

60104w0011 Supporting Letter for Land Contamination Assessment of Sussex House, Perrymount Road site.

Site: Sussex House, Perrymount Road, Haywards Heath, RH16 1DN

Date: November 2024

Letter Revision: A

- 1.1. **Purpose:** This document has been produced to summarise previous investigations into potential land contamination on the site and remediation works completed to date. This document specifically addresses a land contamination assessment.
- 1.2. **Phase 1 SI:** R3971/24/DTS outlines that additional site investigation is required due to the historical use of the site. Main concerns are raised due to the current electrical substation. Contaminant concerns are asbestos, toxic metals, hydrocarbons and PAHs. The site is classified as **LOW** risk to current and future site users and **LOW to MODERATE** for construction workers.
- 1.3. **Phase 2 SI:** Following the recommendations of the phase 1 desk top study, further on site investigations were undertaken and reported in the R3971/24 Report of September 2024. 7 soil samples and 1 number ground water sample were collected for testing. Screening results of all the test samples provided a general lack of significant contamination being present. Based on the results a revised conceptual site model was developed classifying the site as LOW risk for all known receptors.
- 1.4. **Further investigations into land contamination:** The reports provided to date conclude that no further assessment or remediation is deemed necessary for the assessment of the site at present.

Appendix A – EEGSL R3971/24 DTS



EARTH ENVIRONMENTAL
& GEOTECHNICAL

PHASE I GEO-ENVIRONMENTAL
DESK STUDY REPORT

SUSSEX HOUSE

PERRYMOUNT ROAD

HAYWARDS HEATH

WEST SUSSEX

RH16 1DN

PROJECT REF: R3971

NOVEMBER 2024

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WEST SUSSEX

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REPORT REF: R3971/24/DTS

NOVEMBER 2024

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PHASE I GEO-ENVIRONMENTAL DESK STUDY REPORT**Sussex House, Perrymount Road, Haywards Heath, West Sussex, RH16 1DN***Report Reference:* R3971/24/DTS*Version* A.1*Date:* 26th November 2024*Prepared for:* Aldi Stores Ltd*Prepared by:* Earth Environmental & Geotechnical (Southern) Ltd
Suite 18,
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RG7 1WY*Definition of Version Code:*

- D. Applied during initial drafting of the report before it has been reviewed.
- C. Applied after the report has been reviewed but before it has been approved by the Project Manager.
- B. Applied after the Project Manager has approved the report ready for issue to the client.
- A. Applied to reports after external/internal review.

The version number starts at "0" and is raised by "1" at each re-type.

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Director

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1.0 INTRODUCTION

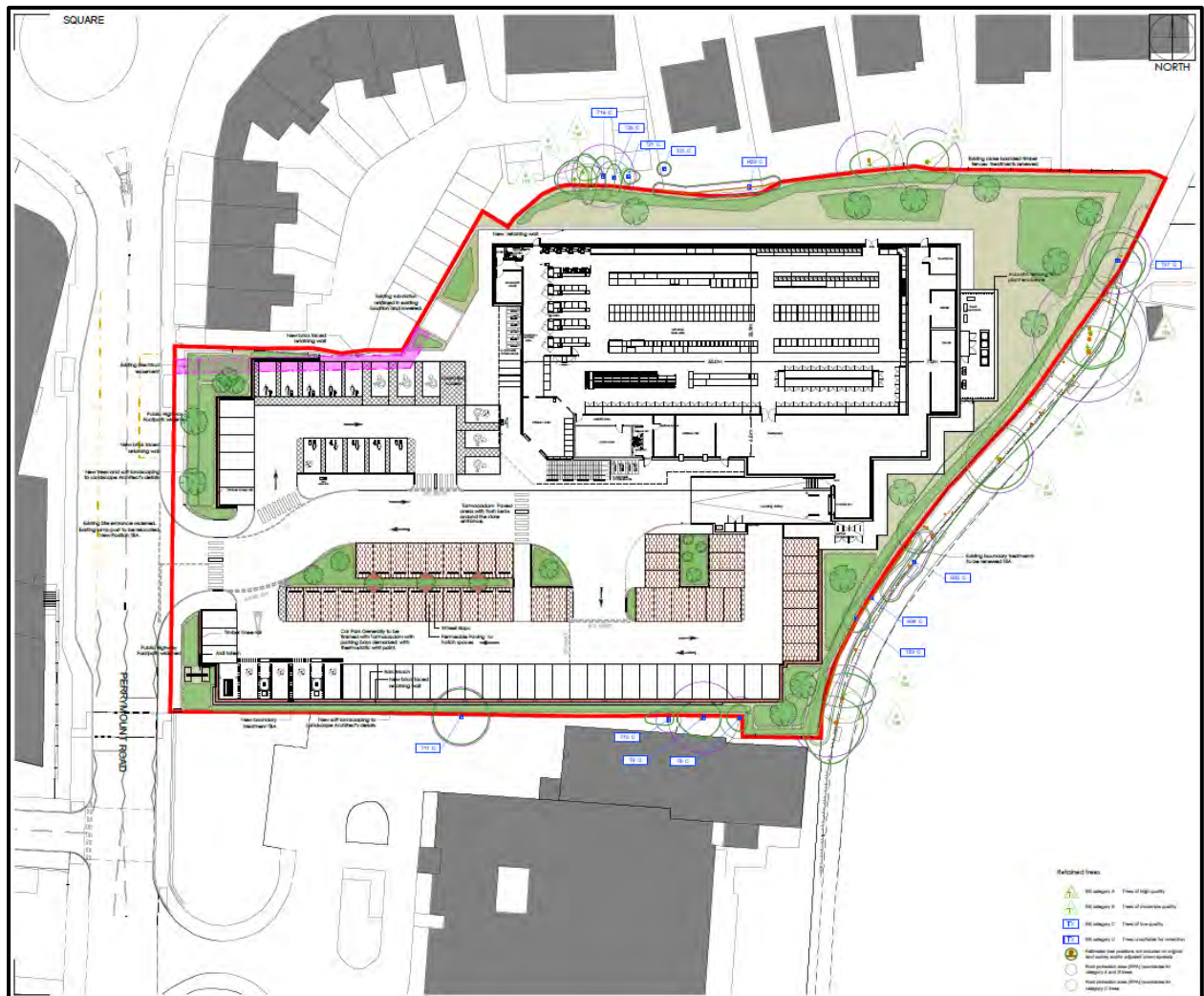
1.1 Background

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) was commissioned by Craddys on behalf of Aldi Stores Ltd (the 'Client'), to undertake a Phase I Geo-Environmental Desk Study assessment of a site at Perrymount Road, Haywards Heath, West Sussex, RH16 1DN.

1.2 Proposed Development

The proposed development of the site comprises the demolition of the Sussex House, Colourschemer Interiors, and Budgens retail unit and redevelopment with a new retail food store, parking, landscaping and associated works. A proposed development plan is provided in Figure 1.

Figure 1 – Proposed Development Plan



1.3 Terms of Reference

EEGSL was commissioned by the Client to undertake a Phase I Geo-Environmental Desk Study for the site in accordance with a proposal reference 3971, dated 18th June 2024.

1.4 Sources of Information

The Phase 1 Desk Study comprises of a review of the following information sources:

- British Geological Survey online maps.
- Google Earth imagery.
- Historical USAAF Aerial Photographs.
- Environment Agency online data.
- Historical Ordnance Survey maps.
- Groundsure Enviro+Geo Insight Report '*Perrymount Road, Haywards Heath, RH16 1DN*, reference GS-5X2-I3P-V2Z-65A (24/06/2024).

1.5 Limitations of the Study

The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEGSL reserve the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided for the sole use by the client and is confidential to them.

Recommendations within this report are also based on records produced by others. It is assumed this information is accurate and no liability can be accepted for the accuracy of this information.

2.0 SITE LOCATION & DESCRIPTION

The site is an area of land located at Perrymount Road, Haywards Heath centred on National Grid Reference 533240 124599 with the nearest postcode of RH16 1DN. The site and surrounding area are shown in Figure 2 below.

Figure 2 – Site Location Plan



The site covers approximately 0.81 hectares and is situated to the north of the centre of Haywards Heath.

The site is currently occupied by a small convenience store and a two-story office and retail block in the southwest and a large two-story office block with car parking located centrally on site.

The assessment site is surrounded by a mixture of residential and commercial buildings, with Clair park located to the east and southeast.

Figure 3 overleaf shows an aerial photograph of the site and surrounding area.

Figure 3 - Aerial Photograph of Site



3.0 GEOLOGICAL SETTING

The geology of the Site is covered by British Geological Survey (BGS) online data and the site-specific Groundsure Insight Report (Appendix 1).

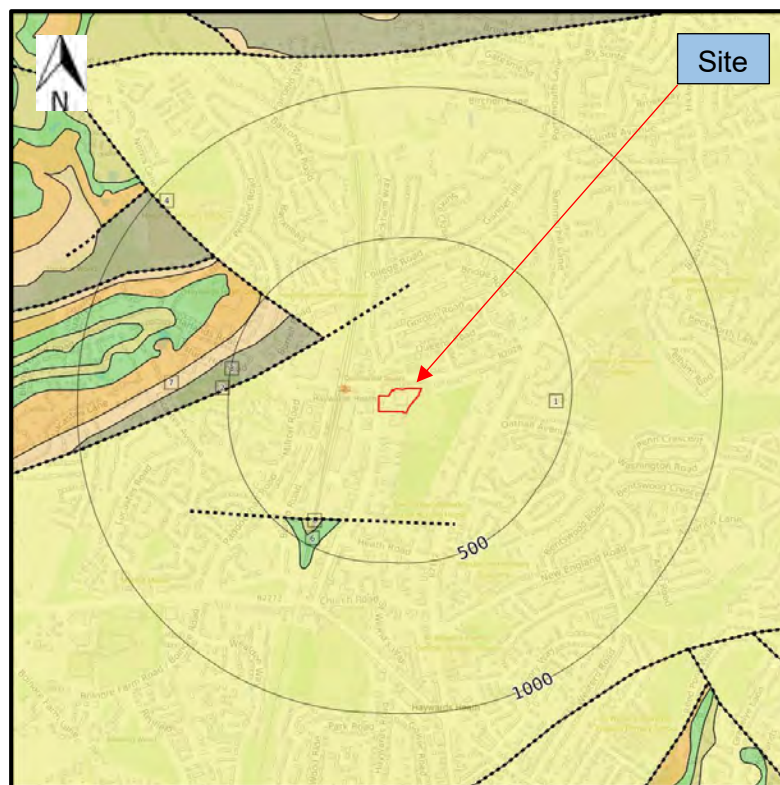
The following sections are generally limited to locations within 250m of the site boundary unless it is considered that installations or activities beyond that range could potentially have an impact on the assessment site or its redevelopment.

3.1 Geology

The Groundsure report indicates that the assessment site is not underlain by artificial ground (Made Ground) or superficial deposits.

According to the BGS, the assessment site is underlain by the Upper Tunbridge Wells Sand (Sandstone and Siltstone, Interbedded) of the Valanginian age. The Tunbridge Wells Sand is described as a complex succession of interbedded deposits with both upward-fining and upward-coarsening cycles. Thinly bedded silty mudstones, siltstones, silty sandstones and fine-grained sandstones are laterally persistent over long distances.

Figure 4 – Geological Map



There are no recorded geological faults within 250m of the assessment sit and here are no records of BGS boreholes within 250m of the assessment site.

3.2 Ground Stability

Hazard ratings for different geohazards present at the assessment site are shown in Table 1.

Table 1 – Geohazards Risk Ratings

Geohazards:	Potential Risk
Highly Compressible Ground	Negligible
Collapsible Soils	Very Low Risk
Swelling Clay	Negligible
Running Sand	Negligible
Ground Dissolution	Negligible
Landslides	Very Low Risk
Mining & Quarrying	No mining or quarrying is recorded as taking place on-site. The site is not located within a Coal Mining Reporting Area.

3.3 Radon Potential

The site is in an area where less than 1% of properties are expected to be above the Action Level. No radon protection measures are therefore expected to be required.

3.4 Mining, Ground Workings & Natural Cavities

The assessment site is not located within gypsum, brine, tin, or clay mining areas.

There are no BritPits or underground workings located within 250m of the assessment site boundary.

There are 12 records of surface ground workings located within 250m of the assessment site. The two closest records refer to unspecified workings, located 84m east and recorded in 1963 – 1967. The other 10 records refer to 5 cuttings, 2 sand pits, a pond and 2 unspecified workings all at greater distances from the assessment site.

The assessment site is not located within a coal mining area as defined by the Coal Authority.

4.0 ENVIRONMENTAL SETTING

Environmental conditions are covered by Environment Agency (EA) and British Geological Survey (BGS) online data, and the site-specific Groundsure Insight report (Appendix 1).

The following sections are generally limited to locations within 250m of the site boundary unless it is considered that installations or activities beyond that range could potentially have an impact on the site or its redevelopment.

4.1 Industrial Land Use Information

Historical and current industrial land usage on-site and within 250m of the site is summarised in Table 2 below:

Table 2 - Summary of Industrial Land Use

Description	On-Site	Records within 250m of site	Details of nearest Record
Historical Industrial Land Uses	1	52	<u>On site</u> : Bus Station present 1976 <u>Nearest off-site</u> : 65m W Railway Sidings present 1874 -1896
Historical Tanks	0	12	<u>Nearest off-site</u> : 57m W Unspecified Tank present 1955-1960
Historical Energy Features	0	11	<u>Nearest off-site</u> : 48m W Electricity Substation present 1955 - 1990
Historical Petrol Station	0	4	<u>Nearest off-site</u> : 41m SW Filling Station present 1975
Historical Garage	0	13	<u>Nearest off-site</u> : 49m NW Station Garage present 1955
Historical Military Land	0	0	-
Historical Railway and Tunnel Features	0	31	<u>Nearest off-site</u> : 59m W Railway 1874
Historical Railways	0	0	-
Recent Industrial Land Use	1	13	<u>On site</u> : Electricity Sub Station <u>Nearest off-site</u> : 59m W Electricity Sub Station
Current/Recent Petrol Stations	0	1	<u>Nearest off-site</u> : 113m NW TEXACO
Electricity Cables	0	0	-
Gas Pipelines	0	0	-
Current Railway Features	0	34	<u>Nearest off-site</u> : 112m W unnamed rail

4.2 Waste and Landfill Sites

There are no records of historical or licensed waste sites, active or historical landfill within 250m of the assessment site.

4.3 Environmental Permits, Incidents and Registers

Table 3 overleaf details the environmental permits, incidents, or registers recorded within 250m of the site.

Table 3 - Environmental Permits, Incidents and Registers Within 250m of the Site

Permit/Incident/Register	On Site	Within 250m of Site	Details
Sites Determined as Contaminated Land under Part 2A EPA1990	0	0	-
Dangerous or Hazardous (COMAH and NIHHS) Sites	0	0	-.
Regulated Explosive Sites	0	0	-
Hazardous Substance Storage/Usage	0	0	-
Historical Licensed Industrial Activities (IPC)	0	0	-
Licensed Industrial Activities Part A (1)	0	0	-
Licensed Pollutant Release Part A (2) and Part B	0	1	105m NW S&M Tyres, Elite Garages Ltd current permit for Unloading of Petrol into storage at service stations.
Radioactive Substance Authorisations	0	0	-
Licensed Discharge to Controlled Waters	0	1	<u>Nearest:</u> 182m N B.T. Engineering Depot, Mill Green Road. Issued 20/01/1961 for miscellaneous discharges – surface water.
Pollutant Release to surface waters (Red List)	0	0	-
Pollutant Release to Public Sewer	0	0	-
List 1 Dangerous Substances	0	0	-
List 2 Dangerous Substances	0	0	-
Pollution Incidents (EA/NRW)	0	2	<u>Nearest:</u> 95m W Diesel on 03/09/2002
Pollution Inventory Substances / Waste Transfers/ Radioactive Waste	0	0	-

4.4 Hydrogeology and Hydrology

The bedrock geology beneath the assessment site is classified as a ‘Secondary A Aquifer’ by the Environmental Agency. The EA definition of a Secondary A Aquifer is given below:

“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.”

Groundwater vulnerability: The bedrock aquifer has been classed as having a high vulnerability rating.

There are no groundwater, surface water, or potable water abstractions within 250m of the assessment site.

There are no Source Protection Zones (SPZ) within 250m of the assessment site.

The assessment site is located within the Ouse - Upper surface water body catchment. There no surface water features within 250m of the assessment site.

Given the above it is recommended that the sensitivity of controlled waters within the surrounding area is deemed as Moderate.

4.5 Potential Flood Risks

A detailed flood risk assessment falls outside of this scope, however from a review of preliminary flood data, it is suggested that the highest risk on the assessment site from surface flooding is considered negligible. However, the highest risk within 50m is 0.1m - 0.3m on a 1 in 30-year return period.

The risk of groundwater flooding on the assessment site is moderate and the highest risk within 50m is moderate to high. The risk of flooding from rivers and the sea on site is negligible. The site is not located within a flood zone.

There are no records of historical flood events within 250m of the assessment site.

There are no records of flood defences, and no flood storage areas within 250m of the assessment site.

There are no records of areas benefiting from flood defences within 250m of the assessment site.

4.6 Environmentally Sensitive Sites

There are no records of sites of special scientific interest, conserved wetland sites, special areas of conservation, special protection areas, national or local nature reserves, or designated ancient woodlands within 250m of the assessment site. The assessment site is not located in a nitrate sensitive area or a nitrate vulnerable zone.

4.7 Visual/Cultural Designations

The assessment site is not located within a world heritage site area. There are no listed buildings within 250m of the assessment site. There are no areas of outstanding natural beauty, national parks, scheduled ancient monuments or registered parks and gardens within 250m of the assessment site.

5.0 SITE HISTORY

The historical development of the site has been determined by reference to historical plans and Google Earth imagery. The reviewed historical plans comprise only readily available records and may be limited; however, the information available to date indicates that additional searches are unlikely to add to our understanding of the Site. The earliest available historical mapping covering the site is from 1874. The site history is summarised in Table 4 below.

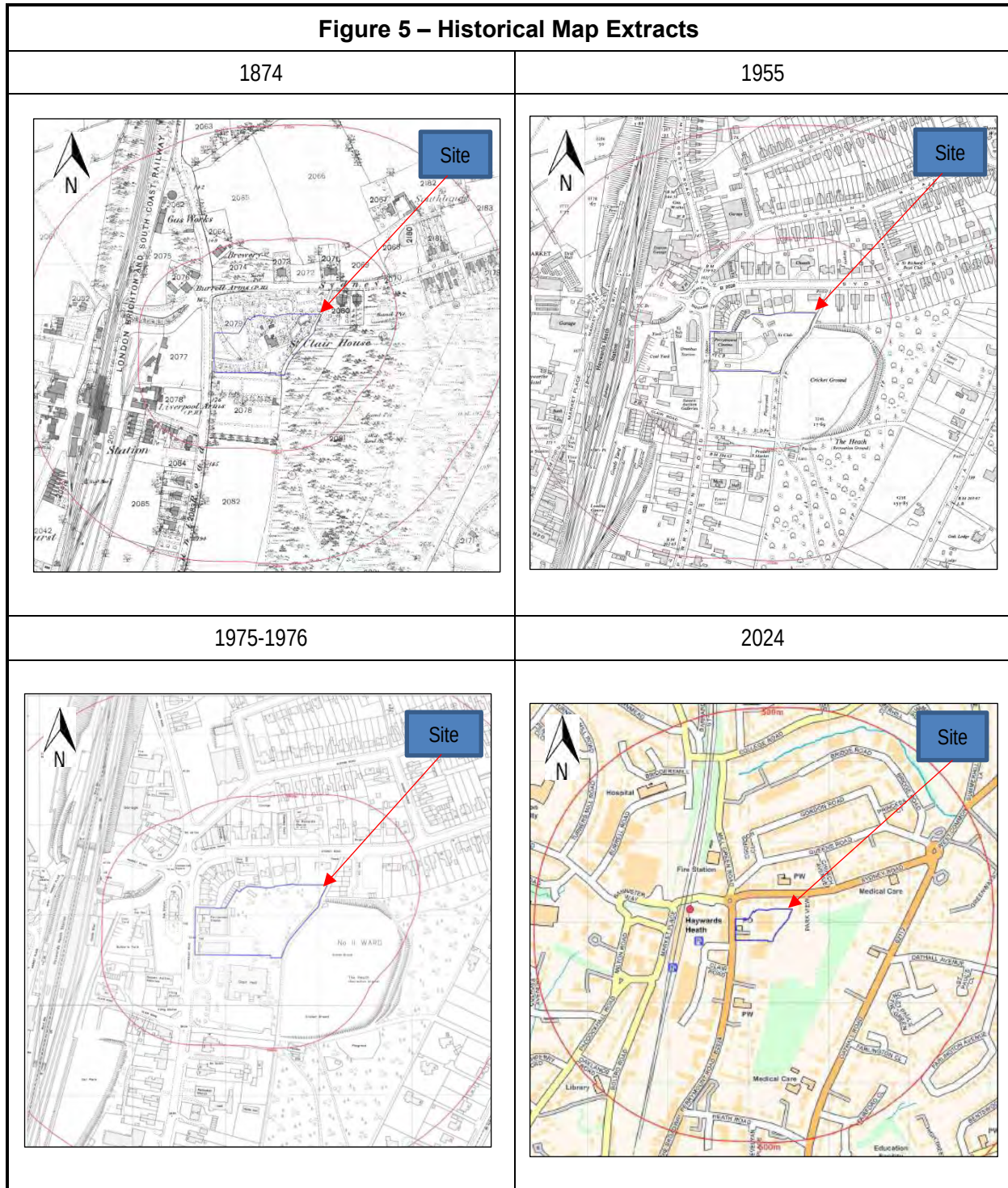
Table 4 - Summary of Site History

Date	Site	Surrounding Land Use (Within 250m of Site)
1874	The site consists of one residential building (Clair House) which is in the centre of the site and two small outbuildings located just north of the main house. The rest of the site consists of gardens which surround the house, and a pond located within the northeastern corner.	Directly to the south of the assessment site is a residential dwelling with a garden located around 30m south. Perrymount Road is located adjacent to the western assessment site boundary and runs from south to north with low density houses located along the west (around 120m-200m west of the assessment site). A railway station is located ~140m west with several railway lines running from south to north including the London Brighton and South Coast Railway around 160m west. To the north of the assessment site (around 50m) is Sydney Road. Residential dwellings are located on either side of Sydney Road at around 50m northeast, whilst a brewery is located around 90m northwest. There are three sand pits located around 60m north, 70m east, 90m east as well as one old sand pit located around 130m southeast of the assessment site. A gas works is located around 130m northwest of the assessment site.
1897	The site remains largely the same other than the pond which no longer is identifiable, and a lodge is now located within the southwestern corner.	The sand pits (including the old sand pit) previously located to the east are no longer identifiable. One dwelling immediately to the south site is no longer present. The area to the south and southeast of the assessment is now labelled as The Heath Recreation Ground. There is low density residential development along the western side of Perrymount road, along Sydney Road and Mill Green Road which is located around 190m northwest of the assessment site.
1910	No significant changes	A timber yard is now present around 70m west of the assessment site. Rows of residential properties occupy a large majority of the area to the NE and NW of the assessment site. There are low-density residential developments located around 200m southeast and 90m south and southwest.
1955	A cinema is now located within the northwestern area of the assessment site.	The area directly south of the assessment site is now occupied by a playground. An Omnibus Station is located around 25m west of the assessment site, a coal yard located around 50m west, an electricity substation around 50m west and a tank is located around 60m west.

		There is also an electricity substation located around 190m southwest of the assessment site. There are three garages located around 120m north, 170m west and 200m southwest as well as a filling station located 100m northwest.
1960	No significant changes	The electricity substations previously located around 50m west and 180m southwest are no longer identified as such. The gas works is no longer present, and a depot is in its place.
1967	No significant changes	The depot has been replaced by a fire station. There is a builder's yard located around 40m west.
1975-1976	Clair House, previously located in the centre of the assessment site, is no longer present.	Clair Hall is located around 15m south. Three electricity substations have been identified around 55m west, 200m northeast and 160m northwest. Two filling stations identified around 70m southwest. The garage previously located around 120m northwest is no longer present. The tank previously located around 50m west is no longer present.
1981-1989	A carpark is now located within the centre of the assessment site.	The coal and builders yard previously located west of the assessment site are no longer present.
1990-1994	The carpark located in the centre of the assessment site has been replaced with Sussex House. The cinema is no longer present and has been replaced by the small convenience store and office block present to this day.	The tank previously located around 120m northwest is no longer present. The bus station is no longer identified as such.
2003	No significant changes.	No significant changes.
2015 (Google Earth)	No significant changes.	The Bus station to the west has been demolished and replaced with a series of new shops, including a supermarket and associated car park.
2024	No significant changes.	No significant changes.

Selected extracts from historical maps are presented in Figure 5.

Figure 5 – Historical Map Extracts



6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

6.1 Introduction

The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11⁽²⁰⁰⁴⁾.

Table 7 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity and risk level as defined within Table 5 and Table 6 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and CLR11.

Table 7 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

The PCM/PRA is based on a commercial end use.

Table 6 - Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage and all the elements are present, which means that it is probable an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that they would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 7 - Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	Moderate	Low	Very low
Probability	High Likelihood	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

6.2 Potential Sources

On-site Sources

- A current electricity substation has been identified as a potential on-site source of contamination. The main contaminants of concern associated with the substation include hydrocarbon and PCBs.
- Historical commercial and residential developments including a former cinema, car park and residential housing has been present at the assessment. These former uses may have generated Made Ground deposits which could be contaminated. The main contaminants of concern include TPHs, PAHs, toxic metals and asbestos.
- A former pond was noted within the northeast of the assessment site. The former pond was infilled sometime in the late 1890s. The nature of infilling is unknown; therefore, it is possible that some contaminative materials may be present, alongside poor ground conditions. Ground gas is often associated with infilled ground, however given the age of infilling, it is likely that any generation of gas has since ceased and ground gas associated with the pond is no longer considered a risk.

Off-site Sources

A review of the environmental data and the available historic maps has identified several potential historic and current off-site sources of contamination. These sources include:

- A historic bus station located around 25m west of the assessment site dating from 1955 – 1994. The main contaminants of concern associated with this source include asbestos and hydrocarbons.
- Historic filling station located between 41-50m southwest dating between 1975-1984. The main contaminants of concern include fuels, hydrocarbons and heavy metals.
- The current and historical railway station, located between 73m west and 154m west dating from 1874. The main contaminants of concern include asbestos, PAHs, fuel oils and lubricating oils.
- Historic coal yard located around 50m west of the assessment site between 1955-1976. The main contaminants of concern include heavy metals.

- Historic sand pits located 60m north, 70m east, 90m east as well as one old sand pit located around 130m southeast of the assessment site dating from 1874. The main contaminants of concern are ground gas.

Other potential off-site sources of contamination have been reviewed, including historic and current offsite electricity substations, garages, historic gas works, a current petrol station, historic gasometer, a historic depot and a historic and current fire station. However all of these sources have been deemed insignificant due to the distance from these potential sources and the assessment site.

6.3 Potential Receptors

The following receptors have been considered as part of this assessment.

- Current land users.
- Adjacent land users
- Future land users.
- Construction workers during site development works.
- Controlled Waters.

6.4 Potential Pathways

The following pathways have been considered as part of this assessment.

- Direct / dermal contact, ingestion, inhalation pathways of potentially contaminated soils.
- Vertical and lateral migration of contamination via windblown dusts
- Vertical and lateral migration of contaminants via shallow groundwater.

Table 8 - Preliminary Conceptual Model

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Onsite Sources						
Contamination of the ground beneath site due to current and historical on-site development.	Dermal contact, ingestion and inhalation of soils dust	Current Site Users	Unlikely	Moderate	Low Risk	Review of historical maps and records has shown several different commercial and residential developments on site dating back to 1874. Due to the number of different developments taking place it is deemed possible that some contamination may be present. If present the contamination is likely to be either inorganic (toxic metals or asbestos) or organic such as TPHs and PAHs. In this instance no volatile organic contamination is expected due to the nature of the former uses and the time since they were present. Given the commercial nature of the site, hardstanding currently covers the majority of the site. Given that the majority of the assessment site is covered in hardstanding, it is suggested that very limited pathways exist between any contamination present and the current site users. Given the above, it is suggested that the current site users are unlikely to encounter any significant contamination, and that in general the risk to current site users is deemed as LOW.
		Future Site users	Unlikely	Moderate	Low Risk	Given the proposed future commercial use of the site, and assuming that the majority of the site will remain covered in hardstanding, the risk to future site users is also deemed as LOW.
		Adjacent Site users	Unlikely	Moderate	Low Risk	The potential contamination generated on-site from historic developments taking place is generally considered to be sporadic and localised and it is unlikely to have migrated significantly off-site. The risk to adjacent site users in this instance is therefore deemed as LOW.
		Construction Workers	Low Likelihood	Moderate	Low to Moderate Risk	The risk to construction workers via direct exposure is considered to be LOW to MODERATE, as ground workers may be directly exposed to any contamination present during excavations and whilst working within the ground. Ground investigation works including the collection of shallow soil samples should be completed to determine the actual risk present on site.
	Vertical or horizontal migration of	Controlled Waters	Low Likelihood	Moderate	Low to Moderate Risk	Review of the hydrogeology and hydrology has identified that the assessment site is underlain by bedrock deposits comprising of

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
	contamination via leaching into the underlying shallow groundwater					the Tunbridge Wells Sand Formation which is classified as having moderate to high permeability and is a Secondary A aquifer. It is possible for some contamination generated at the site to migrate vertically and potentially impact shallow groundwater (if present). The risk to controlled waters in this case is deemed as LOW to MODERATE. Ground investigation works are therefore recommended to assess the risk to shallow groundwater.
Offsite Sources						
Contamination of the assessment site due to current and historical off-site uses	Vertical leaching of contaminants via shallow groundwater.	Current Site Users	Unlikely	Moderate	Low Risk	Contamination may have been generated offsite at several historic and current land uses such as the historic bus station. If present, it is considered possible that some contamination generated offsite could migrate towards the assessment site within shallow groundwater (if present). However, given the commercial nature of the current land use, the hardstanding covering the assessment site (which will act as a barrier between current site users and shallow soils) and the corresponding low likelihood of exposure, it is suggested that the risk to current site users from offsite contamination is LOW.
		Future Site Users	Unlikely	Moderate	Low Risk	Given the proposed commercial site use, it is unlikely that future site users will interact with potentially contaminated shallow groundwater on-site. Therefore, the risk to future site users is deemed as LOW.
		Construction Workers	Low Likelihood	Moderate	Low to Moderate Risk	The risk to construction workers from contamination within shallow groundwater at the assessment site is considered LOW to MODERATE. Ground workers may be directly exposed to any contamination present during excavation work.
Contamination of the assessment site due to current and historical off-site uses	Vertical or lateral migration of contamination within shallow soils or via windblown dusts	Current Site Users	Unlikely	Moderate	Low Risk	Contamination may have been generated offsite at several historic and current land uses such as the historic bus station. If present, it is considered possible that some contamination generated offsite could migrate towards the assessment site within shallow soils or via windblown dusts. However, given the commercial nature of the current land use, the hardstanding covering the assessment site (which will act as a barrier between current site users and shallow soils) and the corresponding low likelihood of exposure, it is suggested that the risk to current site users from offsite contamination is LOW.

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
		Future land users	Unlikely	Moderate	Low Risk	Given the proposed commercial site use, it is unlikely that future site users will interact with potentially contaminated shallow soils on-site. Therefore, the risk to future site users is deemed as LOW.
		Construction Workers	Low Likelihood	Moderate	Low to Moderate Risk	The risk to construction workers from migrating contamination at the assessment site is considered LOW to MODERATE. Ground workers will likely be directly exposed to any contamination on site due interaction with soils during construction, considering the potential for contaminants such as asbestos, hydrocarbons and asbestos being present, the risk to construction workers is deemed as LOW to MODERATE.

6.5 Preliminary Risk Assessment

A review of historical and current day information has highlighted the possibility of contamination beneath the assessment site due to numerous historical on-site uses as well as a current electricity substation. The main contaminants of concern include toxic metals, hydrocarbons (including PCBs) asbestos and PAHs. A number historic and current off-site sources of contamination have also been identified including a historic bus station, fuel filling stations, garages, a coal yard and historic and current railway features.

Risks to current site users, future site users and adjacent site users have been deemed as Low, however risks to construction workers and shallow groundwater have been deemed as Low to Moderate.

Given the above risks, ground investigation works, including the sampling and testing of shallow soils and groundwater are recommended.

7.0 GEOTECHNICAL HAZARDS ASSOCIATED WITH THE DEVELOPMENT

7.1 Geotechnical Considerations

In addition to any aforementioned environmental hazards, the following geotechnical hazards need to be considered at the assessment site. Local Authorities now follow the Nation Planning Policy Framework (NPPF) which requires all sites to be suitable for use when considering ground conditions and land instability, including from natural hazards and activities such as mining.

A summary of the geotechnical considerations and risks for the assessment are provided in Table 8.

Table 8: Summary of Geotechnical Hazards

Geohazards:	Potential Risk
Highly Compressible Ground	Negligible
Collapse Soils	Very Low Risk
Swelling Clay	Negligible
Running Sand	Negligible
Ground Dissolution	Negligible
Landslip	Very Low Risk
Mining & Quarrying	No mining or quarrying is recorded as taking place on-site. The site is not located within a Coal Mining Reporting Area.
Geotechnical Design Considerations	
Site Clearance	The current multi-story buildings and associated foundations will need to be removed from the site prior to development.
Trees	Several hedge rows and semi mature / mature trees have been identified surrounding the site. The foundation design of the new building should take this into account. Foundations should be designed in line with NHBC guidance and ground investigation works should be completed to assess the potential volume change of the underlying soils.
Existing Buildings/Obstructions	The current multi-story buildings and associated foundations will need to be removed from the site prior to development.
Foundations	An intrusive geotechnical investigation would be necessary to confirm the most suitable foundation options for the proposed development.
Floor Slabs	An intrusive geotechnical investigation would be necessary to confirm the most suitable floor slab options for the proposed development.
Groundwater	An intrusive geotechnical investigation would be necessary to confirm if shallow groundwater is present.

Earthworks	Given the proposed development, major earthworks are not expected.
Slopes	The site is generally flat at the centre and to the east, however slopes westwards at the western boundary.
Retaining Walls	There are no significant retaining walls present on-site currently.
Chemically aggressive ground conditions	An intrusive geotechnical investigation would be necessary to confirm if chemically aggressive ground was present.

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 Conclusions

Earth Environmental & Geotechnical (Southern) Ltd (EEGSL) was commissioned by Craddys on behalf of Aldi Stores Ltd (the 'Client'), to undertake a Phase I Geo-Environmental Desk Study at Perrymount Road, Haywards Heath, West Sussex, RH16 1DN.

A review of historical and current day information has highlighted several potential onsite and offsite sources of contamination.

The main contaminants of concern have been highlighted as asbestos, toxic metals and hydrocarbons (including PCBs), whilst a general lack of significant ground gas and VOC sources have been identified.

At this stage it is recommended that a Low risk is present to current, future and adjacent site users, whilst a Low to Moderate risk is present for construction site workers and shallow groundwater.

It is recommended that ground investigation works are completed to enable an assessment of the actual risks present and to allow a revised conceptual site model to be produced.

During the proposed ground investigation works, sampling and analysis for geotechnical design parameters will also be completed and these aspects reviewed.

.

APPENDIX 1

GROUNDSURE REPORT

Perrymount Road, Haywards Heath, RH16 1DN

Order Details

Date: 24/06/2024
Your ref: R3971
Our Ref: GS-5X2-I3P-V2Z-65A

Site Details

Location: 533232 124593
Area: 0.81 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 >	1	0	52	44	-
19 >	1.2 >	Historical tanks >	0	0	12	21	-
21 >	1.3 >	Historical energy features >	0	1	10	29	-
22 >	1.4 >	Historical petrol stations >	0	3	1	0	-
23 >	1.5 >	Historical garages >	0	2	11	0	-
24	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
25 >	2.1 >	Historical industrial land uses >	1	0	67	64	-
30 >	2.2 >	Historical tanks >	0	0	19	28	-
32 >	2.3 >	Historical energy features >	0	4	21	50	-
35 >	2.4 >	Historical petrol stations >	0	3	2	0	-
36 >	2.5 >	Historical garages >	0	2	16	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
37	3.1	Active or recent landfill	0	0	0	0	-
37	3.2	Historical landfill (BGS records)	0	0	0	0	-
38	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
38	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
38 >	3.5 >	Historical waste sites >	0	0	0	1	-
38 >	3.6 >	Licensed waste sites >	0	0	0	1	-
39 >	3.7 >	Waste exemptions >	2	0	0	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
41 >	4.1 >	Recent industrial land uses >	2	0	13	-	-
42 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
43	4.3	Electricity cables	0	0	0	0	-
43	4.4	Gas pipelines	0	0	0	0	-
43	4.5	Sites determined as Contaminated Land	0	0	0	0	-



43	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
44	4.7	Regulated explosive sites	0	0	0	0	-
44	4.8	Hazardous substance storage/usage	0	0	0	0	-
44	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
44	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
44 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	1	2	-
45	4.12	Radioactive Substance Authorisations	0	0	0	0	-
45 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	18	-
48	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
48	4.15	Pollutant release to public sewer	0	0	0	0	-
49	4.16	List 1 Dangerous Substances	0	0	0	0	-
49	4.17	List 2 Dangerous Substances	0	0	0	0	-
49 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	2	8	-
50	4.19	Pollution inventory substances	0	0	0	0	-
51	4.20	Pollution inventory waste transfers	0	0	0	0	-
51	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
52 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
54 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
56 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
57	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
57	5.5	Groundwater vulnerability- local information	None (within 0m)				
58 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	1
59 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
59	5.8	Potable abstractions	0	0	0	0	0
60	5.9	Source Protection Zones	0	0	0	0	-
60	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
61	6.1	Water Network (OS MasterMap)	0	0	0	-	-



61	6.2	Surface water features	0	0	0	-	-
62 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
62 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
63 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
64	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
64	7.2	Historical Flood Events	0	0	0	-	-
64	7.3	Flood Defences	0	0	0	-	-
65	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
65	7.5	Flood Storage Areas	0	0	0	-	-
66	7.6	Flood Zone 2	None (within 50m)				
66	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
67 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
69 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
70	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
71	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
71	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
71	10.4	Special Protection Areas (SPA)	0	0	0	0	0
71	10.5	National Nature Reserves (NNR)	0	0	0	0	0
72 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	5
72 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	39
74	10.8	Biosphere Reserves	0	0	0	0	0
74	10.9	Forest Parks	0	0	0	0	0
74	10.10	Marine Conservation Zones	0	0	0	0	0
74	10.11	Green Belt	0	0	0	0	0
75	10.12	Proposed Ramsar sites	0	0	0	0	0



75	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
75	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
75	10.15	Nitrate Sensitive Areas	0	0	0	0	0
76 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
77 >	10.17 >	SSSI Impact Risk Zones >	2	-	-	-	-
78	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
79	11.1	World Heritage Sites	0	0	0	-	-
80	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
80	11.3	National Parks	0	0	0	-	-
80 >	11.4 >	Listed Buildings >	0	0	1	-	-
81 >	11.5 >	Conservation Areas >	1	0	0	-	-
81	11.6	Scheduled Ancient Monuments	0	0	0	-	-
81	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
83	12.2	Open Access Land	0	0	0	-	-
83	12.3	Tree Felling Licences	0	0	0	-	-
83	12.4	Environmental Stewardship Schemes	0	0	0	-	-
83	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	13.1 >	Priority Habitat Inventory >	0	1	5	-	-
85	13.2	Habitat Networks	0	0	0	-	-
85	13.3	Open Mosaic Habitat	0	0	0	-	-
85	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
86 >	14.1 >	10k Availability >	Identified (within 500m)				
87	14.2	Artificial and made ground (10k)	0	0	0	0	-
88 >	14.3 >	Superficial geology (10k) >	0	0	0	2	-

89	14.4	Landslip (10k)	0	0	0	0	-
90 >	14.5 >	Bedrock geology (10k) >	0	0	0	1	-
91	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
92 >	15.1 >	50k Availability >	Identified (within 500m)				
93	15.2	Artificial and made ground (50k)	0	0	0	0	-
93	15.3	Artificial ground permeability (50k)	0	0	-	-	-
94 >	15.4 >	Superficial geology (50k) >	0	0	0	1	-
95	15.5	Superficial permeability (50k)	None (within 50m)				
95	15.6	Landslip (50k)	0	0	0	0	-
95	15.7	Landslip permeability (50k)	None (within 50m)				
96 >	15.8 >	Bedrock geology (50k) >	1	0	0	4	-
97 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
97 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	3	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
98	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
99 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
100 >	17.2 >	Running sands >	Negligible (within 50m)				
101 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
102 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
103 >	17.5 >	Landslides >	Very low (within 50m)				
104 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	18.1 >	BritPits >	0	0	0	2	-
107 >	18.2 >	Surface ground workings >	0	0	12	-	-
108 >	18.3 >	Underground workings >	0	0	0	0	12
108	18.4	Underground mining extents	0	0	0	0	-
109	18.5	Historical Mineral Planning Areas	0	0	0	0	-



109 >	18.6 >	Non-coal mining >	0	0	0	1	2
109	18.7	JPB mining areas	None (within 0m)				
110	18.8	The Coal Authority non-coal mining	0	0	0	0	-
110	18.9	Researched mining	0	0	0	0	-
110	18.10	Mining record office plans	0	0	0	0	-
110	18.11	BGS mine plans	0	0	0	0	-
111	18.12	Coal mining	None (within 0m)				
111	18.13	Brine areas	None (within 0m)				
111	18.14	Gypsum areas	None (within 0m)				
111	18.15	Tin mining	None (within 0m)				
111	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
112	19.1	Natural cavities	0	0	0	0	-
112	19.2	Mining cavities	0	0	0	0	0
112	19.3	Reported recent incidents	0	0	0	0	-
112	19.4	Historical incidents	0	0	0	0	-
113	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
114 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
116 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
116	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
116	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
117	22.1	Underground railways (London)	0	0	0	-	-
117	22.2	Underground railways (Non-London)	0	0	0	-	-
118	22.3	Railway tunnels	0	0	0	-	-
118 >	22.4 >	Historical railway and tunnel features >	0	0	31	-	-
119	22.5	Royal Mail tunnels	0	0	0	-	-



119	22.6	Historical railways	0	0	0	-	-
120 >	22.7 >	Railways >	0	0	34	-	-
121	22.8	Crossrail 1	0	0	0	0	-
121	22.9	Crossrail 2	0	0	0	0	-
121	22.10	HS2	0	0	0	0	-

Recent aerial photograph

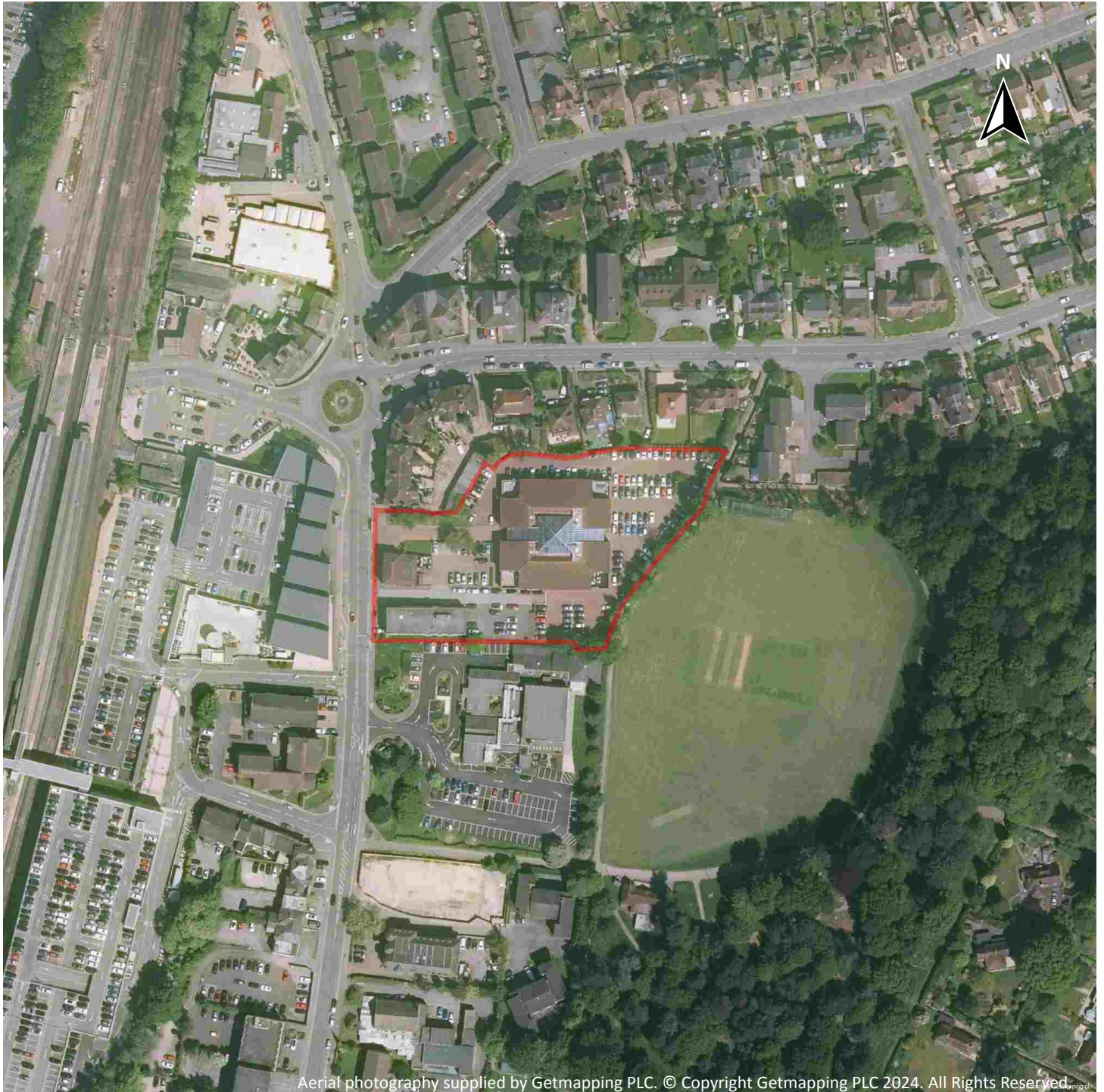


Capture Date: 24/04/2021

Site Area: 0.81ha



Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.81ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.81ha



Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.81ha



Recent site history - 1999 aerial photograph

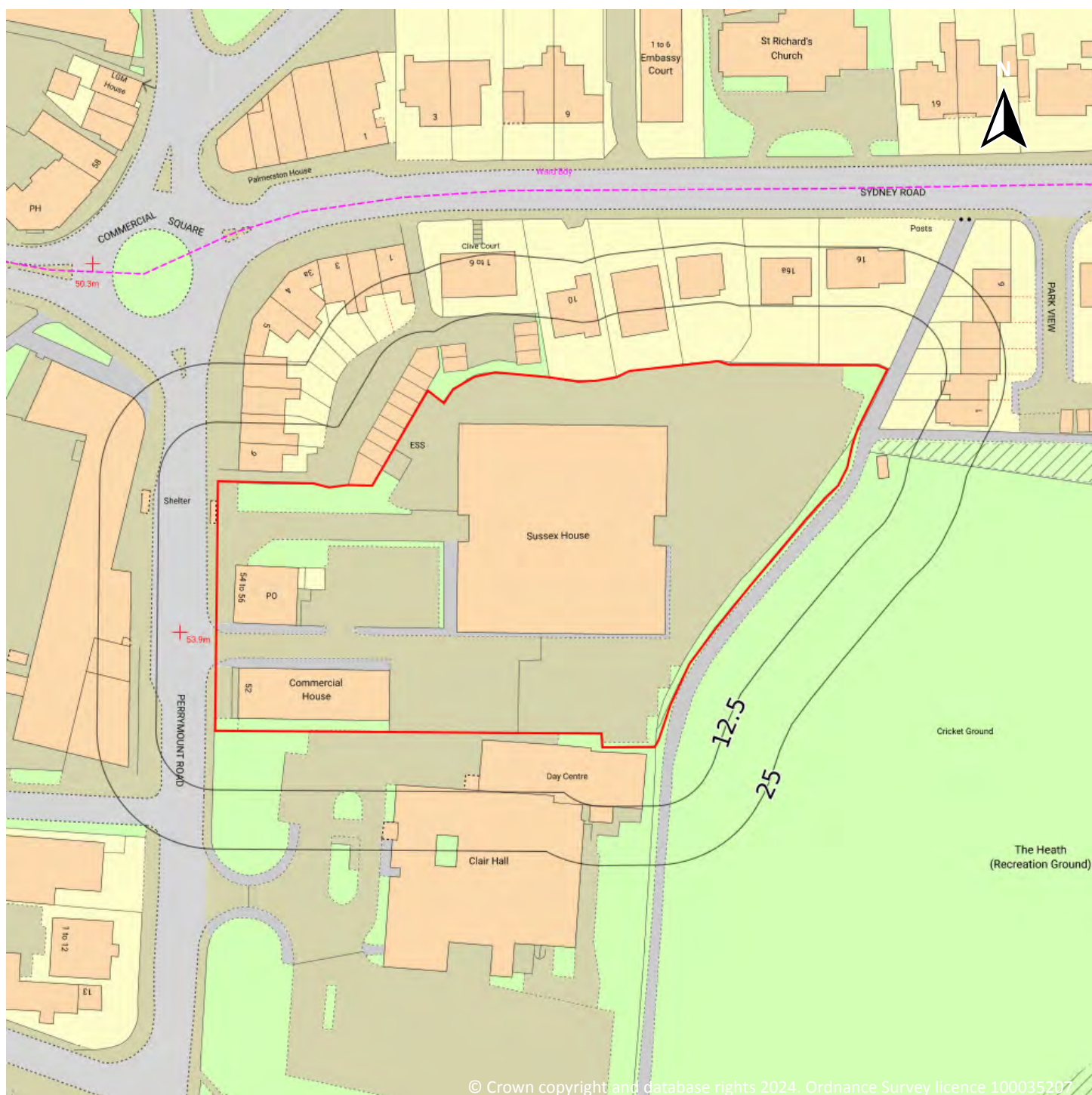


Capture Date: 04/09/1999

Site Area: 0.81ha



OS MasterMap site plan

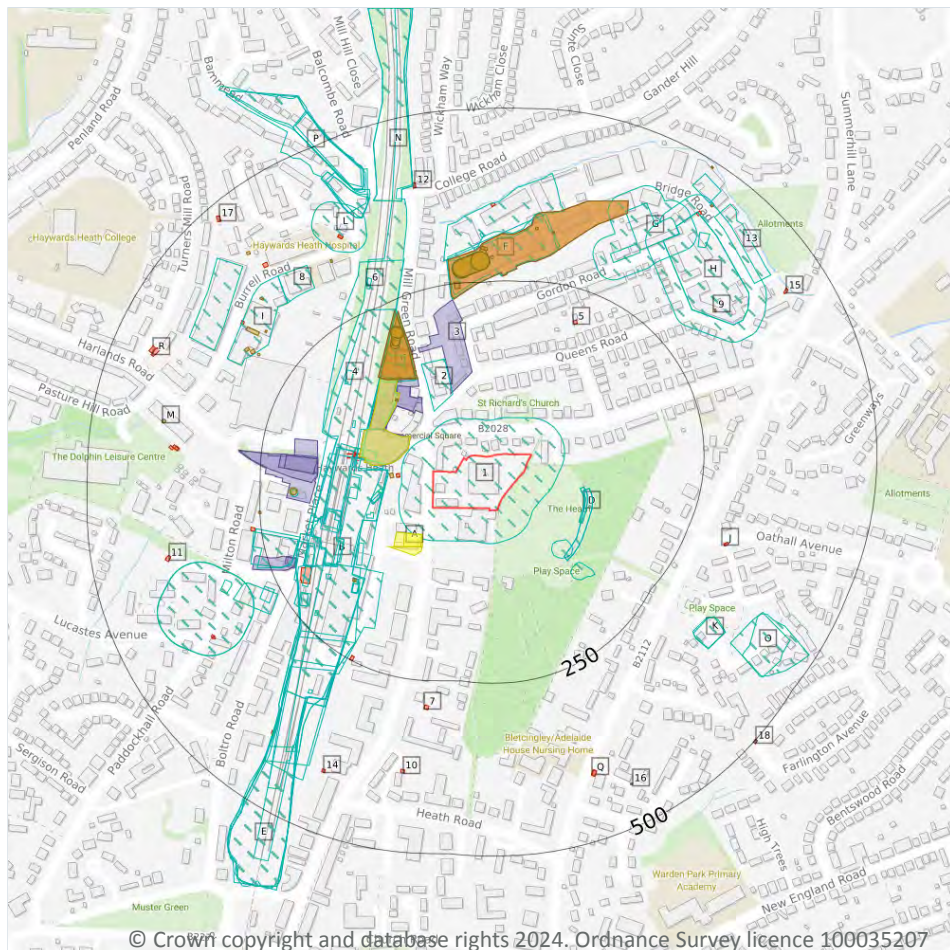


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Site Area: 0.81ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

97

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

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

ID	Location	Land use	Dates present	Group ID
1	On site	Bus Station	1976	2167081



ID	Location	Land use	Dates present	Group ID
B	65m W	Railway Sidings	1874 - 1896	2249186
B	65m W	Railway Sidings	1938	2260955
B	67m W	Railway Sidings	1912	2268179
B	72m W	Railway Sidings	1963 - 1967	2262938
B	73m W	Railway Building	1912	2208920
B	73m W	Railway Building	1896	2278632
B	75m W	Railway Building	1874	2226425
2	80m NW	Brewery	1874	2152489
D	84m E	Unspecified Ground Workings	1967	2233202
D	84m E	Unspecified Ground Workings	1963	2255657
B	85m W	Railway Station	1963 - 1976	2258713
B	86m W	Railway Building	1912	2150622
D	90m E	Unspecified Ground Workings	1976	2219611
D	90m E	Unspecified Ground Workings	1990	2234757
D	94m SE	Sand Pit	1874	2131504
C	95m NW	Gas Works	1912	2252235
B	104m W	Railway Station	1990	2293890
B	107m W	Railway Building	1963	2150626
B	113m SW	Railway Building	1896	2150627
B	119m W	Railway Station	1938	2218282
C	130m NW	Railway Building	1896	2150623
B	132m W	Railway Station	1912	2187713
C	132m NW	Gas Works	1874 - 1896	2240976
B	133m W	Railway Station	1896	2206567
B	136m SW	Railway Sidings	1976	2197161
C	137m NW	Gas Works	1938	2175753
D	137m SE	Sand Pit	1874	2131501
B	137m W	Railway Station	1874	2257940



ID	Location	Land use	Dates present	Group ID
B	145m W	Railway Building	1896	2150624
B	149m SW	Railway Building	1912	2292850
B	149m SW	Railway Building	1938	2278909
B	154m SW	Railway Building	1896	2254613
C	159m NW	Fire Station	1990	2128141
C	159m NW	Unspecified Station	1967 - 1976	2268838
4	173m NW	Railway Building	1912 - 1938	2243429
B	176m SW	Railway Building	1874	2150625
B	178m W	Railway Building	1938 - 1963	2287545
B	179m W	Railway Buildings	1874	2163796
C	182m NW	Gasometer	1874	2139772
C	189m NW	Unspecified Tank	1896	2153741
C	194m NW	Gasometer	1912 - 1938	2221282
B	195m W	Unspecified Tank	1896	2153746
B	196m W	Telephone Exchange	1990	2157932
B	200m W	Telecomm Exchange	1976	2164998
C	200m NW	Gasometer	1896	2237458
B	216m SW	Railway Building	1967 - 1990	2204054
B	220m SW	Railway Building	1963	2204479
B	222m SW	Railway Building	1912	2150629
E	224m SW	Cuttings	1874	2259876
E	225m SW	Cuttings	1963 - 1990	2212041
F	228m N	Unspecified Works	1963 - 1967	2257935
F	233m N	Unspecified Depots	1976 - 1990	2264819
B	256m SW	Police Station	1976 - 1990	2220756
F	257m N	Gasometer	1912	2287194
B	258m SW	Police Station	1967	2207600
F	258m N	Unspecified Tanks	1963 - 1967	2258830



ID	Location	Land use	Dates present	Group ID
F	259m N	Gasometer	1938	2213607
E	269m SW	Cuttings	1912	2186735
F	269m N	Unspecified Tank	1976	2153742
E	275m SW	Railway Sidings	1990	2246979
G	278m NE	Unspecified Depot	1963 - 1967	2276535
6	279m NW	Railway Building	1912 - 1938	2174447
F	283m N	Brick Field	1896	2146833
H	288m NE	Unspecified Works	1963	2268946
B	290m SW	Police Station	1896	2171088
B	290m SW	Police Station	1938	2226495
I	301m NW	Unspecified Factory	1967 - 1976	2265011
G	303m NE	Unspecified Depots	1976 - 1990	2275585
B	310m W	Police Station	1912	2188523
H	313m NE	Unspecified Commercial/Industrial	1967	2130681
H	313m NE	Unspecified Works	1976 - 1990	2239555
F	315m N	Boat House	1912 - 1938	2281552
E	316m SW	Railway Building	1912	2150630
8	316m NW	Unspecified Works	1967 - 1990	2228091
E	331m SW	Cuttings	1896	2209702
E	331m SW	Cuttings	1938	2228301
K	333m SE	Unspecified Ground Workings	1938	2223721
K	335m SE	Unspecified Ground Workings	1912	2251200
L	338m NW	Unspecified Depot	1976 - 1990	2192418
I	362m NW	Unspecified Works	1976 - 1990	2261026
L	377m NW	Corn Mill	1874	2152864
L	377m NW	Unspecified Mill	1938	2239774
L	377m NW	Unspecified Mill	1896	2262550
N	382m N	Railway Sidings	1963	2190704



ID	Location	Land use	Dates present	Group ID
N	382m N	Railway Sidings	1973 - 1992	2250104
H	386m NE	Unspecified Heap	1938	2135892
O	388m SE	Unspecified Pit	1896	2123994
P	391m NW	Unspecified Mill	1912	2264913
O	398m SE	Unspecified Ground Workings	1912	2170011
13	407m NE	Unspecified Depot	1963	2146955
P	411m N	Mill Ponds	1874 - 1896	2231020
P	416m N	Mill Ponds	1912	2280584
P	416m N	Mill Ponds	1938	2248124
P	419m N	Mill Pond	1963	2143157
H	444m NE	Unspecified Tank	1912 - 1938	2288394
H	446m NE	Disused Sewage Pits	1912	2127963

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

33

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

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

ID	Location	Land use	Dates present	Group ID
B	57m W	Unspecified Tank	1955 - 1960	410158
C	114m NW	Unspecified Tank	1975 - 1981	410147
C	133m NW	Gas Works	1955	386803
C	135m NW	Gas Works	1874 - 1910	399811
B	151m SW	Unspecified Tank	1897 - 1910	388559
C	186m NW	Gasometer	1874	373816



ID	Location	Land use	Dates present	Group ID
C	189m NW	Gasometers	1897	374488
B	196m W	Unspecified Tank	1897 - 1910	402003
C	196m NW	Gasometer	1910 - 1955	395045
F	228m N	Gas Works	1955	380408
F	242m N	Unspecified Tank	1955	360564
B	248m W	Unspecified Tank	1910	360570
F	257m N	Gasometer	1910	373818
F	258m N	Gasometers	1955	374489
F	258m N	Tanks	1960	384167
F	268m N	Unspecified Tank	1975	360563
F	283m N	Unspecified Tank	1955	360562
F	295m N	Tanks	1955	403697
I	302m NW	Unspecified Tank	1989	360578
I	309m NW	Unspecified Tank	1967 - 1976	389371
I	314m NW	Unspecified Tank	1976	360579
I	318m NW	Unspecified Tank	1973	360580
I	321m NW	Tanks	1976	375328
F	321m N	Unspecified Tank	1955	360727
F	325m N	Unspecified Tank	1910	360728
L	336m NW	Unspecified Tank	1975 - 1990	390094
9	337m NE	Unspecified Tank	1976 - 1994	389104
I	349m NW	Unspecified Tank	1989	360581
M	394m W	Unspecified Tank	1973	360577
I	411m NW	Unspecified Tank	1976 - 1989	388425
16	440m SE	Unspecified Tank	1874	360566
H	443m NE	Unspecified Tank	1910	360729
H	490m NE	Unspecified Tank	1975 - 1992	381445

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

40

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
B	48m W	Electricity Substation	1955 - 1990	278768
C	133m NW	Gas Works	1955	284380
C	135m NW	Gas Works	1874 - 1910	280847
C	136m NW	Electricity Substation	1975 - 1990	276511
C	186m NW	Gasometer	1874	251298
C	189m NW	Gasometers	1897	251923
B	195m SW	Electricity Substation	1955 - 1990	284593
C	196m NW	Gasometer	1910 - 1955	284156
5	198m NE	Electricity Substation	1975 - 1990	284012
F	228m N	Gas Works	1955	250201
B	243m SW	Electricity Substation	1976 - 1994	286556
F	257m N	Gasometer	1910	251300
F	258m N	Gasometers	1955	251924
B	258m W	Electricity Substation	1976 - 1989	271415
7	285m S	Electricity Substation	1976 - 1994	287428
J	306m E	Electricity Substation	1976 - 1994	283649
J	308m E	Electricity Substation	1955	268970
I	347m NW	Electricity Substation	1989	241949
F	358m N	Electricity Substation	1975 - 1990	257409
L	361m NW	Electricity Substation	1975	264726
L	361m NW	Electricity Substation	1981 - 1990	268384



ID	Location	Land use	Dates present	Group ID
B	366m SW	Electricity Substation	1976	254367
B	366m SW	Electricity Substation	1990	254055
M	369m W	Electricity Substation	1976	252322
M	370m W	Electricity Substation	1989	255789
M	376m W	Electricity Substation	1973	256330
10	381m S	Electricity Substation	1976 - 1994	257245
I	381m NW	Electricity Substation	1976 - 1989	289250
11	385m W	Electricity Substation	1976 - 1990	282430
E	395m SW	Electricity Substation	1990	241944
12	396m N	Electricity Substation	1954 - 1975	286797
Q	400m S	Electricity Substation	1984 - 1994	258339
Q	401m S	Electricity Substation	1976	261243
14	409m SW	Electricity Substation	1994	241943
H	422m NE	Electricity Substation	1976 - 1994	287170
R	433m W	Electricity Substation	1976 - 1989	286084
15	434m NE	Electricity Substation	1976 - 1994	280286
R	439m NW	Electricity Substation	1973	241948
17	475m NW	Electricity Substation	1976 - 1989	269513
18	499m SE	Electricity Substation	1976 - 1994	263980

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

4

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

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



ID	Location	Land use	Dates present	Group ID
A	41m SW	Filling Station	1975	4306
A	42m SW	Filling Station	1981	4317
C	49m NW	Station Garage	1955	4250
A	59m SW	Filling Station	1976 - 1984	4398

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	13
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
C	49m NW	Station Garage	1955	74031
C	50m NW	Garage	1960	77515
C	86m NW	Garage	1975	75063
C	93m NW	Garage	1990	85177
C	93m NW	Garage	1981	75663
3	95m N	Garage	1955 - 1960	83371
B	167m W	Garage	1955 - 1976	85660
B	167m W	Garage	1960	79285
B	168m W	Garage	1967 - 1973	81282
B	169m W	Garage	1989	75709
B	210m SW	Garage	1960 - 1990	82464
B	211m SW	Garage	1976	79030
B	211m SW	Garage	1955	74431

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

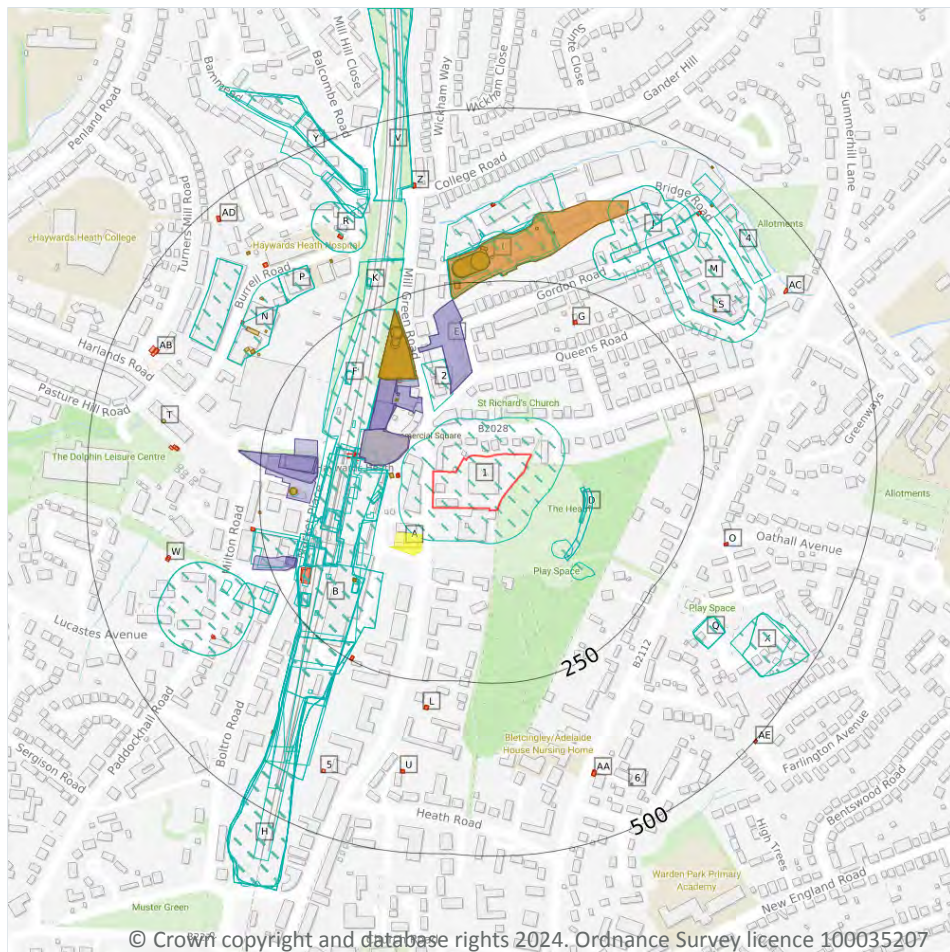
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

132

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 25 >](#)

ID	Location	Land Use	Date	Group ID
1	On site	Bus Station	1976	2167081
B	65m W	Railway Sidings	1874	2249186
B	65m W	Railway Sidings	1938	2260955



ID	Location	Land Use	Date	Group ID
B	67m W	Railway Sidings	1896	2249186
B	67m W	Railway Sidings	1912	2268179
B	72m W	Railway Sidings	1963	2262938
B	72m W	Railway Sidings	1967	2262938
B	73m W	Railway Building	1912	2208920
B	73m W	Railway Building	1896	2278632
B	75m W	Railway Building	1874	2226425
2	80m NW	Brewery	1874	2152489
D	84m E	Unspecified Ground Workings	1963	2255657
D	84m E	Unspecified Ground Workings	1967	2233202
B	85m W	Railway Station	1976	2258713
B	85m W	Railway Station	1963	2258713
B	85m W	Railway Station	1967	2258713
B	86m W	Railway Building	1912	2150622
D	90m E	Unspecified Ground Workings	1990	2234757
D	90m E	Unspecified Ground Workings	1976	2219611
D	94m SE	Sand Pit	1874	2131504
C	95m NW	Gas Works	1912	2252235
B	104m W	Railway Station	1990	2293890
B	107m W	Railway Building	1963	2150626
B	113m SW	Railway Building	1896	2150627
B	119m W	Railway Station	1938	2218282
C	130m NW	Railway Building	1896	2150623
B	132m W	Railway Station	1912	2187713
C	132m NW	Gas Works	1874	2240976
B	133m W	Railway Station	1896	2206567
B	136m SW	Railway Sidings	1976	2197161
C	137m NW	Gas Works	1938	2175753



ID	Location	Land Use	Date	Group ID
C	137m NW	Gas Works	1896	2240976
D	137m SE	Sand Pit	1874	2131501
B	137m W	Railway Station	1874	2257940
B	145m W	Railway Building	1896	2150624
B	149m SW	Railway Building	1912	2292850
B	149m SW	Railway Building	1938	2278909
B	154m SW	Railway Building	1896	2254613
C	159m NW	Fire Station	1990	2128141
C	159m NW	Unspecified Station	1976	2268838
C	159m NW	Unspecified Station	1967	2268838
F	173m NW	Railway Building	1938	2243429
F	174m NW	Railway Building	1912	2243429
B	176m SW	Railway Building	1874	2150625
B	178m W	Railway Building	1938	2287545
B	179m W	Railway Buildings	1874	2163796
B	180m SW	Railway Building	1963	2287545
C	182m NW	Gasometer	1874	2139772
C	189m NW	Unspecified Tank	1896	2153741
C	194m NW	Gasometer	1912	2221282
B	195m W	Unspecified Tank	1896	2153746
B	196m W	Telephone Exchange	1990	2157932
B	200m W	Telecomm Exchange	1976	2164998
C	200m NW	Gasometer	1938	2221282
C	200m NW	Gasometer	1896	2237458
B	216m SW	Railway Building	1990	2204054
B	216m SW	Railway Building	1976	2204054
B	216m SW	Railway Building	1967	2204054
B	220m SW	Railway Building	1963	2204479



ID	Location	Land Use	Date	Group ID
B	222m SW	Railway Building	1912	2150629
H	224m SW	Cuttings	1874	2259876
H	225m SW	Cuttings	1990	2212041
H	225m SW	Cuttings	1976	2212041
H	225m SW	Cuttings	1963	2212041
H	225m SW	Cuttings	1967	2212041
I	228m N	Unspecified Works	1963	2257935
I	229m N	Unspecified Works	1967	2257935
I	233m N	Unspecified Depots	1990	2264819
I	254m N	Unspecified Depots	1976	2264819
B	256m SW	Police Station	1990	2220756
B	256m SW	Police Station	1976	2220756
I	257m N	Gasometer	1912	2287194
B	258m SW	Police Station	1967	2207600
I	258m N	Unspecified Tanks	1963	2258830
I	258m N	Unspecified Tanks	1967	2258830
I	259m N	Gasometer	1938	2213607
H	269m SW	Cuttings	1912	2186735
I	269m N	Unspecified Tank	1976	2153742
H	275m SW	Railway Sidings	1990	2246979
J	278m NE	Unspecified Depot	1963	2276535
J	278m NE	Unspecified Depot	1967	2276535
K	279m NW	Railway Building	1912	2174447
K	282m NW	Railway Building	1938	2174447
I	283m N	Brick Field	1896	2146833
M	288m NE	Unspecified Works	1963	2268946
B	290m SW	Police Station	1938	2226495
B	290m SW	Police Station	1896	2171088



ID	Location	Land Use	Date	Group ID
3	300m N	Railway Sidings	1938	2260955
N	301m NW	Unspecified Factory	1976	2265011
N	301m NW	Unspecified Factory	1967	2265011
J	303m NE	Unspecified Depots	1990	2275585
J	303m NE	Unspecified Depots	1976	2275585
B	310m W	Police Station	1912	2188523
M	313m NE	Unspecified Works	1990	2239555
M	313m NE	Unspecified Works	1976	2239555
M	313m NE	Unspecified Commercial/Industrial	1967	2130681
I	315m N	Boat House	1938	2281552
I	315m N	Boat House	1912	2281552
H	316m SW	Railway Building	1912	2150630
P	316m NW	Unspecified Works	1990	2228091
P	316m NW	Unspecified Works	1976	2228091
P	316m NW	Unspecified Works	1967	2228091
H	331m SW	Cuttings	1938	2228301
H	331m SW	Cuttings	1896	2209702
Q	333m SE	Unspecified Ground Workings	1938	2223721
Q	335m SE	Unspecified Ground Workings	1912	2251200
Q	335m SE	Unspecified Ground Workings	1912	2251200
R	338m NW	Unspecified Depot	1990	2192418
R	338m NW	Unspecified Depot	1976	2192418
N	362m NW	Unspecified Works	1990	2261026
N	362m NW	Unspecified Works	1976	2261026
R	377m NW	Corn Mill	1874	2152864
R	377m NW	Unspecified Mill	1938	2239774
R	377m NW	Unspecified Mill	1896	2262550
V	382m N	Railway Sidings	1992	2250104



ID	Location	Land Use	Date	Group ID
V	382m N	Railway Sidings	1973	2250104
V	382m N	Railway Sidings	1963	2190704
V	383m N	Railway Sidings	1973	2250104
M	386m NE	Unspecified Heap	1938	2135892
X	388m SE	Unspecified Pit	1896	2123994
Y	391m NW	Unspecified Mill	1912	2264913
X	398m SE	Unspecified Ground Workings	1912	2170011
X	398m SE	Unspecified Ground Workings	1912	2170011
4	407m NE	Unspecified Depot	1963	2146955
Y	411m N	Mill Ponds	1896	2231020
Y	414m N	Mill Ponds	1874	2231020
Y	416m N	Mill Ponds	1912	2280584
Y	416m N	Mill Ponds	1938	2248124
Y	419m N	Mill Pond	1963	2143157
M	444m NE	Unspecified Tank	1912	2288394
M	445m NE	Unspecified Tank	1938	2288394
M	446m NE	Disused Sewage Pits	1912	2127963

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

47

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

Features are displayed on the Past land use - un-grouped map on [page 25 >](#)

ID	Location	Land Use	Date	Group ID
B	57m W	Unspecified Tank	1960	410158
B	57m W	Unspecified Tank	1955	410158
C	114m NW	Unspecified Tank	1981	410147



ID	Location	Land Use	Date	Group ID
C	114m NW	Unspecified Tank	1975	410147
C	133m NW	Gas Works	1955	386803
C	135m NW	Gas Works	1874	399811
C	135m NW	Gas Works	1897	399811
C	135m NW	Gas Works	1910	399811
B	151m SW	Unspecified Tank	1897	388559
B	151m SW	Unspecified Tank	1910	388559
C	186m NW	Gasometer	1874	373816
C	189m NW	Gasometers	1897	374488
B	196m W	Unspecified Tank	1897	402003
B	196m W	Unspecified Tank	1910	402003
C	196m NW	Gasometer	1955	395045
C	198m NW	Gasometer	1910	395045
I	228m N	Gas Works	1955	380408
I	242m N	Unspecified Tank	1955	360564
B	248m W	Unspecified Tank	1910	360570
I	257m N	Gasometer	1910	373818
I	258m N	Gasometers	1955	374489
I	258m N	Tanks	1960	384167
I	268m N	Unspecified Tank	1975	360563
I	283m N	Unspecified Tank	1955	360562
I	295m N	Tanks	1955	403697
N	302m NW	Unspecified Tank	1989	360578
N	309m NW	Unspecified Tank	1976	389371
N	310m NW	Unspecified Tank	1967	389371
N	314m NW	Unspecified Tank	1976	360579
N	318m NW	Unspecified Tank	1973	360580
N	321m NW	Tanks	1976	375328



ID	Location	Land Use	Date	Group ID
I	321m N	Unspecified Tank	1955	360727
I	325m N	Unspecified Tank	1910	360728
R	336m NW	Unspecified Tank	1981	390094
R	336m NW	Unspecified Tank	1990	390094
R	336m NW	Unspecified Tank	1990	390094
R	336m NW	Unspecified Tank	1975	390094
S	337m NE	Unspecified Tank	1994	389104
S	337m NE	Unspecified Tank	1976	389104
N	349m NW	Unspecified Tank	1989	360581
T	394m W	Unspecified Tank	1973	360577
N	411m NW	Unspecified Tank	1976	388425
N	411m NW	Unspecified Tank	1989	388425
6	440m SE	Unspecified Tank	1874	360566
M	443m NE	Unspecified Tank	1910	360729
M	490m NE	Unspecified Tank	1992	381445
M	490m NE	Unspecified Tank	1975	381445

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

75

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 25 >](#)

ID	Location	Land Use	Date	Group ID
B	48m W	Electricity Substation	1955	278768
B	49m W	Electricity Substation	1975	278768
B	50m W	Electricity Substation	1981	278768
B	50m W	Electricity Substation	1990	278768



ID	Location	Land Use	Date	Group ID
C	133m NW	Gas Works	1955	284380
C	135m NW	Gas Works	1874	280847
C	135m NW	Gas Works	1897	280847
C	135m NW	Gas Works	1910	280847
C	136m NW	Electricity Substation	1975	276511
C	137m NW	Electricity Substation	1981	276511
C	137m NW	Electricity Substation	1990	276511
C	186m NW	Gasometer	1874	251298
C	189m NW	Gasometers	1897	251923
B	195m SW	Electricity Substation	1955	284593
B	196m SW	Electricity Substation	1990	284593
C	196m NW	Gasometer	1955	284156
C	198m NW	Gasometer	1910	284156
G	198m NE	Electricity Substation	1981	284012
G	198m NE	Electricity Substation	1990	284012
G	198m NE	Electricity Substation	1990	284012
G	199m NE	Electricity Substation	1975	284012
I	228m N	Gas Works	1955	250201
B	243m SW	Electricity Substation	1984	286556
B	244m SW	Electricity Substation	1994	286556
B	244m SW	Electricity Substation	1976	286556
I	257m N	Gasometer	1910	251300
I	258m N	Gasometers	1955	251924
B	258m W	Electricity Substation	1976	271415
B	259m W	Electricity Substation	1989	271415
L	285m S	Electricity Substation	1984	287428
L	285m S	Electricity Substation	1976	287428
L	286m S	Electricity Substation	1994	287428



ID	Location	Land Use	Date	Group ID
O	306m E	Electricity Substation	1976	283649
O	307m E	Electricity Substation	1994	283649
O	308m E	Electricity Substation	1955	268970
N	347m NW	Electricity Substation	1989	241949
I	358m N	Electricity Substation	1981	257409
I	358m N	Electricity Substation	1990	257409
I	358m N	Electricity Substation	1990	257409
I	358m N	Electricity Substation	1975	257409
R	361m NW	Electricity Substation	1975	264726
R	361m NW	Electricity Substation	1981	268384
R	361m NW	Electricity Substation	1990	268384
R	361m NW	Electricity Substation	1990	268384
B	366m SW	Electricity Substation	1976	254367
B	366m SW	Electricity Substation	1990	254055
T	369m W	Electricity Substation	1976	252322
T	370m W	Electricity Substation	1989	255789
T	376m W	Electricity Substation	1973	256330
U	381m S	Electricity Substation	1984	257245
N	381m NW	Electricity Substation	1989	289250
N	381m NW	Electricity Substation	1976	289250
U	381m S	Electricity Substation	1976	257245
U	382m S	Electricity Substation	1994	257245
W	385m W	Electricity Substation	1976	282430
W	387m W	Electricity Substation	1990	282430
H	395m SW	Electricity Substation	1990	241944
Z	396m N	Electricity Substation	1975	286797
Z	396m N	Electricity Substation	1971	286797
Z	396m N	Electricity Substation	1954	286797



ID	Location	Land Use	Date	Group ID
AA	400m S	Electricity Substation	1984	258339
AA	401m S	Electricity Substation	1976	261243
AA	401m S	Electricity Substation	1994	258339
5	409m SW	Electricity Substation	1994	241943
M	422m NE	Electricity Substation	1976	287170
M	422m NE	Electricity Substation	1994	287170
AB	433m W	Electricity Substation	1976	286084
AB	434m W	Electricity Substation	1989	286084
AC	434m NE	Electricity Substation	1994	280286
AC	434m NE	Electricity Substation	1976	280286
AB	439m NW	Electricity Substation	1973	241948
AD	475m NW	Electricity Substation	1976	269513
AD	475m NW	Electricity Substation	1989	269513
AE	499m SE	Electricity Substation	1994	263980
AE	500m SE	Electricity Substation	1976	263980

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

5

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

Features are displayed on the Past land use - un-grouped map on [page 25 >](#)

ID	Location	Land Use	Date	Group ID
A	41m SW	Filling Station	1975	4306
A	42m SW	Filling Station	1981	4317
C	49m NW	Station Garage	1955	4250
A	59m SW	Filling Station	1984	4398
A	59m SW	Filling Station	1976	4398



This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

18

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

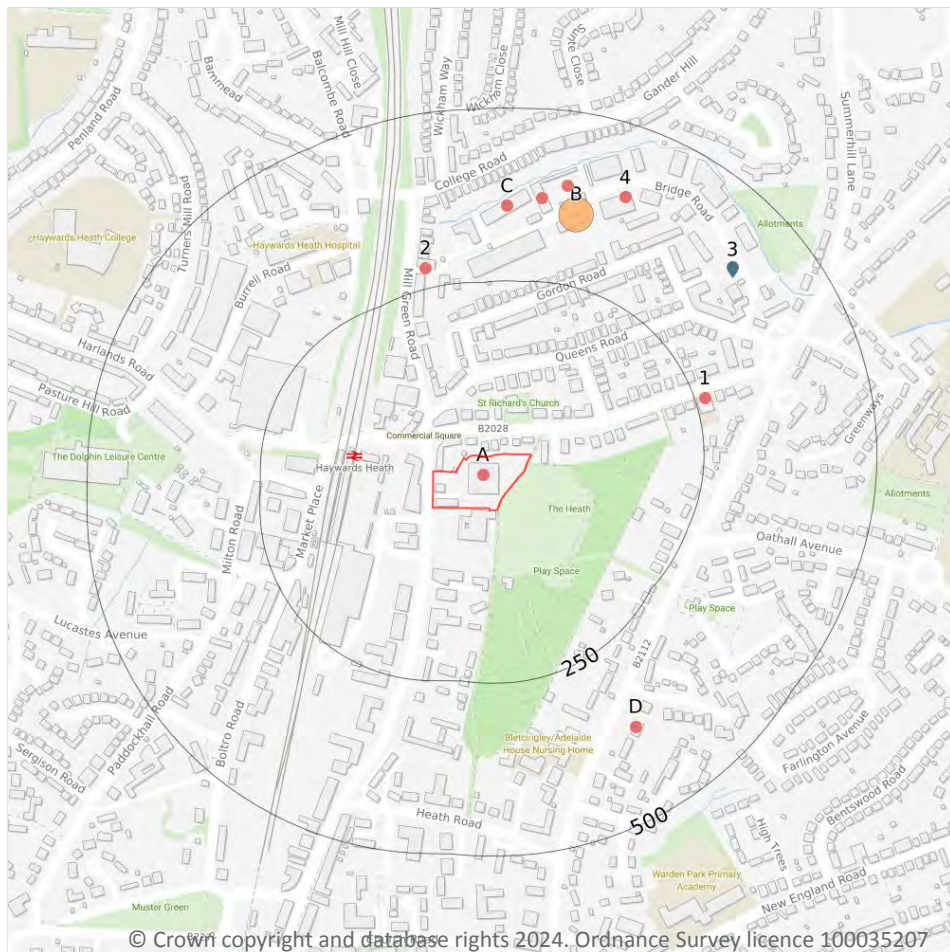
Features are displayed on the Past land use - un-grouped map on [page 25 >](#)

ID	Location	Land Use	Date	Group ID
C	49m NW	Station Garage	1955	74031
C	50m NW	Garage	1960	77515
C	86m NW	Garage	1975	75063
C	93m NW	Garage	1990	85177
C	93m NW	Garage	1990	85177
C	93m NW	Garage	1981	75663
E	95m N	Garage	1960	83371
E	95m N	Garage	1955	83371
B	167m W	Garage	1955	85660
B	167m W	Garage	1960	79285
B	167m W	Garage	1976	85660
B	168m W	Garage	1967	81282
B	169m W	Garage	1989	75709
B	171m W	Garage	1973	81282
B	210m SW	Garage	1960	82464
B	211m SW	Garage	1990	82464
B	211m SW	Garage	1976	79030
B	211m SW	Garage	1955	74431

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m	0
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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
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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	1
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Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Address	Further Details	Date
B	328m N	Site Address: Council Refuse & Recycling Dep, 19 Bridge Road, Haywards Heath, West Sussex, RH16 1UA	Type of Site: Recycling Depot Planning application reference: 13/00480/FUL Description: Scheme comprises replacement refuse and recycling depot including car parking including natural Ventilation. Sustainable Information: This development has been designed to achieve Very Good BREEAM rating. Data source: Historic Planning Application Data Type: Point	29/05/201 3

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

3.6 Licensed waste sites

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

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

Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Details		
3	395m NE	Site Name: Serco Site Address: 19, Bridge Road, Haywards Heath, West Sussex, RH16 1UA Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 640087 EPR reference: EA/EPR/VP3994HD Operator: Serco Limited Waste Management licence No: 19717 Annual Tonnage: 504	Issue Date: 06/11/1992 Effective Date: 06/11/1992 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m	12
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 37 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	On site	-	WEX379342	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	On site	-	WEX251501	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
1	264m E	-	WEX381193	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	279m N	Unit 3b Mill Green Ind Estate Mill Green Road Haywards Heath Sussex Rh16 1xq	EPR/UE5143FJ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	358m N	-	WEX262765	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	358m N	Mill Green Business Estate, Unit 3b, Mill Green Road, Haywards Heath, Rh16 1xq	WEX120635	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	370m N	19, Bridge Road, Haywards Heath, Rh16 1ua	WEX254141	Storing waste exemption	Not on a farm	Storage of waste in a secure place

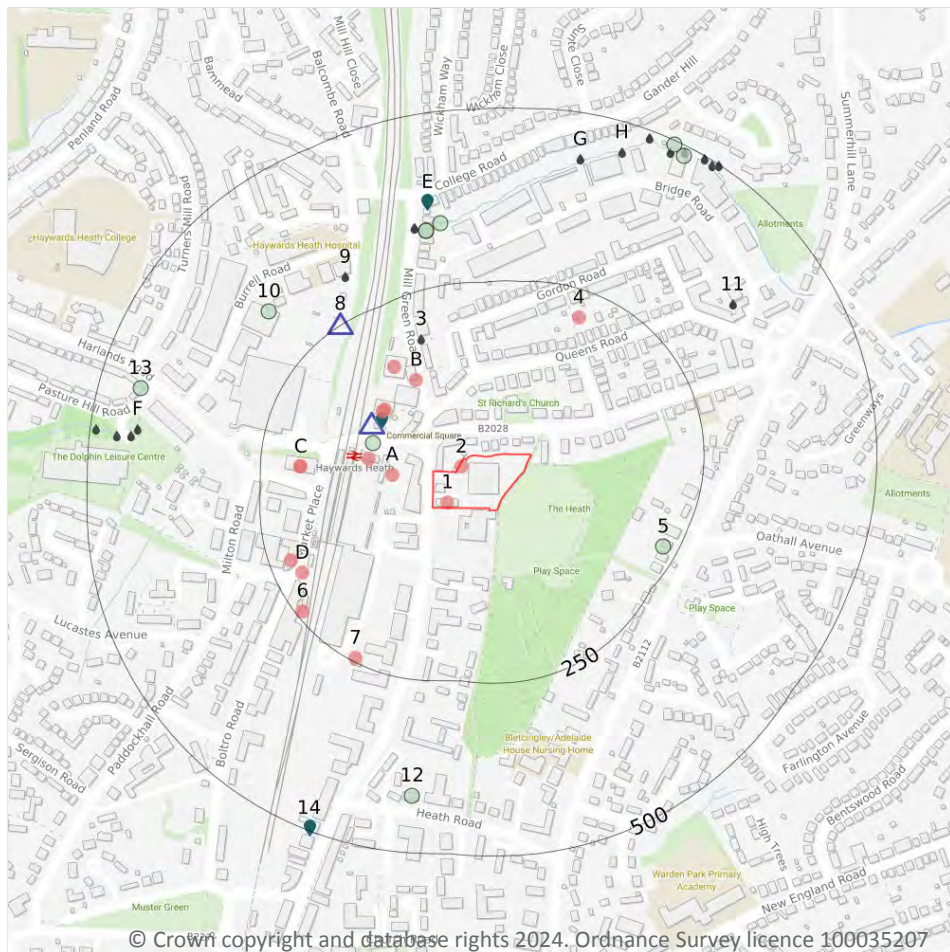


ID	Location	Site	Reference	Category	Sub-Category	Description
D	372m SE	30, Oathall Road, Haywards Heath, Rh16 3eq	WEX290432	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	372m SE	30, Oathall Road, Haywards Heath, Rh16 3eq	WEX330509	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	372m SE	30, Oathall Road, Haywards Heath, Rh16 3eq	WEX206014	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	391m N	-	WEX370285	Storing waste exemption	Not on a farm	Storage of waste in a secure place
4	396m NE	Delta House, Bridge Road, Haywards Heath, Rh16 1ua	WEX070076	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 41](#) >

ID	Location	Company	Address	Activity	Category
1	On site	S M N Sign & Print Ltd	Commercial House 52, Perrymount Road, Haywards Heath, West Sussex, RH16 3DT	Signs	Industrial Products
2	On site	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities
A	59m W	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	95m W	Haywards Heath Rail Station	West Sussex, RH16	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
A	113m NW	Elite Garages	Market Place, -, Haywards Heath, West Sussex, RH16 1DB	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	114m NW	Texaco	Market Place, -, Haywards Heath, West Sussex, RH16 1DB	Petrol and Fuel Stations	Road and Rail
B	132m NW	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities
B	162m NW	Haywards Heath Fire Station	Haywards Heath Community Fire Station, Mill Green Road, Haywards Heath, West Sussex, RH16 1XQ	Fire Brigade Stations	Central and Local Government
C	192m W	Elite Garage	Market Garage, Market Place, Haywards Heath, West Sussex, RH16 1DB	Vehicle Parts and Accessories	Motoring
C	193m W	Caffyns	Market Garage, Market Place, Haywards Heath, West Sussex, RH16 1DB	New Vehicles	Motoring
4	210m NE	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities
D	211m SW	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities
D	218m SW	Owen Garages Ltd	-, Market Place, Haywards Heath, West Sussex, RH16 1DB	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	240m SW	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities
7	244m SW	Electricity Sub Station	West Sussex, RH16	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 41](#) >



ID	Location	Company	Address	LPG	Status
A	113m NW	TEXACO	Market Place, Haywards Heath, West Sussex, RH16 1DB	No	Open
8	252m NW	OBSOLETE	Harlands Road, Haywards Heath, West Sussex, RH16 1DB	Not Applicable	Obsolete

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**3**

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

Features are displayed on the Current industrial land use map on [page 41](#) >

ID	Location	Address	Details	
A	105m NW	S&M Tyres, Elite Garages Ltd, Market Place, Haywards Heath, West Sussex, RH16 1DJ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
E	372m N	Sarah Lacey Dry Cleaning, 1 College Road, Haywards Heath, West Sussex, RH16 1QN	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	496m SW	Johnson Cleaners UK Ltd, 57 The Broadway, Haywards Heath, RH16 3AS	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 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

19

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 41](#) >

ID	Location	Address	Details	
3	182m N	B.T. ENGINEERING DEPOT, B.T. ENGINEERING DEPOT, MILL GREEN ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01340 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/01/1961 Effective Date: 20/01/1961 Revocation Date: -



ID	Location	Address	Details	
9	308m NW	HARLANDS FARM ESTATE, HARLANDS FARM ESTATE, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01375 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 13/01/1956 Effective Date: 13/01/1956 Revocation Date: 31/03/1997
E	339m N	MILL GREEN ROAD HAYWARDS, HEATH CSO, MILL GREEN ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1XQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00956 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/2001 Effective Date: 13/07/2001 Revocation Date: 19/08/2009
E	339m N	MILL GREEN ROAD HAYWARDS, HEATH CSO, MILL GREEN ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1XQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00956 Permit Version: 2 Receiving Water: SCRASE BRIDGE STREAM	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 20/08/2009 Effective Date: 20/08/2009 Revocation Date: 19/11/2020
E	339m N	MILL GREEN ROAD HAYWARDS, HEATH CSO, MILL GREEN ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1XQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00956 Permit Version: 3 Receiving Water: SCRASE BRIDGE STREAM	Status: VARIED UNDER EPR 2010 Issue date: 20/11/2020 Effective Date: 20/11/2020 Revocation Date: -
11	363m NE	LIGHT INDUSTRIAL SITE, LIGHT INDUSTRIAL SITE, SCRASE BRIDGE, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01379 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/01/1956 Effective Date: 13/01/1956 Revocation Date: 30/09/1997
F	431m W	PASTURE HILL ROAD, PASTURE HILL ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SWIMMING POOL WATER Permit Number: N02125 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/06/1974 Effective Date: 13/06/1974 Revocation Date: 01/07/1991
G	432m N	COUNCIL DEPOT, COUNCIL DEPOT, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: S01227 Permit Version: 2 Receiving Water: FRESHWATER RIVER	Status: REVOKED UNDER EPR 2010 Issue date: 19/03/1996 Effective Date: 19/03/1996 Revocation Date: 25/11/2013



ID	Location	Address	Details	
G	432m N	COUNCIL DEPOT, COUNCIL DEPOT, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01227 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/01/1965 Effective Date: 08/01/1965 Revocation Date: 19/03/1996
F	440m W	PASTURE HILL ROAD, PASTURE HILL ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02125 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/06/1974 Effective Date: 13/06/1974 Revocation Date: 01/07/1991
H	456m NE	ROD & CANE WORKS, ROD & CANE WORKS, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02660 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/11/1989 Effective Date: 22/11/1989 Revocation Date: 31/03/1997
F	460m W	PASTURE HILL ROAD, PASTURE HILL ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02125 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/06/1974 Effective Date: 13/06/1974 Revocation Date: 01/07/1991
H	481m NE	FACTORY EXTENSION, FACTORY EXTENSION, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02218 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/10/1973 Effective Date: 02/10/1973 Revocation Date: 01/07/1991
H	488m NE	GANDER HILL CSO, GANDER HILL CSO, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00954 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 13/07/1999 Effective Date: 13/07/1999 Revocation Date: 20/08/2009
H	490m NE	FACTORY EXTENSION, FACTORY EXTENSION, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02218 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/10/1973 Effective Date: 02/10/1973 Revocation Date: 01/07/1991



ID	Location	Address	Details	
F	491m W	PASTURE HILL ROAD, PASTURE HILL ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02125 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/06/1974 Effective Date: 13/06/1974 Revocation Date: 01/07/1991
H	492m NE	KINGSBURY WORKS, KINGSBURY WORKS, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02011 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 10/06/1971 Effective Date: 10/06/1971 Revocation Date: 01/07/1991
H	495m NE	KINGSBURY WORKS, KINGSBURY WORKS, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02011 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 10/06/1971 Effective Date: 10/06/1971 Revocation Date: 01/07/1991
H	497m NE	KINGSBURY WORKS, KINGSBURY WORKS, BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02011 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 10/06/1971 Effective Date: 10/06/1971 Revocation Date: 01/07/1991

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0
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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
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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

10

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

Features are displayed on the Current industrial land use map on [page 41](#) >

ID	Location	Details	
A	95m W	Incident Date: 03/09/2002 Incident Identification: 105023 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	228m E	Incident Date: 18/07/2001 Incident Identification: 17423 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
10	331m NW	Incident Date: 15/11/2001 Incident Identification: 43005 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	331m N	Incident Date: 19/04/2002 Incident Identification: 73160 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
E	331m N	Incident Date: 11/05/2002 Incident Identification: 78085 Pollutant: Sewage Materials Pollutant Description: Other Sewage Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
E	339m N	Incident Date: 04/05/2017 Incident Identification: 1520444 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
12	417m S	Incident Date: 08/08/2001 Incident Identification: 22927 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
13	440m W	Incident Date: 13/10/2001 Incident Identification: 36443 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	485m NE	Incident Date: 25/04/2002 Incident Identification: 74647 Pollutant: Inorganic Chemicals/Products Pollutant Description: Other Inorganic Chemical or Product	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	494m NE	Incident Date: 24/07/2001 Incident Identification: 18572 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0
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The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.21 Pollution inventory radioactive waste

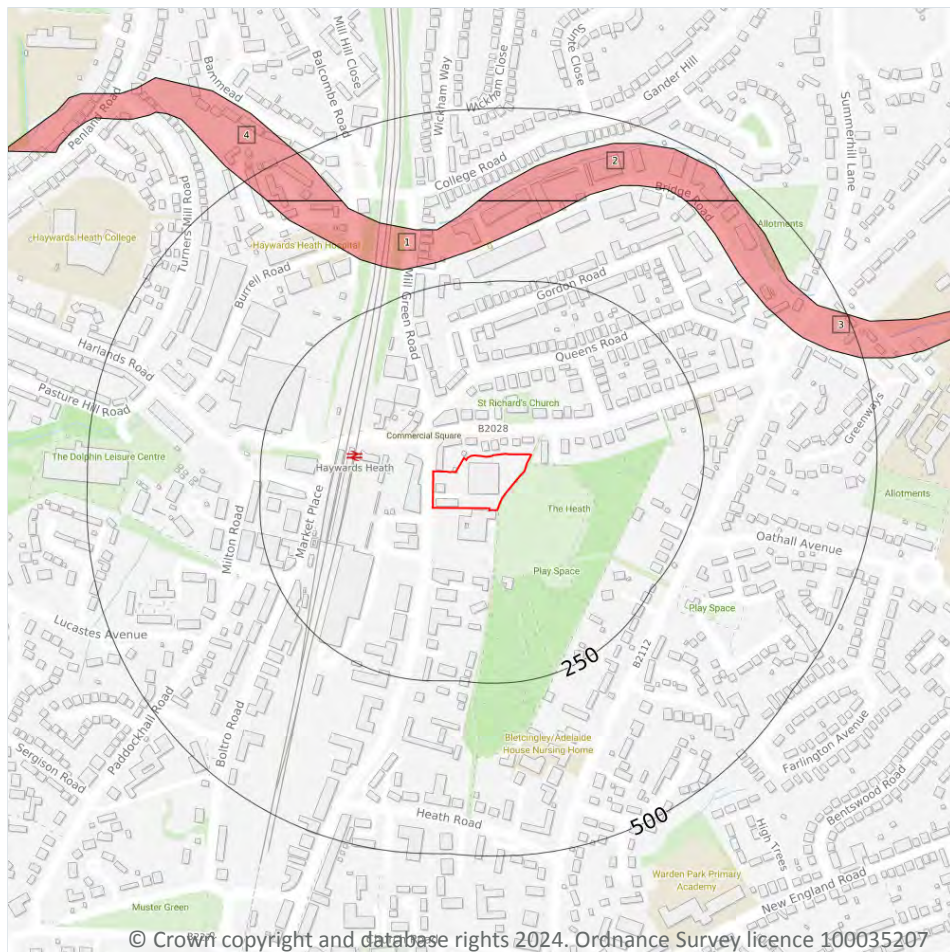
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 52](#) >

ID	Location	Designation	Description
1	284m 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	366m 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

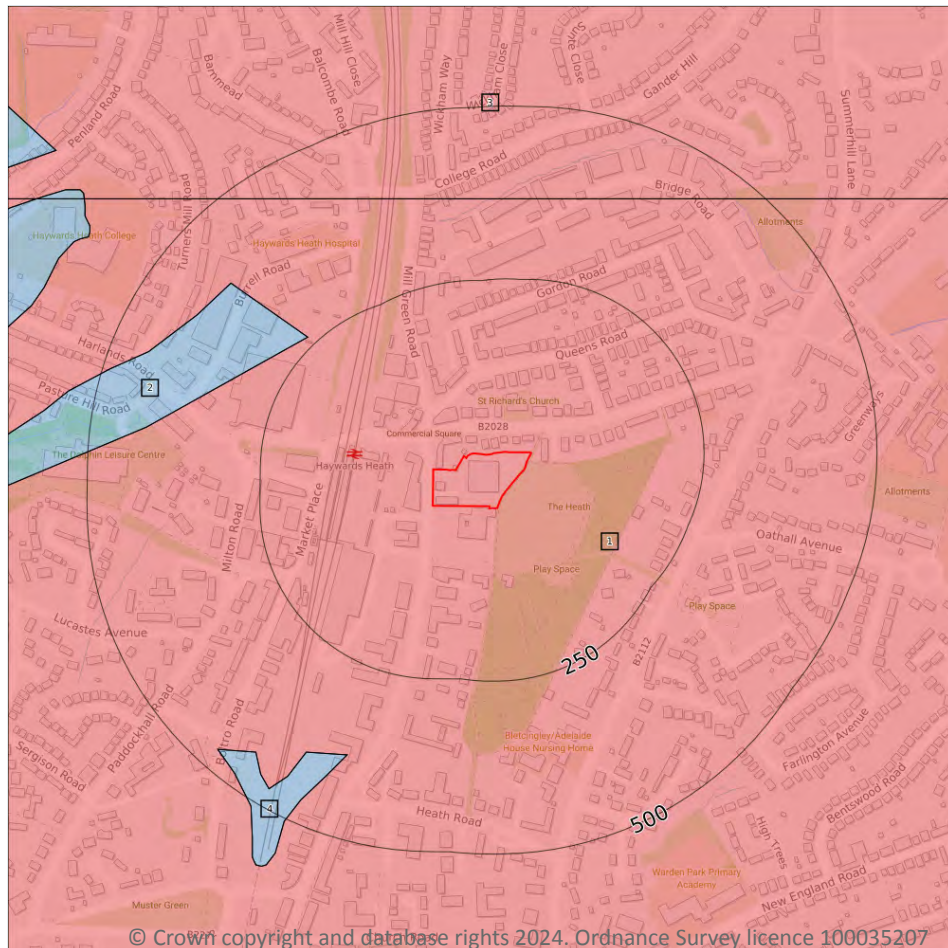


ID	Location	Designation	Description
3	399m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	412m NW	Secondary 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

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 54 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	264m NW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

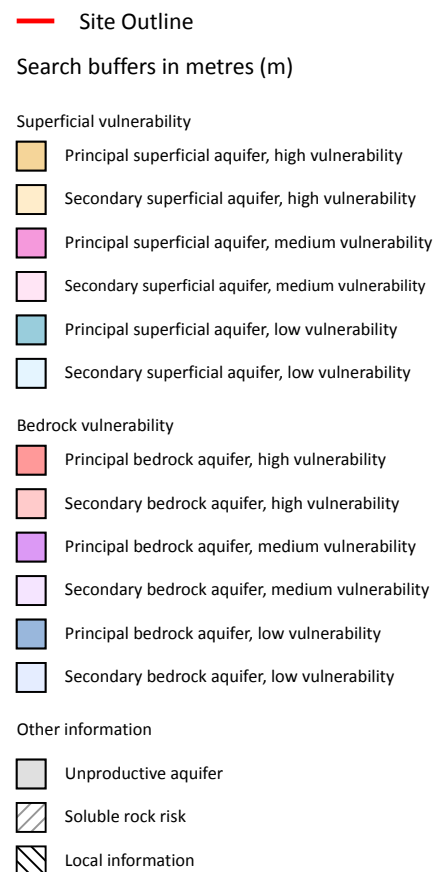
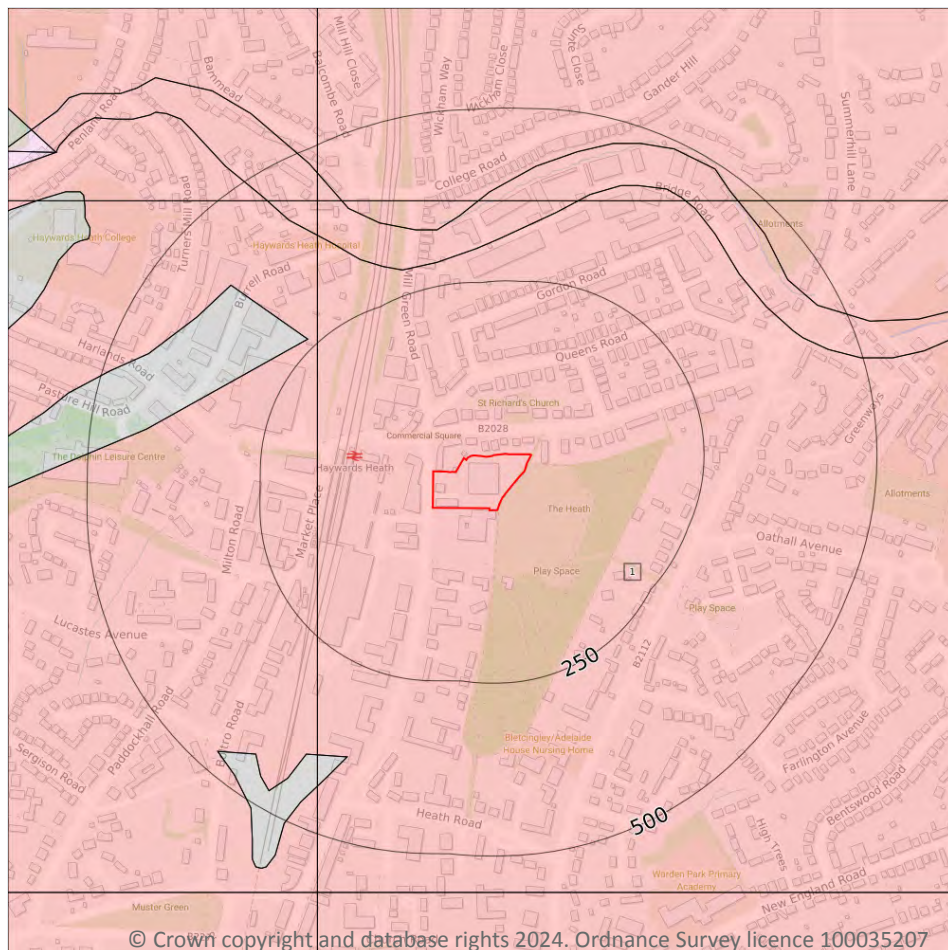


ID	Location	Designation	Description
3	366m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	381m SW	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

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



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 58 >](#)



ID	Location	Details	
-	1462m N	Status: Active Licence No: 21/110 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: HAYWARDS HEATH GOLF COURSE Data Type: Point Name: Haywards Heath Golf Club Easting: 533440 Northing: 126090	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 50 Original Application No: 169/1293 Original Start Date: 07/04/1993 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1
-----------------------------	----------

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 58 >](#)

ID	Location	Details	
-	1725m NW	Status: Historical Licence No: 10/41/282105 Details: General Farming & Domestic Direct Source: Southern Region Surface Waters Point: LAKE AT LULLINGS FARM, BORDE HILL Data Type: Point Name: Stephenson Clarke Easting: 532300 Northing: 126100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 29/04/1991 Version End Date: -

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

5.8 Potable abstractions

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

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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.



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 61](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Scrase Bridge Stream at Haywards Heath	GB107041012680	Ouse Upper	Adur and Ouse

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

6.4 WFD Surface water bodies

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

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	742m E	River	Scrase Bridge Stream at Haywards Heath	GB107041012680 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

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

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 67](#) >

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



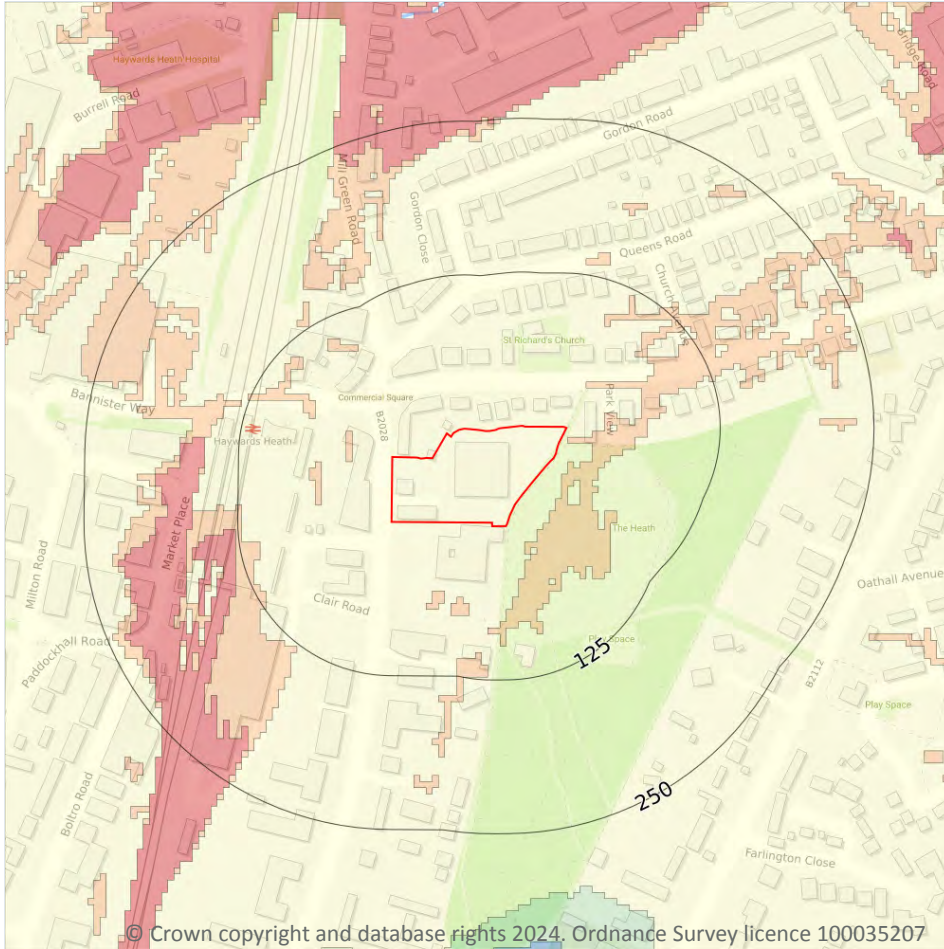
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate-High

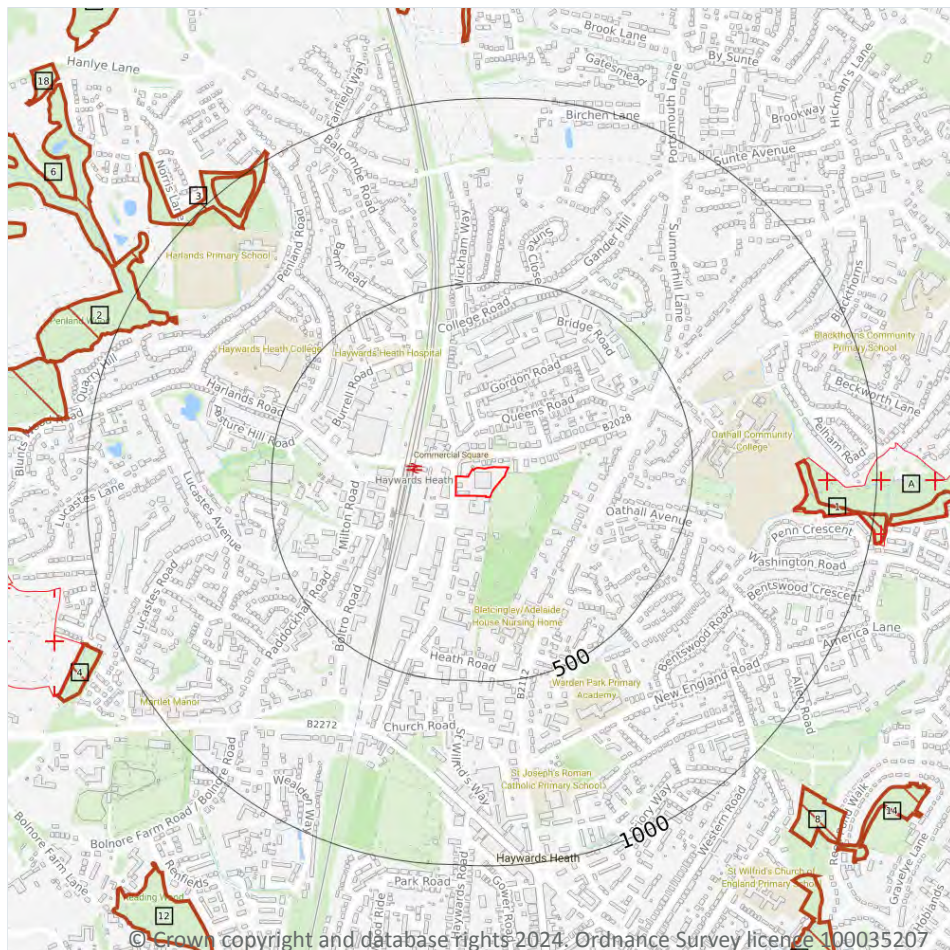
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks 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 69 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

5

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.

Features are displayed on the Environmental designations map on [page 70 >](#)

ID	Location	Name	Data source
A	783m E	Scrase Valley	Natural England
7	1088m W	Blunts and Paiges Wood	Natural England
-	1533m S	Ashenground and Bolnore Woods	Natural England
-	1750m SW	Ashenground and Bolnore Woods	Natural England
-	1938m E	Eastern Road Nature Reserve	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

39

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 70 >](#)

ID	Location	Name	Woodland Type
1	783m E	Bacckwood Farm Wood_W	Ancient & Semi-Natural Woodland
2	864m NW	Penland Wood	Ancient & Semi-Natural Woodland
3	887m NW	Penland Farm Shaw	Ancient & Semi-Natural Woodland
A	1043m E	Bacckwood Farm Wood_E	Ancient & Semi-Natural Woodland
4	1051m SW	Butlersgreen Shaw	Ancient & Semi-Natural Woodland
5	1068m W	Paiges Wood	Ancient & Semi-Natural Woodland
6	1087m NW	Gravely Wood	Ancient & Semi-Natural Woodland
8	1157m SE	Franklands_N	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
9	1157m N	Birchen Wood	Ancient & Semi-Natural Woodland
10	1248m N	Staves Copse	Ancient & Semi-Natural Woodland
-	1261m W	Blunts Wood	Ancient & Semi-Natural Woodland
12	1289m SW	Reading Wood	Ancient & Semi-Natural Woodland
13	1325m SE	Franklands_S	Ancient & Semi-Natural Woodland
14	1335m SE	Franklands Wood	Ancient & Semi-Natural Woodland
15	1343m NW	Gravelye Shaw	Ancient Replanted Woodland
-	1374m N	Sugworth Wood	Ancient Replanted Woodland
-	1459m SW	Fouracre Wood	Ancient & Semi-Natural Woodland
18	1523m NW	Gravelye Farm Copse	Ancient & Semi-Natural Woodland
-	1530m S	Catts Wood	Ancient Replanted Woodland
21	1541m NW	Spring Copse	Ancient & Semi-Natural Woodland
-	1558m SW	Fouracre Wood	Ancient Replanted Woodland
-	1582m N	Flat Wood	Ancient & Semi-Natural Woodland
-	1588m SW	Great Wood	Ancient & Semi-Natural Woodland
-	1600m SW	Fouracre Shaw	Ancient & Semi-Natural Woodland
-	1605m NW	Hanlye Wood	Ancient & Semi-Natural Woodland
-	1622m SW	Chownes Shaw	Ancient & Semi-Natural Woodland
-	1627m W	Horsgate Shaw	Ancient & Semi-Natural Woodland
-	1741m N	Highgrove Wood	Ancient Replanted Woodland
-	1753m NE	Town Wood	Ancient & Semi-Natural Woodland
-	1755m S	Anscombe Wood	Ancient Replanted Woodland
-	1856m S	Peirces Wood	Ancient Replanted Woodland
-	1861m N	Highgrove Wood	Ancient & Semi-Natural Woodland
-	1861m S	Lunatic Wood	Ancient & Semi-Natural Woodland
-	1874m SW	Orchard Wood	Ancient Replanted Woodland
-	1914m S	Anscombe Wood	Ancient Replanted Woodland
-	1964m SE	Greenhill Shaw	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1974m NW	Lullings Gill	Ancient & Semi-Natural Woodland
-	1977m NE	Kiln Wood	Ancient & Semi-Natural Woodland
-	1982m NE	Kiln Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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



10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m

1

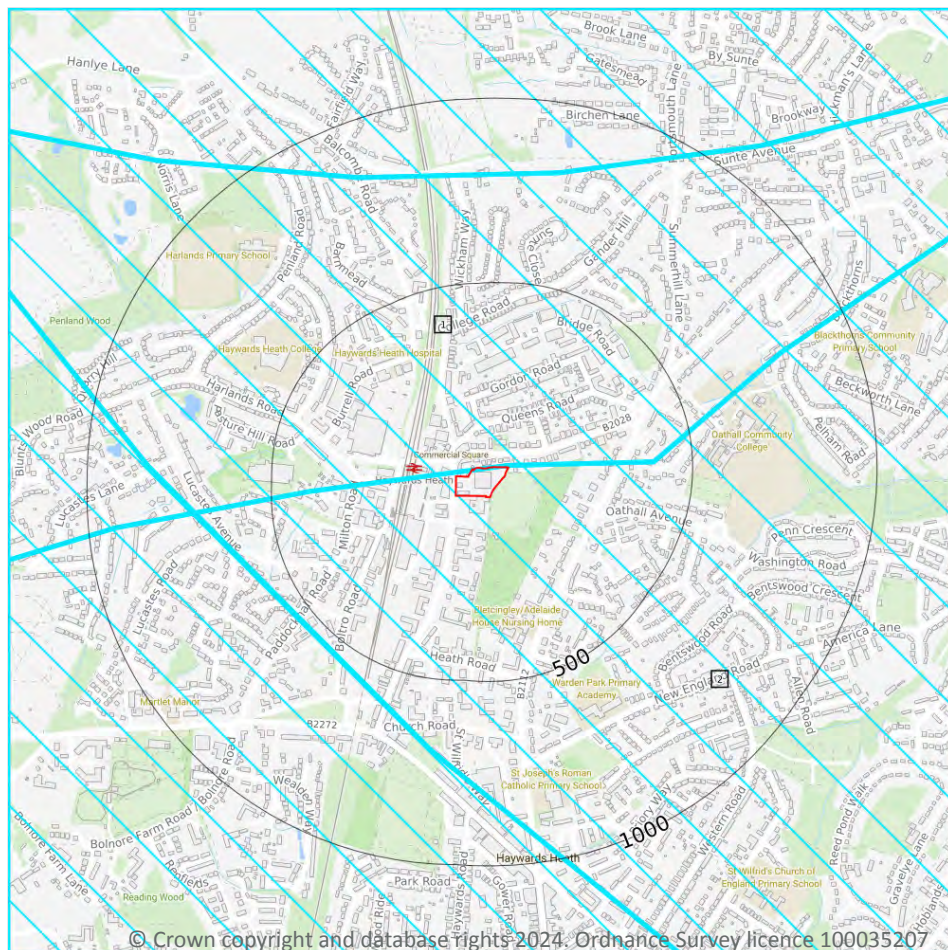
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1146m S	Adur East (Sakeham) NVZ	Surface Water	522	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

2

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 77 >](#)

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.



ID	Location	Type of developments requiring consultation
2	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

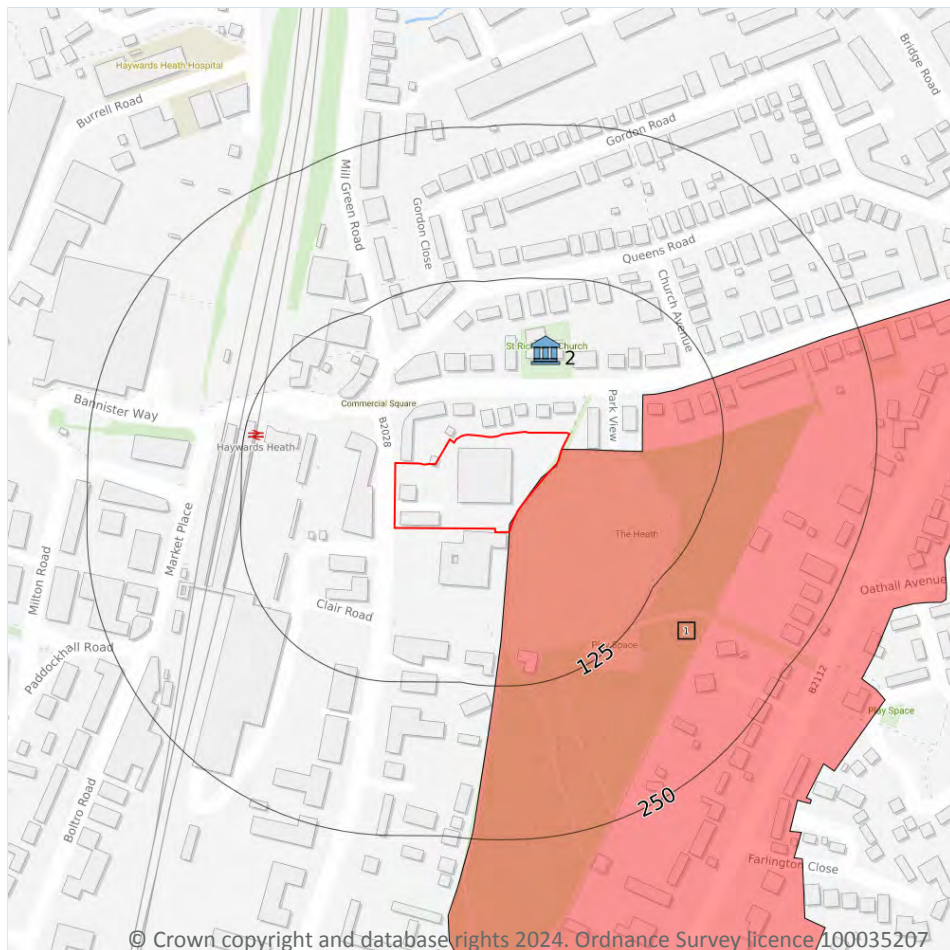
10.18 SSSI Units

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

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

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

11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 79 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	67m NE	Church Of St Richard	II	1385286	04/10/2000

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



11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 79](#) >

ID	Location	Name	District	Date of designation
1	On site	The Heath, Haywards Heath	Mid Sussex	03/1989

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

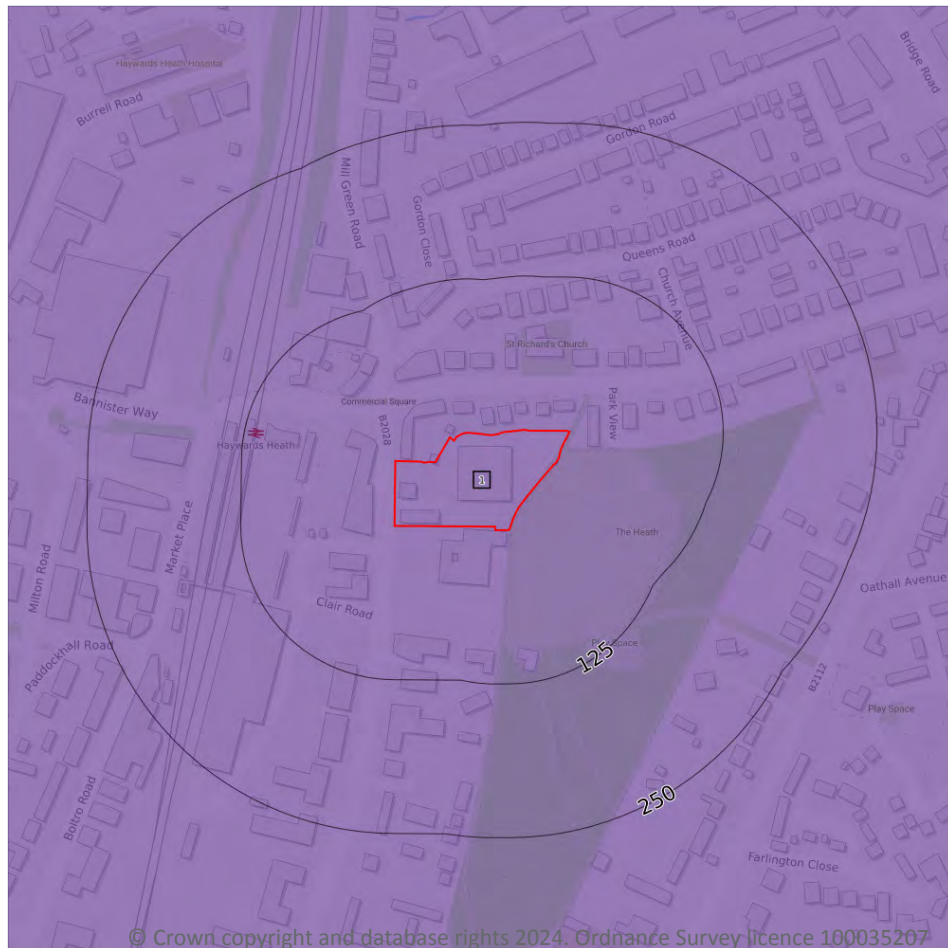
0

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 82](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

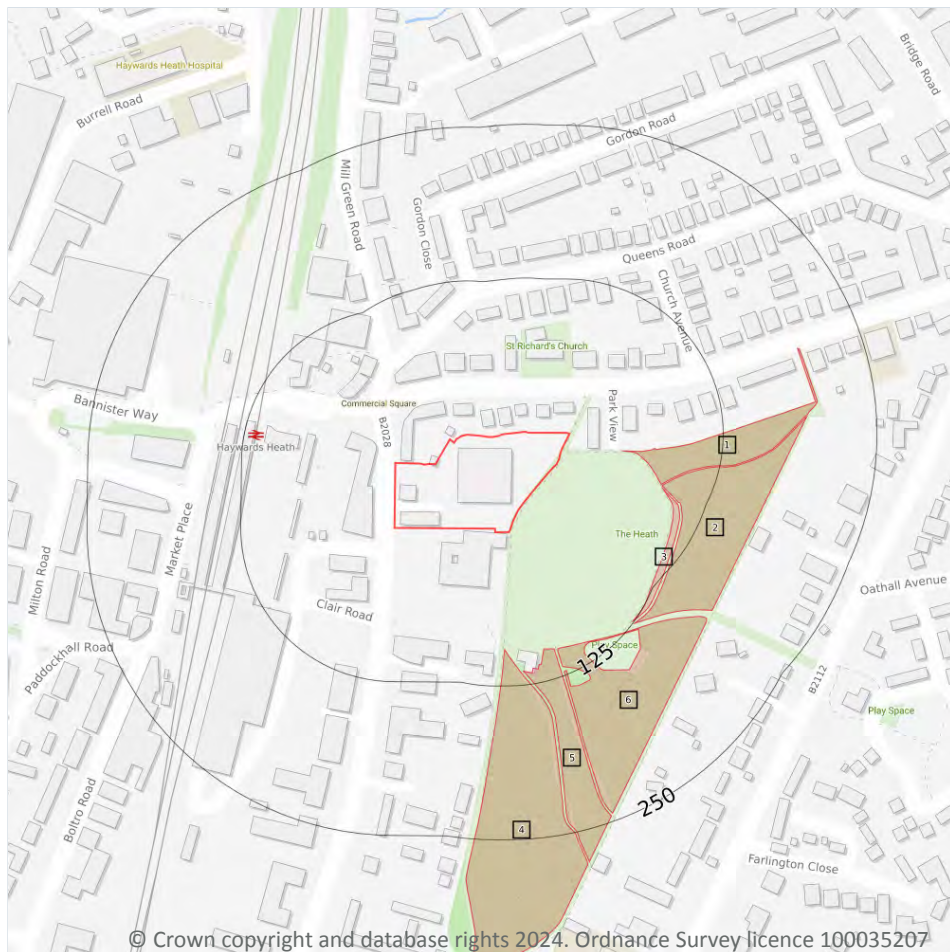
12.5 Countryside Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

6

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 84 >](#)

ID	Location	Main Habitat	Other habitats
1	46m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	86m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	88m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	95m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	99m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	103m SE	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

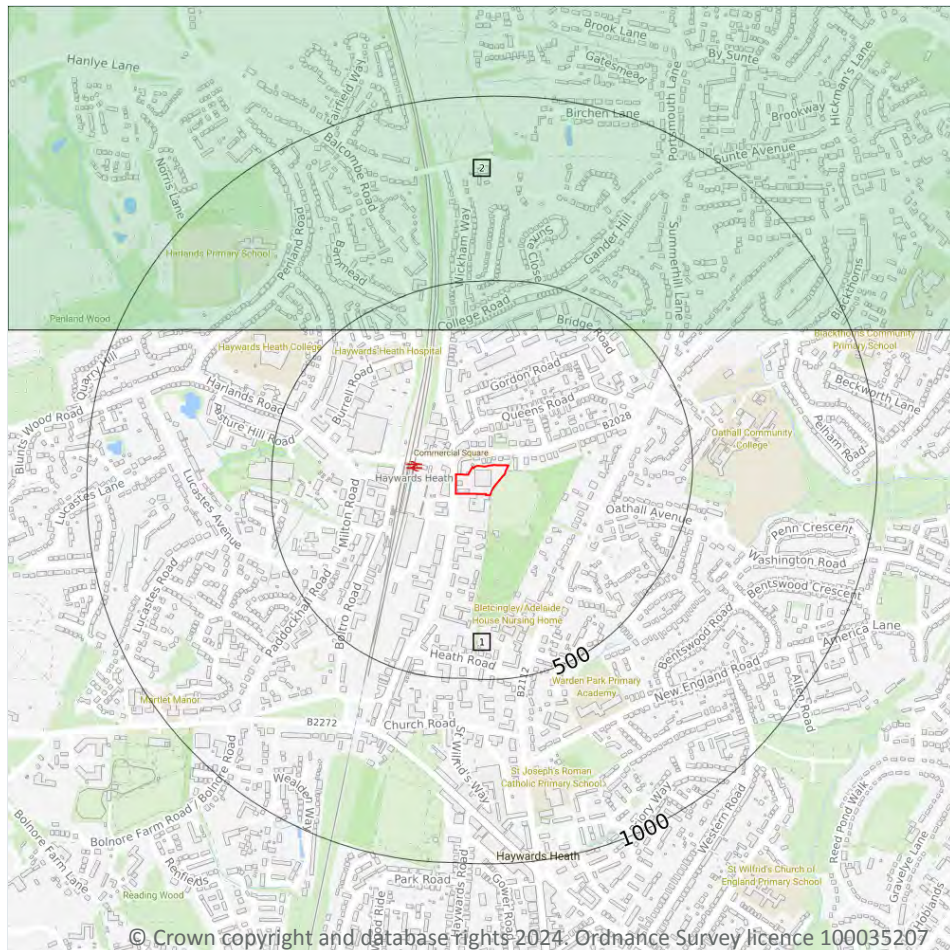
0

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

2

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 86](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	No coverage	No coverage	No coverage	NoCov
2	366m N	No coverage	Full	Full	Full	TQ32NW

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

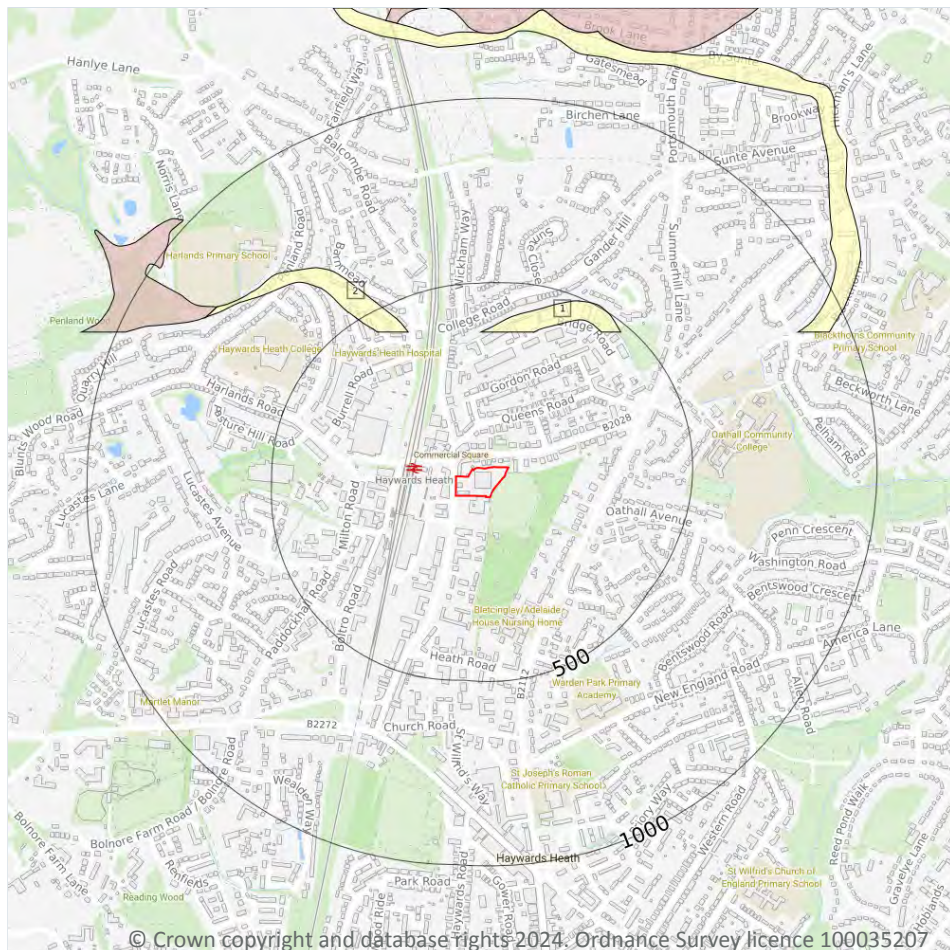
0

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

2

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 88](#) >

ID	Location	LEX Code	Description	Rock description
1	366m N	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	411m NW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

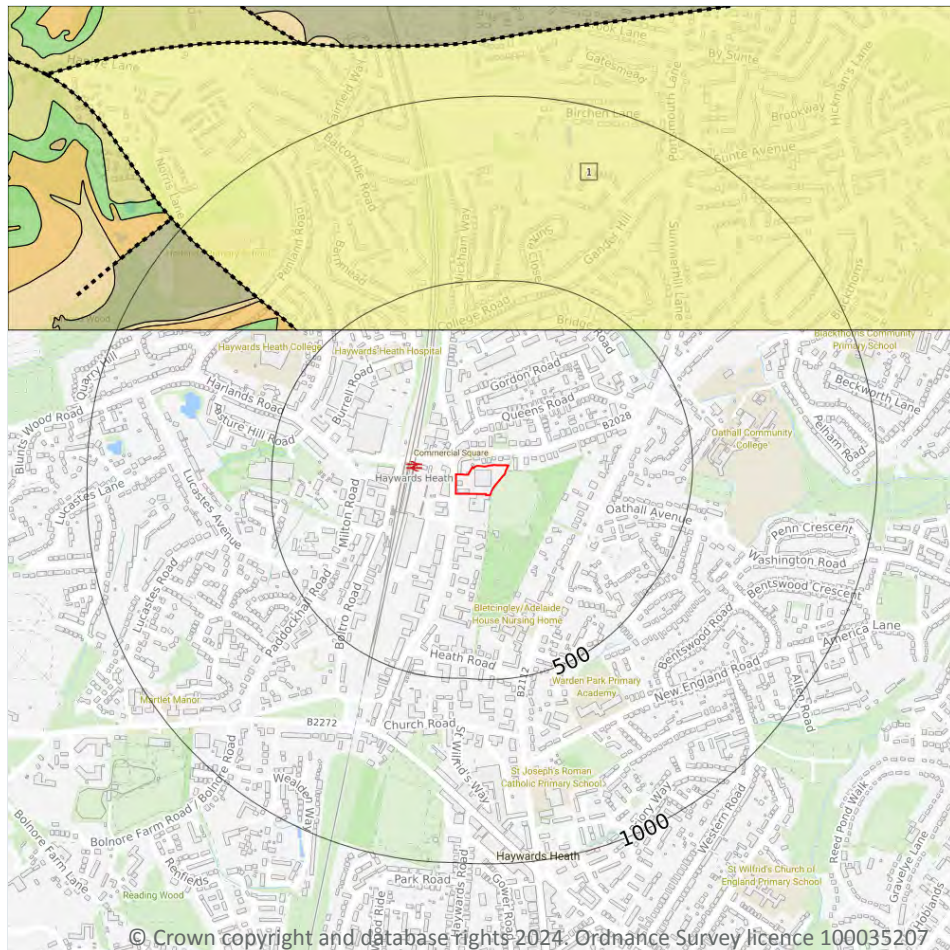
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

1

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 90](#) >

ID	Location	LEX Code	Description	Rock age
1	366m N	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

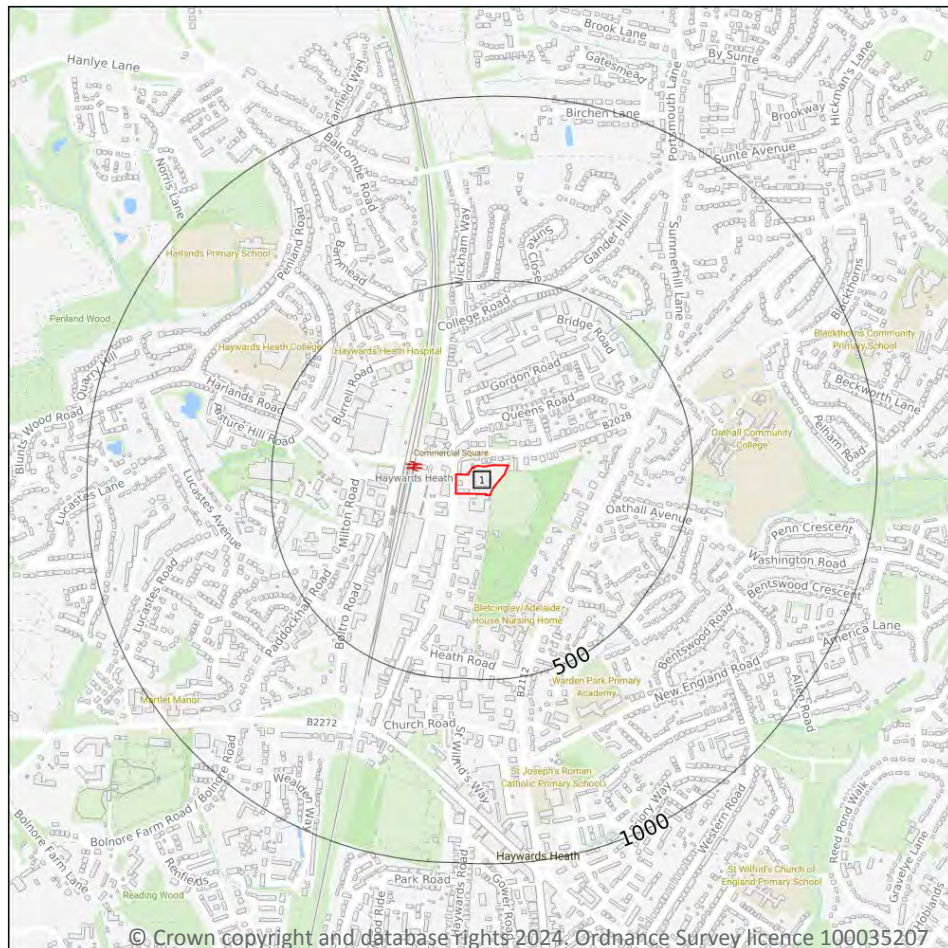
0

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 92](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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 94](#) >

ID	Location	LEX Code	Description	Rock description
1	284m N	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

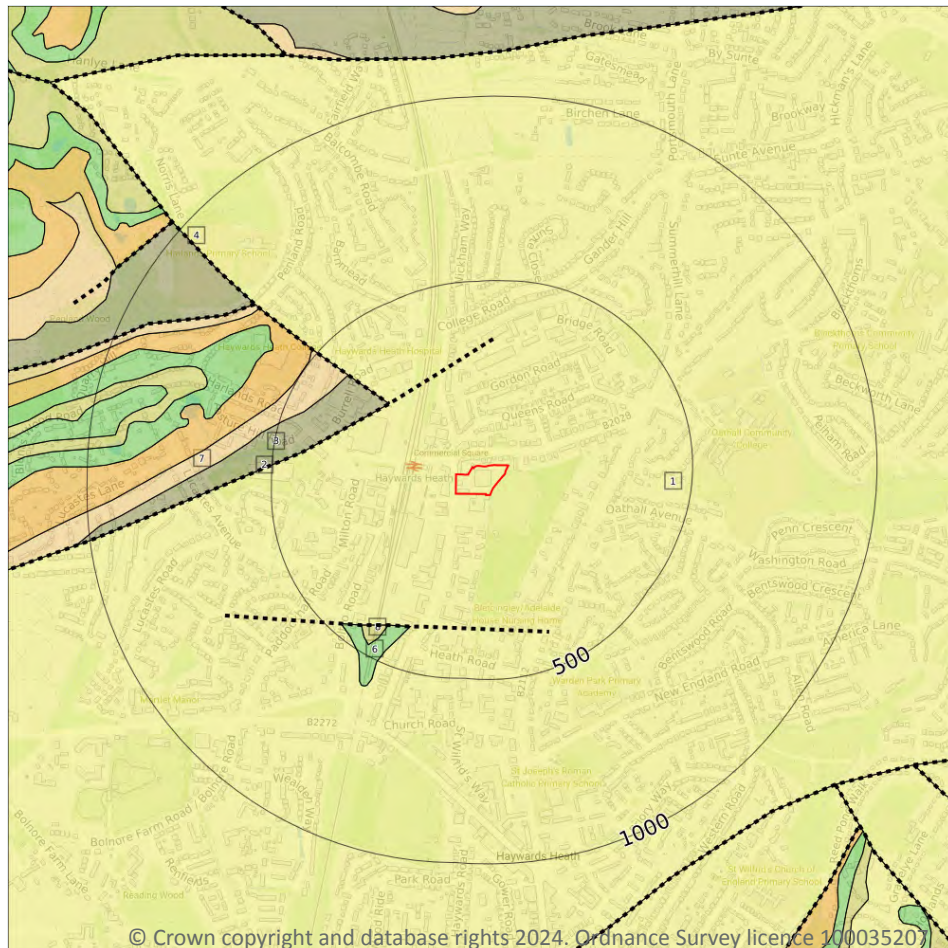
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



15.8 Bedrock geology (50k)

Records within 500m

5

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 96](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
3	264m NW	WDC-MDST	WADHURST CLAY FORMATION - MUDSTONE	VALANGINIAN
6	381m SW	UGRC-MDST	UPPER GRINSTEAD CLAY - MUDSTONE	VALANGINIAN

ID	Location	LEX Code	Description	Rock age
7	398m NW	LTW-SDSM	LOWER TUNBRIDGE WELLS SAND - SANDSTONE, SILTSTONE AND MUDSTONE	VALANGINIAN
8	400m SW	CKST-CALSST	CUCKFIELD STONE BED - SANDSTONE, CALCAREOUS	VALANGINIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 96 >](#)

ID	Location	Category	Description
2	258m NW	FAULT	Fault, inferred, displacement unknown
4	264m NW	FAULT	Fault, inferred, displacement unknown
5	363m S	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

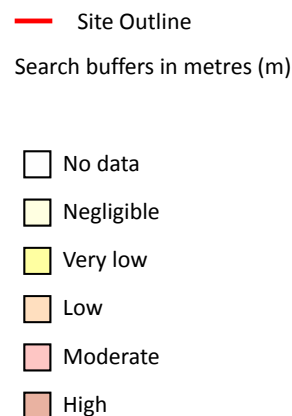
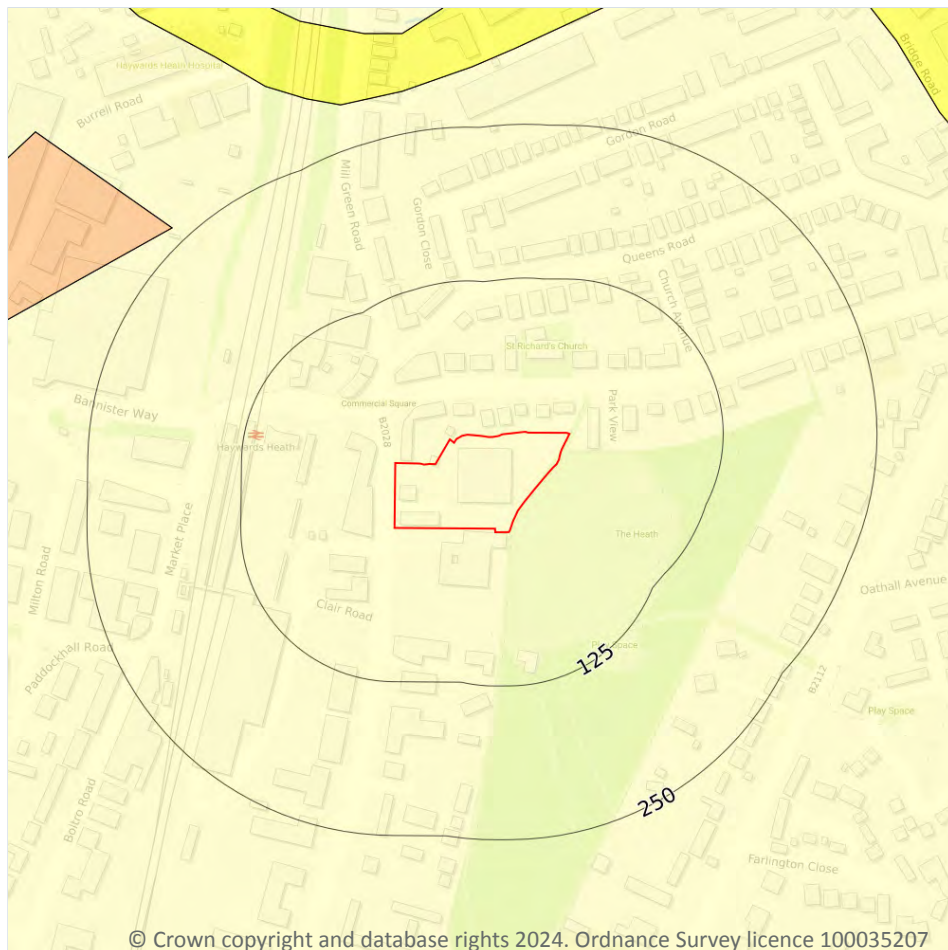
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

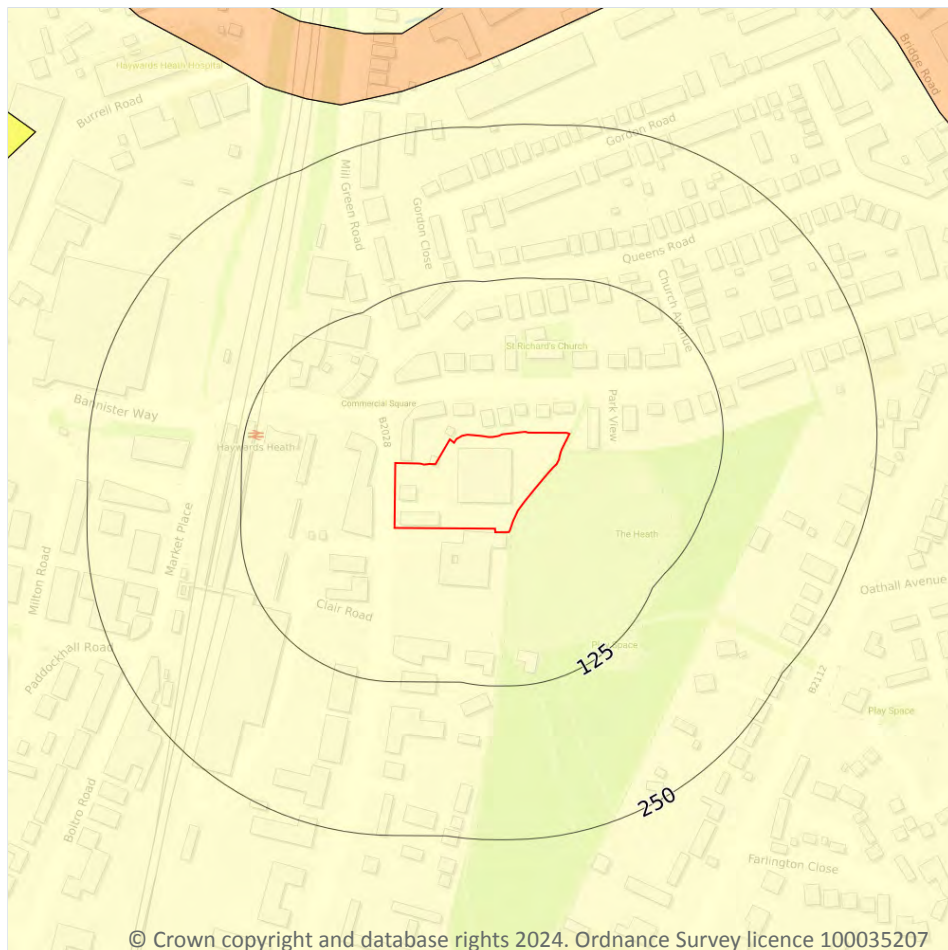
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 99 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

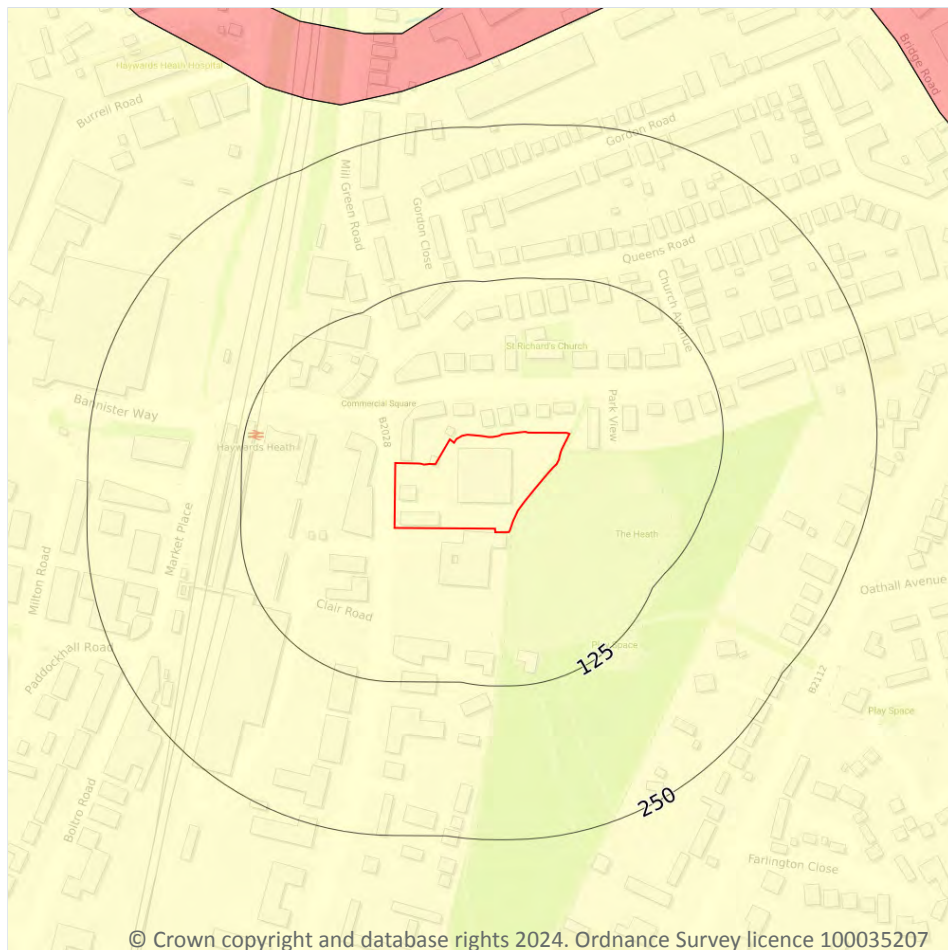
Features are displayed on the Natural ground subsidence - Running sands map on [page 100](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

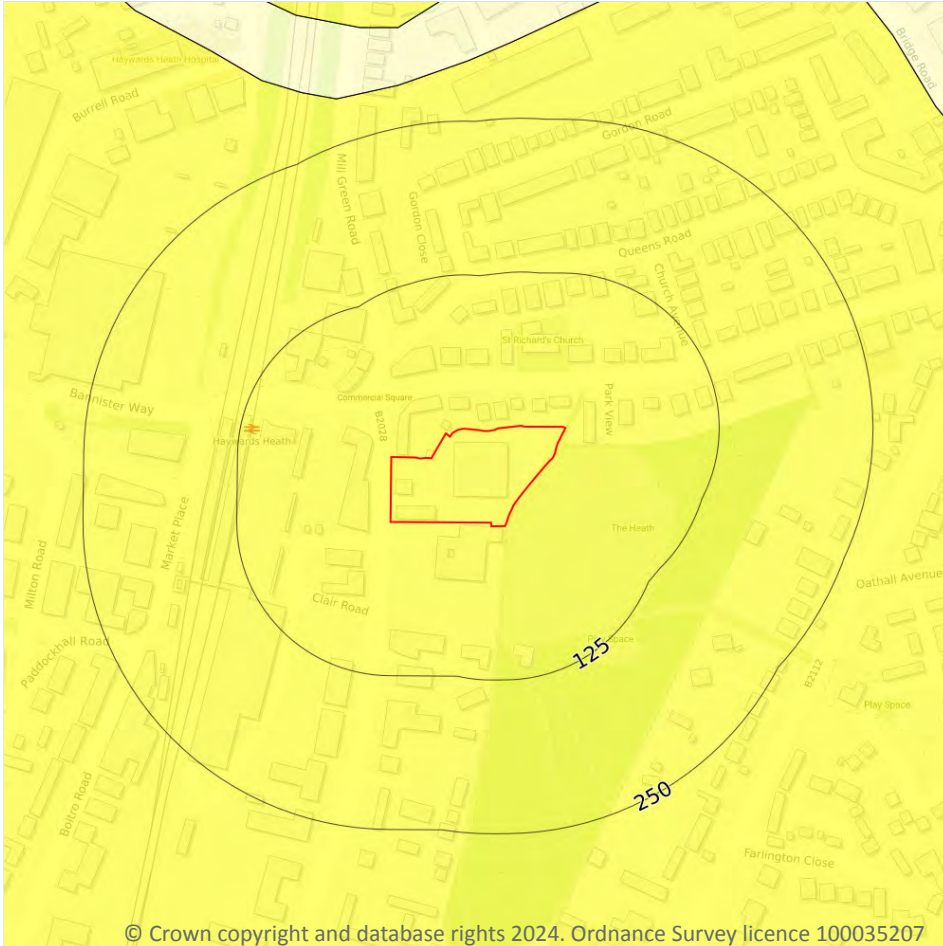
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 101](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

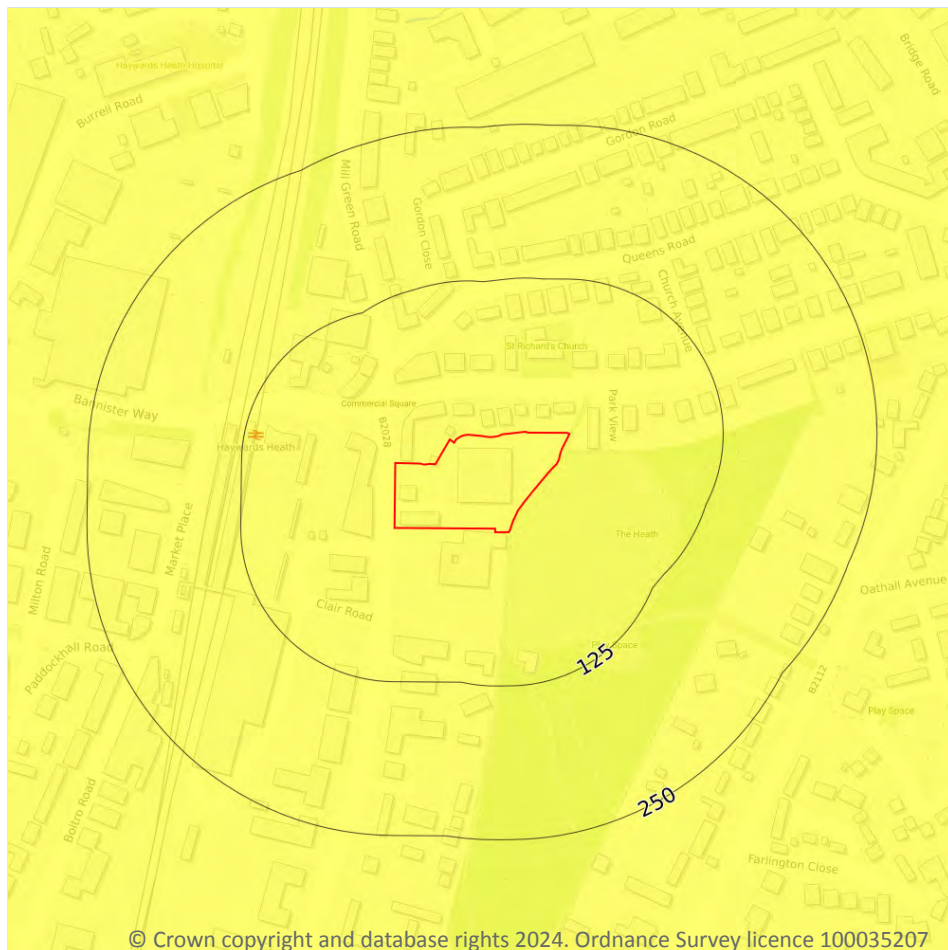
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 102 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

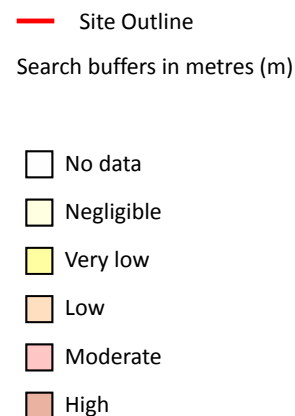
Features are displayed on the Natural ground subsidence - Landslides map on [page 103 >](#)

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 104](#) >

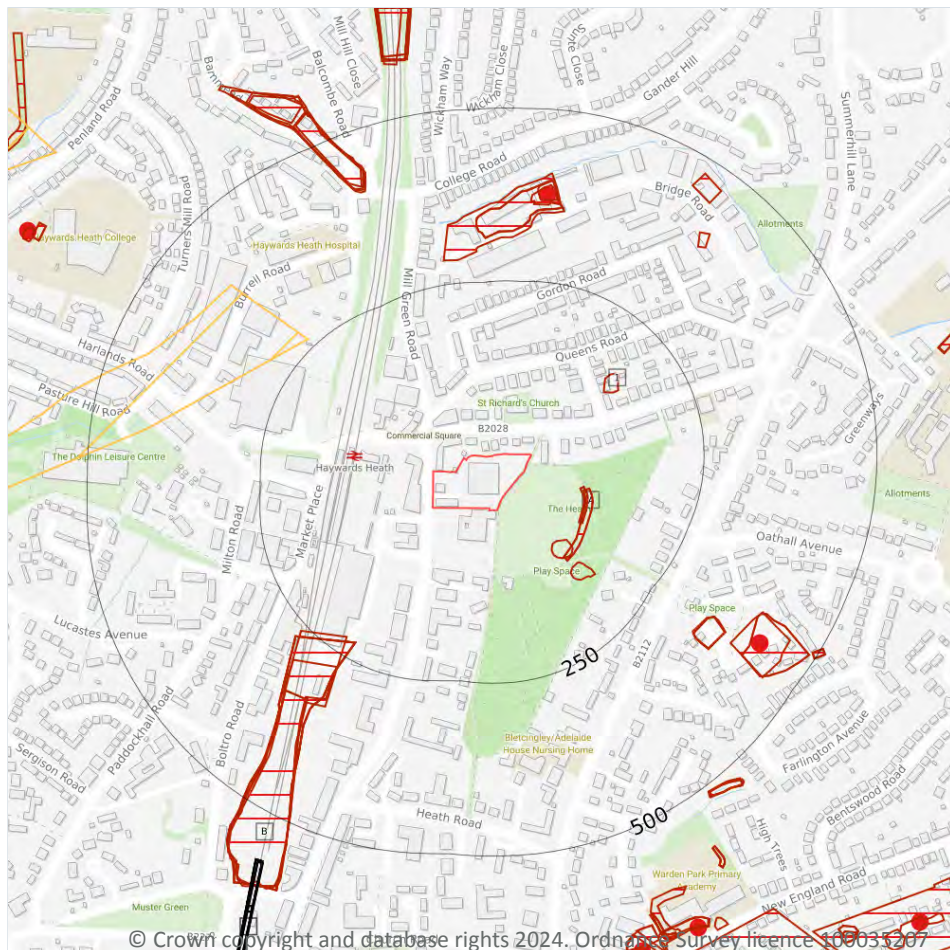
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

2

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

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

ID	Location	Details	Description
C	375m N	Name: Haywards Heath Brick Field Address: HAYWARDS HEATH, 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
E	421m SE	Name: Bent's Wood Brick Field Address: HAYWARDS HEATH, 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	12
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Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

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

ID	Location	Land Use	Year of mapping	Mapping scale
A	84m E	Unspecified Ground Workings	1963	1:10560
A	84m E	Unspecified Ground Workings	1967	1:10560
A	90m E	Unspecified Ground Workings	1990	1:10000
A	90m E	Unspecified Ground Workings	1976	1:10000
A	94m SE	Sand Pit	1874	1:10560
A	137m SE	Sand Pit	1874	1:10560
1	139m NE	Pond	1874	1:10560
B	224m SW	Cuttings	1874	1:10560
B	225m SW	Cuttings	1963	1:10560
B	225m SW	Cuttings	1967	1:10560
B	225m SW	Cuttings	1990	1:10000
B	225m SW	Cuttings	1976	1:10000



This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

12

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

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

ID	Location	Land Use	Year of mapping	Mapping scale
I	567m SW	Tunnel	1990	1:10000
I	567m SW	Tunnel	1976	1:10000
I	567m SW	Tunnel	1963	1:10560
I	567m SW	Tunnel	1967	1:10560
I	569m SW	Tunnel	1938	1:10560
I	569m SW	Tunnel	1896	1:10560
I	633m SW	Air Shaft	1990	1:10000
I	633m SW	Air Shaft	1976	1:10000
-	727m SW	Air Shaft	1963	1:10560
-	728m SW	Air Shaft	1990	1:10000
-	728m SW	Air Shaft	1976	1:10000
-	730m SW	Air Shaft	1938	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

3

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

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

ID	Location	Name	Commodity	Class	Likelihood
2	264m NW	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.
7	714m NW	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.
-	958m NW	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.

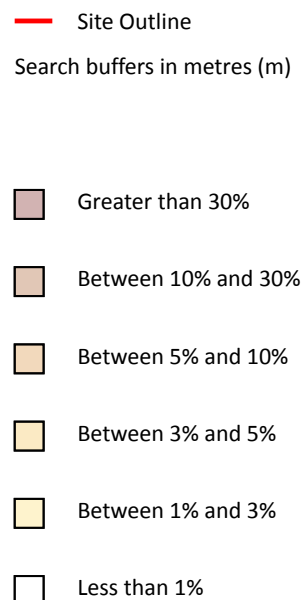
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 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 114](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	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)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- 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

31

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

Features are displayed on the Railway infrastructure and projects map on [page 117 >](#)

Location	Land Use	Year of mapping	Mapping scale
59m W	Railway	1874	-
64m W	Railway	1897	-
65m W	Railway	1910	-
65m W	Railway Sidings	1874	10560
65m W	Railway Sidings	1938	10560
67m W	Railway Sidings	1896	10560
67m W	Railway Sidings	1912	10560
72m W	Railway Sidings	1963	10560
72m W	Railway Sidings	1967	10560
74m W	Railway Sidings	1874	2500
75m W	Railway Sidings	1910	2500
76m W	Railway Sidings	1897	2500
78m W	Railway Sidings	1960	2500
78m W	Railway Sidings	1955	2500
106m W	Railway Sidings	1981	1250
106m W	Railway Sidings	1975	1250
134m NW	Railway Sidings	1960	2500



Location	Land Use	Year of mapping	Mapping scale
136m SW	Railway Sidings	1976	10000
140m NW	Railway Sidings	1955	2500
142m NW	Railway Sidings	1975	1250
143m NW	Railway Sidings	1981	1250
146m W	Railway Sidings	1981	1250
146m W	Railway Sidings	1990	1250
157m SW	Railway Sidings	1976	1250
161m SW	Railway	1896	-
162m SW	Railway	1874	-
177m SW	Railway	1909	-
227m SW	Railway Sidings	1967	2500
228m SW	Railway Sidings	1955	2500
232m SW	Railway Sidings	1973	2500
238m SW	Railway Sidings	1990	1250

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

34

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 117 >](#)

Location	Name	Type
112m W		rail
114m W		rail
116m W	Not given	Single Track
116m W		rail
118m W		rail
121m NW		rail
124m NW		rail
125m W	Not given	Single Track
127m W	Brighton Main Line	rail
128m W	Brighton Main Line	rail
130m W	Not given	Multi Track
130m NW	Not given	Single Track
130m W	Brighton Main Line	rail
130m W	Brighton Main Line	rail
132m W	Brighton Main Line	rail
135m W	Brighton Main Line	rail
140m W	Not given	Single Track
142m NW	Not given	Multi Track
142m W		rail
142m W		rail
144m W		rail
148m W		rail
148m NW		rail
150m NW	Not given	Single Track



Location	Name	Type
153m W	Not given	Single Track
167m SW	Not given	Single Track
169m NW	Not given	Single Track
186m SW	Not given	Single Track
191m NW		rail
208m NW		rail
211m SW		rail
215m NW	Not given	Multi Track
241m SW	Not given	Single Track
247m SW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m

0

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



This data is sourced from HS2 Ltd.



Data providers

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

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Site Details:

Perrymount Road, Haywards Heath, RH16 1DN

Client Ref: R3971
Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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

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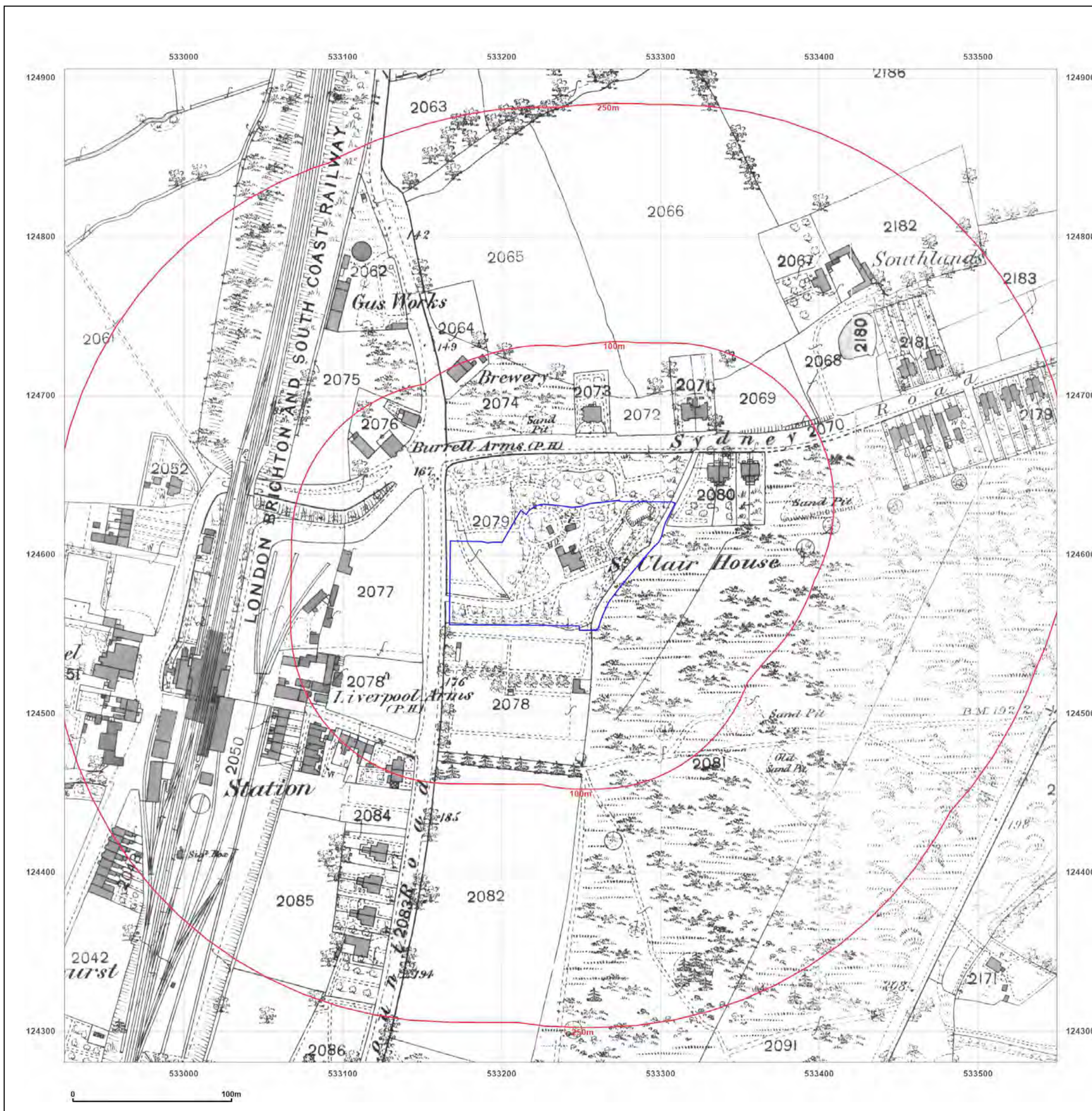


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Client Ref: R3971
Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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 Edition N/A
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Surveyed 1897
 Revised 1897
 Edition N/A
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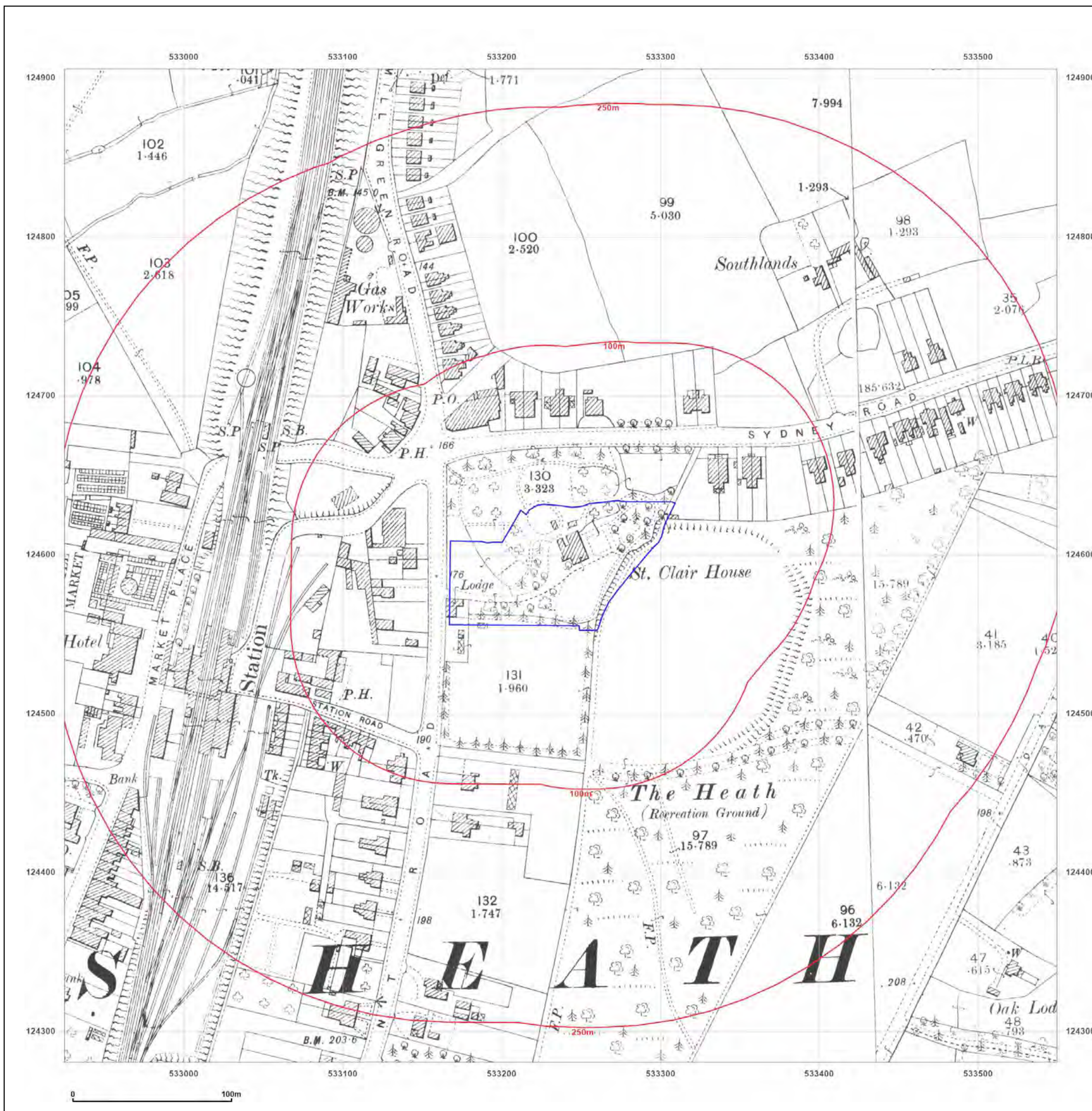


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Client Ref: R3971
Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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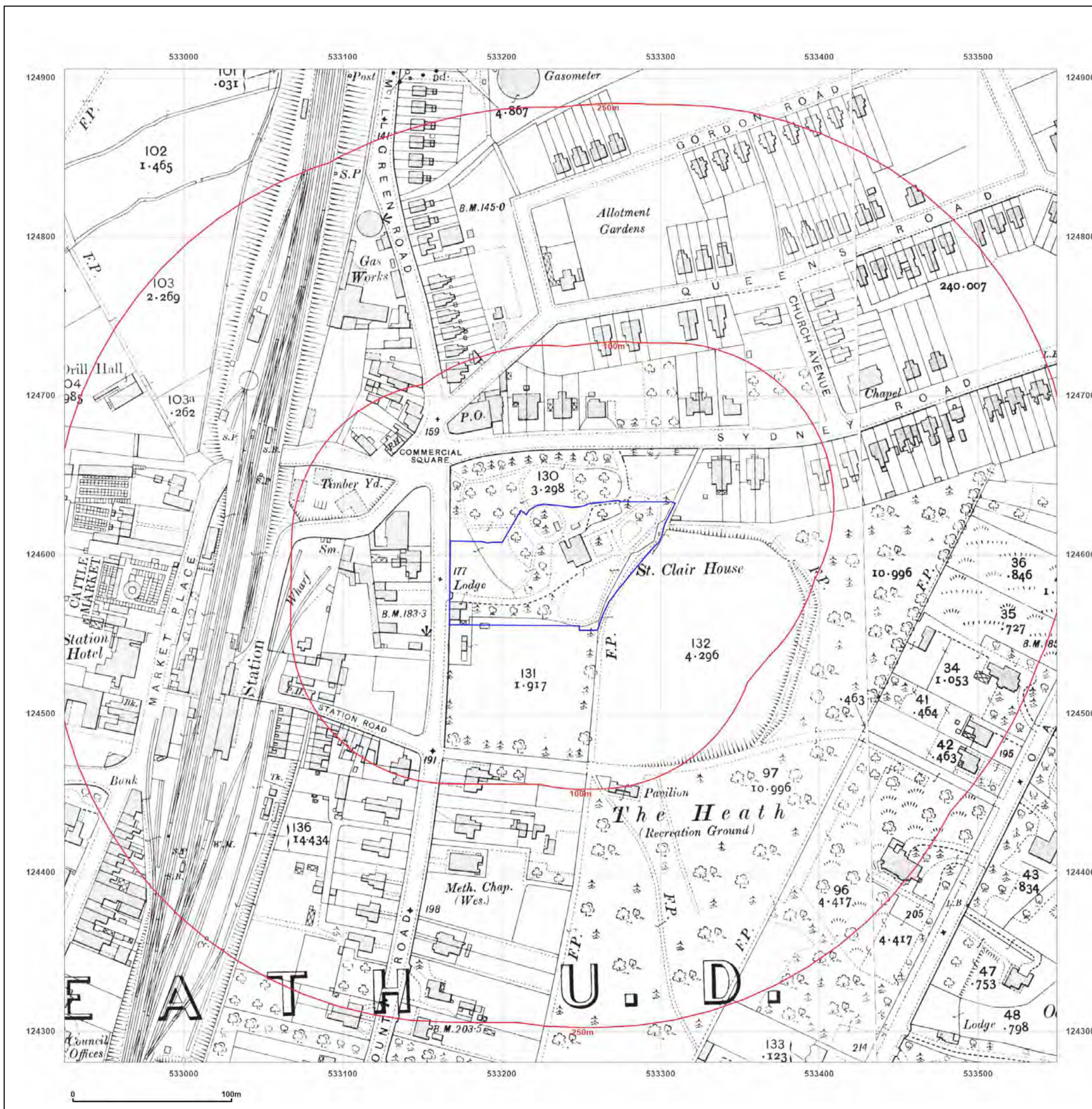


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Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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 Edition N/A
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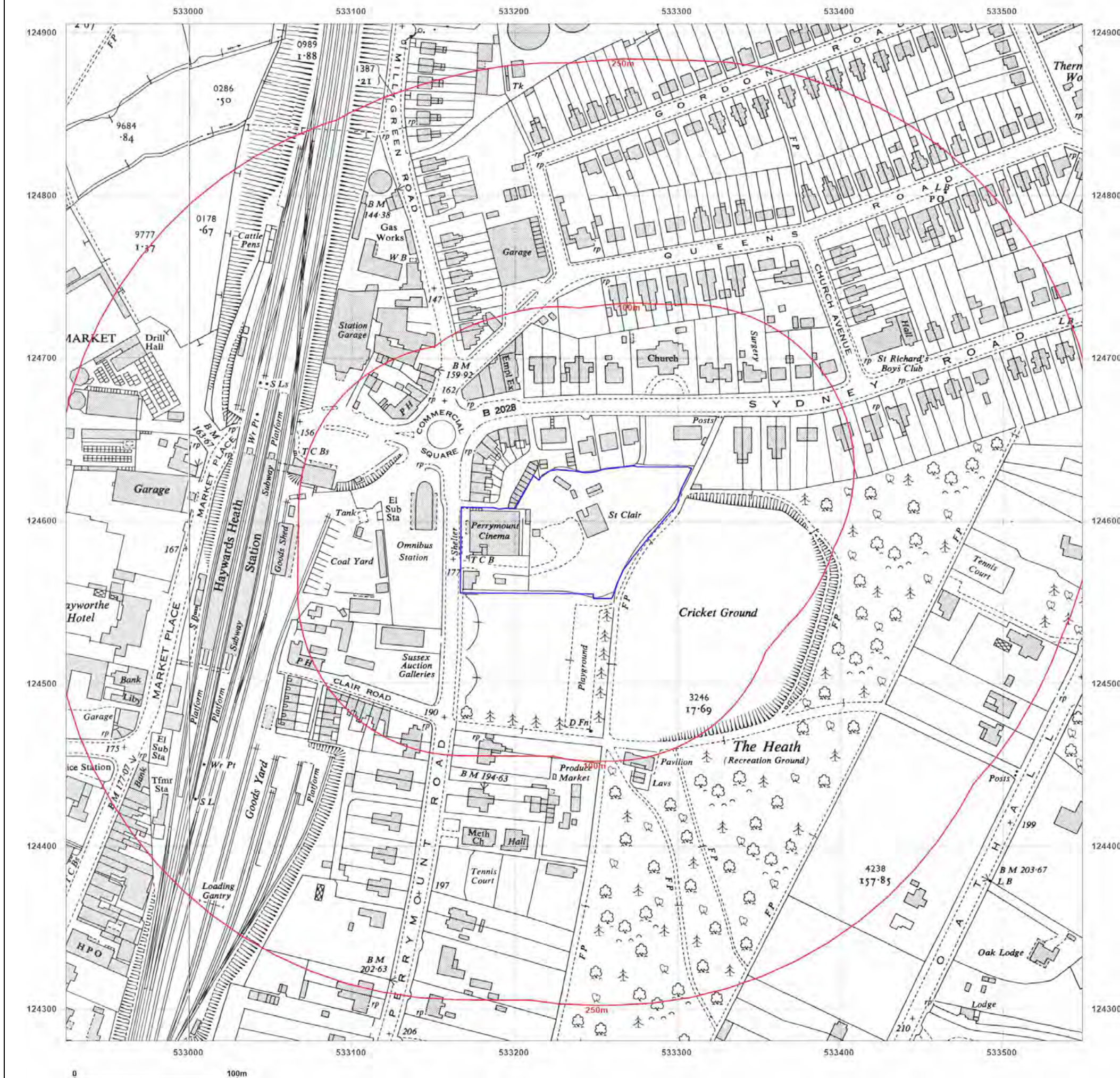


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Client Ref: R3971
Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



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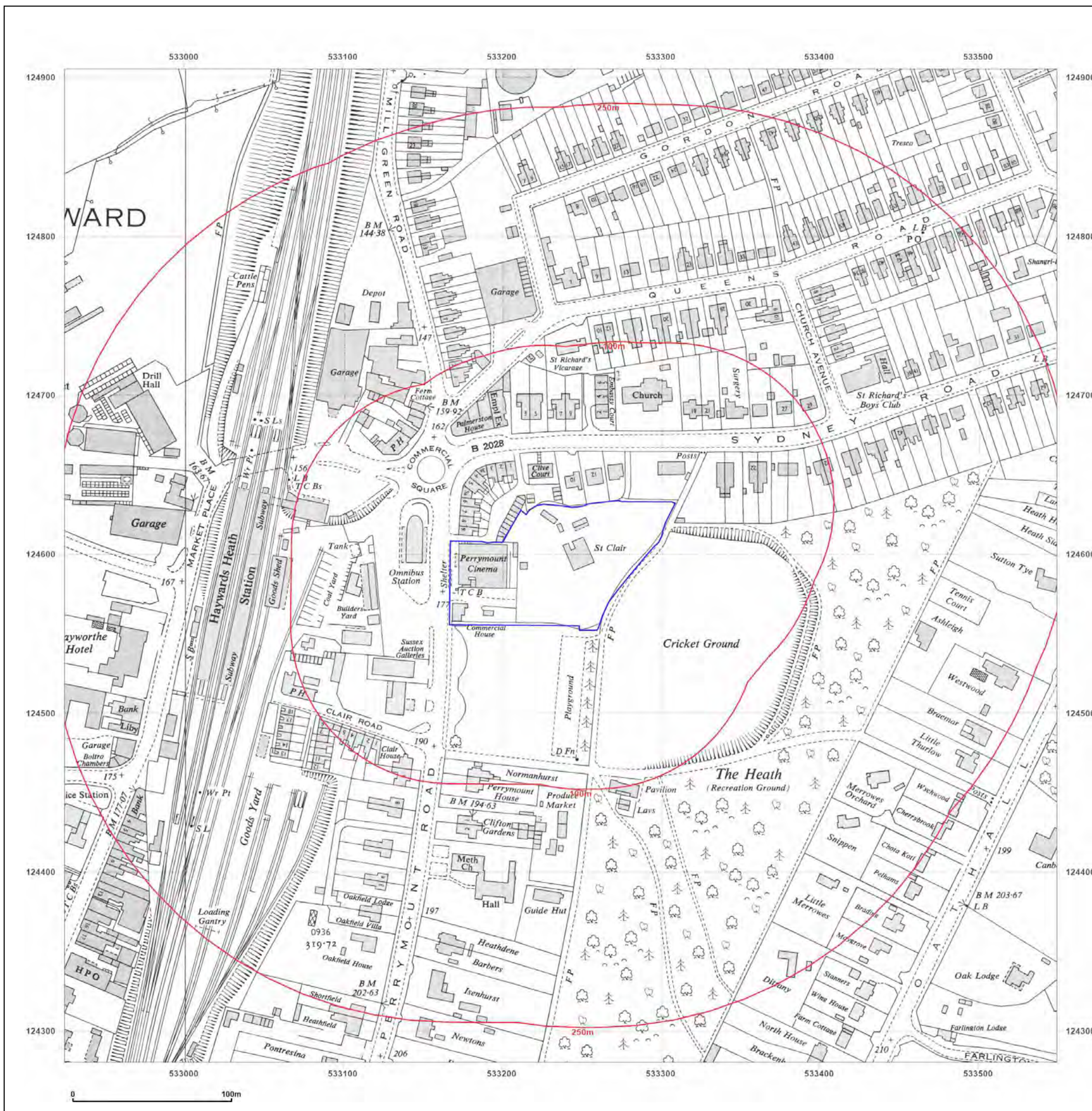


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Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1966
Edition 1967
Copyright 1967
Levelled 1952

Surveyed N/A
Revised 1966
Edition N/A
Copyright 1967
Levelled 1952

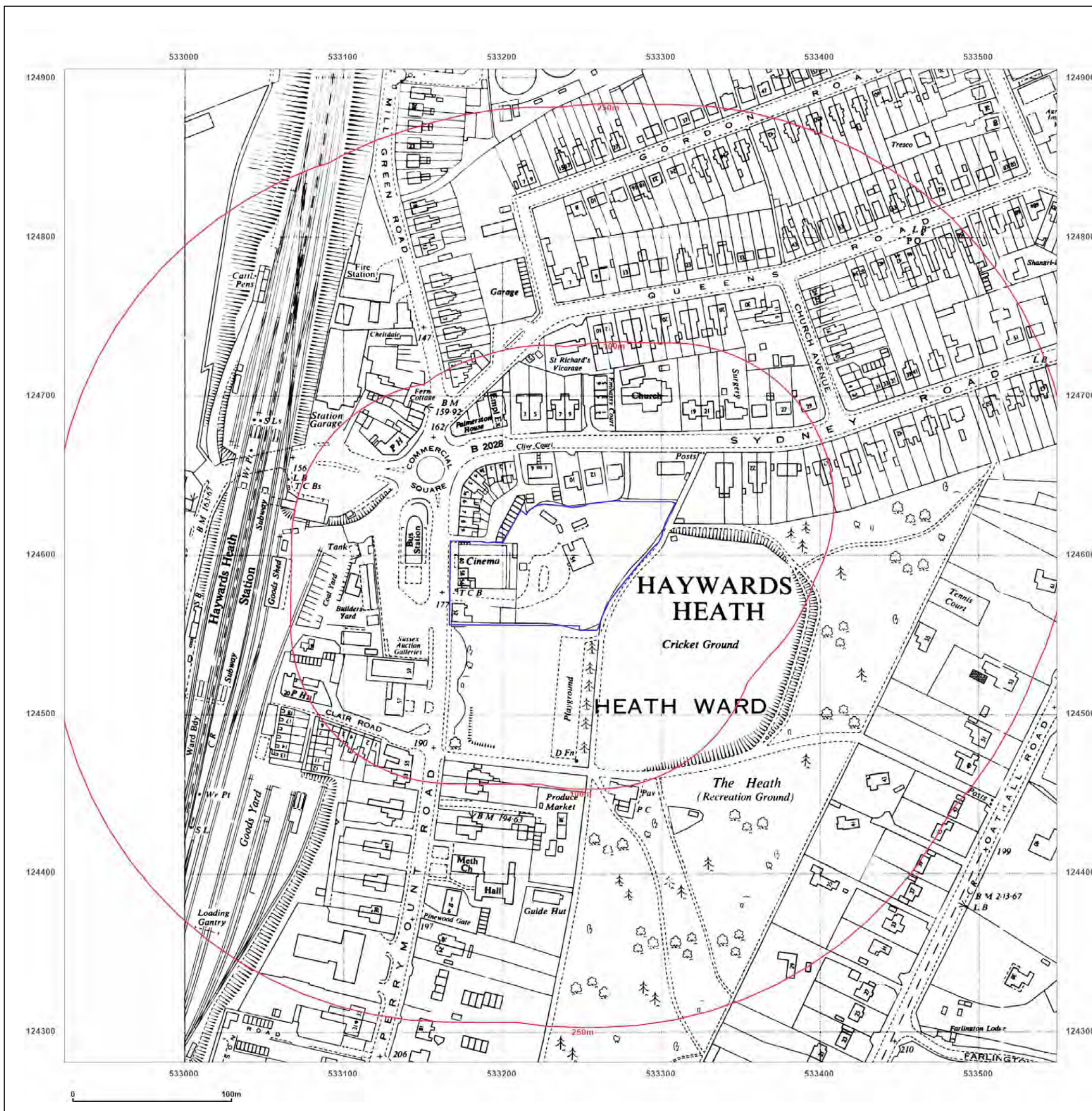


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Client Ref: R3971
Report Ref: GS-ZK9-D3W-18D-5IA
Grid Ref: 533237, 124593

Map Name: National Grid

Map date: 1981-1989

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
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