

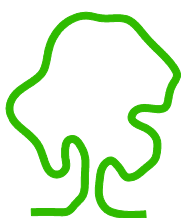
WOODSIDE GRANGE



WOODSLANDS ROAD, HASSOCKS, BN6 8EX

Preliminary Contamination Risk Assessment

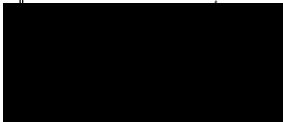
December 2024



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	771/Lock/WoodsideGrange/PCRA
Date	December 2024
Client	Tony Lock
Report type	Preliminary Contamination Risk Assessment
Purpose	To satisfy environmental health concerns for planning.
Revisions	-
Prepared by	Xanthe Lyford BSc (Hons), 
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc  Signed

TONY LOCK

WOODSIDE GRANGE, WOODLANDS ROAD, HASSOCKS, BN6 8EX

Preliminary Contamination Risk Assessment

December 2024

CONTENTS

1. CAUTION
2. THE SITE & PROPOSED DEVELOPMENT
3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS
4. SITE DEVELOPMENT HISTORY
5. THE EXISTING SITE
6. RECORD DATA SEARCH RESULTS
7. POTENTIAL SOURCES OF CONTAMINATION
8. RISK ASSESSMENT
9. CONCLUSIONS
10. RECOMMENDATIONS

APPENDICES

APPENDIX A:	Figure 1:	Site Location Plan
	Figure 2:	Site as Existing
	Figure 3:	Proposed Site Layout
APPENDIX B:	Historic maps and photographs	
APPENDIX C:	Photographs	
APPENDIX D:	GroundSure EnviroInsight Report	

TONY LOCK

WOODSIDE GRANGE, WOODLANDS ROAD, HASSOCKS, BN6 8EX

Preliminary Contamination Risk Assessment

December 2024

1. CAUTION

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

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1 The site is occupied by a house with a parking area, home office, tennis court and swimming pool, all of which is to remain as a neighbouring residence. The rest of the site is currently laid to lawn, with extensive mature trees and shrubs. There is an area of hardstanding along the eastern end of the site, possibly the footprint of a previous building. The site is bordered to the east by the Taylor Wimpey housing estate (currently under construction), to the east by a field, to the south by a wooded copse with a footpath running parallel with the site boundary, and to the west by the London to Brighton railway line. The Ordnance Survey map reference for the site is TQ 30891 16422 and the site elevation is approximately + 44 m OD. The total site area is approximately 1.5 acres/0.61 ha. See Appendix A Figure 1 for Site Location Plan and Figure 2 for the Existing Site Layout.
- 2.2 It is proposed to develop the site by the construction of a five bedroom, single-story, wheelchair accessible dwelling with parking provision and a pool to the north of the site (the existing tennis court is to remain as part of this new dwelling), and two two-storey houses to the east (the existing pond is to remain to the west of these dwellings). The existing property, home office and swimming pool are to be retained as a separate neighbouring residence. Access to the site is to be via access driveways to the east, leading to the extended Woodlands Road (currently under construction by Taylor Wimpey). See Figure 3 in appendix A for the Proposed Site Layout.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey, the site lies on superficial deposits of Lower Greensand over Weald Clay. Defra classify the soil at the site as “*slowly permeable, seasonally wet but rich based loamy and clayey soil*”.
- 3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) shows the south of the site lies on a bedrock Principal Aquifer (Lower Greensand) and the rest of the site to be on an unproductive strata, with unproductive superficial drift. The south of the site is in an area of High groundwater vulnerability, with the remainder of the site being unproductive groundwater vulnerability. DEFRA classify the soil type as “*Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils*”. The site does not lie in a groundwater source protection zone.
- 3.3 According to the Environment Agency’s Flood Maps for Planning, the site lies in Flood Zone 1 (low risk/<0.1% AEP of flooding from fluvial sources). The site is not at risk of surface water flooding. Groundwater and reservoir flooding at the site is considered unlikely.

4. SITE DEVELOPMENT HISTORY

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

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<250 m)
1874 (1:2,500, 1:10,560)	The site lies to the north of the villages of Hassocks and Keymer. There is a line of mature trees along the southern and eastern boundaries of the site. The site appears to be a field with a clay pit lying to the west.	To the north lie fields either side of the railway line surrounded by trees. A line of trees is marked running from the site’s northeastern corner parallel with the railway line. To the east there is a nursery within 500 m of the site and Ockley Manor within 750 m. To the south and adjacent to the site lies a wooded area, another clay pit and a well within 100 m and a brickfield within 5000 m. Hassocks Gate nurseries are visible within 750 m. To the west and adjacent to the site lies the London to Brighton railway line, surrounded by shrubs/ trees on either side. The Friars Oak Inn lies within 500 m of the site and Friars Oak Villa and Friars Oak Farm within 750 m. A line of trees/wooded area runs to the southwest parallel with the railway line.

1896-1897 (1:2,500, 1:10,560)	The main house is now present and is labelled Woodside lying to the southeast of the site. Two ponds are present in the location of the clay pit and a building is visible adjacent to the northern boundary. Mature trees are seen throughout the garden area. An access driveway to Woodlands Road is now visible.	A barn labelled New Barn has appeared to the northeast 500 m from the site. To the east, the nursery is no longer visible, Newland Farm has appeared within 750 m of the site and a spring is labelled. The wooded area to the south has expanded and the clay pit is now disused, Archery Dairy Farm is now present within 750 m. New residential dwellings have appeared adjacent to the railway. A pond has appeared to the west, adjacent to Friars Oak Farm labelled Reed Pond, The wooded area has expanded and is now labelled Little Copse.
1909-1910 (1:10,560, 1:2,500)	Another building has appeared to the west of the main house and the smaller of the two ponds is no longer present. A building labelled nursery lies to the north of the plot and the building adjacent to the northern boundary is reduced in size. A track is visible onsite lying parallel with the eastern boundary and joining the main driveway to the house.	To the south Hassocks nursery is now labelled orchard and the disused clay pit is now a pond. Friars Oak Inn is now labelled Hotel and Friars Oak Villas is now labelled House, a small, wooded area lies to the southwest of Friars Oak Farm labelled Reed Pond Shaw.
1937 (1:2,500)	The site is now labelled Woodside Nurseries, and a new smaller building has appeared to the south, the building on the northern boundary has further reduced in size. The track across the site is no longer present.	No significant changes to the area are shown on this map.
1949-1950 (1:10,560) 1954-1955 (1:2,500)	No recorded war-time incidents or activities affecting the site. Some smaller buildings have appeared adjacent to the main house.	No recorded war-time incidents or activities affecting the surrounding area. A fishpond is labelled 750 m to the north. To the east some additional dwellings have appeared on Manor Avenue within 500 m and additional residences have appeared either side of Okley Manor within 750 m. To the south the villages of Hassocks and Keymer have expanded to within 750 m of the site and the Adastra Playing fields has now replaced the orchard. A cricket ground now lies to the east and a line of dwellings now runs from Hassocks village to Friars Oak Hotel.
1962-1963 (1:2,500, 1:10,560)	The site is now labelled Woodside Kennels and the building on the northern boundary is no longer present, a small building has appeared on the eastern boundary.	The villages have expanded infilling with dwellings between Ockley Manor and the railway line within 750m of the site. Allotments and a recreation ground have appeared to the southwest within 750 m of the site. The wooded area below Friars Oak Hotel is no longer present.
1973-1974	The building to the west of the main house has reduced in size by	No significant changes to the surrounding area.

(1:2,500, 1:10,000)	approximately half, trees are marked to the south of the site.	
1984 (1:10,000)	No significant changes to the site.	A swimming pool is now labelled within 750 m to the east. The allotments are no longer present to the west and a council depot is labelled within 750 m.
1994 (1:2,250)	No significant changes to the site.	The area to the south and adjacent to the site is now labelled marsh.
2001 (1:10,000) 2003 (1:1,250)	The site is now labelled Woodside Grange.	Ponds are shown to the north and south within 500 m and to the east and west within 750 m. A golf course is now labelled to the west within 750 m.
2010 (1:10,000) 2024 (1:10,000)	No significant changes to the site.	No significant changes to the surrounding area are shown on the maps provided.

- 4.2 The post war development history may also be traced from the planning history of the site. There are five relevant planning applications associated with the site. These are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
KY/058/74	Woodside - Extension to form bathroom and bedroom, studio and store.	✓ 11/12/1974
08/03405/FUL	Woodside Grange - extension to provide 'granny' annex accessible accommodation at ground floor with games room in roof and conservatory infill.	✓ 13/11/2008
DM/23/2687	Woodside Grange - Outline application to include access, layout and scale for two dwellings.	✓ 02/11/2023
DM/23/2688	Woodside Grange - Erection of a 5-bedroom single storey wheelchair accessible home.	✓ 26/10/2023
DM/23/2687	Woodside Grange - Outline application to include access, layout and scale for two dwellings.	✓ 02/11/2023

Key: ✓ planning permission granted ✗ planning permission refused r registered w withdrawn

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

TABLE 4.3
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
04/09/1999	The main house can be seen to the southeast of the site, with a swimming pool lying to the rear and an additional building	To the north of the site lies a field laid to pasture, to the east a ploughed field. To the southeast lies a field

	lying to the west of the main house, an area of hardstanding surrounds these buildings. The pond is visible in the approximate centre of the site and the tennis court adjacent and to the north of the pond. The footprint of a previous building is visible adjacent to the eastern boundary There are trees surrounding the pond and lining the southern and eastern boundaries. The rest of the plot is laid to grass with occasional trees and shrubs.	laid to pasture and to the southwest a wooded copse. Woodlands Road can be seen leading to the site from the south. The railway line runs along the western boundary of the site surrounded by trees.
17/04/2005	The buildings, pool and tennis court remain as previously stated. The treeline to the south and the trees from the railway line to the west have increased, as has the number of trees and shrubs onsite.	The field to the southeast appears to be ploughed.
22/08/2009	The site appears as previously stated.	The surrounding area appears as previously stated.
26/06/2018	The buildings, pool and tennis court remain as previously stated. The number of trees has increased significantly, the boundaries of the site are now all lined with trees and the areas of garden to the north, south and west are densely populated with trees.	The surrounding area appears as previously stated.
17/07/2022	Solar panels appear to have been added to the roof of the additional building/ home office.	The field to the east of the site has been cleared to begin the construction of the Taylor Wimpey housing estate.

5. THE EXISTING SITE

- 5.1 The site was visited on 13 November 2024. Photographs of the site are provided in Appendix C.
- 5.2 The site is approximately 1.61 ha and comprises a house with a parking area, home office, tennis court and swimming pool, with gardens and associated parking. The site is situated to the northwest of Woodlands Road, within the settlement of Hassocks, West Sussex. There is a modern internally bunded oil tank to the rear of the existing house. No evidence of leakage was apparent.
- 5.3 The site is bordered to the west by the London to Brighton railway line, to the east by the Taylor Wimpey housing estate (under construction), to the north by a field and to the south by a wooded copse with a footpath. The site is accessed from Woodlands Road on the southeast corner.
- 5.4 At the time of visit the building site to the east was partly completed and separated from the site by a tree lined hedge and fence. The majority of the site was laid to lawn and extensively planted with trees. The areas surrounding the buildings and the pool were hardstanding and the parking area to the east was gravelled. A wooden rung gate gives access to the site from Woodlands Road to the southeast.
- 5.5 The main building onsite is of brick and tile construction as is the adjacent building/home office. See photographs in Appendix C.

6. RECORD DATA SEARCH RESULTS

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

6.1.1 *Historical Land Use*

There are a total of 17 records of potentially contaminative land uses, recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. The closest of these records are for an unspecified pit and a nursery onsite, there is also a brickfield 5m to the southwest and two unspecified pits 62 m and 72 m southwest. Railway sidings are listed from 405 m south.

There are no records of tanks situated within 500m of the site.

Records of historical energy features from 1:1,250 and 1:2,500 scale historic maps: There are four records of electricity sub-stations between 368 m and 485 m of the site.

There are no records of historic petrol stations or garages within 500 m of the site.

6.1.2 *Landfill and other Waste Sites*

There are no waste exemptions or historical landfills associated with the site.

6.1.3 *Current Land Uses*

There is one current record of land use thought to be of potential contamination risk to the site, an electricity substation within 204 m southwest.

6.1.4 *Environmental Permits, Incidents and Registers*

There are ten records of licenced discharge to controlled waters within 500 m of the site: three of sewage, six of surface water and one of swimming pool water, the closest being sewage discharge 259 m southwest.

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

6.1.5 *Hydrology and Flood Risk*

The south of the site lies on a principal aquifer (Lower Greensand Formation over Weald Clay), the north of the site lies on unproductive strata (Weald Clay). Groundwater vulnerability within the south of the site is rated as High and the north of the site is unproductive.

The site does not lie within a Source Protection Zone (SPZ). The site does not lie within 20 m of a main river.

There are three records of licenced groundwater abstractions within 2000 m of the site, 1408 m and 1552 m southwest and 1629 m southeast. The nearest surface water body is the Herring Stream, onsite (Upper Adur catchment).

There are four records of licenced surface water abstractions within 2000 m of the site, between 1968 and 1969 m northeast and one portable water abstraction 1629 m southeast.

There are seven water networks within 250 m of the site: The closest are 2 m west, 42 m southwest, and 54 m west.

The site lies in Flood Zone 1 (less than 0.1% chance of flooding from fluvial sources in any year). The site is not at risk of surface water flooding (the highest risk onsite is 1 in 30 years 0.1m to 0.3m). Groundwater flooding is considered to be unlikely at this site, although part of the site is a high risk: on the western boundary with the railway line.

There are no historic records of flooding within 250 m of the site.

6.1.6 *Designated Environmentally Sensitive Sites*

There are no recorded Sites of Special Scientific Interest (SSSI), Conserved Wetland sites (RAMSAR), Special Areas of conservation (SACs), Special Protection Areas (SPAs) or National Nature Reserves (NNRs) or Local Nature Reserves (LNRs), within 2000 m of the site.

There is a total of 23 areas of designated ancient woodland within 2000 m of the site. The closest of these lies 401 m to the south – Woodland Glebe an ancient, semi-natural woodland and 490 m to the west – Read Pond Shaw an ancient, semi-natural woodland.

The site lies 717 m east of the Brighton and Lewes Downs.

There are four records of Nitrate Vulnerable Zone within 2000 m, Adur East onsite and 400 m south, Chess Stream 1583 m and 1970 m southwest.

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

There is a record of SSSI Impact Risk onsite: Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.

There is one agricultural designation onsite (Grade 3 - good to moderate agricultural land) and one environmental stewardship (entry level). There is one countryside stewardship 240 m northeast (middle tier).

There are ten priority habitats within 250 m, the closest being onsite, a deciduous woodland and an additional habitat, also deciduous woodlands, 32 m southwest and west.

6.1.7 *Natural Hazards Findings and Mining*

There is a very low – negligible risk rating for natural hazards (shrink-swell, running sands, collapsible and compressible deposits, landslides and soluble rocks) within 50 m of the site as identified from BGS GeoSure Data.

Records suggest that surface mineral works may have taken place 86 m and 276 m southwest of the site at Woodlands Road Clay Pit. There are eight records of historical surface ground workings: two ponds and an unspecified pit onsite, 5 m southwest a brickworks, 62 m and 72 m southwest unspecified pits and 72 m south and 249 m southwest an old clay pit. Records suggest that underground workings for iron-ore and sand may have taken place onsite.

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

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

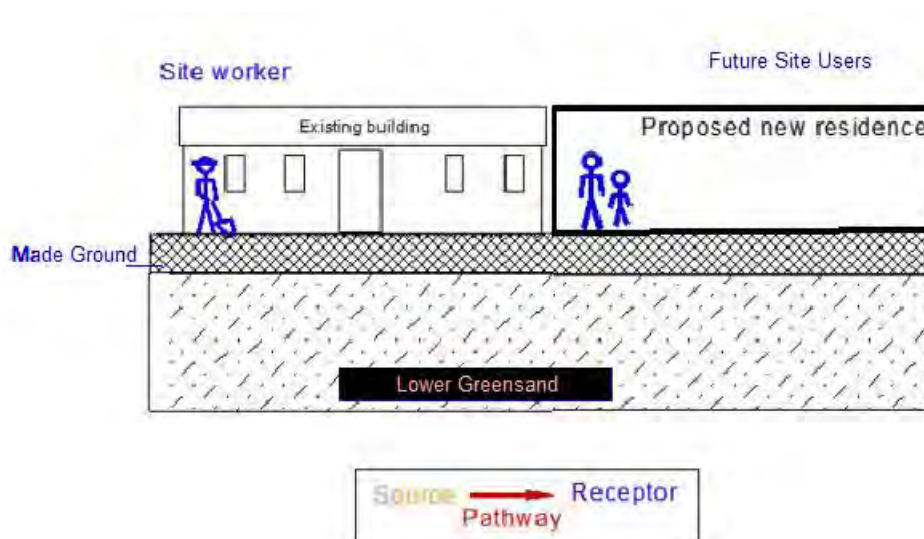
- Nursery - kennels - residential circa 1896- present day.

7.2 Recent land use at the site has comprised use as a plant nursery, kennels and residence from the nineteenth century to present day. Locations with long development histories may have minor soil contamination due to the casual disposal of fire ash and the historic use of lead in construction and plumbing. However, contamination risk from historic land use at the site is considered to be minimal.

8. RISK ASSESSMENT

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

DIAGRAM 8.1
CONCEPTUAL MODEL



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

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

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

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

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

8.4 It is proposed to develop the existing site for residential use by constructing three additional residential properties, one with a swimming pool, all to include parking, gardens and soft landscaping areas. In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services workers, services (including underground water mains) and the wider environment (considered not to be particularly hydrogeologically sensitive).

8.5 Source – Receptor Pathways.

8.5.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, contaminated soil, groundwater and/or soil gas during the development of the site. See recommendations in Section 10 below. The presence of some asbestos containing materials in the existing house is considered fairly likely, given the age of the building. However, no alteration or work to the existing building is proposed.

8.5.2 Future site users are likely to come into direct contact with soils in garden areas, and/or may consume produce grown within the garden. Exposure to contamination in the soil may be via dermal contact, inhalation and/or ingestion. See recommendations in Section 10.

9. CONCLUSIONS

- 9.1 The site lies on Lower Greensand Formation (southern part of the site only) over Weald Clay, with a high groundwater vulnerability in the south of the site and unproductive in the north. The site does not lie within a groundwater Source Protection Zone (SPZ).
- 9.2 The site is not considered to be at significant risk of ground gas migration. The site does not lie within 250 m of waste disposal landfill. The site lies within an area where < 1 % of properties are affected by radon, no protection measures are required.
- 9.3 The land use history at the site has comprised of a historic house, a plant nursery and a kennels. Currently used as a private residence with tennis court, swimming pool, garden and parking. The site use does not appear to include activities with a significant contamination risk.
- 9.4 The building on site dates from circa 1896 . The site lies within a SSSI Risk Impact Zone; however, this relates to the development of major infrastructure and the proposed residences will not need further consultation.
- 9.5 It is proposed to develop the wider site for a residential land use with soft landscaping and garden areas, whilst maintaining the existing house as a neighbouring residence.
- 9.6 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

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

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

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

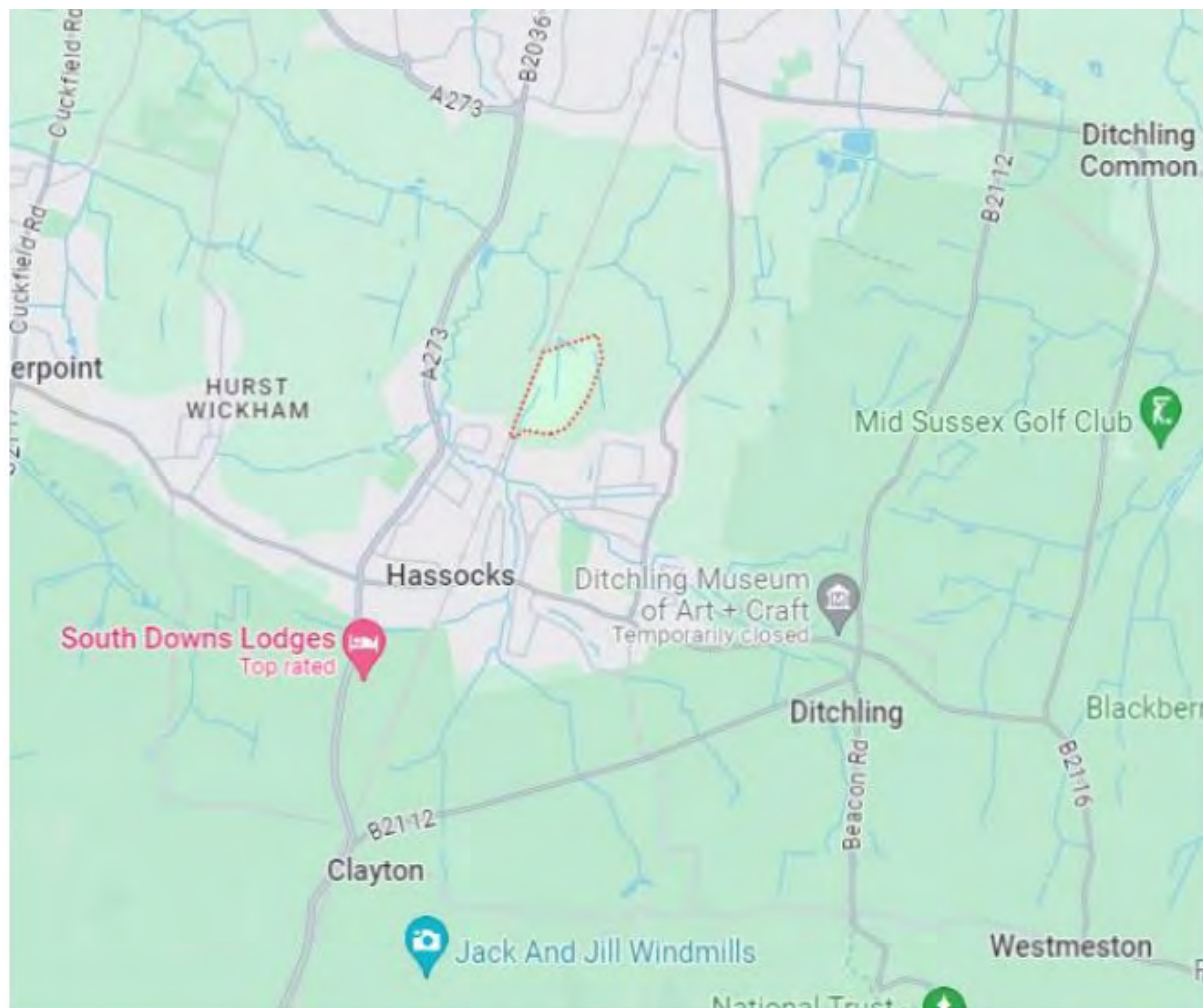
10. RECOMMENDATIONS

- 10.1 In this case, no further intrusive site investigation is indicated.
- 10.2 Should any unexpected contamination be identified during the development phase, the Council is to be notified, and any necessary remediation work carried out as required.

☆☆☆☆☆☆

APPENDIX A

- Figure 1: **Site Location Plan**
Figure 2: **Site as Existing**
Figure 3: **Proposed Site Layout**



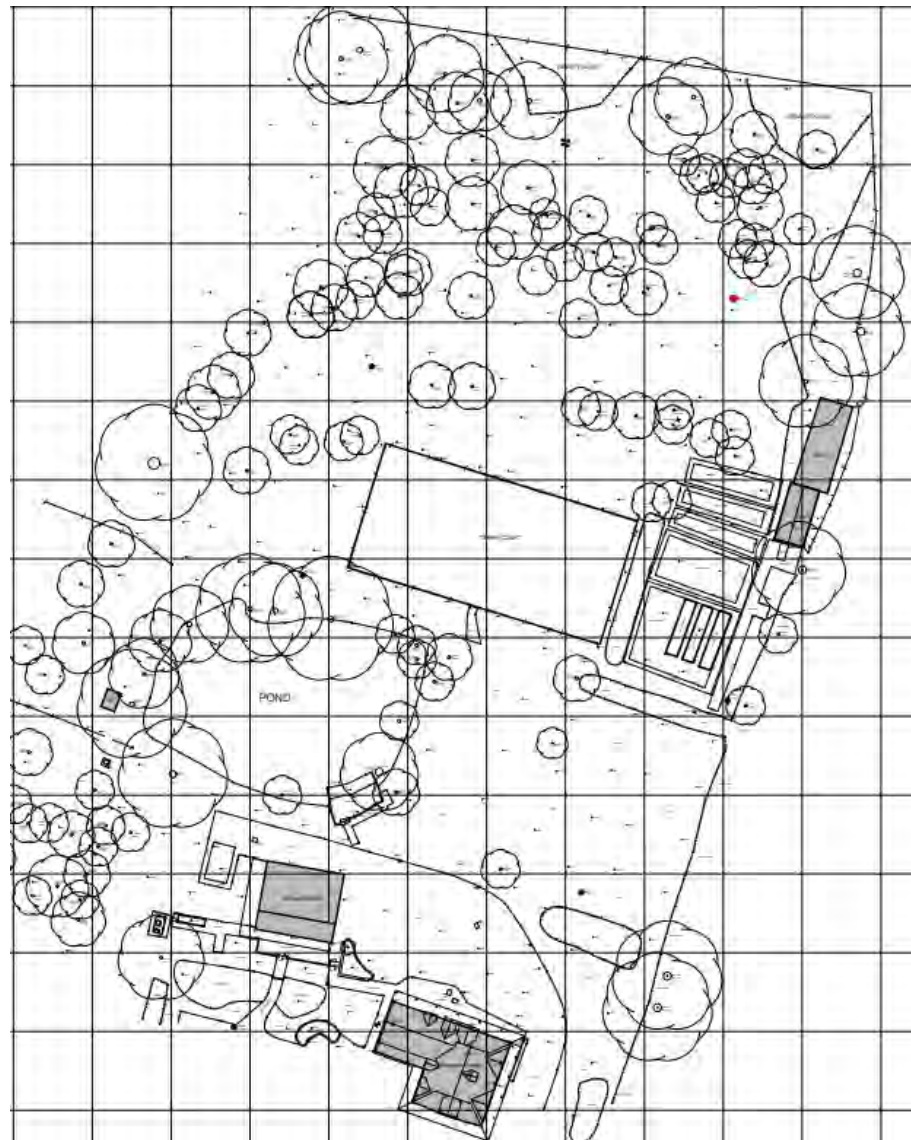
Woodside Grange

Woodlands Road, Hassocks, BN6 8EX

Figure 1: Location

Scale as shown

December 2024



Woodside Grange

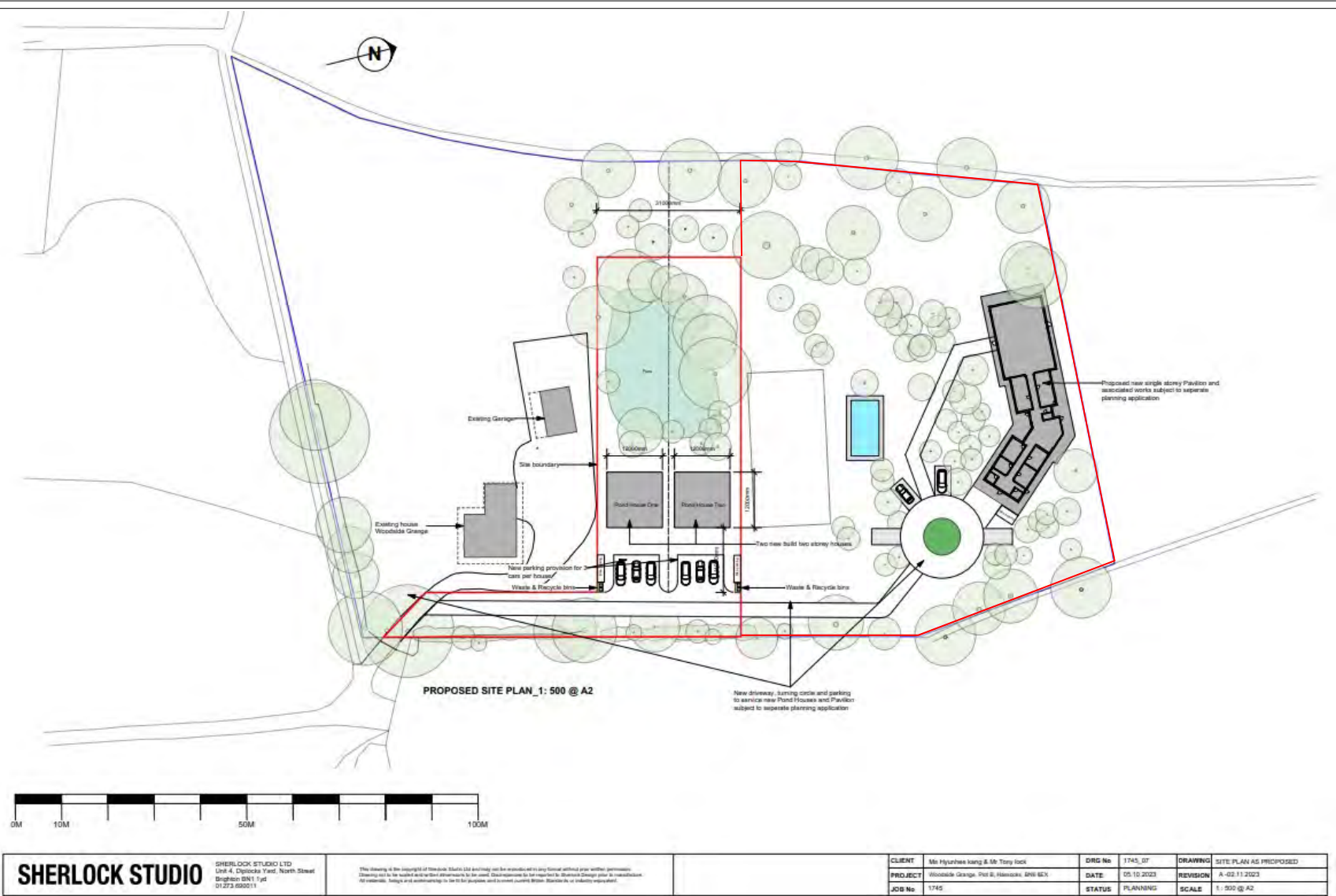
Woodlands Road, Hassocks, BN6 8EX

Figure 2: Site As Existing

Scale as shown



December 2024



Woodside Grange

Woodlands Road, Hassocks, BN6 8EX

Figure 3: Proposed Development

December 2024

APPENDIX B

Historic Maps

Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

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

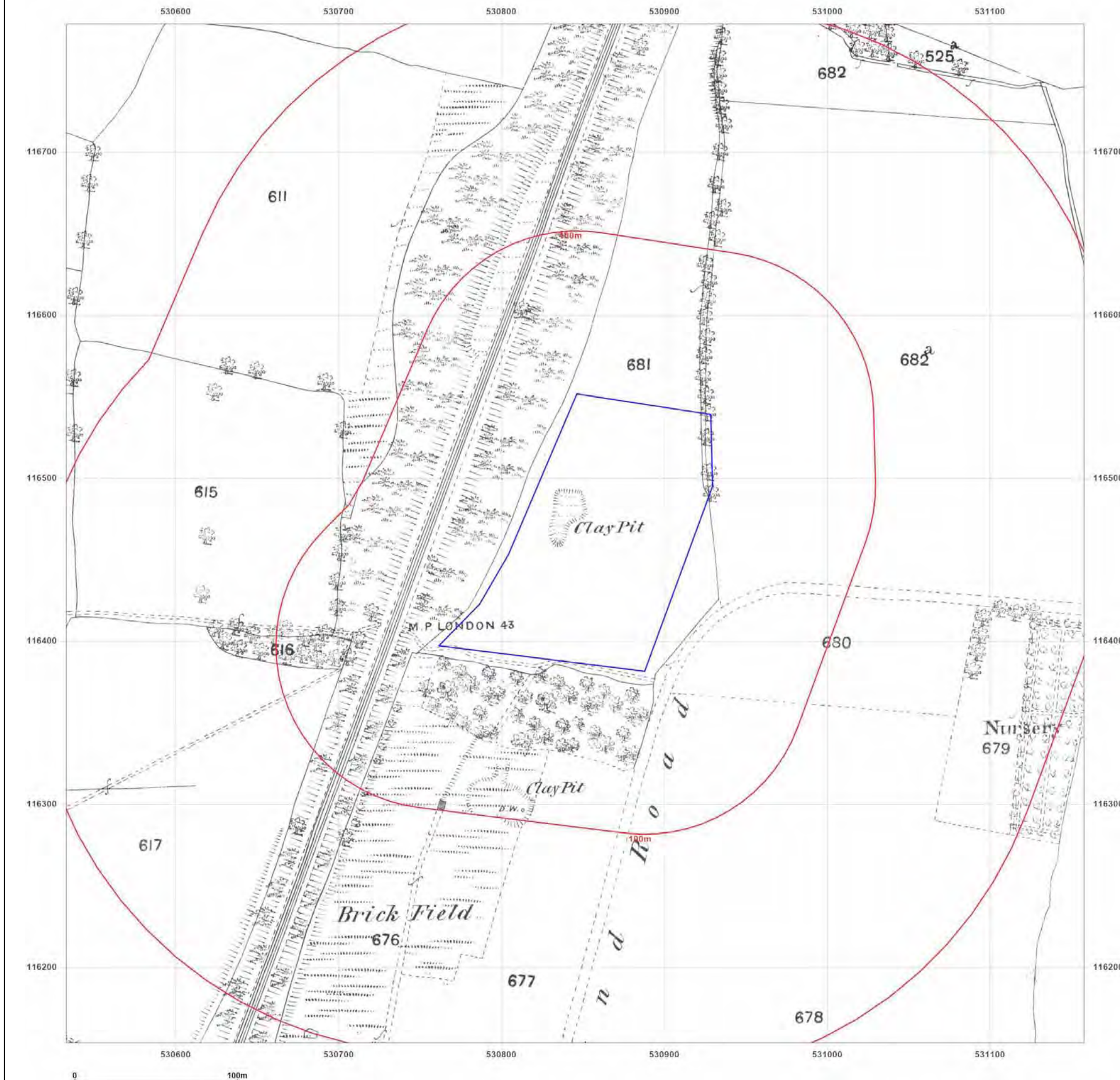


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

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

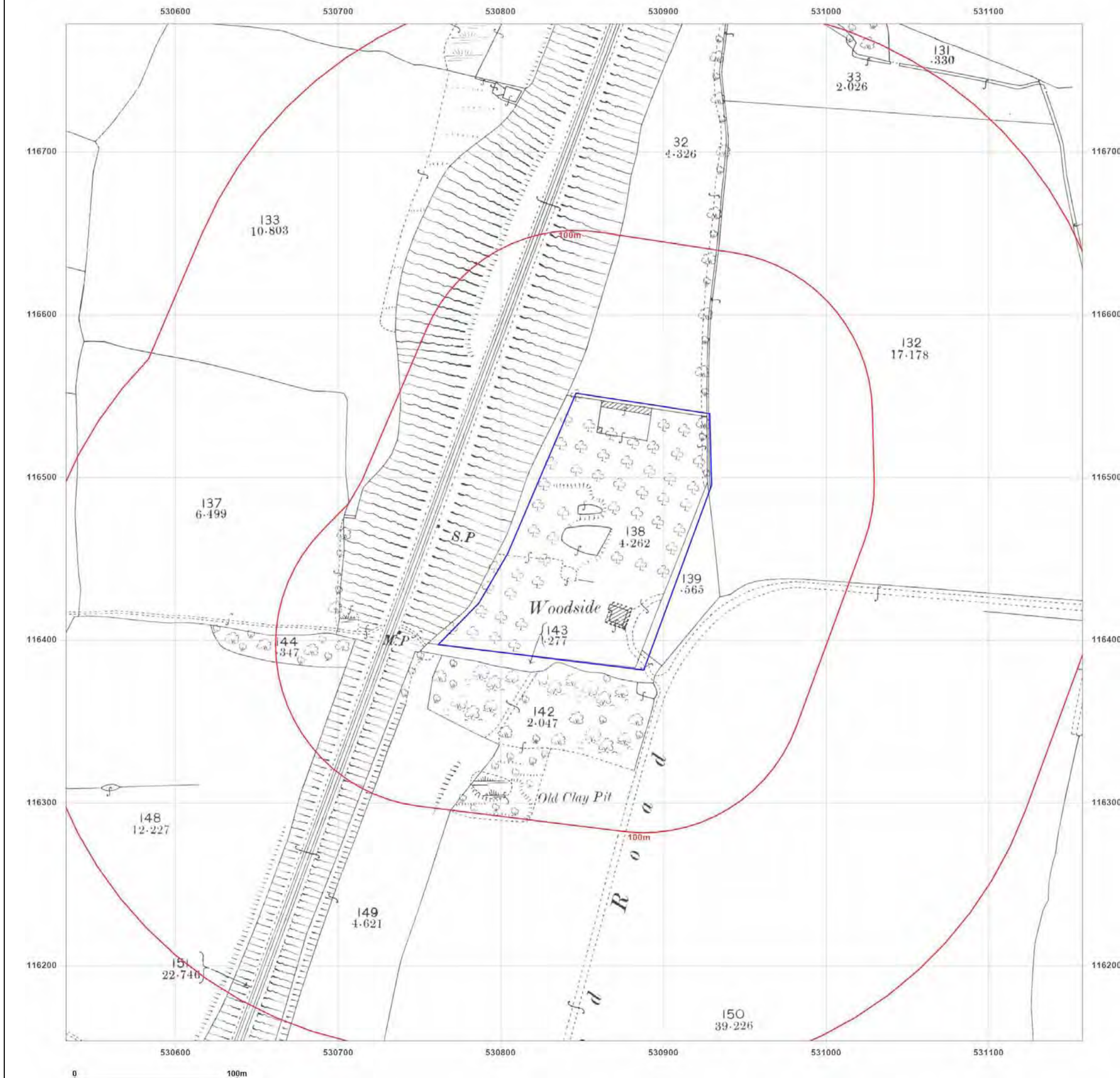


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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

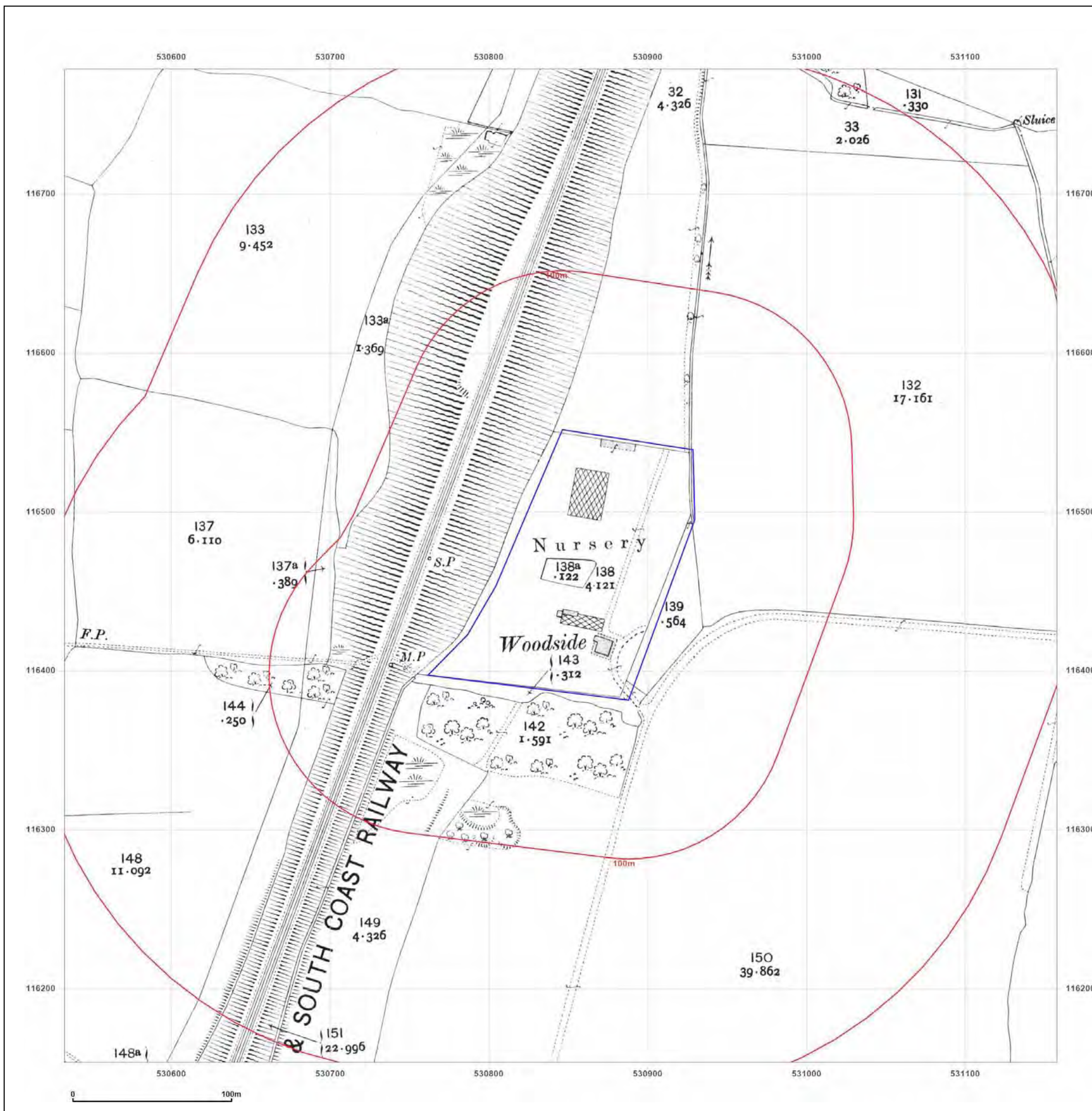


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

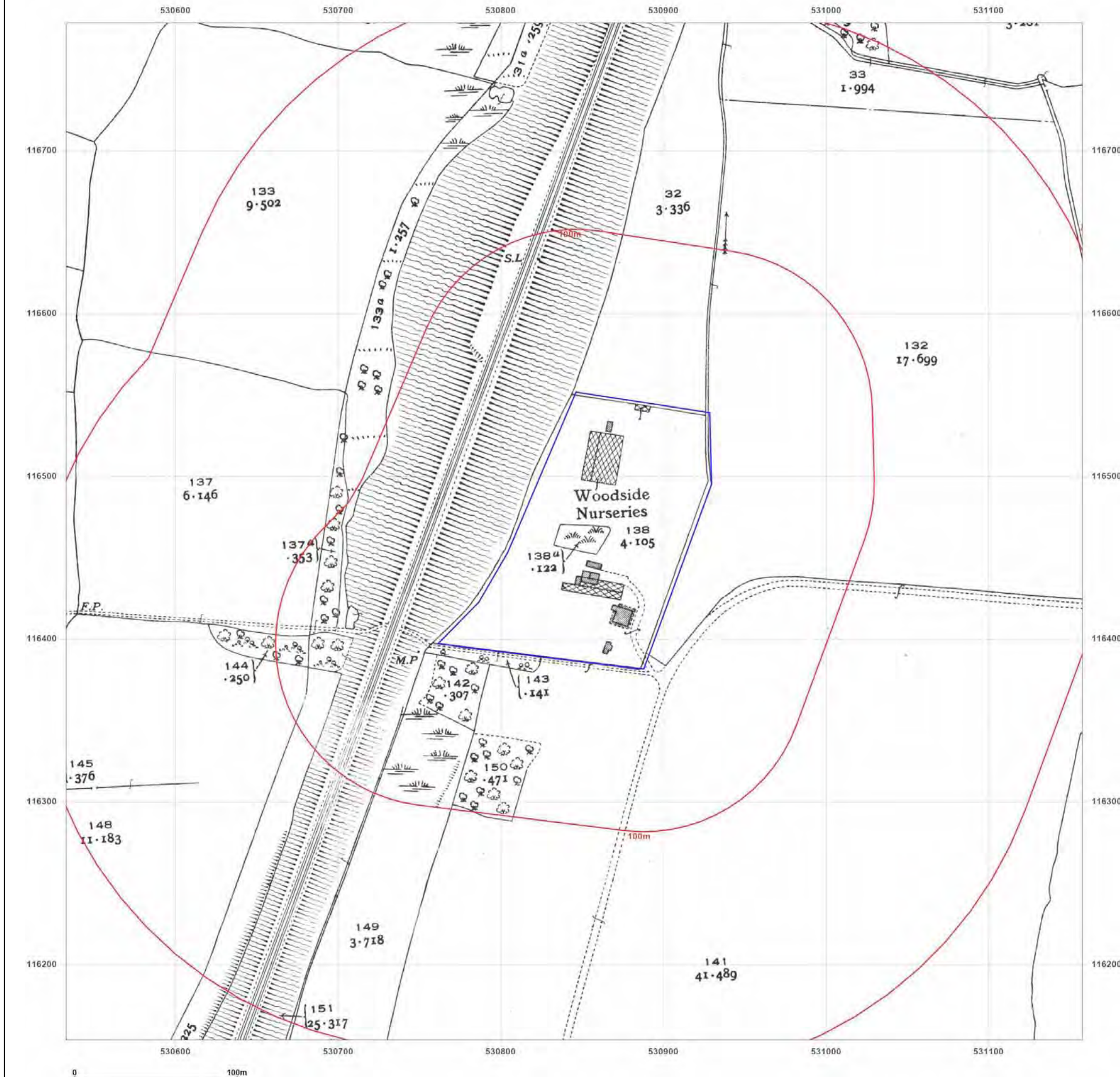


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1954-1955

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1953.
Revised 1954.
Edition 1955.
Copyright N/A.
Levelled 1955.

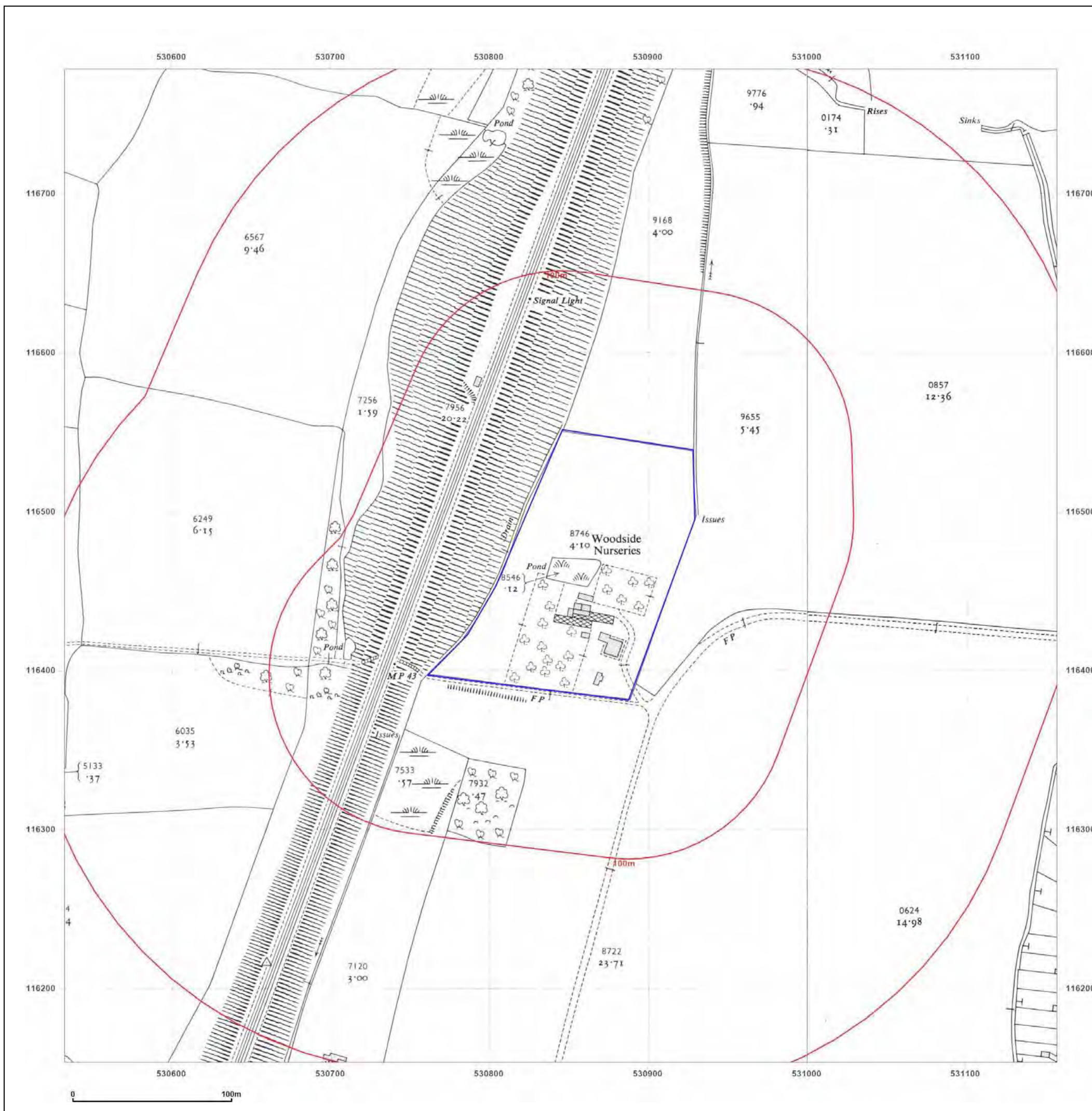


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1953
Revised 1982
Edition N/A
Copyright 1983
Levelled 1952

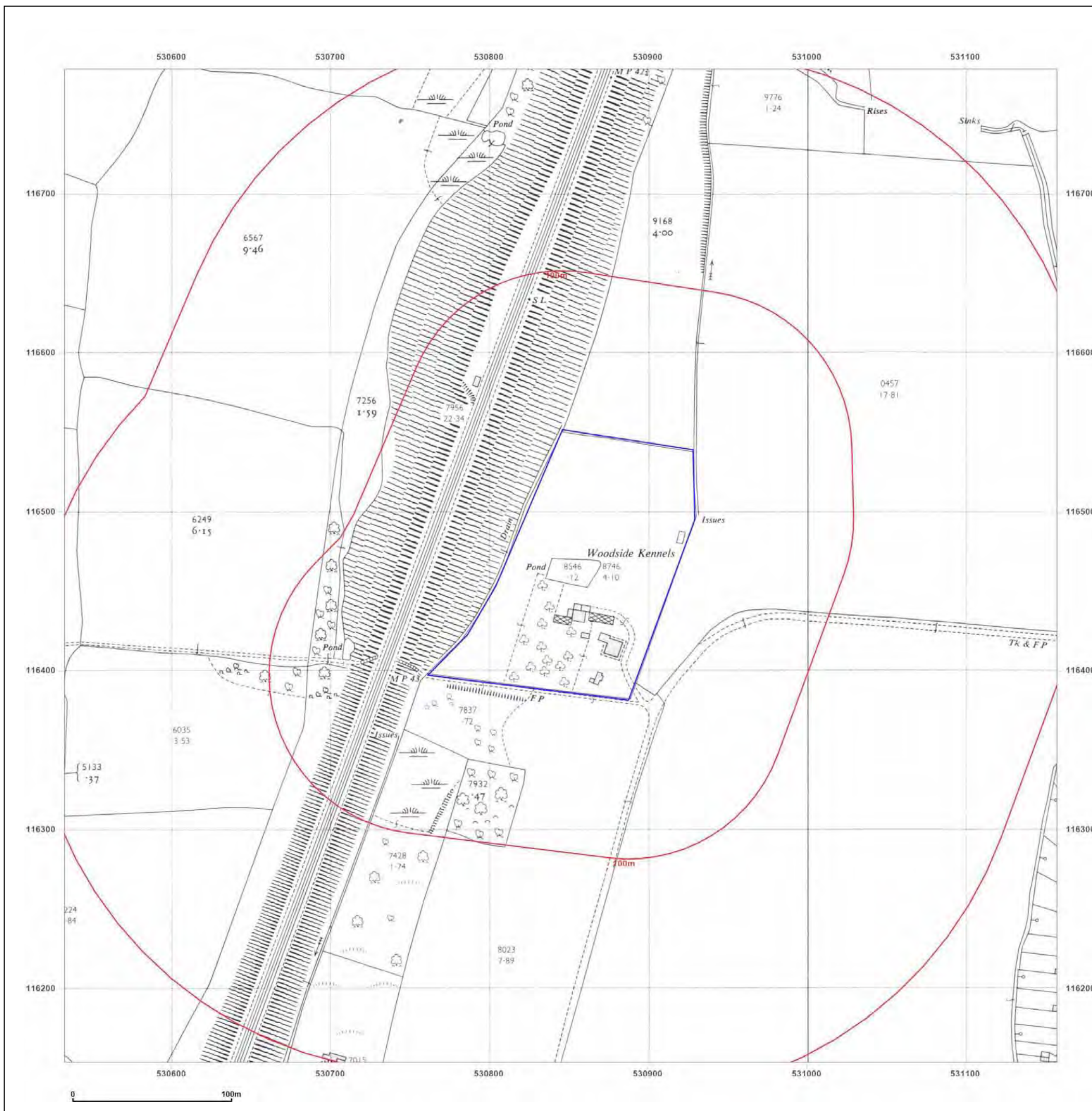


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



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

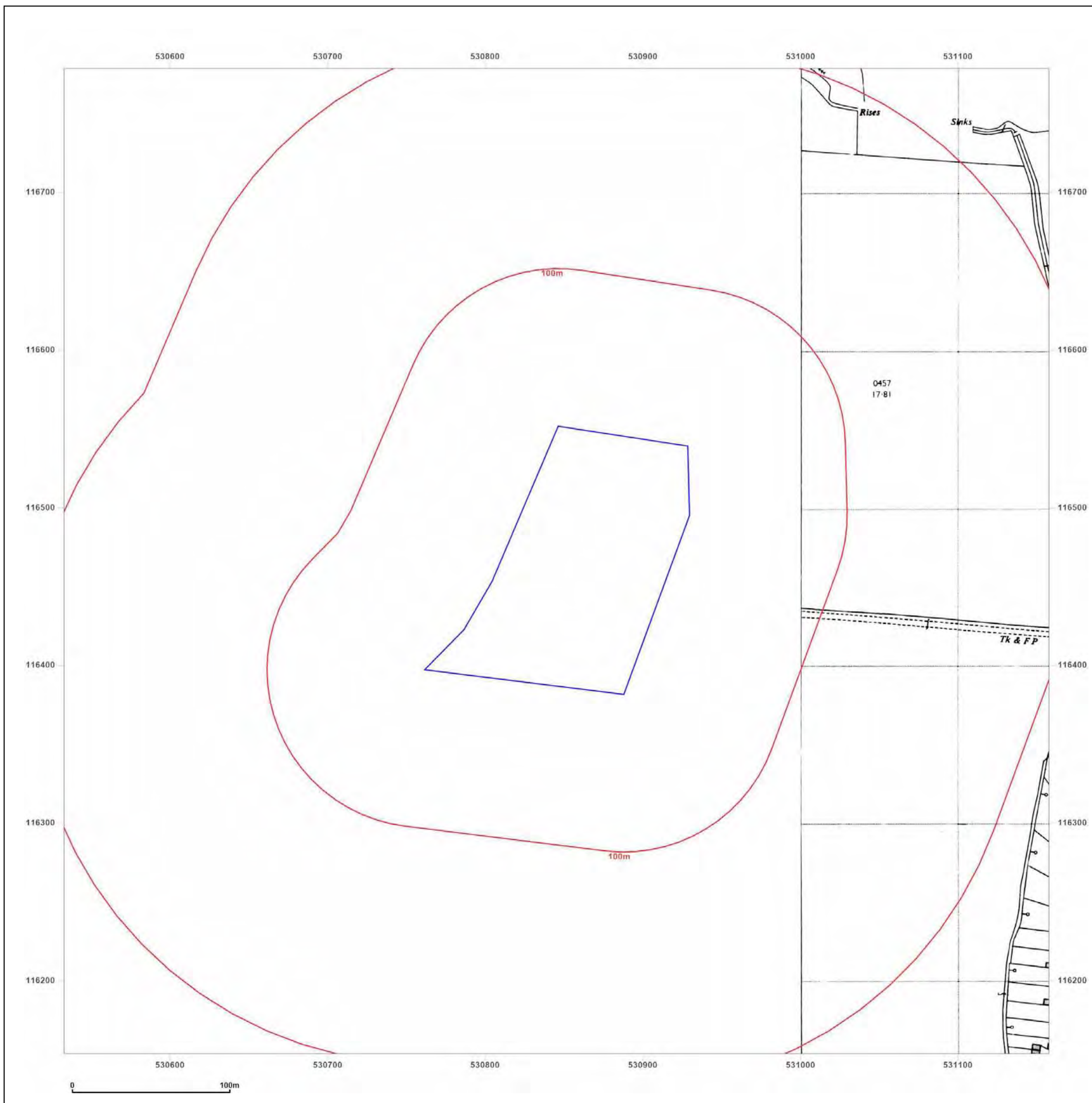


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1973

Scale: 1:2,500

Printed at: 1:2,500



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

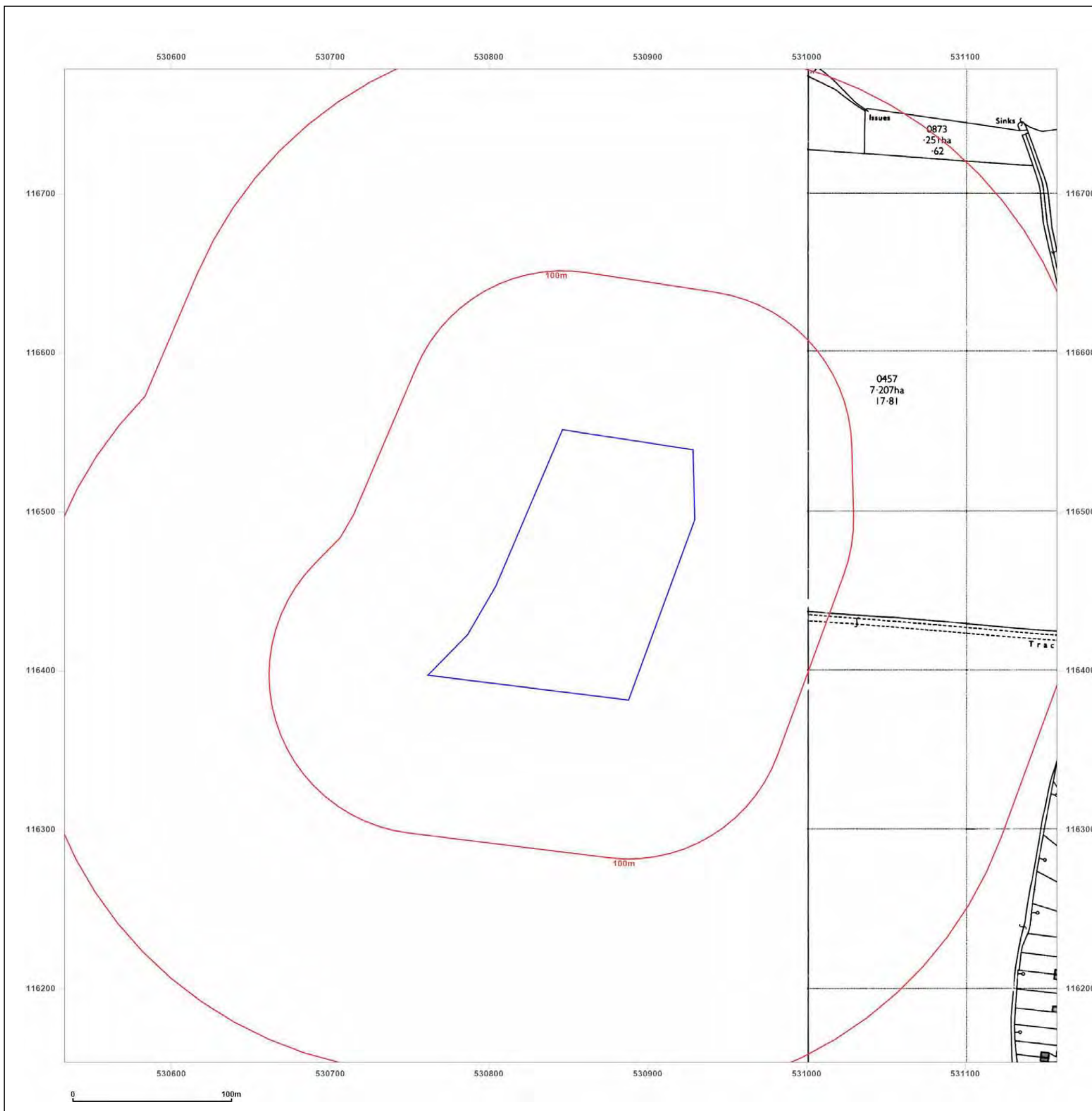


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1994.
Revised N/A.
Edition N/A.
Copyright 1994.
Levelled N/A.

Surveyed 1994.
Revised N/A.
Edition N/A.
Copyright 1994.
Levelled N/A.



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

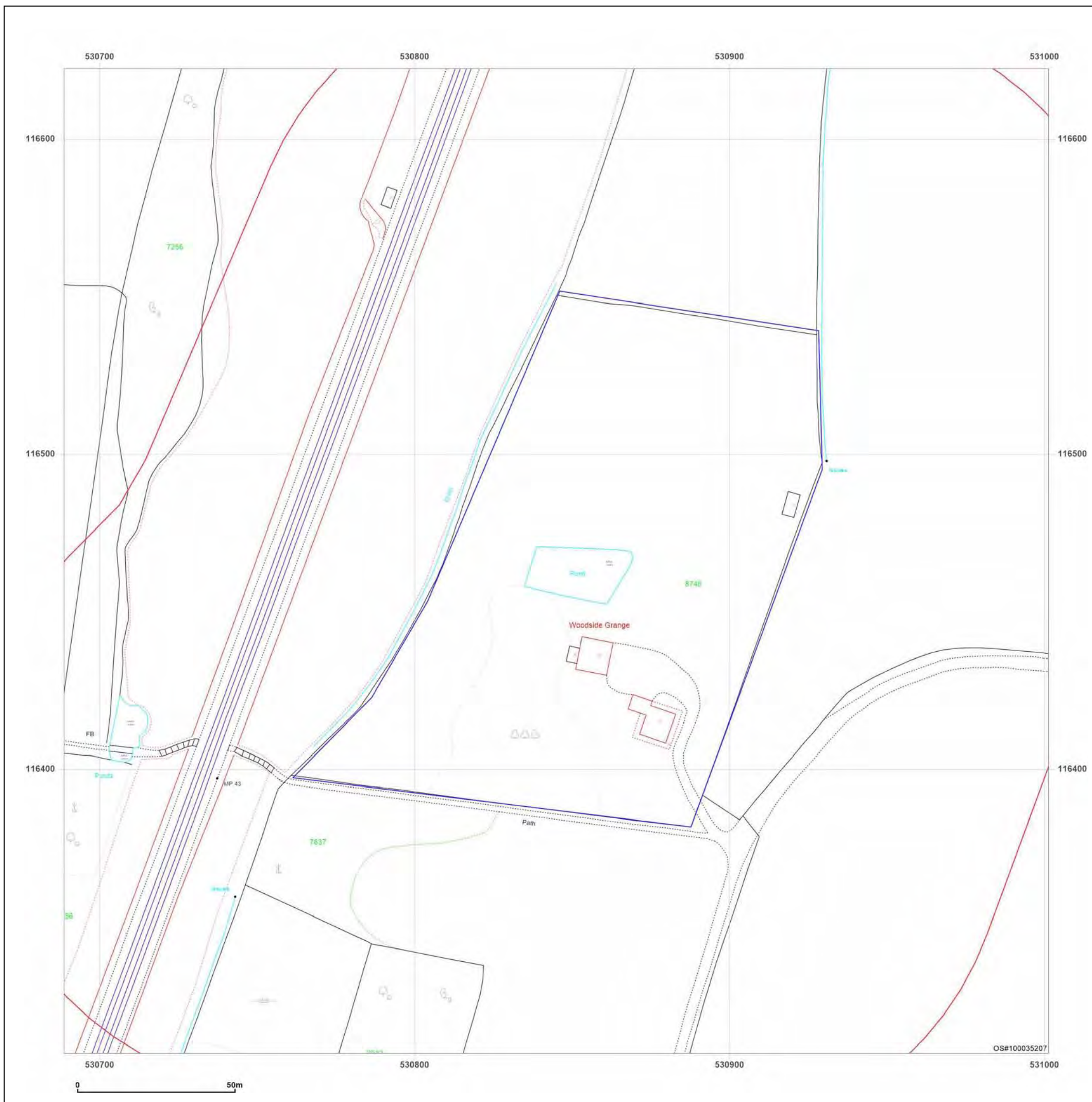


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1874

Scale: 1:10,560

Printed at: 1:10,560



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

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

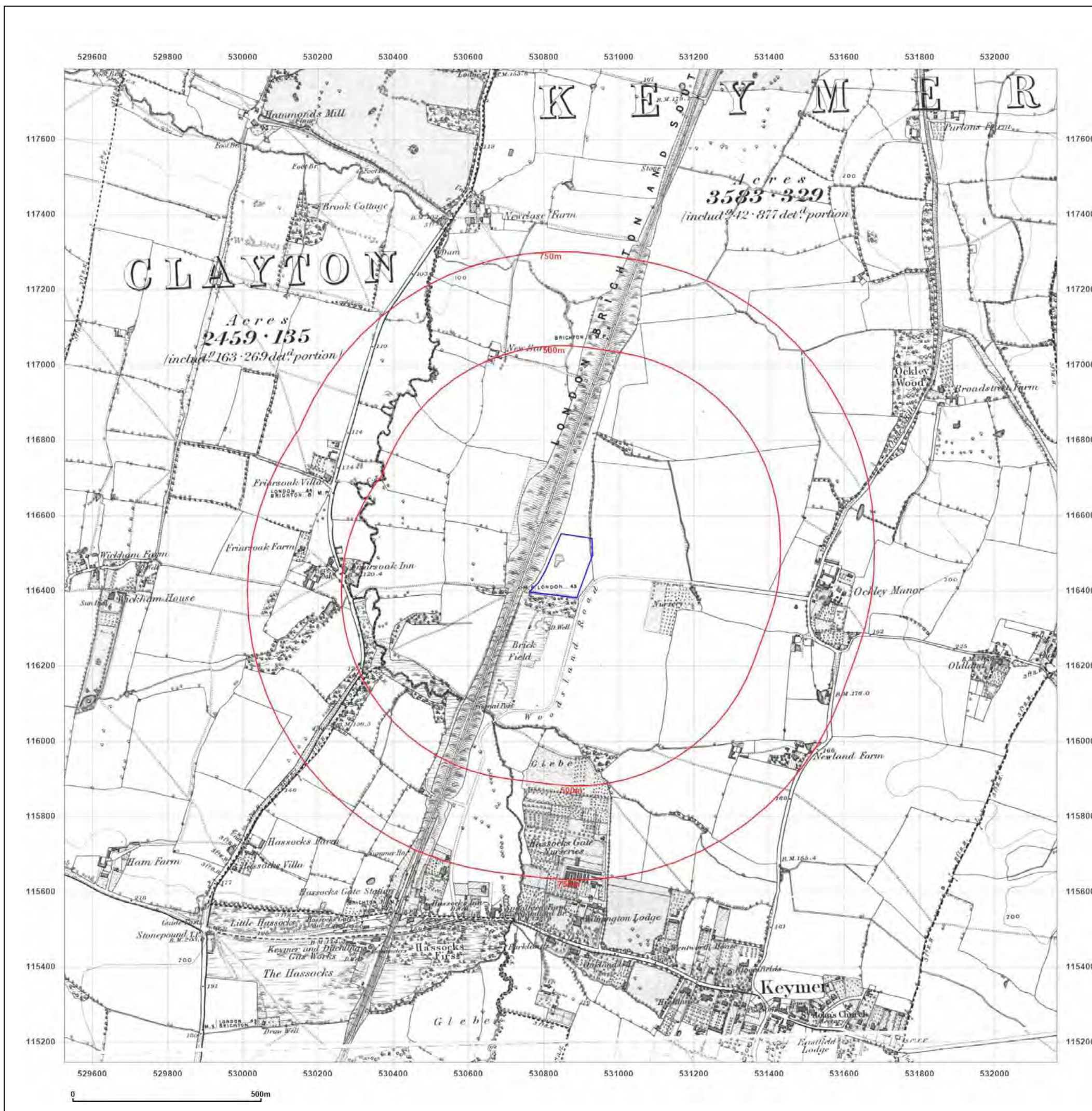


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1896-1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

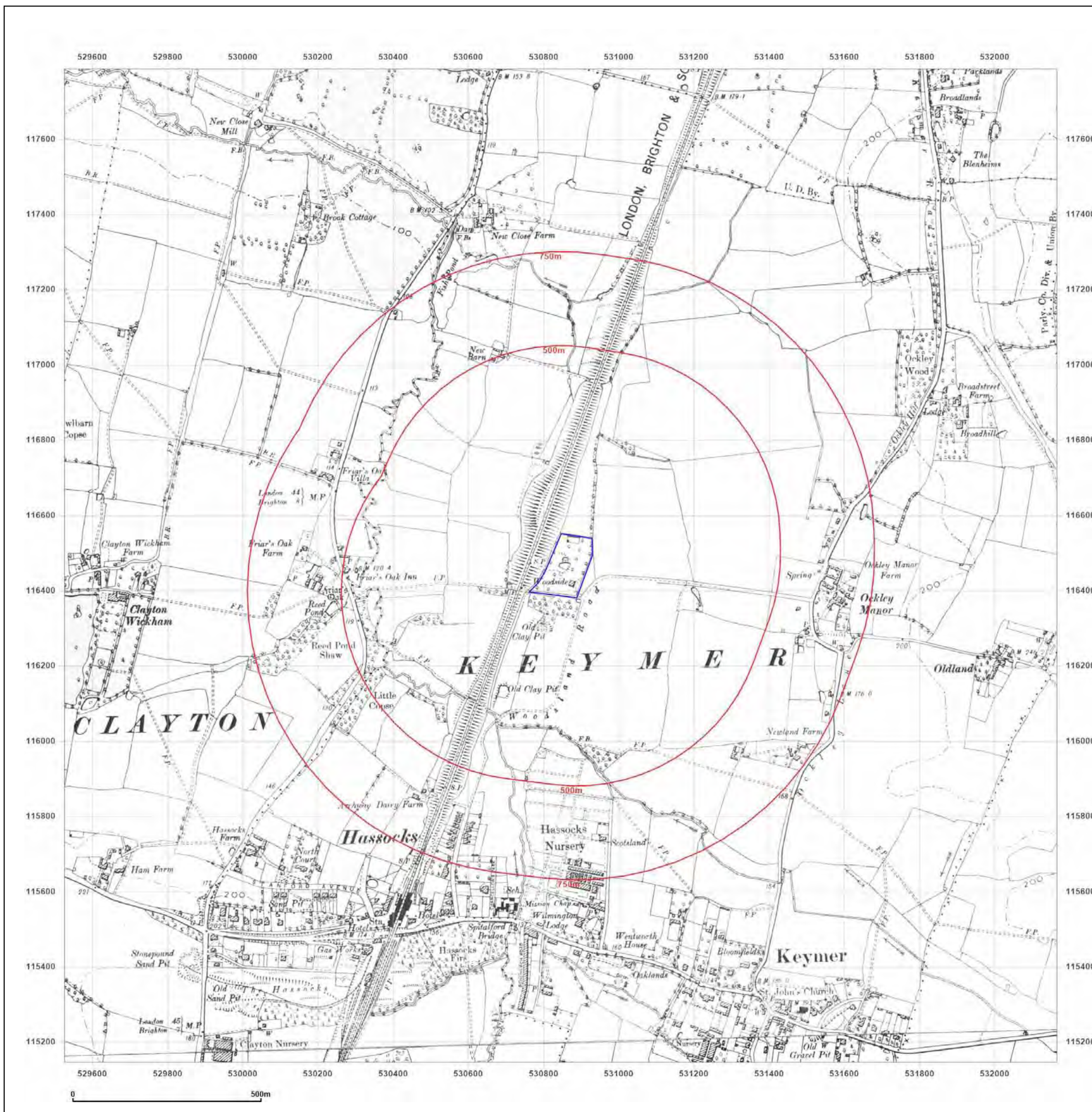


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

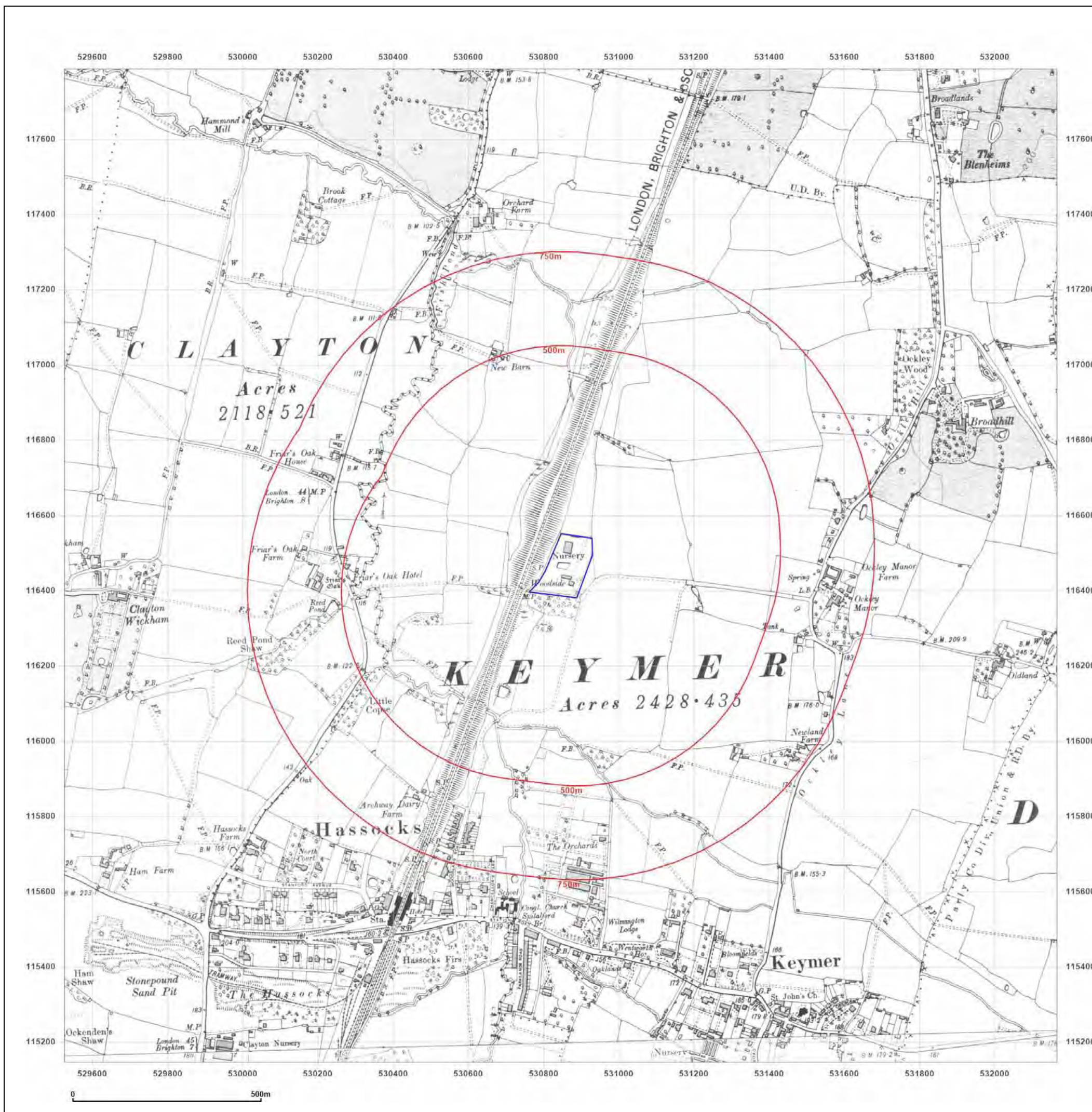


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

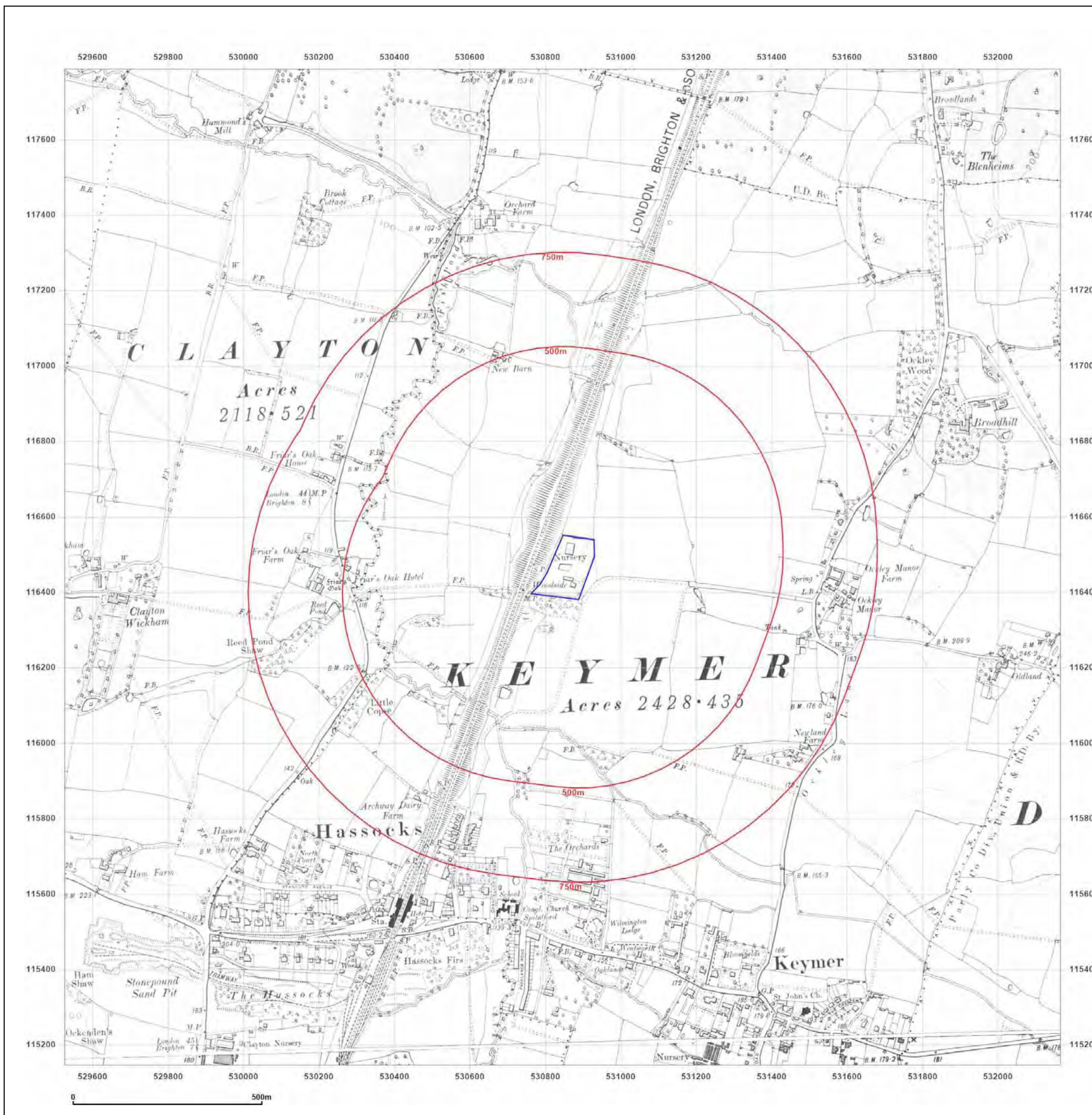


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: County Series

Map date: 1949-1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1949
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

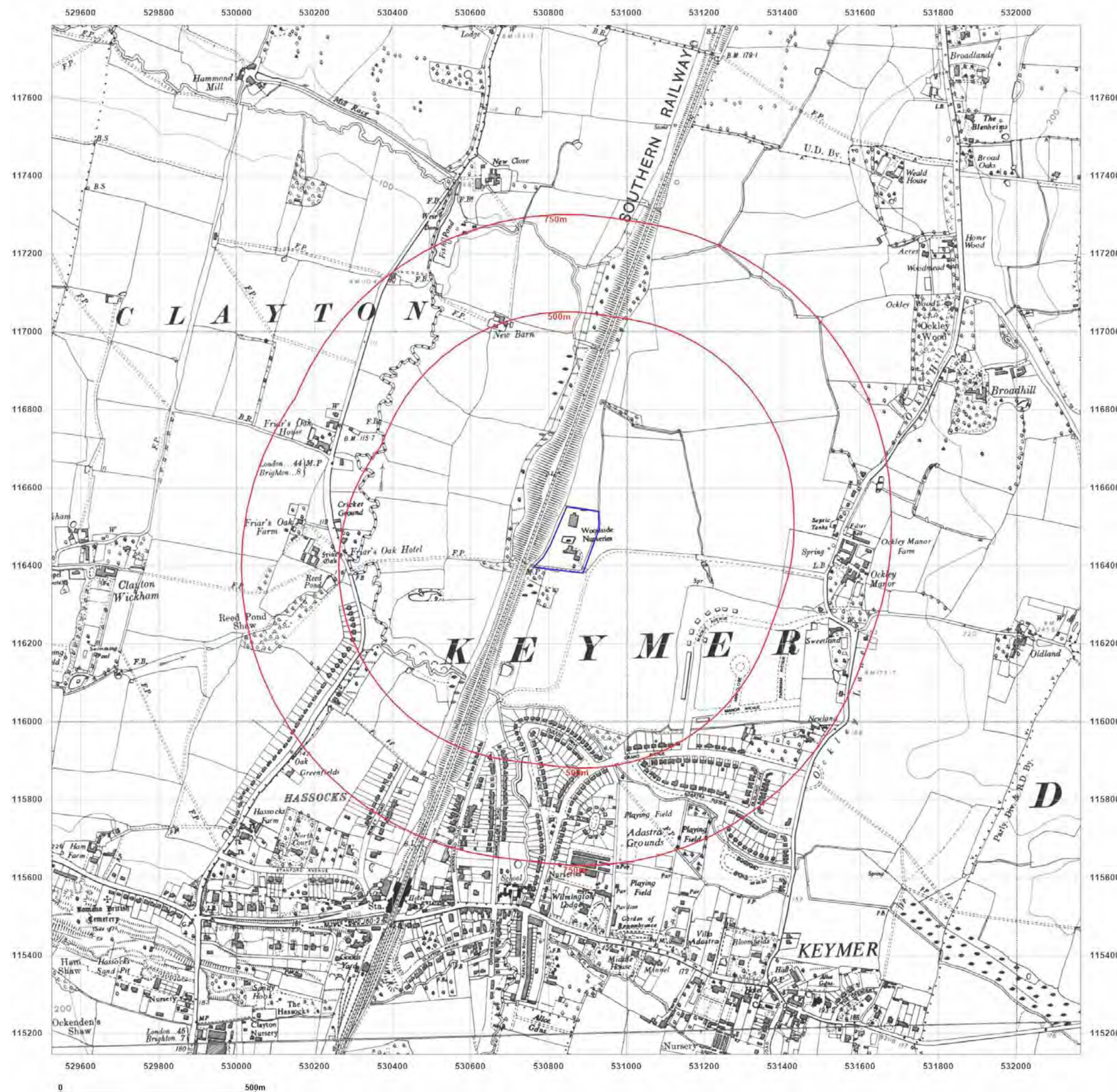


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: Provisional

Map date: 1962-1963

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
Levelled N/A

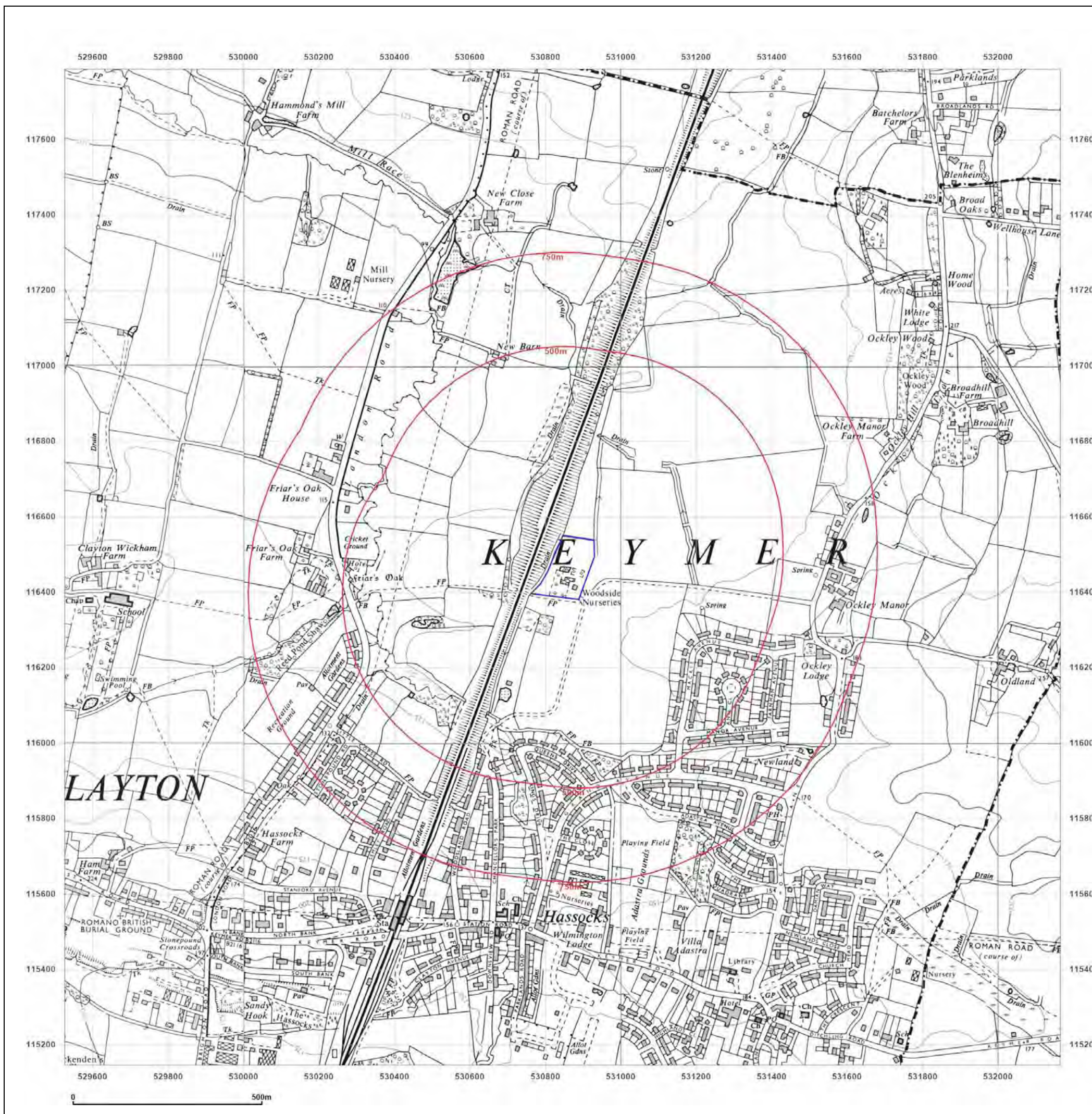


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1974

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 1984

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1982
Revised 1984
Edition N/A
Copyright N/A
Levelled N/A

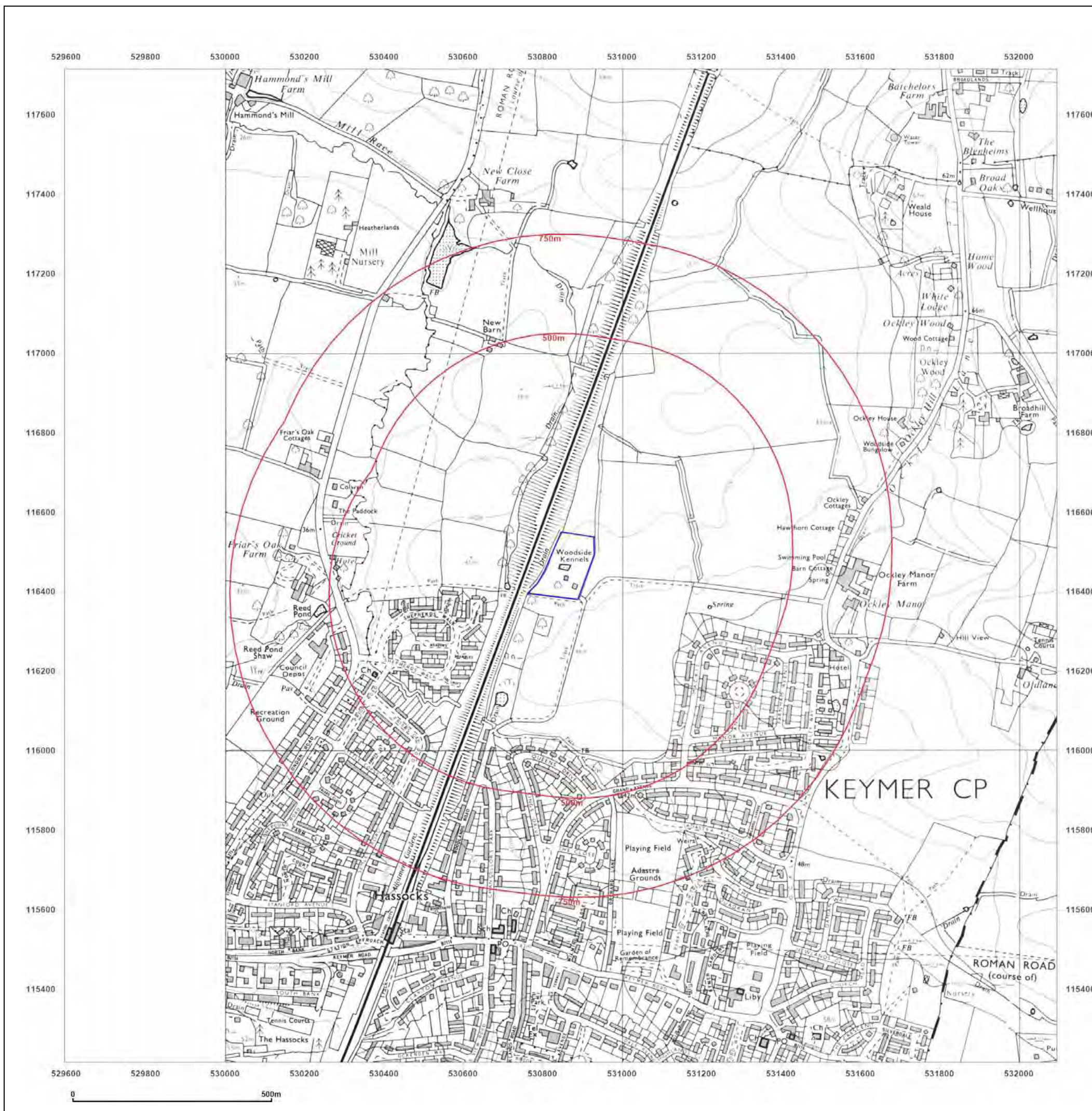


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

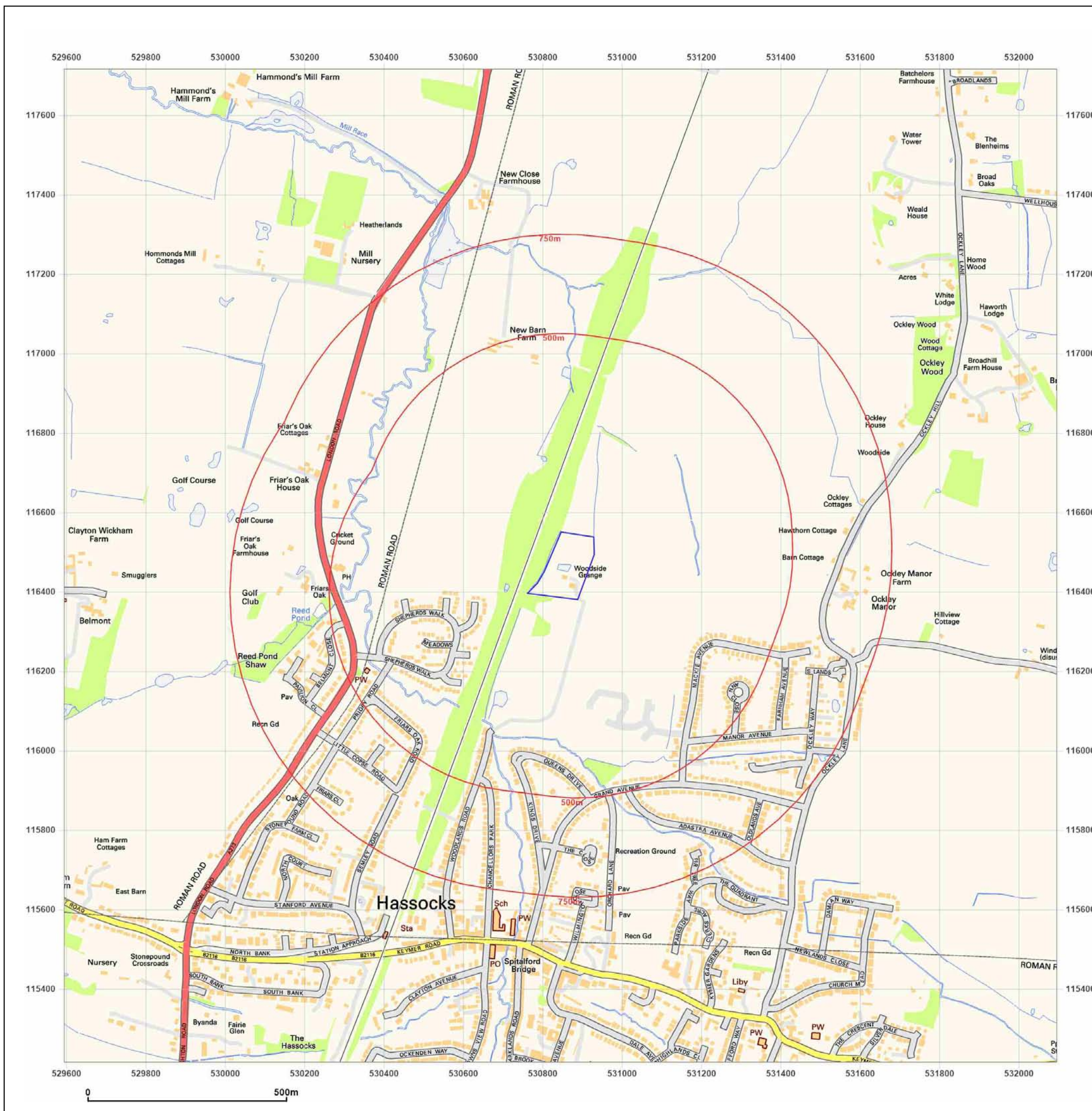


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



Site Details:

WOODSIDE GRANGE,
WOODSLAND ROAD,
HASOCKS, WEST SUSSEX,
BN6 8EX

Client Ref: 771
Report Ref: HMD-47-Q4Z-SO5-ZY2-AIS
Grid Ref: 530845, 116466

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 07 November 2024

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



APPENDIX C

Photographs

Entrance to site



Home office with house behind



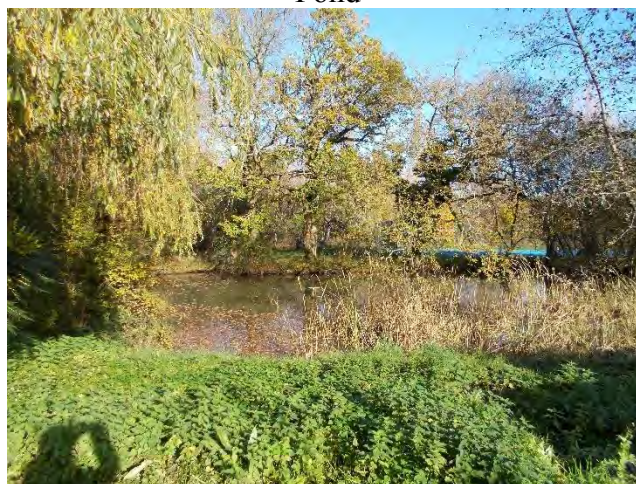
Home Office



Swimming pool



Pond



Site boundary to the west



Site boundary to the south



Taylor Wimpey construction site



Derelict structure on the northern boundary



Northwest of site



Southwest of site



APPENDIX D
GroundSure EnviroInsight Report

WOODSIDE GRANGE, WOODSLAND ROAD, HAS SOCKS, WEST SUSSEX, BN6 8EX

Order Details

Date: 07/11/2024
Your ref: 771
Our Ref: HMD-47-Z7V-D7N-GAB-TEH

Site Details

Location: 530860 116462
Area: 1.7 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 >	4	1	5	7	-
16	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	0	0	4	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	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 >	4	1	5	11	-
20	2.2	Historical tanks	0	0	0	0	-
21 >	2.3 >	Historical energy features >	0	0	0	6	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
23	3.6	Licensed waste sites	0	0	0	0	-
23	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
25	4.2	Current or recent petrol stations	0	0	0	0	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-



25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	10	-
29	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.15	Pollutant release to public sewer	0	0	0	0	-
29	4.16	List 1 Dangerous Substances	0	0	0	0	-
29	4.17	List 2 Dangerous Substances	0	0	0	0	-
29	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
30	4.19	Pollution inventory substances	0	0	0	0	-
30	4.20	Pollution inventory waste transfers	0	0	0	0	-
30	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
31 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
33 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
37 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	4
38 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	1
39	5.9	Source Protection Zones	0	0	0	0	-
39	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
40 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	3	4	-	-



41 >	6.2 >	Surface water features >	0	3	4	-	-
41 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
42 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
42 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	7.2	Historical Flood Events	0	0	0	-	-
43	7.3	Flood Defences	0	0	0	-	-
44	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	7.5	Flood Storage Areas	0	0	0	-	-
45	7.6	Flood Zone 2	None (within 50m)				
45	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
46 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
48 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
49	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
50	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
50	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
50	10.4	Special Protection Areas (SPA)	0	0	0	0	0
50	10.5	National Nature Reserves (NNR)	0	0	0	0	0
51	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
51 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	21
52 >	10.8 >	Biosphere Reserves >	0	0	0	0	1
52	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0
53	10.12	Proposed Ramsar sites	0	0	0	0	0



53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
53	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	1	2
55 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
56	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
57	11.1	World Heritage Sites	0	0	0	-	-
57	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
57	11.3	National Parks	0	0	0	-	-
57	11.4	Listed Buildings	0	0	0	-	-
58	11.5	Conservation Areas	0	0	0	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	Tree Felling Licences	0	0	0	-	-
60 >	12.4 >	Environmental Stewardship Schemes >	1	0	0	-	-
60 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	13.1 >	Priority Habitat Inventory >	2	5	3	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	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
63 >	14.1 >	10k Availability >	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-
65 >	14.3 >	Superficial geology (10k) >	0	0	0	4	-

66	14.4	Landslip (10k)	0	0	0	0	-
67 >	14.5 >	Bedrock geology (10k) >	2	0	0	0	-
68	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	15.1 >	50k Availability >	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71 >	15.4 >	Superficial geology (50k) >	0	0	0	4	-
72	15.5	Superficial permeability (50k)	None (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73 >	15.8 >	Bedrock geology (50k) >	2	0	0	0	-
74 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
74	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
75	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
76 >	17.1 >	Shrink swell clays >	Low (within 50m)				
77 >	17.2 >	Running sands >	Very low (within 50m)				
79 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
80 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
81 >	17.5 >	Landslides >	Very low (within 50m)				
82 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	18.1 >	BritPits >	0	0	1	1	-
85 >	18.2 >	Surface ground workings >	3	1	4	-	-
86	18.3	Underground workings	0	0	0	0	0
86	18.4	Underground mining extents	0	0	0	0	-
86	18.5	Historical Mineral Planning Areas	0	0	0	0	-



86 >	18.6 >	Non-coal mining >	2	0	0	0	2
87	18.7	JPB mining areas	None (within 0m)				
87	18.8	The Coal Authority non-coal mining	0	0	0	0	-
87	18.9	Researched mining	0	0	0	0	-
88	18.10	Mining record office plans	0	0	0	0	-
88	18.11	BGS mine plans	0	0	0	0	-
88	18.12	Coal mining	None (within 0m)				
88	18.13	Brine areas	None (within 0m)				
89	18.14	Gypsum areas	None (within 0m)				
89	18.15	Tin mining	None (within 0m)				
89	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
90	19.1	Natural cavities	0	0	0	0	-
90	19.2	Mining cavities	0	0	0	0	0
90	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
91	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
92 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	0	-	-	-
94	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
97	22.3	Railway tunnels	0	0	0	-	-
97	22.4	Historical railway and tunnel features	0	0	0	-	-
97	22.5	Royal Mail tunnels	0	0	0	-	-



97	22.6	Historical railways	0	0	0	-	-
97 >	22.7 >	Railways >	0	7	2	-	-
98	22.8	Crossrail 2	0	0	0	0	-
98	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 17/07/2022

Site Area: 1.7ha



Recent site history - 2018 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved

Capture Date: 26/06/2018

Site Area: 1.7ha



Recent site history - 2009 aerial photograph



Capture Date: 22/08/2009

Site Area: 1.7ha



Recent site history - 2005 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 17/04/2005

Site Area: 1.7ha



Recent site history - 1999 aerial photograph



Capture Date: 04/09/1999

Site Area: 1.7ha



OS MasterMap site plan



Site Area: 1.7ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

17

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Pit	1874	2176599



ID	Location	Land use	Dates present	Group ID
A	On site	Nursery	1909	2179836
A	On site	Nurseries	1962	2246545
A	On site	Nurseries	1949	2319428
1	5m SW	Brick Field	1874	2158664
B	62m SW	Unspecified Pit	1874	2217995
B	72m SW	Unspecified Pit	1909	2222843
B	72m S	Old Clay Pit	1896	2158405
2	172m E	Nursery	1874	2179838
C	249m SW	Old Clay Pit	1896	2158404
C	250m SW	Unspecified Pit	1874	2176600
D	405m S	Nursery	1896	2179837
E	433m SW	Railway Sidings	1896	2323121
E	437m SW	Railway Sidings	1962 - 1984	2274713
E	437m SW	Railway Sidings	1909 - 1949	2244528
4	451m SW	Railway Building	1909 - 1949	2266364
D	496m S	Nurseries	1874	2284994

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m**4**

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

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

ID	Location	Land use	Dates present	Group ID
3	368m SW	Electricity Substation	1973 - 1994	306731
F	467m SE	Electricity Substation	1979	318362
F	467m SE	Electricity Substation	1984 - 1994	298273
5	485m W	Electricity Substation	1954	269111

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m**0**

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m**0**

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

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

21

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	On site	Nurseries	1949	2319428
A	On site	Nursery	1909	2179836
A	On site	Unspecified Pit	1874	2176599



ID	Location	Land Use	Date	Group ID
A	On site	Nurseries	1962	2246545
1	5m SW	Brick Field	1874	2158664
B	62m SW	Unspecified Pit	1874	2217995
B	72m SW	Unspecified Pit	1909	2222843
B	72m S	Old Clay Pit	1896	2158405
2	172m E	Nursery	1874	2179838
C	249m SW	Old Clay Pit	1896	2158404
C	250m SW	Unspecified Pit	1874	2176600
E	405m S	Nursery	1896	2179837
F	433m SW	Railway Sidings	1896	2323121
F	437m SW	Railway Sidings	1984	2274713
F	437m SW	Railway Sidings	1962	2274713
F	437m SW	Railway Sidings	1974	2274713
F	437m SW	Railway Sidings	1949	2244528
F	437m SW	Railway Sidings	1909	2244528
G	451m SW	Railway Building	1949	2266364
G	451m SW	Railway Building	1909	2266364
E	496m S	Nurseries	1874	2284994

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

6

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

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

ID	Location	Land Use	Date	Group ID
D	368m SW	Electricity Substation	1994	306731
D	368m SW	Electricity Substation	1973	306731
H	467m SE	Electricity Substation	1979	318362
H	467m SE	Electricity Substation	1984	298273
H	467m SE	Electricity Substation	1994	298273
3	485m W	Electricity Substation	1954	269111

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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



3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

0

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

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
1	204m SW	Electricity Sub Station	West Sussex, BN6	Electrical Features	Infrastructure and Facilities

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	10
---------------------	----

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

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

ID	Location	Address	Details	
2	259m SW	SHEPHERDS WALK, SHEPHERDS WALK, HASOCKS WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: W00422 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 15/08/1981 Effective Date: 15/08/1981 Revocation Date: 05/02/2001
3	274m SW	WOODSLAND ROAD, WOODSLAND ROAD, HASOCKS WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: W00419 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 15/08/1981 Effective Date: 15/08/1981 Revocation Date: 16/10/2001
4	343m SW	HASOCKS FARM ESTATE, HASOCKS FARM ESTATE, LONDON ROAD, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01558 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 27/01/1967 Effective Date: 27/01/1967 Revocation Date: 31/03/1997
5	350m SW	WOODLANDS RD, WOODLANDS RD, HASOCKS, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - WATER COMPANY Permit Number: S01178 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/11/1960 Effective Date: 24/11/1960 Revocation Date: 17/04/2000

ID	Location	Address	Details	
6	399m SW	HASOCKS FARM ESTATE, HASOCKS FARM ESTATE, LONDON ROAD, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01558 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 27/01/1967 Effective Date: 27/01/1967 Revocation Date: 31/03/1997
7	420m W	SPORTS PAVILION - CRICKET GROUND, SPORTS PAVILION - CRICKET GROUND, @ FRIARS OAK PUBLIC HSE, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01363 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/10/1978 Effective Date: 22/10/1978 Revocation Date: 31/03/1997
8	421m W	HASOCKS FARM ESTATE, HASOCKS FARM ESTATE, LONDON ROAD, HASOCKS EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01558 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 27/01/1967 Effective Date: 27/01/1967 Revocation Date: 31/03/1997
9	439m SW	NORTH COURT, NORTH COURT, STANFORD AVENUE, HASOCKS SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01986 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/02/1971 Effective Date: 03/02/1971 Revocation Date: 01/07/1991
10	454m SE	SWIMMING POOL, MACKIE AVE, HASOCKS, SWIMMING POOL, 5 MACKIE AVENUE, HASOCKS, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SWIMMING POOL WATER Permit Number: N02117 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 28/10/1974 Effective Date: 28/10/1974 Revocation Date: -
11	492m W	BELMONT CLOSE, BELMONT CLOSE, HASOCKS WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00430 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 09/04/1986 Effective Date: 09/04/1986 Revocation Date: 12/02/2001

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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



4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

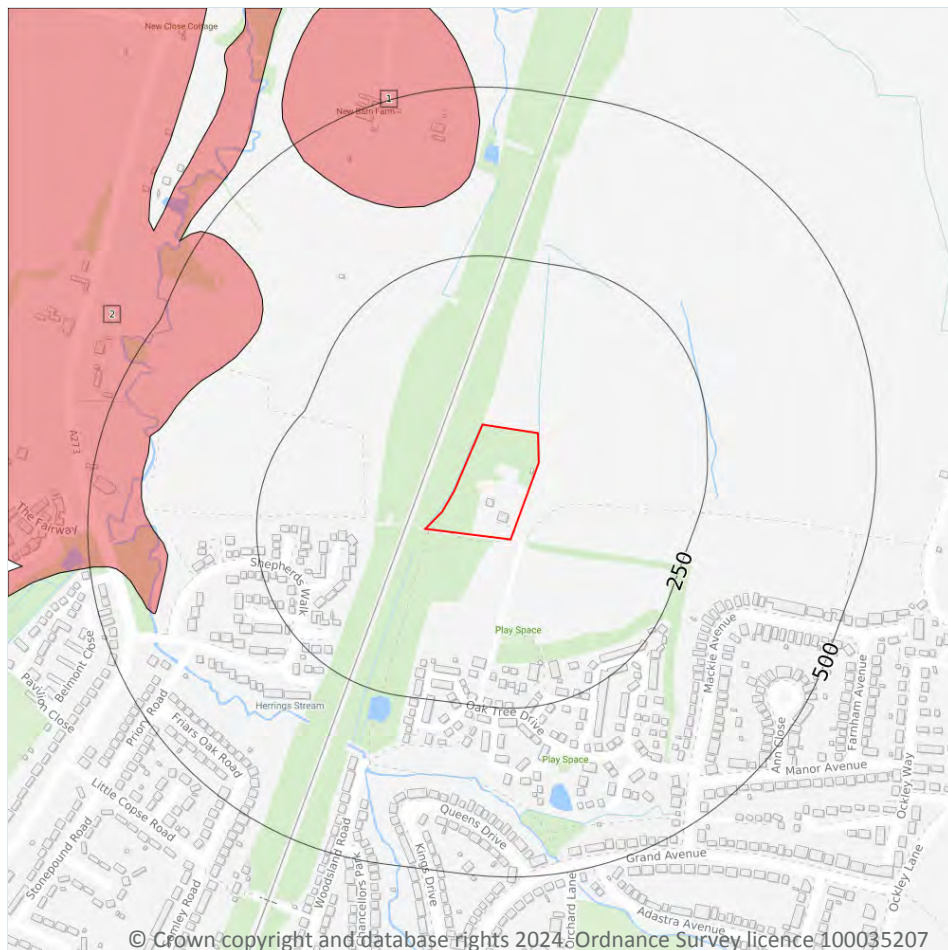
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

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

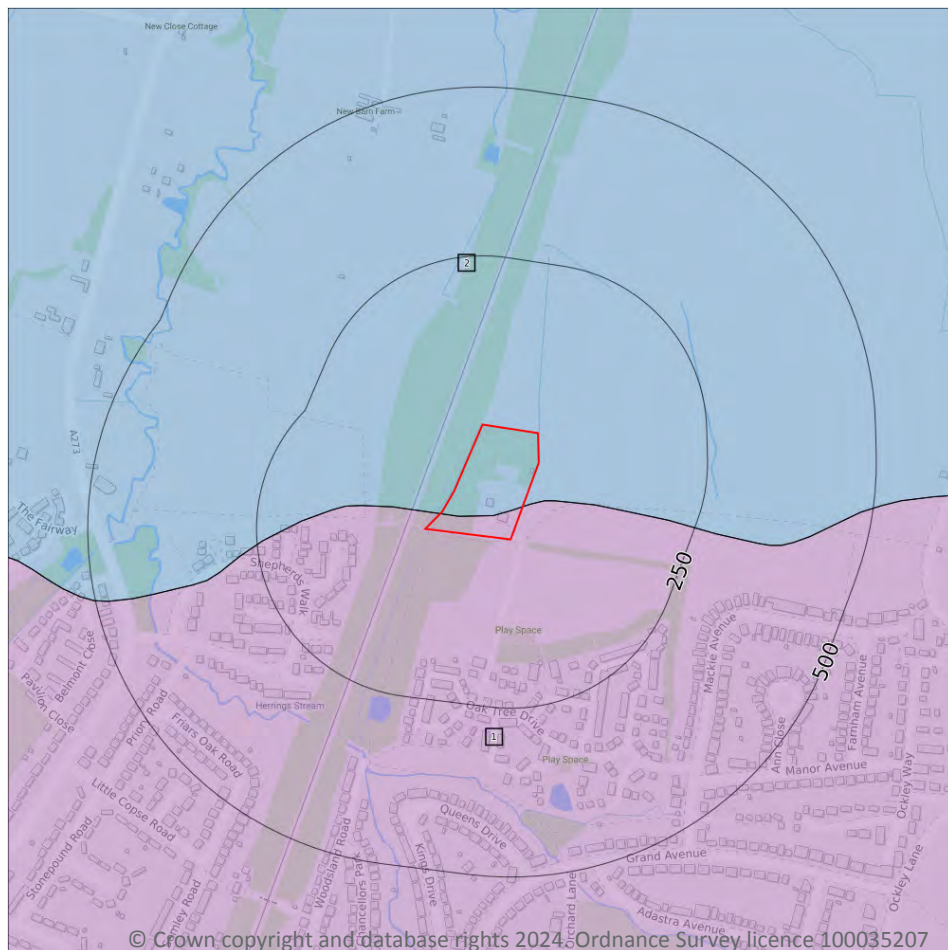
ID	Location	Designation	Description
1	335m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	361m NW	Secondary 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.



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

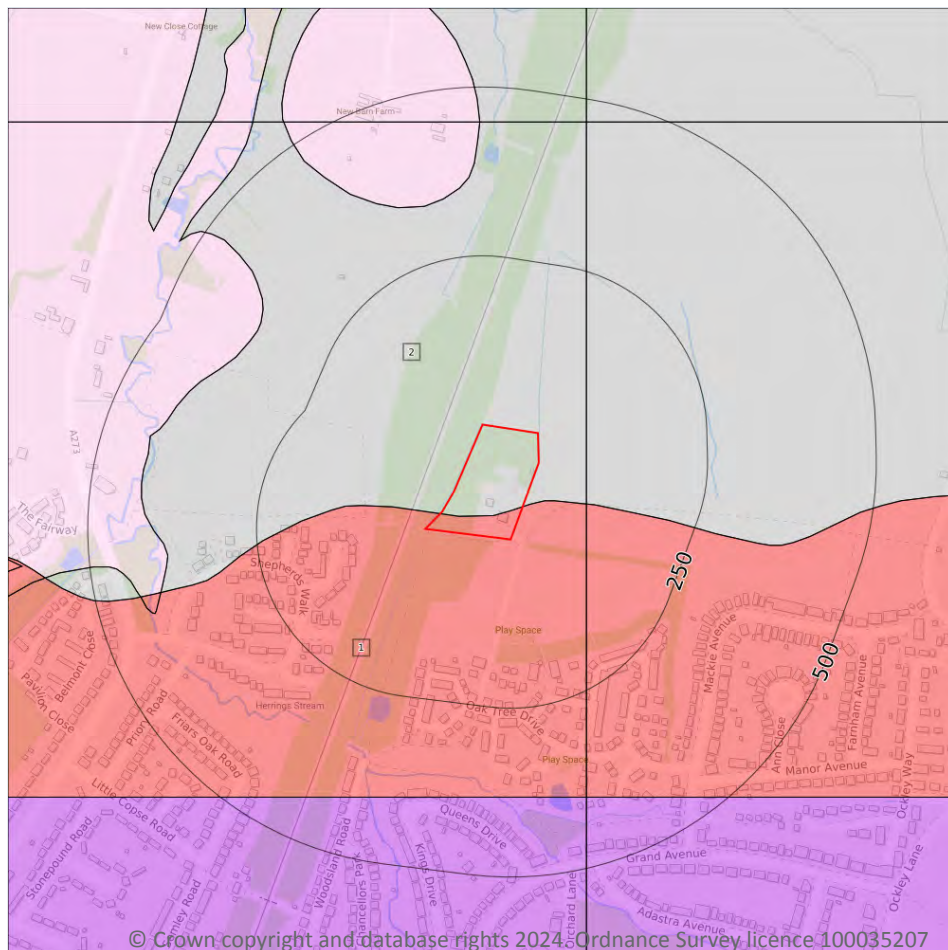
Features are displayed on the Bedrock aquifer map on [page 33](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 34](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive 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: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	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
-----------------	---

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

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)



ID	Location	Details	
-	1408m SW	Status: Historical Licence No: 10/41/322206 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: CLAYTON NURSERIES, HASOCKS Data Type: Point Name: Tates of Pyecombe Ltd Easting: 529990 Northing: 115220	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 31/03/2000 Version End Date: -
-	1522m SW	Status: Active Licence No: 10/41/322206 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: SOUTH DOWNS GARDEN CENTRE & NURSERY Data Type: Point Name: Tates of Pyecombe Ltd Easting: 529890 Northing: 115150	Annual Volume (m ³): 6364 Max Daily Volume (m ³): 72.7 Original Application No: WR.0177 Original Start Date: 08/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -
-	1629m SE	Status: Historical Licence No: 10/41/322210 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: DITCHLING PS Data Type: Point Name: South East Water Plc Easting: 532040 Northing: 115230	Annual Volume (m ³): 248893 Max Daily Volume (m ³): 909.2 Original Application No: - Original Start Date: 02/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/06/2009 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

4

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 36 >](#)



ID	Location	Details	
-	1968m NE	Status: Historical Licence No: 23/071 Details: Make-Up or Top Up Water Direct Source: Southern Region Surface Waters Point: POINT A AT FOLDERS LANE,BURGESS HILL Data Type: Point Name: Mr A W & Mrs M A Etherington Easting: 532310 Northing: 117940	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/03/2004 Issue No: 100 Version Start Date: 22/04/1999 Version End Date: -
-	1968m NE	Status: Historical Licence No: 23/076 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT FOLDERS LANE,BURGESS HILL Data Type: Point Name: Etherington Easting: 532310 Northing: 117940	Annual Volume (m ³): 300000 Max Daily Volume (m ³): 4000 Original Application No: - Original Start Date: 01/11/2006 Expiry Date: 31/03/2018 Issue No: 2 Version Start Date: 17/09/2014 Version End Date: -
-	1969m NE	Status: Active Licence No: 23/076/R01 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT FOLDERS LANE,BURGESS HILL Data Type: Point Name: Wintons Fishery Easting: 532315 Northing: 117937	Annual Volume (m ³): 300000 Max Daily Volume (m ³): 4000 Original Application No: NPS/WR/024281 Original Start Date: 01/04/2018 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1969m NE	Status: Historical Licence No: 23/076 Details: Fish Farm/Cress Pond Throughflow Direct Source: Southern Region Surface Waters Point: POINT A AT FOLDERS LANE,BURGESS HILL Data Type: Point Name: Etherington Easting: 532315 Northing: 117937	Annual Volume (m ³): 300000 Max Daily Volume (m ³): 4000 Original Application No: - Original Start Date: 01/11/2006 Expiry Date: 31/03/2018 Issue No: 2 Version Start Date: 17/09/2014 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

1

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)



ID	Location	Details	
-	1629m SE	Status: Historical Licence No: 10/41/322210 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: DITCHLING PS Data Type: Point Name: South East Water Plc Easting: 532040 Northing: 115230	Annual Volume (m ³): 248893 Max Daily Volume (m ³): 909.2 Original Application No: - Original Start Date: 02/12/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/06/2009 Version End Date: -

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

7

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 40](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
B	1m NE	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
A	2m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	42m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	54m W	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	195m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	241m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	241m NE	Inland river not influenced by normal tidal action.	Not provided	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

7

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 40](#) >

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 40](#) >



ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Herrings Stream	GB107041012150	Adur Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

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

Features are displayed on the Hydrology map on [page 40 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3242m W	River	Herrings Stream	GB107041012150 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

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

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

Features are displayed on the Hydrology map on [page 40 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Lower Greensand Adur & Ouse	GB40701G502400 ↗	Good	Good	Good	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

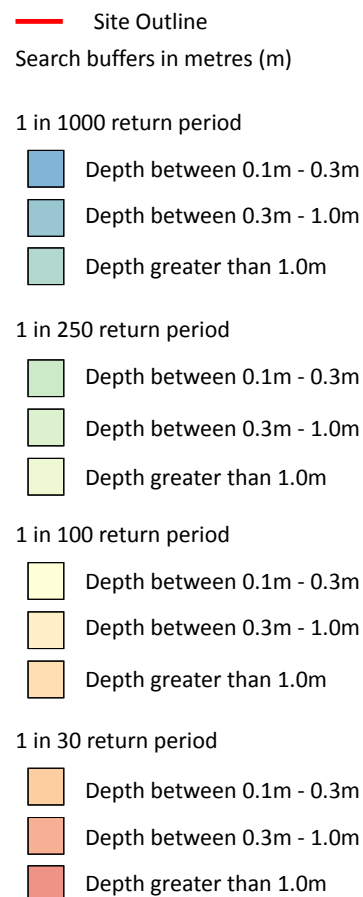
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

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

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.

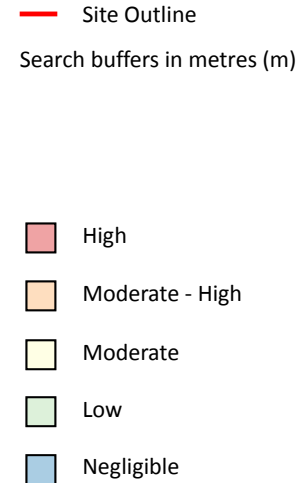
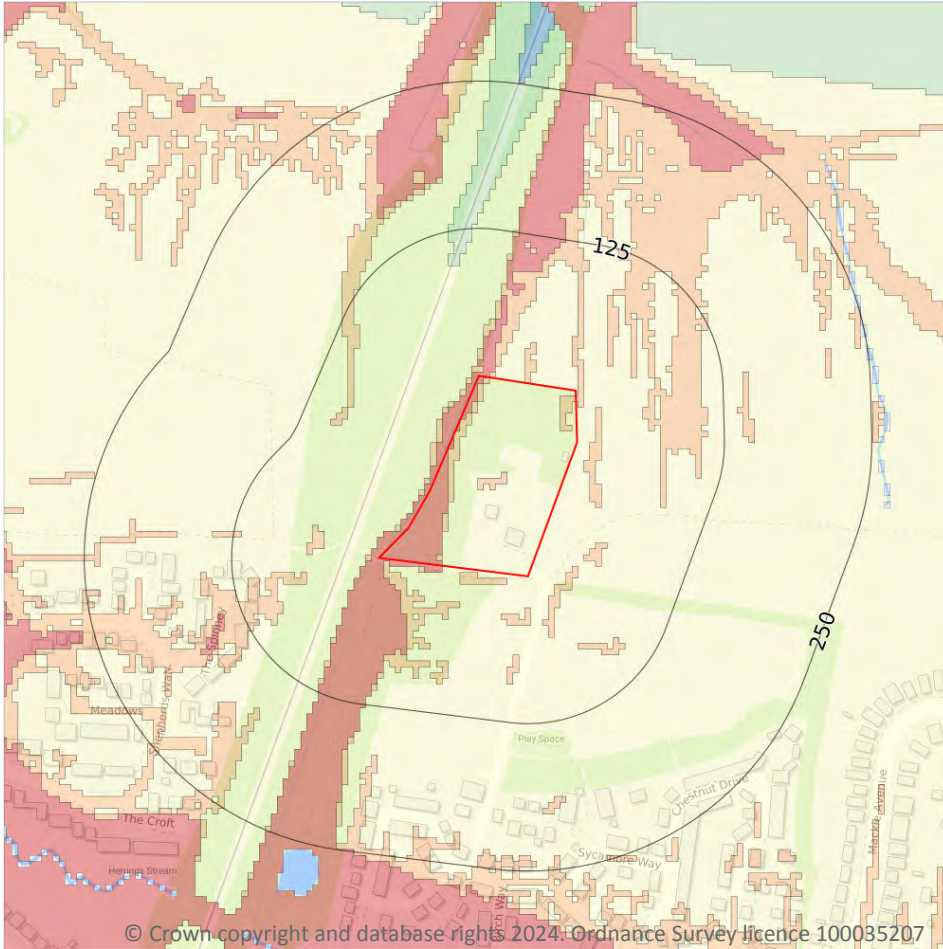
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

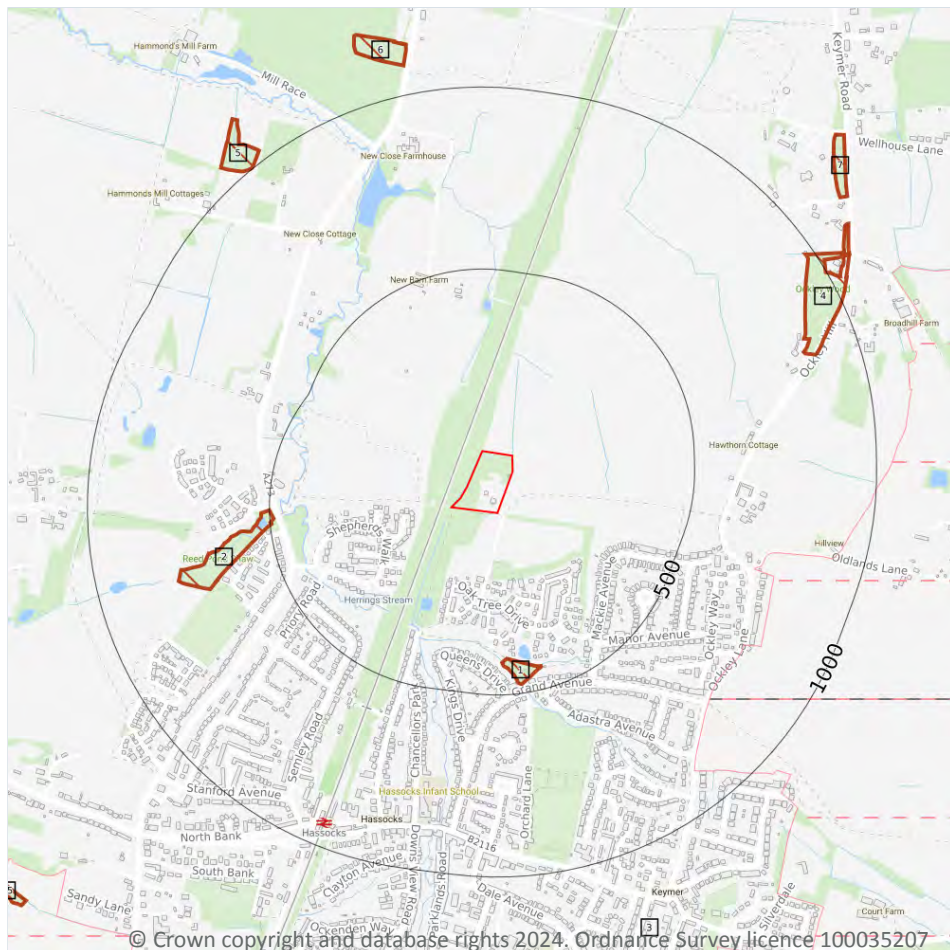
High

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

Features are displayed on the Groundwater flooding map on [page 48](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

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

23

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 49](#) >

ID	Location	Name	Woodland Type
1	401m S	Woodland Glebe	Ancient & Semi-Natural Woodland
2	490m W	Reed Pond Shaw	Ancient & Semi-Natural Woodland
4	850m NE	Ockley Wood	Ancient & Semi-Natural Woodland
5	1003m NW	Brook Cottage Wood	Ancient & Semi-Natural Woodland
6	1081m N	Clayton Priory Shaw 2	Ancient & Semi-Natural Woodland
7	1147m NE	White Lodge Shaw	Ancient & Semi-Natural Woodland
-	1250m N	Clayton Priory Shaw 1	Ancient & Semi-Natural Woodland
-	1288m E	The Tole	Ancient & Semi-Natural Woodland
-	1293m S	Keymer Allotment Shaw	Ancient & Semi-Natural Woodland
-	1333m SW	Butchers Wood	Ancient & Semi-Natural Woodland
-	1343m SW	Signal Post Wood	Ancient & Semi-Natural Woodland
-	1472m E	Unknown	Ancient & Semi-Natural Woodland
-	1517m S	Southdown Farm Shaw	Ancient & Semi-Natural Woodland
15	1591m SW	Ham Shaw	Ancient & Semi-Natural Woodland
-	1627m N	Bullbeck Shaw	Ancient & Semi-Natural Woodland
-	1697m SW	Bonnys Wood	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1701m SW	Ockendens Shaw	Ancient & Semi-Natural Woodland
-	1709m S	Lag Wood	Ancient & Semi-Natural Woodland
-	1725m SW	Ockendens Wood	Ancient & Semi-Natural Woodland
-	1736m SW	Stonecroft Copse	Ancient & Semi-Natural Woodland
-	1750m E	Unknown	Ancient & Semi-Natural Woodland
-	1891m SW	Bullsmead Shaw	Ancient & Semi-Natural Woodland
-	1894m N	Oak Hall Park 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

1

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

Features are displayed on the Environmental designations map on [page 49 >](#)

ID	Location	Name	Status
3	717m E	Brighton and Lewes Downs	Declared

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**0**

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

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**4**

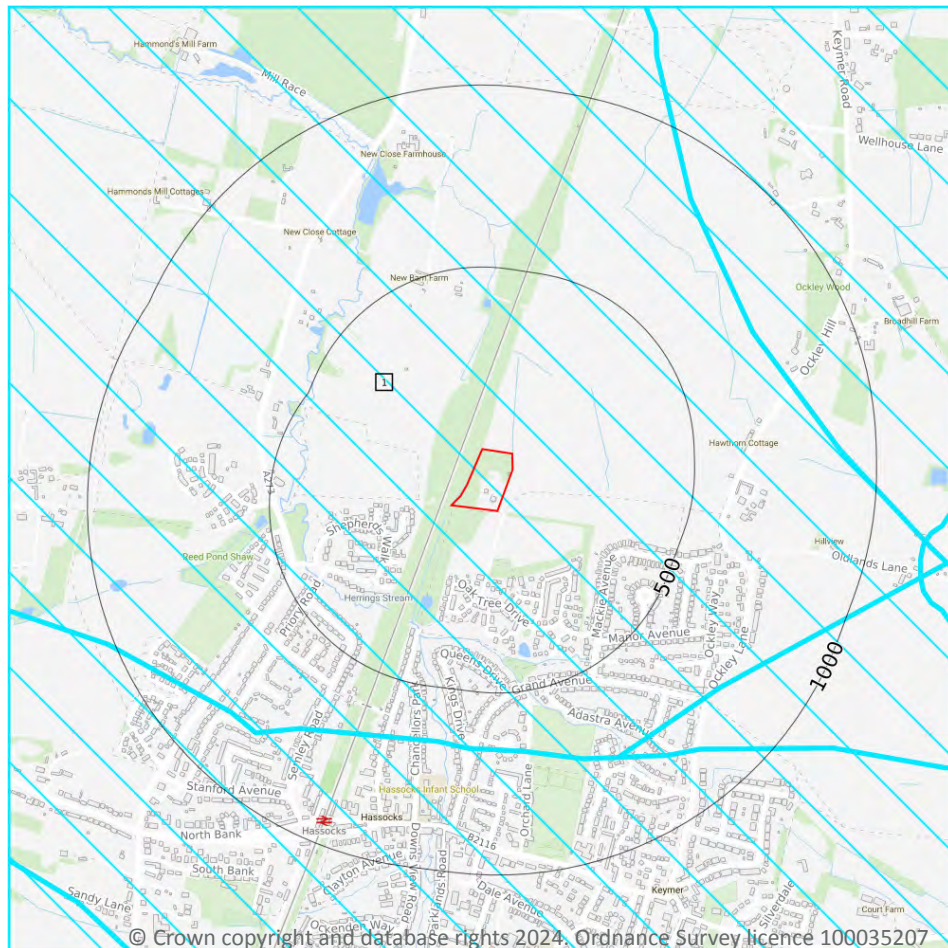
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing
400m S	Adur East (Sakeham) NVZ	Surface Water	522	Existing
1583m SW	Chess Stream NVZ	Surface Water	808	Existing
1970m W	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 55 >](#)

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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

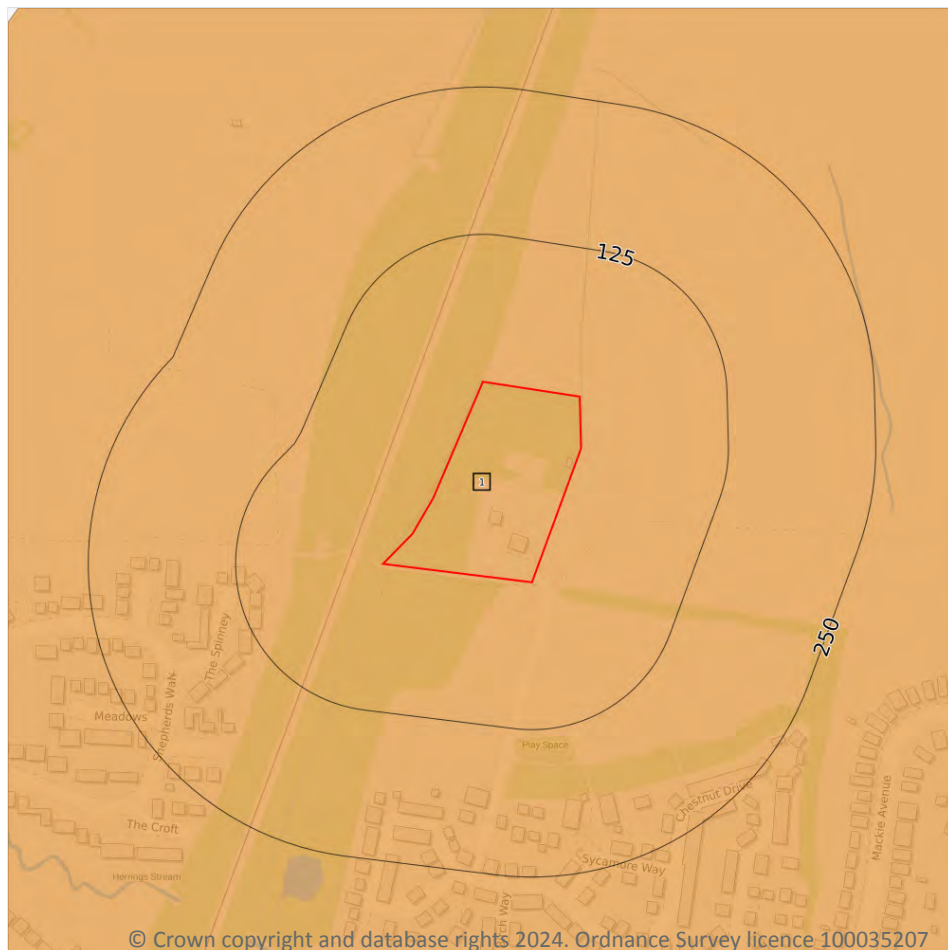
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 59](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**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
On site	AG00449855	Entry Level Stewardship	01/06/2013	31/05/2018

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**1**

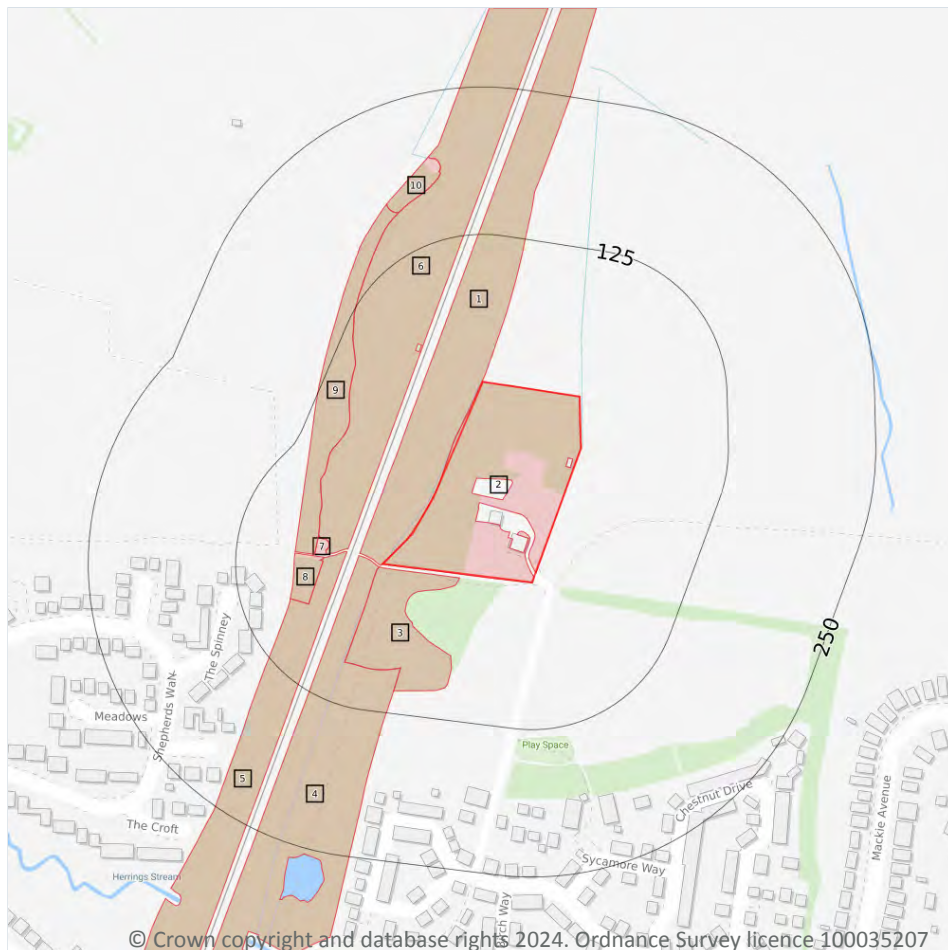
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
240m NE	1064507	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

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

10

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

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

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



ID	Location	Main Habitat	Other habitats
5	32m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	32m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	48m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	51m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	58m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	160m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

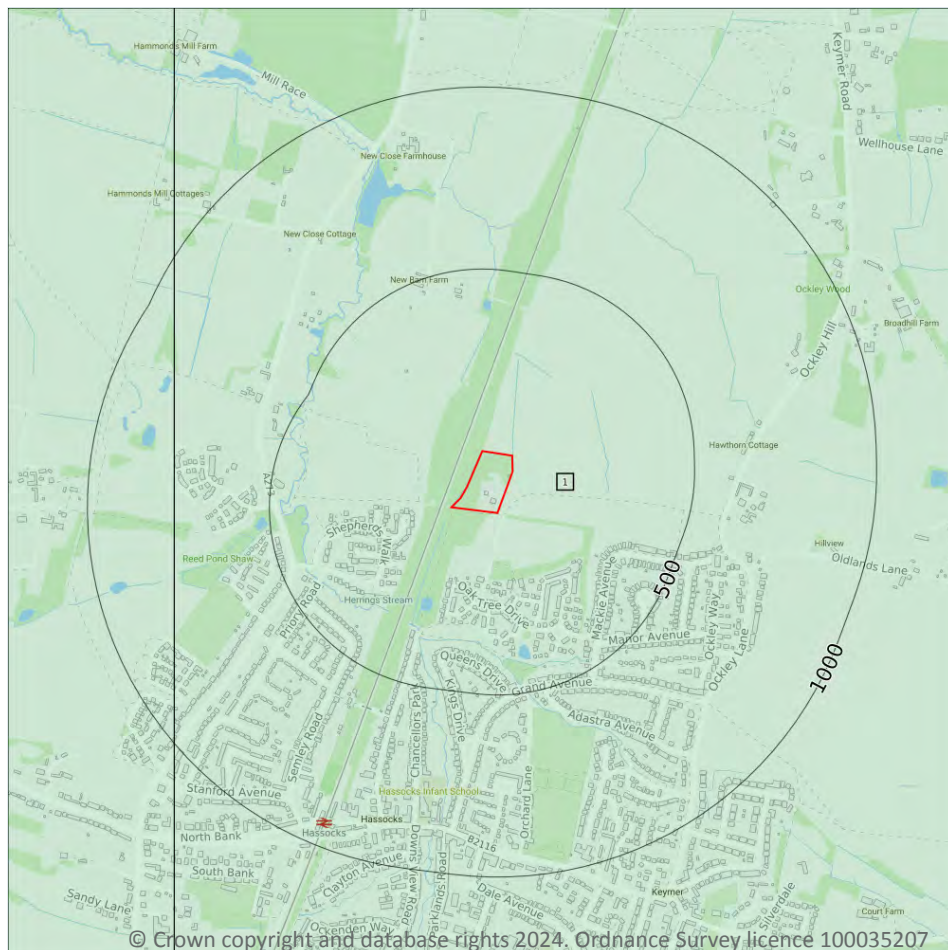
0

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 63](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ31NW

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

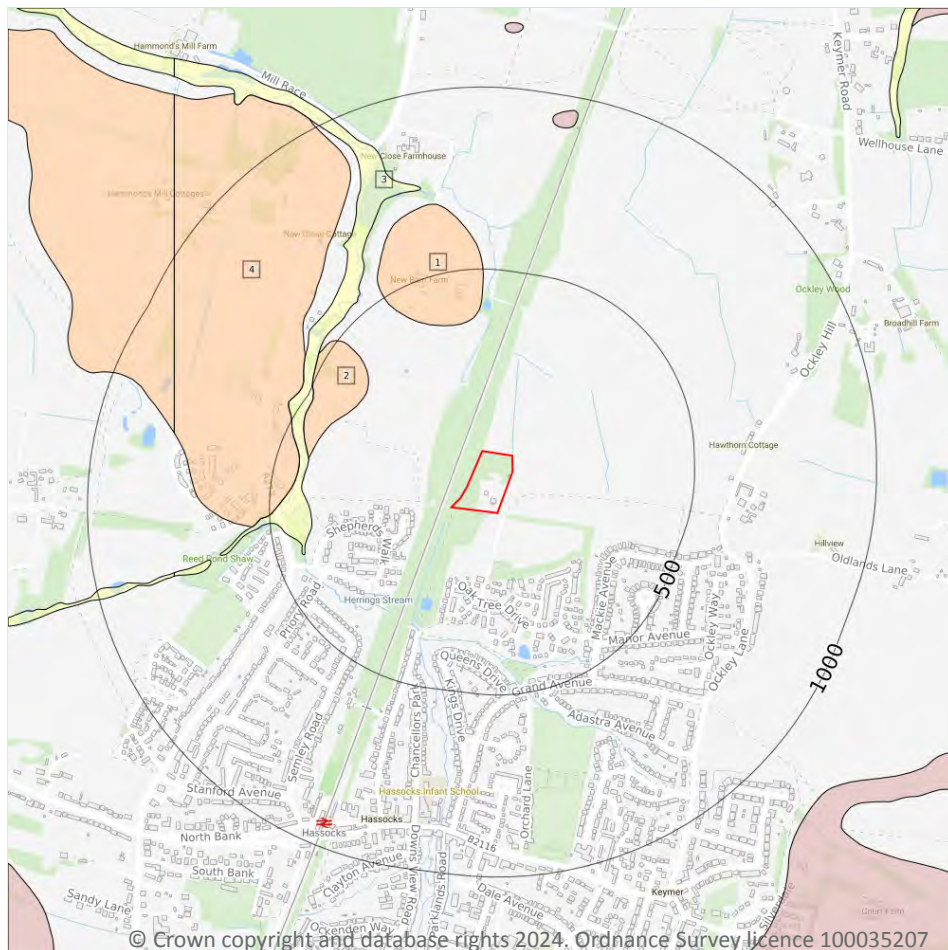
0

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 65](#) >

ID	Location	LEX Code	Description	Rock description
1	354m N	AD2-XSV	River Terrace Deposits, 2 (adur) - Sand And Gravel	Sand And Gravel
2	356m NW	AD2-XSV	River Terrace Deposits, 2 (adur) - Sand And Gravel	Sand And Gravel
3	385m W	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	433m W	AD2-XSV	River Terrace Deposits, 2 (adur) - Sand And Gravel	Sand And Gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

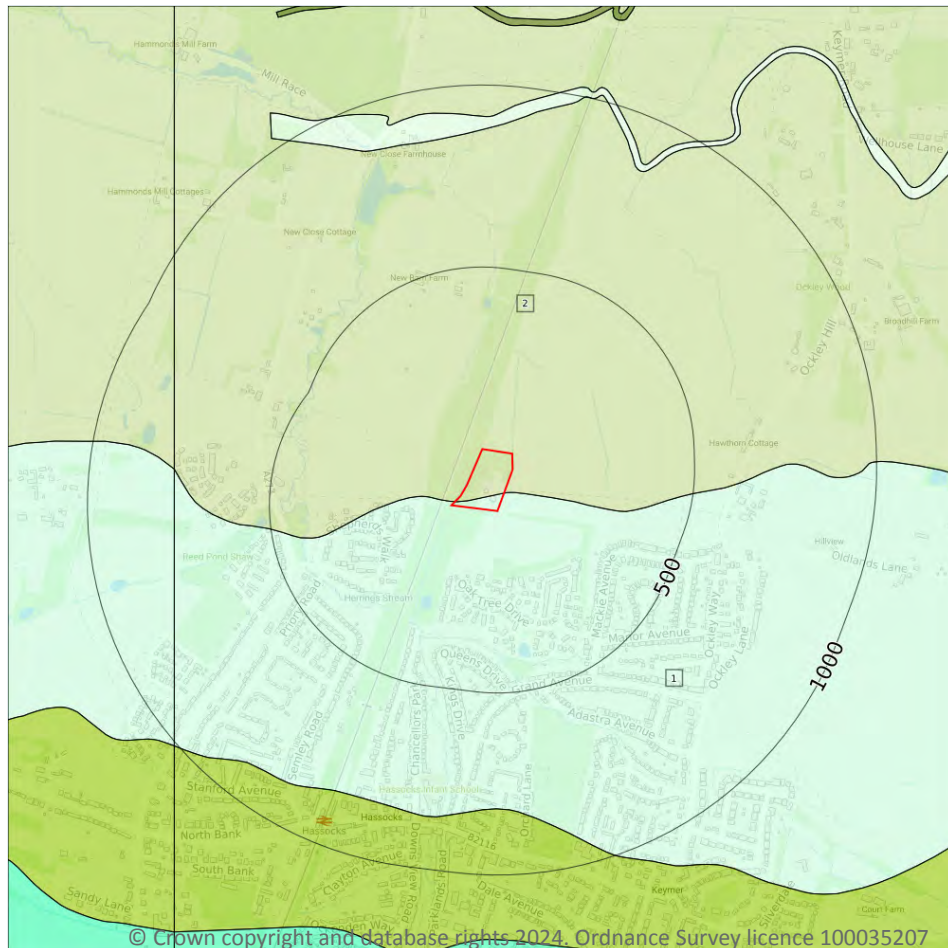
0

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

2

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SLSST	Lower Greensand Group - Silty Sandstone	Albian Age - Aptian Age
2	On site	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

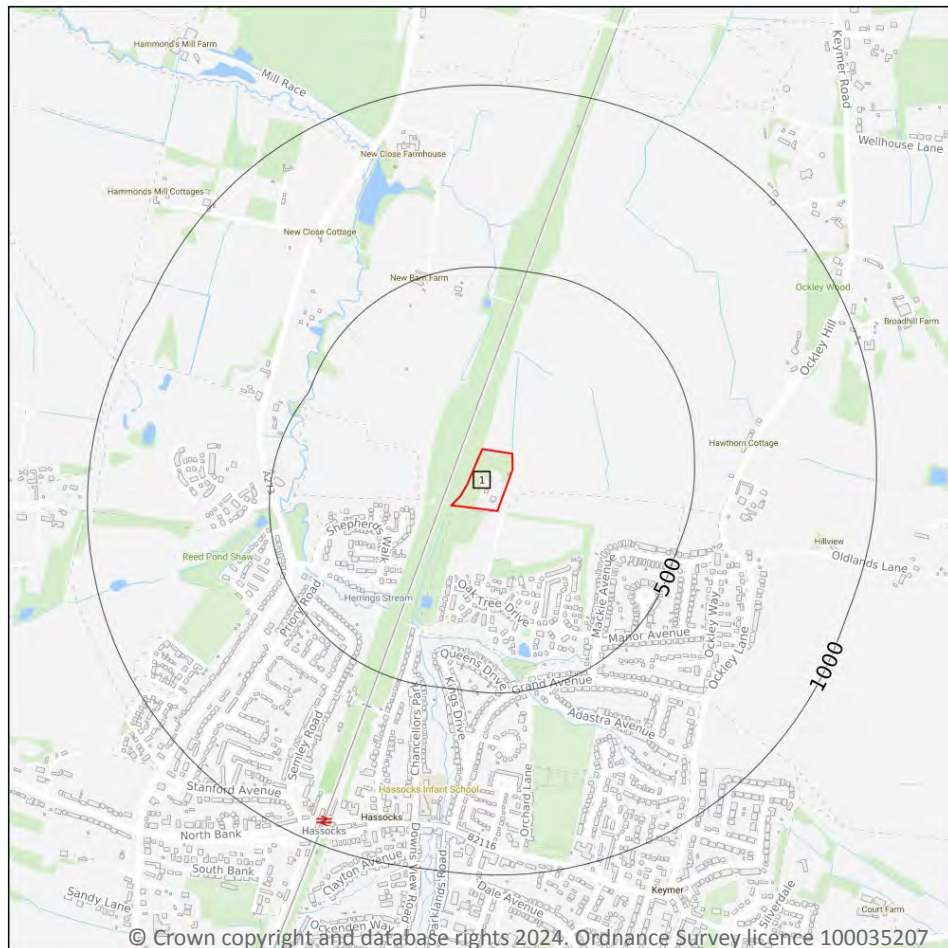
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

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

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

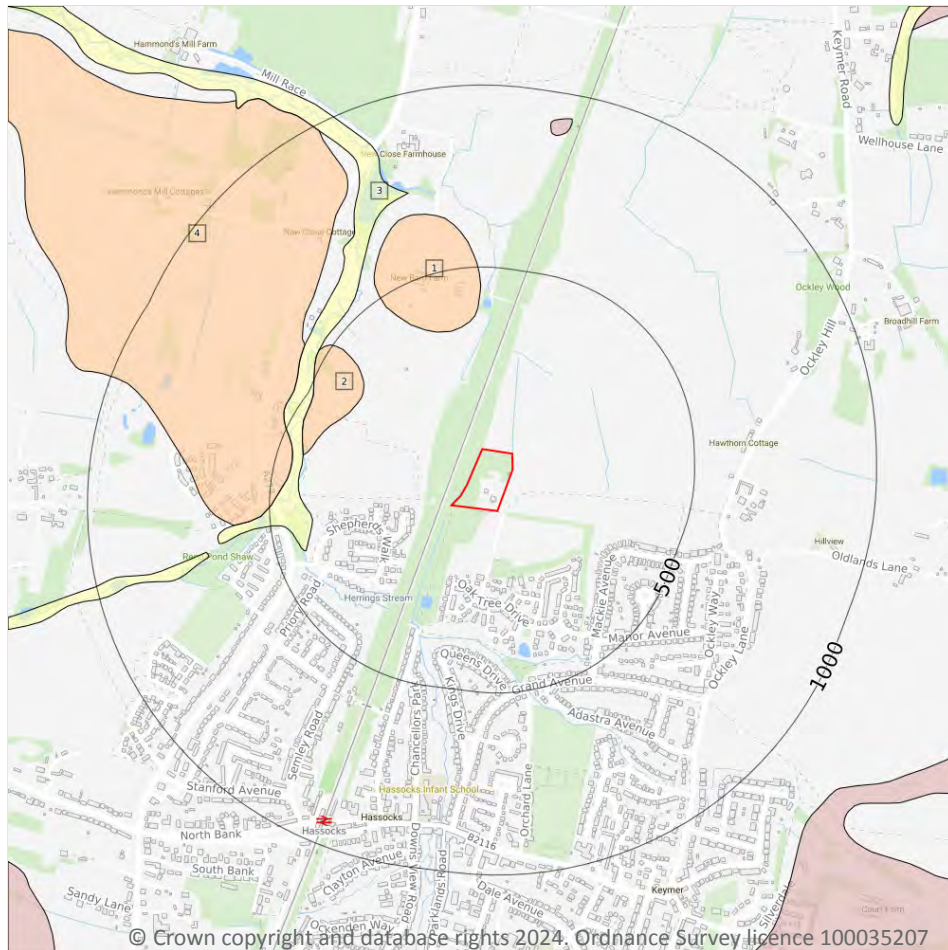
0

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	335m N	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	SAND AND GRAVEL
2	361m NW	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	SAND AND GRAVEL
3	383m W	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	453m W	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	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

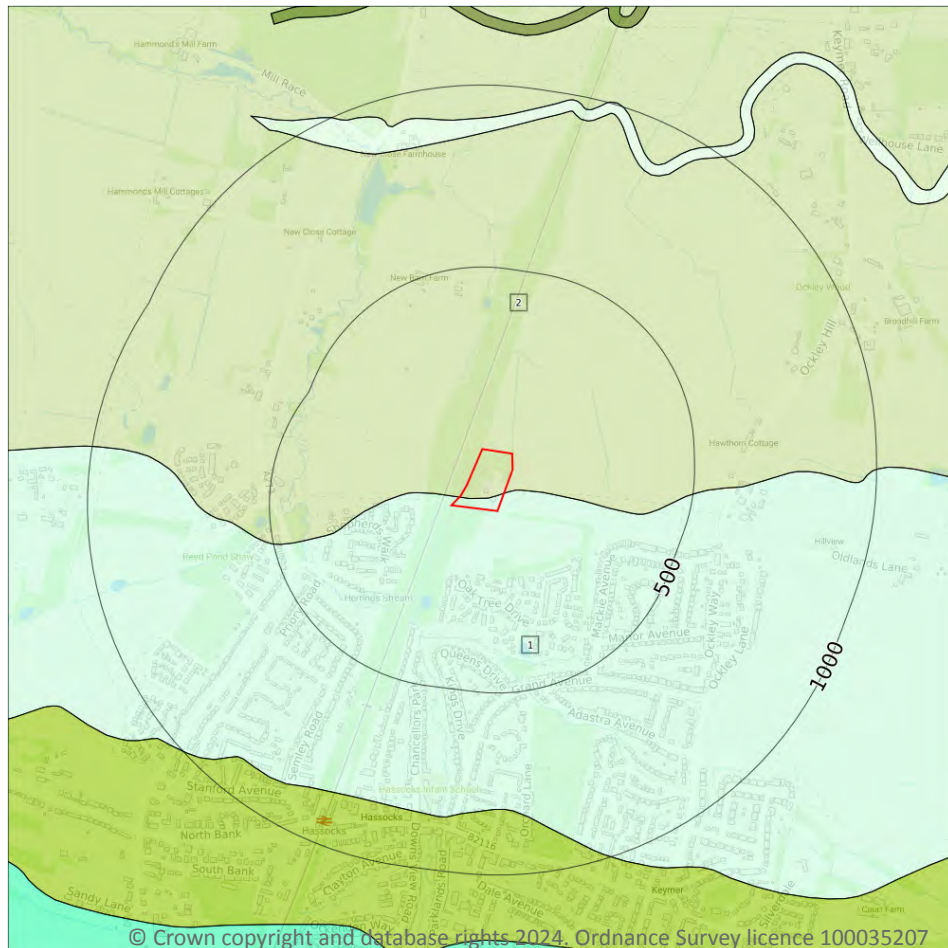
0

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

2

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 73](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SLSST	LOWER GREENSAND GROUP - SANDSTONE, SILTY	APTIAN
2	On site	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m**2**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Moderate
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**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

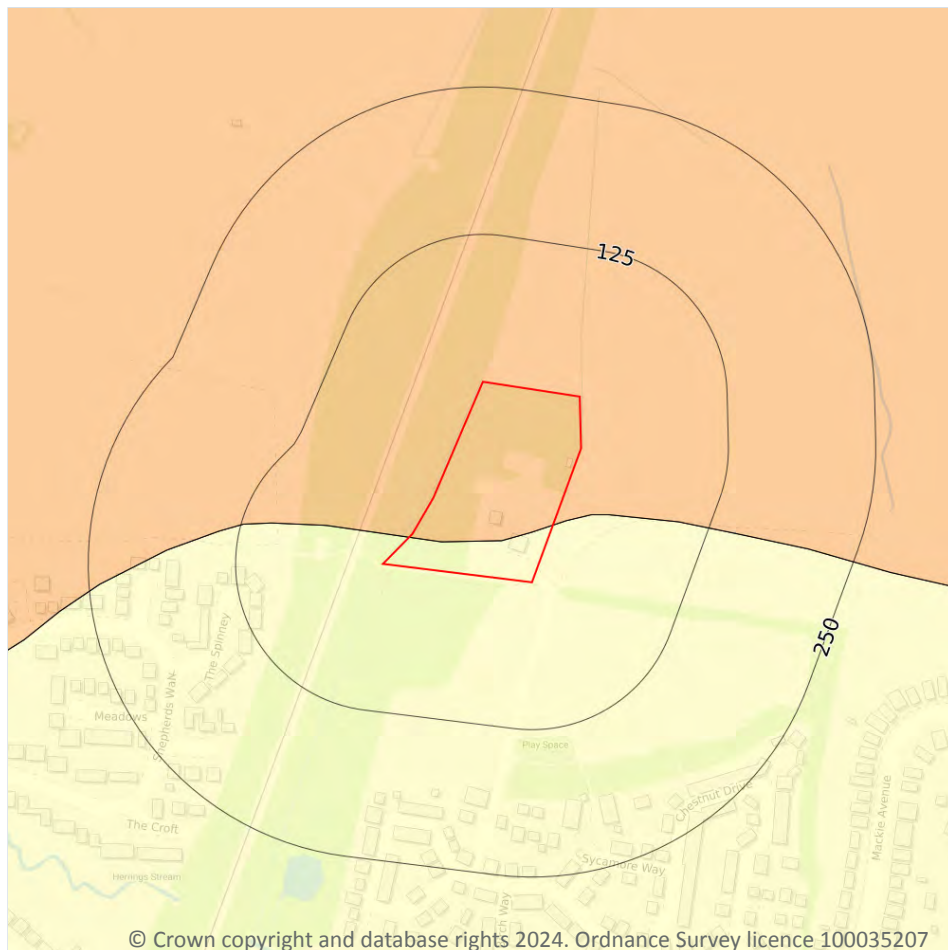
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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).

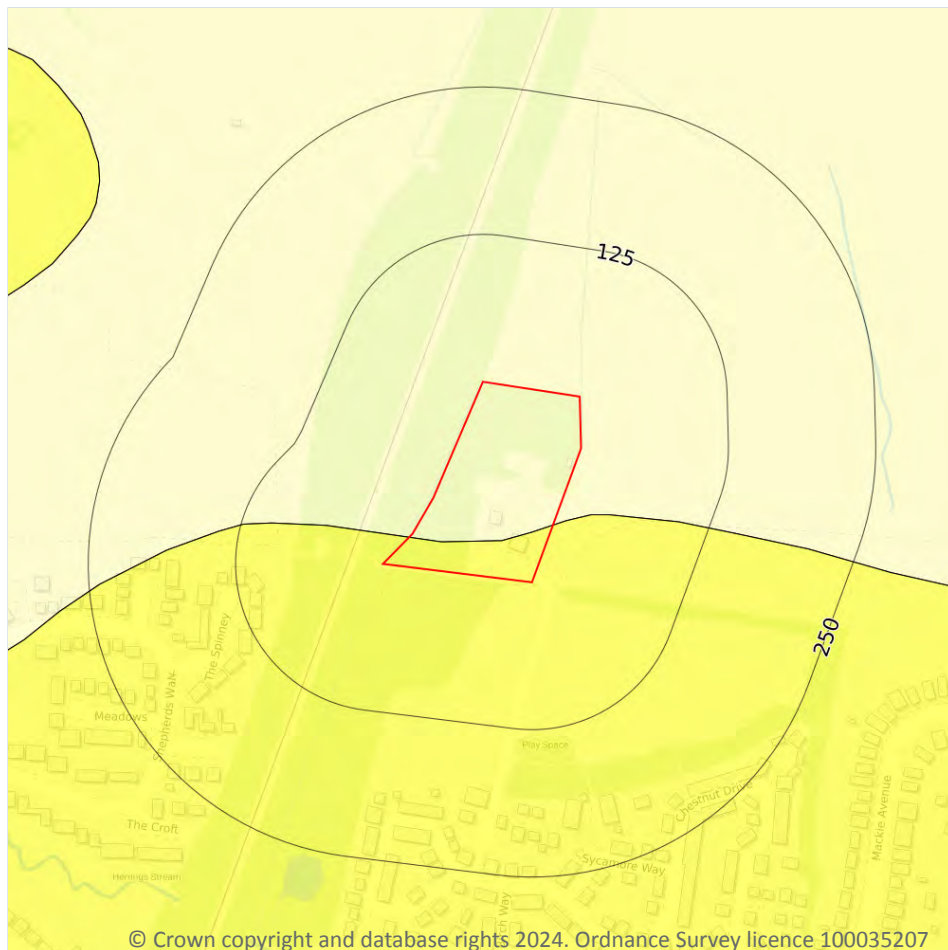
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 76 >](#)

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

2

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 77 >](#)

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.

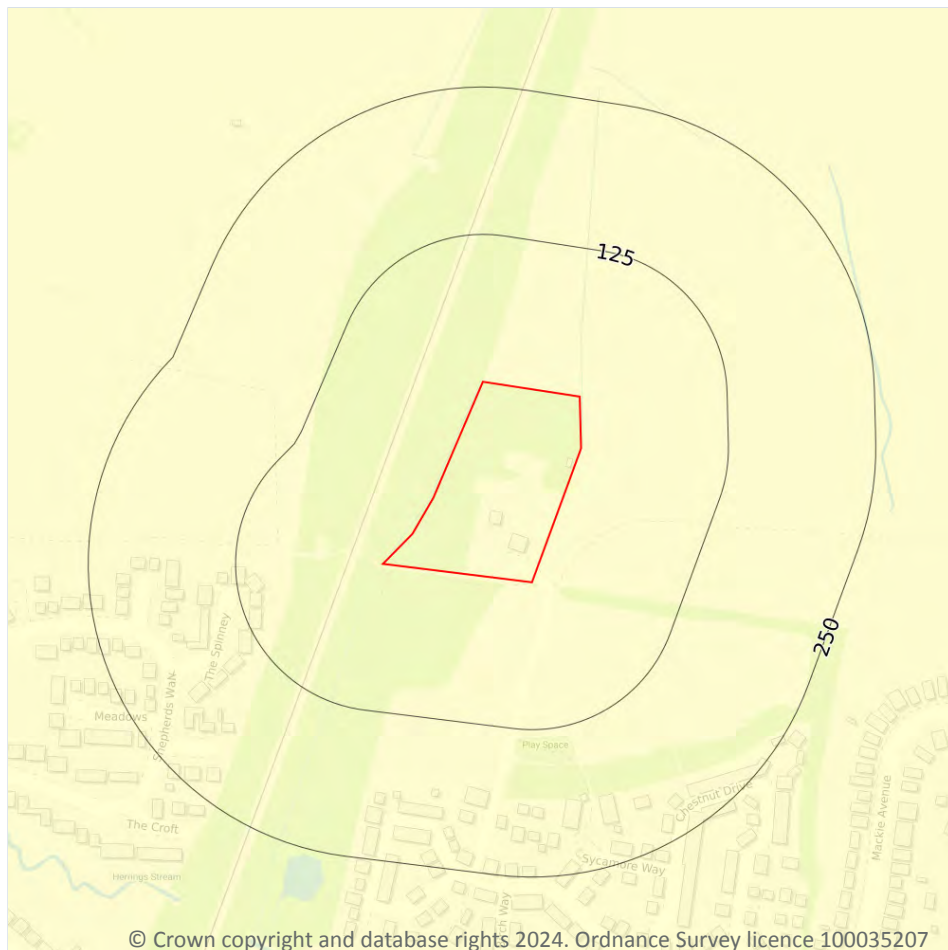


Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

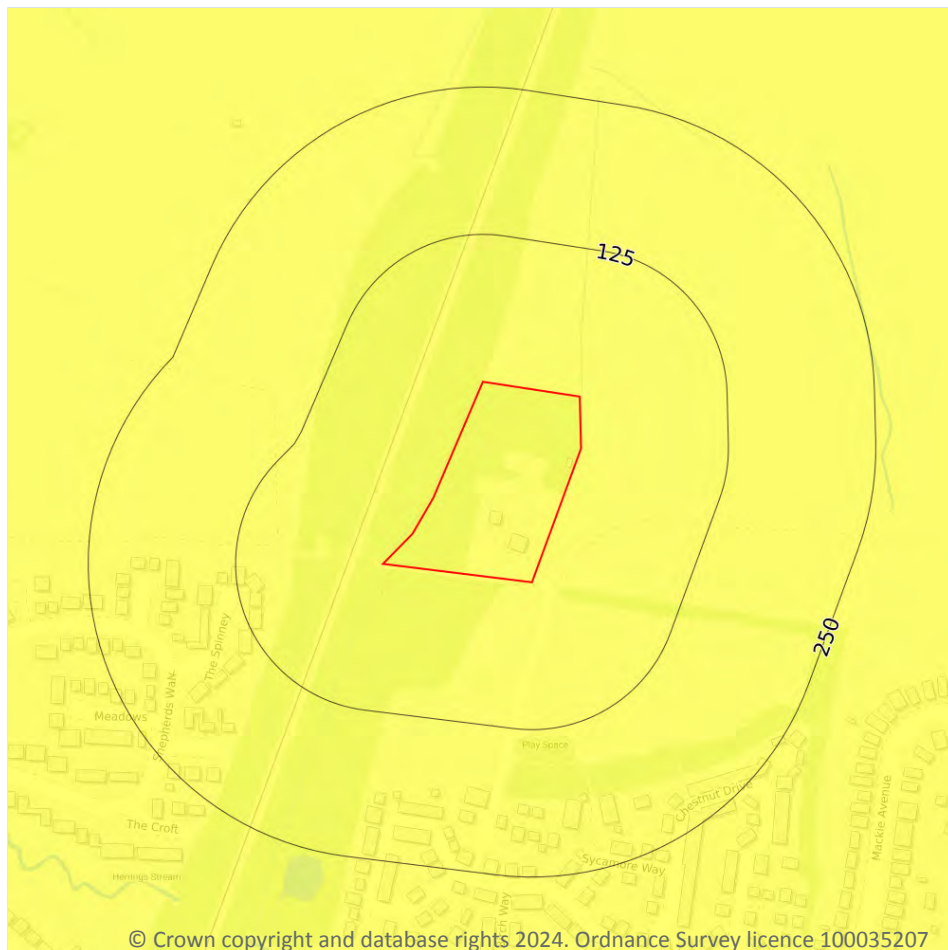
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 79 >](#)

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

© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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.

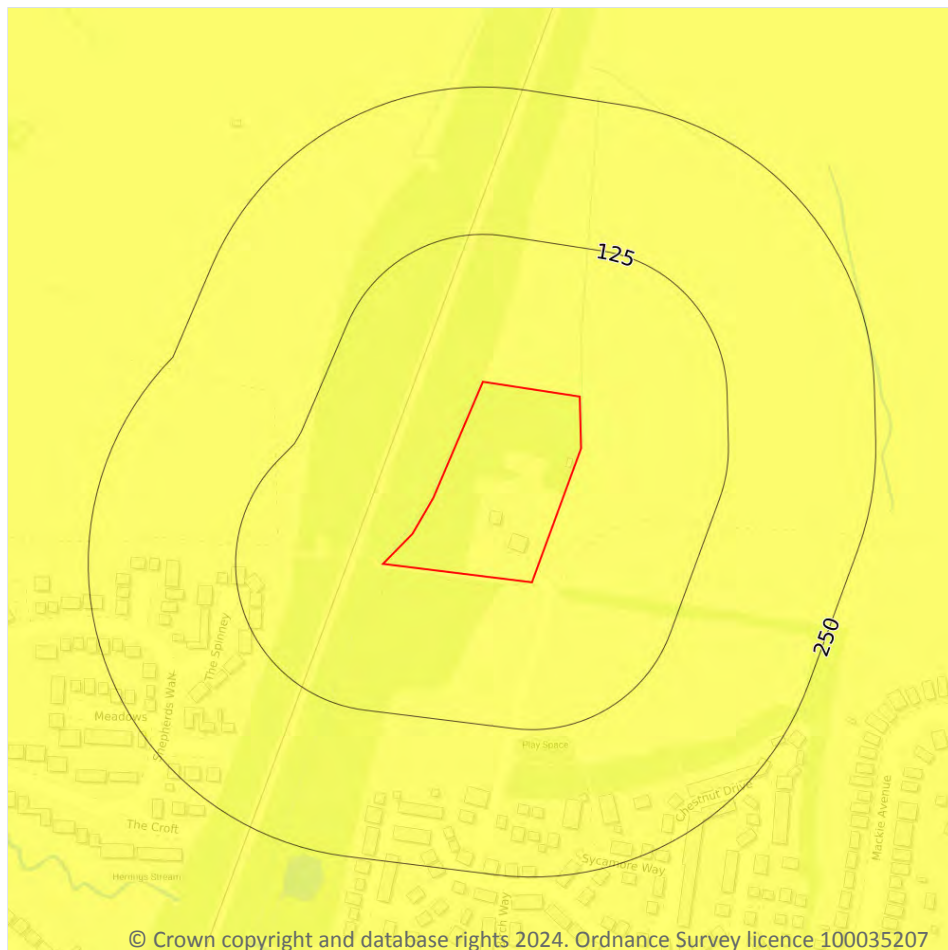
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 80 >](#)

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

© Crown copyright and database rights 2024. Ordnance Survey licence 100035207

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.

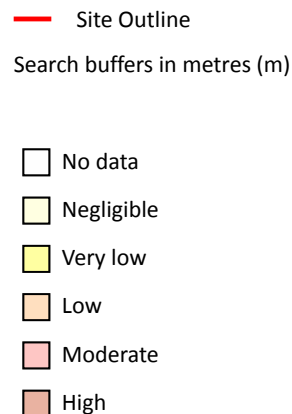
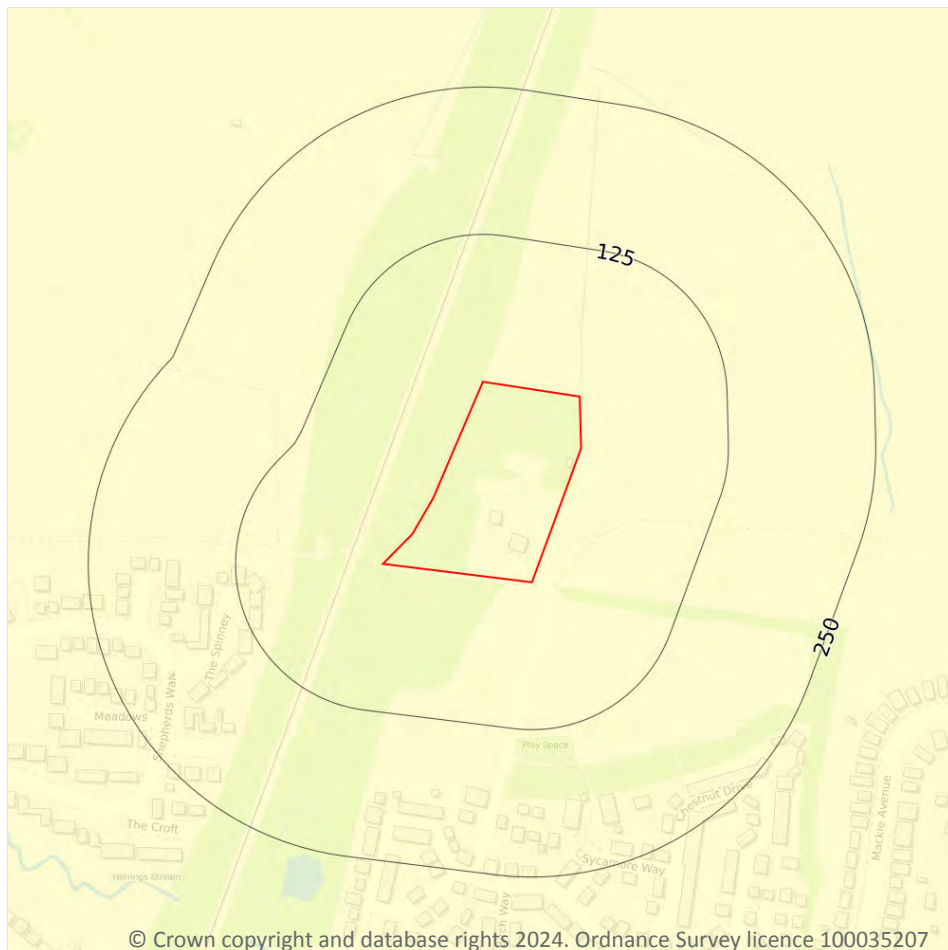
Features are displayed on the Natural ground subsidence - Landslides map on [page 81](#) >

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



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 82](#)

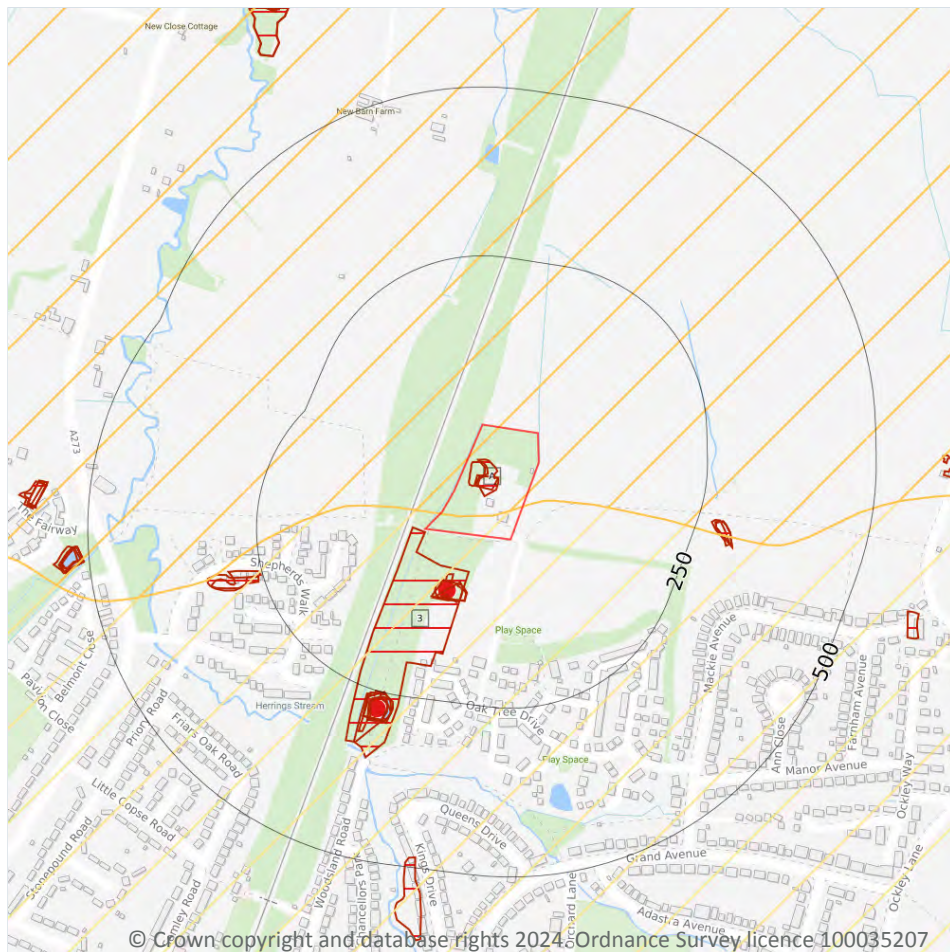
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

2

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

Features are displayed on the Mining and ground workings map on [page 84](#) >

ID	Location	Details	Description
B	86m SW	Name: Woodslan Road Clay Pit Address: 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
C	276m SW	Name: Woodslan Road Clay Pit Address: 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	8
----------------------------	----------

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 84 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Pond	1909	1:10560
A	On site	Ponds	1896	1:10560
A	On site	Unspecified Pit	1874	1:10560
3	5m SW	Brick Field	1874	1:10560
B	62m SW	Unspecified Pit	1874	1:10560
B	72m SW	Unspecified Pit	1909	1:10560
B	72m S	Old Clay Pit	1896	1:10560
C	249m SW	Old Clay Pit	1896	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.3 Underground workings

Records within 1000m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m**4**

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

Features are displayed on the Mining and ground workings map on [page 84](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.



ID	Location	Name	Commodity	Class	Likelihood
2	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.
-	761m W	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	766m W	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.

19.5 National karst database

Records within 500m

0

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

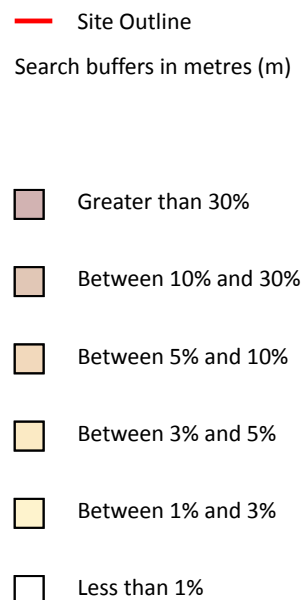
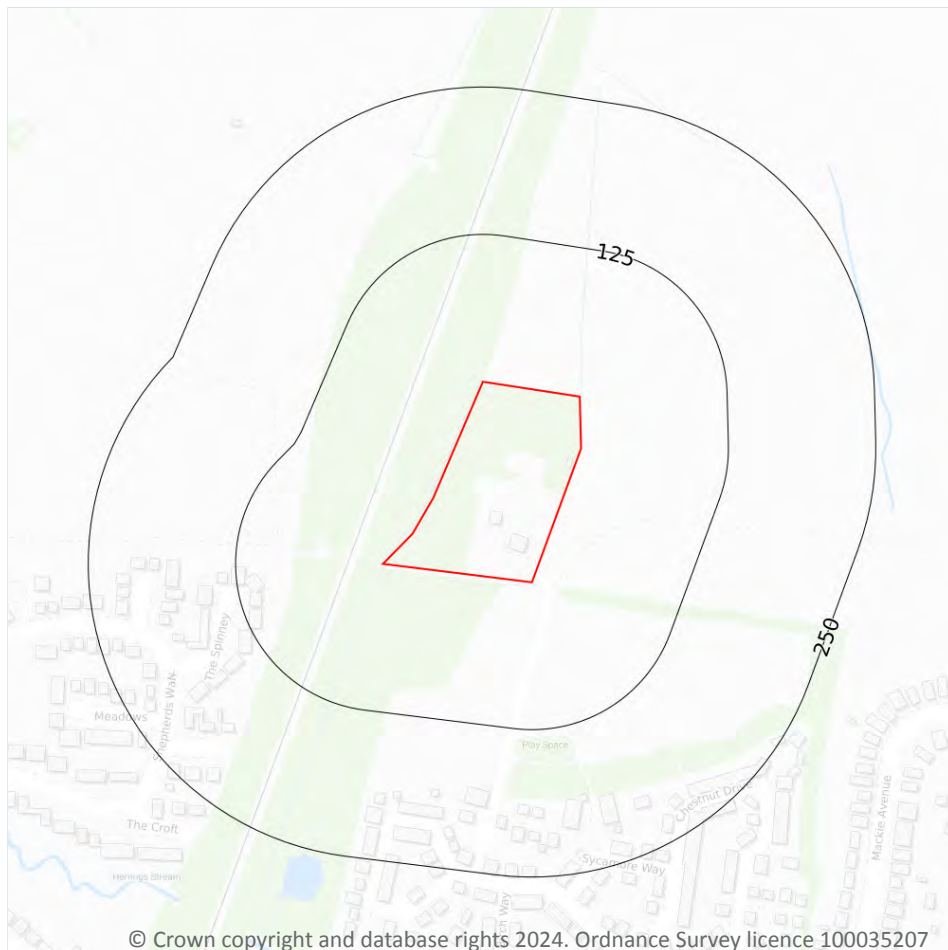
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over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

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

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 92](#) >

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

4

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

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

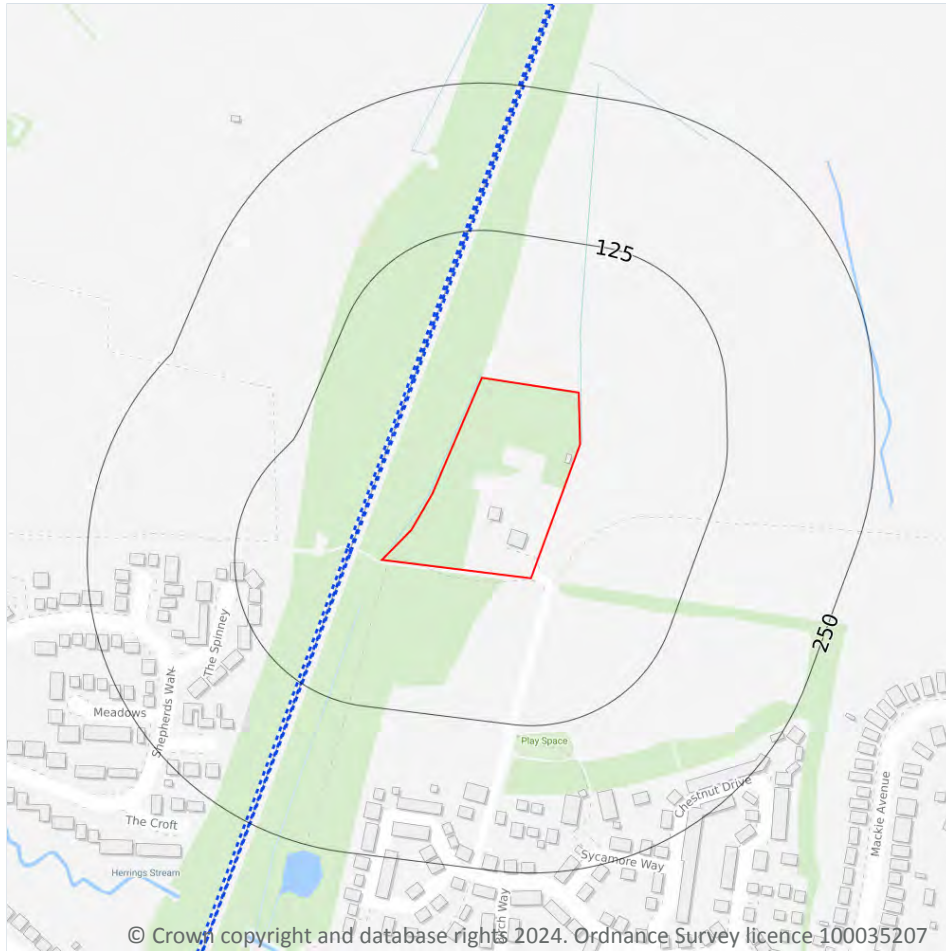
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



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

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

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

9

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 96](#) >



Location	Name	Type
27m SW	Brighton Main Line	rail
27m SW	Brighton Main Line	rail
28m SW	Brighton Main Line	rail
28m SW	Not given	Multi Track
31m SW	Brighton Main Line	rail
31m SW	Brighton Main Line	rail
31m SW	Brighton Main Line	rail
51m NW	Not given	Multi Track
53m NW	Not given	Multi Track

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.



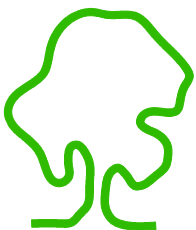
Data providers

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/ ↗.





eas ltd

Environmental Assessment Services Ltd

Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT

Phone : +44 (0) 1444 882552

email : info@easltd.co.uk

web site : www.easltd.co.uk