897-1898
Scale:	1:2,500
Printed at:	1:2,500



Date: 1897
Surveyed: 1897
Revised: 1897

Date: 1898
Surveyed: 1898
Revised: 1898

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Site details:	BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	County Series
Map date:	1910
Scale:	1:2,500
Printed at:	1:2,500



Date: 1910 Surveyed: 1910 Revised: 1910
Date: 1910 Surveyed: 1910 Revised: 1910

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Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500



Date: 1937 Surveyed: 1937 Revised: 1937

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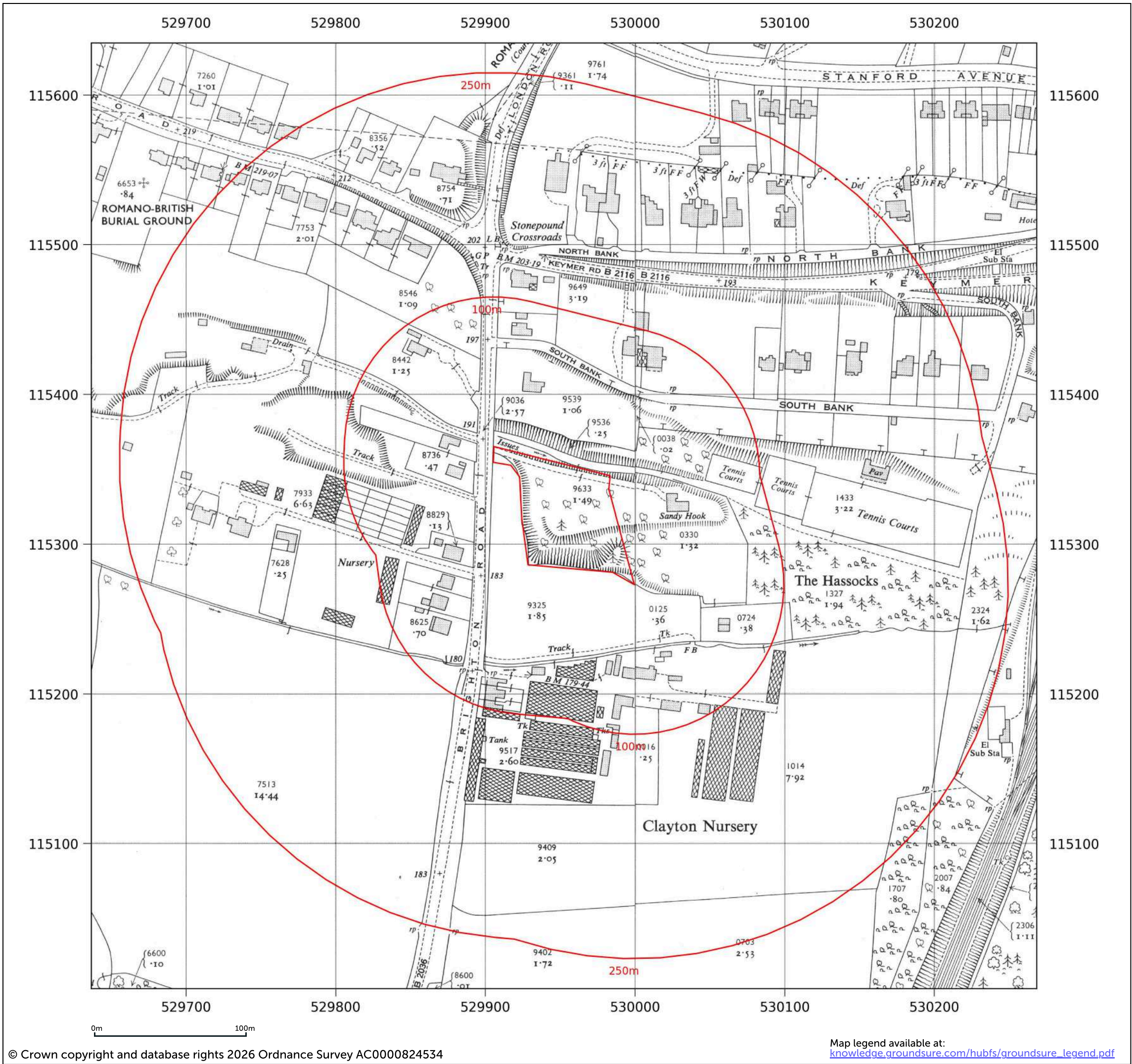
Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	National Grid
Map date:	1954-1955
Scale:	1:2,500
Printed at:	1:2,500



Date: 1955 Surveyed: 1955 Revised: 1955 Levelled: 1952	Date: 1954 Surveyed: 1954 Revised: 1954 Levelled: 1952
---	---

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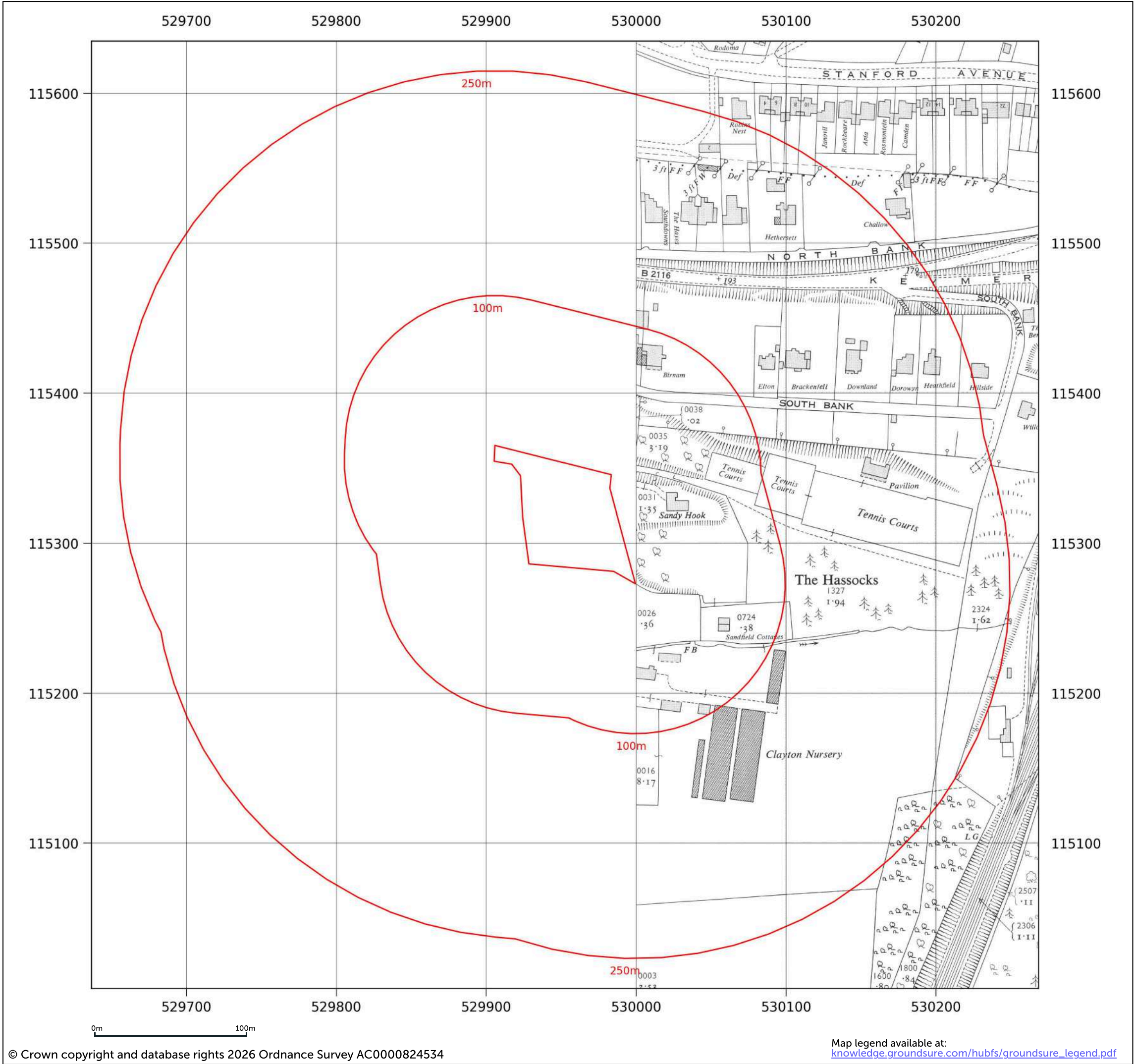
Site details:	BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

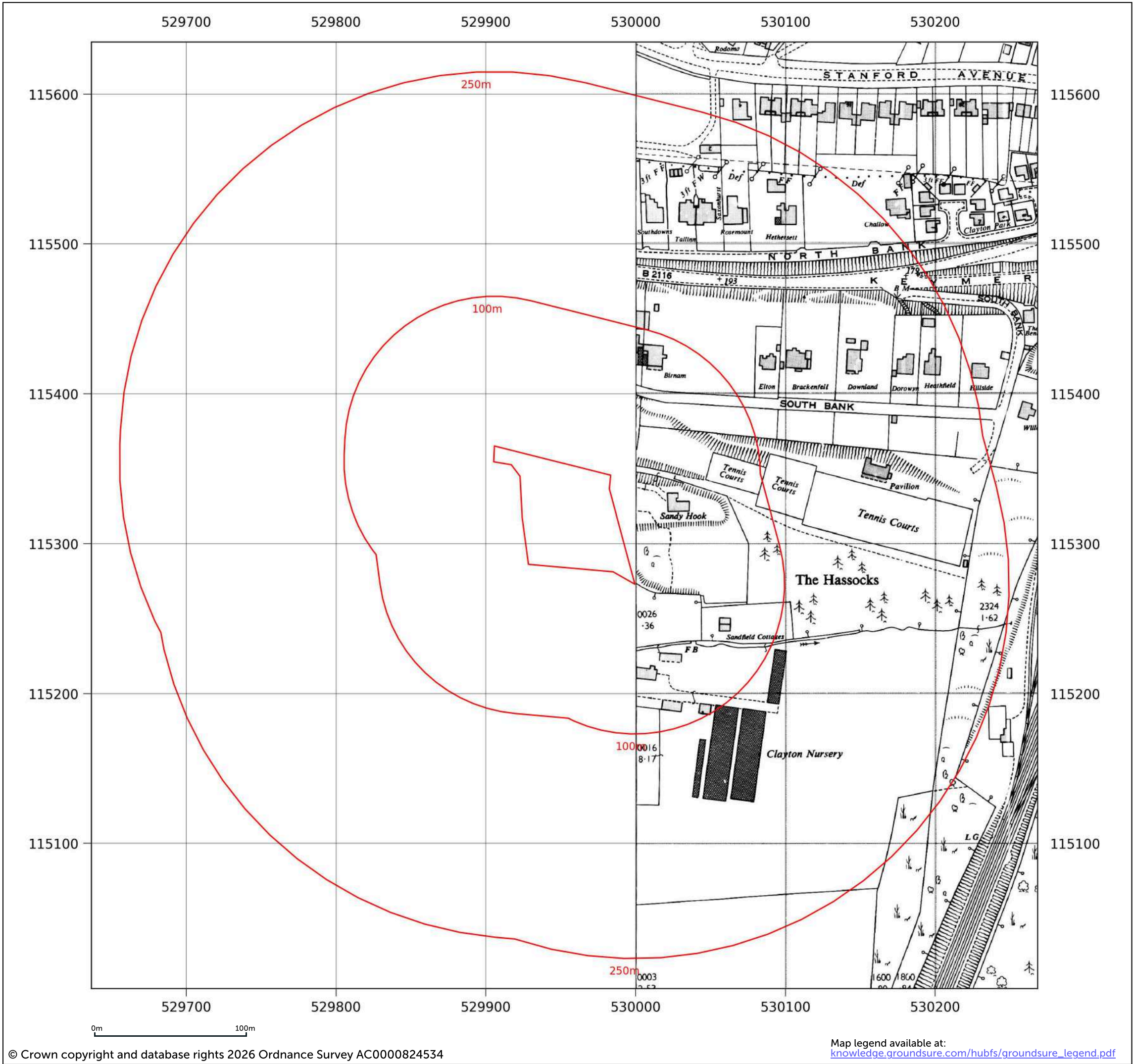
Map name:	National Grid
Map date:	1962
Scale:	1:2,500
Printed at:	1:2,500



	Date: 1962 Surveyed: 1961 Revised: 1961 Copyright: 1962 Levelled: 1952
--	--

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Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	National Grid
Map date:	1969
Scale:	1:2,500
Printed at:	1:2,500

Date: 1969
Revised: 1968
Copyright: 1969
Levelled: 1967

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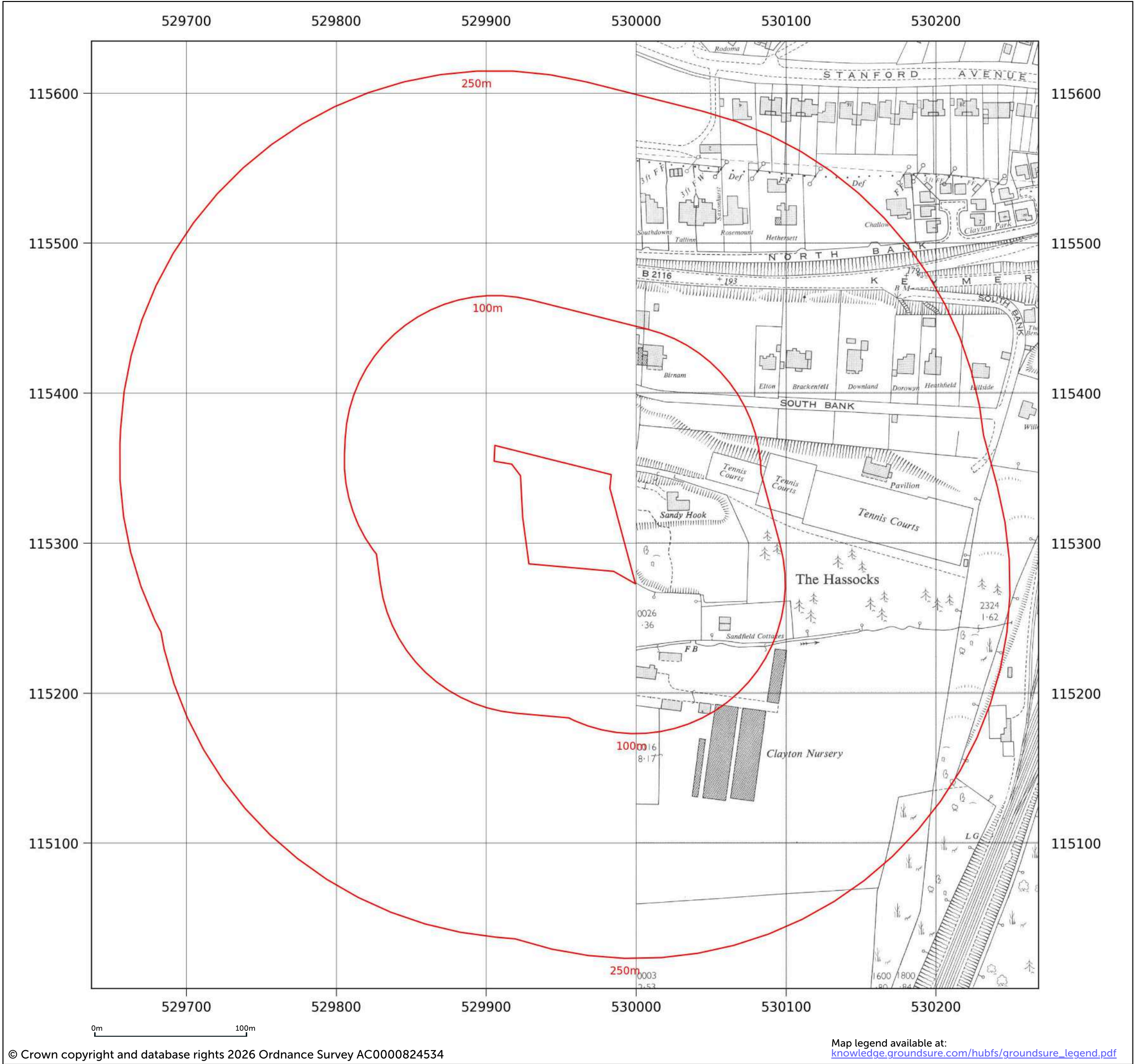
Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

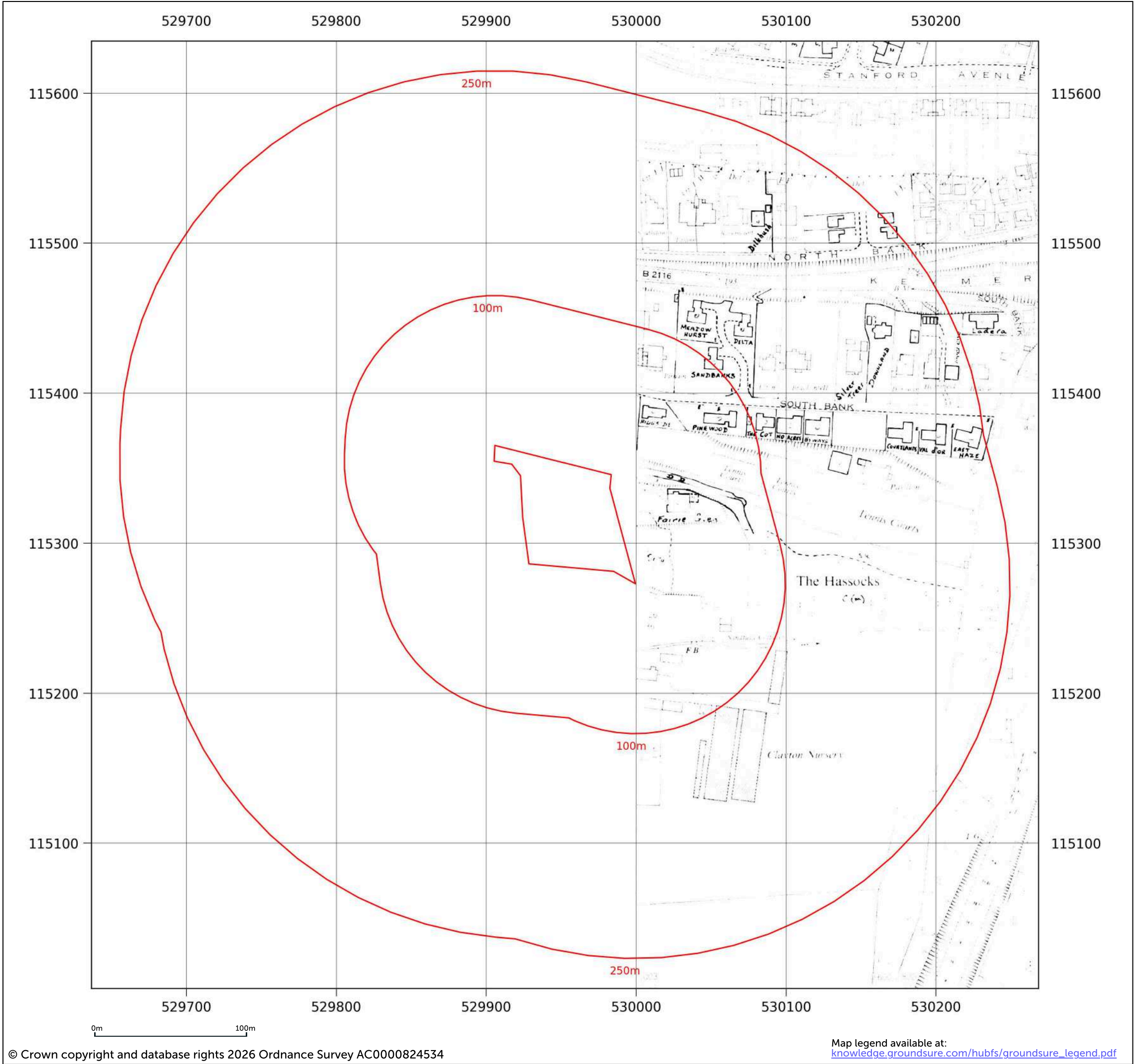
Map name:	National Grid
Map date:	1969
Scale:	1:2,500
Printed at:	1:2,500



Date: 1969
Surveyed: 1968
Revised: 1968
Copyright: 1969
Levelled: 1967

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Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	National Grid
Map date:	1975
Scale:	1:2,500
Printed at:	1:2,500



Date: 1975

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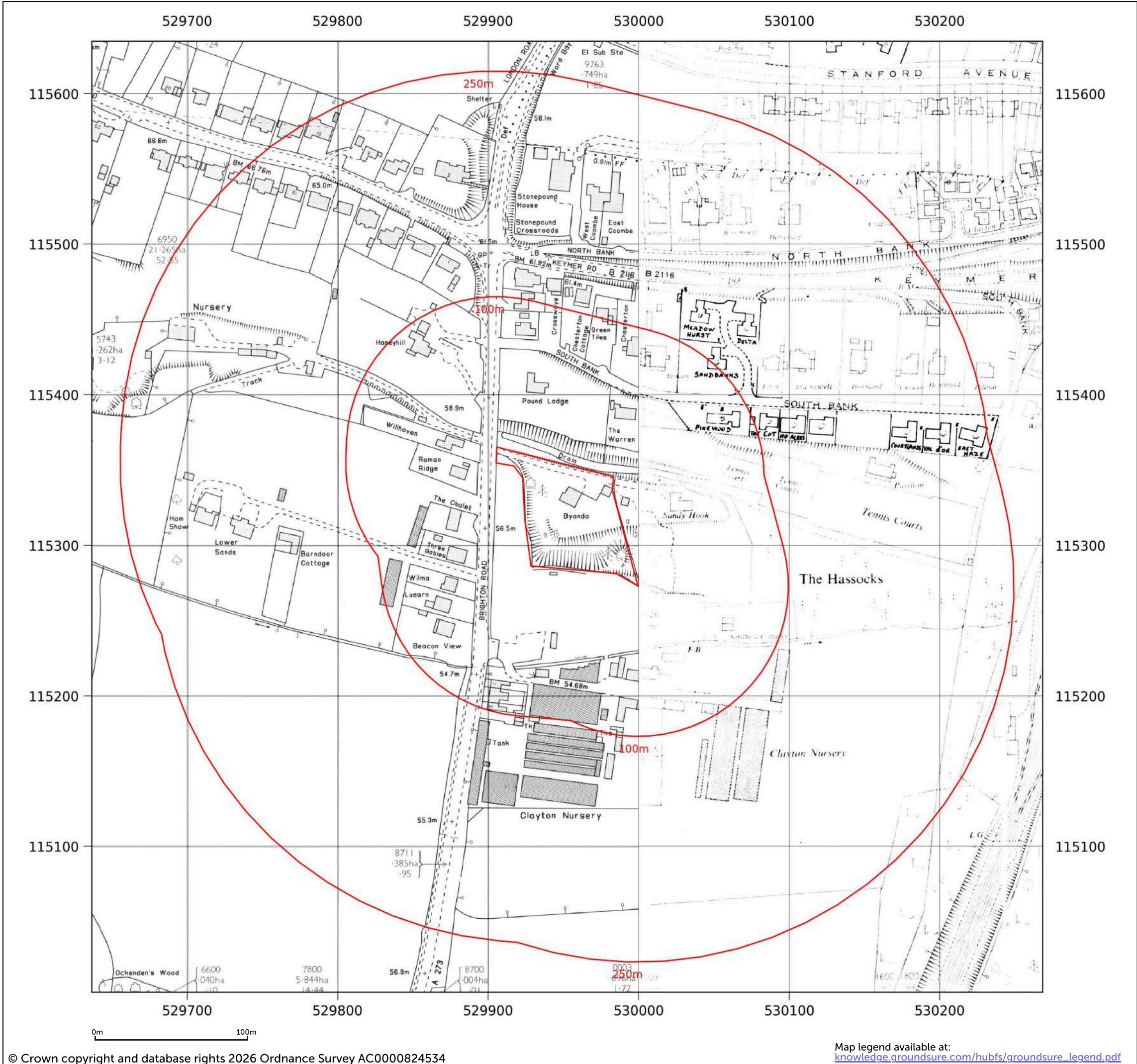
Site details:	BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

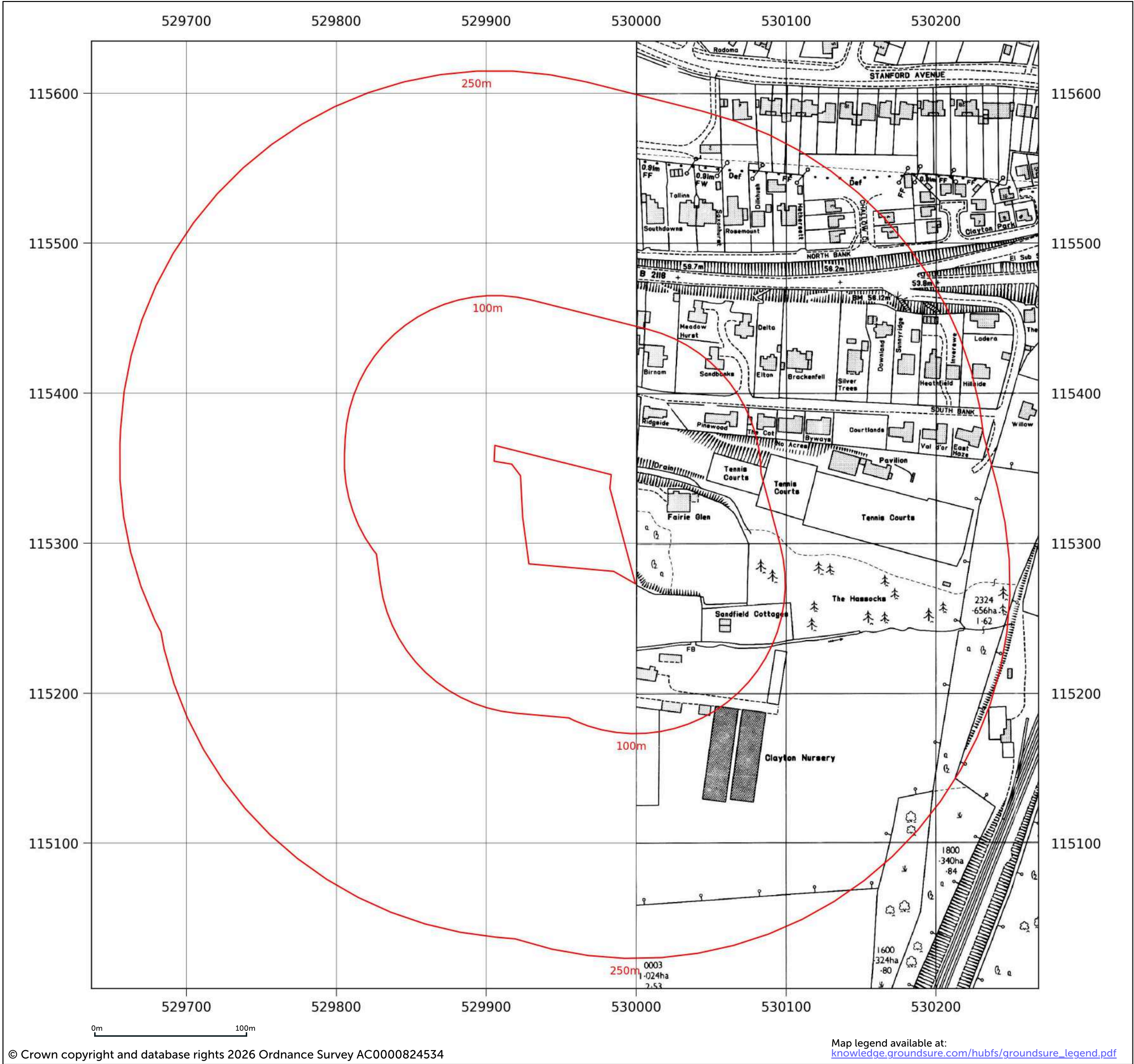
Map name:	National Grid
Map date:	1973-1977
Scale:	1:2,500
Printed at:	1:2,500



Date: 1977 Surveyed: 1975 Revised: 1975 Copyright: 1977 Levelled: 1967	Date: 1973 Copyright: 1973
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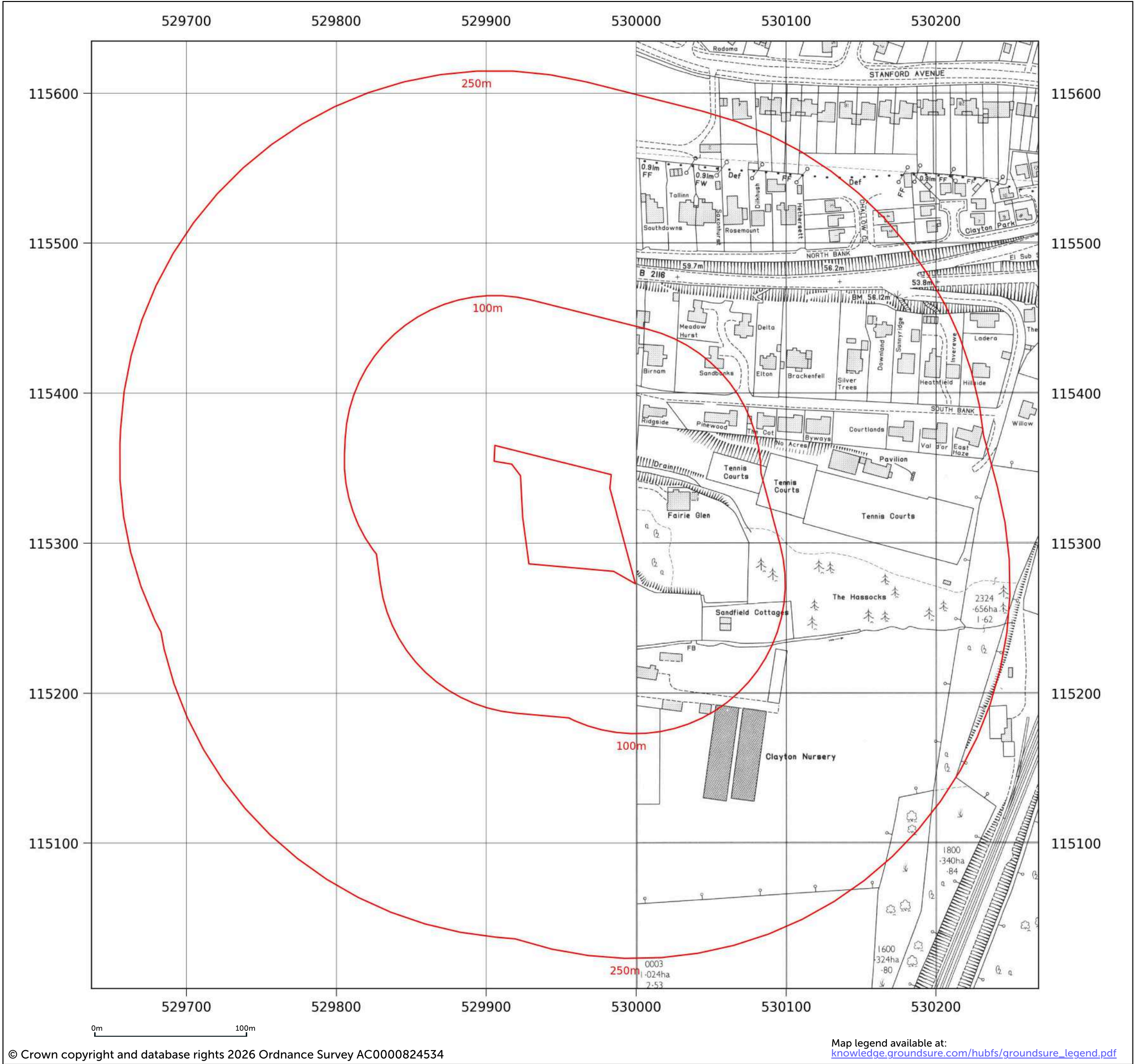


Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	National Grid
Map date:	1977
Scale:	1:2,500
Printed at:	1:2,500

Date: 1977
Revised: 1977
Levelled: 1967

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Site details:	BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	National Grid
Map date:	1979
Scale:	1:2,500
Printed at:	1:2,500

Date: 1979
Surveyed: 1977
Revised: 1977
Copyright: 1979
Levelled: 1967

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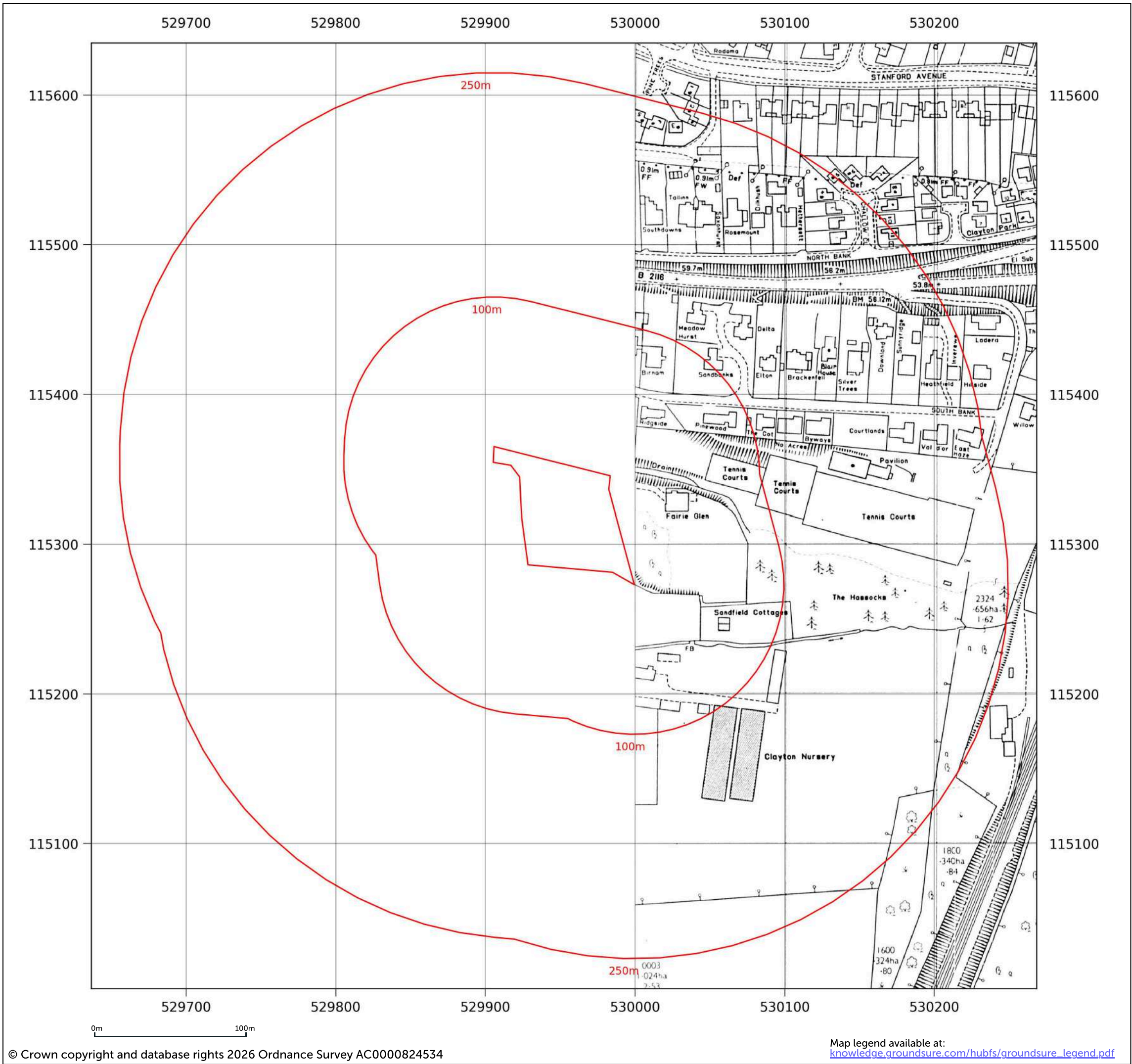
Site details:	BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	National Grid
Map date:	1985
Scale:	1:2,500
Printed at:	1:2,500



Date: 1985 Copyright: 1985 Levelled: 1967

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Site details:

BYANDA, BRIGHTON ROAD,
HASSECKS, WEST SUSSEX,
BN6 9LX

Client ref:

925

Report ref:

HMD-47-YSW-4KB-1B4-XJ5

Grid ref:

529954.77, 115318.71

Production date:

7 July 2026

Map name:

National Grid

Map date:

1994

Scale:

1:2,500

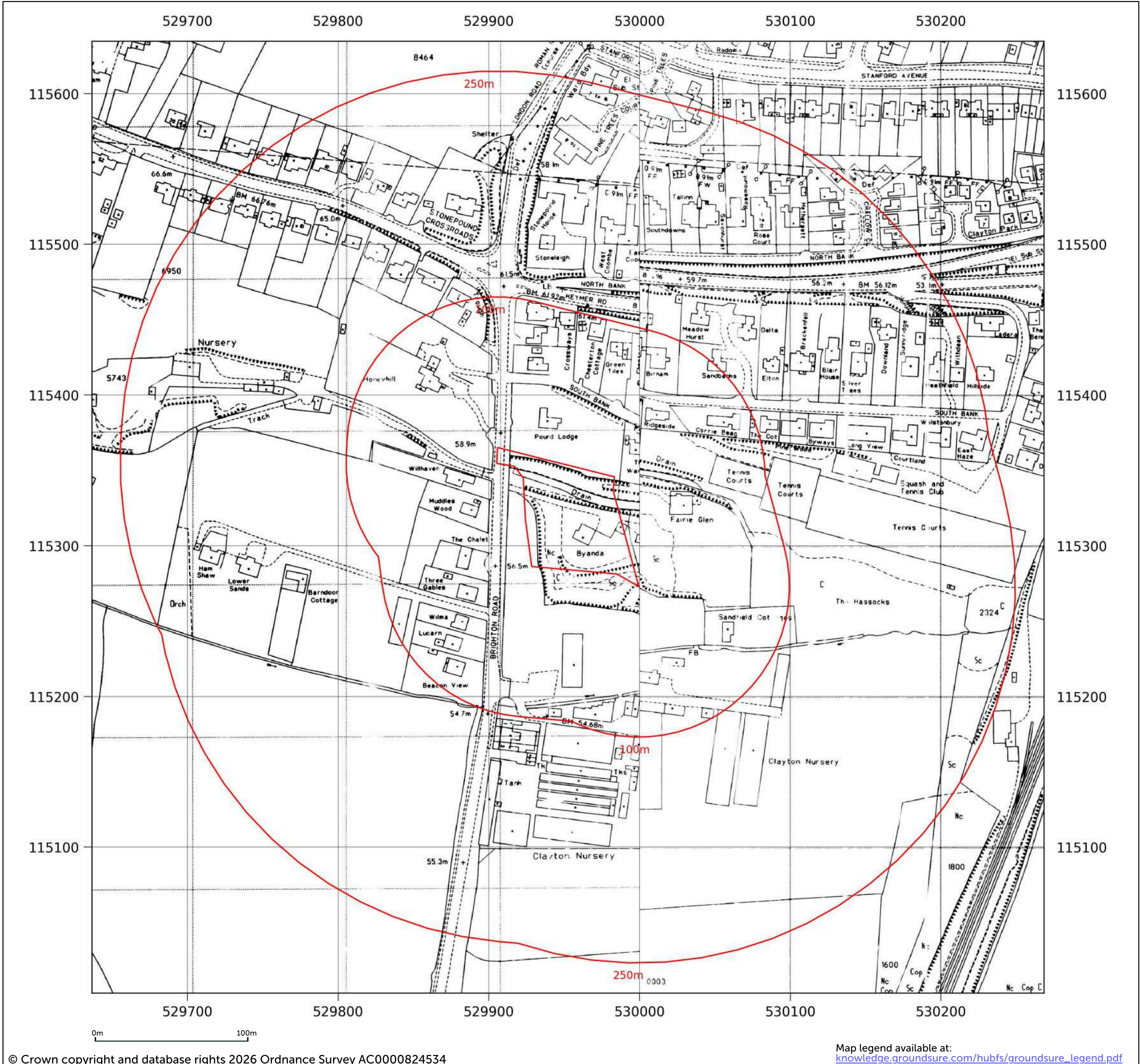
Printed at:

1:2,500

Date: 1994
Surveyed: 1994
Copyright: 1994

Date: 1994
Copyright: 1994

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref: 925
Report ref: HMD-47-YSW-4KB-1B4-XJ5
Grid ref: 529954.77, 115318.71
Production date: 7 July 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: County Series

Map date: 1874-1875

Scale: 1:10,560

Printed at: 1:10,560

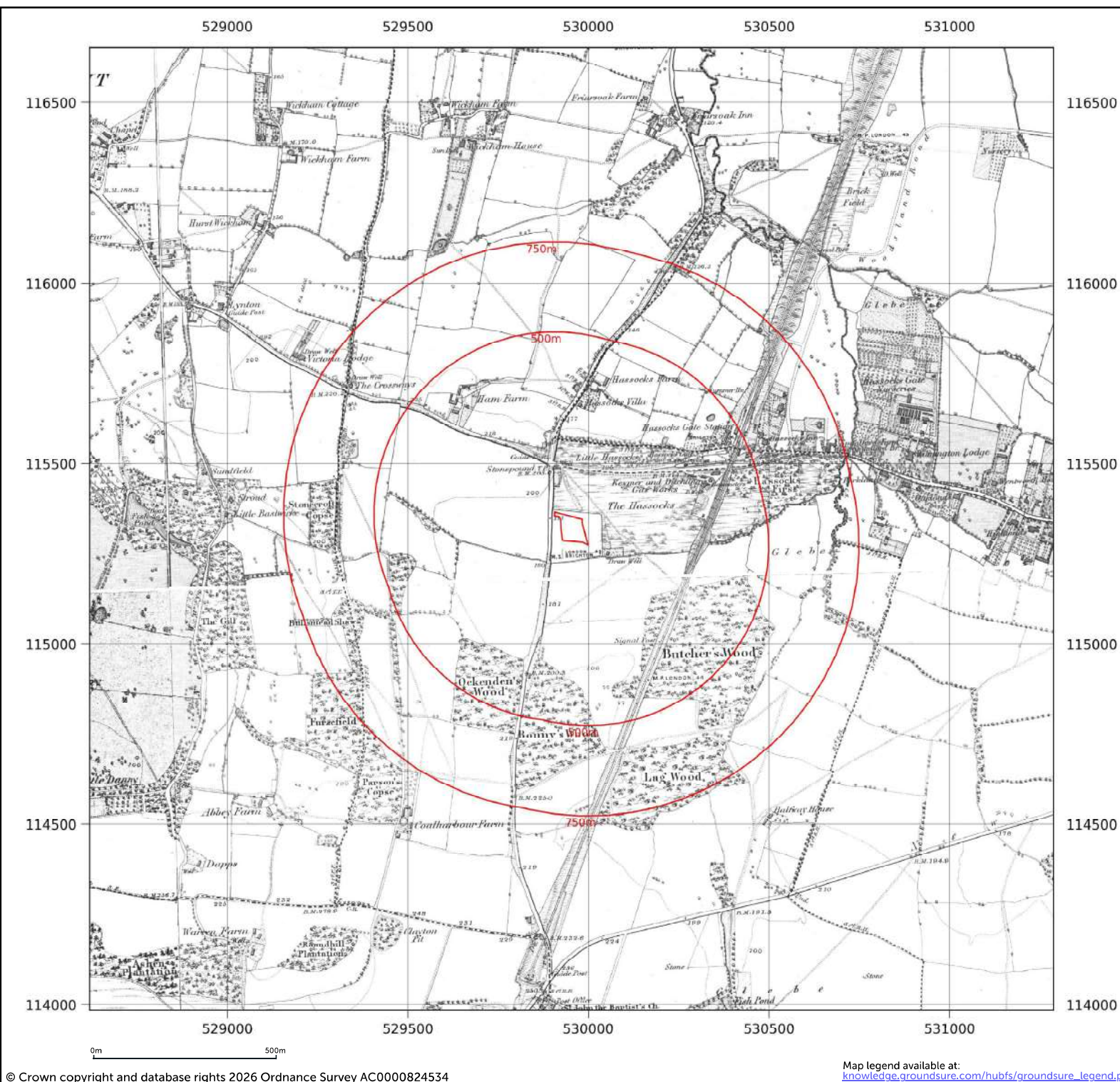


Date: 1875 Surveyed: 1875 Revised: 1875	Date: 1874 Surveyed: 1874 Revised: 1874
Date: 1875 Surveyed: 1875 Revised: 1875	Date: 1874 Surveyed: 1874 Revised: 1874

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: County Series

Map date: 1896-1897

Scale: 1:10,560

Printed at: 1:10,560

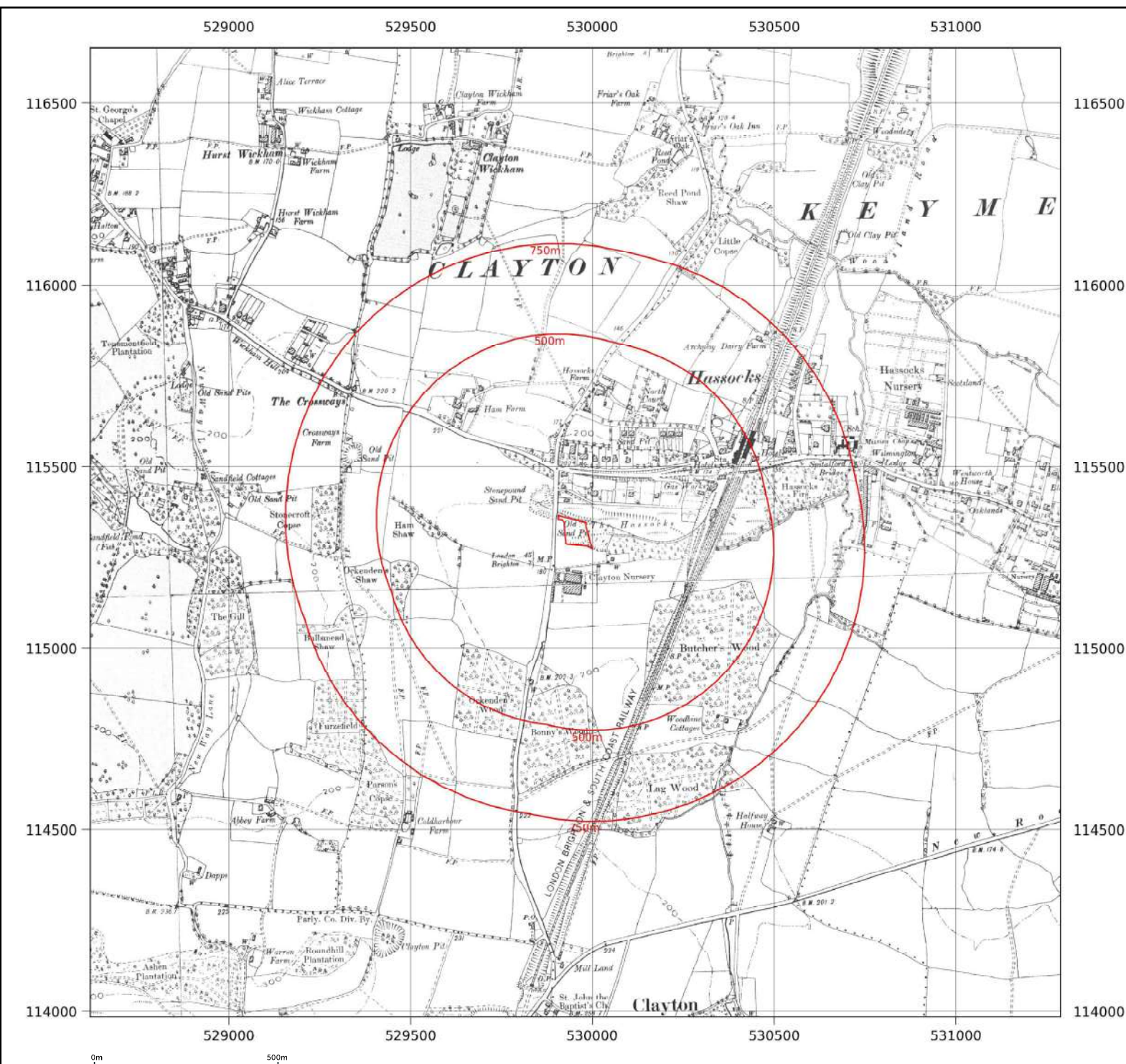


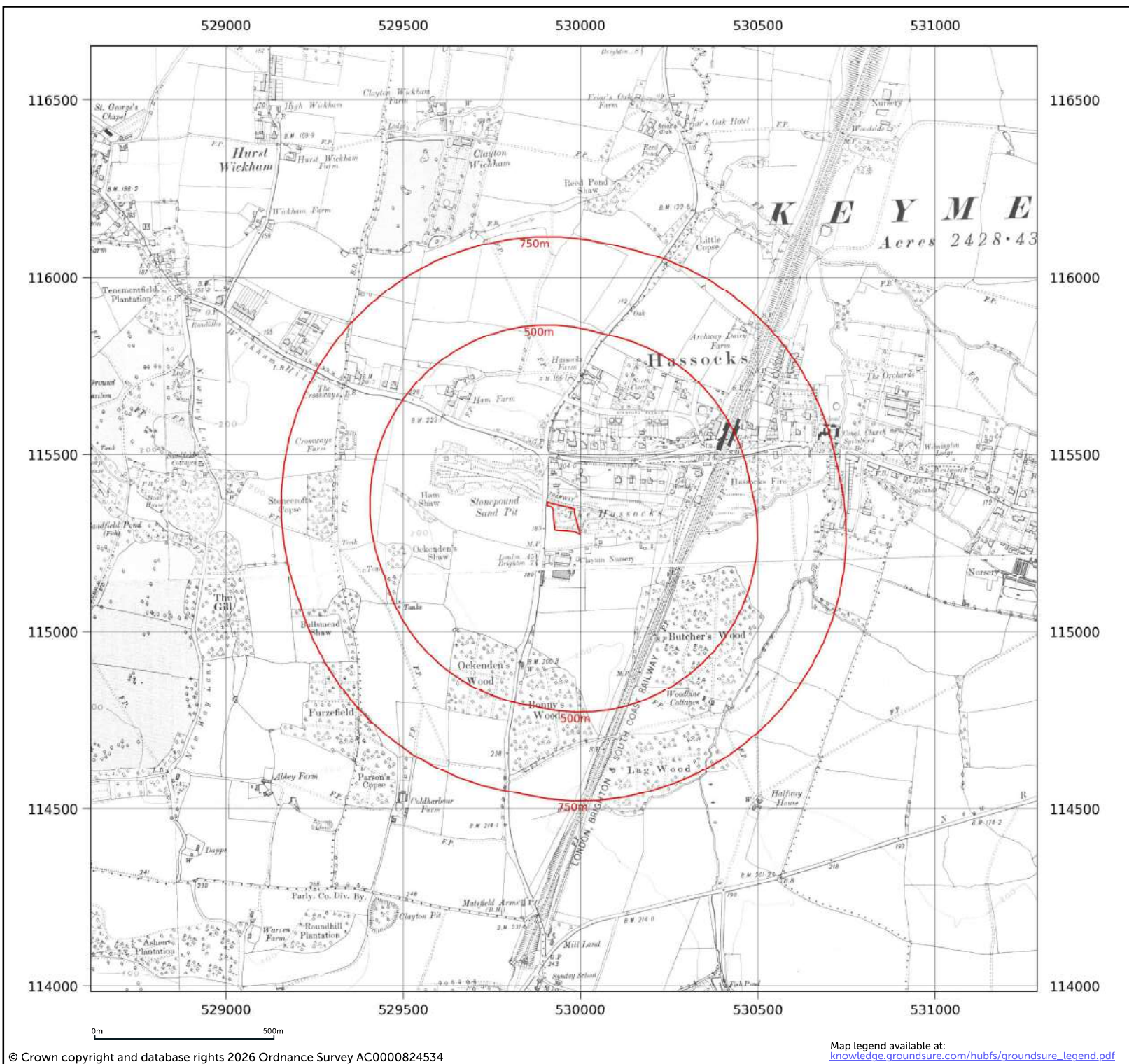
Date: 1896 Surveyed: 1874 Revised: 1896	Date: 1896 Surveyed: 1874 Revised: 1896
Date: 1896 Surveyed: 1874 Revised: 1896	Date: 1897 Surveyed: 1874 Revised: 1897

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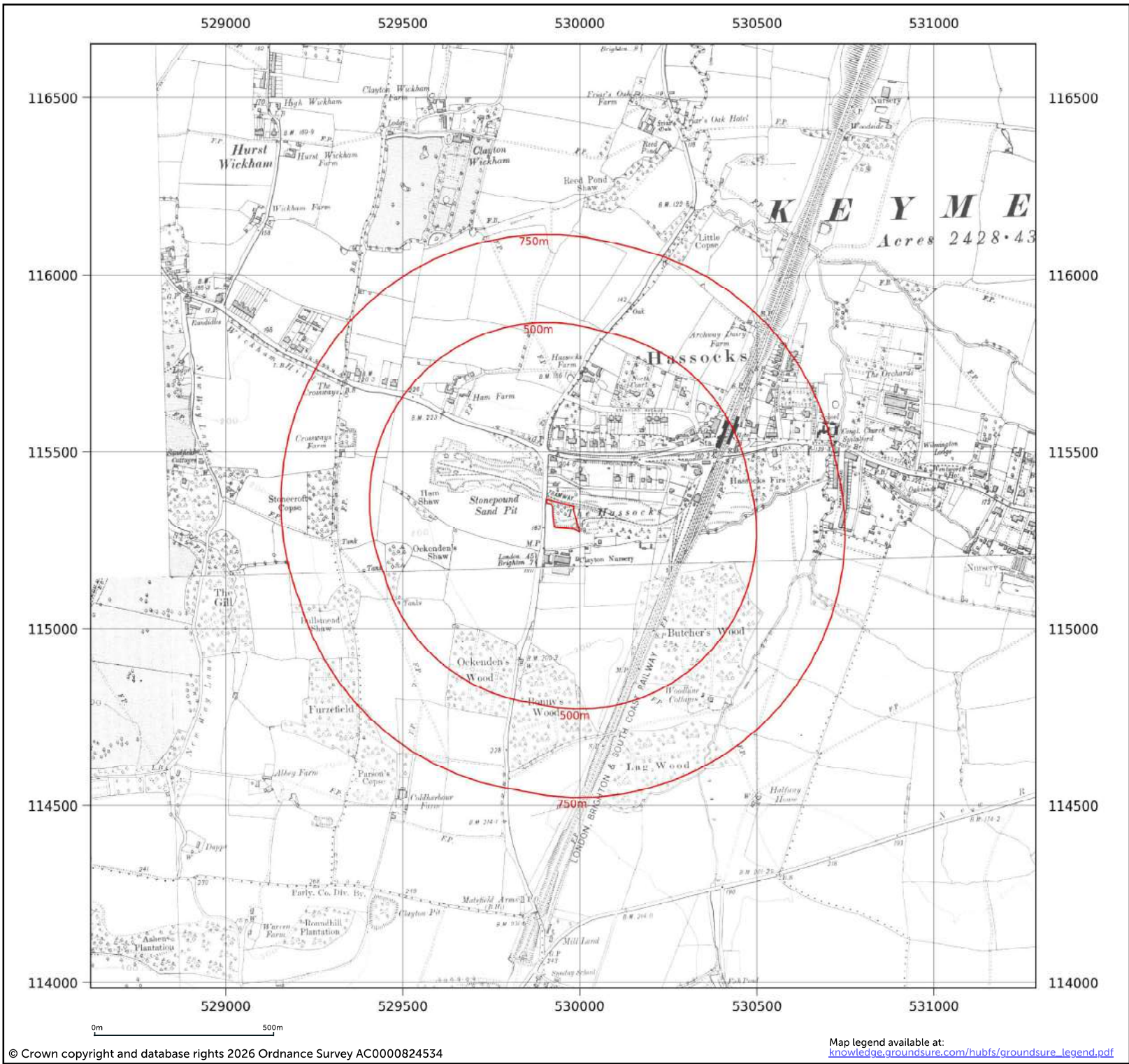
01273 257 755





Site details:	BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026
Map name:	County Series
Map date:	1909
Scale:	1:10,560
Printed at:	1:10,560
Date: 1909 Surveyed: 1874 Revised: 1909 Date: 1909 Surveyed: 1873 Revised: 1909 Date: 1909 Surveyed: 1874 Revised: 1909 Date: 1909 Surveyed: 1873 Revised: 1909 	

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Site details:	BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref:	925
Report ref:	HMD-47-YSW-4KB-1B4-XJ5
Grid ref:	529954.77, 115318.71
Production date:	7 July 2026

Map name:	County Series
Map date:	1909-1912
Scale:	1:10,560
Printed at:	1:10,560



Date: 1909 Surveyed: 1873 Revised: 1909	Date: 1912 Surveyed: 1874 Revised: 1912 Edition: 1912	Date: 1909 Surveyed: 1873 Revised: 1909
---	--	---

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Site details: BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: County Series

Map date: 1947-1950

Scale: 1:10,560

Printed at: 1:10,560

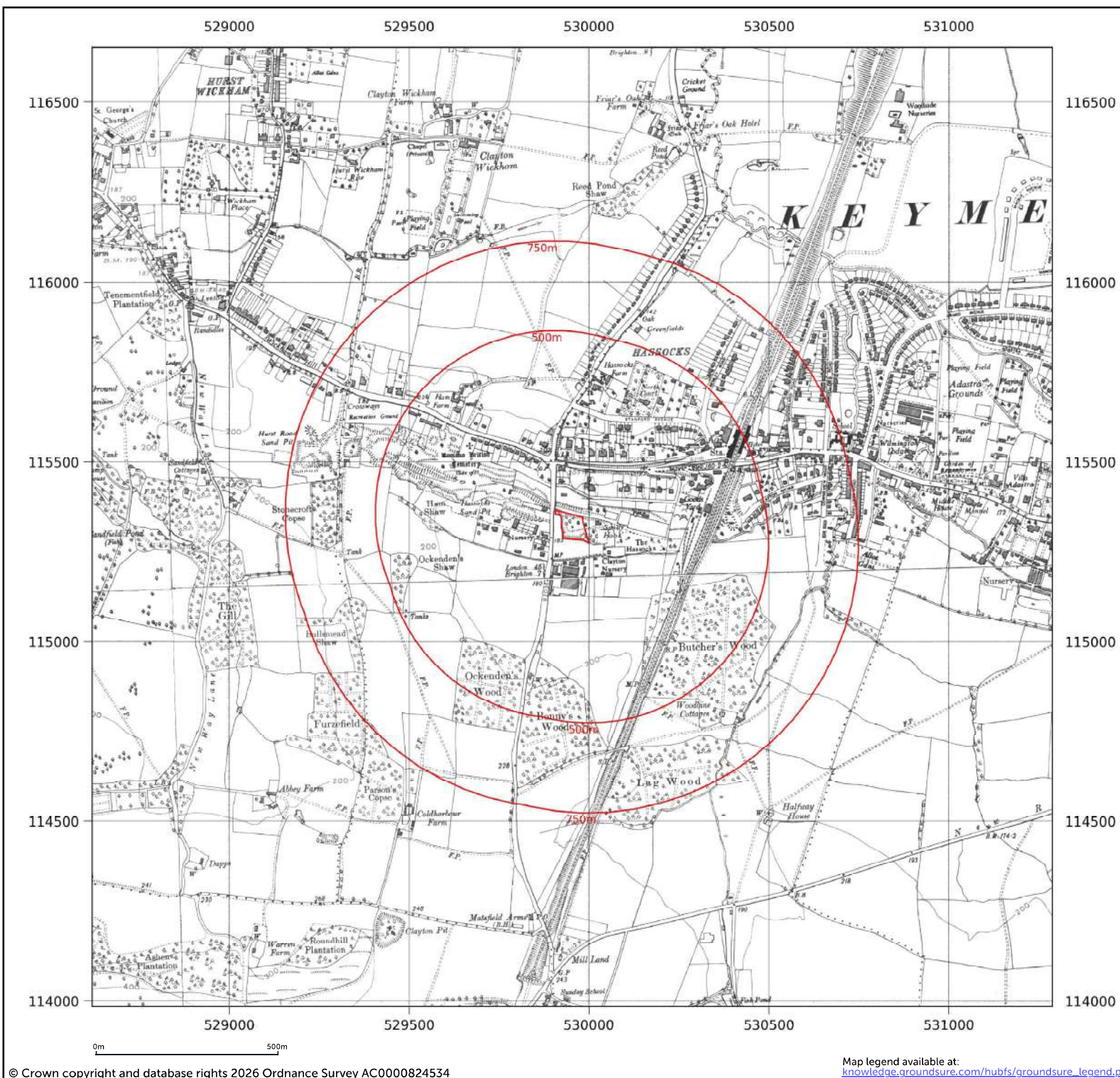


Date: 1947 Surveyed: 1874 Revised: 1947	Date: 1949 Surveyed: 1873 Revised: 1949
Date: 1950 Surveyed: 1874 Revised: 1950	Date: 1950 Surveyed: 1873 Revised: 1950

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: Provisional

Map date: 1962-1963

Scale: 1:10,560

Printed at: 1:10,560

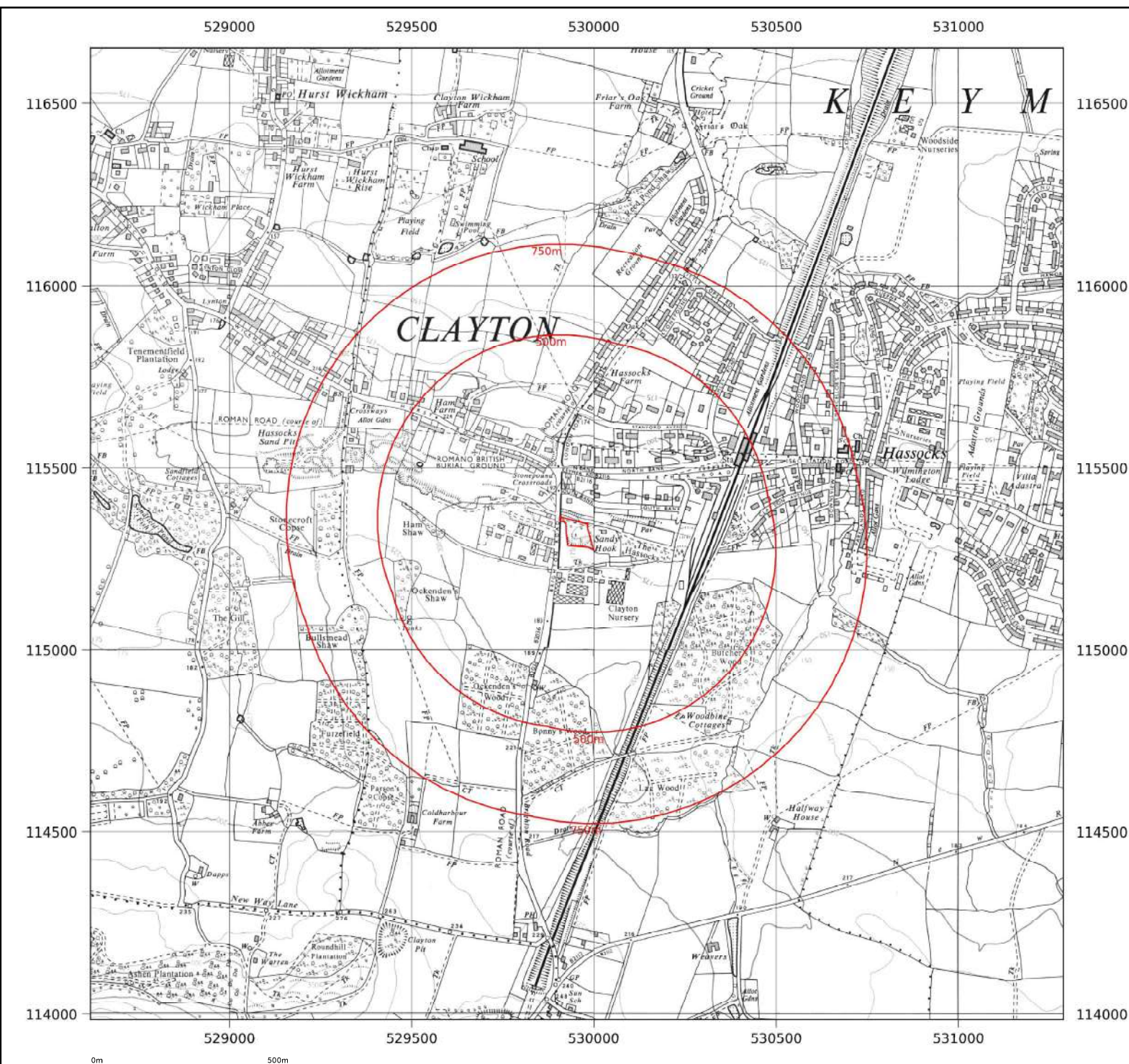


Date: 1963 Surveyed: 1963 Revised: 1963	Date: 1962 Surveyed: 1962 Revised: 1962
Date: 1962 Surveyed: 1962 Revised: 1962	Date: 1963 Surveyed: 1963 Revised: 1963

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Site details: BYANDA, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: National Grid

Map date: 1974-1977

Scale: 1:10,000

Printed at: 1:10,000

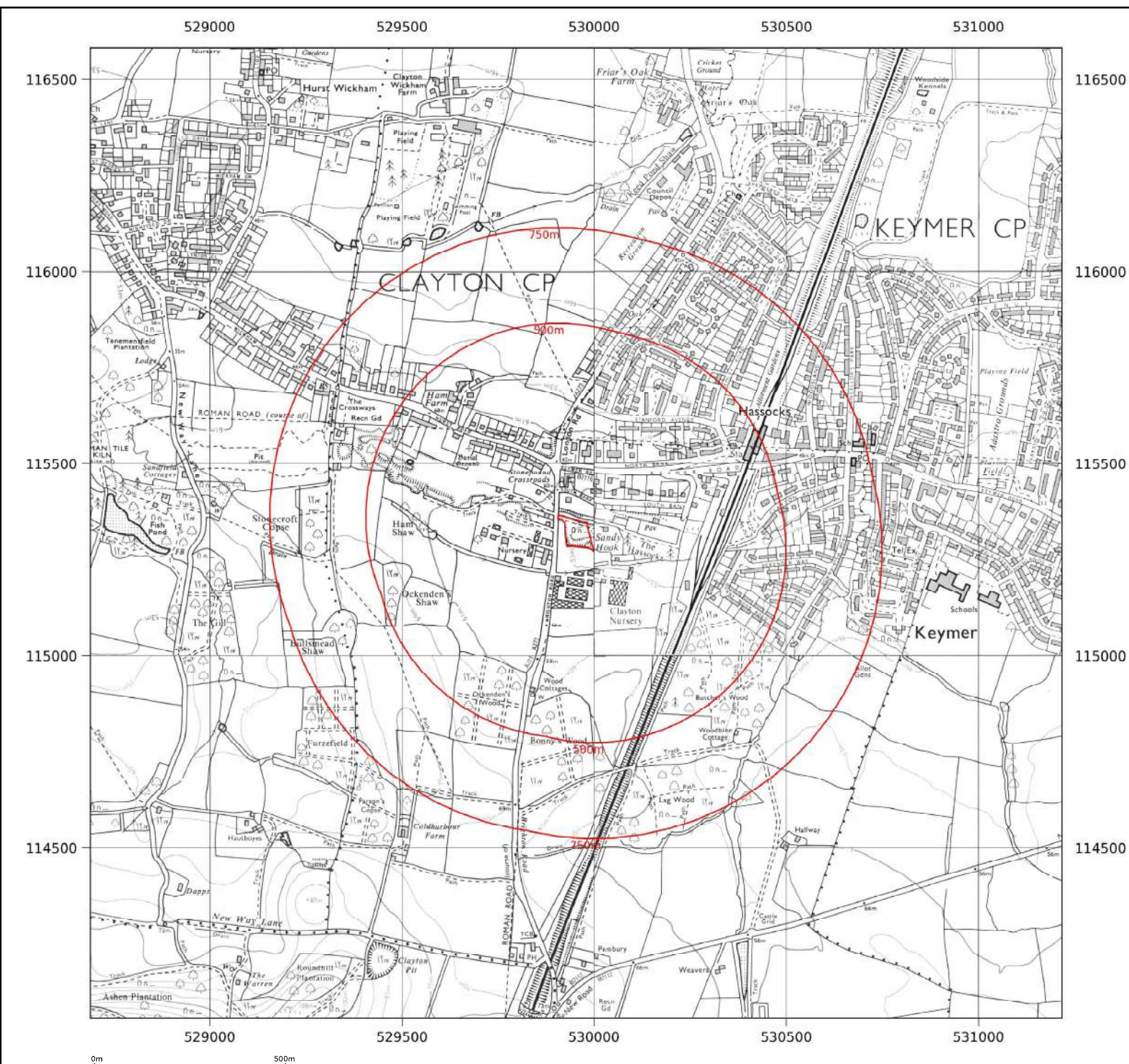


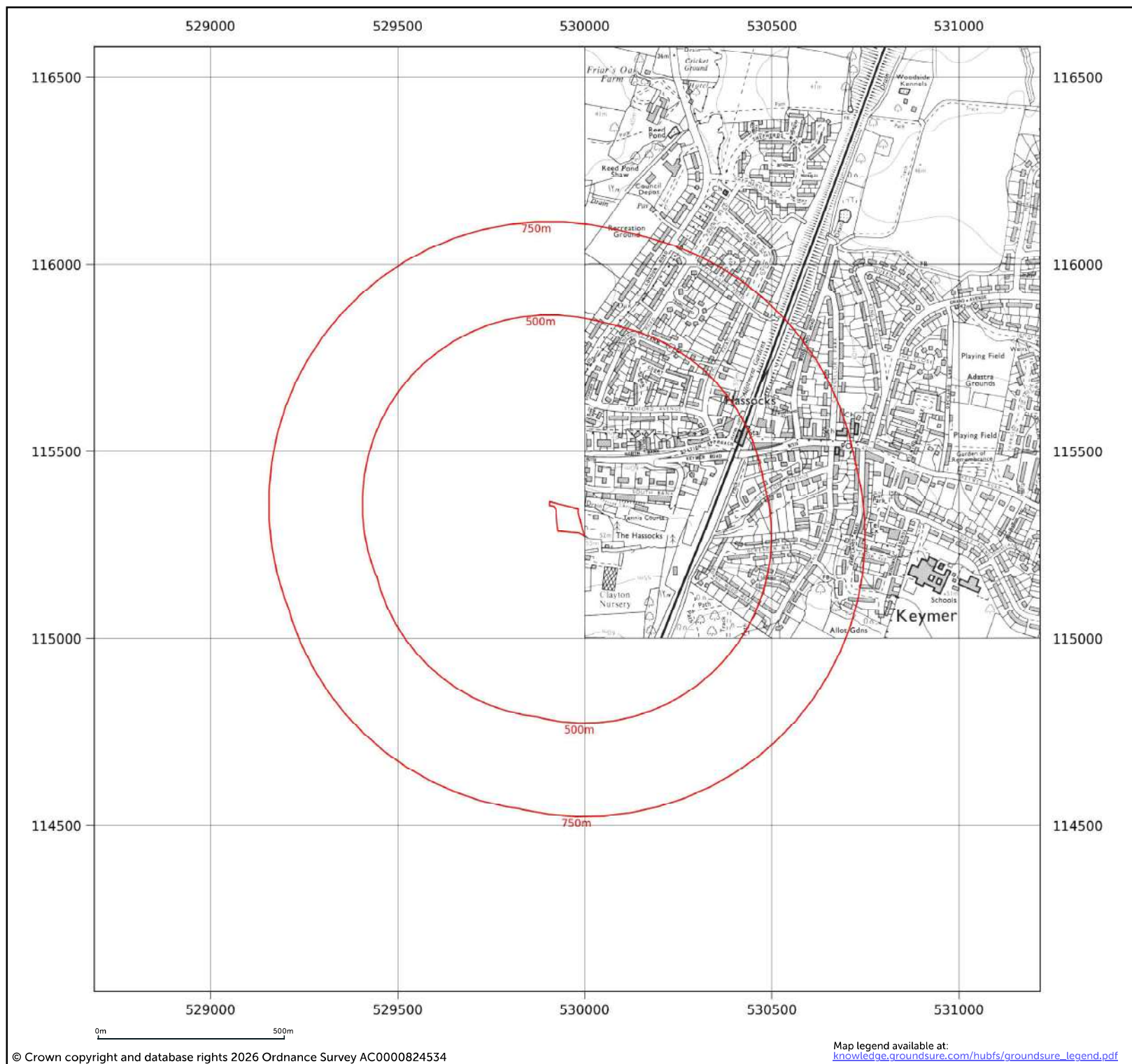
Date: 1974 Surveyed: 1974 Revised: 1974	Date: 1974 Surveyed: 1974 Revised: 1974
Date: 1977 Surveyed: 1977 Revised: 1977	Date: 1977 Surveyed: 1977 Revised: 1977

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX
Client ref: 925
Report ref: HMD-47-YSW-4KB-1B4-XJ5
Grid ref: 529954.77, 115318.71
Production date: 7 July 2026

Map name: National Grid
Map date: 1984
Scale: 1:10,000
Printed at: 1:10,000



Date: 1984
Surveyed: 1982
Revised: 1984

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000

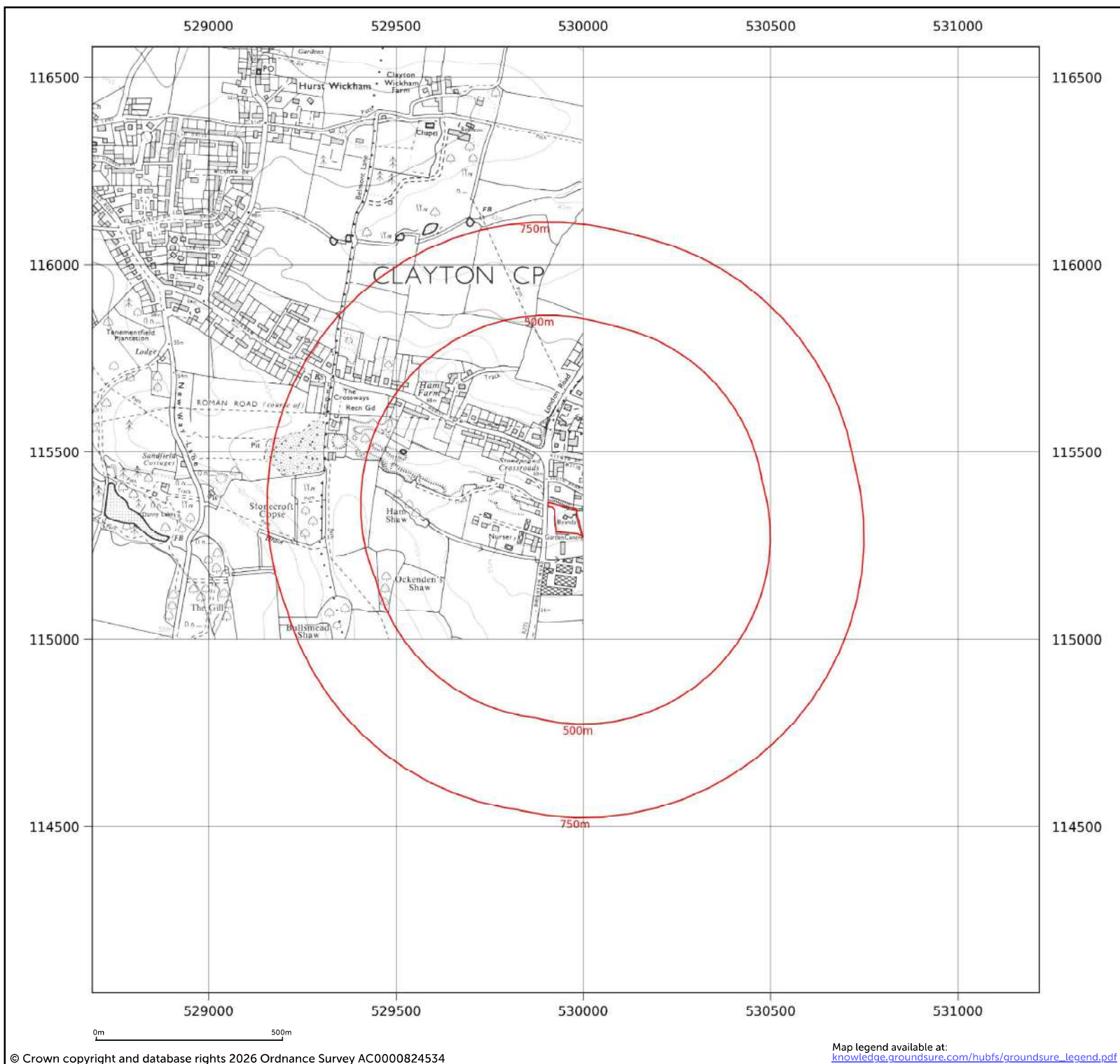


Date: 1992
Surveyed: 1974
Revised: 1992

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



Date: 2010	Date: 2010
Date: 2010	Date: 2010

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: National Grid

Map date: 2015

Scale: 1:10,000

Printed at: 1:10,000



Date: 2015	Date: 2015
Date: 2015	Date: 2015

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Site details: BYANDA, BRIGHTON ROAD, HAS SOCKS, WEST SUSSEX, BN6 9LX

Client ref: 925

Report ref: HMD-47-YSW-4KB-1B4-XJ5

Grid ref: 529954.77, 115318.71

Production date: 7 July 2026

Map name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



Date: 2025

Date: 2025

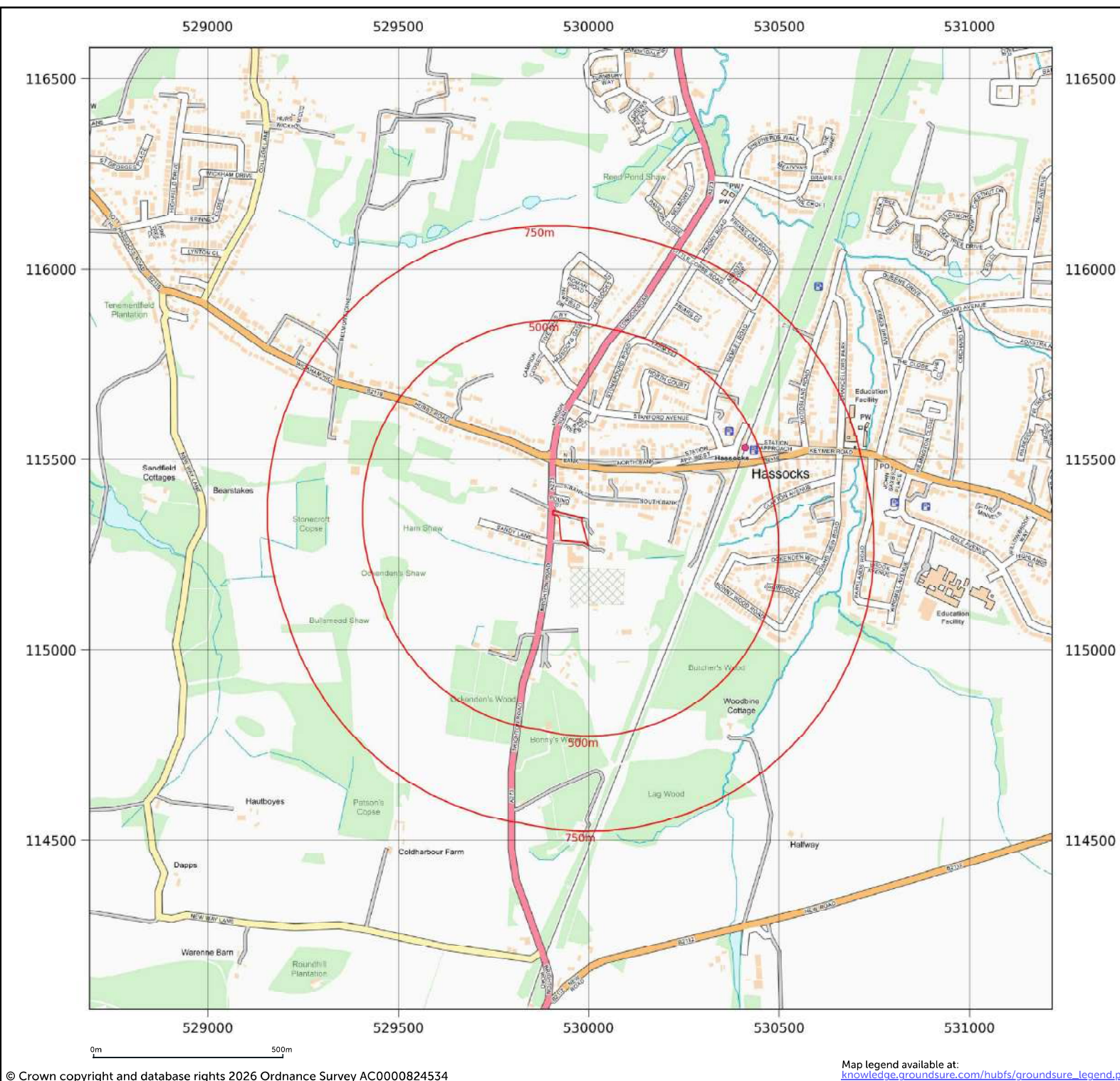
Date: 2025

Date: 2025

Contact us with any questions at:

info@groundsurre.com

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APPENDIX C

Photographs

The Main house, Byanda



Covered swimming pool for the main house (internal)



The existing bungalow



APPENDIX D

GroundSure EnviroInsight Report

BYANDA, BRIGHTON ROAD, HASSOCKS, WEST SUSSEX, BN6 9LX

Order Details

Date: 07/07/2026
Your ref: 925
Our Ref: HMD-47-507-TNN-CE1-FFP

Site Details

Location: 529954 115318

Area: 0.47 ha

Authority: [Mid Sussex District Council](#) ↗

Site plan



Quick Links

Summary of findings [p. 2](#) >

OS MasterMap site plan [p.14](#) >

Aerial image [p. 9](#) >

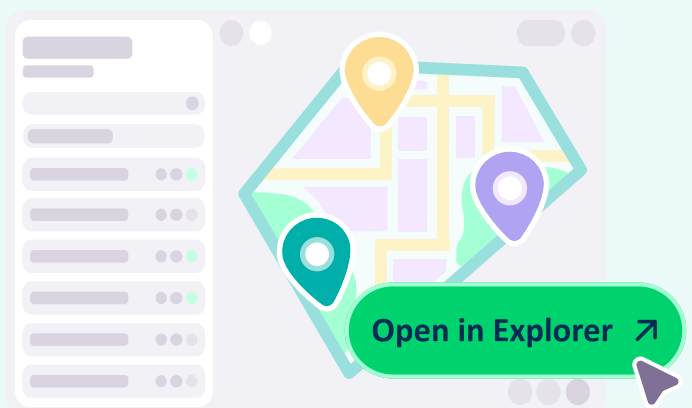
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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 >	7	9	24	46	-
19 >	1.2 >	Historical tanks >	0	0	9	18	-
20 >	1.3 >	Historical energy features >	0	0	1	10	-
21	1.4	Historical petrol stations	0	0	0	0	-
21 >	1.5 >	Historical garages >	0	0	0	5	-
22	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
23 >	2.1 >	Historical industrial land uses >	9	10	34	68	-
28 >	2.2 >	Historical tanks >	0	0	14	30	-
30 >	2.3 >	Historical energy features >	0	0	1	16	-
31	2.4	Historical petrol stations	0	0	0	0	-
31 >	2.5 >	Historical garages >	0	0	0	8	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
32	3.1	Active or recent landfill	0	0	0	0	-
32	3.2	Historical landfill (BGS records)	0	0	0	0	-
33	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
33	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
33	3.5	Historical waste sites	0	0	0	0	-
33	3.6	Licensed waste sites	0	0	0	0	-
33 >	3.7 >	Waste exemptions >	0	0	43	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
38 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
39 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	5	-	-
39 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
39	4.4	Sites determined as Contaminated Land	0	0	0	0	-
40	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-



40	4.6	Regulated explosive sites	0	0	0	0	-
40	4.7	Hazardous substance storage/usage	0	0	0	0	-
40	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
40	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
41 >	4.10 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	-
41	4.11	Radioactive Substance Authorisations	0	0	0	0	-
41 >	4.12 >	Licensed Discharges to controlled waters >	0	1	6	1	-
43	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
43	4.14	Pollutant release to public sewer	0	0	0	0	-
43	4.15	List 1 Dangerous Substances	0	0	0	0	-
43	4.16	List 2 Dangerous Substances	0	0	0	0	-
43 >	4.17 >	Pollution Incidents (EA/NRW) >	0	0	0	1	-
44	4.18	Pollution inventory substances	0	0	0	0	-
44	4.19	Pollution inventory waste transfers	0	0	0	0	-
44	4.20	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
45 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
47 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
49 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
50	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
51	5.5	Groundwater vulnerability- local information	None (within 0m)				
52 >	5.6 >	Groundwater abstractions >	0	0	2	0	4
54	5.7	Surface water abstractions	0	0	0	0	0
54	5.8	Potable abstractions	0	0	0	0	0
55	5.9	Source Protection Zones	0	0	0	0	-
55	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
56 >	6.1 >	Water Network (OS NGD) >	0	2	7	-	-
57 >	6.2 >	Surface water features >	0	0	2	-	-



58 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
58 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
58	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
59	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
59	7.2	Historical Flood Events	0	0	0	-	-
59	7.3	Flood Defences	0	0	0	-	-
60	7.4	Flood Storage Areas	0	0	0	-	-
61	7.5	Flood Zone 2	None (within 50m)				
61	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
62 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
64 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
66	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
66	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
66	10.4	Special Protection Areas (SPA)	0	0	0	0	0
66	10.5	National Nature Reserves (NNR)	0	0	0	0	0
67	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
67 >	10.7 >	Designated Ancient Woodland >	0	0	1	5	23
68 >	10.8 >	Biosphere Reserves >	0	0	1	0	0
69	10.9	Forest Parks	0	0	0	0	0
69	10.10	Marine Conservation Zones	0	0	0	0	0
69	10.11	Green Belt	0	0	0	0	0
69	10.12	Proposed Ramsar sites	0	0	0	0	0
69	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
70	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0



70	10.15	Nitrate Sensitive Areas	0	0	0	0	0
70 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	1	3
71 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
72 >	10.18 >	SSSI Units >	0	0	0	0	4
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
74	11.1	World Heritage Sites	0	0	0	-	-
75	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
75 >	11.3 >	National Parks >	0	0	1	-	-
75	11.4	Listed Buildings	0	0	0	-	-
76	11.5	Conservation Areas	0	0	0	-	-
76	11.6	Scheduled Ancient Monuments	0	0	0	-	-
76	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
78	12.2	Open Access Land	0	0	0	-	-
78	12.3	Tree Felling Licences	0	0	0	-	-
78	12.4	Environmental Stewardship Schemes	0	0	0	-	-
78	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	13.1 >	Priority Habitat Inventory >	1	5	2	-	-
80	13.2	Habitat Networks	0	0	0	-	-
80	13.3	Open Mosaic Habitat	0	0	0	-	-
80	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
81 >	14.1 >	10k Availability >	Identified (within 500m)				
83 >	14.2 >	Artificial and made ground (10k) >	0	0	0	1	-
84 >	14.3 >	Superficial geology (10k) >	0	0	0	3	-
85	14.4	Landslip (10k)	0	0	0	0	-
86 >	14.5 >	Bedrock geology (10k) >	1	3	0	4	-



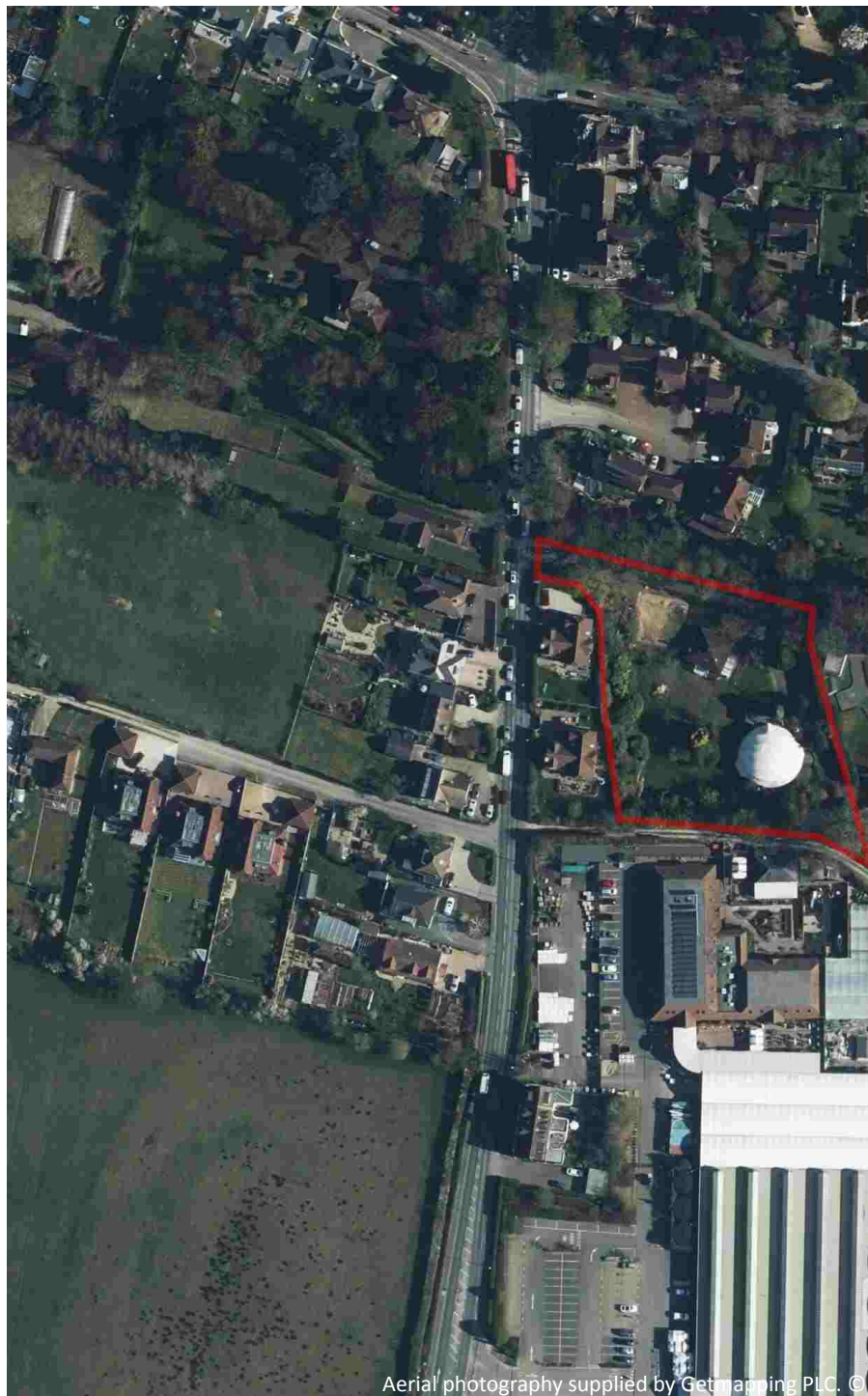
87	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	15.1 >	50k Availability >	Identified (within 500m)				
89	15.2	Artificial and made ground (50k)	0	0	0	0	-
89	15.3	Artificial ground permeability (50k)	0	0	-	-	-
90 >	15.4 >	Superficial geology (50k) >	0	0	0	2	-
91	15.5	Superficial permeability (50k)	None (within 50m)				
91	15.6	Landslip (50k)	0	0	0	0	-
91	15.7	Landslip permeability (50k)	None (within 50m)				
92 >	15.8 >	Bedrock geology (50k) >	1	1	0	1	-
93 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
93	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					
96 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
98 >	17.2 >	Running sands >	Low (within 50m)				
100 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
101 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
102 >	17.5 >	Landslides >	Very low (within 50m)				
104 >	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
106 >	18.1 >	BritPits >	1	0	1	0	-
107 >	18.2 >	Surface ground workings >	5	3	26	-	-
109	18.3	Underground workings	0	0	0	0	0
109	18.4	Underground mining extents	0	0	0	0	-
109 >	18.5 >	Historical Mineral Planning Areas >	0	0	1	0	-
109 >	18.6 >	Non-coal mining >	1	1	0	0	2
110	18.7	JPB mining areas	None (within 0m)				



110	18.8	The Coal Authority non-coal mining	0	0	0	0	-
111	18.9	Researched mining	0	0	0	0	-
111	18.10	Mining record office plans	0	0	0	0	-
111	18.11	BGS mine plans	0	0	0	0	-
111	18.12	Coal mining	None (within 0m)				
111	18.13	Brine areas	None (within 0m)				
112	18.14	Gypsum areas	None (within 0m)				
112	18.15	Tin mining	None (within 0m)				
112	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
113	19.1	Natural cavities	0	0	0	0	-
113	19.2	Mining cavities	0	0	0	0	0
113	19.3	Reported recent incidents	0	0	0	0	-
113	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
115 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
117 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	5	-	-	-
117	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
118	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
119	22.1	Underground railways (London)	0	0	0	-	-
119	22.2	Underground railways (Non-London)	0	0	0	-	-
120	22.3	Railway tunnels	0	0	0	-	-
120 >	22.4 >	Historical railway and tunnel features >	3	1	4	-	-
120	22.5	Royal Mail tunnels	0	0	0	-	-
121	22.6	Historical railways	0	0	0	-	-
121	22.7	Railways	0	0	0	-	-
121	22.8	Crossrail 2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. ©



Capture Date: 22/04/2021

Site Area: 0.47ha



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 0.47ha



Recent site history - 2012 aerial photograph



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Capture Date: 13/09/2012

Site Area: 0.47ha



Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 0.47ha



Recent site history - 1999 aerial photograph

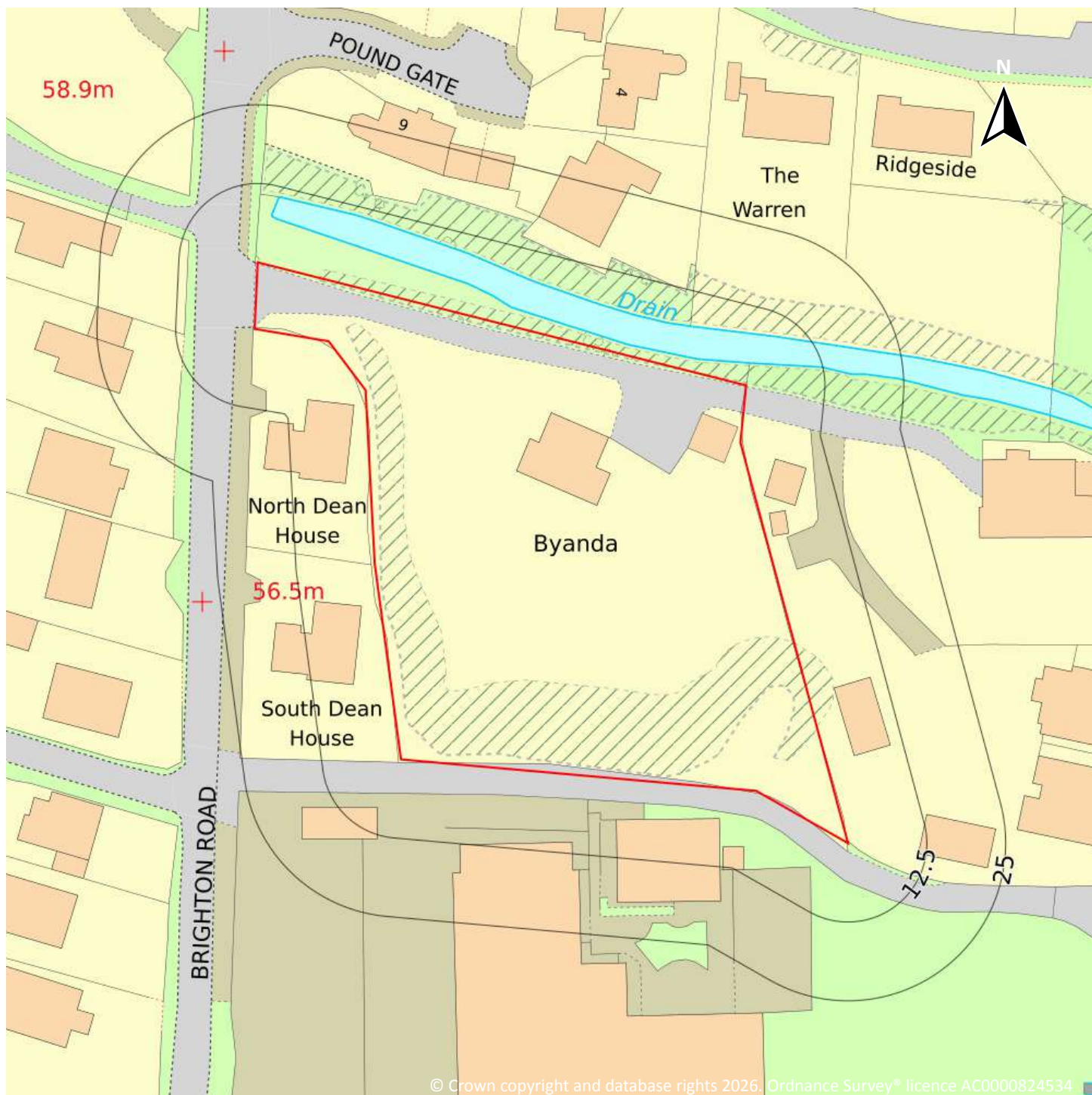


Capture Date: 04/09/1999

Site Area: 0.47ha



OS MasterMap site plan

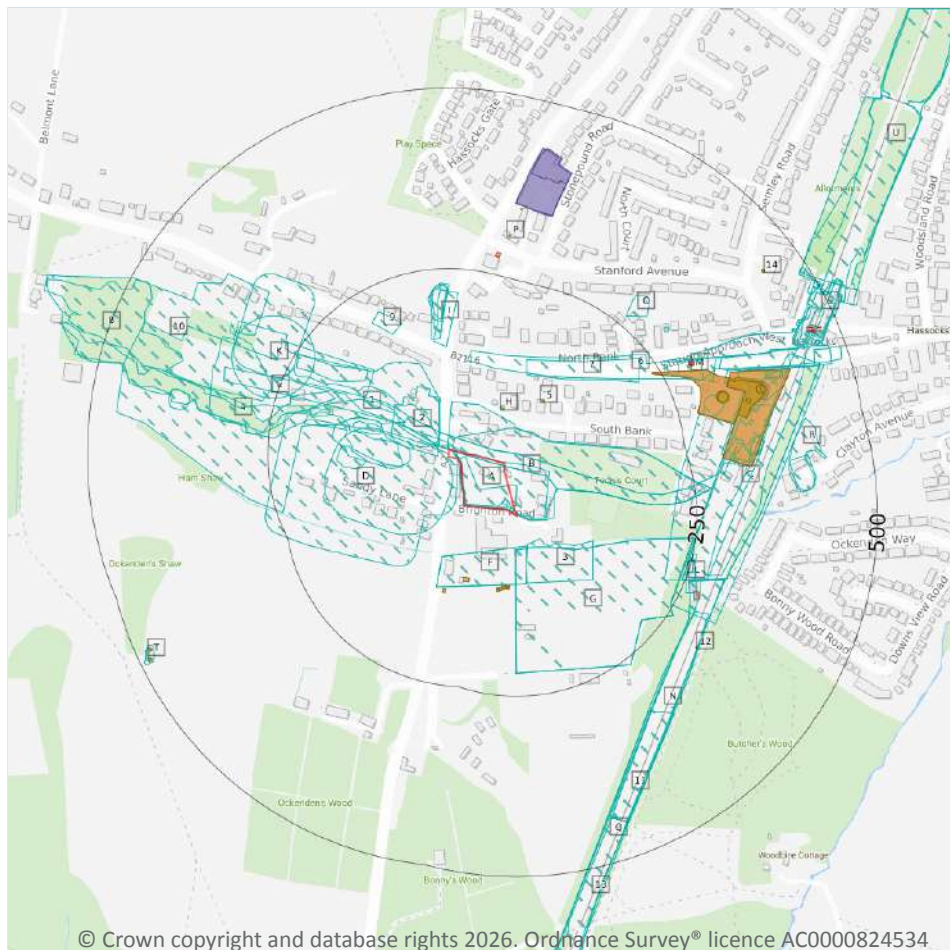


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Site Area: 0.47ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

86

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
1	On site	Tramway Sidings	1909	2199381



ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Ground Workings	1949	2164051
A	On site	Unspecified Pit	1963 - 1974	2260153
B	On site	Old Sand Pit	1896	2185969
B	On site	Unspecified Pit	1909	2274315
C	On site	Railway Sidings	1896	2243946
D	On site	Nursery	1974 - 1992	2303698
D	4m SW	Nursery	1949	2244167
2	14m W	Sand Pit	1896	2321082
E	14m W	Sand Pit	1909	2277278
D	20m NW	Unspecified Pit	1949	2177690
3	43m SE	Nursery	1949	2240429
F	44m S	Nursery	1896	2246693
F	44m S	Nursery	1909	2328209
G	47m S	Nursery	1962	2277280
G	47m S	Nursery	1974 - 1984	2318946
D	53m W	Unspecified Ground Workings	1949	2234004
D	64m W	Unspecified Pit	1963 - 1992	2304437
H	71m N	Unspecified Tank	1909	2191567
4	72m NW	Burial Ground	1963	2203689
D	98m W	Unspecified Pit	1949	2277984
D	113m W	Sand Pit	1949	2174427
6	124m N	Cuttings	1874	2230543
7	126m N	Cuttings	1896 - 1949	2309000
I	142m N	Cuttings	1874	2157268
E	149m NW	Unspecified Pit	1949	2177688
I	153m N	Unspecified Heap	1896	2237457
I	164m N	Unspecified Ground Workings	1963 - 1992	2214971
8	167m W	Unspecified Ground Workings	1963 - 1992	2273368



ID	Location	Land use	Dates present	Group ID
J	172m NW	Unspecified Ground Workings	1949	2320879
I	176m N	Unspecified Heap	1909	2308367
9	177m NW	Cuttings	1874	2157585
I	180m N	Unspecified Heap	1949	2324152
C	216m E	Goods Yard	1949	2201665
K	218m NW	Cemetery	1949	2161381
K	243m NW	Burial Ground	1963 - 1974	2228841
C	243m E	Railway Sidings	1962 - 1974	2256404
C	246m E	Railway Sidings	1909 - 1949	2295643
L	249m E	Railway Buildings	1949	2160572
L	250m E	Railway Building	1962 - 1984	2272755
M	255m NE	Unspecified Pit	1909 - 1949	2277561
N	255m E	Railway Sidings	1950	2260349
N	255m E	Railway Sidings	1909	2281738
10	259m W	Unspecified Heaps	1949	2184103
O	264m NE	Sand Pit	1896	2174266
L	267m SE	Railway Building	1909 - 1950	2236525
M	270m NE	Cuttings	1896	2312525
N	270m E	Railway Sidings	1897	2318618
C	276m E	Cuttings	1874	2305604
11	280m SE	Cuttings	1874 - 1897	2296336
C	284m E	Unspecified Pit	1949	2176829
O	287m NE	Unspecified Tank	1909 - 1949	2267775
C	289m E	Railway Buildings	1949	2300949
C	296m NE	Coal Depot	1874	2198285
C	297m E	Gas Works	1874 - 1896	2265916
C	305m E	Railway Buildings	1909	2266380
C	309m E	Unspecified Tank	1962 - 1984	2287785



ID	Location	Land use	Dates present	Group ID
C	310m E	Unspecified Tank	1949	2211465
C	325m NE	Unspecified Pit	1909 - 1949	2248976
Q	327m SE	Cuttings	1963	2213191
Q	327m SE	Cuttings	1977	2286510
C	331m E	Railway Buildings	1896 - 1909	2281654
C	335m E	Railway Building	1962 - 1974	2264492
C	343m E	Railway Building	1909	2196468
C	346m E	Gasometer	1874 - 1896	2247405
C	364m E	Gasometer	1874	2161528
J	365m W	Unspecified Pit	1949	2177687
C	380m E	Railway Building	1896	2309681
C	382m E	Railway Building	1949	2314720
R	383m E	Unspecified Pit	1949	2176830
R	386m E	Cuttings	1974	2157344
S	433m E	Railway Station	1896	2302591
S	433m NE	Railway Station	1962 - 1974	2234919
S	434m NE	Railway Station	1909 - 1949	2234728
13	439m S	Cuttings	1909 - 1950	2256839
S	451m E	Cuttings	1896	2313446
S	452m NE	Railway Station	1984	2290103
S	459m E	Railway Building	1896	2196469
T	473m SW	Unspecified Tanks	1963	2314861
T	481m SW	Unspecified Tanks	1909 - 1950	2227727
S	482m NE	Railway Station	1874	2208879
U	484m NE	Railway Sidings	1909 - 1949	2244528
U	486m NE	Railway Sidings	1962 - 1984	2274713
S	487m NE	Railway Building	1909 - 1949	2265490
S	492m NE	Railway Building	1909	2196356



ID	Location	Land use	Dates present	Group ID
U	497m NE	Railway Sidings	1896	2323121

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	27
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Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
H	70m N	Unspecified Tank	1910	387222
F	97m S	Tanks	1977	376304
F	98m S	Tanks	1955	426478
F	99m S	Unspecified Tank	1955 - 1994	421131
F	99m S	Tanks	1994	416411
5	100m NE	Unspecified Tank	1897	387219
F	105m S	Tanks	1994	418664
F	118m S	Unspecified Tank	1955 - 1994	427399
C	239m NE	Gas Works	1910	429432
C	297m E	Gas Works	1874	430409
P	307m N	Unspecified Tank	1937	387228
C	307m E	Gasometers	1910	381448
C	307m E	Unspecified Tank	1937	426635
12	308m SE	Unspecified Tank	1954	392113
C	309m E	Unspecified Tank	1954 - 1969	418879
C	326m E	Gas Works	1897	427636
C	345m E	Gasometers	1874 - 1897	428389



ID	Location	Land use	Dates present	Group ID
P	346m N	Unspecified Tank	1937	387227
C	363m E	Gasometers	1874 - 1910	413856
C	363m E	Unspecified Tank	1937	414630
C	369m E	Unspecified Tank	1954 - 1962	429453
P	395m N	Unspecified Tank	1937	387226
14	444m NE	Unspecified Tank	1937	392124
T	477m SW	Unspecified Tank	1955 - 1994	412573
T	478m SW	Tanks	1898 - 1910	408298
T	483m SW	Unspecified Tank	1955 - 1994	407188
T	484m SW	Tanks	1898 - 1910	398852

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

11

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

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

ID	Location	Land use	Dates present	Group ID
C	239m NE	Gas Works	1910	295194
L	267m SE	Electricity Substation	1954	269110
P	274m N	Electricity Substation	1977 - 1994	296145
M	289m NE	Electricity Substation	1979 - 1985	281839
M	289m NE	Electricity Substation	1954	316776
M	289m NE	Electricity Substation	1997	288003
C	297m E	Gas Works	1874	290166
C	307m E	Gasometers	1910	275464



ID	Location	Land use	Dates present	Group ID
C	326m E	Gas Works	1897	281115
C	345m E	Gasometers	1874 - 1897	302267
C	363m E	Gasometers	1874 - 1910	318933

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

5

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

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

ID	Location	Land use	Dates present	Group ID
C	342m E	Garage	1997	92000
P	347m N	Garage	1979	83576
P	347m N	Garage	1962 - 1969	88702
P	349m N	Garage	1997	95780
P	394m N	Garage	1985	93531

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

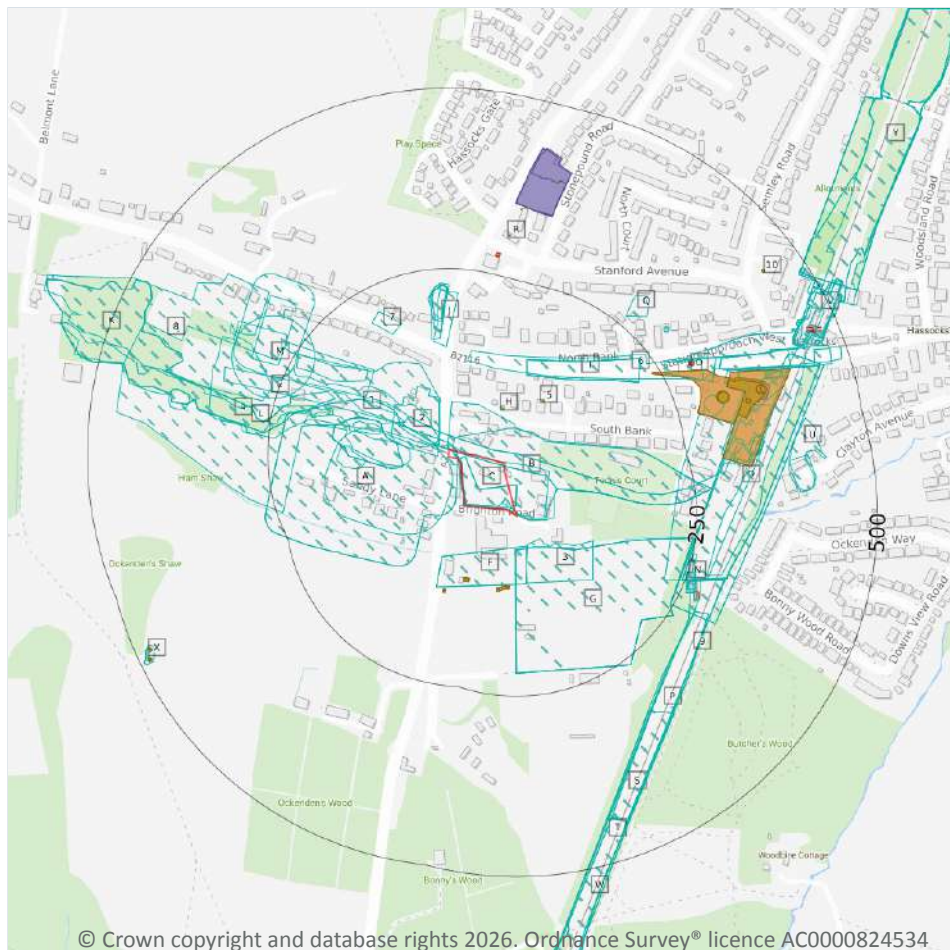
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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 energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

121

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 23](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Tramway Sidings	1909	2199381
A	On site	Nursery	1992	2303698
A	On site	Nursery	1974	2303698



ID	Location	Land Use	Date	Group ID
B	On site	Old Sand Pit	1896	2185969
B	On site	Unspecified Pit	1909	2274315
C	On site	Unspecified Ground Workings	1949	2164051
C	On site	Unspecified Pit	1974	2260153
C	On site	Unspecified Pit	1963	2260153
D	On site	Railway Sidings	1896	2243946
A	4m SW	Nursery	1949	2244167
2	14m W	Sand Pit	1896	2321082
E	14m W	Sand Pit	1909	2277278
A	20m NW	Unspecified Pit	1949	2177690
3	43m SE	Nursery	1949	2240429
F	44m S	Nursery	1909	2328209
F	44m S	Nursery	1896	2246693
G	47m S	Nursery	1984	2318946
G	47m S	Nursery	1962	2277280
G	47m S	Nursery	1974	2318946
A	53m W	Unspecified Ground Workings	1949	2234004
A	64m W	Unspecified Pit	1992	2304437
A	64m W	Unspecified Pit	1974	2304437
A	64m W	Unspecified Pit	1963	2304437
H	71m N	Unspecified Tank	1909	2191567
4	72m NW	Burial Ground	1963	2203689
A	98m W	Unspecified Pit	1949	2277984
A	113m W	Sand Pit	1949	2174427
6	124m N	Cuttings	1874	2230543
I	126m N	Cuttings	1949	2309000
I	126m N	Cuttings	1909	2309000
I	126m N	Cuttings	1896	2309000



ID	Location	Land Use	Date	Group ID
J	142m N	Cuttings	1874	2157268
E	149m NW	Unspecified Pit	1949	2177688
J	153m N	Unspecified Heap	1896	2237457
J	164m N	Unspecified Ground Workings	1992	2214971
J	164m N	Unspecified Ground Workings	1974	2214971
J	164m N	Unspecified Ground Workings	1963	2214971
K	167m W	Unspecified Ground Workings	1992	2273368
K	167m W	Unspecified Ground Workings	1974	2273368
K	167m W	Unspecified Ground Workings	1963	2273368
L	172m NW	Unspecified Ground Workings	1949	2320879
J	176m N	Unspecified Heap	1909	2308367
7	177m NW	Cuttings	1874	2157585
J	180m N	Unspecified Heap	1949	2324152
D	216m E	Goods Yard	1949	2201665
M	218m NW	Cemetery	1949	2161381
M	243m NW	Burial Ground	1963	2228841
D	243m E	Railway Sidings	1962	2256404
D	243m E	Railway Sidings	1974	2256404
D	246m E	Railway Sidings	1949	2295643
D	246m E	Railway Sidings	1909	2295643
N	249m E	Railway Buildings	1949	2160572
N	250m E	Railway Building	1962	2272755
N	250m E	Railway Building	1974	2272755
N	250m E	Railway Building	1984	2272755
O	255m NE	Unspecified Pit	1949	2277561
O	255m NE	Unspecified Pit	1909	2277561
P	255m E	Railway Sidings	1950	2260349
P	255m E	Railway Sidings	1909	2281738



ID	Location	Land Use	Date	Group ID
8	259m W	Unspecified Heaps	1949	2184103
M	263m NW	Burial Ground	1974	2228841
Q	264m NE	Sand Pit	1896	2174266
N	267m SE	Railway Building	1950	2236525
N	267m SE	Railway Building	1909	2236525
O	270m NE	Cuttings	1896	2312525
P	270m E	Railway Sidings	1897	2318618
D	276m E	Cuttings	1874	2305604
S	280m SE	Cuttings	1874	2296336
S	280m SE	Cuttings	1897	2296336
D	284m E	Unspecified Pit	1949	2176829
Q	287m NE	Unspecified Tank	1949	2267775
Q	287m NE	Unspecified Tank	1909	2267775
D	289m E	Railway Buildings	1949	2300949
D	296m NE	Coal Depot	1874	2198285
D	297m E	Gas Works	1874	2265916
D	305m E	Railway Buildings	1909	2266380
D	309m E	Unspecified Tank	1984	2287785
D	309m E	Unspecified Tank	1962	2287785
D	309m E	Unspecified Tank	1974	2287785
D	310m E	Unspecified Tank	1949	2211465
D	325m NE	Unspecified Pit	1949	2248976
D	325m NE	Unspecified Pit	1909	2248976
T	327m SE	Cuttings	1977	2286510
T	327m SE	Cuttings	1963	2213191
D	331m E	Railway Buildings	1909	2281654
D	331m E	Railway Buildings	1896	2281654
D	332m E	Gas Works	1896	2265916



ID	Location	Land Use	Date	Group ID
D	335m E	Railway Building	1962	2264492
D	335m E	Railway Building	1974	2264492
D	343m E	Railway Building	1909	2196468
D	346m E	Gasometer	1874	2247405
D	348m E	Gasometer	1896	2247405
D	364m E	Gasometer	1874	2161528
L	365m W	Unspecified Pit	1949	2177687
D	380m E	Railway Building	1896	2309681
D	382m E	Railway Building	1949	2314720
U	383m E	Unspecified Pit	1949	2176830
U	386m E	Cuttings	1974	2157344
V	433m E	Railway Station	1896	2302591
V	433m NE	Railway Station	1962	2234919
V	433m NE	Railway Station	1974	2234919
V	434m NE	Railway Station	1949	2234728
V	434m NE	Railway Station	1909	2234728
W	439m S	Cuttings	1950	2256839
W	439m S	Cuttings	1909	2256839
V	451m E	Cuttings	1896	2313446
V	452m NE	Railway Station	1984	2290103
V	459m E	Railway Building	1896	2196469
X	473m SW	Unspecified Tanks	1963	2314861
X	481m SW	Unspecified Tanks	1950	2227727
X	481m SW	Unspecified Tanks	1909	2227727
V	482m NE	Railway Station	1874	2208879
Y	484m NE	Railway Sidings	1909	2244528
Y	484m NE	Railway Sidings	1949	2244528
Y	486m NE	Railway Sidings	1984	2274713



ID	Location	Land Use	Date	Group ID
Y	486m NE	Railway Sidings	1962	2274713
Y	486m NE	Railway Sidings	1974	2274713
V	487m NE	Railway Building	1909	2265490
V	487m NE	Railway Building	1949	2265490
V	492m NE	Railway Building	1909	2196356
Y	497m NE	Railway Sidings	1896	2323121

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

44

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 23 >](#)

ID	Location	Land Use	Date	Group ID
H	70m N	Unspecified Tank	1910	387222
F	97m S	Tanks	1977	376304
F	98m S	Tanks	1955	426478
F	98m S	Tanks	1977	376304
F	99m S	Unspecified Tank	1955	421131
F	99m S	Unspecified Tank	1977	421131
F	99m S	Tanks	1994	416411
5	100m NE	Unspecified Tank	1897	387219
F	100m S	Unspecified Tank	1994	421131
F	105m S	Tanks	1994	418664
F	118m S	Unspecified Tank	1955	427399
F	118m S	Unspecified Tank	1977	427399
F	120m S	Unspecified Tank	1994	427399
D	239m NE	Gas Works	1910	429432



ID	Location	Land Use	Date	Group ID
D	297m E	Gas Works	1874	430409
R	307m N	Unspecified Tank	1937	387228
D	307m E	Gasometers	1910	381448
D	307m E	Unspecified Tank	1937	426635
9	308m SE	Unspecified Tank	1954	392113
D	309m E	Unspecified Tank	1954	418879
D	309m E	Unspecified Tank	1962	418879
D	309m E	Unspecified Tank	1969	418879
D	326m E	Gas Works	1897	427636
D	345m E	Gasometers	1897	428389
D	345m E	Gasometers	1874	428389
R	346m N	Unspecified Tank	1937	387227
D	363m E	Gasometers	1897	413856
D	363m E	Gasometers	1874	413856
D	363m E	Gasometers	1910	413856
D	363m E	Unspecified Tank	1937	414630
D	369m E	Unspecified Tank	1954	429453
D	369m E	Unspecified Tank	1962	429453
R	395m N	Unspecified Tank	1937	387226
10	444m NE	Unspecified Tank	1937	392124
X	477m SW	Unspecified Tank	1977	412573
X	478m SW	Unspecified Tank	1994	412573
X	478m SW	Unspecified Tank	1955	412573
X	478m SW	Tanks	1910	408298
X	478m SW	Tanks	1898	408298
X	483m SW	Unspecified Tank	1977	407188
X	484m SW	Unspecified Tank	1955	407188
X	484m SW	Unspecified Tank	1994	407188



ID	Location	Land Use	Date	Group ID
X	484m SW	Tanks	1910	398852
X	484m SW	Tanks	1898	398852

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

17

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'.

Features are displayed on the Past land use - un-grouped map on [page 23 >](#)

ID	Location	Land Use	Date	Group ID
D	239m NE	Gas Works	1910	295194
N	267m SE	Electricity Substation	1954	269110
R	274m N	Electricity Substation	1977	296145
R	276m N	Electricity Substation	1994	296145
O	289m NE	Electricity Substation	1979	281839
O	289m NE	Electricity Substation	1954	316776
O	289m NE	Electricity Substation	1997	288003
O	289m NE	Electricity Substation	1997	288003
O	290m NE	Electricity Substation	1985	281839
D	297m E	Gas Works	1874	290166
D	307m E	Gasometers	1910	275464
D	326m E	Gas Works	1897	281115
D	345m E	Gasometers	1874	302267
D	345m E	Gasometers	1897	302267
D	363m E	Gasometers	1874	318933
D	363m E	Gasometers	1897	318933
D	363m E	Gasometers	1910	318933

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**8**

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'.

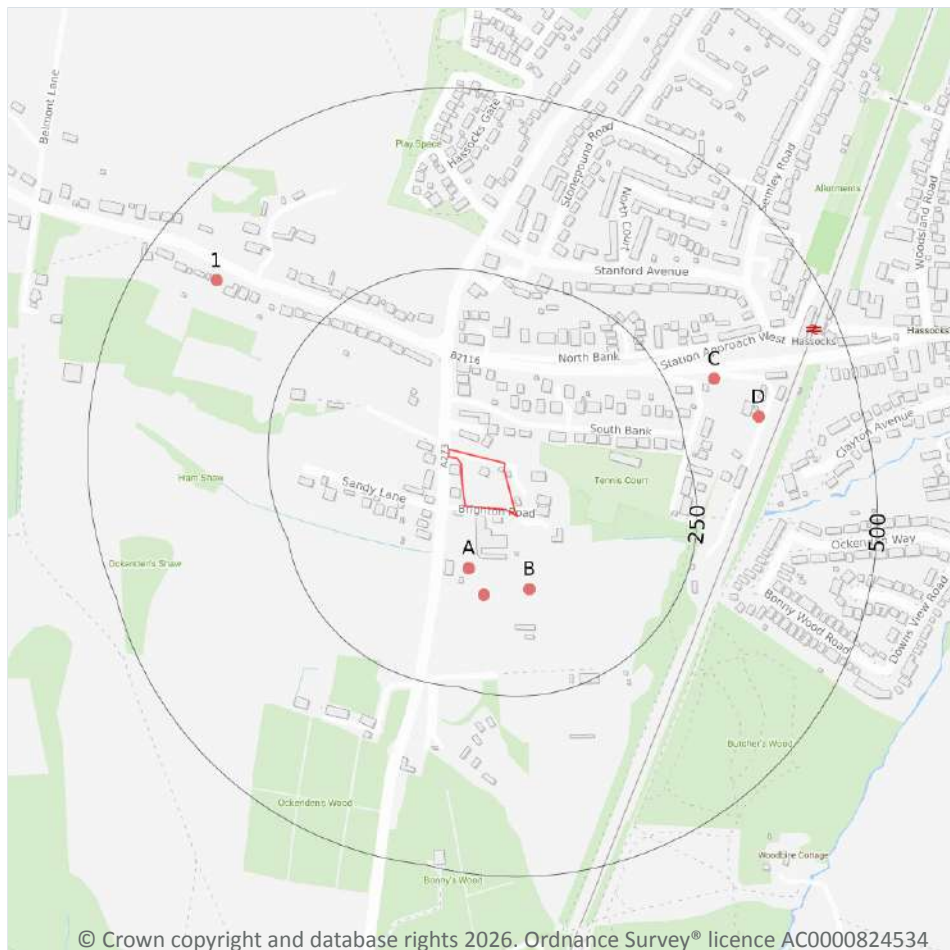
Features are displayed on the Past land use - un-grouped map on [page 23 >](#)

ID	Location	Land Use	Date	Group ID
D	342m E	Garage	1997	92000
D	342m E	Garage	1997	92000
R	347m N	Garage	1979	83576
R	347m N	Garage	1962	88702
R	347m N	Garage	1969	88702
R	349m N	Garage	1997	95780
R	349m N	Garage	1997	95780
R	394m N	Garage	1985	93531

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**48**

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

Features are displayed on the Waste and landfill map on [page 32](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Storing waste exemption	Agricultura l waste only	Storage of waste in a secure place
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Storing waste exemption	Agricultura l waste only	Storage of waste in secure containers
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Treating waste exemption	Agricultura l waste only	Cleaning, washing, spraying or coating relevant waste
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Treating waste exemption	Agricultura l waste only	Aerobic composting and associated prior treatment
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Treating waste exemption	Agricultura l waste only	Preparatory treatments (baling, sorting, shredding etc)
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Treating waste exemption	Agricultura l waste only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Using waste exemption	Agricultura l waste only	Use of waste for a specified purpose
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Disposing of waste exemption	Non- agricultura l waste only	Deposit of waste from dredging of inland waters
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Disposing of waste exemption	Agricultura l waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Treating waste exemption	Agricultura l waste only	Screening and blending of waste
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Using waste exemption	Agricultura l waste only	Spreading waste on agricultural land to confer benefit
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Using waste exemption	Agricultura l waste only	Use of waste to manufacture finished goods



ID	Location	Site	Reference	Category	Sub-Category	Description
A	86m S	South Downs Nurseries Brighton Road Hassocks West Sussex Bn6 9ly	EPR/JH0078TZ /A001	Disposing of waste exemption	Non- agricultura l waste only	Burning waste in the open
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Disposing of waste exemption	Not on a farm	Deposit of waste from dredging of inland waters
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Using waste exemption	Not on a farm	Use of waste for a specified purpose
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Disposing of waste exemption	Not on a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Disposing of waste exemption	Not on a farm	Burning waste in the open
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Treating waste exemption	Not on a farm	Screening and blending of waste
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX031819	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Treating waste exemption	Not on a farm	Screening and blending of waste
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods



ID	Location	Site	Reference	Category	Sub-Category	Description
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Using waste exemption	Not on a farm	Spreading waste on agricultural land to confer benefit
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Disposing of waste exemption	Not on a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Disposing of waste exemption	Not on a farm	Burning waste in the open
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Using waste exemption	Not on a farm	Use of waste for a specified purpose
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Treating waste exemption	Not on a farm	Cleaning, washing, spraying or coating relevant waste
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Disposing of waste exemption	Not on a farm	Deposit of waste from dredging of inland waters
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	104m S	Brighton Road, Hassocks, Bn6 9ly	WEX188272	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	119m S	-	WEX313076	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
A	119m S	-	WEX313076	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	119m S	-	WEX313076	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	119m S	-	WEX313076	Disposing of waste exemption	Not on a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

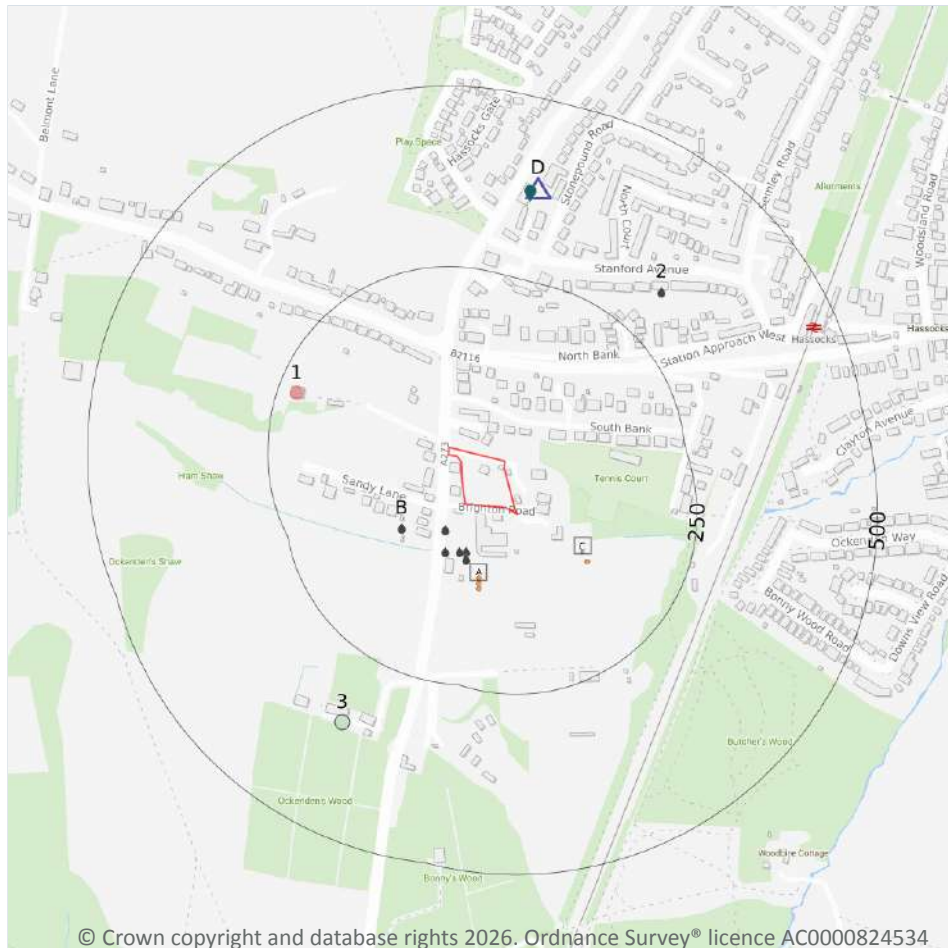


ID	Location	Site	Reference	Category	Sub-Category	Description
C	312m E	Unit 1, Station Business Park, Keymer Road, Hassocks, Bn6 8ja	WEX287986	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	312m E	Unit 1, Station Business Park, Keymer Road, Hassocks, Bn6 8ja	WEX416920	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	356m E	Next Door To Parker Building Supplies. Sign Writting And Exemption On Display Of Secure Gate.	WEX266711	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	356m E	Next Door To Parker Building Supplies. Sign Writting And Exemption On Display Of Secure Gate.	WEX266711	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
1	398m NW	27, Hurst Road, Hassocks, Bn6 9nl	WEX134904	Using waste exemption	Not on a farm	Use of waste in construction

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- ▲ 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

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 38](#) >

ID	Location	Company	Address	Activity	Category
1	224m W	Carringtons of Hassocks	Stonepound Nursery, Brighton Road, Hassocks, West Sussex, BN6 9LY	Secondhand Vehicles	Motoring

This data is sourced from Ordnance Survey®.



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

Records within 250m

5

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on [page 38 >](#)

ID	Location	Tank description	Activity	Date first identified
A	97m S	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	27/05/2002
C	104m SE	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	04/07/2020
A	105m S	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	27/05/2002
A	112m S	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	27/05/2002
C	115m SE	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	09/01/2026

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 38 >](#)

ID	Location	Company	Address	LPG	Status
D	378m N	ESSO	London Road, Hassocks, West Sussex, BN6 9NZ	No	Open

This data is sourced from Experian.

4.4 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.



4.5 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.

4.6 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.

4.7 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.

4.8 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.

4.9 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.



4.10 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 38](#) >

ID	Location	Address	Details	
D	368m N	Hassocks Service Station, London Road, Hassocks, West Sussex, BN6 9NZ	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.

4.11 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.

4.12 Licensed Discharges to controlled waters

Records within 500m

8

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 38](#) >

ID	Location	Address	Details	
A	46m SW	KINGS GARDEN CENTRE, KINGS GARDEN CENTRE, BRIGHTON ROAD, HASOCKS, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P04577 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 05/11/1992 Effective Date: 05/11/1992 Revocation Date: -
A	66m S	CLAYTON NURSERIES, CLAYTON NURSERIES, BRIGHTON ROAD, HASOCKS EAST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S01630 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/08/1967 Effective Date: 16/08/1967 Revocation Date: 31/03/1997



ID	Location	Address	Details	
A	67m S	CLAYTON NURSERIES, CLAYTON NURSERIES, BRIGHTON ROAD, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01630 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/08/1967 Effective Date: 16/08/1967 Revocation Date: 31/03/1997
A	72m SW	CLAYTON NURSERIES, CLAYTON NURSERIES, BRIGHTON ROAD, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01630 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/08/1967 Effective Date: 16/08/1967 Revocation Date: 31/03/1997
A	76m S	CLAYTON NUSERY, CLAYTON NUSERY, BRIGHTON RD, HASOCKS, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P09665 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/03/2001 Effective Date: 08/03/2001 Revocation Date: -
B	95m W	LUEARN, LUEARN, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRFP3126XB Permit Version: 1 Receiving Water: DITCH TO TRIB OF ADUR	Status: NEW ISSUED UNDER EPR 2010 Issue date: 07/10/2010 Effective Date: 07/10/2010 Revocation Date: 30/11/2010
B	95m W	LUEARN, LUEARN, BRIGHTON ROAD, HASOCKS, WEST SUSSEX, BN6 9LY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRFP3126XB Permit Version: 2 Receiving Water: DITCH TO TRIB OF ADUR	Status: VARIED UNDER EPR 2010 Issue date: 26/11/2010 Effective Date: 01/12/2010 Revocation Date: -
2	319m NE	DEVELOPMENT AT FIR TREE WAY, DEVELOPMENT AT FIR TREE WAY, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01861 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/09/1969 Effective Date: 02/09/1969 Revocation Date: 01/07/1991

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



4.13 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.

4.14 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.

4.15 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.

4.16 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.

4.17 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 38 >](#)

ID	Location	Details	
3	347m SW	Incident Date: 13/08/2001 Incident Identification: 23846 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.18 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.

4.19 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.

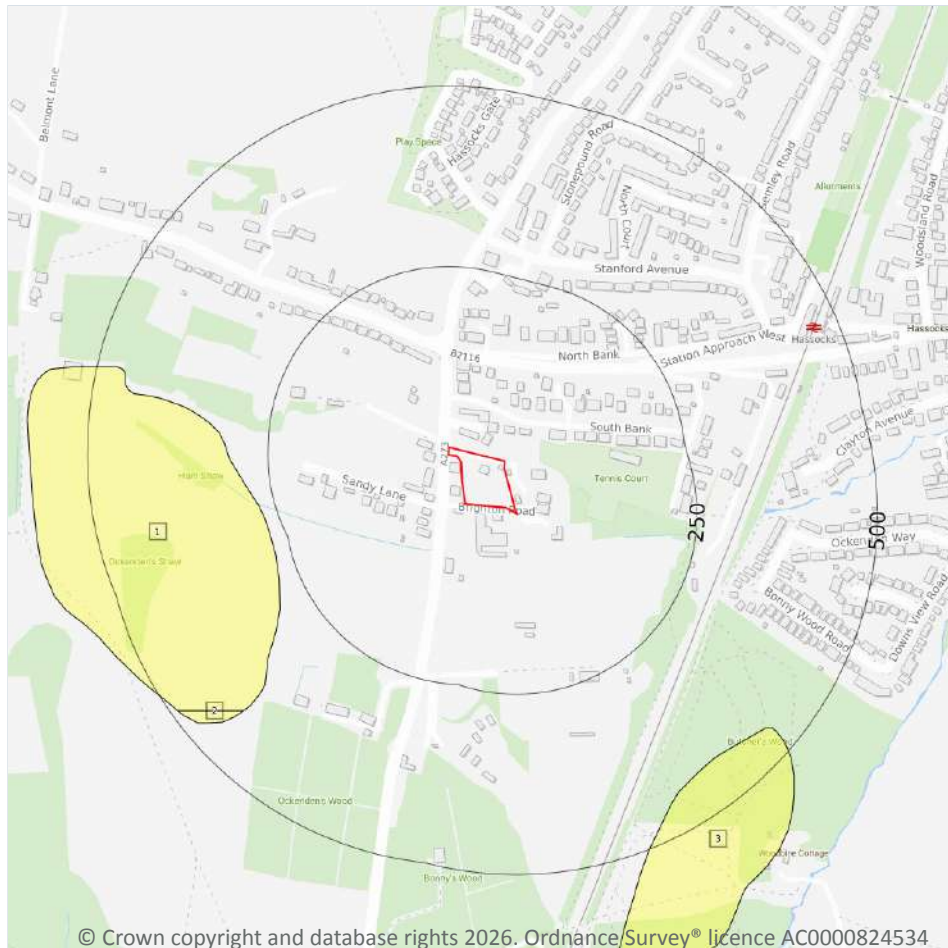
4.20 Pollution inventory radioactive waste

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

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 45 >](#)

ID	Location	Designation	Description
1	269m W	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	420m SW	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

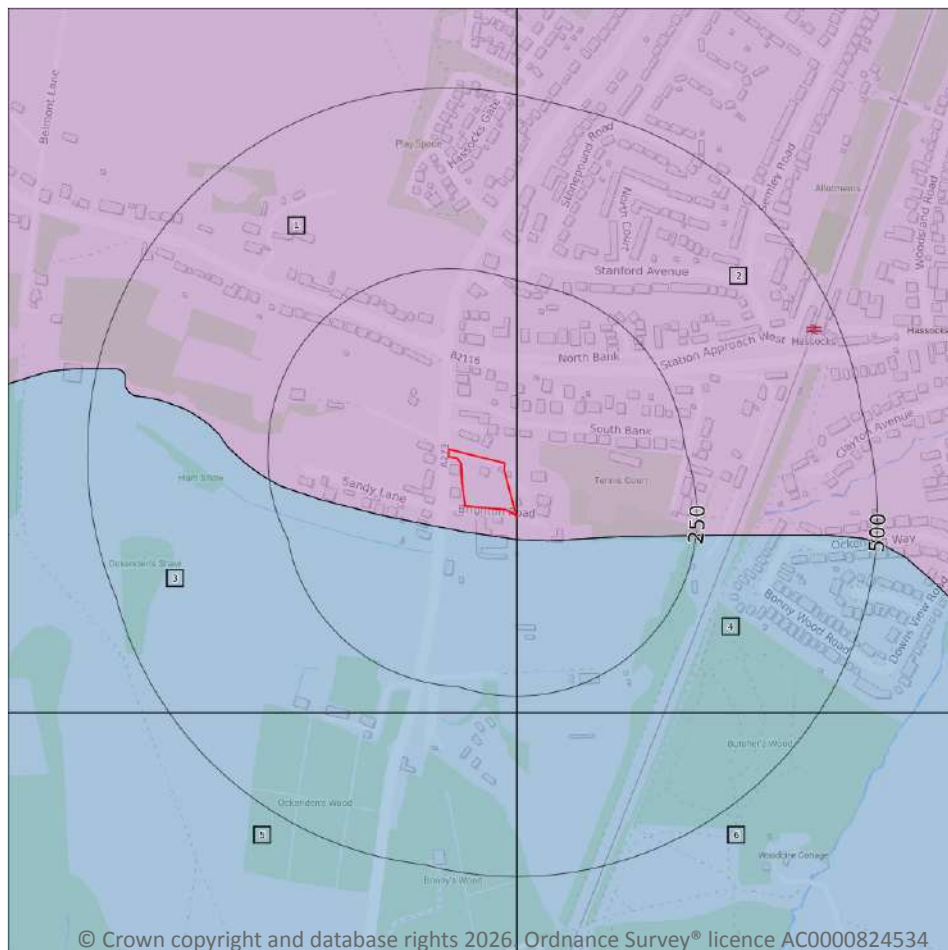


ID	Location	Designation	Description
3	435m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics 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

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 47 >](#)

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	1m E	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

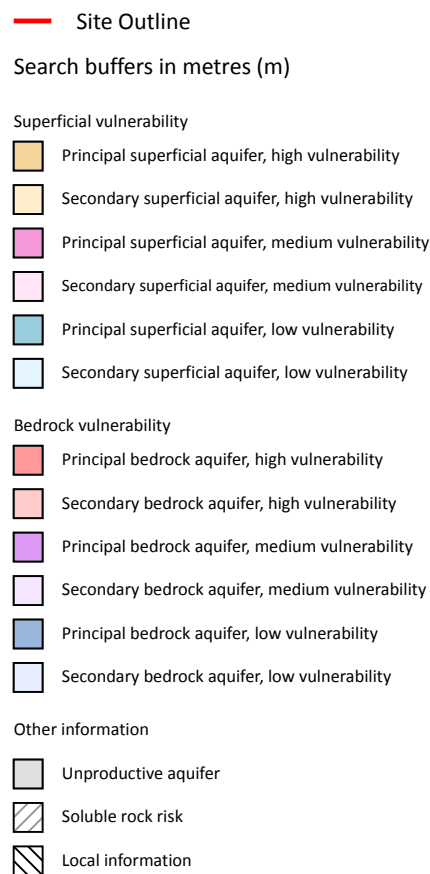
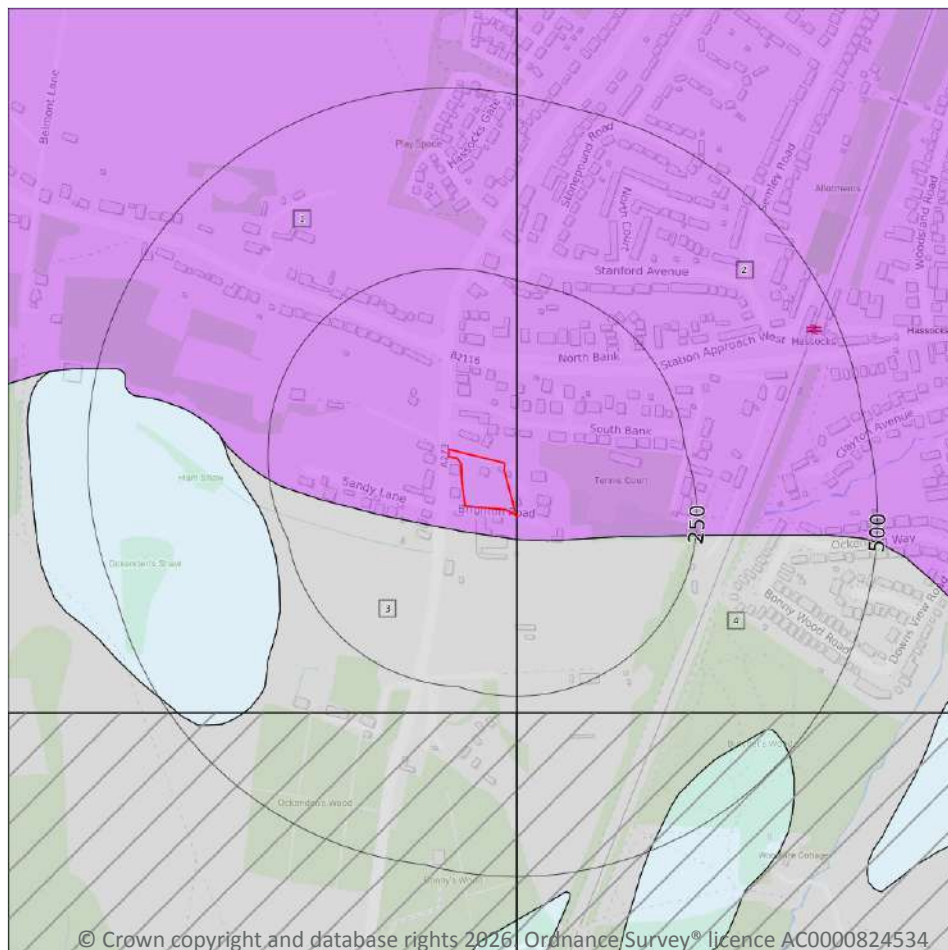


ID	Location	Designation	Description
3	33m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	33m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	273m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	273m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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 49](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
2	1m E	Summary Classification: Principal bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Medium Aquifer type: Principal Flow mechanism: Well connected fractures
3	33m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
4	33m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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



5.5 Groundwater vulnerability- local information

Records on site

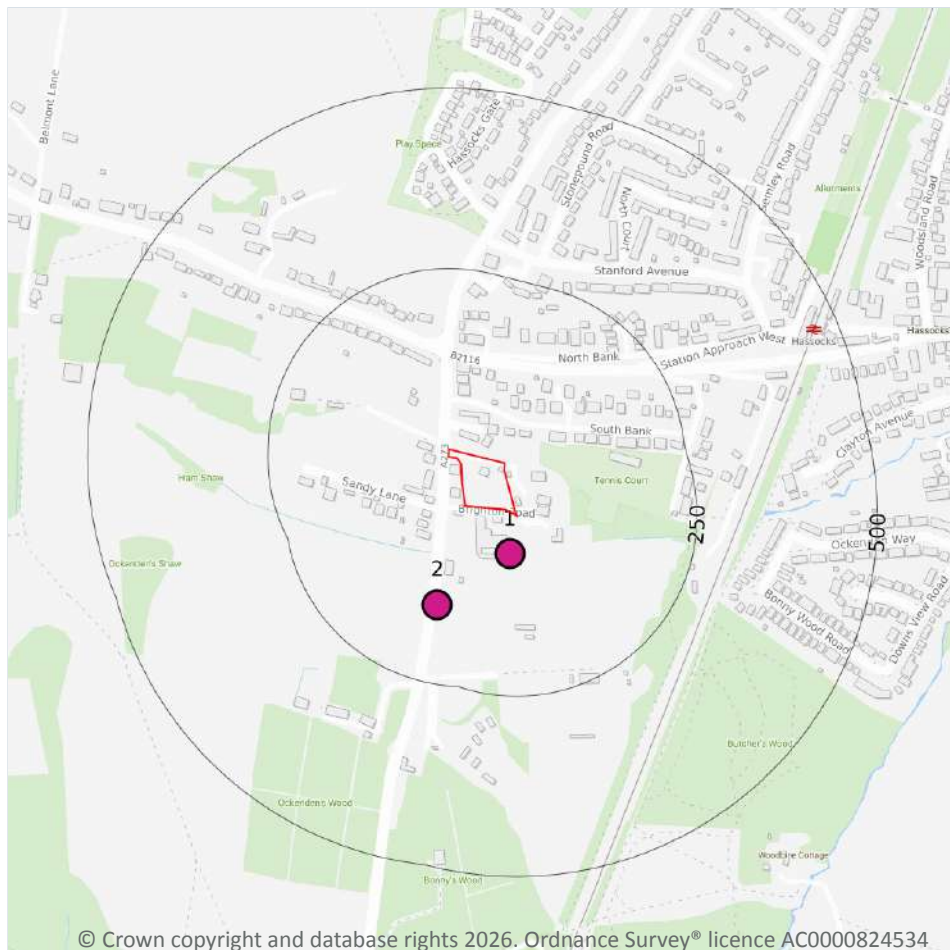
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

6

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 52 >](#)

ID	Location	Details	
1	54m S	Status: Historical Licence No: 10/41/322206 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON NURSERIES, HASOCKS Data Type: Point Name: Tates of Pyecombe Ltd Easting: 529990 Northing: 115220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 31/03/2000 Version End Date: -
2	142m S	Status: Active Licence No: 10/41/322206 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: SOUTH DOWNS GARDEN CENTRE & NURSERY Data Type: Point Name: Tates of Pyecombe Ltd Easting: 529890 Northing: 115150	Annual Volume (m ³): 6364 Max Daily Volume (m ³): 72.7 Original Application No: WR.0177 Original Start Date: 08/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -
-	1623m S	Status: Active Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON PS WELL 1 Data Type: Point Name: South East Water Ltd Easting: 530470 Northing: 113720	Annual Volume (m ³): 1168000 Max Daily Volume (m ³): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 01/04/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/02/2013 Version End Date: -
-	1623m S	Status: Active Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON PS BOREHOLE 2 Data Type: Point Name: South East Water Ltd Easting: 530470 Northing: 113720	Annual Volume (m ³): 1168000 Max Daily Volume (m ³): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 01/04/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/02/2013 Version End Date: -

ID	Location	Details	
-	1623m S	Status: Active Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON PS BOREHOLE 1 Data Type: Point Name: South East Water Ltd Easting: 530470 Northing: 113720	Annual Volume (m ³): 1168000 Max Daily Volume (m ³): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 01/04/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/02/2013 Version End Date: -
-	1623m S	Status: Active Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON PS WELL 2 Data Type: Point Name: South East Water Ltd Easting: 530470 Northing: 113720	Annual Volume (m ³): 1168000 Max Daily Volume (m ³): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 01/04/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/02/2013 Version End Date: -

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

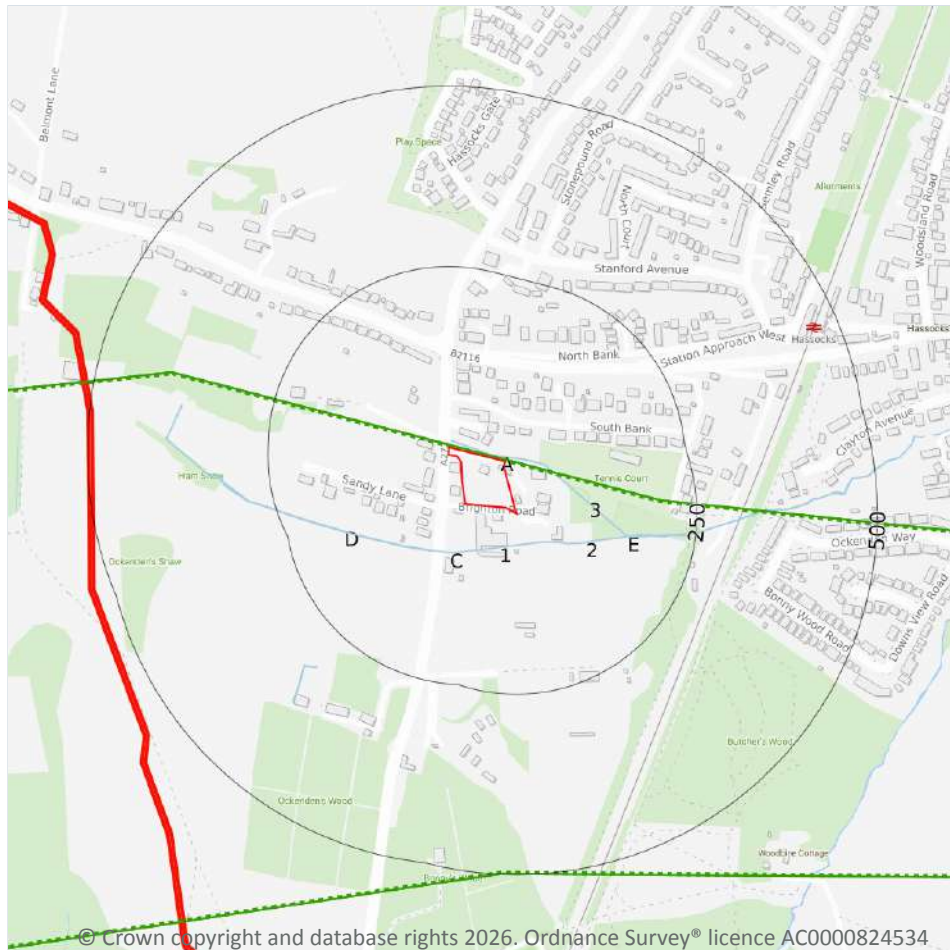
0

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 NGD)
- 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 NGD)

Records within 250m

9

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 56 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	4m N	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
1	43m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
2	54m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	58m E	Drain. A manmade watercourse for the removal of excess water from an area.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	70m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	72m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	77m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	153m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	156m E	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

2

Covering rivers, streams and lakes (some overlap with OS NGD 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 56 >](#)

This data is sourced from the Ordnance Survey®.



6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Herrings Stream	GB107041012150	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

1

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

Features are displayed on the Hydrology map on [page 56 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	607m SE	River	Herrings Stream	GB107041012150 ↗	No longer applicable	Does not require assessment	Poor	2022

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

6.5 WFD Groundwater bodies

Records on site

0

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.

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 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

7.5 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.

7.6 Flood Zone 3

Records within 50m

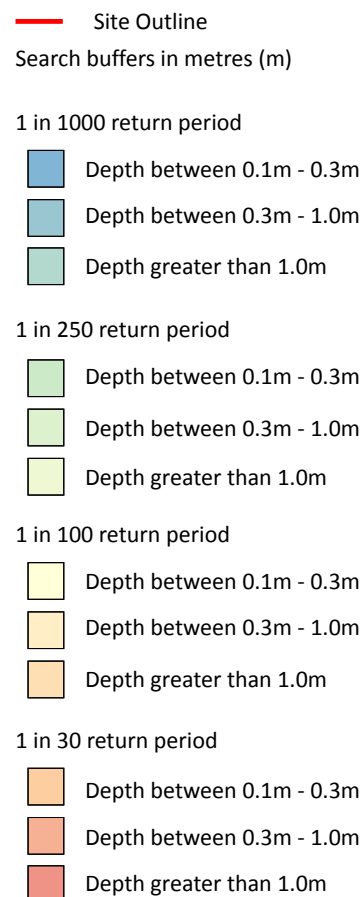
0

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

1 in 100 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 62 >](#)

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.

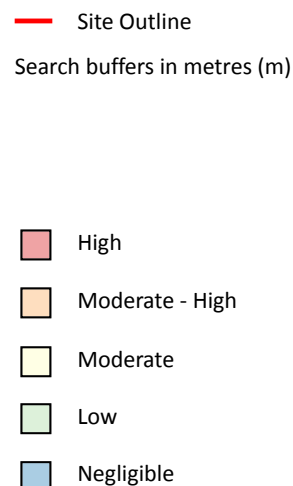
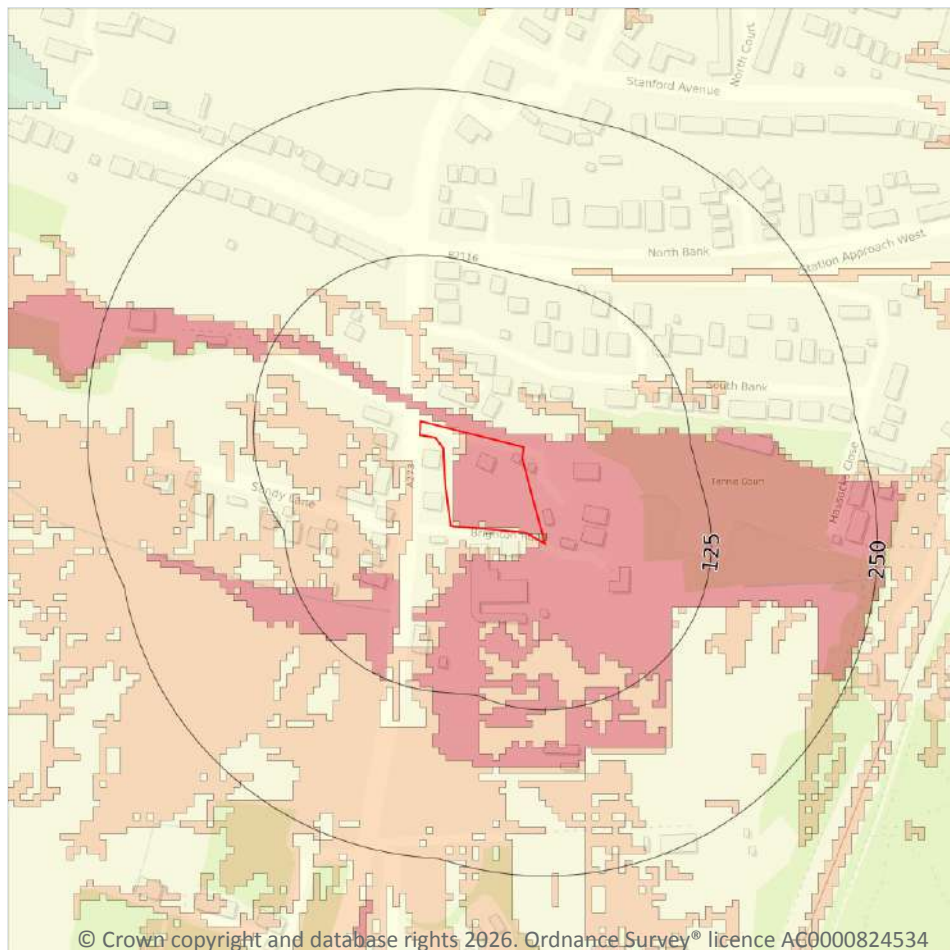
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

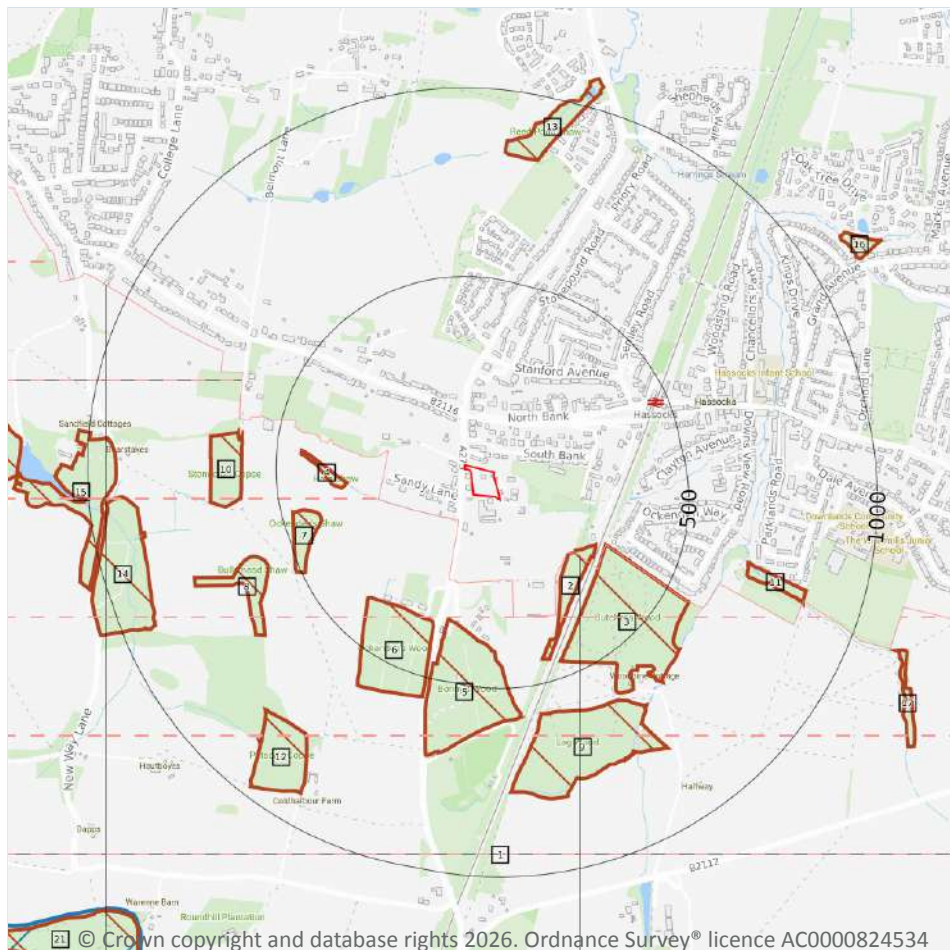
High

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 64](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland
- Biosphere Reserves

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

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.

Features are displayed on the Environmental designations map on [page 65 >](#)

ID	Location	Name	Data source
20	1432m SW	Wolstonbury Hill SSSI	Natural England



ID	Location	Name	Data source
-	1517m S	Clayton to Offham Escarpment SSSI	Natural England

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

29

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 65 >](#)

ID	Location	Name	Woodland Type
2	232m SE	Signal Post Wood	Ancient & Semi-Natural Woodland
3	304m SE	Butchers Wood	Ancient & Semi-Natural Woodland
4	315m W	Ham Shaw	Ancient & Semi-Natural Woodland
5	336m S	Bonnys Wood	Ancient & Semi-Natural Woodland
6	351m SW	Ockendens Wood	Ancient & Semi-Natural Woodland
7	402m W	Ockendens Shaw	Ancient & Semi-Natural Woodland
8	576m W	Bullsmead Shaw	Ancient & Semi-Natural Woodland
9	578m S	Lag Wood	Ancient & Semi-Natural Woodland
10	592m W	Stonecroft Copse	Ancient & Semi-Natural Woodland
11	678m E	Keymer Allotment Shaw	Ancient & Semi-Natural Woodland
12	774m SW	Furzefield /Parsons Copse	Ancient & Semi-Natural Woodland
13	829m N	Reed Pond Shaw	Ancient & Semi-Natural Woodland
14	867m W	The Gill	Ancient & Semi-Natural Woodland
15	924m W	Danny Wood	Ancient & Semi-Natural Woodland
16	1109m NE	Woodland Glebe	Ancient & Semi-Natural Woodland
17	1124m E	Southdown Farm Shaw	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
A	1178m W	Pump House Shaw	Ancient & Semi-Natural Woodland
-	1236m W	Pump House Shaw	Ancient Replanted Woodland
-	1323m S	Newer Copse	Ancient & Semi-Natural Woodland
-	1326m W	Pump House Shaw	Ancient & Semi-Natural Woodland
-	1328m W	Danny_Plantation	Ancient Replanted Woodland
-	1339m W	Danny_Plantation	Ancient & Semi-Natural Woodland
21	1439m SW	Ashen Plantation	Ancient & Semi-Natural Woodland
-	1569m SE	Millbrook Shaw	Ancient & Semi-Natural Woodland
-	1579m W	Danny Strip	Ancient & Semi-Natural Woodland
-	1588m W	Danny_Old Wood	Ancient & Semi-Natural Woodland
-	1696m SE	Clayton Holt	Ancient & Semi-Natural Woodland
-	1880m W	Foxhole Shaw	Ancient & Semi-Natural Woodland
-	1974m N	Brook Cottage Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

1

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.

Features are displayed on the Environmental designations map on [page 65 >](#)

ID	Location	Name	Status
1	78m SW	Brighton and Lewes Downs	Declared

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

5

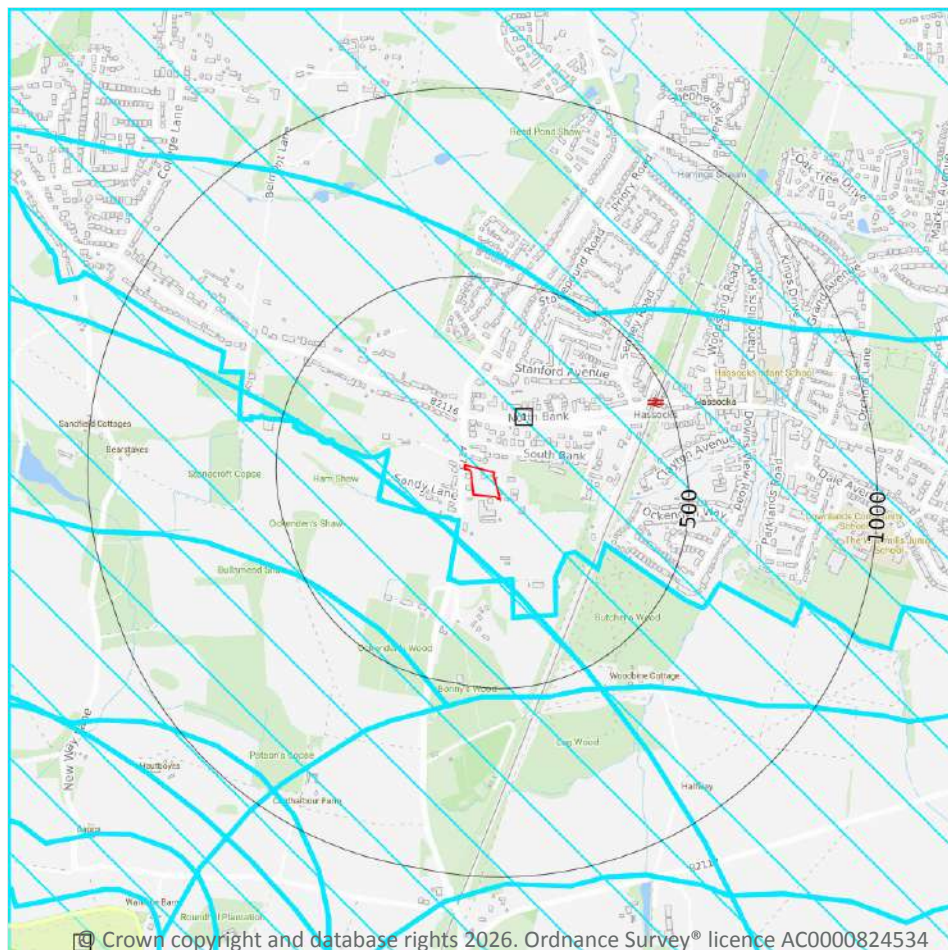
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing
462m W	Chess Stream NVZ	Surface Water	808	Existing
617m N	Adur East (Sakeham) NVZ	Surface Water	522	Existing
1249m NW	Chess Stream NVZ	Surface Water	808	Existing
1842m S	Sussex Chalk	Groundwater	56	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 71](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000322300&notes=&location=530530,115540%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

4

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.

Features are displayed on the SSSI Impact Zones and Units map on [page 71](#) >

ID: C
 Location: 1432m SW
 SSSI name: Wolstonbury Hill
 Unit name: Ashen Plantation
 Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland mixed deciduous woodland	Unfavourable - Recovering	21/03/2014

ID: -
 Location: 1517m S
 SSSI name: Clayton to Offham Escarpment
 Unit name: Clayton Holt
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland beech and yew woodland	Favourable	13/08/2014
Lowland calcareous grassland (CG2)	Favourable	08/04/2022
Lowland calcareous grassland (CG3-5)	Favourable	08/04/2022

ID: -
 Location: 1670m SW
 SSSI name: Wolstonbury Hill
 Unit name: Wolstonbury Hill
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Favourable
 Reportable features:



Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	08/08/2013

ID: 26
Location: 1692m SW
SSSI name: Wolstonbury Hill
Unit name: Wolstonbury Hill
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	08/08/2013

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**0**

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

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

11.3 National Parks

Records within 250m**1**

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.

Features are displayed on the Visual and cultural designations map on [page 74 >](#)

ID	Location	Name	Data Source
1	78m SW	South Downs	Natural England

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

11.4 Listed Buildings

Records within 250m**0**

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

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



11.5 Conservation Areas

Records within 250m**0**

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

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

11.6 Scheduled Ancient Monuments

Records within 250m**0**

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

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

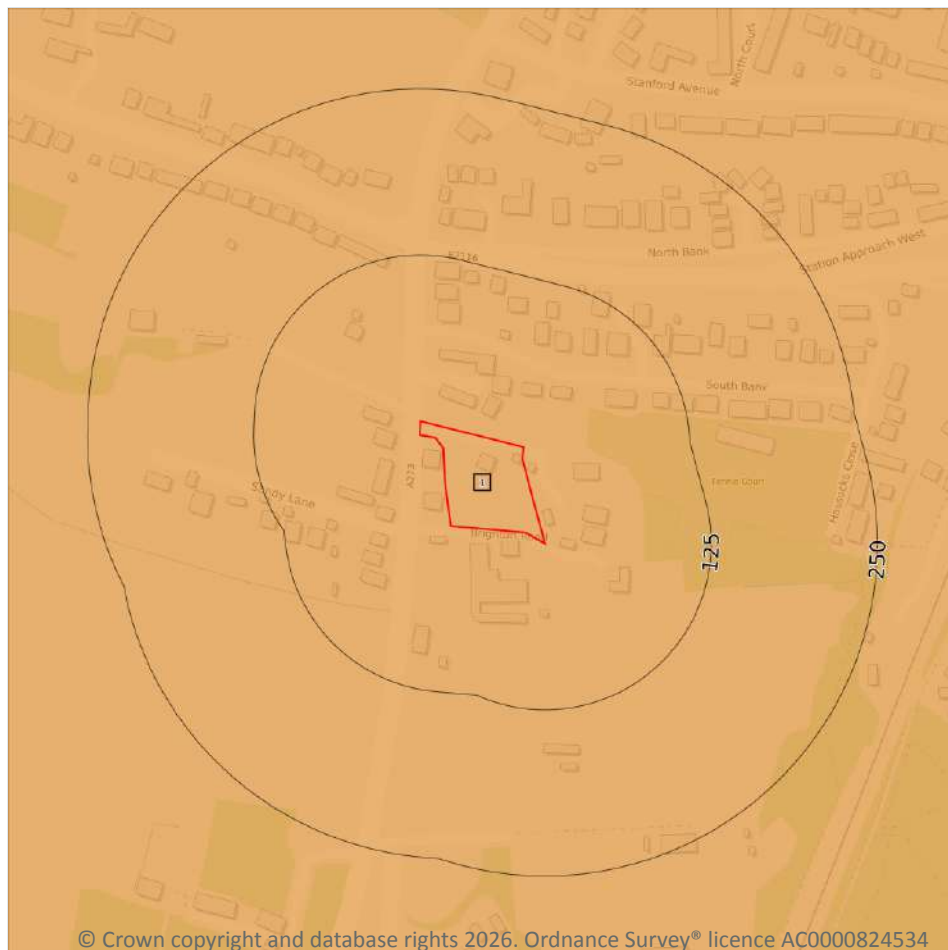
11.7 Registered Parks and Gardens

Records within 250m**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 77](#) >

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

8

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 79 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	15m NW	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
3	18m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	19m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	44m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	46m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	232m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	234m W	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.

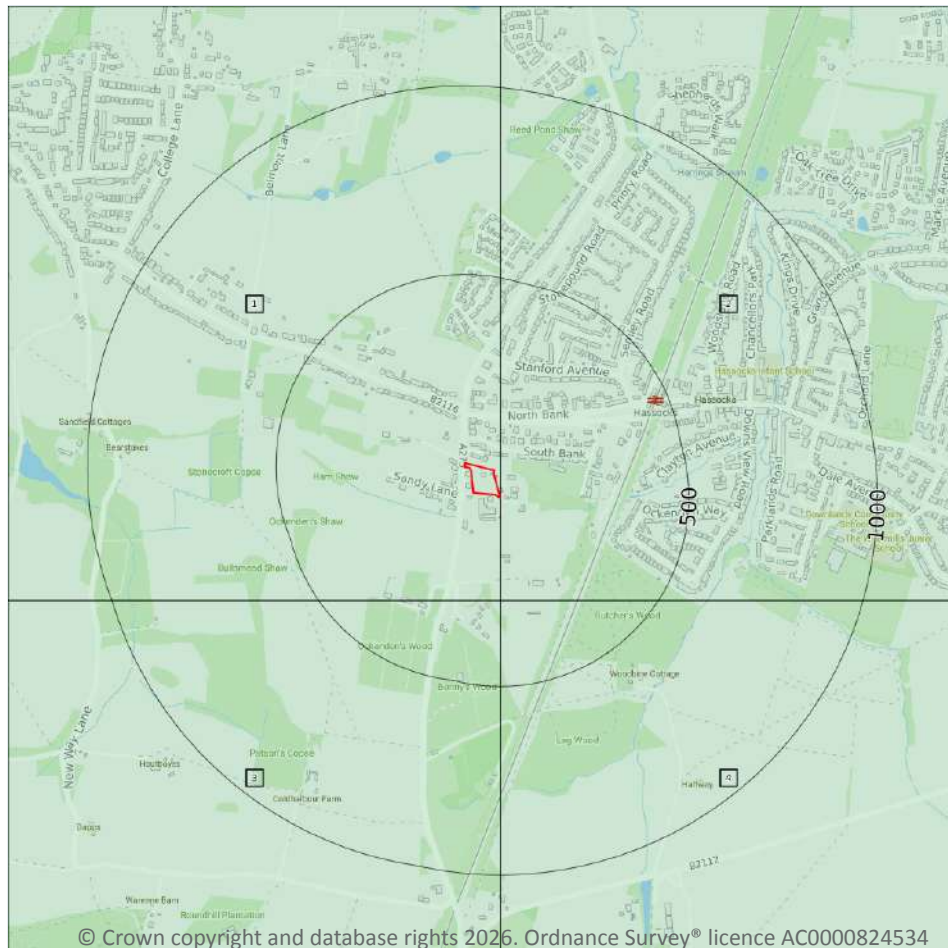
13.4 Limestone Pavement Orders

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

4

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 81](#) >

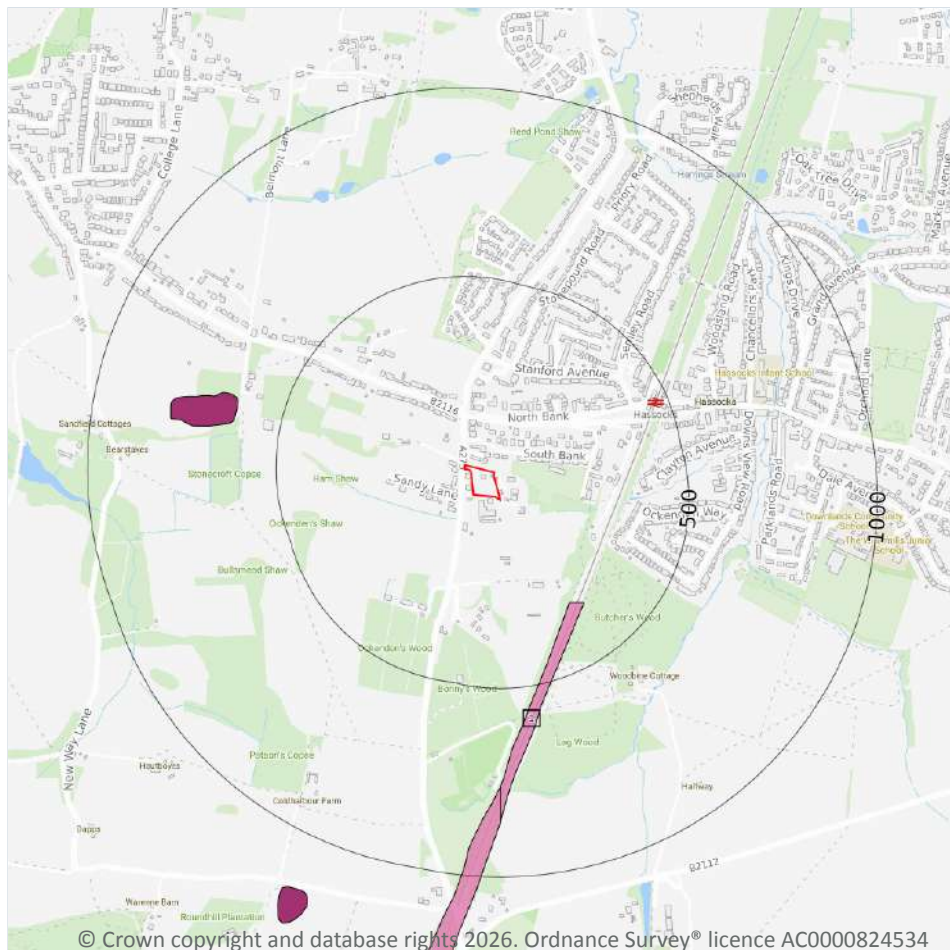
ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ21NE
2	1m E	Full	Full	Full	No coverage	TQ31NW
3	273m S	Full	Full	Full	No coverage	TQ21SE
4	273m S	Full	Full	Full	No coverage	TQ31SW



This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

1

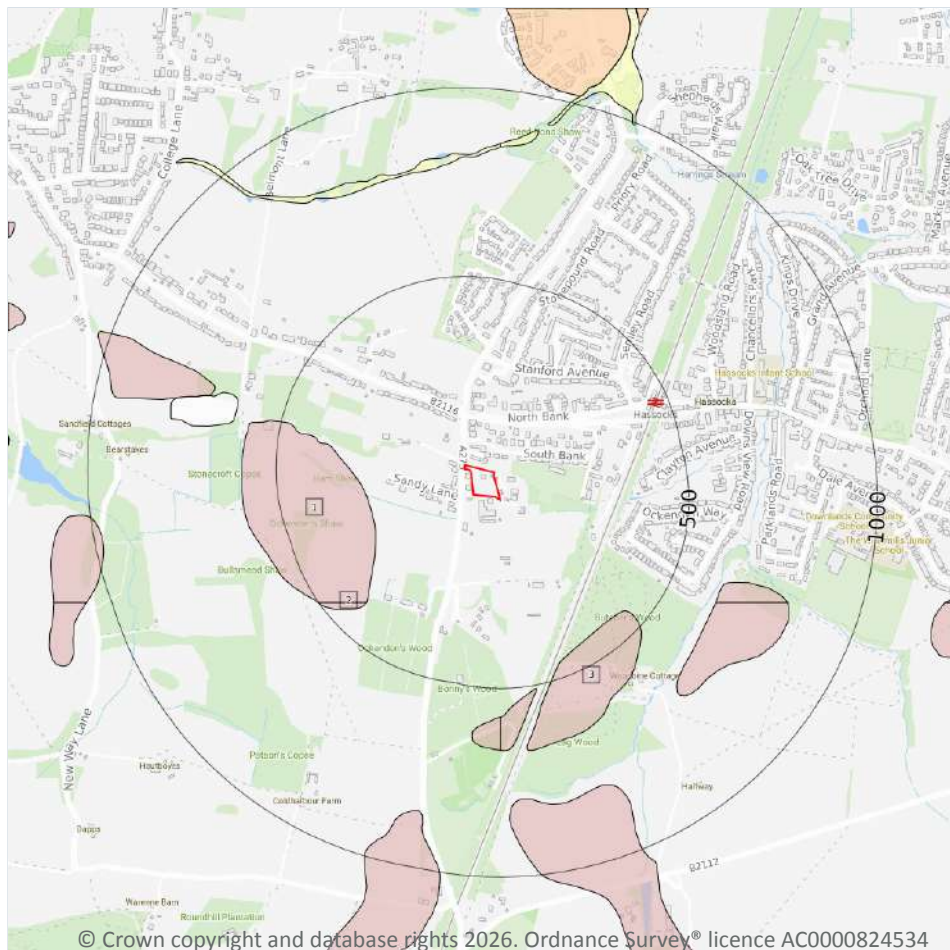
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 83](#) >

ID	Location	LEX Code	Description	Rock description
1	329m SE	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

3

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 84](#) >

ID	Location	LEX Code	Description	Rock description
1	269m W	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
2	403m SW	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
3	429m SE	HEAD- XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

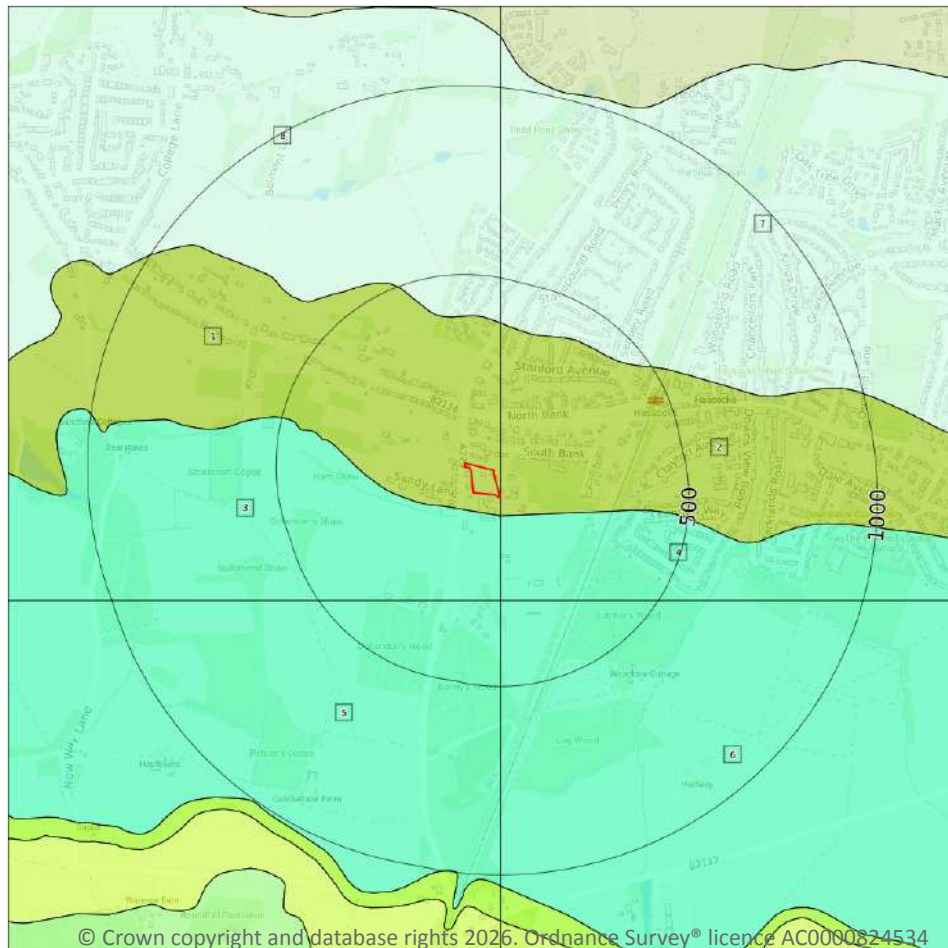
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

8

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 86](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	FO-SDST	Folkestone Formation-Sandstone	Aptian
2	1m E	FO-SDST	Folkestone Formation-Sandstone	Aptian
3	47m S	GLT-MDST	Gault Formation-Mudstone	Albian
4	48m S	GLT-MDST	Gault Formation-Mudstone	Albian



ID	Location	LEX Code	Description	Rock age
5	273m S	GLT-MDST	Gault Formation-Mudstone	Albian
6	273m S	GLT-MDST	Gault Formation-Mudstone	Albian
7	375m N	LGS-SLSST	Lower Greensand Group-Silty Sandstone	Aptian
8	383m N	LGS-SLSST	Lower Greensand Group-Silty Sandstone	Aptian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

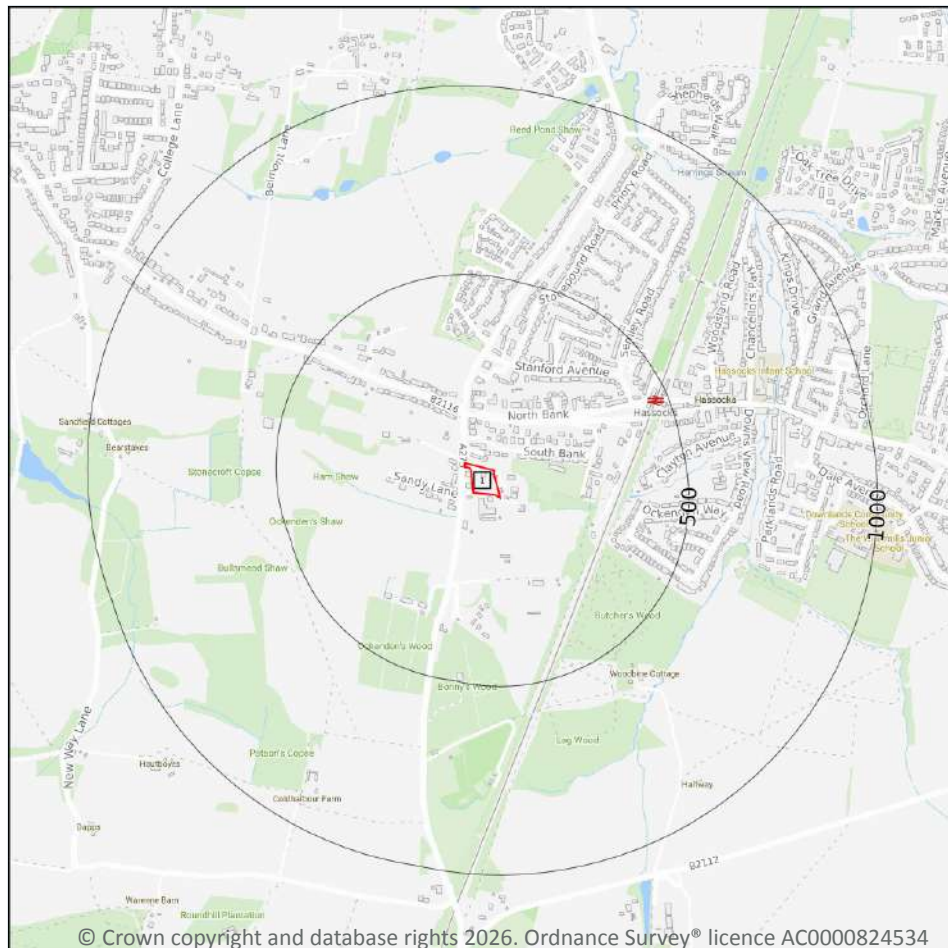
0

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 88](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW318_333_brighton_and_worthing_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

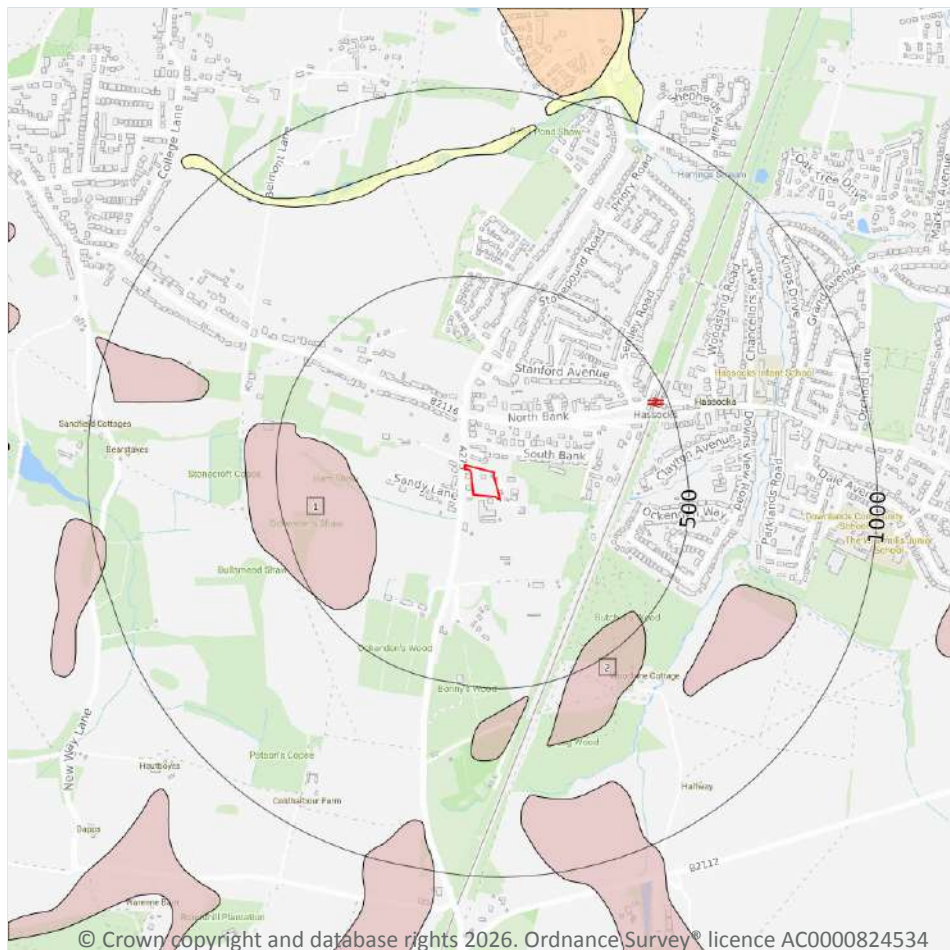
0

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 90](#) >

ID	Location	LEX Code	Description	Rock description
1	269m W	HEAD-XCZSV	Head	Clay, silt, sand and gravel
2	435m SE	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

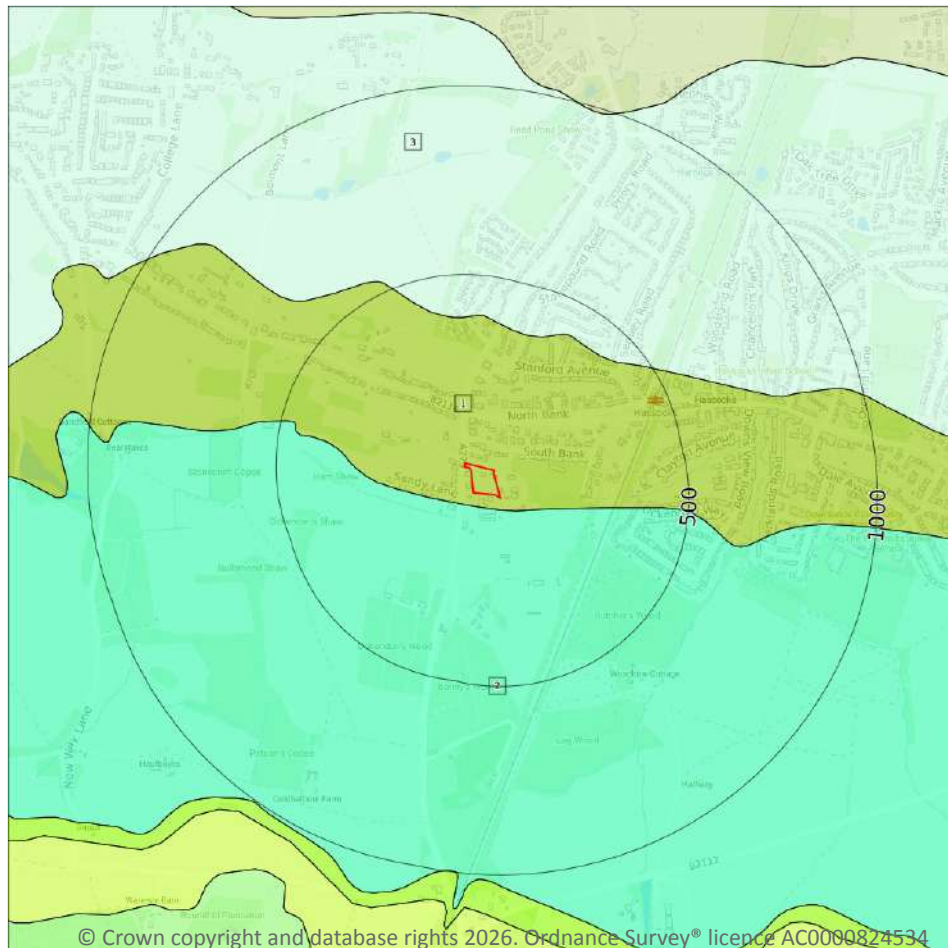
0

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

3

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 92](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	FO-SDST	Folkestone Formation-Sandstone	Aptian
2	33m S	GLT-MDST	Gault Formation-Mudstone	Albian
3	369m N	LGS-SLSST	Lower Greensand Group-Silty sandstone	Aptian

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

4

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	Intergranular	High	High
1m E	Intergranular	High	High
33m S	Fracture	Low	Very Low
33m S	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

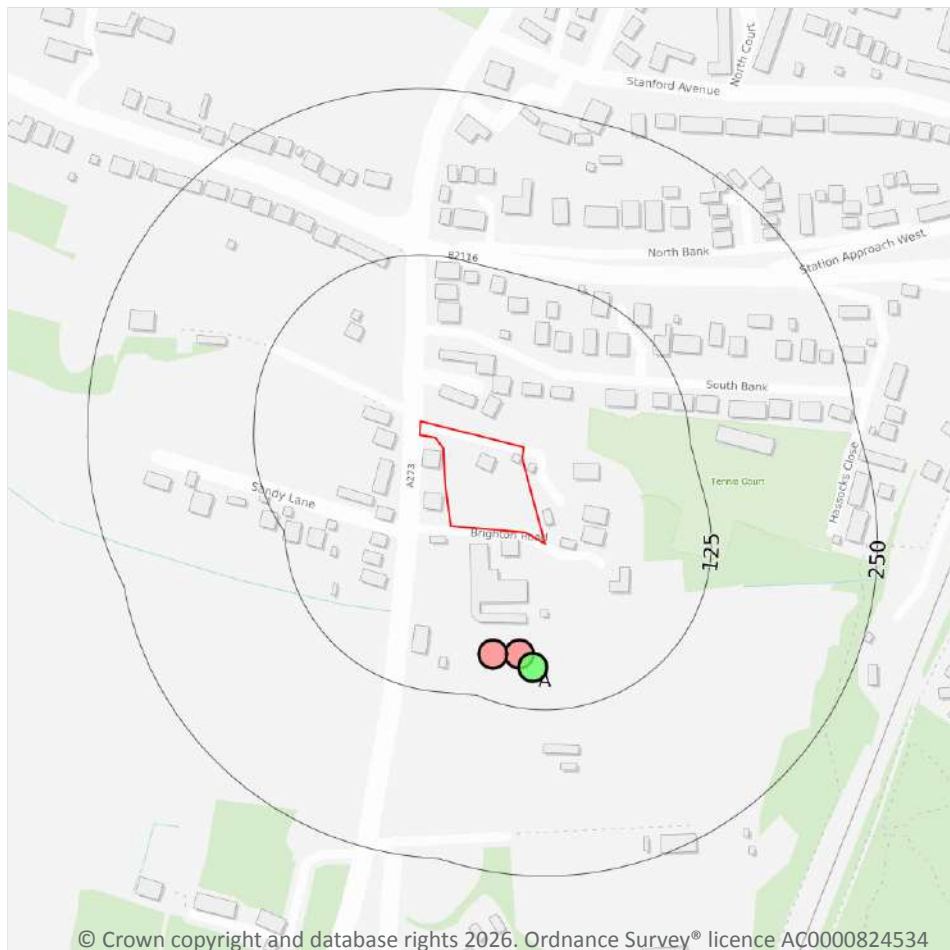
0

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.

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

3

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

Features are displayed on the Boreholes map on [page 94](#) >

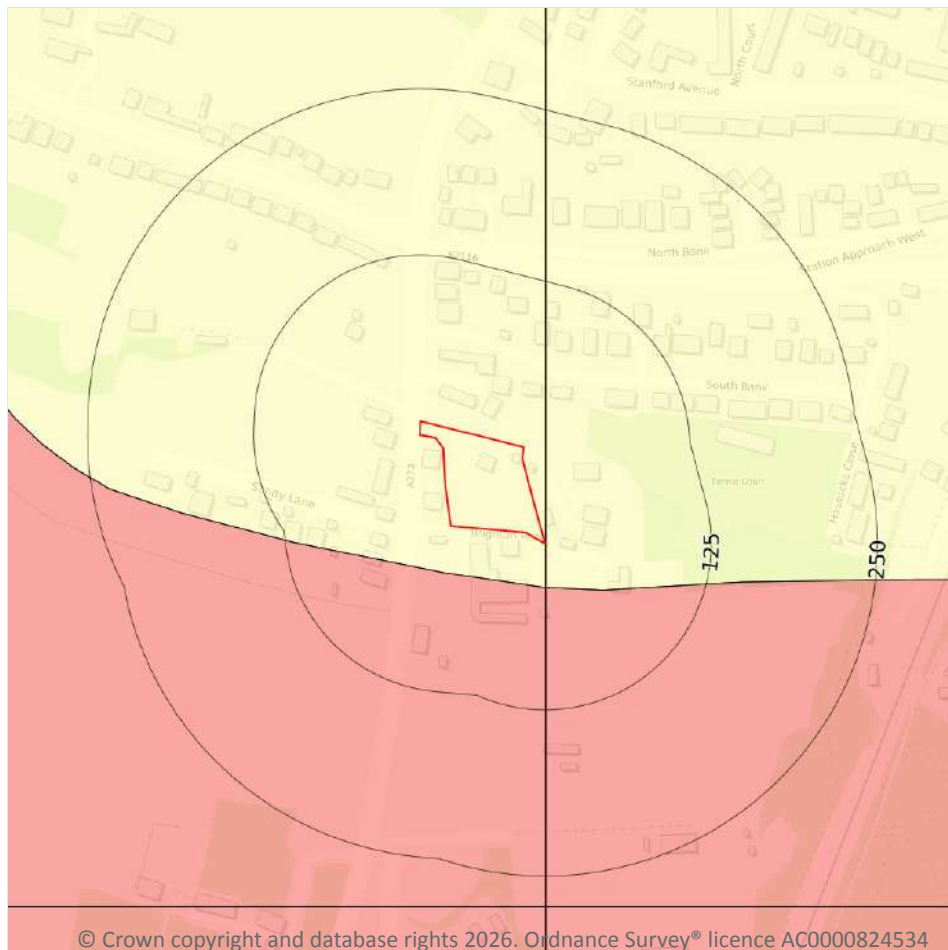
ID	Location	Grid reference	Name	Length	Confidential	Web link
A	85m S	529980 115190	CLAYTON NURSERY	69.8	N	584210 ↗
A	92m SW	529960 115190	CLAYTON NURSERY BRIGHTON RD CLAYTON	69.79	N	584211 ↗
A	93m S	529990 115180	CLAYTON NURSERY	24.08	N	584299 ↗



This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays

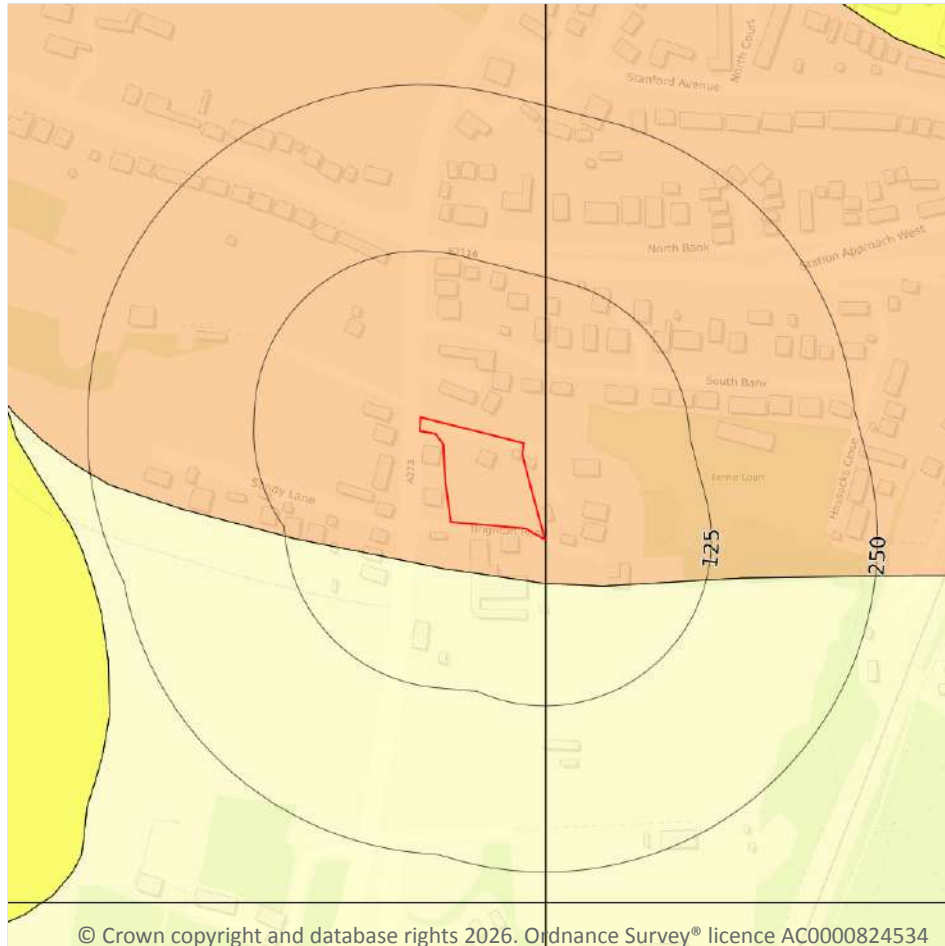


Location	Hazard rating	Details
33m S	Moderate	Ground conditions predominantly high plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands

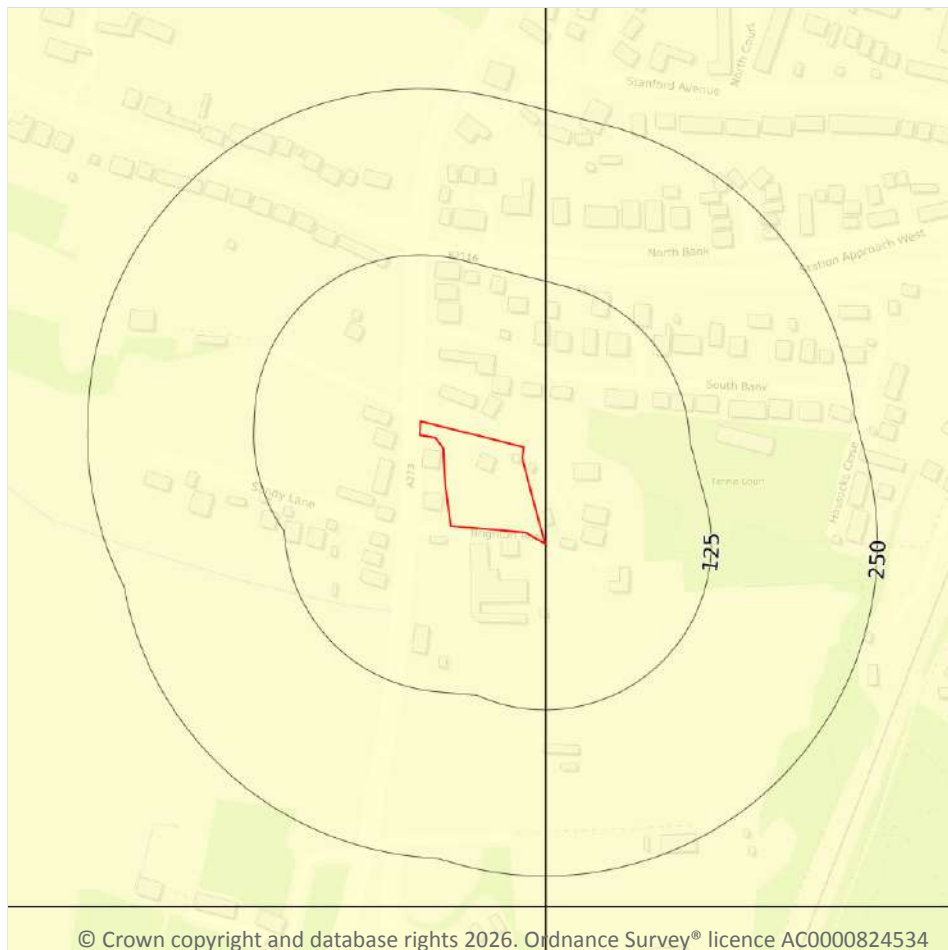


Location	Hazard rating	Details
1m E	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
33m S	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.
33m S	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

2

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

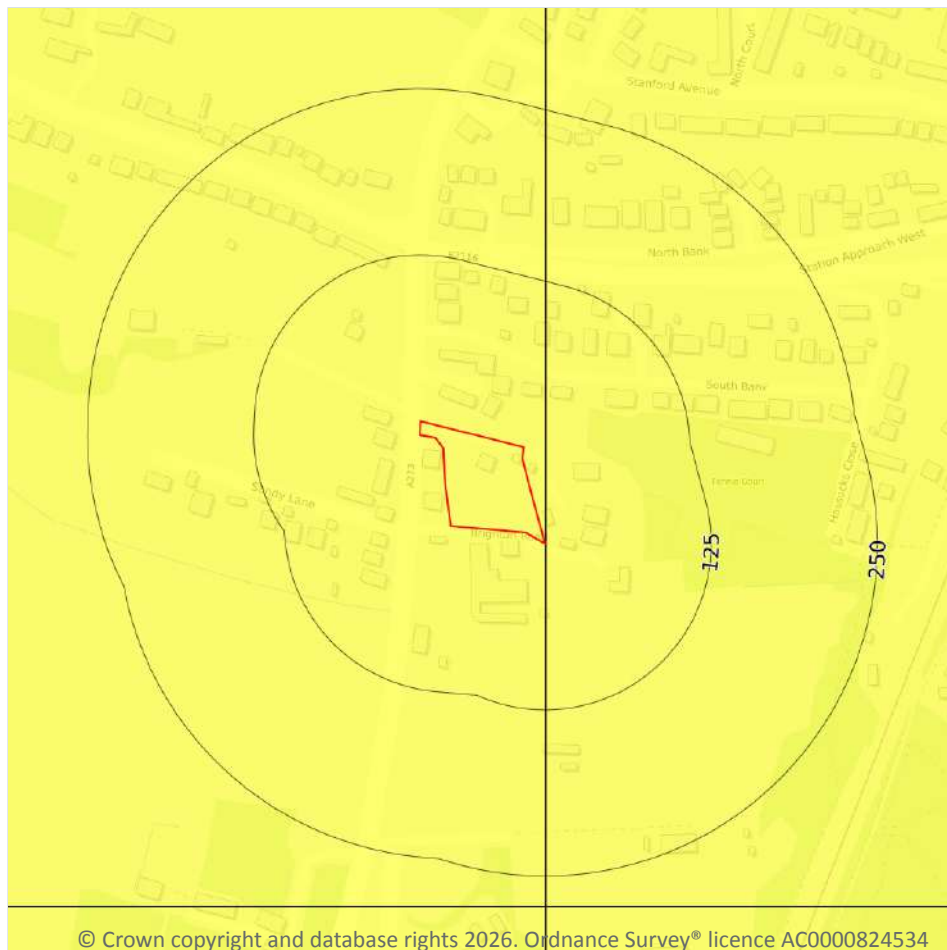
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 100](#) >

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
1m E	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

2

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

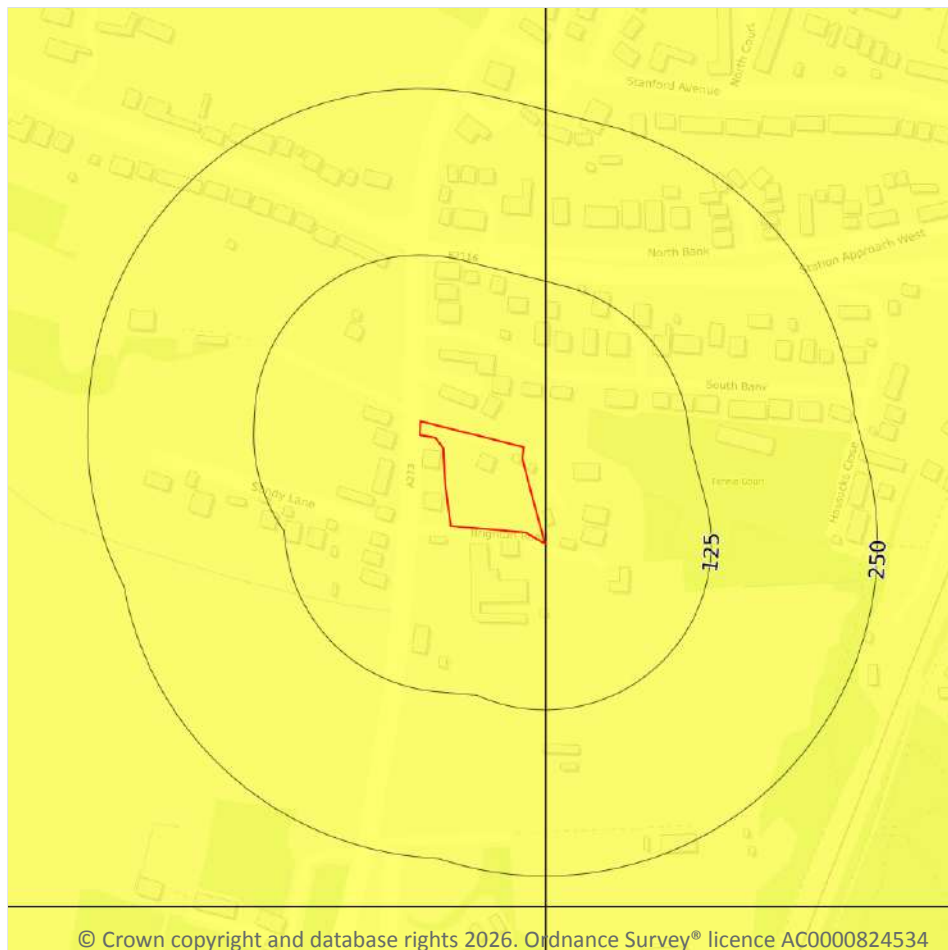
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 101](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
1m E	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

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17.5 Landslides

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 102 >](#)

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

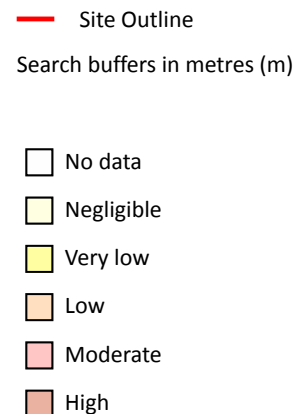
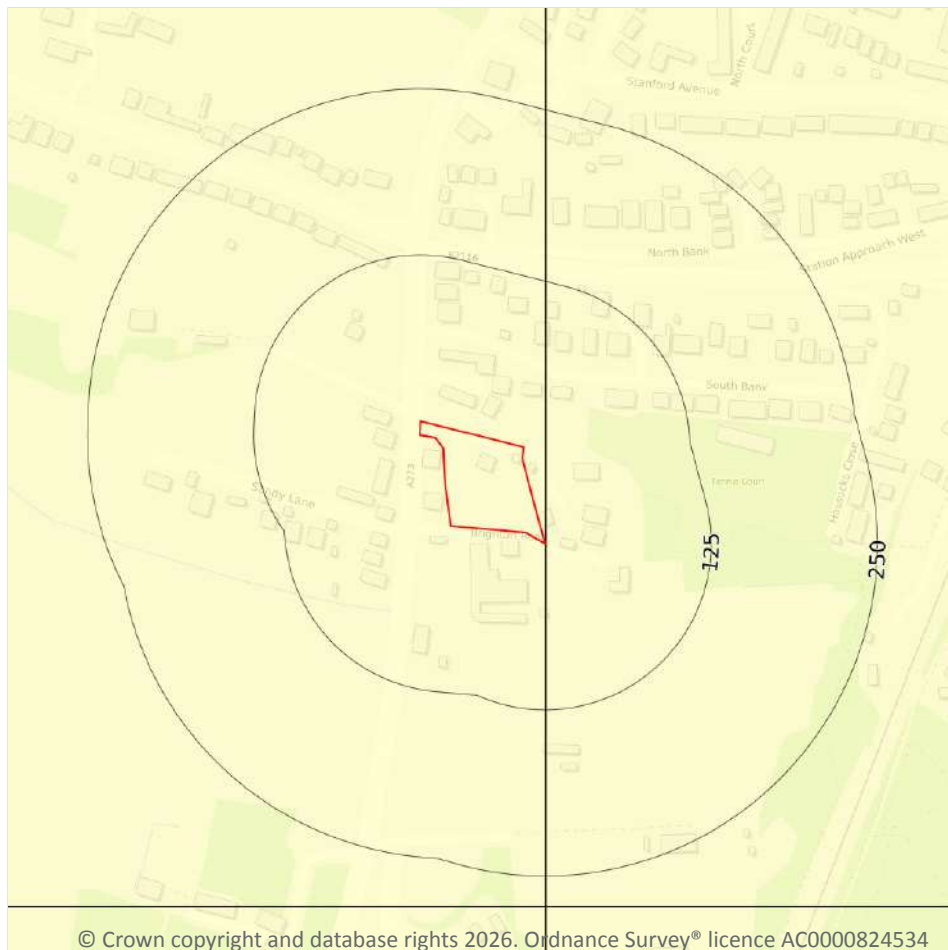


Location	Hazard rating	Details
1m E	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 104](#) >

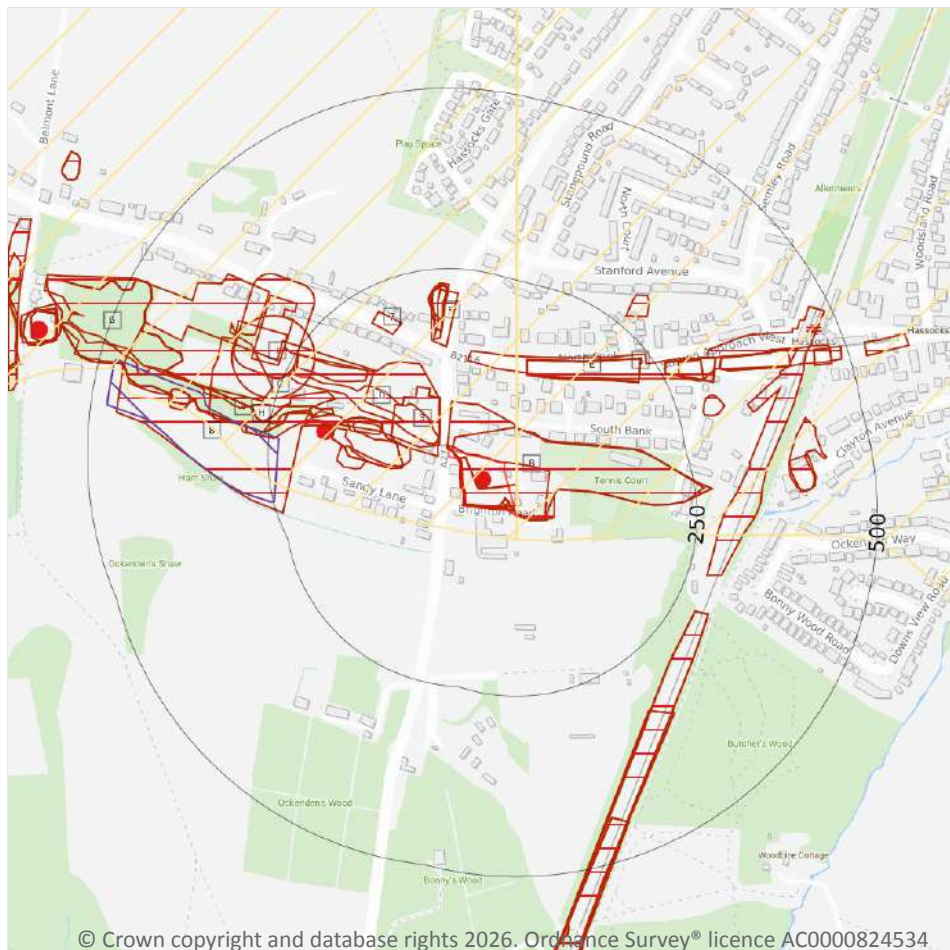
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Location	Hazard rating	Details
1m E	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

2

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

Features are displayed on the Mining and ground workings map on [page 106](#) >

ID	Location	Details	Description
A	On site	Name: The Hassocks Sand Pit Address: HAS SOCKS, West Sussex Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
6	173m W	Name: Stonepound Sand Pit Address: Crossways, HAS SOCKS, West Sussex Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	34
----------------------------	-----------

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

Features are displayed on the Mining and ground workings map on [page 106](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Unspecified Ground Workings	1949	1:10560
A	On site	Unspecified Pit	1974	1:10000
A	On site	Unspecified Pit	1963	1:10560
B	On site	Old Sand Pit	1896	1:10560
B	On site	Unspecified Pit	1909	1:10560
3	14m W	Sand Pit	1896	1:10560
C	14m W	Sand Pit	1909	1:10560
D	20m NW	Unspecified Pit	1949	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	53m W	Unspecified Ground Workings	1949	1:10560
D	64m W	Unspecified Pit	1992	1:10000
D	64m W	Unspecified Pit	1974	1:10000
D	64m W	Unspecified Pit	1963	1:10560
4	72m NW	Burial Ground	1963	1:10560
D	98m W	Unspecified Pit	1949	1:10560
D	113m W	Sand Pit	1949	1:10560
5	124m N	Cuttings	1874	1:10560
E	126m N	Cuttings	1949	1:10560
E	126m N	Cuttings	1909	1:10560
E	126m N	Cuttings	1896	1:10560
F	142m N	Cuttings	1874	1:10560
C	149m NW	Unspecified Pit	1949	1:10560
F	153m N	Unspecified Heap	1896	1:10560
F	164m N	Unspecified Ground Workings	1992	1:10000
F	164m N	Unspecified Ground Workings	1974	1:10000
F	164m N	Unspecified Ground Workings	1963	1:10560
G	167m W	Unspecified Ground Workings	1992	1:10000
G	167m W	Unspecified Ground Workings	1974	1:10000
G	167m W	Unspecified Ground Workings	1963	1:10560
H	172m NW	Unspecified Ground Workings	1949	1:10560
F	176m N	Unspecified Heap	1909	1:10560
7	177m NW	Cuttings	1874	1:10560
F	180m N	Unspecified Heap	1949	1:10560
I	218m NW	Cemetery	1949	1:10560
I	243m NW	Burial Ground	1963	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.



18.3 Underground workings

Records within 1000m**0**

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

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**1**

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

Features are displayed on the Mining and ground workings map on [page 106 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
8	236m W	Stonepound Sand Pit	Sand	Surface mineral working	Valid	23/3/48

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**4**

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

Features are displayed on the Mining and ground workings map on [page 106 >](#)



ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	1m E	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	988m N	Not available	Iron Ore	B	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.
-	998m S	Not available	Sand	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site 0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m 0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

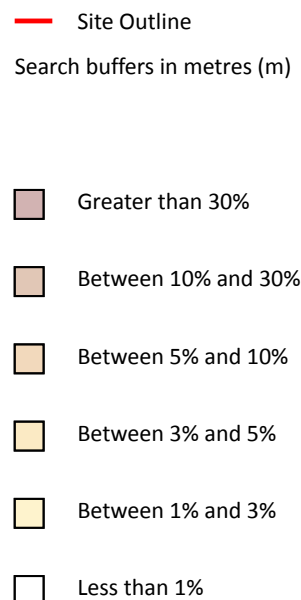
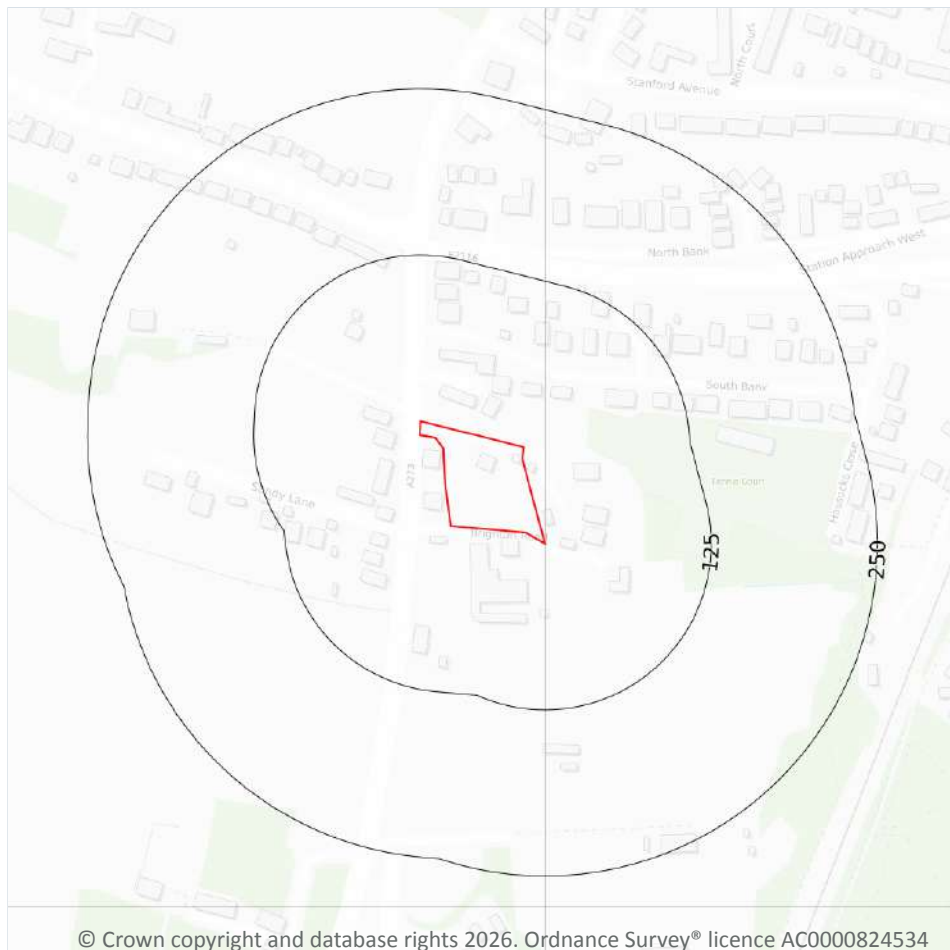
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 115 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
1m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
1m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
33m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

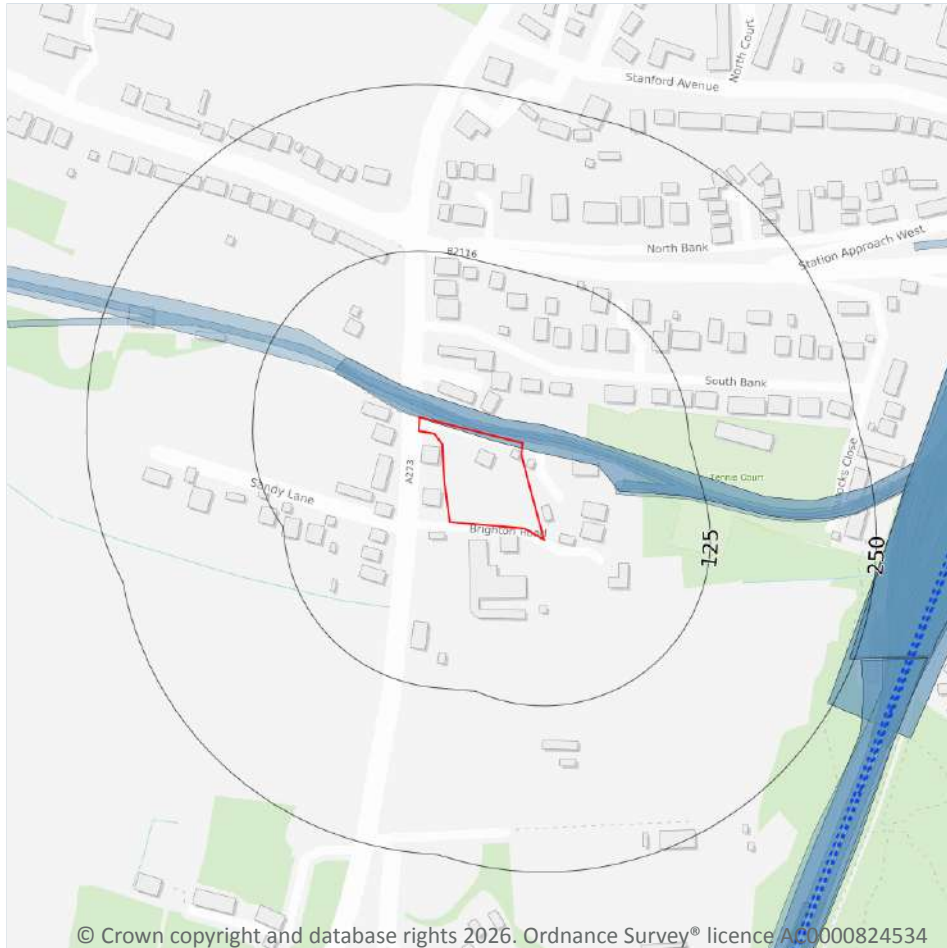
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m

8

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

Features are displayed on the Railway infrastructure and projects map on [page 119 >](#)

Location	Land Use	Year of mapping	Mapping scale
On site	Railway Sidings	1897	2500
On site	Tramway Sidings	1909	10560
On site	Railway Sidings	1896	10560
2m N	Tramway Sidings	1910	2500
243m E	Railway Sidings	1962	10560
243m E	Railway Sidings	1974	10000
246m E	Railway Sidings	1949	10560
246m E	Railway Sidings	1909	10560

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.



22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



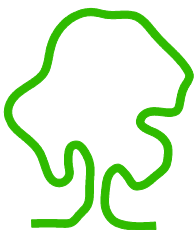
Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.





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