



OAKLANDS, LONDON ROAD, SAYERS COMMON, HASSOCKS

COMBINED DESK STUDY AND SITE INVESTIGATION REPORT

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1 Introduction

1.1 Instruction

Wittering Projects Ltd were appointed by Mr Staplehurst to carry out a Phase 1 desk study with preliminary risk assessment of potential land contamination at a residential development. This was followed by Phase 2 site investigation with detailed risk assessment.

1.2 Objective

The objective of this study is to evaluate potential contamination and the associated risks concerning the proposed use of the site and its impact on the environment.

Land contamination can be caused from historical pollution incidents and land uses, ground workings, migration from off-site sources, high naturally occurring levels and former waste deposits, as some examples.

The level of risk posed must be at an acceptable level for the intended land use. Should unacceptable risks be identified, remediation options must be planned and carried out to manage and satisfactorily reduce the risks to ensure the site is suitable for its intended use.

1.3 Scope

The scope of this report has been developed with consideration to *Land contamination: risk management (LCRM)*, *BS10175* and the *National Planning Policy Framework*. Works include:

- Phase 1 desk study comprising a review of environmental database information, historical map extracts and completion of a site walkover survey. This information is used for preliminary risk assessment and to form an initial conceptual site model in which potential source-pathway-receptor pollutant linkages are identified. Should potential pollutant linkages or uncertainties exist this is followed by intrusive investigation.
- Phase 2 site investigation consisting of trial pitting to assess ground conditions and to collect samples for laboratory analysis. Detailed generic quantitative risk assessment is carried out to further assess potential pollutant linkages that may affect the development, and the conceptual site model is updated. Should unacceptable risks be posed from potential pollutant linkages, remedial measures are considered to ensure the site is suitable for its intended residential use.

1.4 Site location and description

The development area, not including woodland, covers approximately 0.6 acres. The address is Oaklands, London Road, Sayers Common, Hassocks, BN6 9HY. The centre is located at grid reference 526854 118102. The site location plan is provided in Appendix A, and the site layout plan is presented in Appendix B.

1.5 Development

The development consists of a recently constructed detached five-bedroom residential dwelling with a double garage and swimming pool. The residential garden is enclosed by fencing and is part of a larger plot that includes woodland.

1.6 Previous investigation

It is understood that no previous desk study or site investigation has been completed for contamination assessment purposes. During the walkover survey there was evidence of a trial pit which may relate to soakage testing or other investigation. No other trial pits, borehole installations or ground disturbance was identified.

2 Preliminary risk assessment

2.1 Site walkover

On 24th February 2025 a qualified environmental consultant attended site to complete a walkover survey. The purpose of the walkover survey was to better understand the site features, identify potential contaminative sources or uses, and to address any unknowns before further investigation.

The site was approached from the main road to the west along a tarmac surfaced lane through Sayers Common Wood. A relatively large and recently built dwelling is located near the centre of the site and a double garage in the southwestern corner. The garage has steps leading to a room above with an additional store on its northern side. Electrical services appear at/close to surface level on the southwestern corner of the garage which provides power to an electric gate around halfway along the tarmac entrance lane. The structures on site appear in good condition and the site is in residential use.

The driveway is surfaced with tarmac and enclosed by a brick wall on the southern boundary. The driveway, and site in general, slopes down towards the north. To the north of the drive is a small wooden shed used for general storage. Entering the rear garden, it is generally covered in grass and bounded by wooden fencing on the western and eastern boundaries. On the northern boundary there is no boundary line as such and further into the trees there is a shallow stream, <1m wide, running from east to west. To the north of the dwelling is a patio area and northeast is a swimming pool area with a shelter. North of the pool is small wooden shed used to store equipment for the pool and is surrounded by associated equipment and pipework.

East of the site is 'Oakhurst House' which too is a relatively large and recently built residential dwelling. To the north, northeast and west are trees forming Sayers Common Wood. To the south of the driveway is a tree line and beyond the trees is a field.

This survey was undertaken during a period of heavy rainfall, and the garden area was soft under foot. No surface staining or odours were recorded. Non-native invasive plants were not identified and there were no signs of vegetation dieback. Asbestos containing building materials or fragments at surface level were not identified. There were no potentially contaminative liquids being stored or sources of contamination identified. The mature woodland to the west of the dwelling appeared relatively undisturbed and clear of potentially contaminative sources.

The walkover plan identifying approximate location of site features and photographs are included in Appendix C.

2.2 Ground conditions

2.2.1 Sources of information

The Groundsure Enviro and Geo Insight report collates information found from searching databases from various regulatory bodies, local authorities, and other organisations. Published records of the British Geological Survey (BGS) and other available sources have been reviewed for further information. Key findings are highlighted below and used as part of the preliminary risk assessment. Distances stated are approximate and for reference within this report. The full Groundsure data pack is included in Appendix D.

2.2.2 Published geology

Published records from BGS indicate that the site is located entirely on the Weald Clay Formation - Mustone (bedrock geology). This often comprises dark grey thinly bedded mudstones and mudstone

with subordinate siltstones and sandstones, including calcareous sandstone, shelly limestones and clay ironstones formed between 133 to 121 million years ago. Weald Clay Formation – Sandstone is located approximately 150m south.

No superficial deposits are recorded on site. Head deposits are located 120m east at the closest point. River Terrace Deposits are located 150m northwest.

2.2.3 Radon

The site is not located within a Radon Affected Area as defined by the Health Protection Agency (HPA), as less than 1% of properties are above the Action Level. As described in publication BRE BR211 (2015) – Radon: Protective measures for new buildings, given that the site is not within a Radon Affected Area, no radon protective measures are necessary.

2.2.4 Mining and ground workings

There are no records of coal mining, brine areas, gypsum areas, tin mining or clay mining on site.

Historical land uses identified through Ordnance Survey mapping does not show surface ground workings on site. The nearest surface ground working is a pond located 150m northwest and the next closest feature is a pond 170m northeast.

It is noted that there is potential for past iron ore underground mine workings beneath the site. If present this is at significant depth and at a level where it need not be considered. Through further review of BGS geological mapping, mine plans, Groundsure data, Johnson Poole and Bloomer records, and Coal Authority data there is no evidence of underground mining on site.

A historical mineral planning permission is noted 370m west for brick clay. The British Pits database records a clay and shale mineral working 460m northwest.

2.2.5 Waste and landfill

There are no historical landfills, historical waste sites, active landfills or licenced waste sites recorded on site or within 500m. There are no registered waste exemptions on site, the closest address is 240m northwest at the Linden Homes, Sayers Common development (U1 exemption, Ref: WEX256436) which is understood to be no longer valid.

2.2.6 Natural ground subsidence

There is a low hazard rating for shrink swell clays. There is a very low hazard rating for collapsible deposits and landslides. Running sands, compressible deposits and ground dissolution of soluble rock hazards are negligible.

2.3 Hydrogeology and hydrology

2.3.1 Aquifer characteristics

The Weald Clay Formation - Mustone (bedrock geology) on site is an unproductive aquifer of low permeability that has negligible significance for water supply or river base flow.

2.3.2 Vulnerability of groundwater supplies

The vulnerability of groundwater beneath site is assessed to be low due to low leaching potential.

2.3.3 Source protection zones

There are no source protection zones (SPZs) recorded within 500m.

2.3.4 Surface water features

The nearest surface water feature is approximately 16m north which is the small stream noted during the site walkover.

2.3.5 Water abstraction

The nearest surface water abstraction licence is 1.6km north for the purpose of spray irrigation. There are no groundwater abstraction licences held within 2km. There are no potable water abstractions licences held within 2km.

2.3.6 WFD surface water body catchments

The catchment area for the site is via Adur East (Sakeham) within the Adur Upper operational catchment. Surface water testing in 2019 of Adur East (Sakeham), at a point 3.2km northwest, had a 'poor' overall rating. The chemical rating is noted to 'fail', with an ecological rating of 'poor'.

2.3.7 Flooding

There are no flood defences, areas benefiting from flood defences or flood storage within 250m. There are no records of flood events occurring within 250m.

Flood Zone 3 ($\geq 1\%$ chance from rivers and $\geq 0.5\%$ or chance from sea) and Flood Zone 2 ($\geq 0.1\%$ chance) areas are not located within 50m. There is a negligible risk of surface water and groundwater flooding occurring on site.

2.4 Environmental, agricultural and cultural designations

2.4.1 Environmental

The site is within a Nitrate Vulnerable Zone (NVZ). The site is bounded by Sayers Common Wood and Sayers Common Wood (West), ancient and semi-natural deciduous woodland. This is listed under the Priority Habitat Inventory.

There are no Habitat Networks, Open Mosaic Habitat or Limestone Pavement Orders within 250m.

There are no Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNR), Special Areas of Conservation (SAC), possible SAC (pSAC), Special Protection Areas (SPA), potential SPA (pSPA), Ramsar sites (conserved wetland), proposed Ramsar sites, Nitrate Sensitive Areas, Biospheres Reserves, Forest Parks, Marine Conservation Zones or Green Belt within 2km.

2.4.2 Agricultural

Although not applicable for this residential setting, the general agricultural land classification is noted to be Grade 3, good to moderate quality, although site specific assessment should be undertaken for further clarification. Moderate land quality may limit crop choice, timing and type of cultivation, harvesting or the level of yield compared with Grade 1 or Grade 2. The field to the south of site is of Grade 4, poor quality.

2.4.3 Cultural

There are no World Heritage Sites, Areas of Outstanding Natural Beauty (AONB), National Parks, Conservation Areas, Scheduled Ancient Monuments or Registered Parks and Gardens identified within 250m. One listed building (Grade II), named Aymers Sayers, is located 220m northwest.

2.5 Current industrial land use

An electrical substation is located 140m northeast and a vehicle repair garage 210m west.

There are no current or recent petrol stations, electricity cables, gas pipelines, sites designated as contaminated land (under Part 2A of the Environmental Protection Act 1990), Control of Major Accident Hazards (COMAH), regulated explosive sites or hazardous storage/usage within 500m.

There are no entries for licensed industrial activities (Part A1), licenced pollutant release (Part A(2)/B), radioactive substance authorisations, Red List pollutant releases to surface waters, pollutant release to public sewer, List 1 and List 2 Dangerous Substances, pollution inventory substance emissions, pollution inventory waste transfers or pollution inventory radioactive waste within 500m.

Four pollution incidents have been recorded within 500m, all noted as have a minor impact. In 2002, release of oils and fuels caused a minor impact (Category 3) to water. No impact (Category 4) was caused to land and air.

The closest licenced discharge to controlled water recorded is 230m northeast for the A23 trunk road improvements. This is for the discharge of surface water to a river.

2.6 Historical industrial land use

There are no historical tanks, industrial land uses or energy features located on site.

The nearest historical industrial land use is shown in a map extract from 1875 which was a smithy, 150m west. A historical garage is noted in maps extracts from 1955, 160m west. The closest historical tank is shown in a map extract from 1897, 210m northeast. A map extract from 1974 shows a historical petrol station 220m northwest.

There are no recorded historical Integrated Pollution Control (IPC) listed activities, military land or energy features within 500m.

2.7 History of site and surrounding area

The site history has been traced from extracts of historical Ordnance Survey (OS) maps provided by Groundsure. Copies of available map extracts dating back to 1874 are included in Appendix E. Findings are summarised in Table 1.

Table 1: Summary of the historical uses of the site and the surrounding area

Date of map extract	On-site	Off-site
1874 1:2,500 1875 1:10,560 1896 1:10,560 1897 1:10,560 1909 1:10,560 1910 1:2,500	The first available map extracts show the footprint of the site near the middle of Sayers Common Wood.	The surrounding area is predominantly fields with pockets of woodland. A road is noted approximately 140m west, as seen today. The 1975 map extract show a smithy 150m west, positioned on the opposite side of the road to the site. The 'Duke of York' public house is 130m west and a well is noted nearby. 'Berryland Farm' is located 170m northeast which is noted to have a pond. A brick kiln is 370m west.
1937 1:2,500 1947 1:10,560	The site remains within Sayers Common Wood.	Residential development appears on the opposite side of the road 150m west. The smithy building 150m west is no longer visible. A tank is noted at 'Berryland Farm', 210m northeast. The 1947 map extract shows sewage works 870m east.

Date of map extract	On-site	Off-site
1955 1:2,500 1963 1:10,560	The centre and south and east portion of site appears to have been cleared of trees to create an opening. On the southeast boundary there appears a long building with additional structures/features adjacent. Sayers Common Wood continues to surround the site.	A drain is noted running east to west to the north of site. This is recorded as 16m north. The structures impeding the southeast boundary continue off site in a further clearing within Sayers Common Wood. An additional building is noted 10m south. A garage is located 160m west.
1967 1:2,500 1974 1:2,500 1974 1:10,000 1974-77 1:2,500 1974-78 1:2,500	From the 1963 map extract 'Oaklands' appears near the centre of the site. Trees appear to have been cleared now in the northern portion.	Further buildings appear southeast. A petrol filling station is noted 220m northwest in the 1974 map extracts.
1988-92 1:2,500 1992 1:10,000 1992-94 1:2,500 1994 1:2,500	The site appears unchanged.	A large residential development appears 20m north, from the 1992-94 map extract. The 1992-94 mapping extract shows a pond 150m northwest. The A32 is shown running from north to south, 130m east. A pond appears 170m northwest.
2001 1:10,000 2001 aerial photo 2003 1:1,250 2009 aerial photo 2010 1:10,000 2012 aerial photo 2013 aerial photo 2015 aerial photo	The site appears unchanged on mapping. The first clear aerial photo available shows 'Oaklands' dwelling in a small clearing within Sayers Common Wood. A number of small outbuildings are seen northeast of the dwelling along with a car parked in the garden.	The buildings southeast appear to be commercial with corrugated style roofing. Various vehicles and objects are scattered around these buildings suggesting it is being used as a yard. From 2009 the yard appears slightly clearer and continues to be cleared with time. Part of the garage 160m west has been removed and is a car sales.
Aug 2018 aerial photo Oct 2018 aerial photo	From August 2018 the trees on the eastern boundary are cleared.	From August 2018 the trees east of site are further cleared and by October 2018 the buildings have been demolished and most of the vehicles and other objects cleared. An excavator and dumper can be seen, and the ground has been scraped back and/or graded with stockpiles of waste materials from the demolition. The building 10m south appears clearly visible up to the August 2018 aerial photo.
Apr 2020 aerial photo	The site appears unchanged.	'Oakhurst House' appears from April 2020.
Mar 2022 aerial photo 2025 1:10,000	The new 'Oaklands' dwelling, existing today, appears. The base of the double garage is seen and the swimming pool area. Stone appears at the front placed upon a membrane and soil appears to have been placed in the southeastern part of site.	The garden of 'Oakhurst House' is more established with grass cover.

From the earliest available map extract in 1874 the site footprint is within Sayers Common Wood. From around 1955 part of the trees on site are cleared with further clearing southeast for the construction of what appears to be commercial structures and other buildings. From around 1963 the site has been in residential use with the original 'Oaklands' dwelling shown in the map extract. This dwelling appears to have been replaced by March 2022 by the dwelling seen on site today. There appears to have been some grading of the surface and placement of soils within the soft landscaped area in the southeastern portion.

The surrounding area consisted of predominantly fields with pockets of woodland from the earliest available maps. Potentially contaminative land uses include a smithy 150m west, garage 160m west, tank 210m northeast, petrol filling station 220m northwest, brick kiln 370m west and sewage works 870m east. Closer to the site itself, commercial structures appear from the southeast boundary and from aerial photography from 2001 it is evident that the clearing was used as a yard, storing various objects including vehicles. This yard area appears cleared and the building demolished by October 2018 and 'Oakhurst House' is shown from April 2020.

Potential sources of contamination on site are limited due to its predominant residential use. However, there has been some vehicle storage and reprofiling of the soft landscaping. The key potential source of contamination is the former commercial buildings and yard area occurring immediately on the southeastern boundary and beyond into the clearing of Sayers Common Wood. Within the yard area various objects are scattered around the clearing of Sayers Common Wood including numerous vehicles. Given the distance of the other off-site industrial land uses identified, the potential for contamination from these may be limited given the distance.

A potential receptor is noted in the drain/stream located 16m north.

2.8 Initial conceptual site model

Information gathered from the research of available data, site history and walkover survey has been used to develop the preliminary risk assessment and an initial conceptual site model to establish any potentially unacceptable risks.

Sources of contamination and associated contaminants, plausible pathways and receptors have been considered, to indicate the possibility for pollutant linkages. Table 2 presents the initial conceptual site model which includes an estimate of risk associated with each potential pollutant linkage. Risk ratings are summarised in Table 3.

Table 2: Initial conceptual site model

Source of contamination	Pathway	Receptor	Likelihood	Severity	Risk and justification
Human health					
Made Ground used to backfill/level areas, and potential spills and contamination from storage of vehicle and adjacent commercial yard area. Possible introduction of contaminants such as hydrocarbons, metals, pesticides and asbestos, along with anthropogenic materials.	Soil/water/dust ingestion (direct and indirect through plant uptake), dermal contact and inhalation of dust/vapour	Future maintenance or construction workers, particularly whilst excavating impacted soils	Low	Low	Low – There is potential for reworked/Made Ground on site, particularly within the eastern portion of site. Contaminants may be present. Further investigation is needed.
		Site users	Low	Low	Low – There is potential for reworked/Made Ground. Further investigation is needed to confirm ground conditions.
	Inhalation of dust/vapour/gas	Surrounding occupants	Negligible	Low	Negligible to low – Although plausible, off-site receptors are unlikely impacted due to their distance, and the potentially impacted area is likely limited in extent.

Source of contamination	Pathway	Receptor	Likelihood	Severity	Risk and justification
Ground gases associated with Made Ground, contamination and potential spills.	Accumulation in trenches and confined spaces, and inhalation	Future maintenance or construction workers and site users	Low	Low	Low – Ground gases may be generated although this is considered unlikely due to limited Made Ground expected. Higher risk activities would include trench working. Further investigation is needed.
	Accumulation in trenches and confined spaces, and inhalation	Site users	Negligible	Low	Negligible to low – Ground gases may be generated although this is considered unlikely due to limited Made Ground expected. The dwelling appears close to the former dwelling footprint and may have removed all Made Ground during recent construction.
	Accumulation in rooms and inhalation	Surrounding occupants	Negligible	Negligible	Negligible – Ground gases unlikely to migrate off-site due to limited extent of Made Ground expected and the distance of surrounding occupants.
Building infrastructure					
Made Ground, contamination and potential spills.	Direct contact with contaminated soil and/or groundwater	Potable water supply pipes	Low	Low	Low – Contaminants may deteriorate potable water supply pipe, but the risk is low. Further investigation is needed to assess soil chemical concentrations.
Vegetation					
Made Ground, contamination and potential spills.	Root uptake	Vegetation	Low	Low	Low – Soils unlikely to affect vegetation given the appearance of vegetation currently on site and bordering the site. Further investigation is required to assess soil chemical concentrations.
Controlled waters					
Made Ground, contamination and potential spills.	Leaching	Groundwater	Negligible	Low	Negligible to low – The site is situated directly upon unproductive strata with a low leaching potential. The Weald Clay Formation is recorded directly below. Further investigation is required to confirm.
	Surface run-off	Surface water, particularly stream to the north	Low	Low	Low – The site slopes towards the stream. Contaminative sources on site are likely limited although further investigation is required.

Table 3: Risk rating terminology

Risk rating	Description
High	Contaminants are very likely to present an unacceptable risk to identified targets. Site probably not suitable for proposed use. Enforcement action possible. Urgent action required to reduce risk.
Moderate	Contaminants likely to create an unacceptable risk to identified targets. Site probably suitable for proposed use. Action is required to reduce risk and make site possible for proposed use.
Low	Contaminants may be present but unlikely to create an unacceptable risk to identified targets. Site most likely suitable for proposed use. Action unlikely to be required.
Negligible	If contamination sources are present, they are minor in nature and extent. Site suitable for proposed use. No further action required.

Through preliminary risk assessment, there may be a low risk presented to site users, future maintenance/construction workers, building infrastructure, vegetation and surface waters. A negligible to low risk is presented to surrounding occupants and groundwater.

Intrusive investigation is required to confirm ground conditions. BGS mapping indicates the Weald Clay Formation underlying the entire site with no superficial deposits. The investigation would provide confirmation and identify any areas of Made Ground, particularly within the southeastern part of site. Remnants of the commercial structure which overlaid the southeastern boundary will be a targeted area of the investigation along with soils used, either imported or re-used from elsewhere on site. The data search has not identified any other potentially contaminative uses on site, given its former residential use, or nearby of significance.

3 Intrusive investigation

3.1 Methodology

Intrusive site investigation works were undertaken on 27th February 2025. Given potentially contaminative land uses being identified, further investigation was required to assess the potential for impacted soils and provide confirmation of ground conditions. Four trial pits were excavated in total (TP1 to TP4):

- TP1 was positioned close to the southeastern boundary where the footprint of the former commercial structure was identified in historical mapping and aerial photographs. This is the area where soil appears to have been placed for the garden area.
- TP2 was in the northeast corner in the area cleared ground which is close to the former yard area adjacent to the site.
- TP3 was positioned in the rear garden close to the northern tree line.
- TP4 was located down gradient of the driveway and north of the existing storage shed on the edge of the western boundary.

Samples were collected and stored in cool boxes before being transported to Chemtech Environmental Ltd, a UKAS and MCERTS accredited laboratory.

Three selected samples (TP1, TP2 and TP4) were submitted for a suite of heavy metals, total petroleum hydrocarbons (TPH), poly aromatic hydrocarbons (PAH), benzene, toluene, ethylbenzene and xylenes (BTEX), methyl tert-butyl ether (MTBE), phenols, cyanide, pH, soil organic matter (SOM) and asbestos screen.

TP1 was submitted for further testing for a range of pesticides and semi volatile organic compounds (SVOCs) to check the presence of such contaminants that may be associated with the potential historical commercial activity to the southeast.

The trial pit location plan and associated photographs are included in Appendix F.

3.2 Ground conditions

3.2.1 Trial pit locations and sampling

Beneath the grass cover, topsoil was found in all four trial pits. Directly below the topsoil were natural soils representative of the Weald Clay Formation in TP2, TP3 and TP4. Made Ground consisting of reworked natural soil was identified beneath the topsoil, and above the undisturbed Weald Clay Formation, in TP1. There was no evidence of contamination at surface level or within excavated soils.

Water was found to seep into the TP1 (0.25m), TP2 (0.50m) and TP4 (0.50m) which is considered to be perched water at the base of the topsoil and in the upper layer of the Weald Clay Formation. A trial pit noted close to TP2 from previous investigation appeared to have a standing water level of 0.5m below ground level.

Trial pit locations, sample depths and descriptions are summarised in Table 4. Trial pits logs are included in Appendix G.

Table 4: Trial pit locations and sample depths

Location reference	Location position	Trial pit depth (m)	Sample depth (m)	Description
TP1	526875 118090	1.20	0.40	0.0-0.20m – Very soft brown slightly sandy clay. Sand is fine to medium. Frequent rootlets and occasional sub-angular to sub-rounded fine to medium flint gravel [TOPSOIL]
				0.20-1.10m – Soft greyish brown silty clay. Occasional angular to sub-rounded fine to coarse flint, brick and concrete gravel [MADE GROUND – REWORKED NATURAL SOIL]
				1.10-1.20m – Soft brown silty Clay [WEALD CLAY FORMATION]
TP2	526879 118119	1.30	0.60	0.0-0.15m – Soft orangish brown slightly sandy silty clay. Frequent rootlets. Occasional sub-angular to sub-rounded fine to coarse flint and one fragment of brick [TOPSOIL]
				0.15-0.50m – Soft brown silty Clay. Occasional tree roots [WEALD CLAY FORMATION]
				0.50-1.30m – Firm mottled grey/orange Clay. Occasional fragments of organic matter [WEALD CLAY FORMATION]
TP3	526848 118115	1.10	-	0.0-0.20m – Soft brown slightly sandy clay. Frequent rootlets. Occasional sub-angular to sub-rounded flint medium to coarse gravel [TOPSOIL]
				0.20-0.40m – Soft brown silty Clay. Occasional tree roots [WEALD CLAY FORMATION]
				0.40-1.10m – Firm mottled grey/orange Clay [WEALD CLAY FORMATION]
TP4	526835 118108	1.20	0.45	0.0-0.25m – Soft brown slightly sandy clay. Frequent rootlets. Occasional sub-angular to sub-rounded flint fine to coarse gravel [TOPSOIL]
				0.25-0.50m – Soft brown silty Clay. Occasional tree roots [WEALD CLAY FORMATION]
				0.50-1.20m – Firm mottled grey/orange Clay [WEALD CLAY FORMATION]

4 Quantitative risk assessment

4.1 Screening criteria and soil testing results

Soil chemical concentrations from laboratory testing have been compared to Suitable 4 Use Levels (S4ULs) for human health risk assessment published by Land Quality Management Ltd (LQM)/Chartered Institute of Environmental Health (CIEH)¹ based upon the proposed 'residential with home grown produce' use.

The S4ULs generic assessment criteria (GAC) have been derived in accordance with UK legislation, national as well as Environment Agency policy using a modified version of the Environment Agency CLEA software and available guidance provided to the contaminated land practitioner community. This assessment considers the more sensitive receptor (female aged 0 to 6 years old) with generally 365 days of exposure for one hour per day for six years. Exposure pathways include direct soil and indoor dust ingestion, consumption of homegrown produce, skin contact with soils and indoor dust, and inhalation of indoor and outdoor dust and vapours.

No S4UL has currently been produced for lead and, therefore, the DEFRA Category 4 Screening Level (C4SL) has been adopted.

Although there are six available C4SL for contaminants (arsenic, benzene, benzo[a]pyrene, cadmium, hexavalent chromium and lead) they are inherently less cautious being developed initially within the context of Part 2A screening for 'low level toxicological concern' rather than the 'minimal or tolerable level of risk' in which the S4ULs used are considered more appropriate for this site.

Three sets of S4UL GAC guidance values are available depending on SOM: 1%, 2.5% and 6%. GAC values for 1% SOM were selected for the most conservative GAC. The average SOM was 2.61%, although wide ranging from 0.86% to 5.91%. A summary of the soil chemical concentrations recorded screened against GAC is presented in Table 5.

Table 5: Soil screening criteria and human health assessment

Determinant		Residential with homegrown produce GAC	Concentration range (mg/kg)	Number of exceedances
Metals (and non-metals)	Arsenic	37	9.9 to 22.2	0 of 3
	Beryllium	1.7	0.7 to 1.1	0 of 3
	Cadmium	11	<1.6	0 of 3
	Chromium	910	24.0 to 48.8	0 of 3
	Copper	2,400	13.8 to 27.2	0 of 3
	Lead	200	18.5 to 107	0 of 3
	Mercury	1.2	<0.7	0 of 3
	Nickel	180	11.4 to 17.7	0 of 3
	Selenium	250	<3.0	0 of 3
	Vanadium	410	42.0 to 77.1	0 of 3
	Zinc	3,700	46.3 to 113	0 of 3
PAH	Acenaphthene	210	<0.013 to 0.026	0 of 3
	Acenaphthylene	170	<0.015	0 of 3
	Anthracene	2,400	<0.017 to 0.083	0 of 3
	Benzo[a]anthracene	7.2	<0.012 to 0.310	0 of 3
	Benzo[a]pyrene	2.2	<0.019 to 0.334	0 of 3
	Benzo[b]fluoranthene	2.6	<0.020 to 0.380	0 of 3

¹ Nathanail, McCaffrey, Gillett, Ogden and Nathanail. (2015). The LQM/CIEH S4ULs for Human Health Risk Assessment. Land Quality Press, Nottingham.

Determinant		Residential with homegrown produce GAC	Concentration range (mg/kg)	Number of exceedances
	Benzo[ghi]perylene	320	<0.019 to 0.228	0 of 3
	Benzo[k]fluoranthene	77	<0.025 to 0.163	0 of 3
	Chrysene	15	<0.028 to 0.330	0 of 3
	Dibenzo[ah]anthracene	0.24	<0.017 to 0.059	0 of 3
	Fluoranthene	280	<0.017 to 0.715	0 of 3
	Fluorene	170	<0.013 to 0.027	0 of 3
	Indeno[123-cd]pyrene	27	<0.019 to 0.255	0 of 3
	Naphthalene	2.3	<0.016	0 of 3
	Phenanthrene	95	<0.014 to 0.396	0 of 3
	Pyrene	620	<0.016 to 0.596	0 of 3
TPH Aliphatic	EC 5-6	42	<0.10	0 of 3
	EC >6-8	100	<0.10	0 of 3
	EC >8-10	27	<0.10	0 of 3
	EC >10-12	130	<1.0	0 of 3
	EC >12-16	1,100	<0.5	0 of 3
	EC >16-35	65,000	<4.7	0 of 3
TPH Aromatic	EC 5-7	70	<0.010	0 of 3
	EC >7-8	130	<0.010	0 of 3
	EC >8-10	34	<0.010	0 of 3
	EC >10-12	74	0.7 to 1.0	0 of 3
	EC >12-16	140	1.3 to 1.8	0 of 3
	EC >16-21	260	<2.0	0 of 3
	EC >21-35	1,100	<4.5	0 of 3
BTEX	Benzene	0.087	<0.0005	0 of 3
	Toluene	130	<0.001	0 of 3
	Ethylbenzene	47	<0.001	0 of 3
	m/p Xylenes	56	<0.002	0 of 3
	o Xylenes	60	<0.002	0 of 3
Pesticides	Aldrin	5.7	<0.01	0 of 1
	Dieldrin	0.97	<0.01	0 of 1
	(Alpha-)Endosulfan	7.4	<0.01	0 of 1
	Hexachlorocyclohexanes	0.23	<0.01	0 of 1
Other	Phenol	280	<0.1	0 of 3
	Asbestos	Not detected	Not detected	0 of 3

Cadmium, mercury, selenium, hexavalent chromium (water soluble) phenols, cyanide, BTEX, MTBE, pesticides and SVOCs tested are below the laboratory limit of detection. PAH is below the limit of detection in samples TP2 and TP4. Low concentrations of PAH are identified in TP1, below the GAC. Low concentrations of TPH are evident in the three samples, these are below GAC. Asbestos was not detected in the laboratory samples. There were no detectable asbestos fibres or visible fragments identified.

In terms of human health risk assessment, there are no exceedances of GAC for 'residential with home grown produce' use. Laboratory test certificates are included in Appendix H.

4.2 Updated conceptual site model

The preliminary site conceptual model has been revised upon completing intrusive investigation which has provided further confirmation of conditions with soil laboratory testing data and inspection of the ground. The updated conceptual site model is presented in Table 6.

Table 6: Updated conceptual site model

Source of contamination	Pathway	Receptor	Likelihood	Severity	Risk and justification
Human health					
Made Ground used to backfill/level areas, and potential spills and contamination from storage of vehicle and adjacent commercial yard area. Possible introduction of contaminants such as hydrocarbons, metals, pesticides and asbestos, along with anthropogenic materials.	Soil/water/dust ingestion (direct and indirect through plant uptake), dermal contact and inhalation of dust/vapour	Future maintenance or construction workers, particularly whilst excavating impacted soils	Negligible	Low	Negligible to low – Made Ground was found to be limited in extent in the southeastern portion in the form of reworked natural soils. Elsewhere soils appear natural with limited evidence of visual and olfactory contamination. Chemical results are low and meet GAC. No asbestos was detected.
		Site users	Negligible	Negligible	Negligible – Natural soils present across site the majority of site. The soil is noted to be reworked in the southeastern portion, but chemical results are low. The risk to site users is considered minimal.
	Inhalation of dust/vapour/gas	Surrounding occupants	Negligible	Negligible	Negligible – Off-site receptors are unlikely impacted due to their distance. Contamination sources have not been identified, and chemical results are low and meet GAC. Made Ground is present in the form of reworked natural soils in the southern portion but is limited in extent.
Ground gases associated with Made Ground, contamination and potential spills.	Accumulation in trenches and confined spaces, and inhalation	Future maintenance or construction workers and site users	Negligible	Low	Negligible to low – Ground gas generation potential is low. Made Ground in the form of reworked natural soil. This was identified in the southeastern portion and is considered limited in extent. There were no visual or olfactory evidence of contamination. Chemical results are low and below GAC. The make-up of the Made Ground suggests there is limited deleterious material. The Weald Clay Formation has been found to underly the site which would likely limit ground gas formation and migration.

Source of contamination	Pathway	Receptor	Likelihood	Severity	Risk and justification
	Accumulation in trenches and confined spaces, and inhalation	Site users	Negligible	Low	Negligible to low – Ground gas generation potential is low with the Made Ground in the form of reworked natural soil. This was identified in the southeastern portion and is considered limited in extent. During the construction of the dwelling, it is likely that any Made Ground within the footprint was removed during the demolition of the former dwelling. There were no visual or olfactory evidence of contamination. Chemical results are low and below GAC. The make-up of the Made Ground suggests there is limited deleterious material. The Weald Clay Formation has been found to underly the site which would likely limit ground gas formation and migration.
	Accumulation in rooms and inhalation	Surrounding occupants	Negligible	Negligible	Negligible – Ground gases unlikely to migrate off-site due to limited extent of Made Ground expected, the Weald Clay Formation confirmed and the distance of surrounding occupants.
Building infrastructure					
Made Ground, contamination and potential spills.	Direct contact with contaminated soil and/or groundwater	Potable water supply pipes	Negligible	Negligible	Negligible – Contaminants and aggressive ground conditions that may be capable of deteriorating potable water supply pipe have not been identified. Chemical results are low.
Vegetation					
Made Ground, contamination and potential spills.	Root uptake	Vegetation	Negligible	Negligible	Negligible – Impact to existing and any future vegetation is considered minimal from visual inspection and chemical results being low.
Controlled waters					
Made Ground, contamination and potential spills.	Leaching	Groundwater	Negligible	Negligible	Negligible – The site is situated directly upon unproductive strata with a low leaching potential. The

Source of contamination	Pathway	Receptor	Likelihood	Severity	Risk and justification
					Weald Clay Formation is confirmed below the site.
	Surface run-off	Surface water, particularly stream to the north	Negligible	Negligible	Negligible – The site slopes towards the stream. Visual and olfactory inspection did not indicate signs of contamination. Chemical results are low and below GAC. There does not appear any significant risk to surface water.

Through generic quantitative risk assessment, the site conceptual model has been updated. This assessment has taken into consideration ground conditions encountered whilst undertaking trial pits and the review of soil chemical concentrations.

There is a negligible to low risk considered to be posed to site users, future maintenance/construction workers. The risk to surrounding occupants, building infrastructure, vegetation, surface water and groundwater is negligible.

There is no complete pollutant linkages identified that may pose a risk to the proposed residential use of the site.

5 Conclusion

Targeted intrusive investigation has not found potential sources of contamination that present an unacceptable risk to the development and continued residential use. There appears no significant potential pollutant linkages and soil chemical concentrations meet 'residential with home grown produce' GAC.

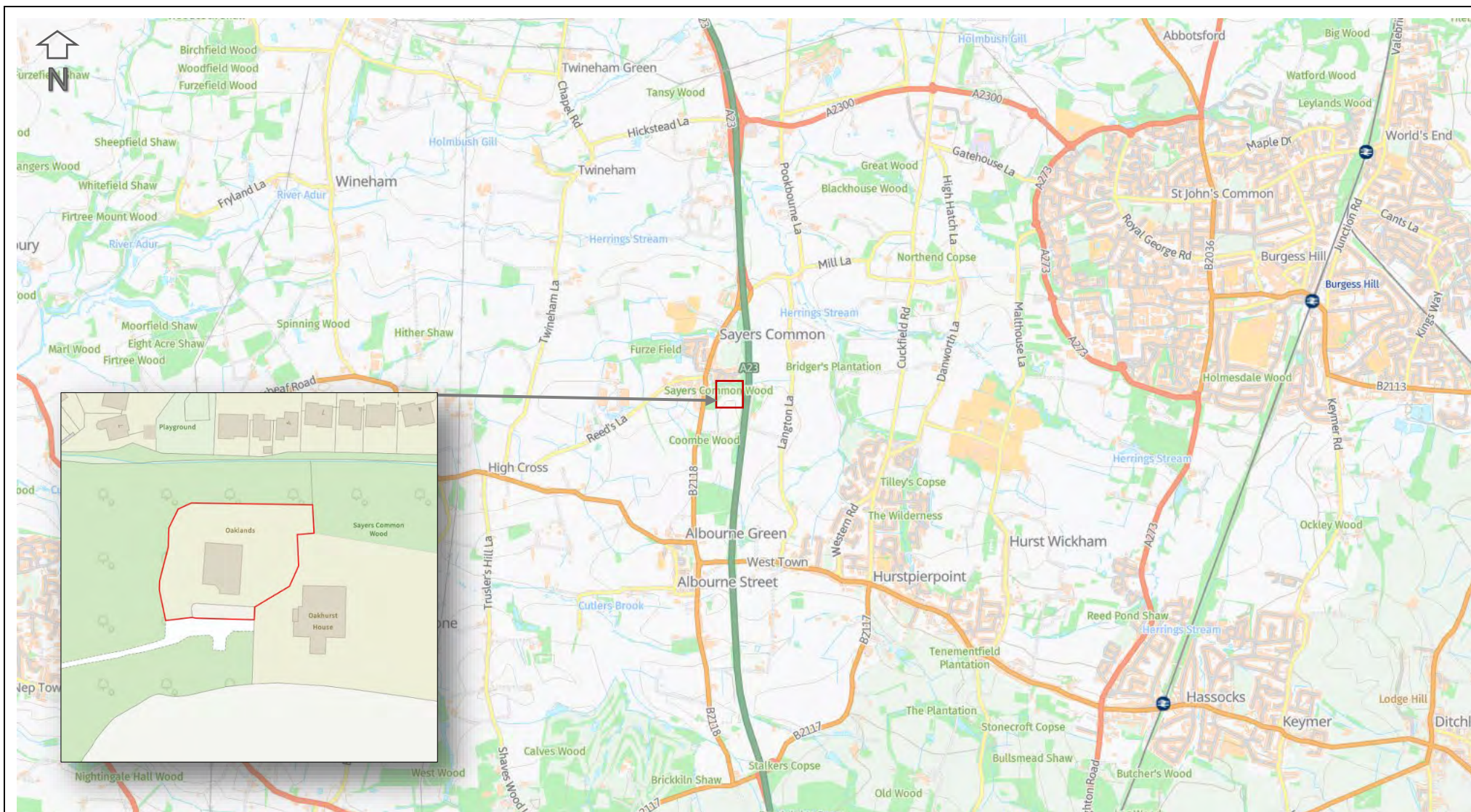
Research into potential contaminative sources, soil chemical concentrations and visual and olfactory inspection of underlying soils suggest that there is minimal risk to development, surroundings neighbours and the environment.

Based on the site investigation and detailed risk assessment completed, potentially impacted areas of contamination and pollutant linkages have not been identified. The risk level is deemed acceptable for the site's current use and condition. An options appraisal and remediation strategy to undertake remedial measures, and verification of a remediation scheme, is not considered necessary.

APPENDIX A

Site location plan





Site location plan

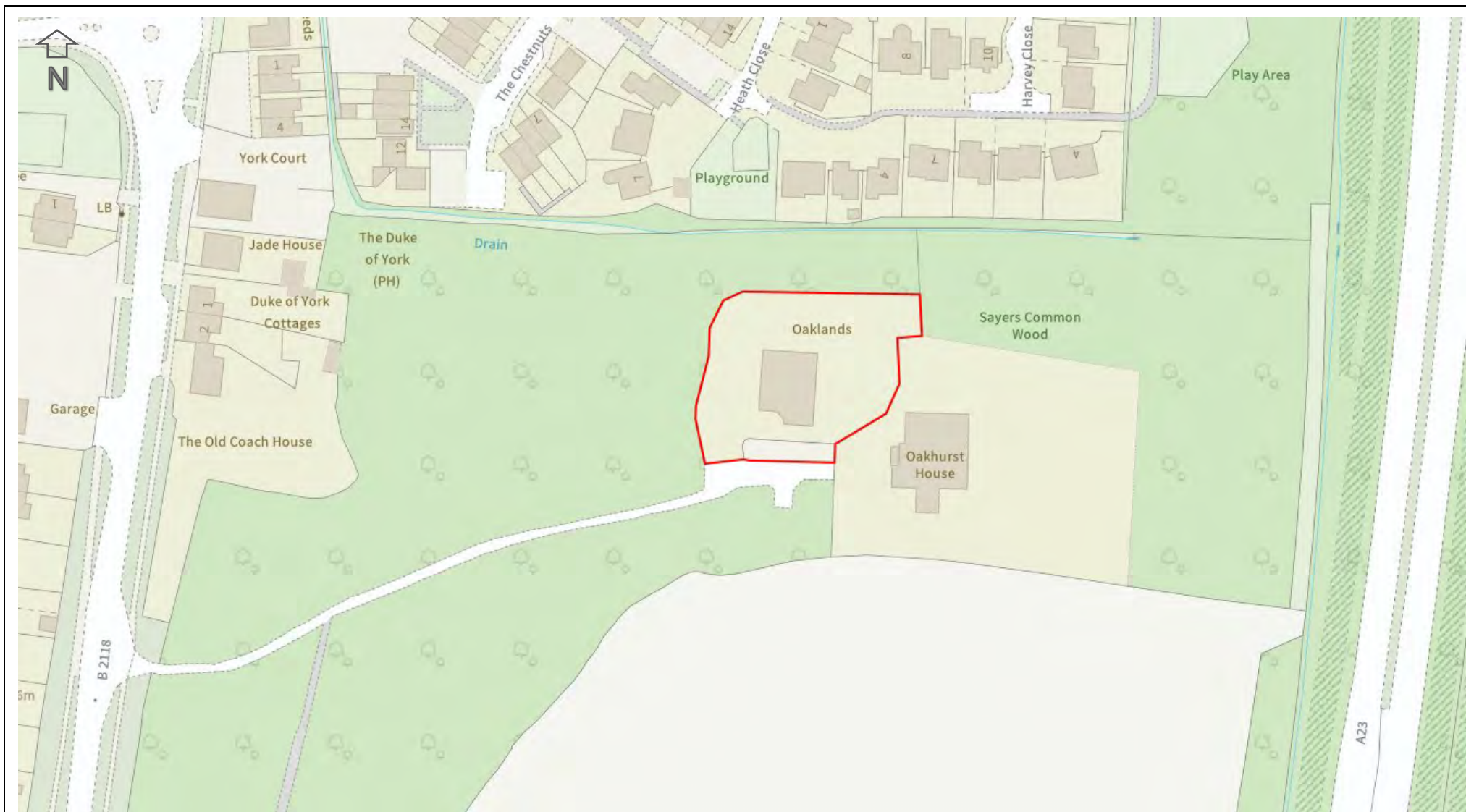
Oaklands, London Road, Sayers Common

March 2025

APPENDIX B

Site layout plan





Site layout plan

Oaklands, London Road, Sayers Common

March 2025

APPENDIX C

Walkover plan and photographs





Walkover plan

Oaklands, London Road, Sayers Common

March 2025



Entrance to Oaklands driveway, facing north



Double garage located in southwest corner of the site



Walkover survey: Photosheet 1

Oaklands, London Road, Sayers Common

March 2025



Electric entrance gate located approximately halfway along lane from the main road



Driveway, facing south



Walkover survey: Photosheet 2

Oaklands, London Road, Sayers Common

March 2025



Double garage with side store



Woodland behind double garage, west of the site



Walkover survey: Photosheet 3

Oaklands, London Road, Sayers Common

March 2025



Southern part of site at dwelling entrance



Facing south towards tree line and field



Walkover survey: Photosheet 4

Oaklands, London Road, Sayers Common

March 2025



Facing northeast across garden



View behind storage shed



Walkover survey: Photosheet 5

Oaklands, London Road, Sayers Common

March 2025



Facing north into garden. Garden bounded on western side by fence



Woodland to the west of the garden



Walkover survey: Photosheet 6

Oaklands, London Road, Sayers Common

March 2025



Woodland to the west of the garden



Facing south up the garden towards driveway



Walkover survey: Photosheet 7

Oaklands, London Road, Sayers Common

March 2025



Facing southwest across garden, on the edge of the tree line



Shed and equipment associated with the swimming pool



Walkover survey: Photosheet 8

Oaklands, London Road, Sayers Common

March 2025



Stream to the north of the site, running from east to west



Fence line and residential properties on the northern side of the stream



Walkover survey: Photosheet 9

Oaklands, London Road, Sayers Common

March 2025



Facing north within the northeast corner of the site



Northeast corner of the site



Walkover survey: Photosheet 10

Oaklands, London Road, Sayers Common

March 2025



Facing east to wooded area and garden fence line



Facing south from northeast corner



Walkover survey: Photosheet 11

Oaklands, London Road, Sayers Common

March 2025



Facing southwest towards pool and sheltered area



Former trial pit, northeast of the swimming pool area



Walkover survey: Photosheet 12

Oaklands, London Road, Sayers Common

March 2025



Facing south across grassed area



Facing west toward swimming pool area and the rear of the dwelling



Walkover survey: Photosheet 13

Oaklands, London Road, Sayers Common

March 2025



Facing north towards the northeast corner



Southeast corner of the site, facing north



Walkover survey: Photosheet 14

Oaklands, London Road, Sayers Common

March 2025



Southeast corner garden fence line and neighbouring dwelling



Woodland to the west of the site



Walkover survey: Photosheet 15

Oaklands, London Road, Sayers Common

March 2025

APPENDIX D

Groundsure data pack



Oaklands, London Road, Sayers Common, Hassocks, BN6 9HY

Order Details

Date: 21/02/2025
Your ref: Oaklands
Our Ref: GS-6VQ-J2X-V86-9IN

Site Details

Location: 526854 118102
Area: 0.23 ha
Authority: [Mid Sussex District Council](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	4	19	-
16 >	1.2 >	Historical tanks >	0	0	0	4	-
17	1.3	Historical energy features	0	0	0	0	-
17 >	1.4 >	Historical petrol stations >	0	0	1	0	-
18 >	1.5 >	Historical garages >	0	0	5	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	4	23	-
21 >	2.2 >	Historical tanks >	0	0	0	5	-
21	2.3	Historical energy features	0	0	0	0	-
21 >	2.4 >	Historical petrol stations >	0	0	1	0	-
22 >	2.5 >	Historical garages >	0	0	7	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	1	3	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
27	4.4	Gas pipelines	0	0	0	0	-
27	4.5	Sites determined as Contaminated Land	0	0	0	0	-



27	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
28	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
29	4.12	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.13 >	<u>Licensed Discharges to controlled waters</u> >	0	0	5	3	-
30	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.15	Pollutant release to public sewer	0	0	0	0	-
31	4.16	List 1 Dangerous Substances	0	0	0	0	-
31	4.17	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.18 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	4	0	-
32	4.19	Pollution inventory substances	0	0	0	0	-
32	4.20	Pollution inventory waste transfers	0	0	0	0	-
32	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	5.1 >	<u>Superficial aquifer</u> >	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39	5.6	Groundwater abstractions	0	0	0	0	0
40 >	5.7 >	<u>Surface water abstractions</u> >	0	0	0	0	2
40	5.8	Potable abstractions	0	0	0	0	0
41	5.9	Source Protection Zones	0	0	0	0	-
41	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	6.1 >	<u>Water Network (OS MasterMap)</u> >	0	1	14	-	-



44 >	6.2 >	Surface water features >	0	1	8	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
44 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
49	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	2	0	1	2	12
54	10.8	Biosphere Reserves	0	0	0	0	0
54	10.9	Forest Parks	0	0	0	0	0
54	10.10	Marine Conservation Zones	0	0	0	0	0
54	10.11	Green Belt	0	0	0	0	0
55	10.12	Proposed Ramsar sites	0	0	0	0	0



55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
55	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
55	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
57 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
58	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
59	11.1	World Heritage Sites	0	0	0	-	-
60	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
60	11.3	National Parks	0	0	0	-	-
60 >	11.4 >	Listed Buildings >	0	0	1	-	-
61	11.5	Conservation Areas	0	0	0	-	-
61	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	12.1 >	Agricultural Land Classification >	Grade 3b (within 250m)				
63	12.2	Open Access Land	0	0	0	-	-
63 >	12.3 >	Tree Felling Licences >	1	2	9	-	-
64 >	12.4 >	Environmental Stewardship Schemes >	0	1	0	-	-
64 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	13.1 >	Priority Habitat Inventory >	2	3	7	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	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
68 >	14.1 >	10k Availability >	Identified (within 500m)				
69	14.2	Artificial and made ground (10k)	0	0	0	0	-
70 >	14.3 >	Superficial geology (10k) >	0	0	2	2	-

71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	0	1	2	-
73 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	15.4 >	Superficial geology (50k) >	0	0	2	2	-
77	15.5	Superficial permeability (50k)	None (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	16.1 >	BGS Boreholes >	0	0	8	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Low (within 50m)				
83 >	17.2 >	Running sands >	Negligible (within 50m)				
84 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
85 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
86 >	17.5 >	Landslides >	Very low (within 50m)				
87 >	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
89 >	18.1 >	BritPits >	0	0	0	1	-
90 >	18.2 >	Surface ground workings >	0	0	5	-	-
90	18.3	Underground workings	0	0	0	0	0
91	18.4	Underground mining extents	0	0	0	0	-
91 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-



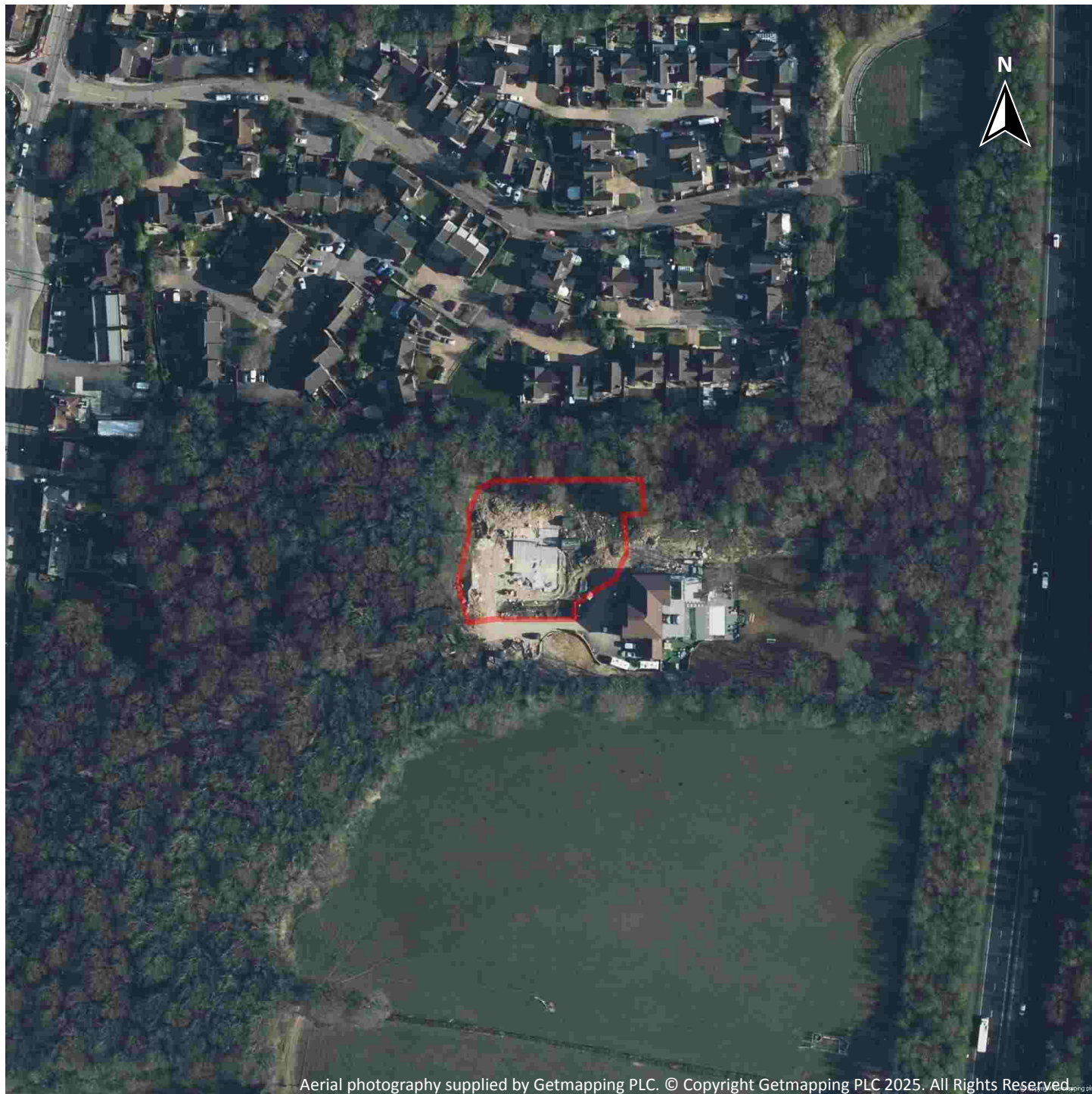
91 >	18.6 >	Non-coal mining >	1	0	0	0	0
92	18.7	JPB mining areas	None (within 0m)				
92	18.8	The Coal Authority non-coal mining	0	0	0	0	-
92	18.9	Researched mining	0	0	0	0	-
92	18.10	Mining record office plans	0	0	0	0	-
93	18.11	BGS mine plans	0	0	0	0	-
93	18.12	Coal mining	None (within 0m)				
93	18.13	Brine areas	None (within 0m)				
93	18.14	Gypsum areas	None (within 0m)				
93	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
95	19.2	Mining cavities	0	0	0	0	0
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
97 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
99	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	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
100	22.1	Underground railways (London)	0	0	0	-	-
100	22.2	Underground railways (Non-London)	0	0	0	-	-
100	22.3	Railway tunnels	0	0	0	-	-
100	22.4	Historical railway and tunnel features	0	0	0	-	-
100	22.5	Royal Mail tunnels	0	0	0	-	-
101	22.6	Historical railways	0	0	0	-	-



101	22.7	Railways	0	0	0	-	-
101	22.8	Crossrail 2	0	0	0	0	-
101	22.9	HS2	0	0	0	0	-



Recent aerial photograph



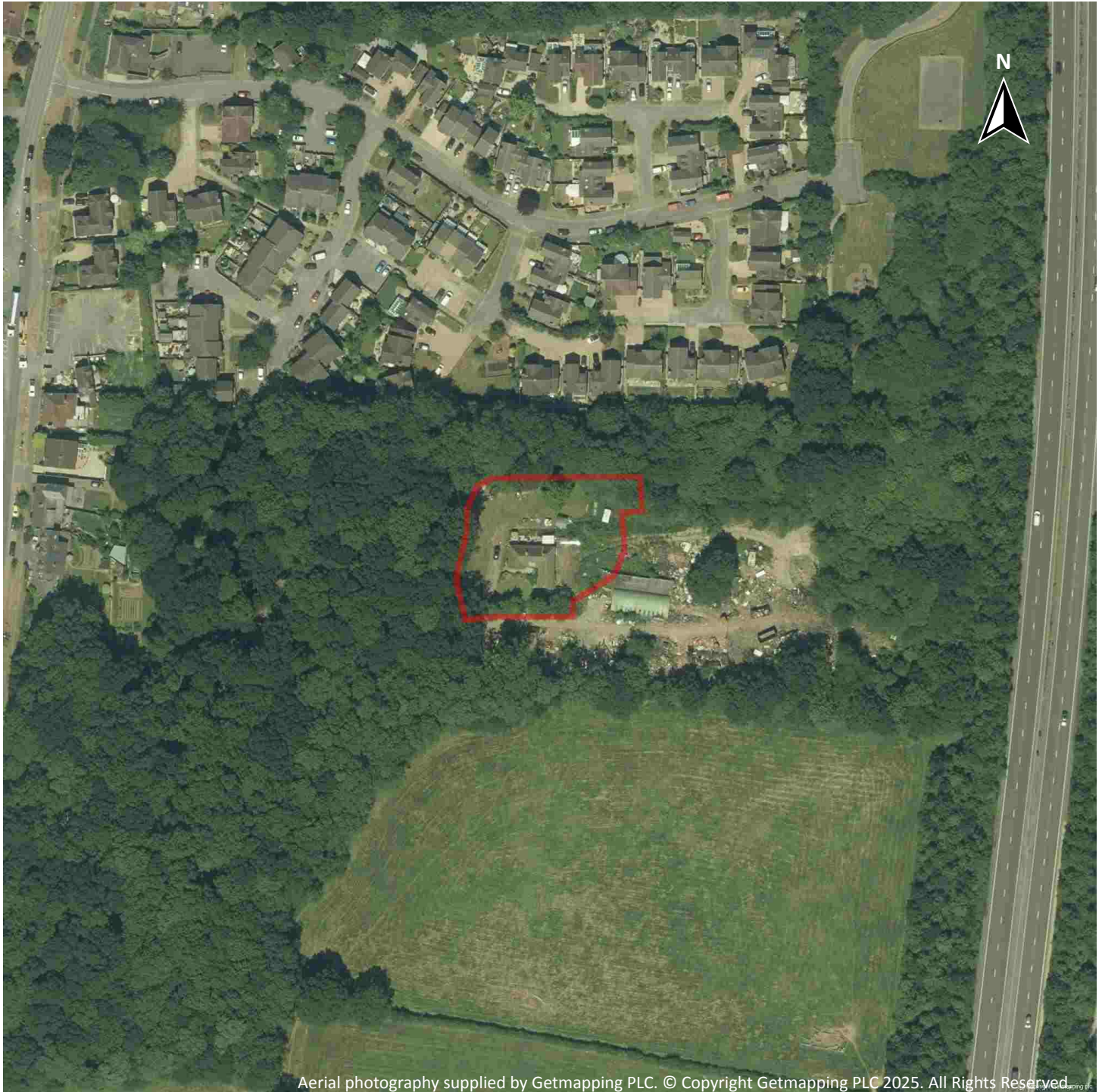
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 22/04/2021

Site Area: 0.23ha



Recent site history - 2018 aerial photograph

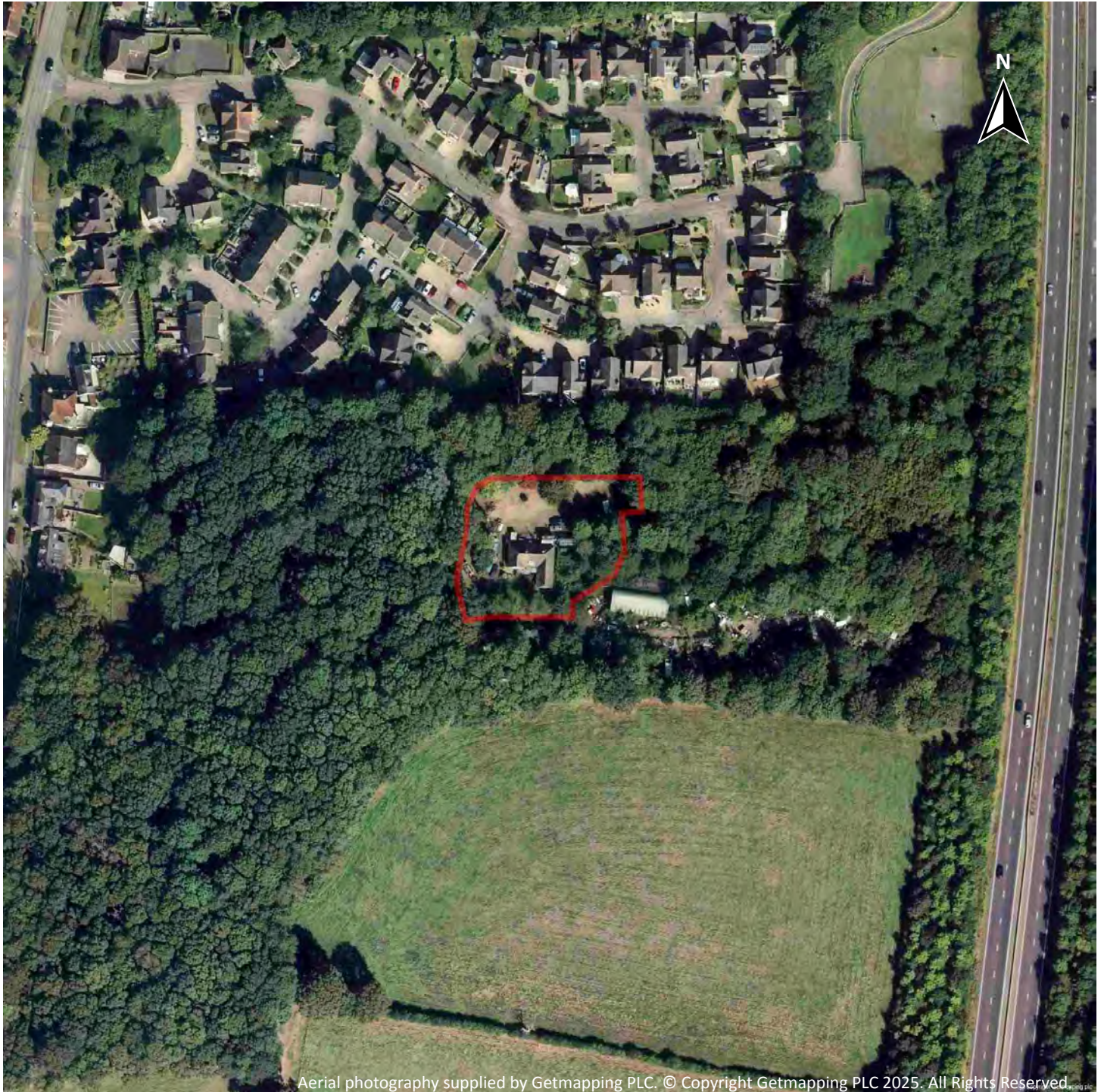


Capture Date: 26/06/2018

Site Area: 0.23ha



Recent site history - 2012 aerial photograph

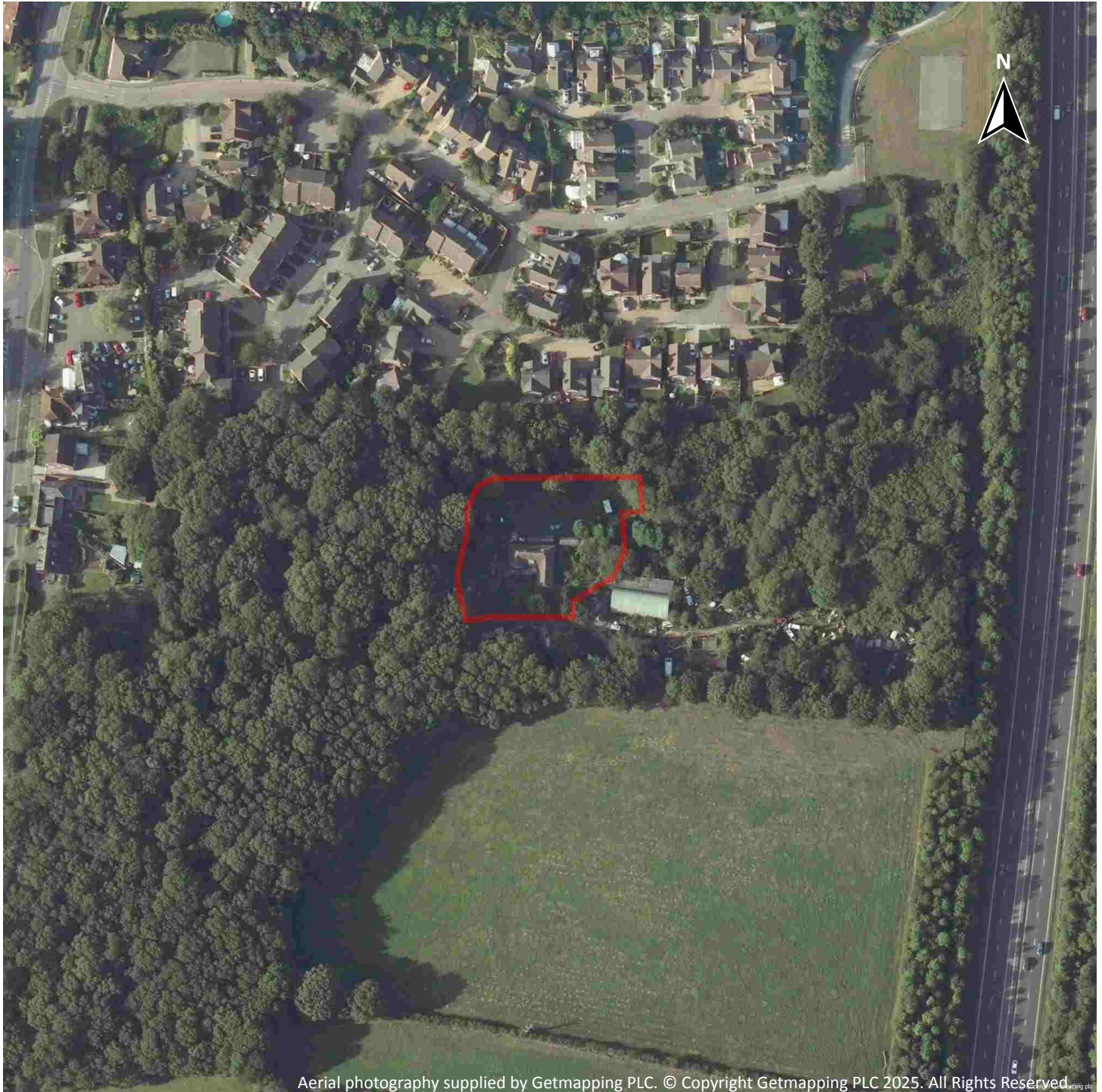


Capture Date: 13/09/2012

Site Area: 0.23ha



Recent site history - 2009 aerial photograph

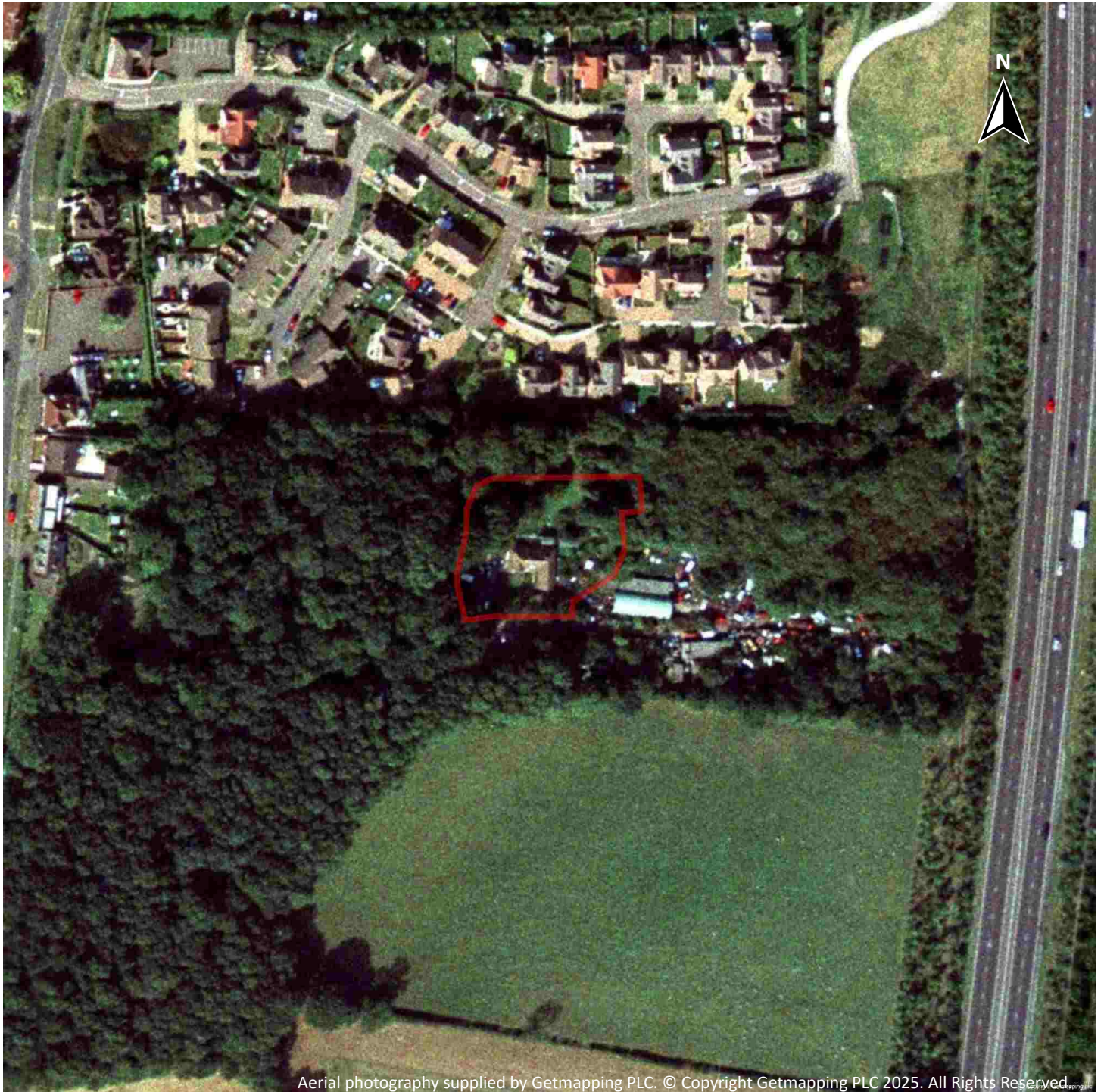


Capture Date: 22/08/2009

Site Area: 0.23ha



Recent site history - 1999 aerial photograph

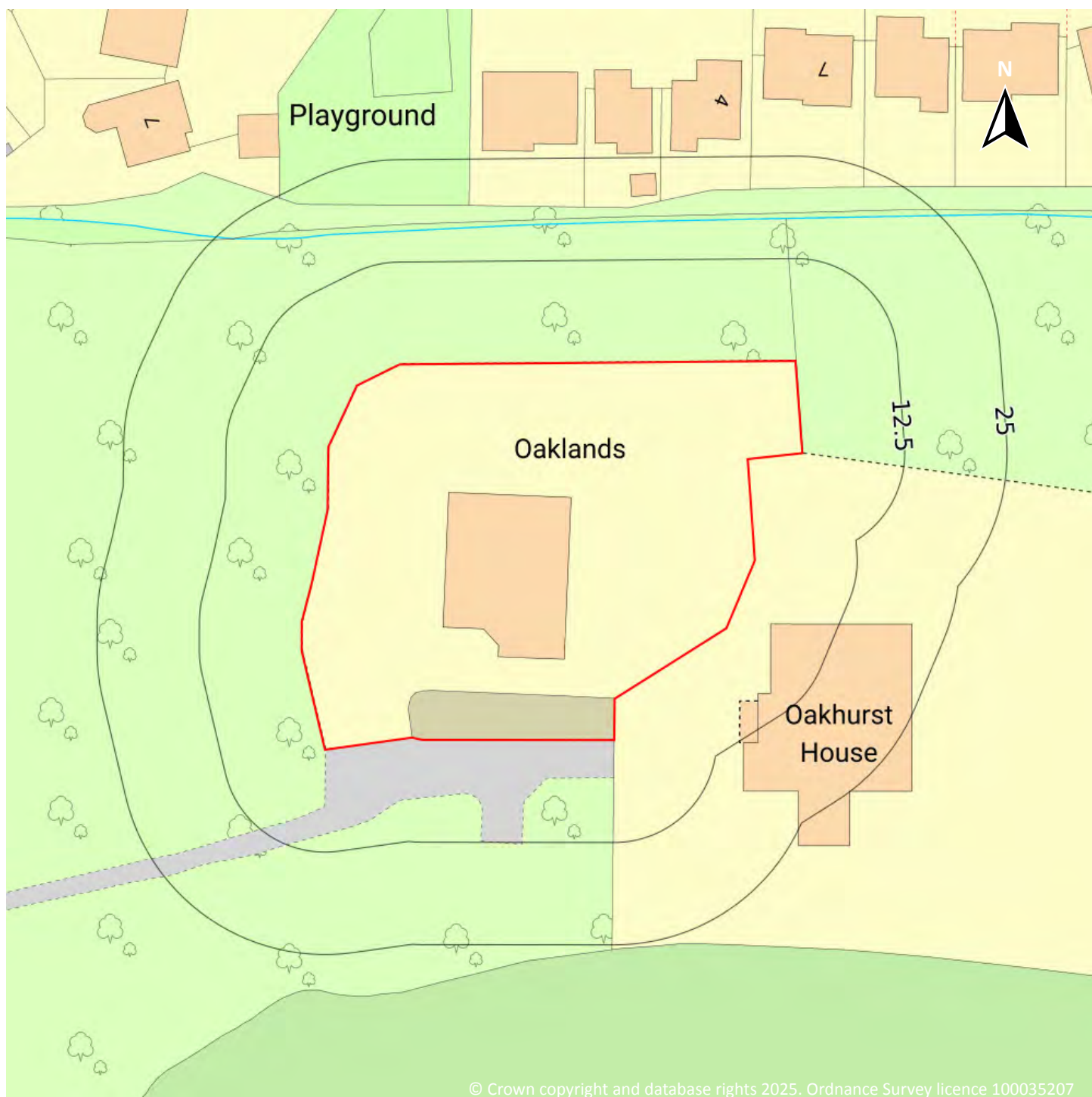


Capture Date: 04/09/1999

Site Area: 0.23ha



OS MasterMap site plan



Site Area: 0.23ha



Map of Sayers Common and surrounding areas. The map shows various features including Furze Field, Christ Church, Sayers Common, Berrylands Farm, Coombe Farm, and The Wood. Concentric circles are drawn around location 4, with radii of 250m and 500m. A red outline highlights a specific area near Sayers Common Wood.

Locations marked on the map:

- 1. Berrylands Farm
- 2. Rend's Lane
- 3. Oakhurst
- 4. Sayers Common (center of circles)
- 5. Furze Field
- 6. Rend's Lane
- 7. Furze Field
- 8. Sayers Common
- 9. Furze Field
- C. Rend's Lane

Other features include Christ Church, Sayers Common, Berrylands Farm, Coombe Farm, The Wood, and the Long House. Roads shown include Goldcrest Drive, Furze Lane, and A23.

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

Records within 500m **23**

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

ID	Location	Land use	Dates present	Group ID
A	152m W	Smithy	1909	2271269

ID	Location	Land use	Dates present	Group ID
A	153m W	Smithy	1875	2297600
A	161m W	Smithy	1896	2251376
1	206m NE	Unspecified Tank	1947	2191455
C	363m W	Brick Field	1875	2158670
2	363m W	Unspecified Depot	1974 - 1992	2211102
C	365m W	Brick and Tile Works	1947	2313981
C	365m W	Brick and Tile Works	1909	2227858
C	371m W	Brick and Tile Works	1896	2250293
C	381m W	Brick Kiln	1875	2173364
C	413m W	Unspecified Ground Workings	1909	2259209
C	418m W	Unspecified Ground Workings	1896	2216452
C	421m NW	Unspecified Tank	1875	2226403
C	425m NW	Unspecified Tank	1896 - 1947	2209220
3	427m N	Nurseries	1963	2199603
C	429m W	Unspecified Pit	1909	2176654
4	435m W	Unspecified Depot	1974 - 1992	2332322
C	438m NW	Unspecified Pit	1909	2174962
5	442m NW	Unspecified Ground Workings	1909	2163948
6	455m W	Unspecified Heap	1947	2187170
C	465m NW	Unspecified Pit	1909	2174961
C	472m NW	Unspecified Pit	1909	2176653
7	496m NW	Old Clay Pits	1896	2172414

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

4

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or



succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
C	408m NW	Unspecified Tank	1897	392421
C	423m NW	Tanks	1897 - 1910	404435
C	424m NW	Unspecified Tank	1874	404483
C	424m NW	Unspecified Tank	1937	426834

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	1
----------------------------	----------

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'.

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

ID	Location	Land use	Dates present	Group ID
B	224m NW	Filling Station	1974	4414

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
A	161m W	Garage	1992 - 1996	90667
A	162m W	Garage	1967	90739
A	181m W	Garage	1955	83341
A	182m W	Garage	1974	86367
B	238m NW	Garage	1955	81693

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

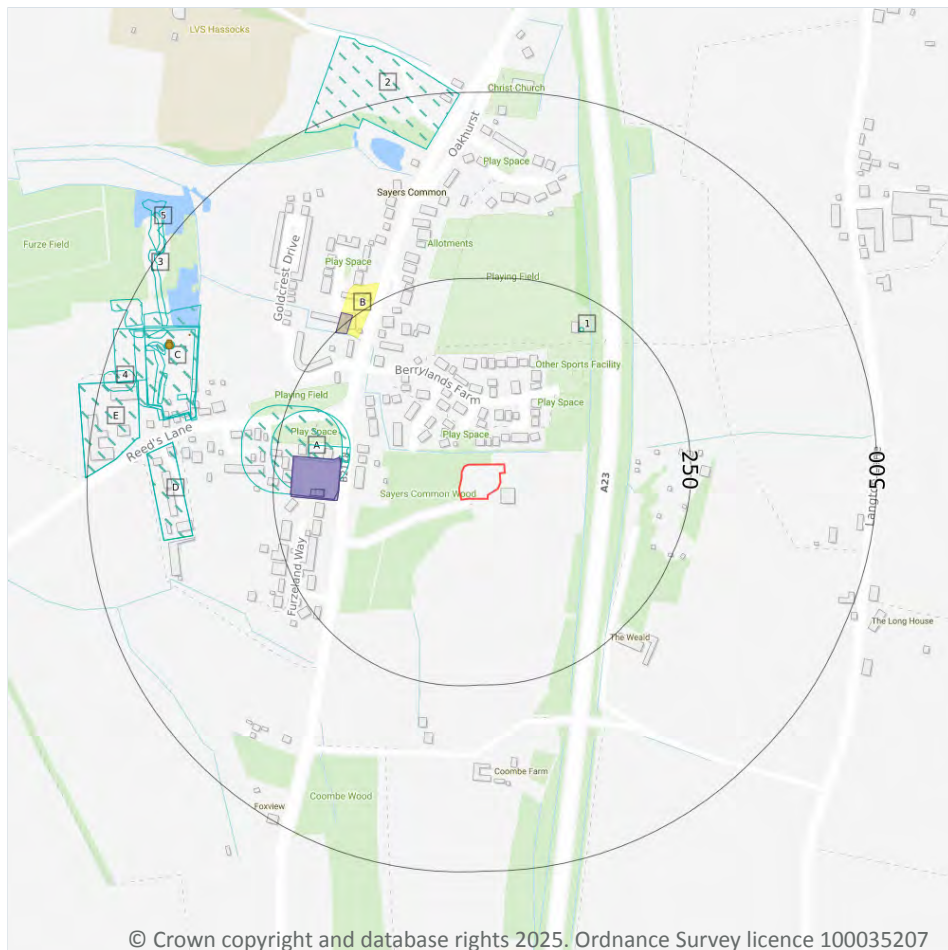
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

27

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	152m W	Smithy	1909	2271269
A	153m W	Smithy	1875	2297600
A	161m W	Smithy	1896	2251376



ID	Location	Land Use	Date	Group ID
1	206m NE	Unspecified Tank	1947	2191455
C	363m W	Brick Field	1875	2158670
D	363m W	Unspecified Depot	1992	2211102
D	363m W	Unspecified Depot	1974	2211102
C	365m W	Brick and Tile Works	1947	2313981
C	365m W	Brick and Tile Works	1909	2227858
C	371m W	Brick and Tile Works	1896	2250293
C	381m W	Brick Kiln	1875	2173364
C	413m W	Unspecified Ground Workings	1909	2259209
C	418m W	Unspecified Ground Workings	1896	2216452
C	421m NW	Unspecified Tank	1875	2226403
C	425m NW	Unspecified Tank	1947	2209220
C	425m NW	Unspecified Tank	1909	2209220
C	425m NW	Unspecified Tank	1896	2209220
2	427m N	Nurseries	1963	2199603
C	429m W	Unspecified Pit	1909	2176654
E	435m W	Unspecified Depot	1992	2332322
E	435m W	Unspecified Depot	1974	2332322
C	438m NW	Unspecified Pit	1909	2174962
3	442m NW	Unspecified Ground Workings	1909	2163948
4	455m W	Unspecified Heap	1947	2187170
C	465m NW	Unspecified Pit	1909	2174961
C	472m NW	Unspecified Pit	1909	2176653
5	496m NW	Old Clay Pits	1896	2172414

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

5

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 19 >](#)

ID	Location	Land Use	Date	Group ID
C	408m NW	Unspecified Tank	1897	392421
C	423m NW	Tanks	1897	404435
C	423m NW	Tanks	1910	404435
C	424m NW	Unspecified Tank	1874	404483
C	424m NW	Unspecified Tank	1937	426834

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

1

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'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
B	224m NW	Filling Station	1974	4414

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

7

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'.

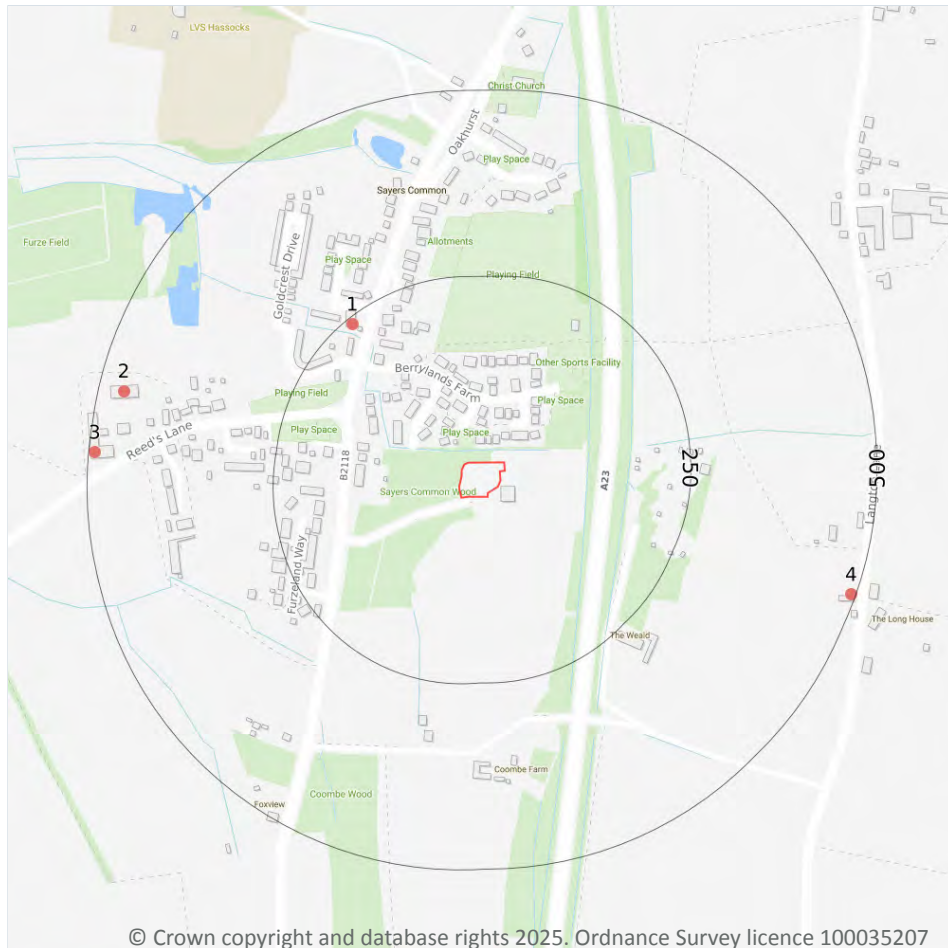
Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
A	161m W	Garage	1996	90667
A	161m W	Garage	1996	90667
A	162m W	Garage	1967	90739
A	162m W	Garage	1992	90667
A	181m W	Garage	1955	83341
A	182m W	Garage	1974	86367
B	238m NW	Garage	1955	81693

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**4**

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 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	241m NW	Sayers Common Housing C/o Linden Homes, Opposite Berrylands Farm, Dunlop Close, Sayers Common, Bn6 9sl	WEX256436	Using waste exemption	Not on a farm	Use of waste in construction
2	466m W	-	WEX261916	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	492m W	Pavilion House, King Business Centre, Reeds Lane, Sayers Common, Hassocks, Bn6 9ls	WEX390678	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	494m E	-	WEX348751	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
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
1	141m NE	Electricity Sub Station	West Sussex, BN6	Electrical Features	Infrastructure and Facilities
4	212m W	Old Forge Garage	Old Forge Garage, London Road, Sayers Common, West Sussex, BN6 9HZ	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

0

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

This data is sourced from Local Authority records.



4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

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 26 >](#)

ID	Location	Address	Details	
B	230m NE	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HUR STPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	230m NE	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HUR STPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	230m NE	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HUR STPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	230m NE	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HUR STPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997
B	230m NE	A23TRUNKROADIMPROVEMENTS, A23TRUNKROADIMPROVEMENTS, HICKSTEAD,SAYERSCOMMON,HUR STPIERPOINT&NEWTIMER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02201 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26/10/1992 Effective Date: 26/10/1992 Revocation Date: 31/03/1997



ID	Location	Address	Details	
5	334m S	COOMBEFARM,COOMBEFARM,LO NDONROAD,SAYERSCOMMONWES TSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02668 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 05/12/1989 Effective Date: 05/12/1989 Revocation Date: -
6	391m W	MEADOWVIEWRESIDENTIALDEVEL OPMENT,MEADOWVIEWRESIDENTI ALDEVPT,REEDSLANE,SAYERSCOM MON,HASSOCKS,BN69JG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P12881 Permit Version: 1 Receiving Water: UNNAMED TRIB OF THE R. ADUR	Status: SURRENDERED UNDER EPR 2010 Issue date: 16/11/2006 Effective Date: 16/11/2006 Revocation Date: 17/11/2023
7	448m W	REEDSLANE,REEDSLANE,SAYERSCO MMON,HASSOCKSSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02198 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 04/06/1973 Effective Date: 04/06/1973 Revocation Date: 01/07/1991

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

4.14 Pollutant release to surface waters (Red List)

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

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

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

4.15 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

4

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 26 >](#)

ID	Location	Details	
2	165m NW	Incident Date: 28/11/2002 Incident Identification: 123529 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	179m NW	Incident Date: 04/04/2003 Incident Identification: 148737 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	226m NW	Incident Date: 12/10/2003 Incident Identification: 195726 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	233m NW	Incident Date: 26/07/2002 Incident Identification: 94708 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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



4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

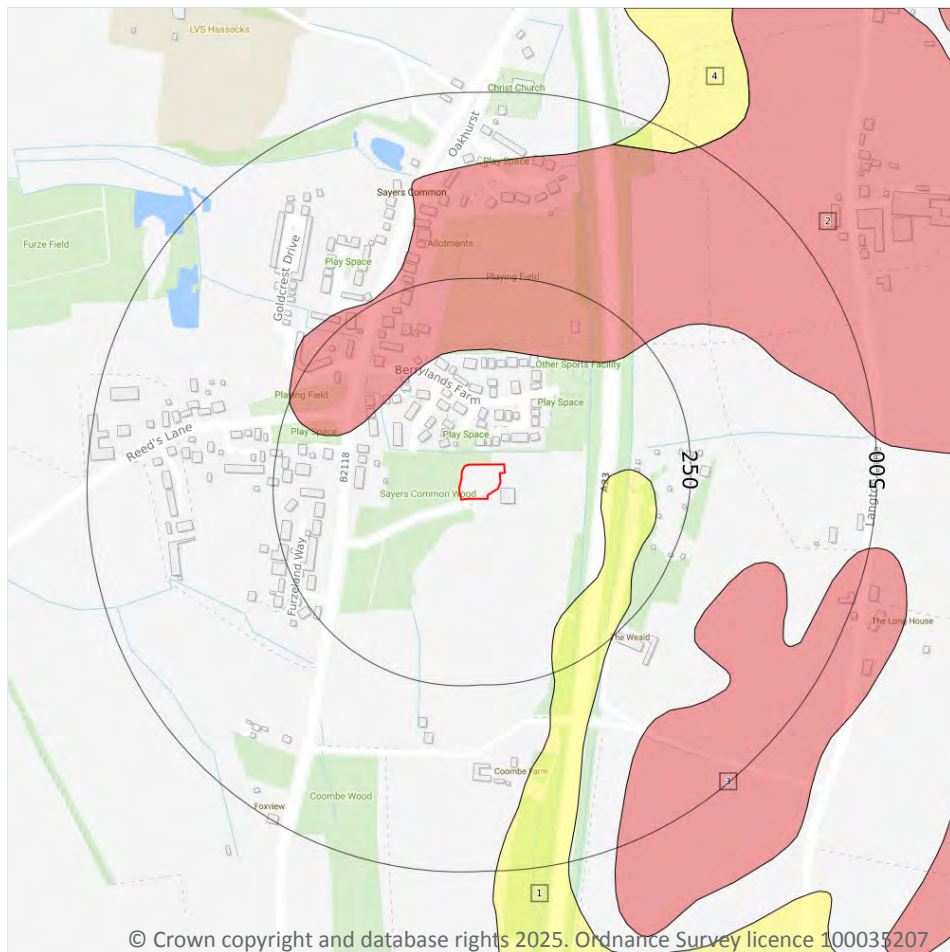
4.21 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

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

ID	Location	Designation	Description
1	133m E	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	137m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

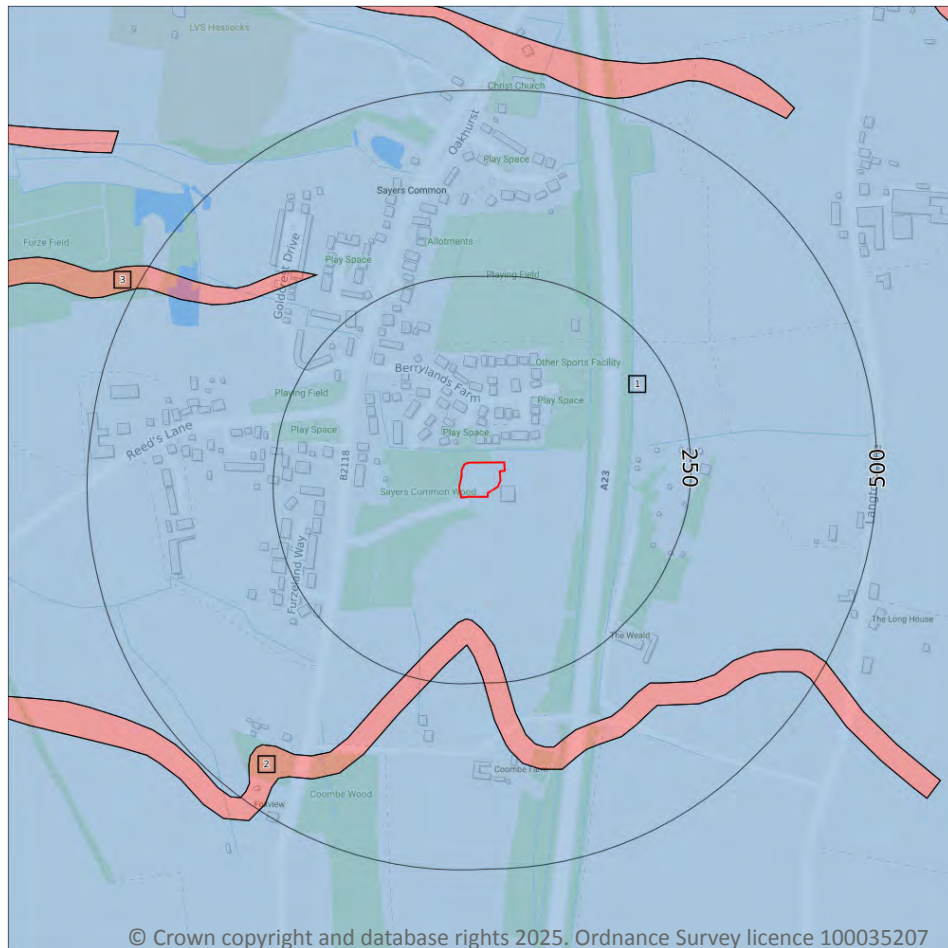


ID	Location	Designation	Description
3	323m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	454m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	163m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

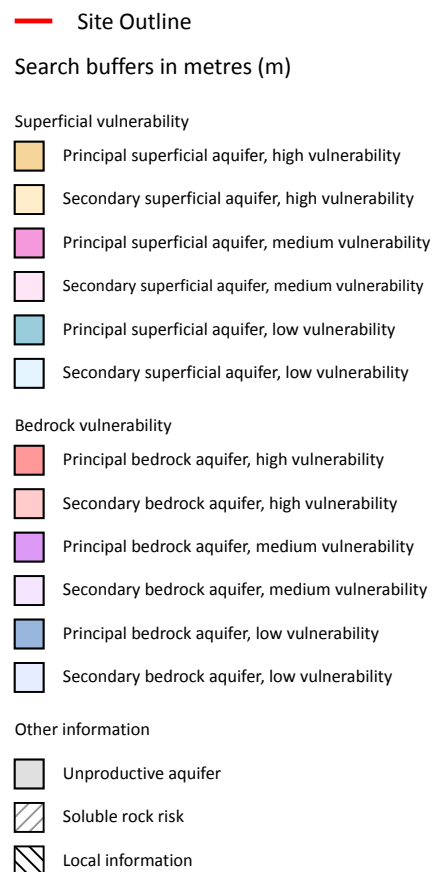
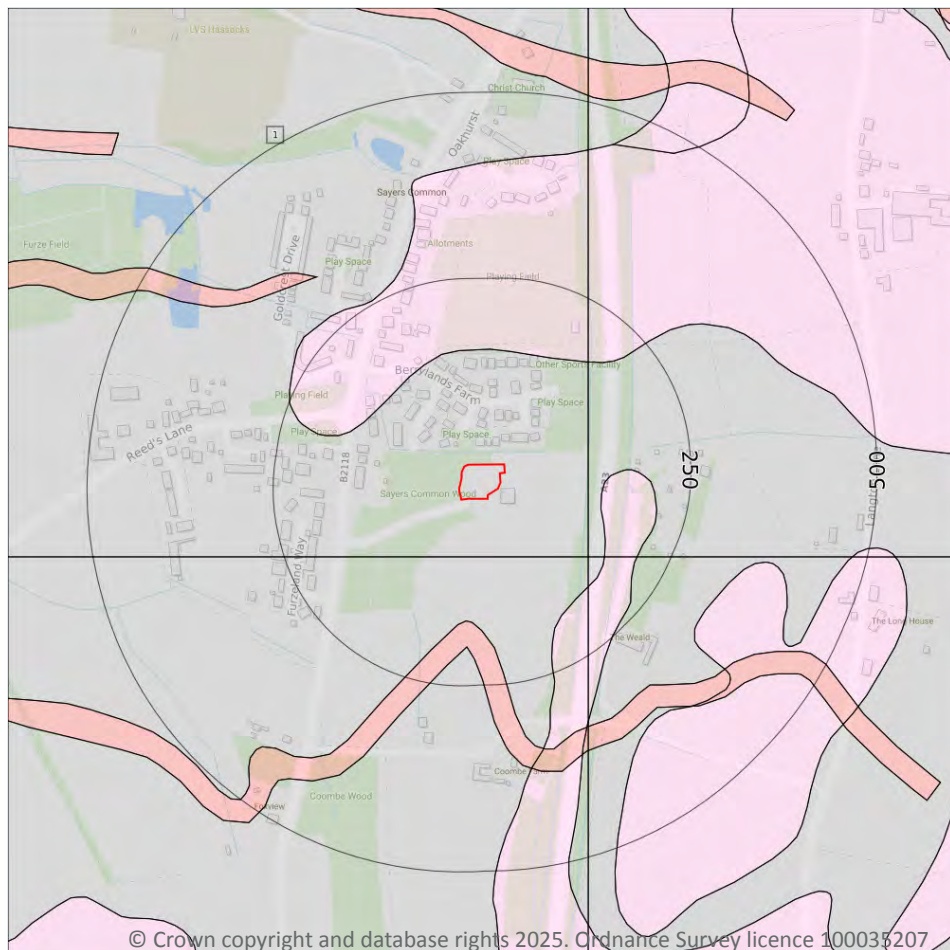


ID	Location	Designation	Description
3	323m NW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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 37](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% 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
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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

0

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

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



5.7 Surface water abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 39](#) >

ID	Location	Details	
-	1626m N	Status: Active Licence No: 10/41/322202 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: HERRINGS STREAM AT HICKSTED PLACE Data Type: Line Name: Hickstead Limited Easting: 526530 Northing: 119720	Annual Volume (m ³): 51369 Max Daily Volume (m ³): 818.3 Original Application No: NPS/WR/015108 Original Start Date: 17/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 16/04/2019 Version End Date: -
-	1849m NW	Status: Historical Licence No: 10/41/322002 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: RIVER ADUR & HERRINGS STREAM AT TWINEHAM Data Type: Poly4 Name: Worsley Easting: 524000 Northing: 119670	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/08/1985 Expiry Date: - Issue No: 101 Version Start Date: 03/04/2001 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

0

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

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

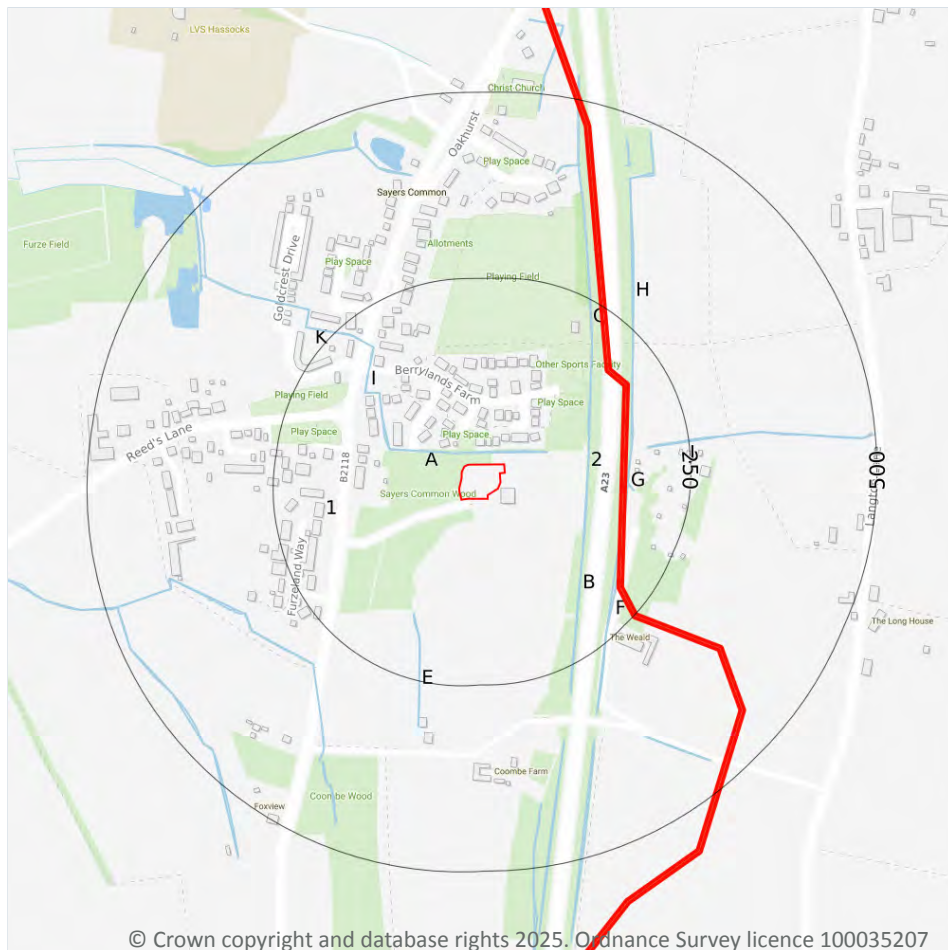
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

15

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 42 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	16m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	111m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	115m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	116m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	165m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	166m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	166m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	166m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	170m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	171m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	180m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
I	185m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
J	193m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
I	201m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
K	220m NW	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

9

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

Features are displayed on the Hydrology map on [page 42 >](#)

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 42 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Adur East (Sakeham)	GB107041012900	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 42](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3226m NW	River	Adur East (Sakeham)	GB107041012900 ↗	Poor	Fail	Poor	2019

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 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

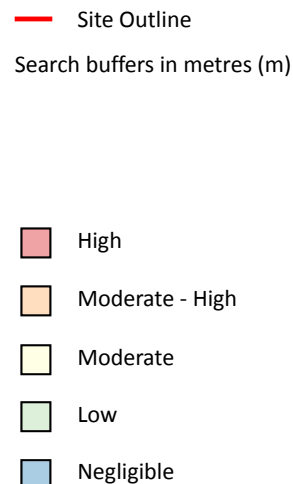
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

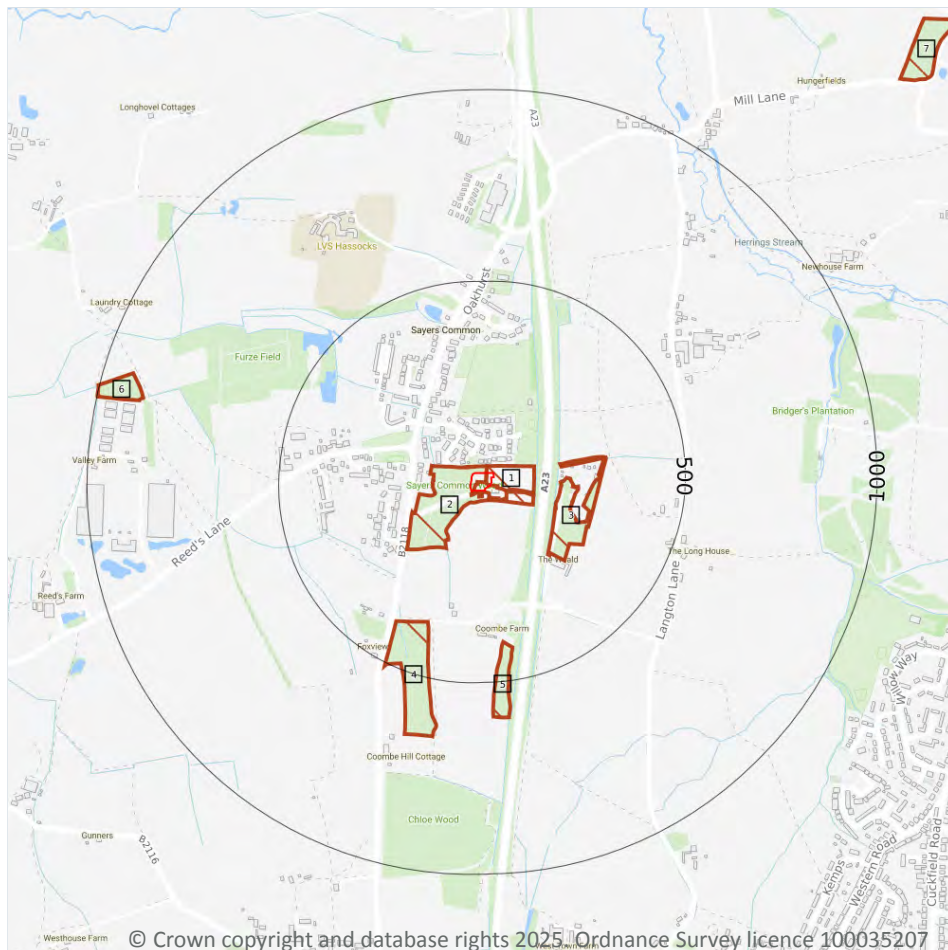
Negligible

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

Features are displayed on the Groundwater flooding map on [page 50](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

17

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 51 >](#)

ID	Location	Name	Woodland Type
1	On site	Sayers Common Wood	Ancient & Semi-Natural Woodland
2	On site	Sayers Common Wood_W	Ancient & Semi-Natural Woodland
3	174m E	Sayers Common Wood_E	Ancient & Semi-Natural Woodland
4	359m S	Coombe Wood	Ancient & Semi-Natural Woodland
5	397m S	Coombe Farm Shaw	Ancient & Semi-Natural Woodland
6	881m W	Laundry Wood	Ancient & Semi-Natural Woodland
7	1478m NE	Hungerfields Wood	Ancient & Semi-Natural Woodland
-	1498m N	Moat Burn Shaw	Ancient & Semi-Natural Woodland
-	1619m E	Tilleys Copse	Ancient & Semi-Natural Woodland
-	1671m SE	The Wilderness	Ancient & Semi-Natural Woodland
-	1719m S	Grange Farm Shaw_N	Ancient & Semi-Natural Woodland
-	1771m S	Grange Farm Shaw	Ancient & Semi-Natural Woodland
-	1882m NE	Northend Copse	Ancient & Semi-Natural Woodland
-	1890m NE	Blackhouse Wood	Ancient & Semi-Natural Woodland
-	1899m E	Sandfield Shaw	Ancient & Semi-Natural Woodland
-	1973m N	Slay Pit	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1981m NE	Pook Bourne Shaw	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

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

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

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

10.9 Forest Parks

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

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

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

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

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

10.11 Green Belt

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

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

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

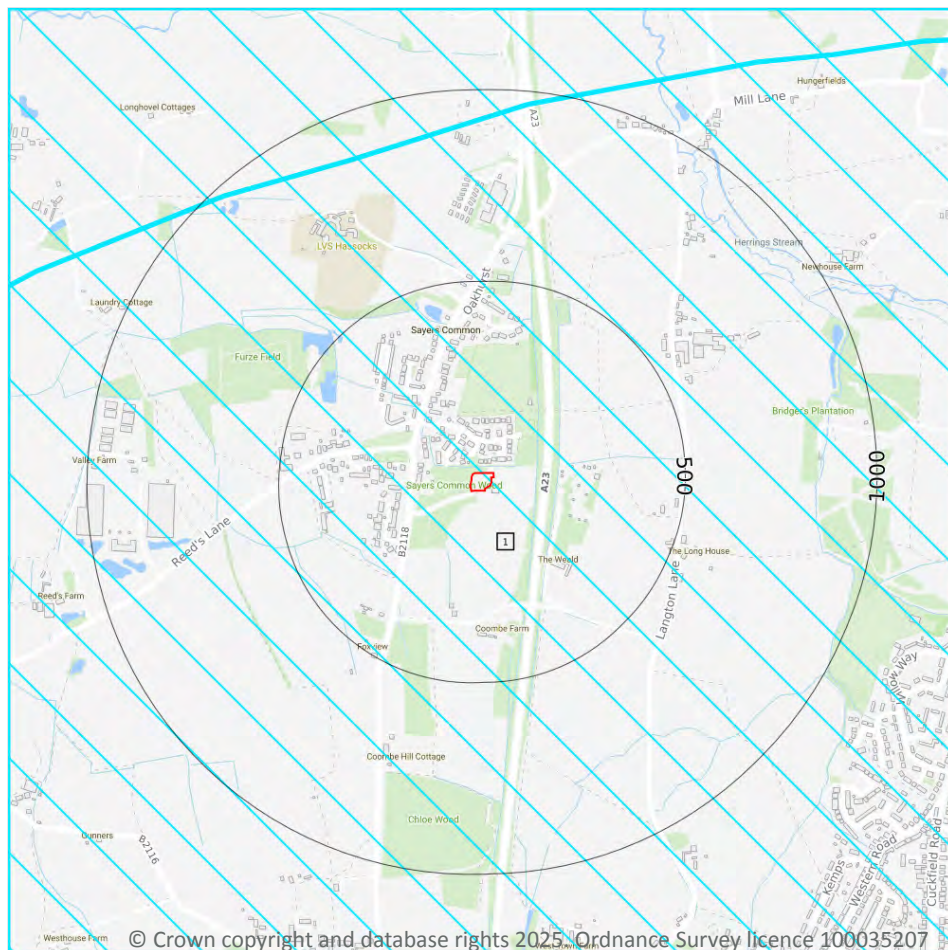
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing
1280m S	Chess Stream NVZ	Surface Water	808	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 57](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

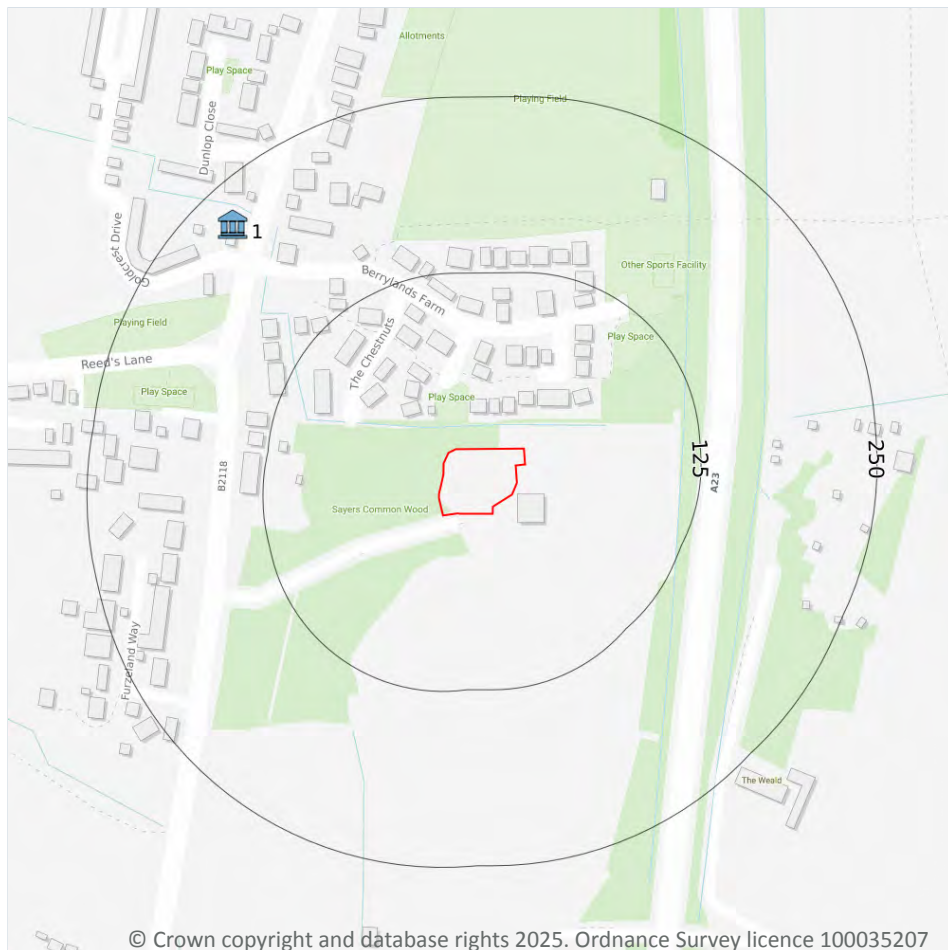
0

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

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 59 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	224m NW	Aymers Sayers	II	1285464	11/05/1983

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



11.5 Conservation Areas

Records within 250m**0**

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

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

11.6 Scheduled Ancient Monuments

Records within 250m**0**

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

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

11.7 Registered Parks and Gardens

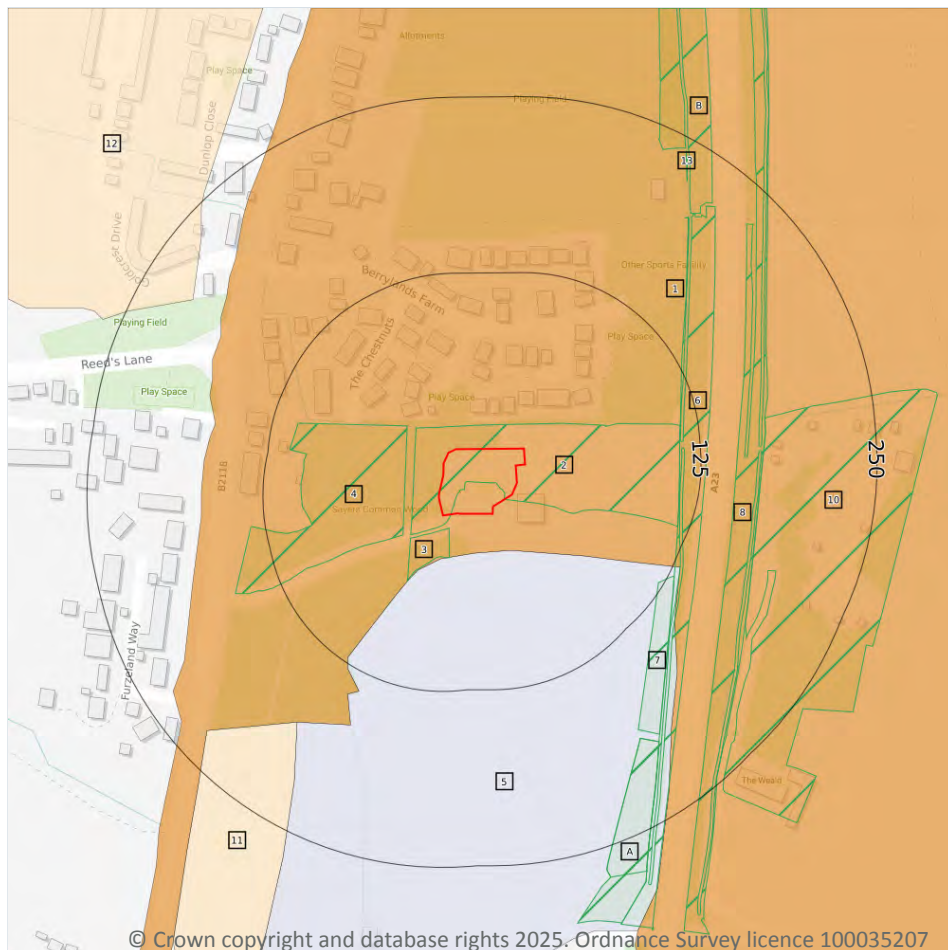
Records within 250m**0**

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

4

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 62](#) >

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



ID	Location	Classification	Description
5	27m S	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
11	180m SW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
12	212m NW	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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

12

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.

Features are displayed on the Agricultural designations map on [page 62](#) >

ID	Location	Description	Reference	Application date
2	On site	Selective Fell/Thin (Unconditional)	018/366/15-16	-
3	10m SW	Selective Fell/Thin (Unconditional)	018/366/15-16	-
4	24m W	Selective Fell/Thin (Unconditional)	019/603/11-12	25/04/2012
6	110m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
7	121m SE	Selective Fell/Thin (Unconditional)	018/366/15-16	-



ID	Location	Description	Reference	Application date
8	150m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
10	168m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
A	191m SE	Selective Fell/Thin (Unconditional)	018/366/15-16	-
A	191m SE	Selective Fell/Thin (Unconditional)	019/293/07-08	06/11/2007
B	205m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-
13	223m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-
B	234m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

1

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

Location	Reference	Scheme	Start Date	End date
25m S	AG00439145	Entry Level Stewardship	01/05/2013	30/04/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

1

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.

Location	Reference	Scheme	Start Date	End Date
175m E	1260627	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

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

12

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 65](#) >

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



ID	Location	Main Habitat	Other habitats
5	16m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	110m E	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
7	156m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	161m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	166m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	171m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	186m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	242m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

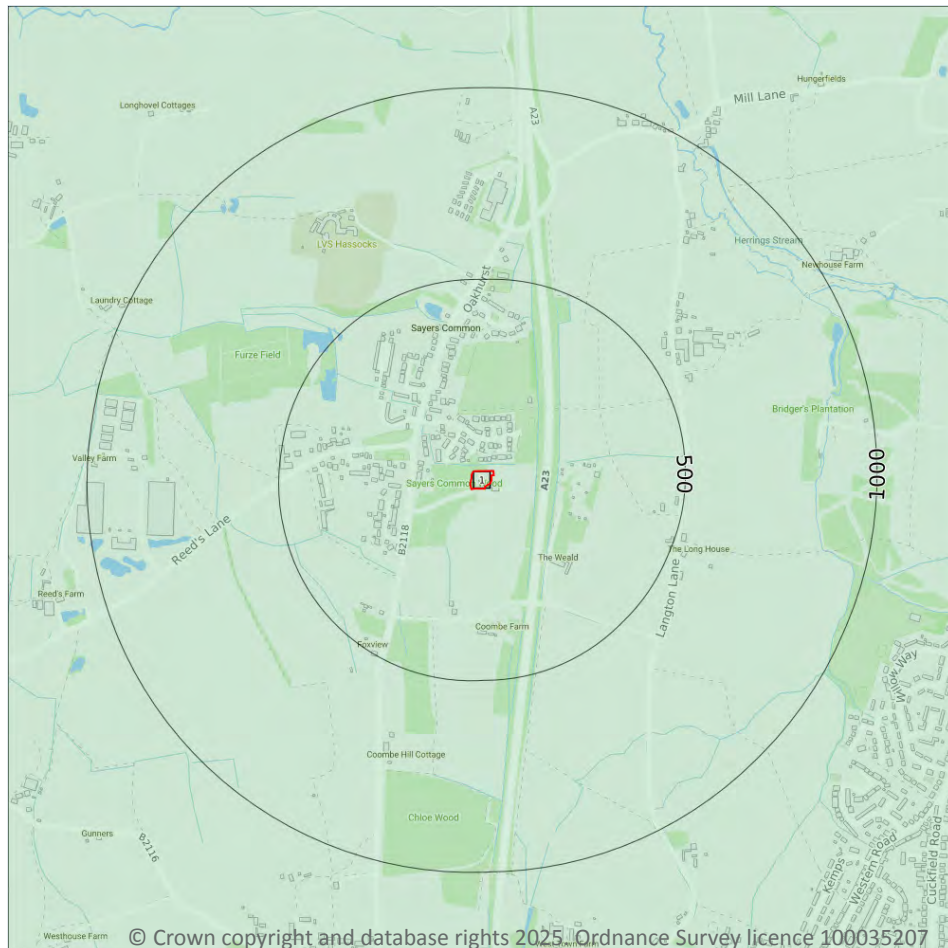


Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 68](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ21NE

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

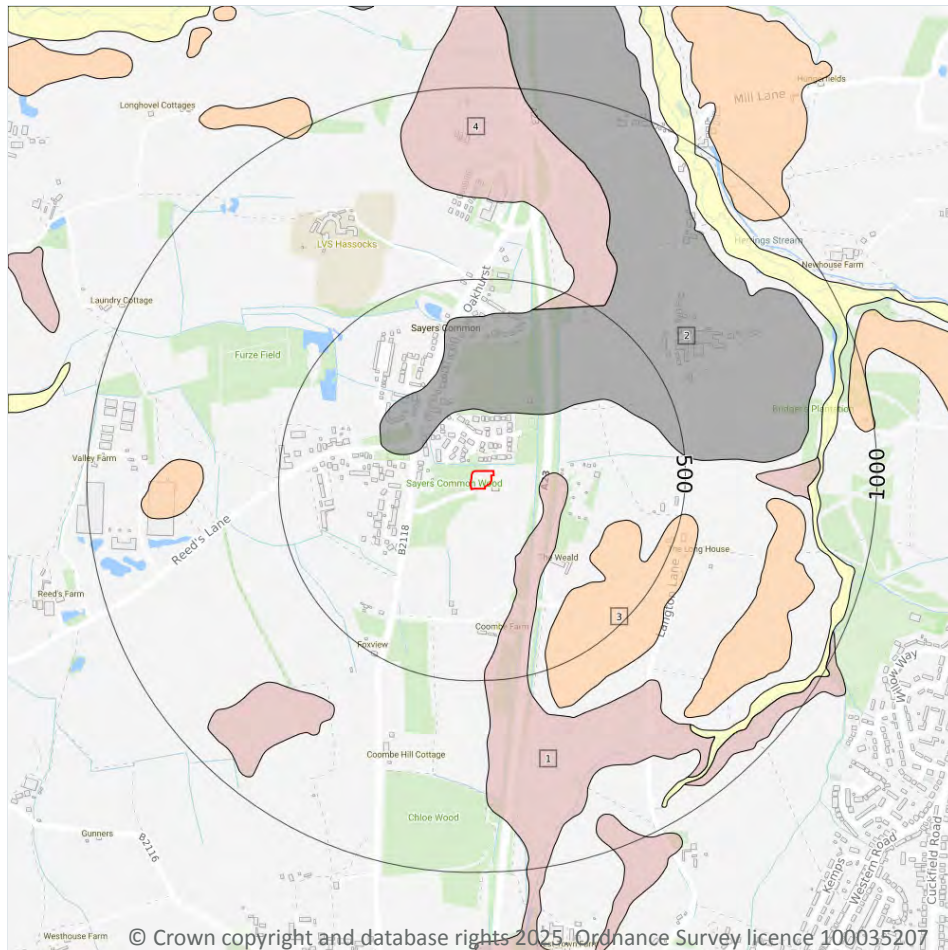
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



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

4

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 70 >](#)

ID	Location	LEX Code	Description	Rock description
1	123m E	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	146m NW	AD2T3-XZSV	River Terrace Deposits, 2 To 3 (adur) - Silt, Sand And Gravel	Silt, Sand And Gravel
3	321m SE	AD3-XSV	River Terrace Deposits, 3 (adur) - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
4	433m N	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

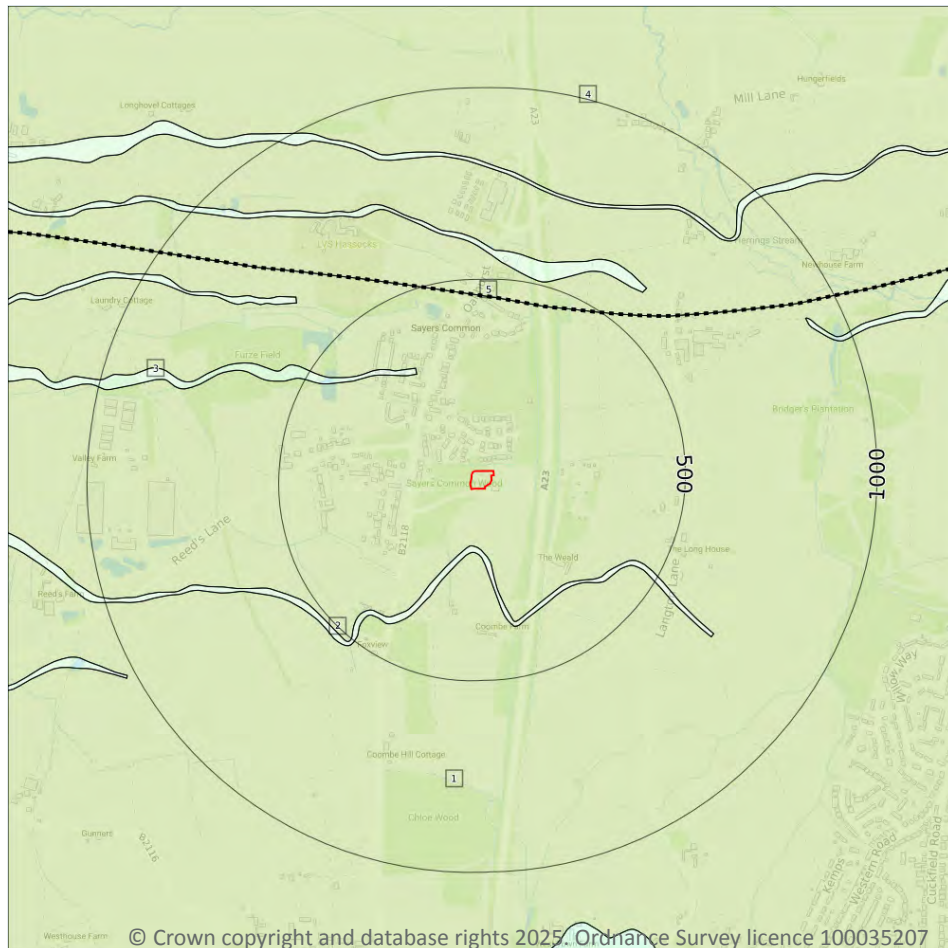
0

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

4

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 72 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
2	148m S	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age
3	295m NW	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age
4	446m N	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age



This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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

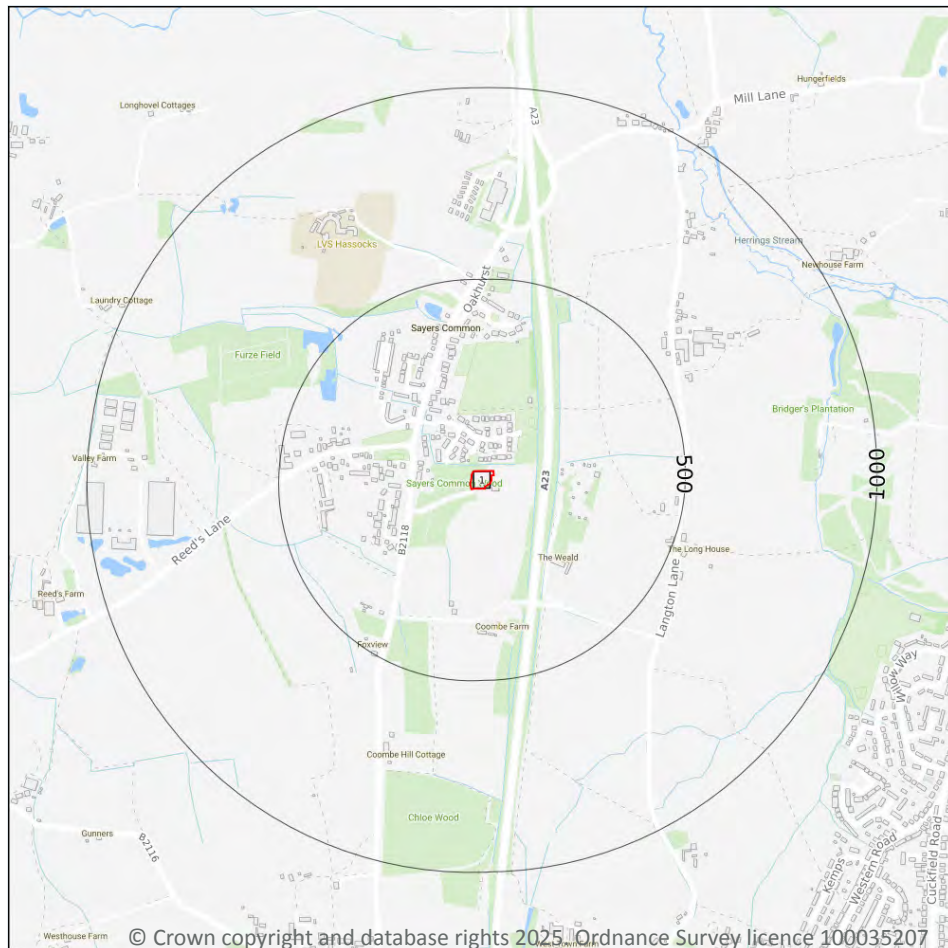
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 72 >](#)

ID	Location	Category	Description
5	446m N	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 74](#) >

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

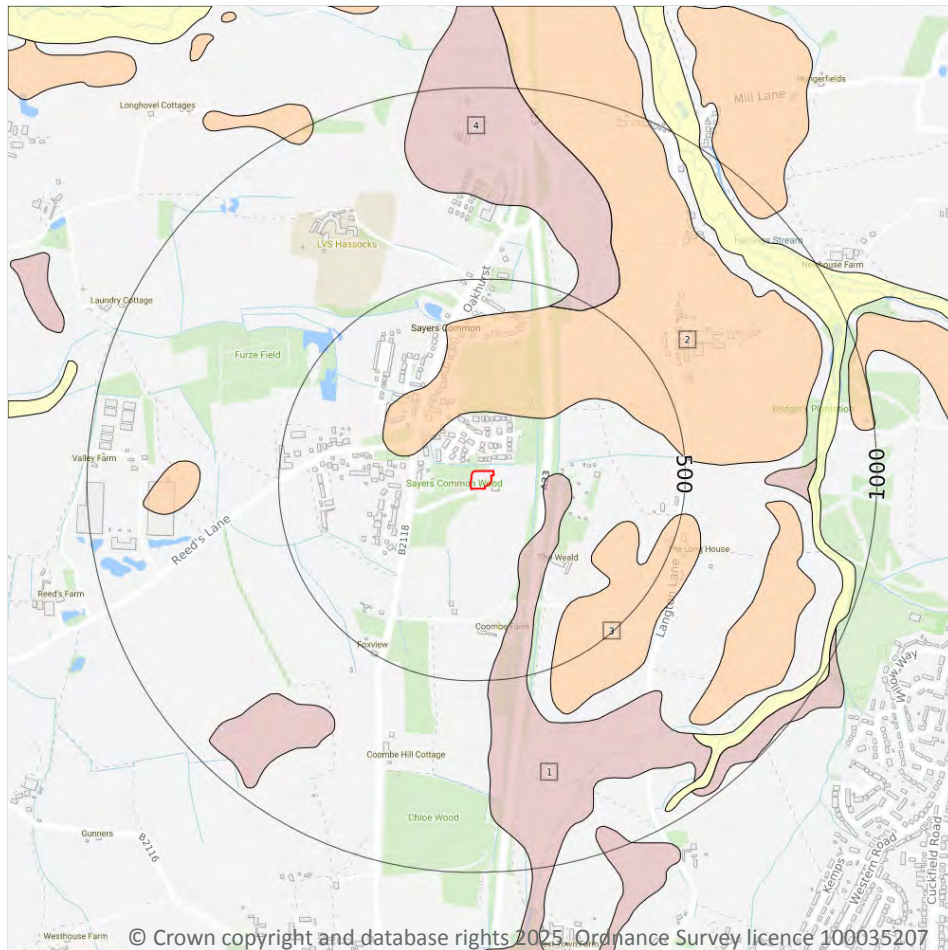
0

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

4

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 76 >](#)

ID	Location	LEX Code	Description	Rock description
1	133m E	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	137m NW	AD2T3-XSV	RIVER TERRACE DEPOSITS, 2 TO 3 (ADUR)	SAND AND GRAVEL
3	323m SE	AD3-XSV	RIVER TERRACE DEPOSITS, 3 (ADUR)	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	454m N	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)

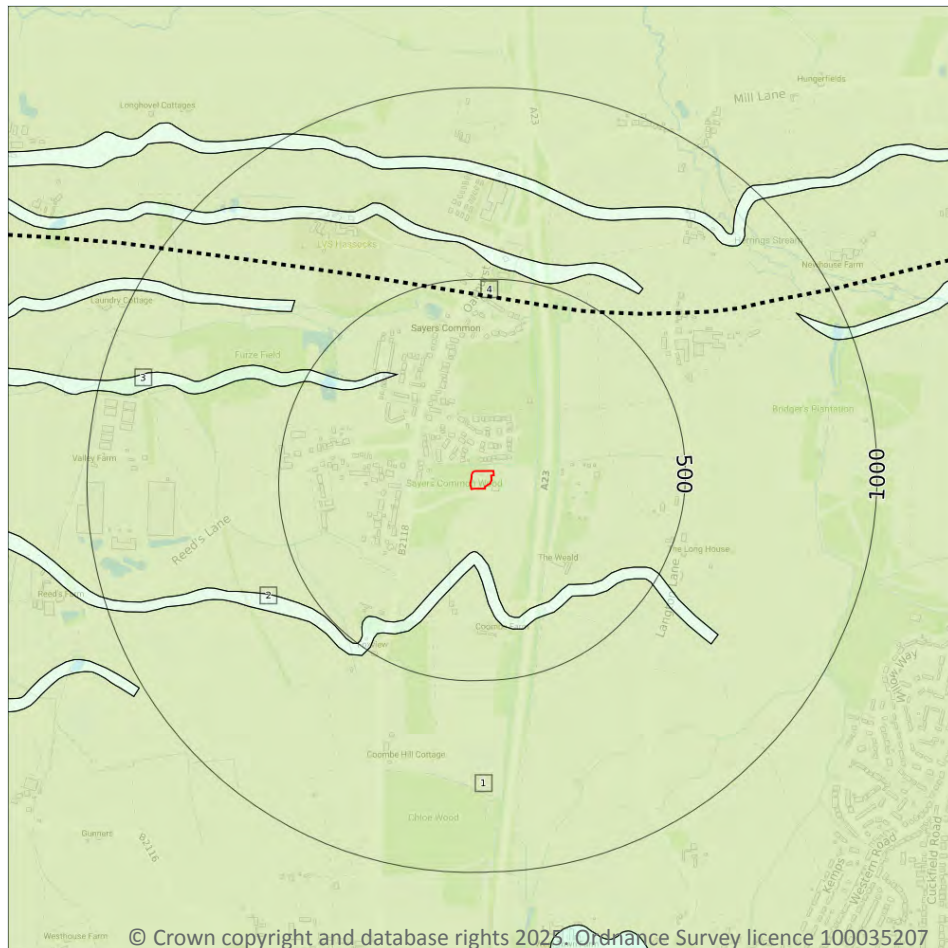
Records within 50m	0
---------------------------	----------

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 78 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
2	163m S	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	HAUTERIVIAN
3	323m NW	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	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

1

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

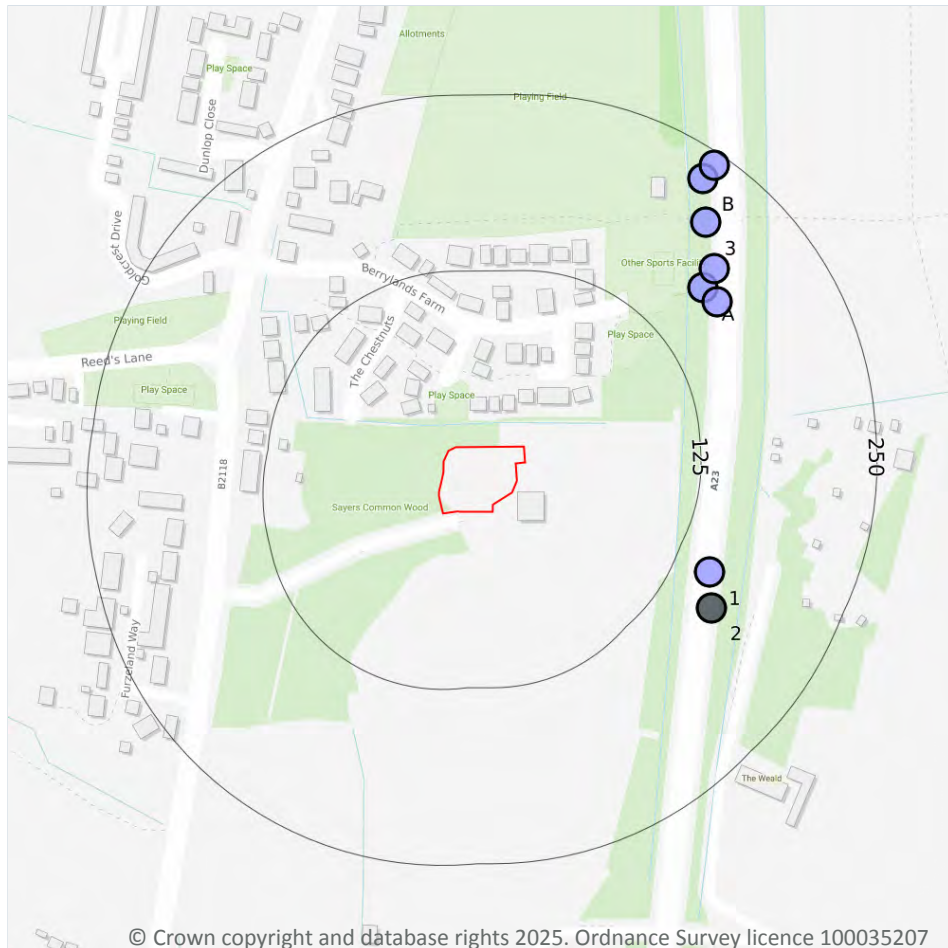
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 78 >](#)

ID	Location	Category	Description
4	448m N	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes



Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

8

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 80](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	151m E	527019 118035	A23 BOLNEY TO BRIGHTON 858	5.0	N	584241 ↗
2	163m SE	527020 118010	A23 WARNINGLID FLYOVER TO BRIGHTON TP 1100	-	Y	N/A

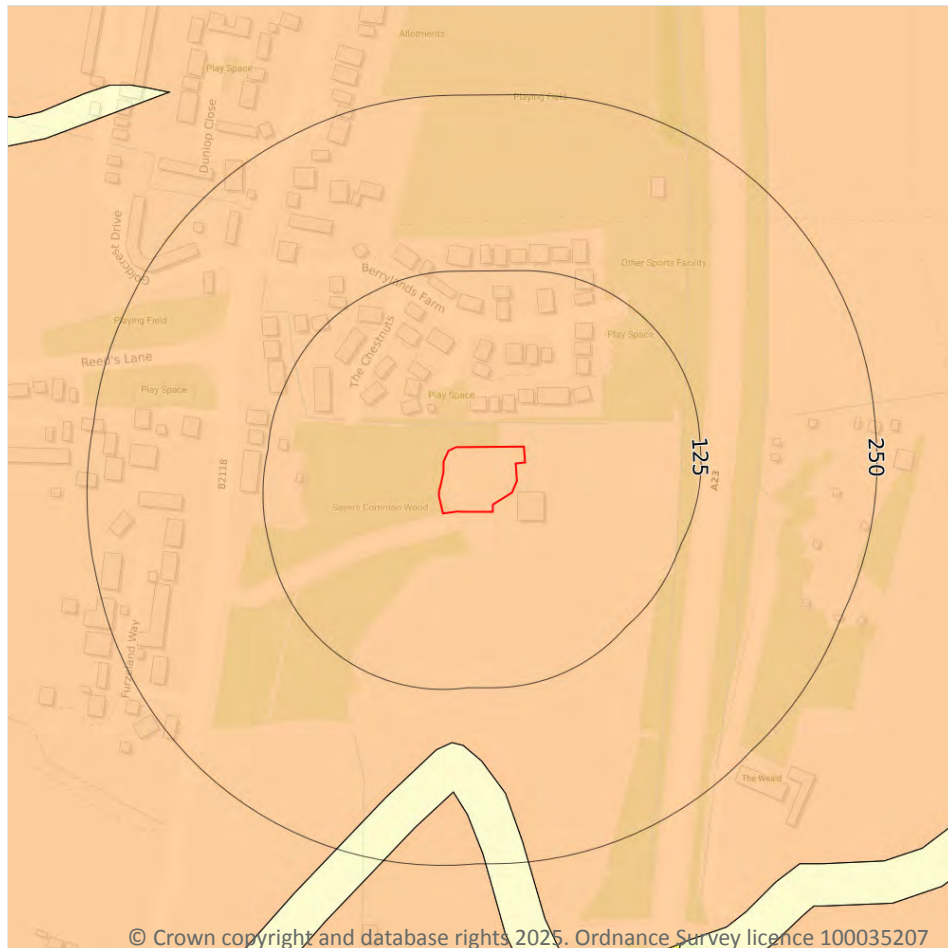


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	170m NE	527014 118237	A23 SAYERS COMMON WOOD TP1	1.5	N	18904948 ↗
A	171m NE	527024 118227	A23 BOLNEY TO BRIGHTON 856	5.0	N	584240 ↗
A	185m NE	527022 118251	A23 SAYERS COMMON WOOD TP4	1.5	N	18904951 ↗
3	205m NE	527016 118284	A23 SAYERS COMMON WOOD TP2	1.5	N	18904949 ↗
B	229m NE	527014 118315	A23 SAYERS COMMON WOOD TP3	1.5	N	18904950 ↗
B	241m NE	527022 118324	A23 SAYERS COMMON WOOD TP5	1.5	N	18904952 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

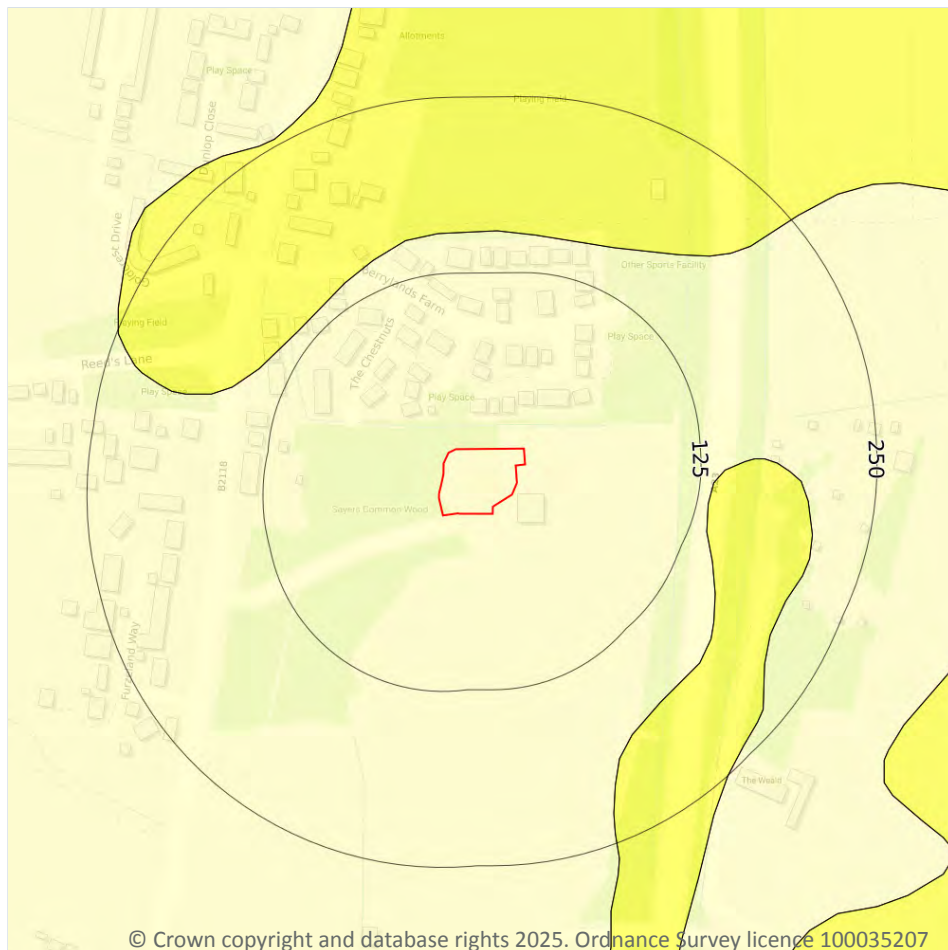
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 82 >](#)

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

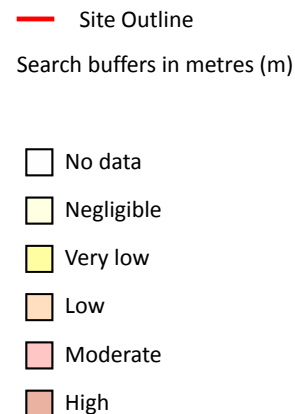
Features are displayed on the Natural ground subsidence - Running sands map on [page 83](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

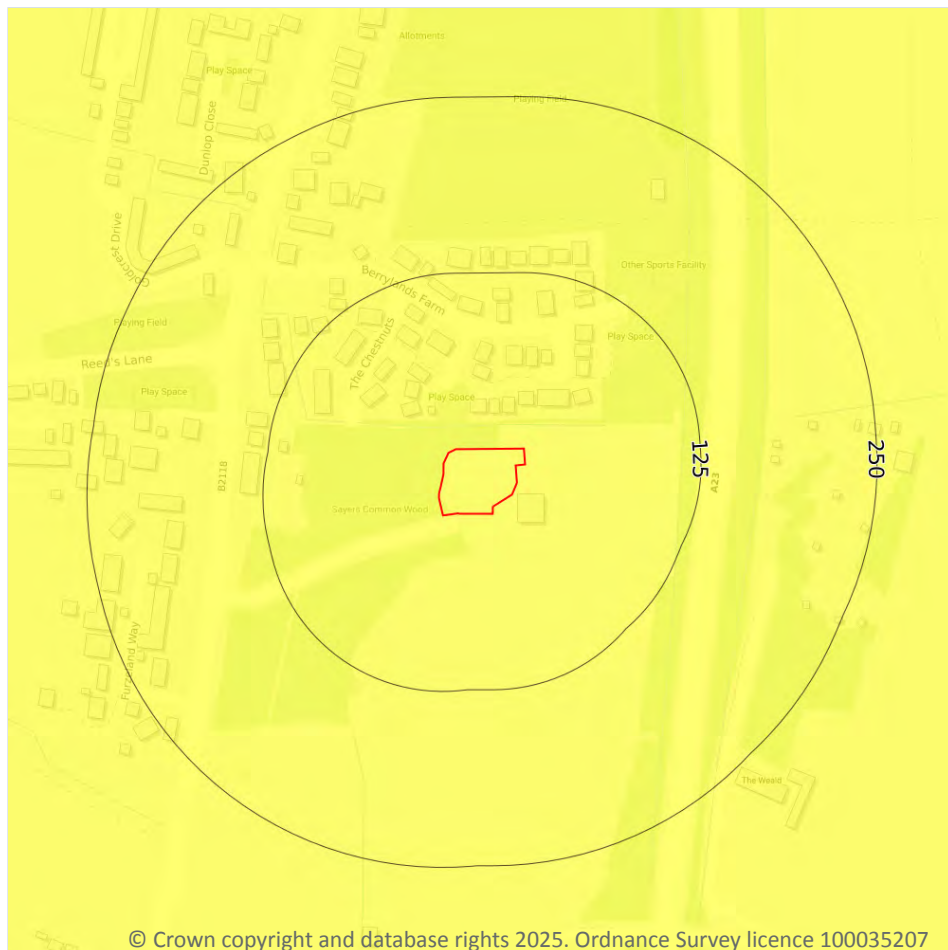
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 84](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

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17.4 Collapsible deposits

Records within 50m

1

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

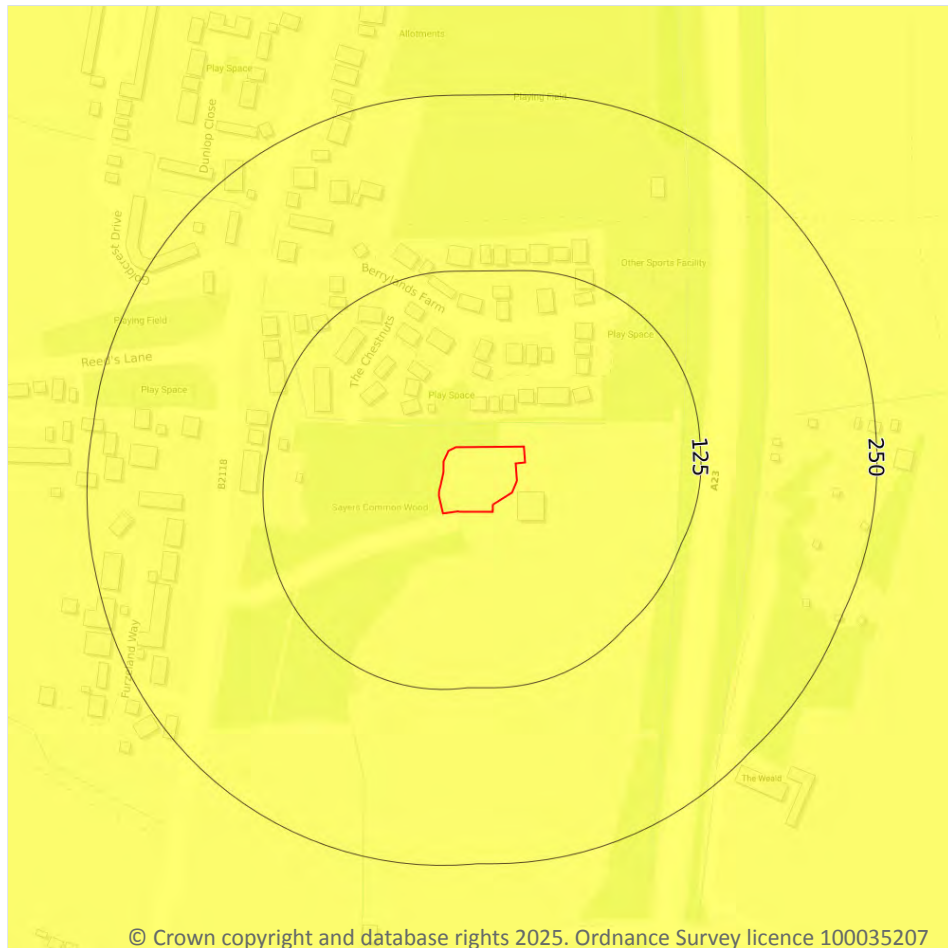
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 85 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

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17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 86 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 87](#)

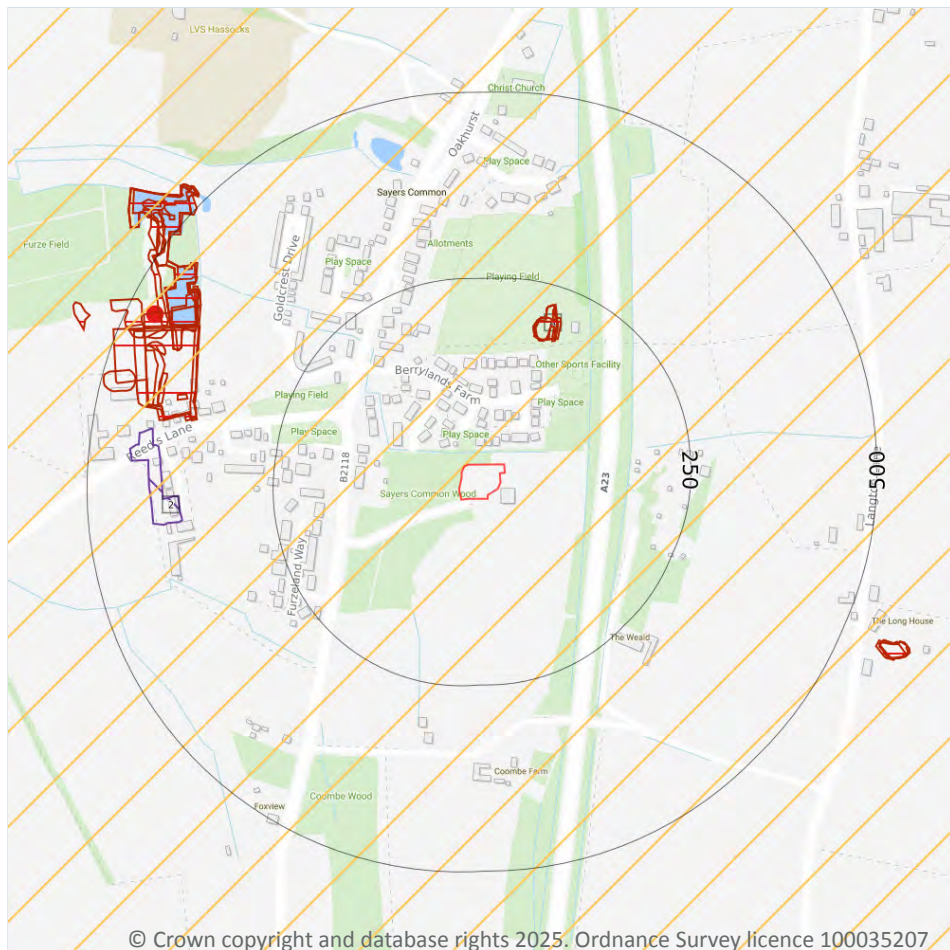
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

1

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 89 >](#)

ID	Location	Details	Description
B	463m NW	Name: Sayers Common Brickworks Address: Sayers Common, HASOCKS, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	5
----------------------------	----------

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 89 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	173m NE	Pond	1992	1:10000
A	173m NE	Pond	1974	1:10000
A	173m NE	Pond	1963	1:10560
A	173m NE	Pond	1947	1:10560
A	175m NE	Pond	1875	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 is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

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 89 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
2	374m W	Sayers Common	Brick clay	Surface mineral working	Valid	2/2/48

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

1

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 89 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	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.

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.

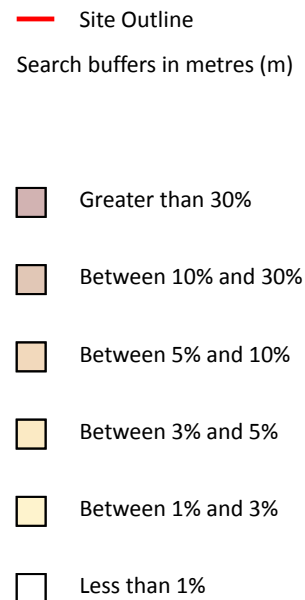
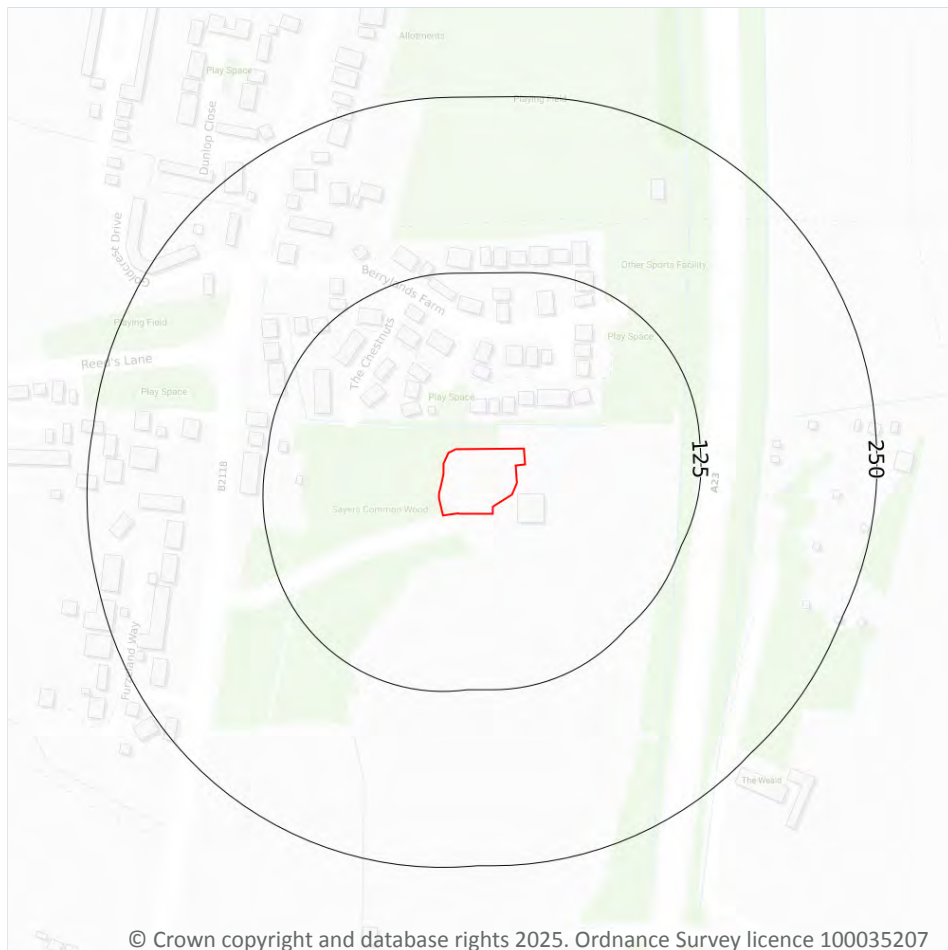
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 97](#) >

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

1

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	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 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-and-conditions-april-2023/ ↗.



APPENDIX E

Historical map extracts



Site Details:

Oaklands, London Road, Sayers
Common, Hassocks, BN6 9HY

Client Ref: Oaklands
Report Ref: GS-G2G-P6Z-GXR-CG6
Grid Ref: 526857, 118100

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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

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

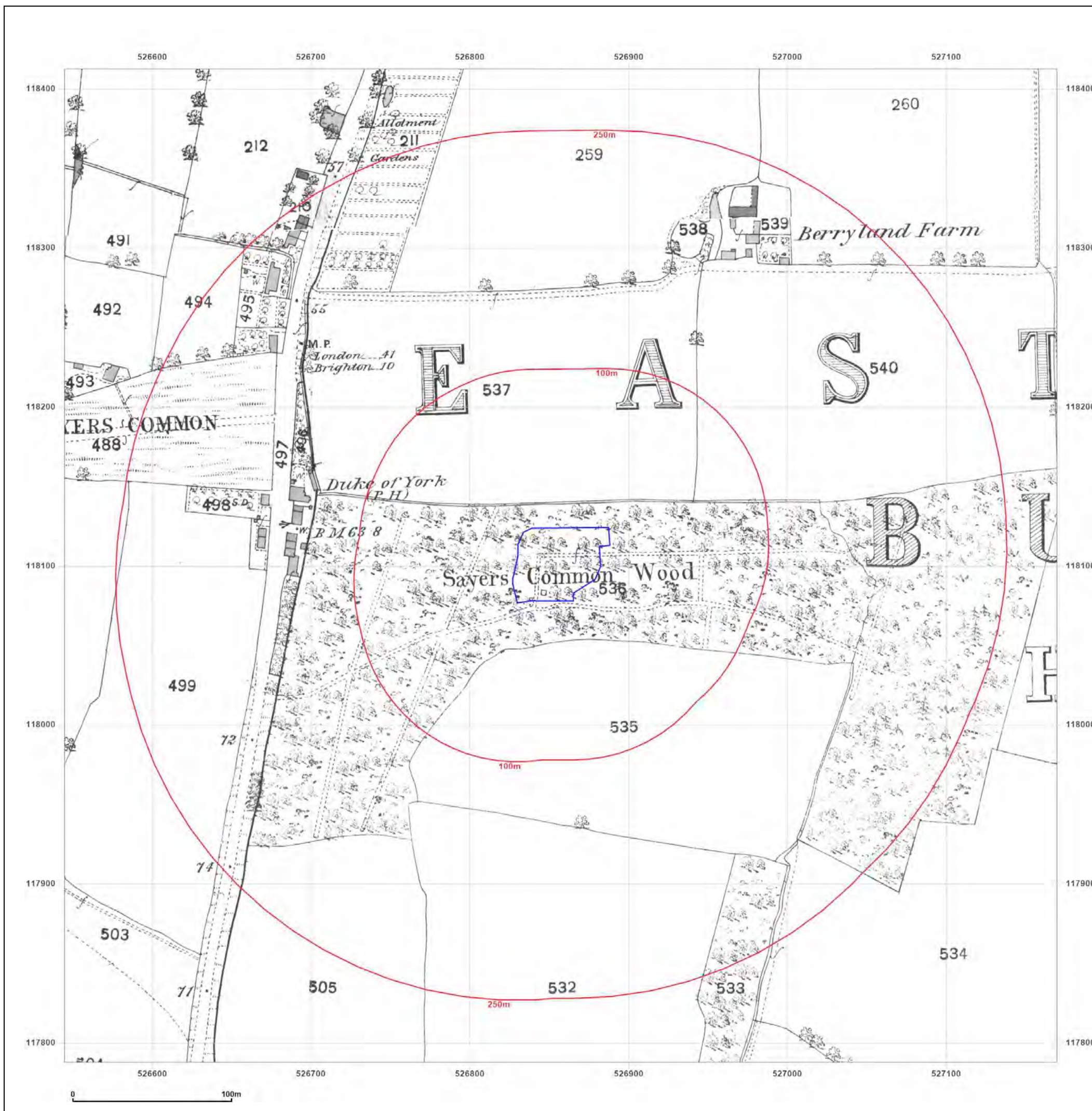


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Production date: 21 February 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Oaklands, London Road, Sayers Common, Hassocks, BN6 9HY

Client Ref: Oaklands
Report Ref: GS-G2G-P6Z-GXR-CG6
Grid Ref: 526857, 118100

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

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



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Production date: 21 February 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

