



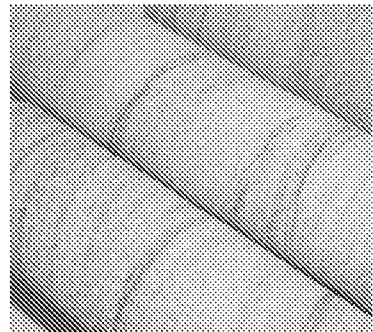
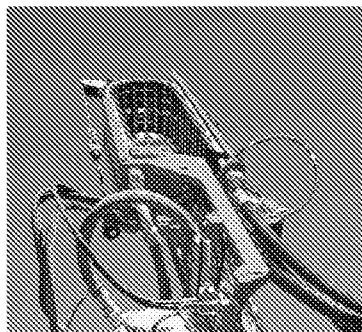
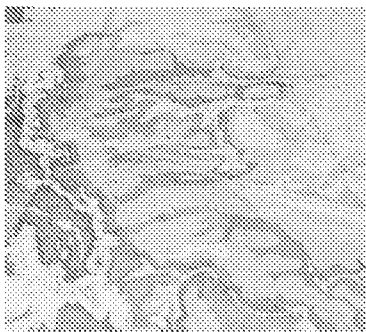
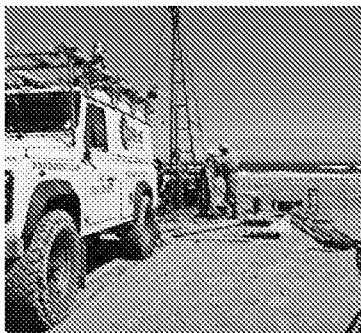
REPORT NO: D10532

PRELIMINARY INVESTIGATION OF LAND AT

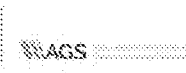
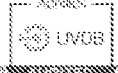
DURBAN ROAD, BOGNOR REGIS

PREPARED FOR:

ENCON ASSOCIATES



● FOUNDATION HOUSE ● ST. JOHN'S ROAD ● MEADOWFIELD ● DURHAM ● DH7 8TZ



Contract No.	D10532
Job Name	Durban Road, Bognor Regis

REPORT REVISIONS

Revision No.	Issue Date	Details
D10532_01_00	30.09.2021	Phase 1 Desk Study report

VERIFICATION

Revision No.	Issue Date		Written By	Checked By	Verified By
D10532_01_00	30.09.2021	Initials	RS	KJ	KJ
		Signature	[Redacted Signature Area]		

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LIST OF APPENDICES

APPENDIX A - Drawings

Drawing Number	Drawing Title
D10532_01_00	Site Location Plan
D10532_02_00	Site Features Plan
D10532_03_00	Preliminary Conceptual Site Model

APPENDIX B - Photographic Survey

APPENDIX C - Desk Study Information

APPENDIX D - Dunelm Conditions of Offer, Notes on Limitations & Basis for Contract

1.0 SCOPE OF INVESTIGATION

Dunelm Geotechnical and Environmental Limited (Dunelm) were instructed by Encon Associates to undertake a Preliminary Investigation (Phase 1 Desk Study) of land off Durban Road in Bognor Regis, West Sussex.

It is proposed to re-develop the site with a residential development comprising a four-storey apartment block (24No. apartments) with undercroft car parking.

The purpose of this preliminary investigation is to evaluate likely ground conditions and significant geoenvironmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's guidance "Land Contamination: Risk Management".

This preliminary investigation has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011, "*Code of Practice for the Investigation of Potentially Contaminated Land*" and relevant sections of BS 5930:2015+A1-2020, "*Code of Practice for Site Investigations*".

The objectives of the investigation were as follows:

- To determine the land use history of the site from an inspection of available Ordnance Survey (OS) plans.
- To determine the environmental setting of the site from available sources.
- To determine whether past mining may have had an influence on the site.
- To determine whether the site has previously been used for purposes that may have given rise to significant ground contamination.
- To provide recommendations for further investigation.

Information has been obtained from various sources and the full responses received are presented in Appendix C; details relevant to the site are discussed in Sections 3 and 4.

Encon Associates have undertaken an inspection of the site and provided photographs to Dunelm for review.

Conditions of offer and notes on limitations relevant to all Dunelm geoenvironmental investigations are described in Appendix D and should be read in conjunction with this report.

2.0 SITE RECONNAISSANCE

2.1 GENERAL

The site is located at Ordnance Survey Grid Reference 493433, 100888. The site is situated approx. 1.5km to the north of Bognor Regis, at the junction of Durban Road and Ash Grove. The site location is shown on Drawing No. D10532_01_00 presented in Appendix A to this report.

A preliminary site inspection was undertaken by Encon Associates in September 2021 and a selection of site photographs provided to Dunelm are presented in Appendix B to this report. Additional information relating to the site was obtained from a review of Google Earth imagery.

Existing site features are shown on Drawing No. D10532_02_00 presented in Appendix A to this report.



2.2 TOPOGRAPHY & SITE FEATURES

The site is a relatively flat-lying triangular parcel of land, approx. 0.1h a in area.

The site comprises vacant land with an area of concrete hardstanding present in the central area.

Access to the site is through a pair of dilapidated metal gates off Durban Road to the south.

The western, eastern and southern boundaries of the site comprise concrete post and mesh fencing.

The site is bounded to the west by Ash Grove, to the south by Durban Road, to the east by industrial and commercial units occupied by vehicle garages, service centres and a small electrical works, and to the north by woodland.

The surrounding land uses are a mixture of residential properties to the west beyond Ash Grove and to the south, commercial and industrial uses to the east, and a car park to the north.

Several mature trees are present in the northern and southwestern areas of the site. Shrubbery is present in the western, eastern and southern areas of site.

3.0 SITE HISTORY

In order to determine the history of the site, extracts from historical Ordnance Survey (OS) plans have been examined. Copies of these plans are provided in Appendix C to this report.

A summary of the history of the on-site and off-site features is presented overleaf. It is not the intention of this report to describe in detail all the changes that have occurred on or adjacent to the site, only those pertinent to the site.



SUMMARY OF HISTORICAL INFORMATION

OS Map Edition	On-site Features	Off-site Features
1876	The site is part of a larger agricultural field. Lane/track present along the northern boundary of the site.	Surrounding area is predominantly rural comprising agricultural fields. Aldingbourne Rife stream is present approximately 300m east of the site.
1896 - 1898	Lane/track now present along the northern boundary of the site, running west-east.	No significant changes.
1910- 1912	Watercourse/drain indicated adjacent to lane/track on northern boundary.	No significant changes.
1932 – 1938	No significant changes.	No significant changes.
1939 – 1940	No significant changes.	No significant changes.
1957 - 1961	No significant changes.	Residential properties and associated roads developed 25m south of the site. Drain present 50m northwest of the site. Suspected small pond 130m to the east of the site. Drain present 120m east of the site.
1967-1968	Eastern area of site is within the boundary of an adjacent engineering works. Durban Road forms the southeastern boundary of the site.	Engineering works present immediately to the east of the site fronting onto Durban Road, with an electrical substation. Other land uses within 100m of the site include an optical works, a pair of wireware warehouses, a precision equipment works, and a copying machine works.
1974-1979	Ash Grove forms the western boundary of the site.	Residential dwellings present beyond Ash Grove to the west and north of the site.
1979-1984	The site appears to be developed with a triangular structure. Access to the site is off Durban Road to the south.	Electrical substation present 10m to the northeast of site, associated with a new industrial unit.
1984 - 1993	Building on the site is labelled as a works.	Buildings to the northeast and east labelled as works.
2001- 2003	No significant changes.	No significant changes.
2010	No significant changes.	No significant changes.
2021	No buildings shown to be present on the site.	Buildings to the east no longer labelled as substation.

Anecdotal evidence provided by Encon Associates indicates the site was developed in the 1980s with a two-storey flat-roofed commercial building with associated car parking / hardstanding in the south, and since demolished between 2013 and 2015 with only the relict floor slab now remaining.

4.0 ENVIRONMENTAL SETTING

4.1 INFORMATION SOURCES

The environmental setting of the site was determined through reference to the following:

- British Geological Survey (BGS) 1:50,000 scale sheet No 317 & 332 for Chichester and Bognor.
- Groundsure Report (including historical map extracts).
- BRE Publication BR211 *Radon: Guidance on Protective Measures for New Dwellings*.

4.2 GEOLOGY

The site is shown to be underlain by drift deposits comprising Raised Marine Deposits recorded as clay, silt, sand and gravel.

The solid geology underlying the site comprises Cretaceous Chalk from the Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation.

No faults are shown in the vicinity of the site.

No significant ground hazards have been identified by the British Geological Survey as reported in the Groundsure Report. However, the site is located in an area susceptible to soluble rock.

There are no historical borehole records within the vicinity of the site.

4.3 MINING AND QUARRYING

The site is not in an area affected by shallow coal mining.

There is no evidence of chalk mines in the vicinity of the site.

No evidence has been found to suggest that the site has been affected by quarrying.

4.4 HYDROLOGY

The nearest surface water feature is an un-named drain flowing through the neighbouring industrial estate. There is a river named Aldingbourne Rife located 250m to the east of the site; the Groundsure Report details the site to lie within the surface water body catchment to Aldingbourne Rife.

There are no recorded discharge consents within 100m of the site.

The Groundsure Report indicates a record of one pollution incident relating to the site itself, relating to clinical waste in September 2002; the impact was recorded as Category 4 – No Impact.

There are no recorded active surface water abstractions within 1km of the site.

The site is recorded as being situated within Zones 2 and 3 of flooding from river and coastal flooding and a 1 in 100 year return period for surface water flooding (0.1-0.3m).

4.5 HYDROGEOLOGY

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. Principal aquifers are highly permeable formations that are able to support large abstractions for public supply and other purposes.

The site does not lie within a groundwater source protection zone.

There are no recorded groundwater abstractions within 1km of the site.

The site is recorded as being situated in a zone described as High risk from groundwater flooding.

4.6 LANDFILLS & OTHER POTENTIAL GAS SOURCES

The Groundsure Report indicates that there are no recorded landfill sites located within 500m of the site.

No further possible gas sources have been identified.

4.7 RADON GAS

In accordance with the procedure described in BRE Publication BR211 *Radon: Guidance on Protective Measures for New Dwellings*, no radon protection measures are required for new buildings on the site.

4.8 MISCELLANEOUS

In order to assess the risk to the site from unexploded ordnance (UXO), an unexploded bomb risk map was obtained from Zetica which assessed the risk to the site to be Low; a copy of the map is presented in Appendix C to this report.

5.0 CONCEPTUAL SITE MODEL

5.1 GENERAL

Based on the information presented in the preceding Sections, and in accordance with the Environment Agency guidance referenced in Section 1, a Preliminary Conceptual Site Model has been produced. A simplified diagrammatic form of the model showing the most significant features is presented as Drawing No. D10532_03_00 in Appendix A to this report.

It is understood that the site is to be redeveloped with comprising a four-storey apartment block (24No. apartments) with undercroft car parking. The preliminary conclusions presented below should be revised once an intrusive ground investigation has been completed.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

5.2 LIKELY GROUND CONDITIONS

Based on available information, ground conditions are likely to comprise variably dense clay, silt, sand and gravel deposits.

Made ground deposits together with buried obstructions associated with old foundations and services may be encountered.

5.3 MINING AND QUARRYING ASSESSMENT

The site is not in an area affected by shallow coal mining.

No evidence has been found to suggest the site is affected by chalk mining.

No evidence has been found to indicate that the site has been affected by quarrying.

5.4 GEOTECHNICAL ISSUES

With respect to the proposed end use of the site with a four-storey apartment block (24No. apartments) with undercroft car parking, a piled foundation solution is considered to be appropriate given the likely high loads required, although buried obstructions associated with old foundations and services may be present on the site.

The above suggestions should be regarded as tentative until intrusive investigations are undertaken and information is available regarding design loads and development layout.

5.5 HAZARD IDENTIFICATION – CONTAMINATION SOURCES

The desk study has shown that the site has been occupied previously from the 1980s through to 2015 with a two-storey flat-roofed commercial building with associated car parking / hardstanding, and it is possible that contamination is present associated with the site's previous use.

Although no specific contaminants have been identified associated with the former site use, an intrusive investigation should allow for testing of the following potential contaminants should made ground be present on the site:

- Heavy metals
- Polycyclic aromatic hydrocarbons (PAHs)
- Total petroleum hydrocarbons (TPH's) originating from neighbouring land uses
- Asbestos
- Polychlorinated Biphenyls (PCBs) originating from adjacent historical electrical substations

It should be noted that the above potential contaminants are considered to be commonly associated with the specified industrial land use; no evidence exists to indicate that such contaminants are present in the ground at the site. However, an intrusive investigation should take into account the possibility that the above potential contaminants may be encountered. Risk assessment should be undertaken for contamination identified during intrusive investigation.

5.6 HAZARD IDENTIFICATION – GAS SOURCES

No significant potential sources of hazardous gas have been identified during this investigation. However, potential gas sources may be revealed during intrusive ground investigation works.

5.7 RISK ASSESSMENT FOR CONTAMINATED LAND

In the Environment Agency guidance “Land Contamination: Risk Assessment” noted above, risk assessment for contaminated land should be conducted using the following four steps:

- i. Hazard Identification.
- ii. Hazard Assessment.
- iii. Risk Estimation.
- iv. Risk Evaluation.

The results of the Hazard Identification process (identifying potential contamination and gas sources) are shown in the preceding sections.

‘Hazard Assessment’ involves analysing the potential for unacceptable risks, i.e. identifying what receptors and pathways could be present, what pollutant linkages could result, and what the effects might be. ‘Pollution linkages’ is a term used to describe a particular combination of contaminant pathway and receptor.

Following the site’s redevelopment, significant receptors in terms of human health that could be affected by contamination will include future residents. Potential Controlled Water receptors are considered to include the underlying Principal Aquifer.

Potential pollution linkages considered to be significant at this stage are shown on the Preliminary Conceptual Site Model presented as Drawing No. D10532_03_00 in Appendix A to this report.

Based on the model, potentially unacceptable risks have been identified and further action is therefore recommended.

This further action should comprise an intrusive ground investigation that would enable additional Hazard Assessment to be carried out, followed by Risk Estimation and Risk Evaluation. The Preliminary Conceptual Site Model should be revised on completion of the ground investigation. An outline of a suitable intrusive ground investigation is included in the following Section of this report.

6.0 GROUND INVESTIGATION STRATEGY

An intrusive ground investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.

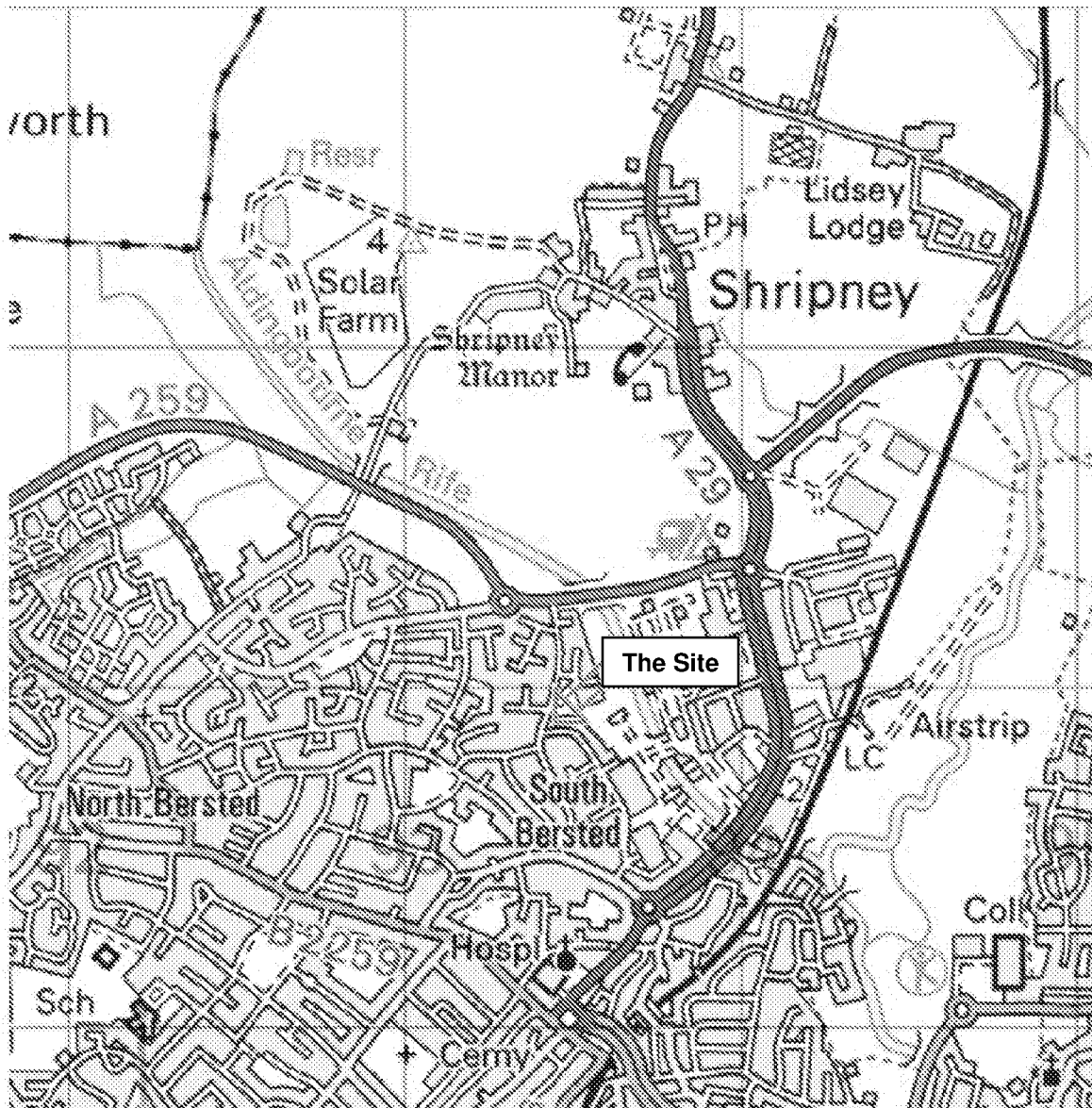
- Drilling of cable percussion boreholes with rotary coring follow on to determine the underlying ground conditions, enable sampling for chemical and geotechnical testing, and provide information for piling design.
- Appropriate sampling to enable chemical and geotechnical testing to be carried out.



APPENDIX A

DRAWINGS





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Contract: Durban Road, Bognor Regis

Contract No:
D10532

Client: Encon Associates

TEL: 0191 378 3151

Drawing Title: Site Location Plan

Drawing & Revision No:
D10532_01_00

Date:
September 2021

Scale:
NTS

Status:
Final

Drawn by:
LM



Large trees located at the northern end of the site, smaller trees and large bushes in the southwestern area of the site

Shrubbery and long grass on the site where concrete hardstand areas are not present



The centre of the site is covered by concrete hardstand areas

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Contract: Durban Road, Bognor Regis

**Contract No:
D10532**

Client: Encon Associates

TEL: 0191 378 3151

Drawing Title: Site Features Plan

**Drawing & Revision No:
D10532_02_00**

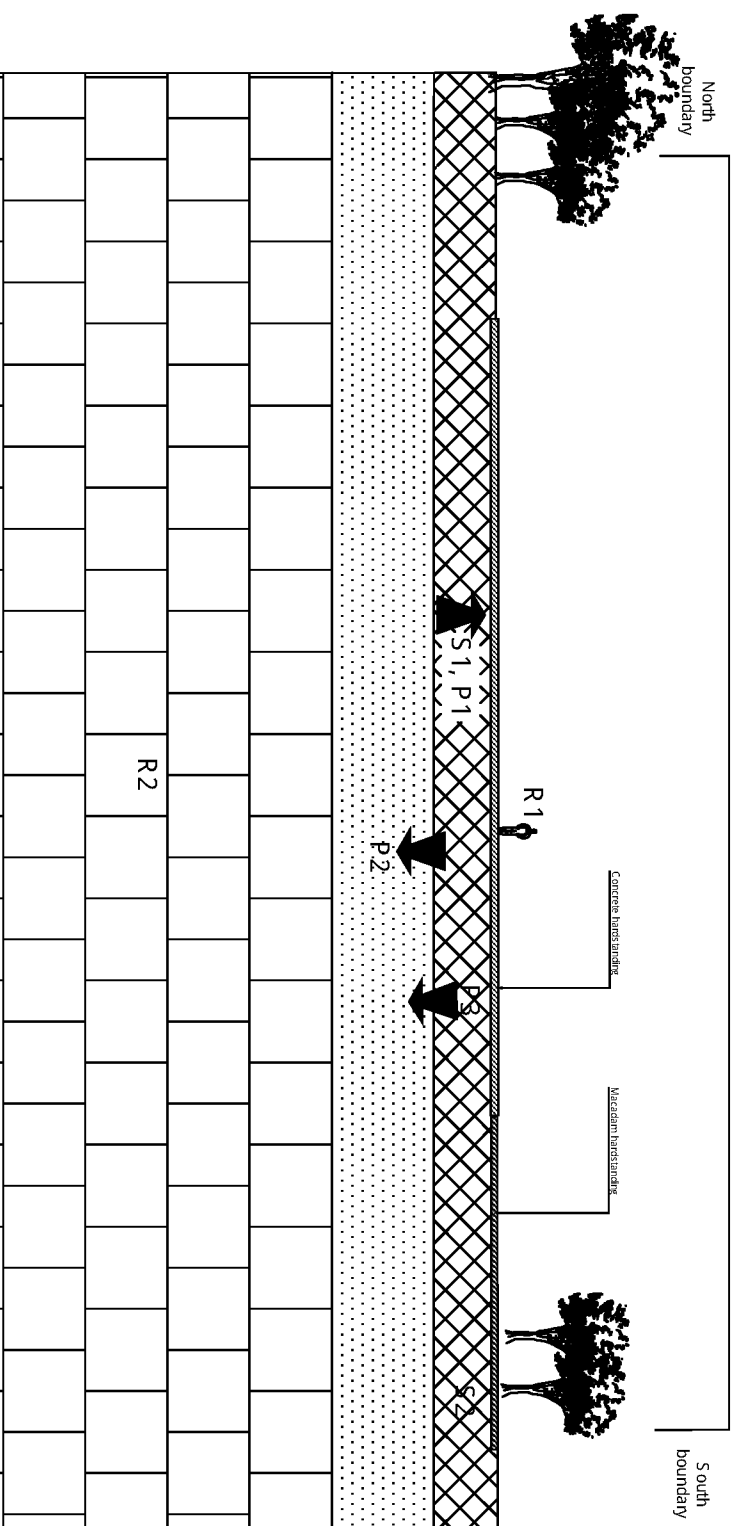
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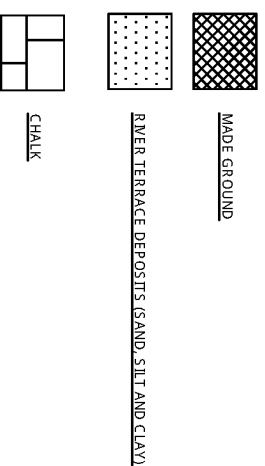
**Status:
Final**

**Drawn by:
LM**

Cross Section Through the Site (Approximately North to South)

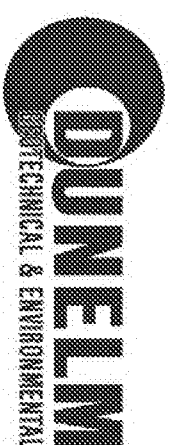


Ground Conditions Summary



Pollutant Linkages

SOURCE	PATHWAY	RECEPTOR
1. Possible contamination within made ground on site.	1. Potential ingestion, inhalation and dermal contact with contaminated soil and water. 2. Potential downward migration of contaminants into the underlying natural deposits. 3. Migration of contamination into groundwater.	1. Human Health (future residents). 2. Principal Aquifer.



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Foundation House, St Johns Road, Meadowfield
Durham, DH78TZ
Tel: 0191 378 3151
Fax: 0191 378 3157
e-mail: admin@dunelm.co.uk
web: www.dunelm.co.uk

NOT TO SCALE: Contractor to check all dimensions on site before commencement of any works. No dimensions to be scaled from this drawing.
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CLIENT:

ENCON ASSOCIATES

PROJECT TITLE:

Durban Road, Bognor Regis

DRAWING TITLE:

Preliminary
Conceptual
Site Model

DATE:

September 2021

DRAWING NUMBER:

D10532/03-00

REVISION NUMBER:

V1

APPENDIX B

PHOTOGRAPHIC SURVEY





Photograph 1: General view of the site.



Photograph 2: View of the southern boundary of the site.

 TEL: 0191 378 3151	Contract: Durban Road, Bognor Regis		Contract No: D10532
	Client: Encon Associates Ltd		
	Site Photographs	Date: Sept 2021	Sheet 1 of 2



Photograph 3: View of the southern boundary of the site.



Photograph 4: View of the western boundary of the site.

 TEL: 0191 378 3151	Contract: Durban Road, Bognor Regis		Contract No: D10532
	Client: Encon Associates Ltd		
	Site Photographs	Date: Sept 2021	Sheet 2 of 2

APPENDIX C

DESK STUDY INFORMATION

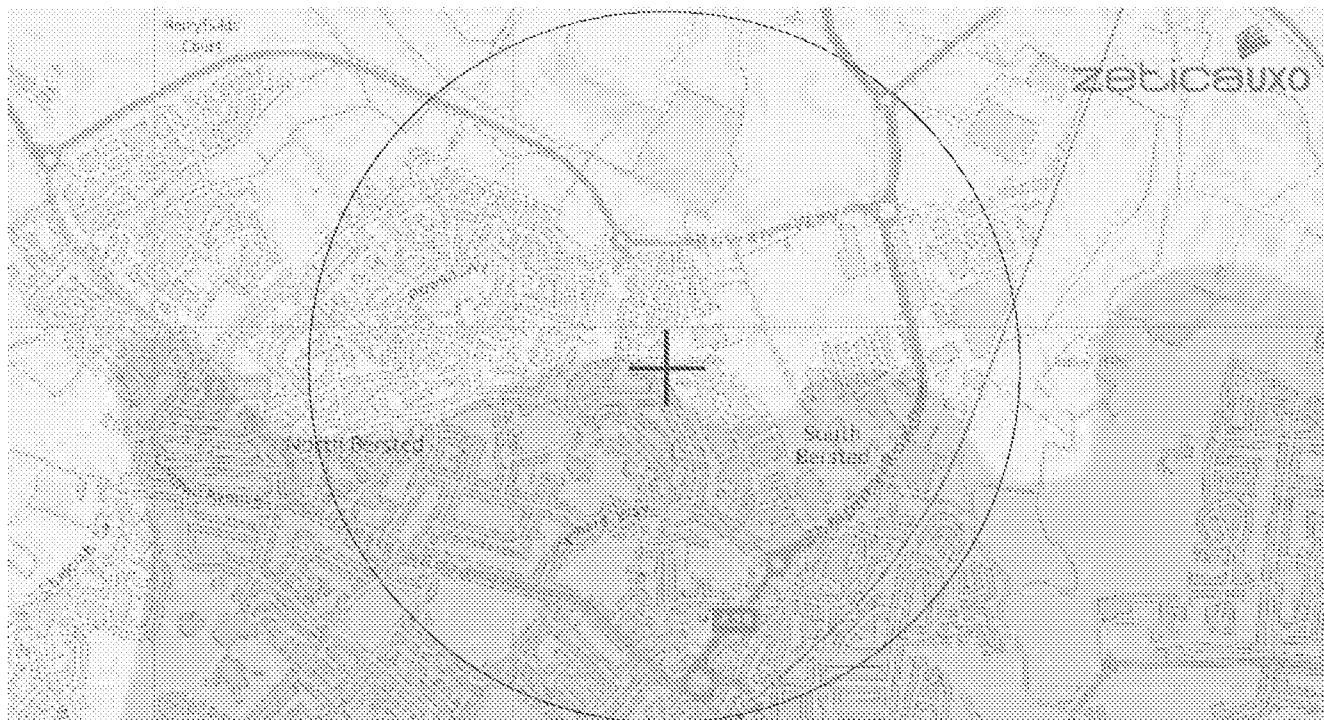


UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 493433,100893



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military**
- industry**
- UXO find**
- transport**
- dock**
- Luftwaffe targets**
- utilities**
- Bombing decoy**
- other**

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

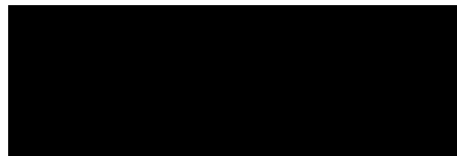
If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

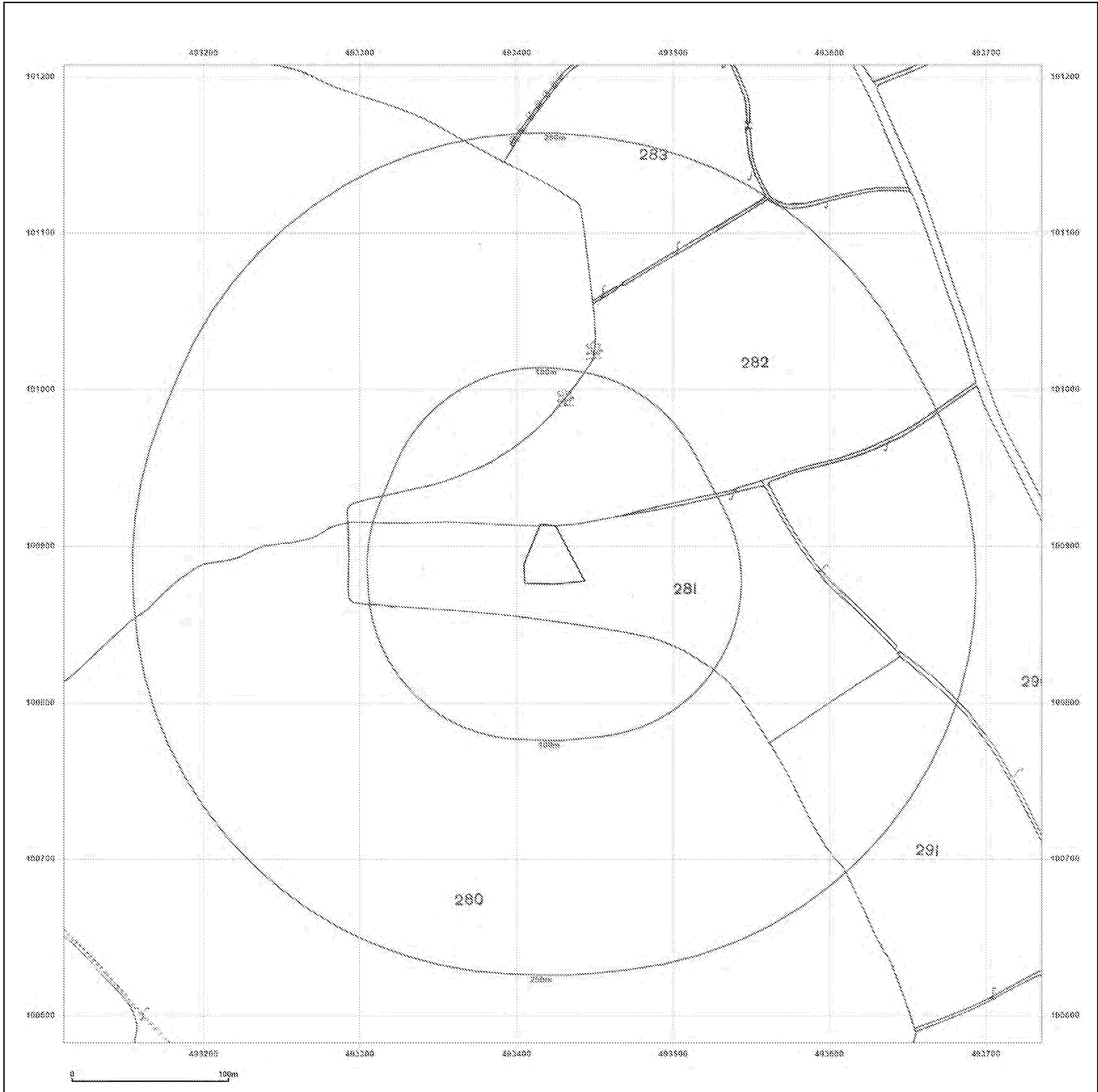


The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgment. The copyright remains with Zetica Ltd.

It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

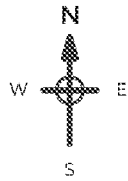


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493422 , 100888

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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series
Map date: 1876
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1876
 Revised 1876
 Edition N/A
 Copyright N/A
 Levelled N/A

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Production date: 23 September 2021

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

Site Details:

493422 , 100888

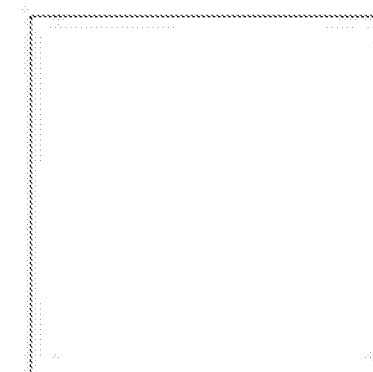
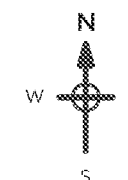
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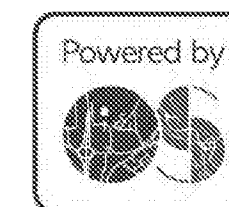
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1880
 Revised 1898
 Edition N/A
 Copyright N/A
 Levelled N/A

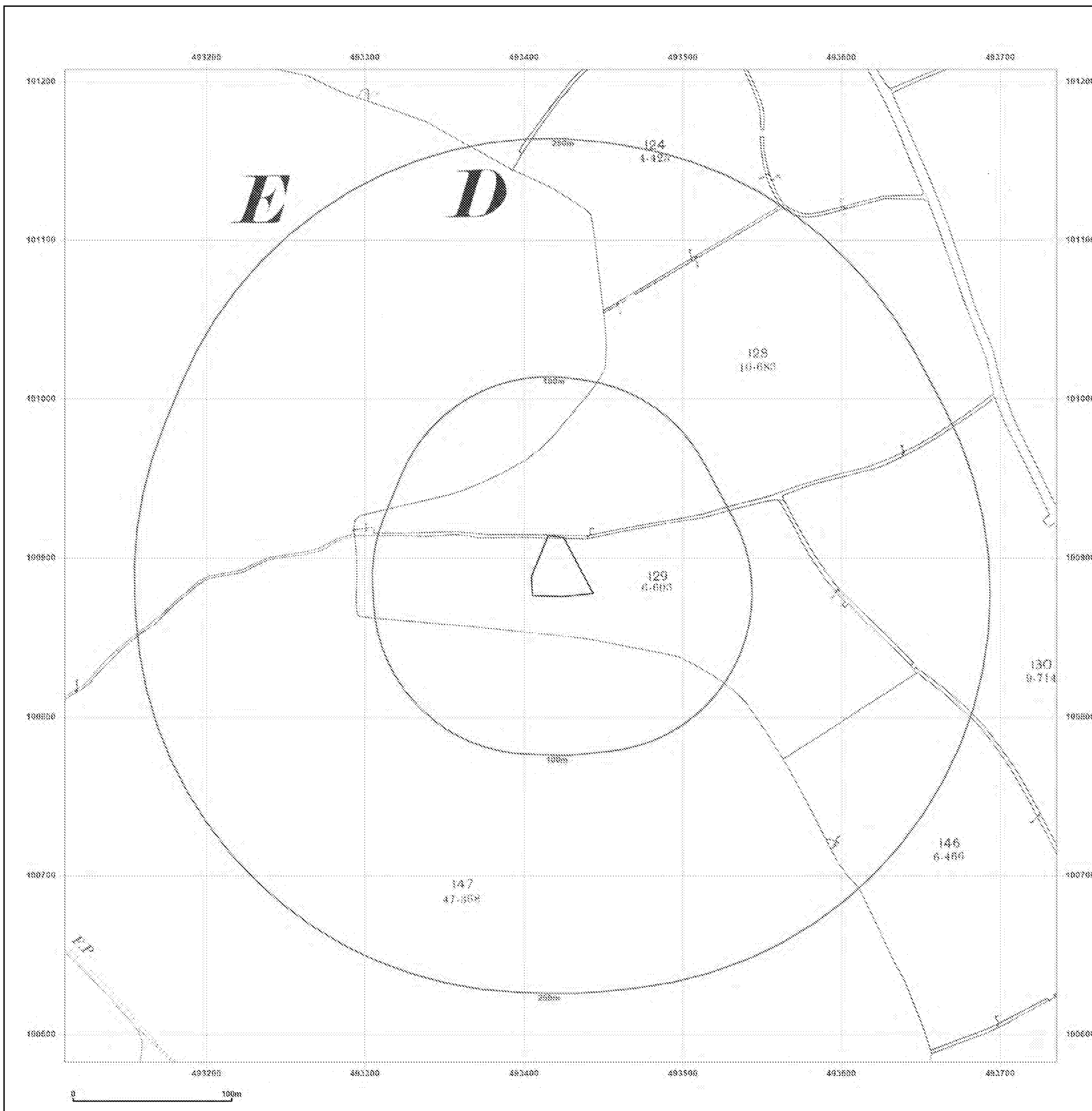


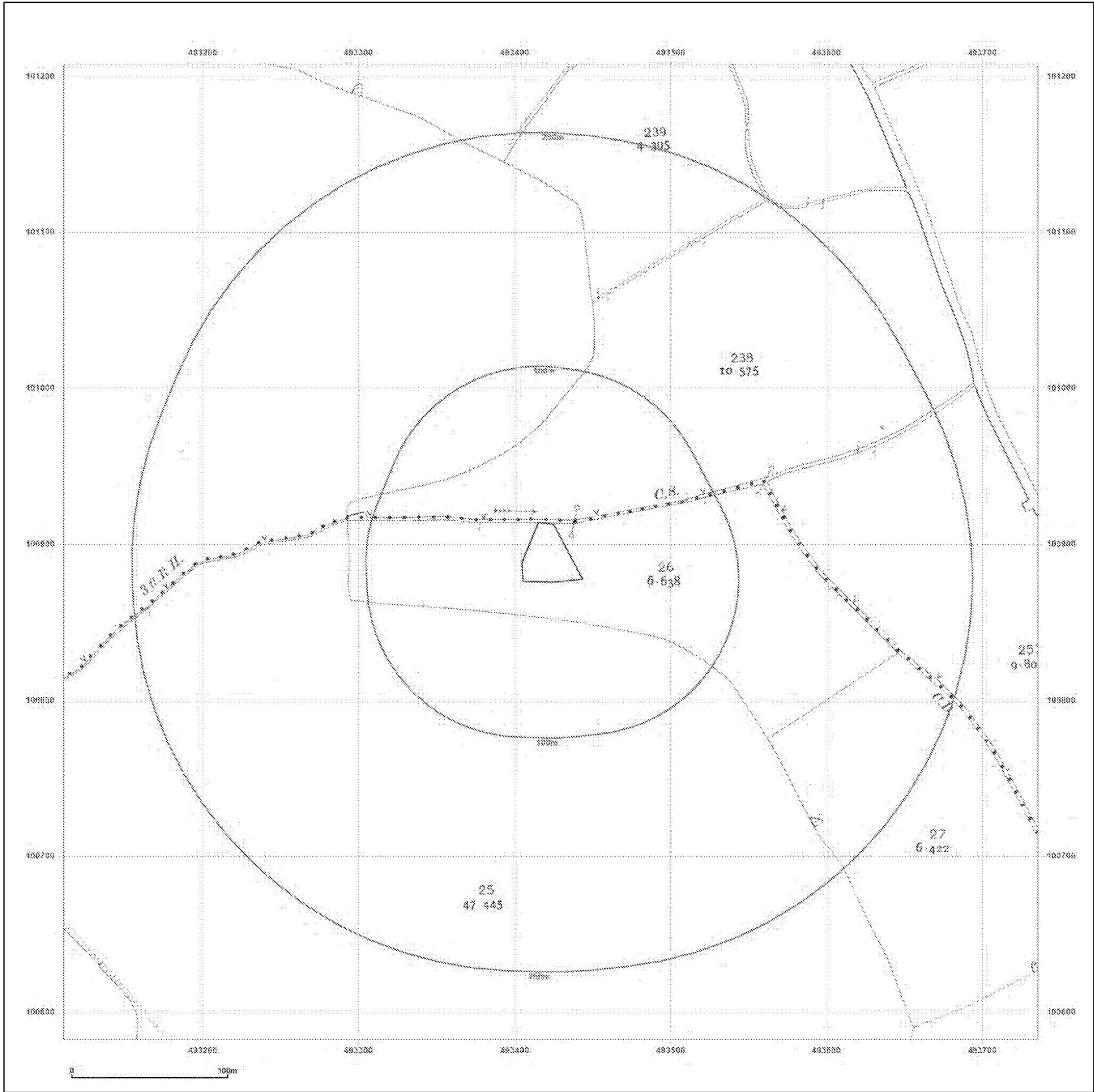
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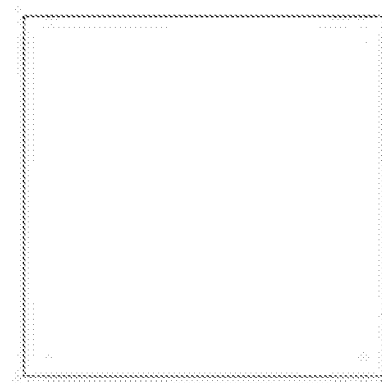
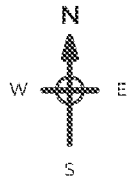
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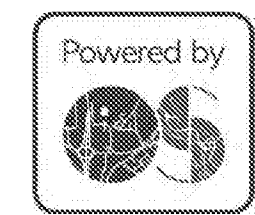




Site Details: 493422 , 100888	
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Report Ref:	GS-8213410
Grid Ref:	493423, 100895
Map Name:	County Series
Map date:	1912
Scale:	1:2,500
Printed at:	1:2,500



Surveyed 1912
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Edition N/A
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Site Details:

493422 , 100888

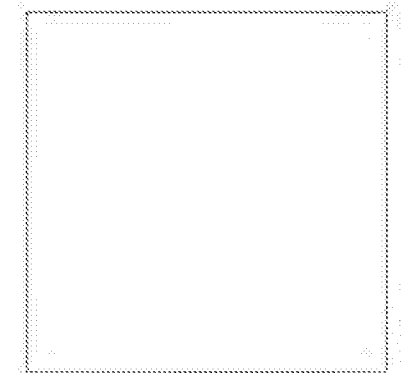
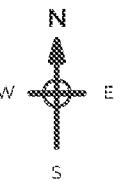
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series

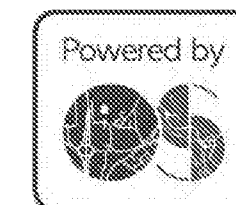
Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
 Revised 1932
 Edition N/A
 Copyright N/A
 Levelled N/A

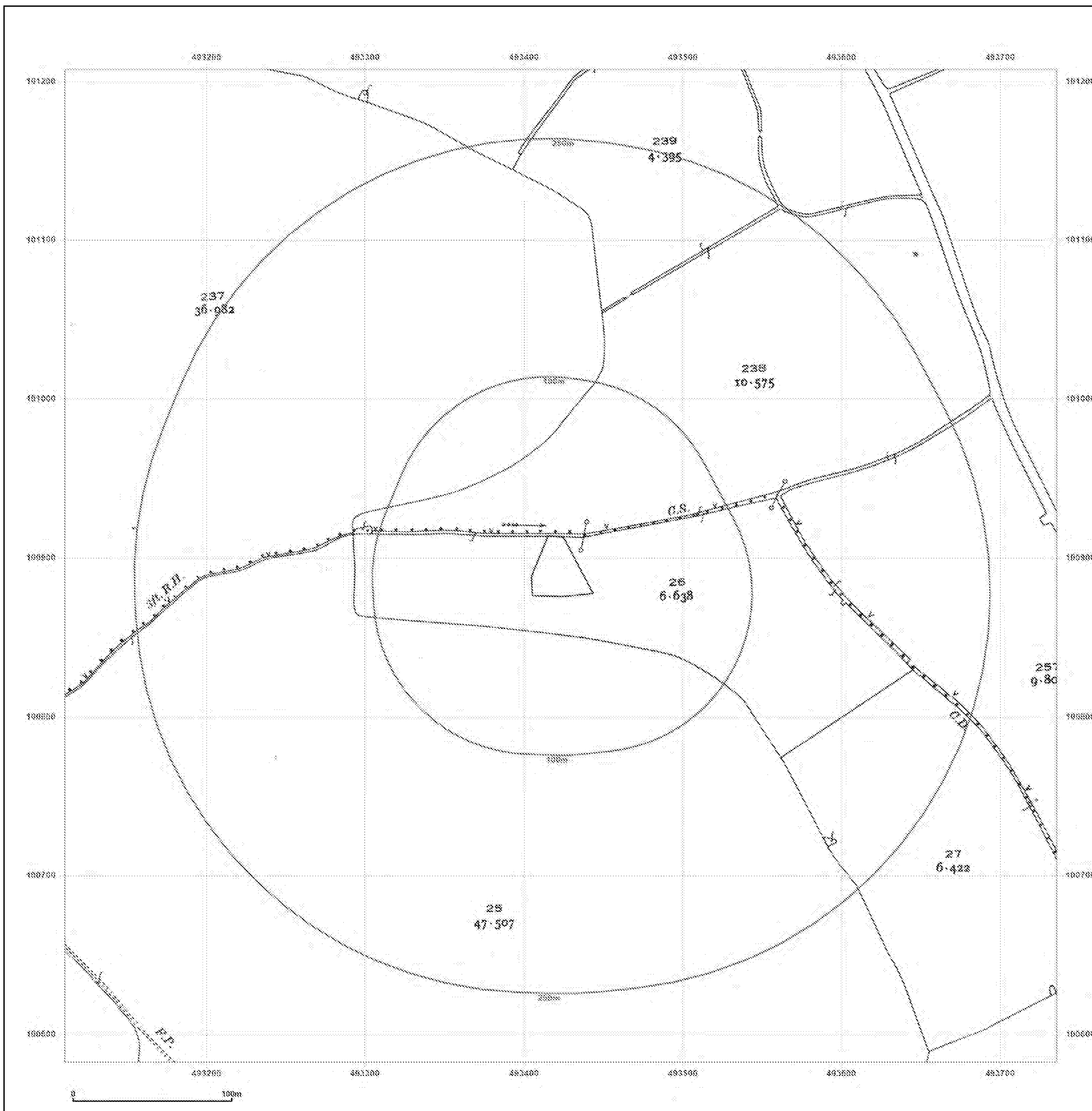


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Production date: 23 September 2021

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



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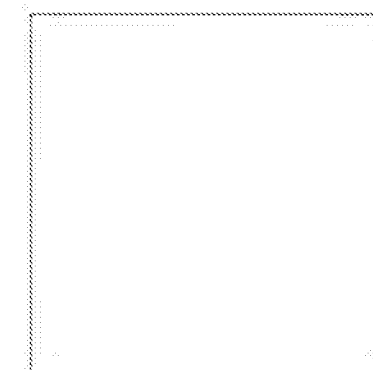
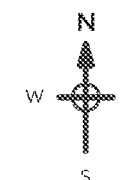
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series

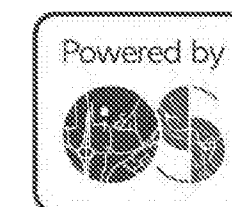
Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
 Revised 1939
 Edition N/A
 Copyright N/A
 Levelled N/A

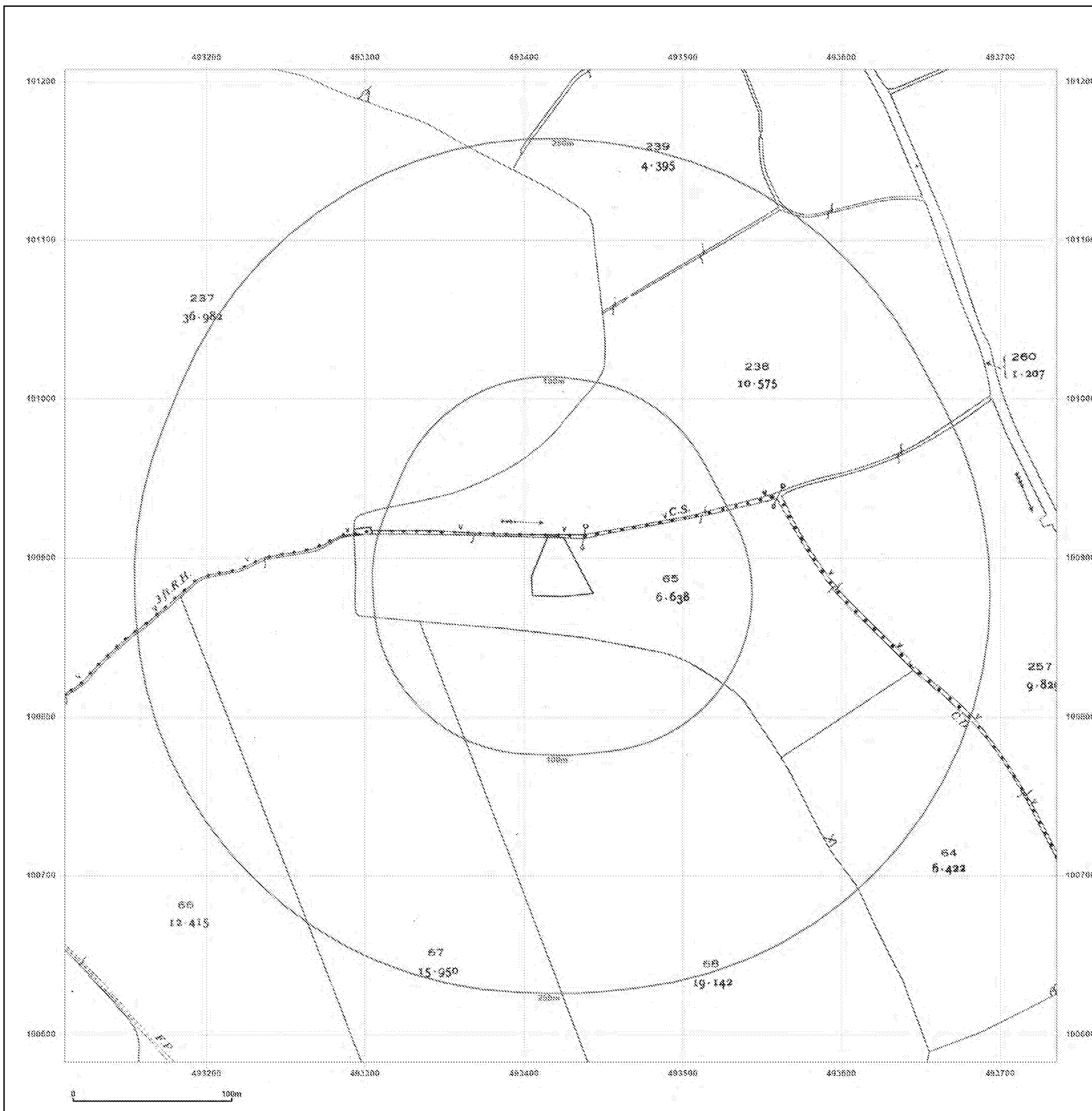


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Production date: 23 September 2021

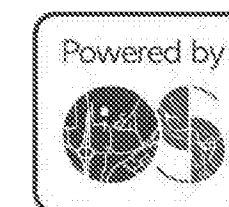
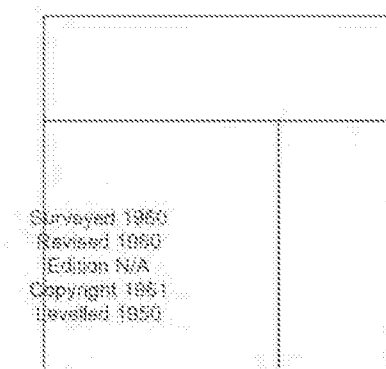
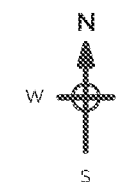
Map legend available at:
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Site Details:

493422 , 100888

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Grid Ref: 493423, 100895

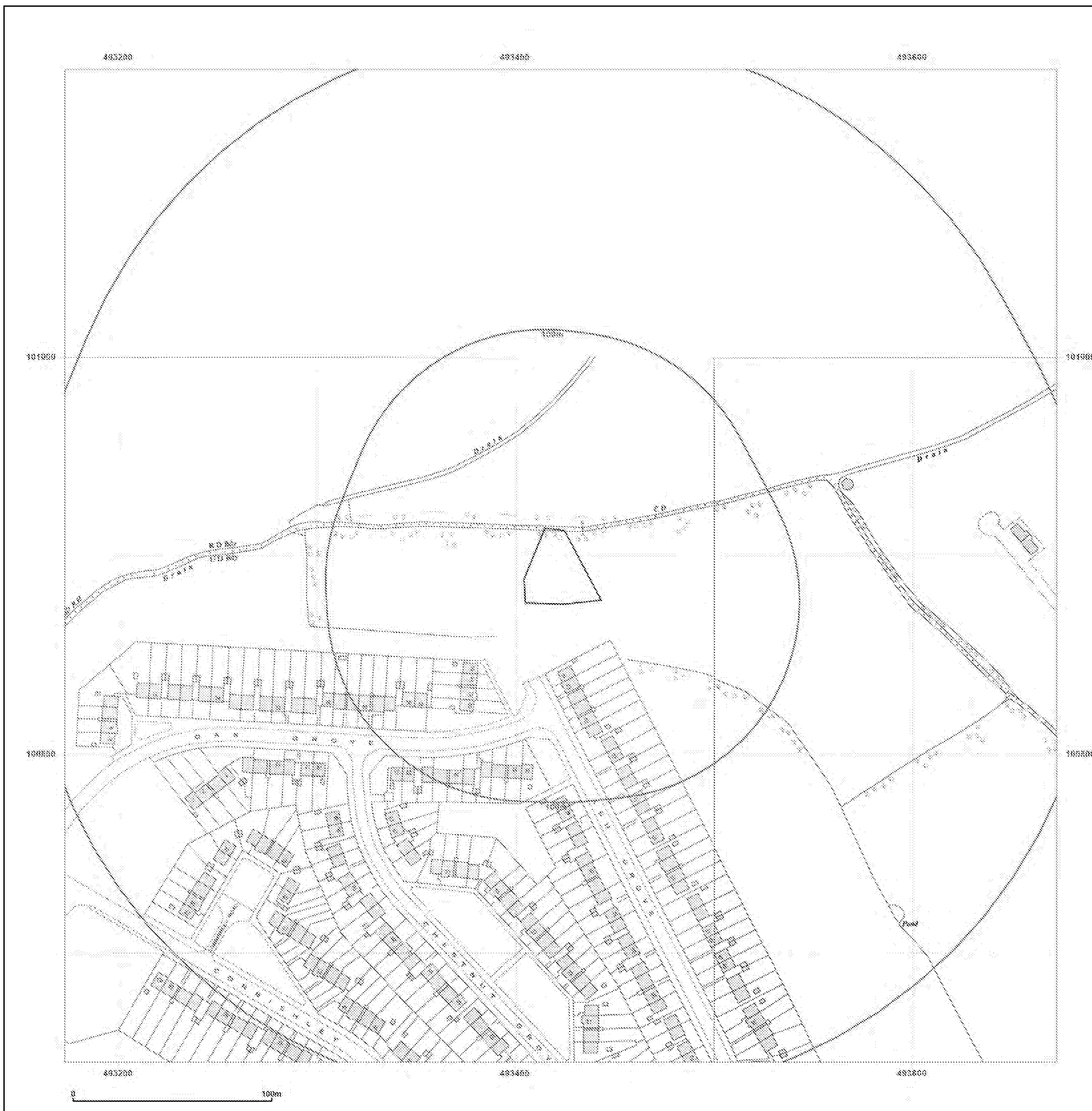
Map Name: National Grid**Map date:** 1961**Scale:** 1:1,250**Printed at:** 1:2,000

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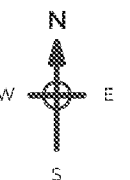
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid

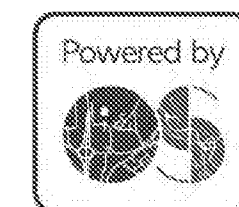
Map date: 1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1961
 Revised 1991
 Edition 1993
 Copyright 1993
 Levelling 1950

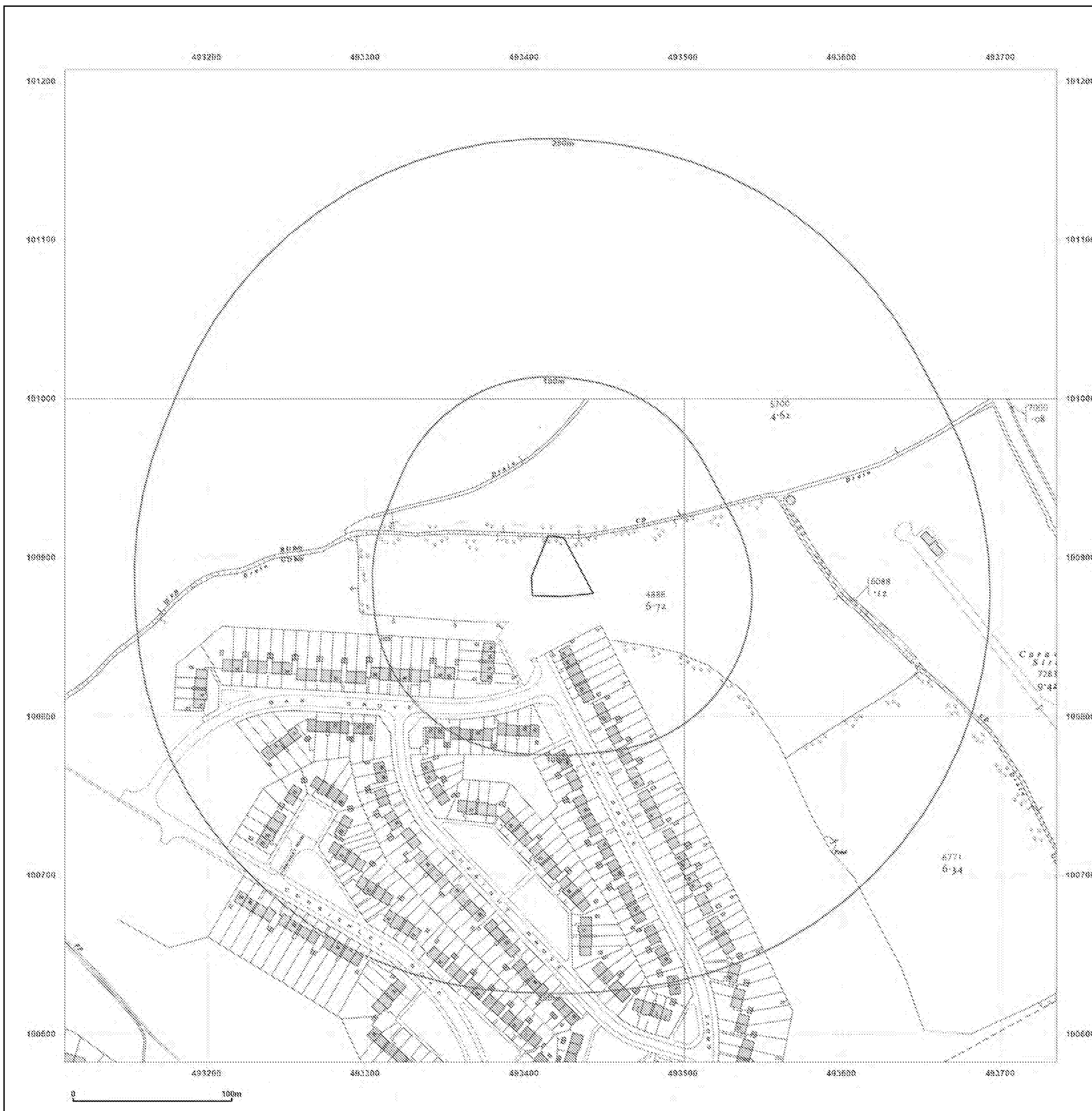


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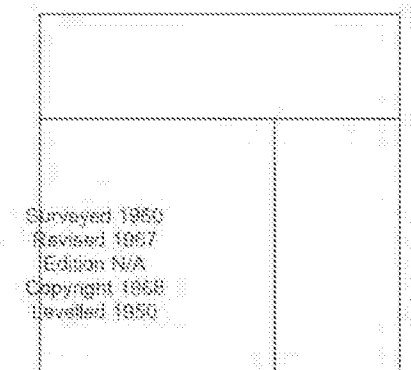
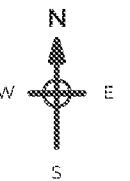
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name:	National Grid
------------------	---------------

Map date: 1967-1968

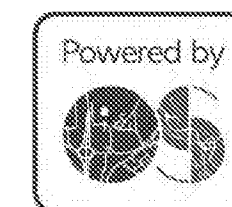
Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1957
Edition N/A
Copyright 1958
Revised 1950

Surveyed 1966
Revised 1966
Edison 1964
Copyright 1967
Levelled 1960



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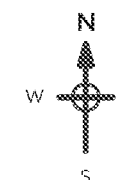
Production date: 23 September 2021

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www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

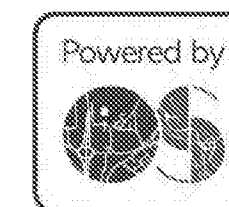
493422 , 100888

Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid**Map date:** 1974-1976**Scale:** 1:1,250**Printed at:** 1:2,000

Surveyed 1974
 Revised 1974
 Edition N/A
 Copyright 1978
 Levelled 1980

Surveyed 1960
 Revised 1974
 Edition N/A
 Copyright 1974
 Levelled 1980



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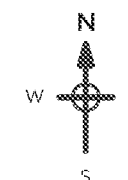
Client Ref: PO24509RSD10532
 Report Ref: GS-8213410
 Grid Ref: 493423, 100895

Map Name: National Grid

Map date: 1979-1981

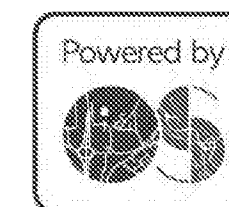
Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1981
 Levelled 1975

Surveyed 1979
 Revised 1979
 Edition N/A
 Copyright 1979
 Levelled N/A



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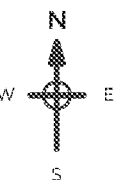
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Grid Ref: 493423, 100895

Map Name: National Grid

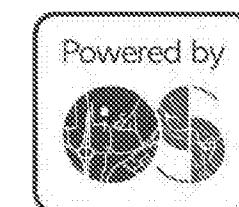
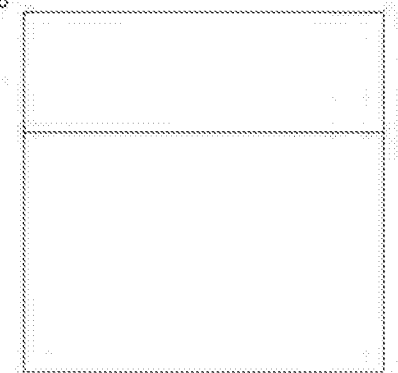
Map date: 1982

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
 Revised 1980
 Edition N/A
 Copyright 1983
 Levelled 1975

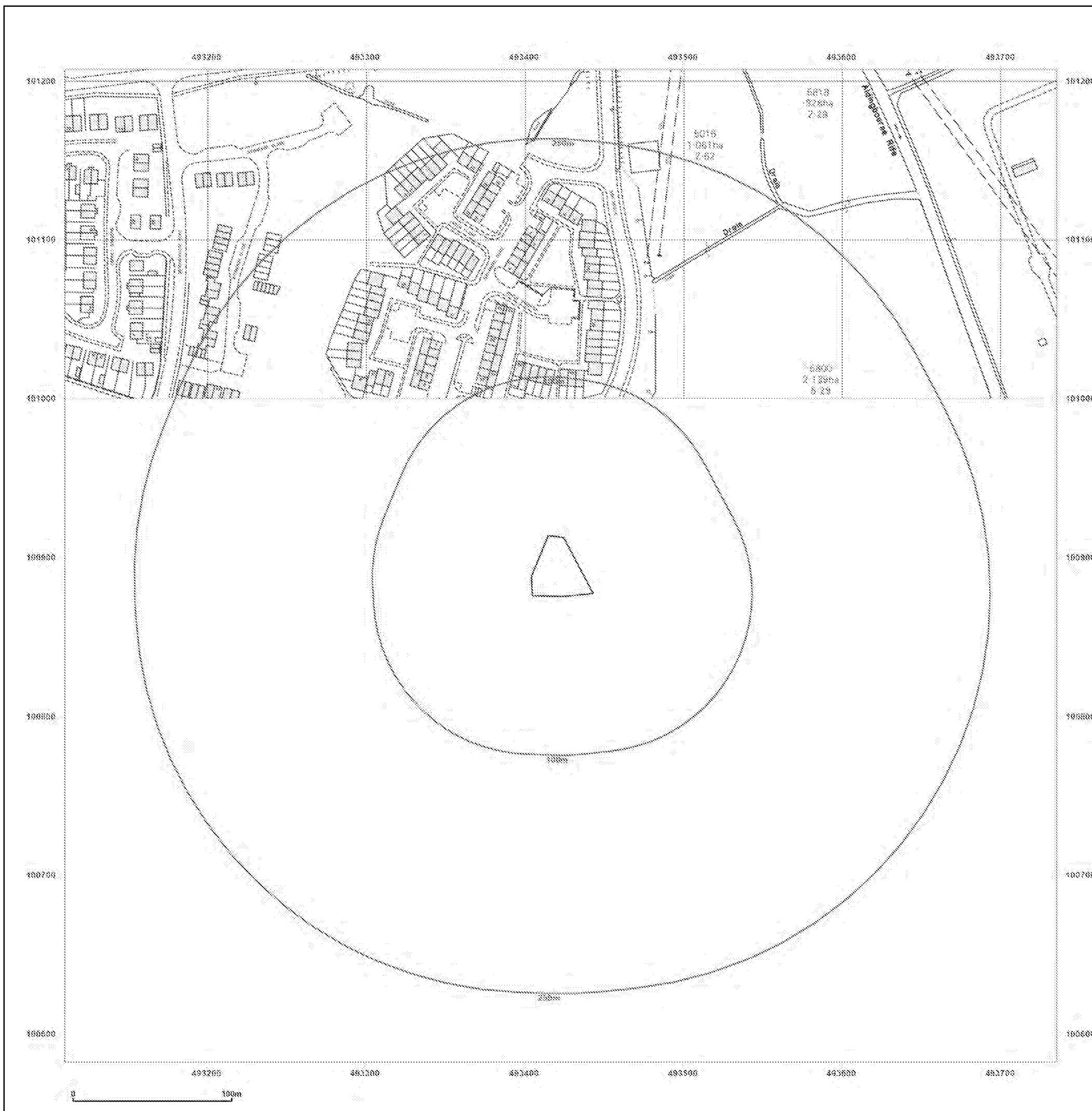


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Production date: 23 September 2021

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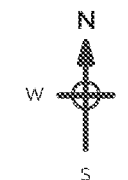
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 Report Ref: GS-8213410
 Grid Ref: 493423, 100895

Map Name: National Grid

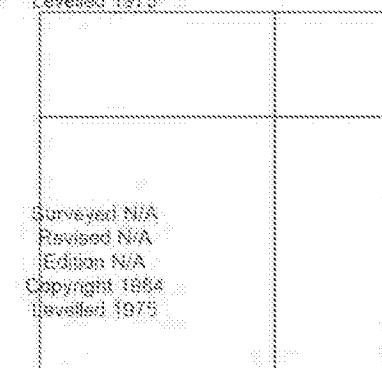
Map date: 1980-1984

Scale: 1:1,250

Printed at: 1:2,000

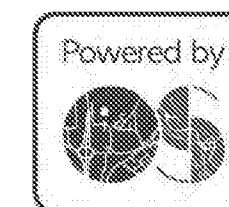


Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1980
 Levelled 1975



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1984
 Levelled 1975

Surveyed 1980
 Revised 1980
 Edition N/A
 Copyright 1980
 Levelled N/A



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Production date: 23 September 2021

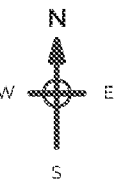
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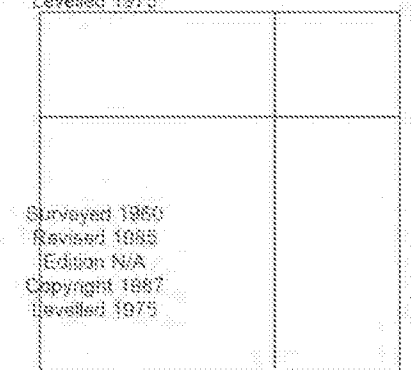
Site Details:

493422 , 100888

Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

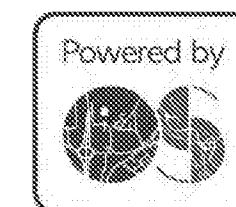
Map Name: National Grid**Map date:** 1984-1989**Scale:** 1:1,250**Printed at:** 1:2,000

Surveyed 1974
 Revised 1982
 Edition N/A
 Copyright 1984
 Levelled 1975



Surveyed 1960
 Revised 1985
 Edition N/A
 Copyright 1987
 Levelled 1975

Surveyed 1975
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1975



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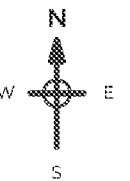
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid

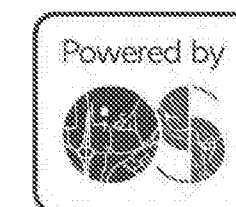
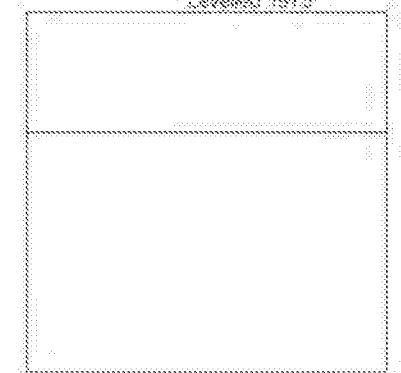
Map date: 1989

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1975
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1975

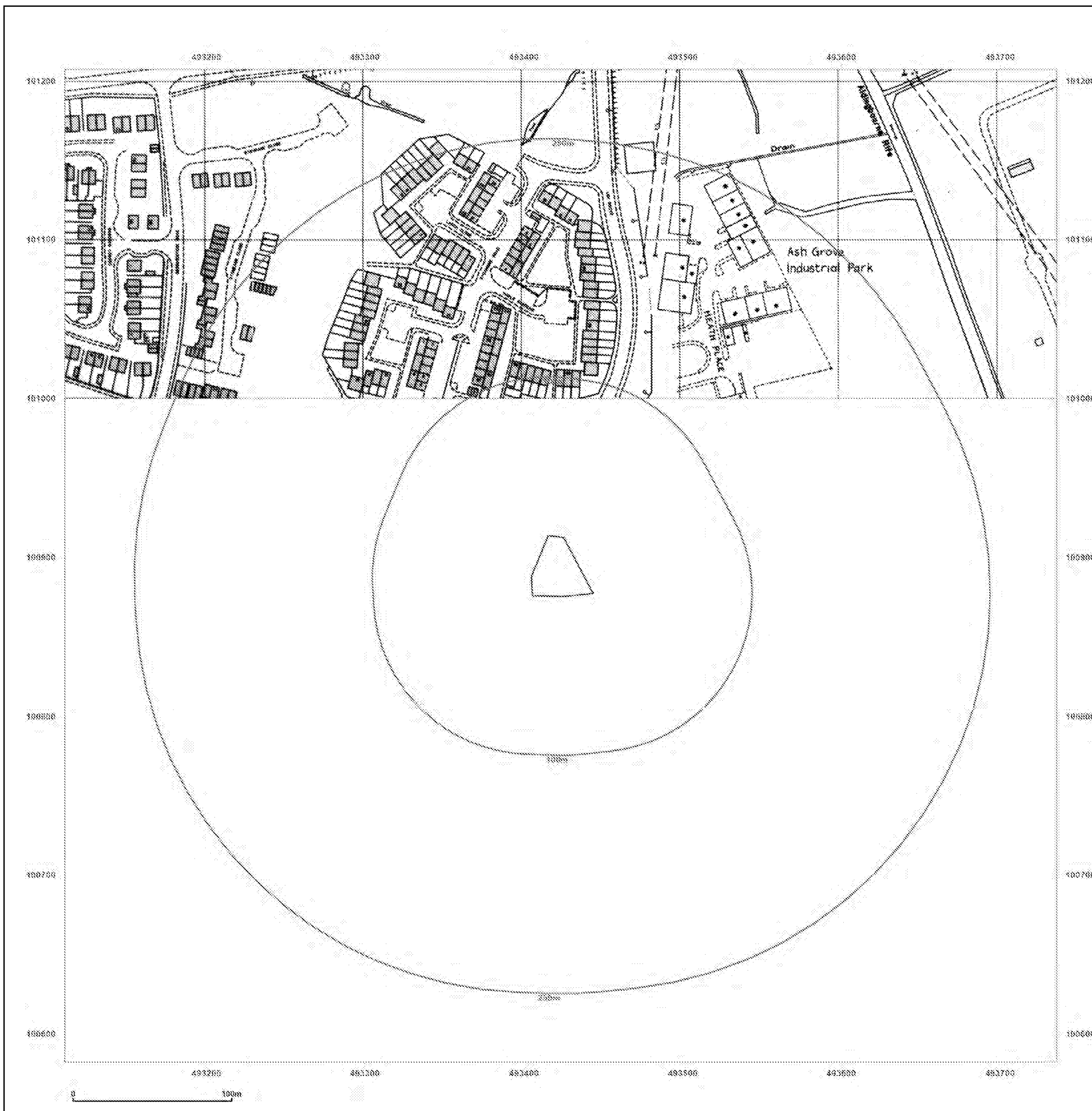


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Production date: 23 September 2021

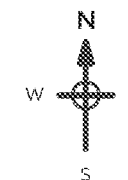
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Site Details:

493422 , 100888

Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

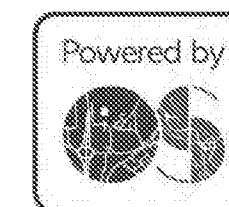
Map Name: National Grid**Map date:** 1991-1994**Scale:** 1:1,250**Printed at:** 1:2,000

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

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

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

Surveyed 1975
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1975



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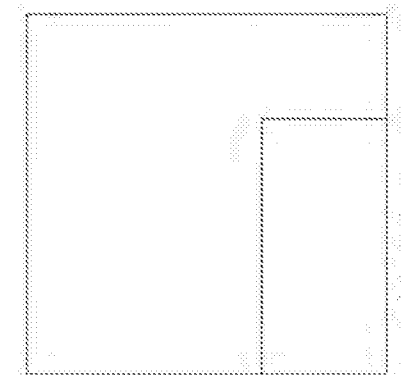
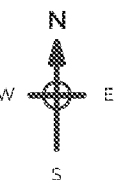
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid

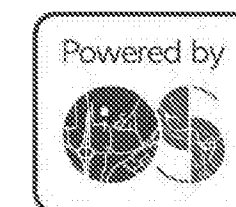
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1984
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

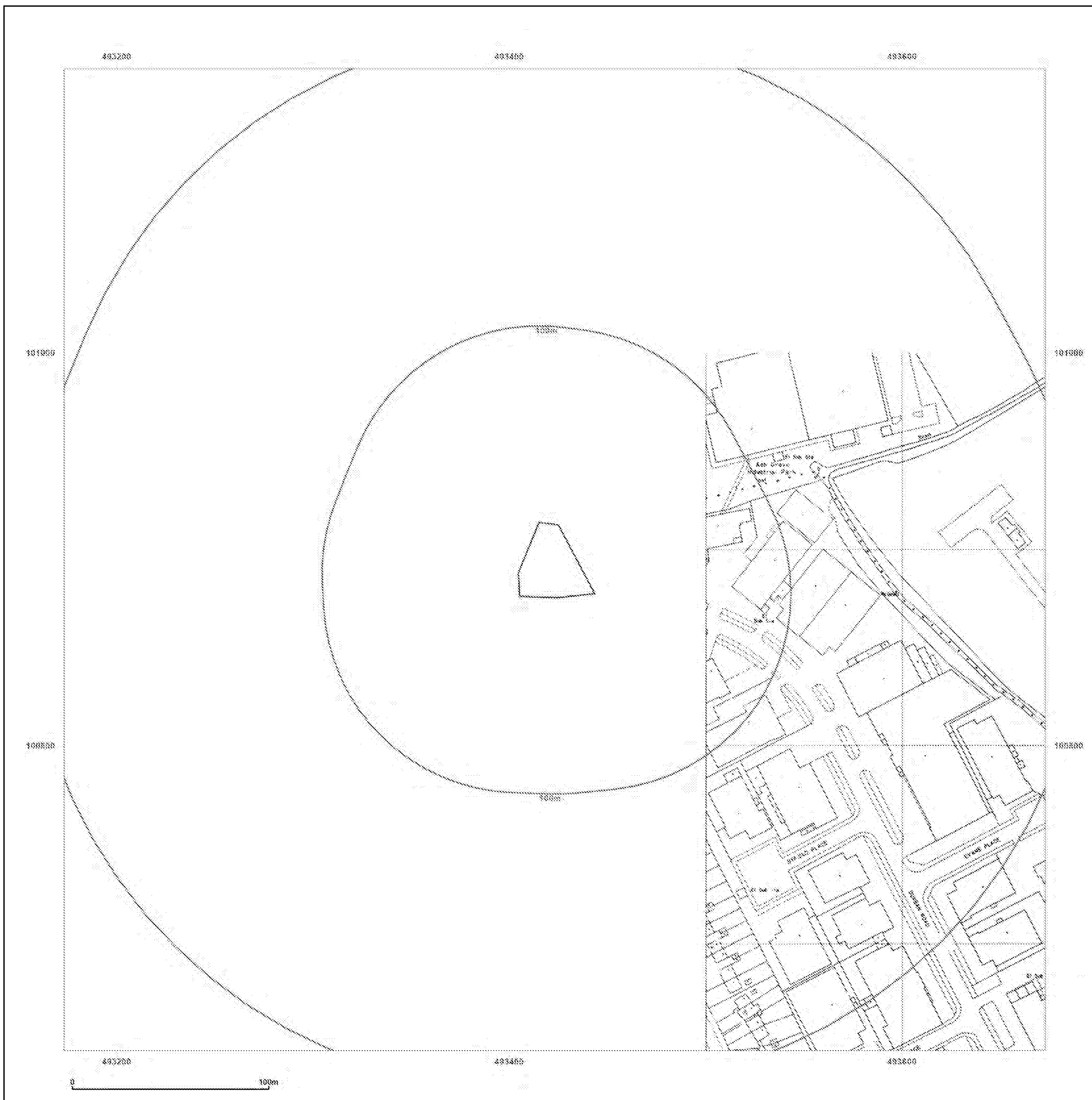


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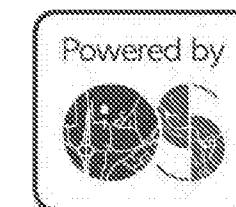
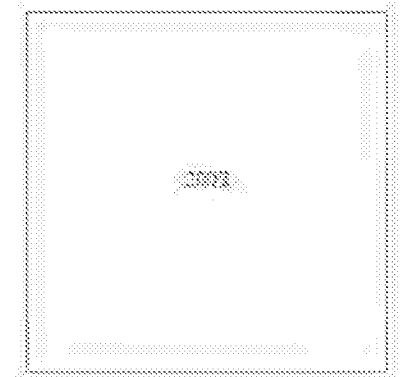
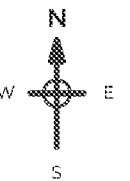
Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



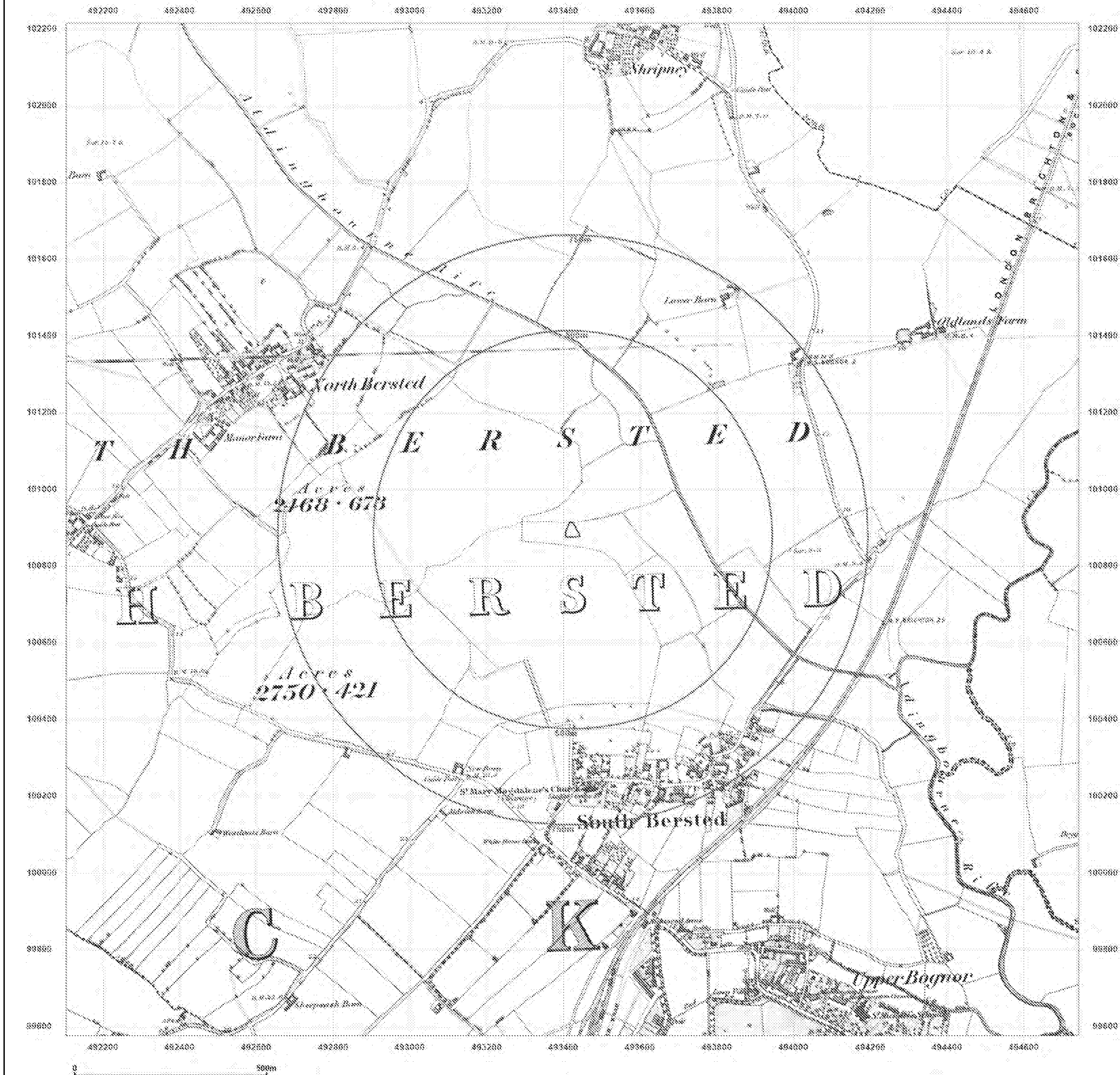
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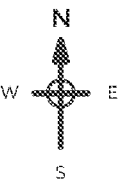
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series

Map date: 1876

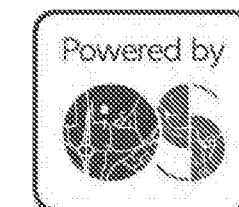
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1876
 Revised 1878
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1876
 Revised 1878
 Edition N/A
 Copyright N/A
 Levelled N/A



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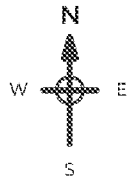
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

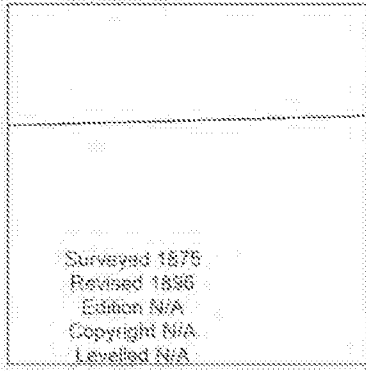
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Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

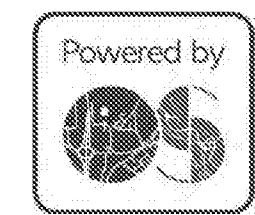
Map Name: County Series
Map date: 1896
Scale: 1:10,560
Printed at: 1:10,560



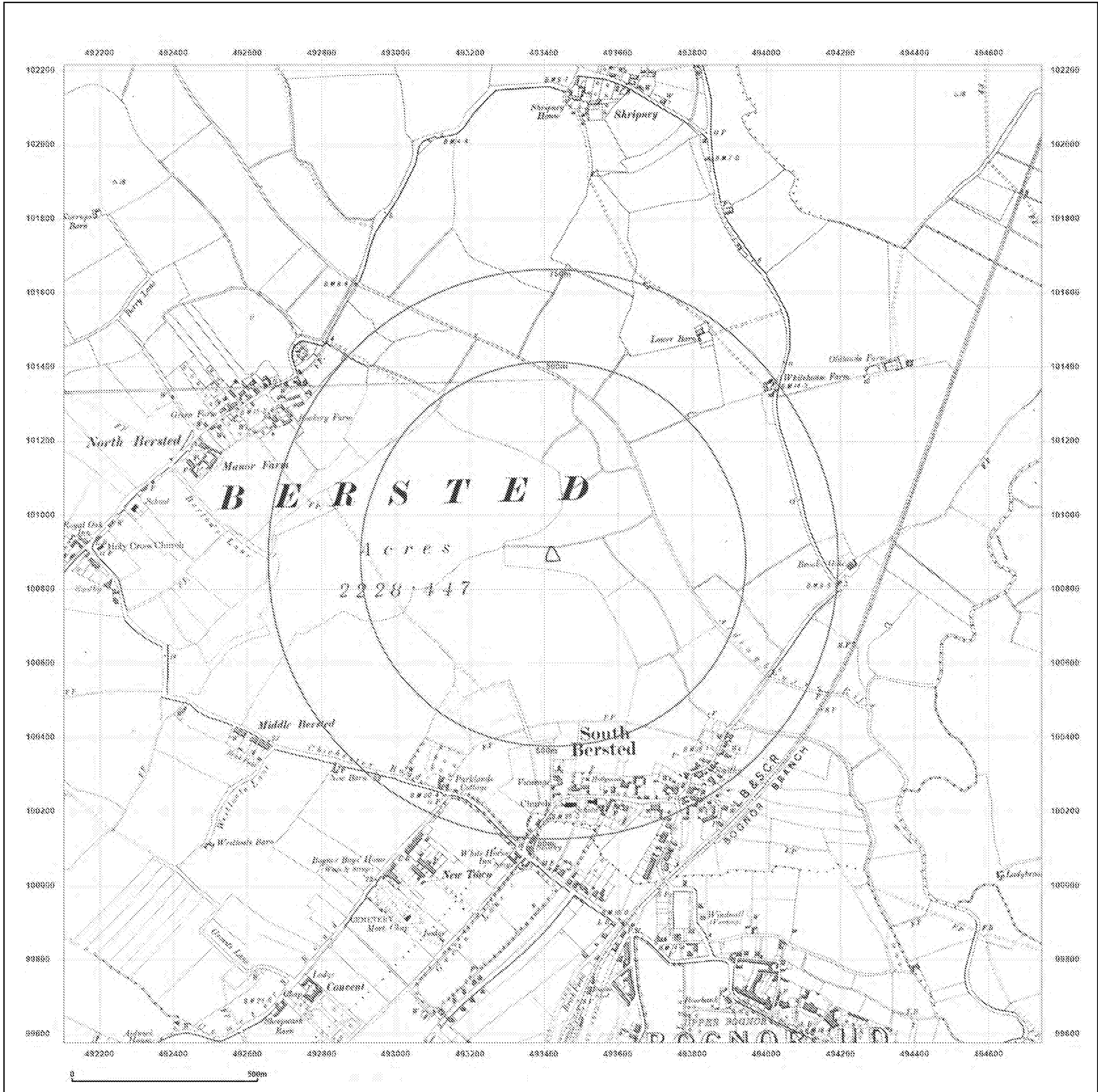
Surveyed 1875
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1876
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A



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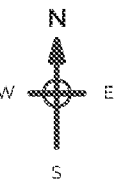
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series

Map date: 1910

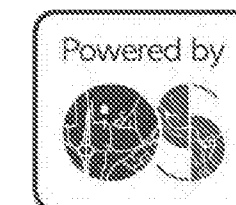
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

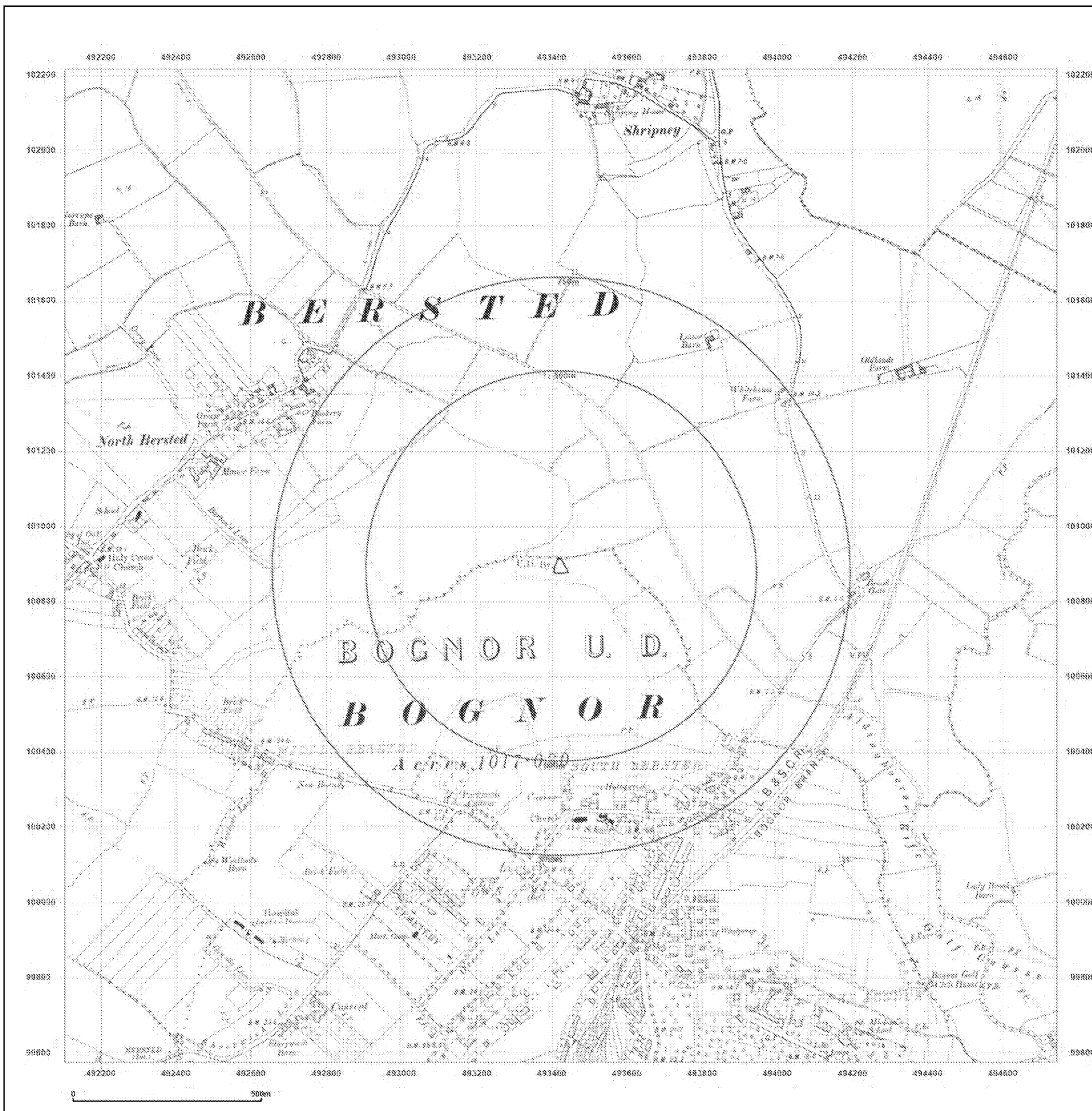


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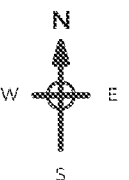
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series

Map date: 1934-1938

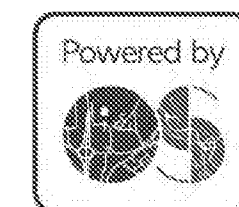
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Printed at: 1:10,560



Surveyed 1874
 Revised 1938
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1875
 Revised 1934
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Site Details:

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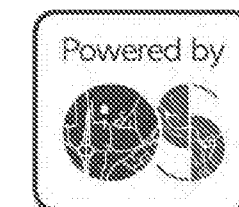
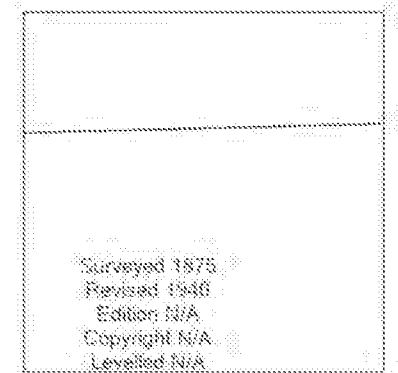
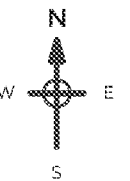
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: County Series

Map date: 1940

Scale: 1:10,560

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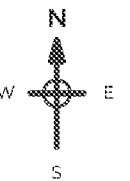
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Map Name: County Series

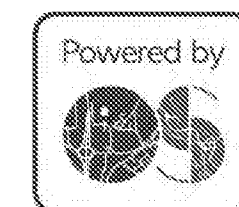
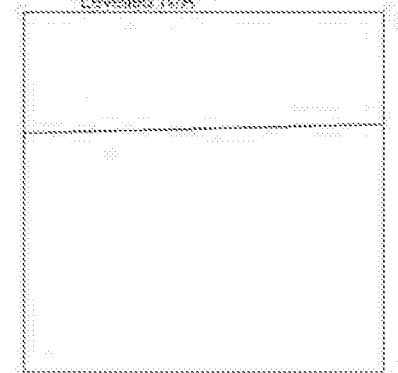
Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
 Revised 1880
 Edition N/A
 Copyright N/A
 Levelled N/A

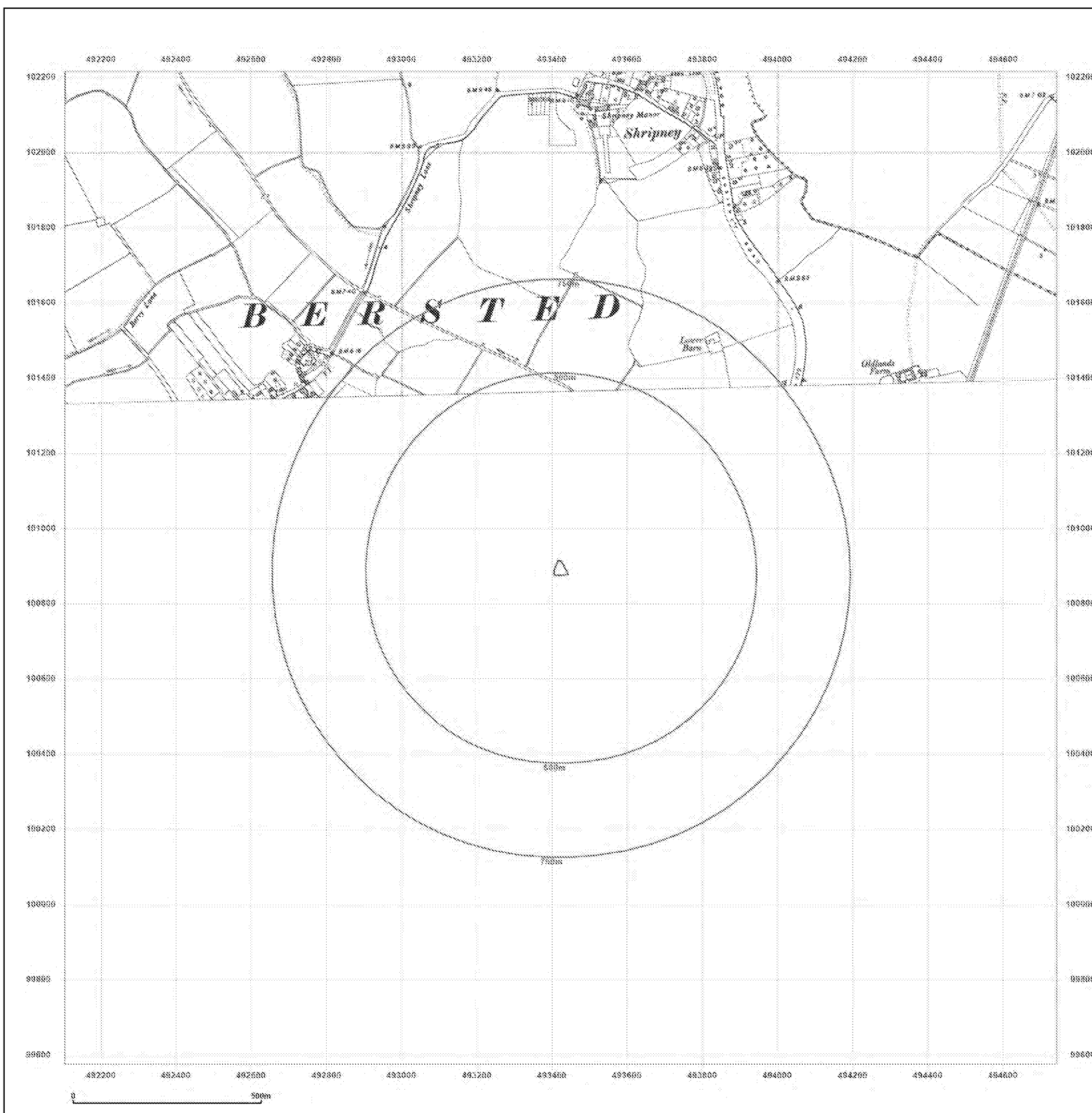


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Site Details:

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Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: Provisional
Map date: 1957-1961
Scale: 1:10,560
Printed at: 1:10,560

Surveyed N/A
Revised 1961
Edition N/A
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Levelled N/A

Surveyed 1957
Revised 1957
Edition N/A
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Site Details:

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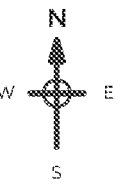
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid

Map date: 1975-1979

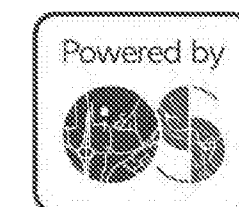
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 Edition N/A
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 Revised 1973
 Edition N/A
 Copyright 1975
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Client Ref: PO24509RSD10532
Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid
Map date: 1989-1993
Scale: 1:10,000
Printed at: 1:10,000

Surveyed 1982
Revised 1993
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Surveyed 1988
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Site Details:

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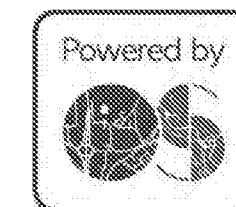
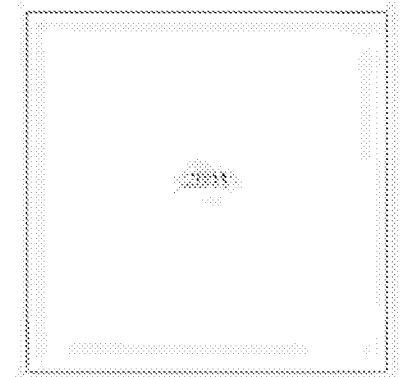
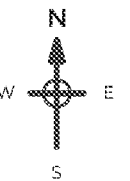
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Grid Ref: 493423, 100895

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

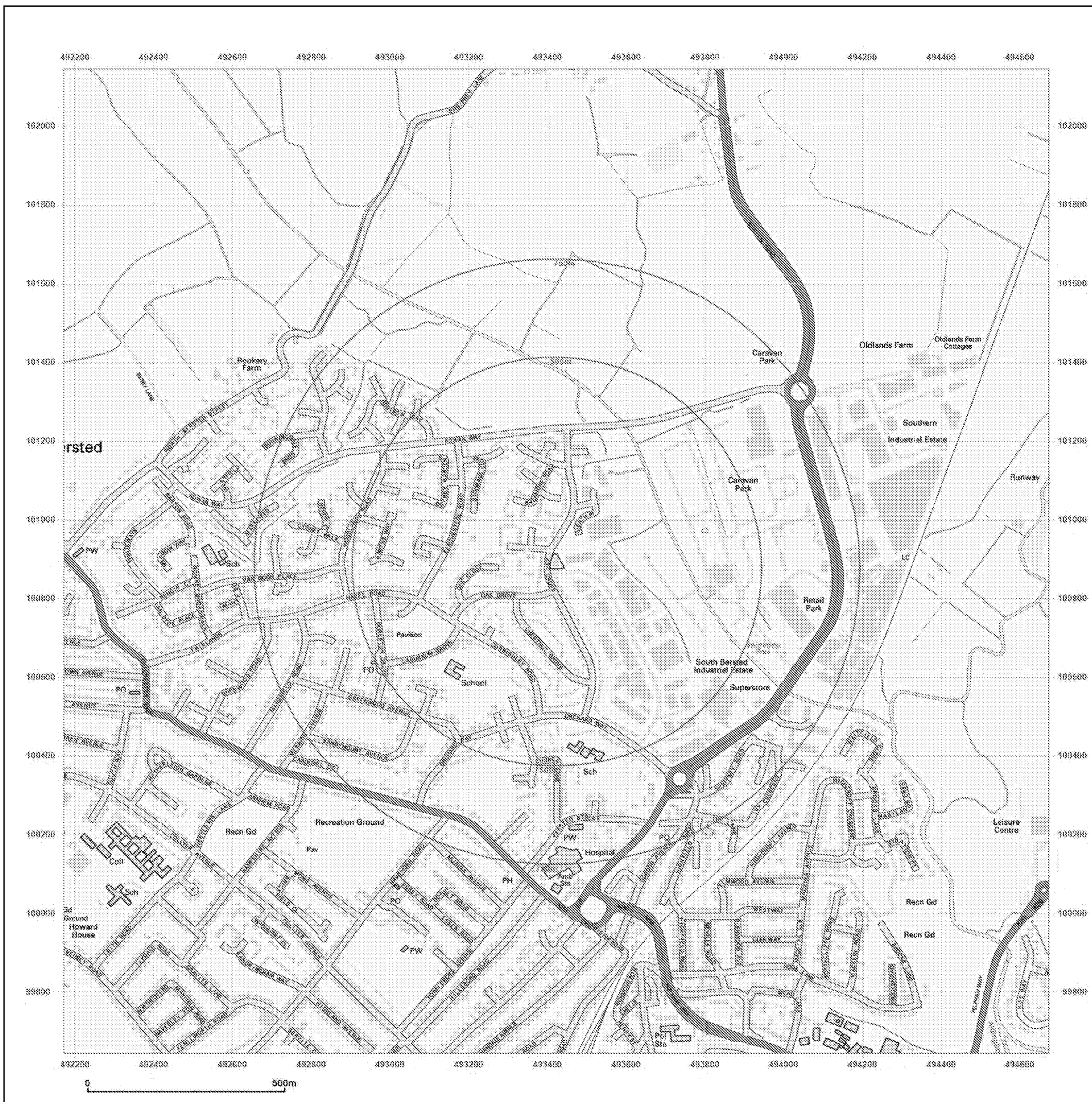


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Site Details:

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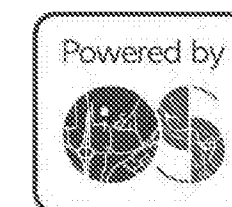
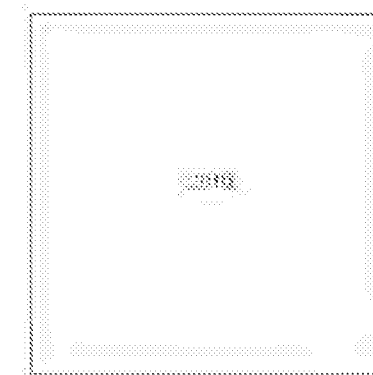
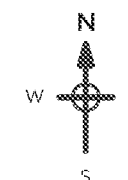
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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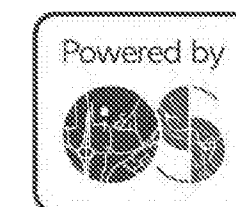
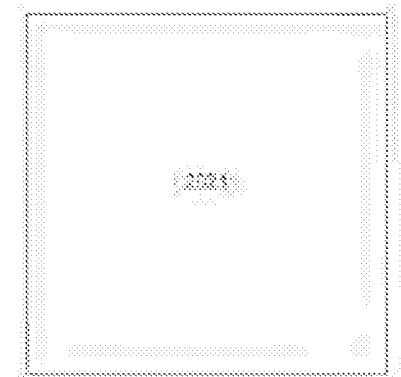
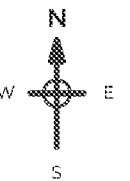
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Report Ref: GS-8213410
Grid Ref: 493423, 100895

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



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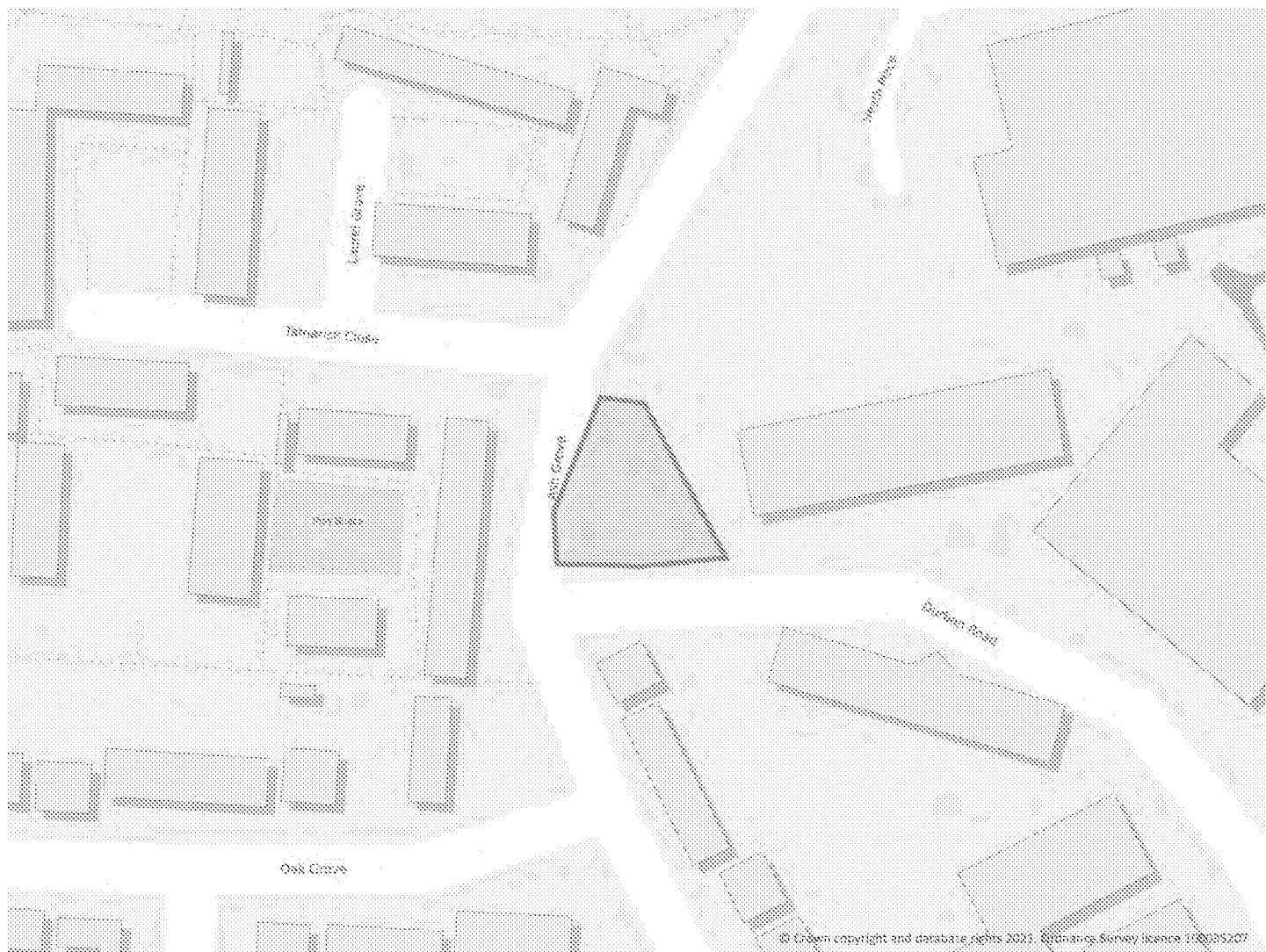
493422, 100888

Order Details

Date: 23/09/2021
Your ref: PO24509RSD10532
Our Ref: GS-8213411
Client: Dunelm Geotechnical and Environmental Ltd

Site Details

Location: 493419 100891
Area: 0.1 ha
Authority: Arun District Council



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.13

[Redacted text]

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>14</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	0	0	1	6	-
<u>15</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	0	1	-
<u>15</u>	<u>1.3</u>	<u>Historical energy features</u>	0	2	10	20	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
<u>18</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	0	0	1	6	-
<u>19</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	0	2	-
<u>19</u>	<u>2.3</u>	<u>Historical energy features</u>	0	9	26	55	-
23	2.4	Historical petrol stations	0	0	0	0	-
23	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
<u>25</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	1	4	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>27</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	0	2	35	-	-
30	4.2	Current or recent petrol stations	0	0	0	0	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-

31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	6	1	-
33	4.12	Radioactive Substance Authorisations	0	0	0	0	-
33	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	7	15	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37	4.18	<u>Pollution Incidents (EA/NRW)</u>	1	0	1	3	-
38	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
40	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
41	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
42	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
43	5.4	<u>Groundwater vulnerability- soluble rock risk</u>	Identified (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44	5.6	<u>Groundwater abstractions</u>	0	0	0	0	1
45	5.7	<u>Surface water abstractions</u>	0	0	0	1	20
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	<u>Water Network (OS MasterMap)</u>	0	0	3	-	-



53	6.2	<u>Surface water features</u>	0	0	2	-	-
53	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
54	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
54	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	<u>Risk of Flooding from Rivers and Sea (RoFRaS)</u>	Low (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	<u>Flood Zone 2</u>	Identified (within 50m)				
58	7.7	<u>Flood Zone 3</u>	Identified (within 50m)				
Page	Section	Surface water flooding					
59	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
61	9.1	<u>Groundwater flooding</u>	High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
62	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	1	0
64	10.7	Designated Ancient Woodland	0	0	0	0	0
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	Green Belt	0	0	0	0	0
65	10.12	Proposed Ramsar sites	0	0	0	0	0



65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	0	0	1
67	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
68	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
69	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69	11.4	Listed Buildings	0	0	0	-	-
70	11.5	Conservation Areas	0	0	0	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
71	12.1	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
72	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
73	13.1	Priority Habitat Inventory	0	0	0	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
73	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
74	14.1	<u>10k Availability</u>	Identified (within 500m)				
75	14.2	<u>Artificial and made ground (10k)</u>	0	0	0	2	-
76	14.3	<u>Superficial geology (10k)</u>	2	0	0	1	-

77	14.4	Landslip (10k)	0	0	0	0	-
78	14.5	<u>Bedrock geology (10k)</u>	1	0	0	0	-
79	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
80	15.1	<u>50k Availability</u>	Identified (within 500m)				
81	15.2	Artificial and made ground (50k)	0	0	0	0	-
81	15.3	Artificial ground permeability (50k)	0	0	-	-	-
82	15.4	<u>Superficial geology (50k)</u>	2	0	0	1	-
83	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
83	15.6	Landslip (50k)	0	0	0	0	-
83	15.7	Landslip permeability (50k)	None (within 50m)				
84	15.8	<u>Bedrock geology (50k)</u>	1	0	0	0	-
85	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
85	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
86	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
87	17.1	<u>Shrink swell clays</u>	Low (within 50m)				
88	17.2	<u>Running sands</u>	Low (within 50m)				
90	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
91	17.4	<u>Collapsible deposits</u>	Low (within 50m)				
92	17.5	<u>Landslides</u>	Very low (within 50m)				
93	17.6	<u>Ground dissolution of soluble rocks</u>	Very low (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
95	18.1	Natural cavities	0	0	0	0	-
95	18.2	BrickPits	0	0	0	0	-
95	18.3	Surface ground workings	0	0	0	-	-
95	18.4	Underground workings	0	0	0	0	0
96	18.5	Historical Mineral Planning Areas	0	0	0	0	-

96	18.6	Non-coal mining	0	0	0	0	0
96	18.7	Mining cavities	0	0	0	0	0
96	18.8	IPB mining areas	None (within 0m)				
96	18.9	Coal mining	None (within 0m)				
97	18.10	Brine areas	None (within 0m)				
97	18.11	Gypsum areas	None (within 0m)				
97	18.12	Tin mining	None (within 0m)				
97	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
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98	19.1	Radon	Less than 1% (within 0m)				
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Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
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99	20.1	BGS Estimated Background Soil Chemistry	2	0	-	-	-
99	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
99	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
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100	21.1	Underground railways (London)	0	0	0	-	-
100	21.2	Underground railways (Non-London)	0	0	0	-	-
100	21.3	Railway tunnels	0	0	0	-	-
100	21.4	Historical railway and tunnel features	0	0	0	-	-
100	21.5	Royal Mail tunnels	0	0	0	-	-
101	21.6	Historical railways	0	0	0	-	-
101	21.7	Railways	0	0	0	-	-
101	21.8	Crossrail 1	0	0	0	0	-
101	21.9	Crossrail 2	0	0	0	0	-
101	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 28/06/2018

Site Area: 0.1ha

Recent site history - 2015 aerial photograph



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Capture Date: 20/05/2015

Site Area: 0.1ha

Recent site history - 2013 aerial photograph



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Capture Date: 03/05/2013

Site Area: 0.1ha

Recent site history - 2012 aerial photograph



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Capture Date: 13/09/2012

Site Area: 0.1ha

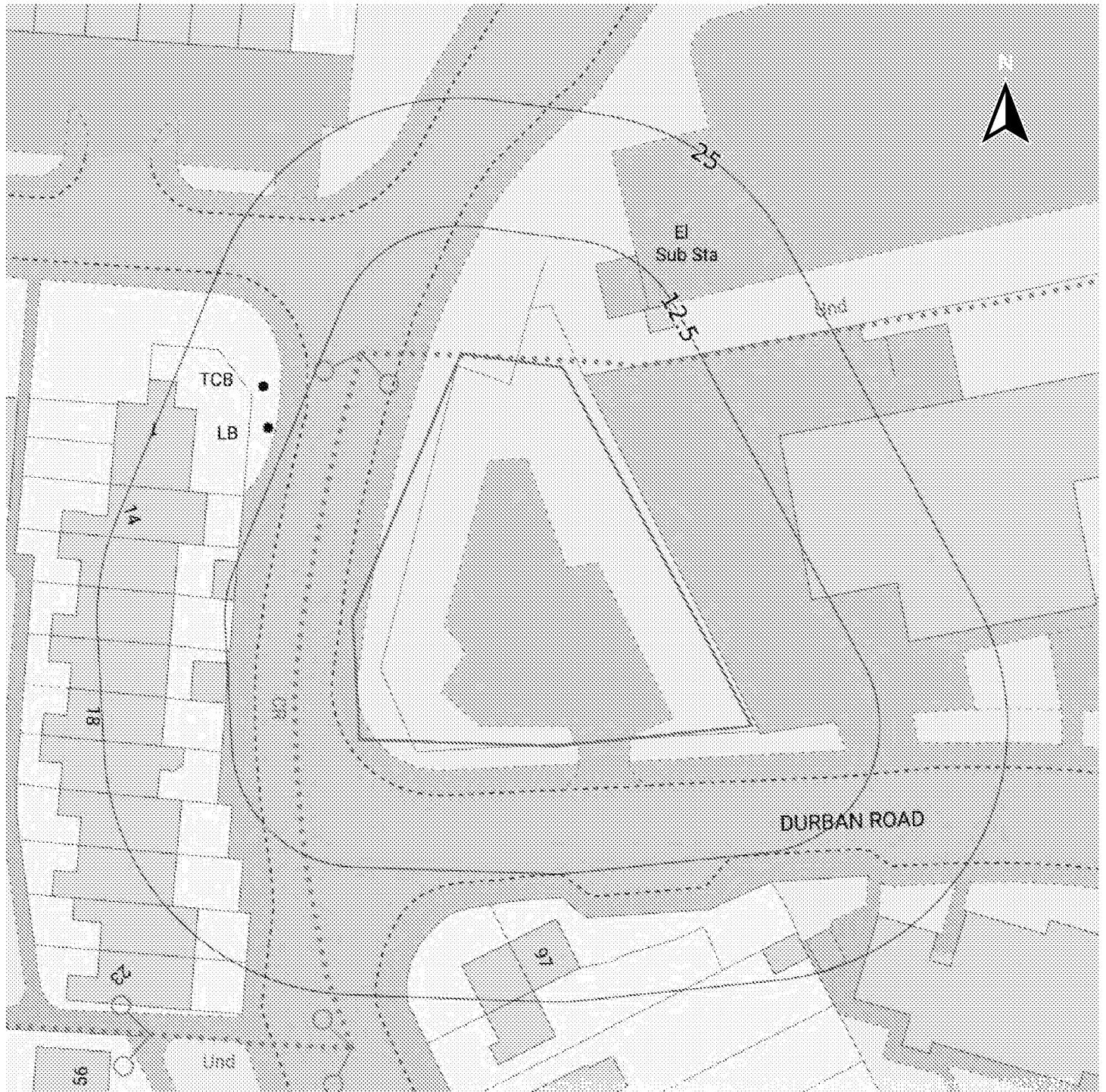
Recent site history - 1999 aerial photograph



Capture Date: 06/09/1999

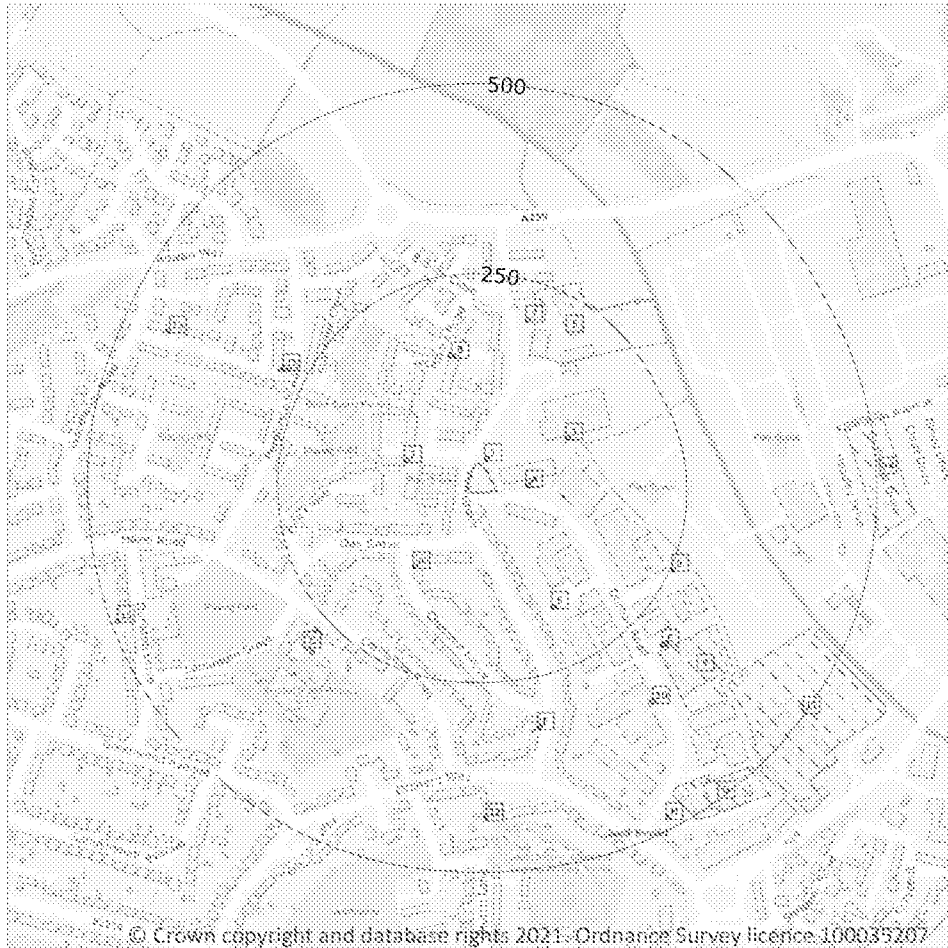
Site Area: 0.1ha

OS MasterMap site plan



Site Area: 0.1ha

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

7

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 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 14](#)

ID	Location	Land use	Dates present	Group ID
S	157m NE	Industrial Park	1993	1856070

ID	Location	Land use	Dates present	Group ID
C	288m SW	Unspecified Tank	1993	1859324
9	301m SE	Unspecified Works	1977	1860833
11	397m SE	Industrial Estate	1993	1866228
G	456m SE	Unspecified Commercial/Industrial	1993	1874787
G	456m SE	Unspecified Factories	1977	1883713
14	465m E	Nursery	1961	1868099

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

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

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original 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 14**

ID	Location	Land use	Dates present	Group ID
C	328m SW	Unspecified Tank	1987 - 1994	327111

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	32
----------------------------	-----------

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 14**

ID	Location	Land use	Dates present	Group ID
1	6m NE	Electricity Substation	1984 - 1994	197025

ID	Location	Land use	Dates present	Group ID
A	39m E	Electricity Substation	1968 - 1994	207336
2	82m W	Electricity Substation	1974 - 1994	211759
A	85m E	Electricity Substation	1991	191387
3	112m NE	Electricity Substation	1989 - 1991	210879
4	116m SW	Electricity Substation	1968 - 1994	207601
B	142m N	Electricity Substation	1994	194511
B	142m N	Electricity Substation	1982	193776
B	142m N	Electricity Substation	1976 - 1984	201673
B	143m N	Electricity Substation	1989	193888
6	167m SE	Electricity Substation	1967 - 1991	199977
7	196m N	Electricity Substation	1994	191382
B	251m SE	Electricity Substation	1967 - 1991	196391
C	266m SW	Electricity Substation	1968 - 1984	201559
D	272m NW	Electricity Substation	1982	192747
D	272m NW	Electricity Substation	1994	192141
D	273m NW	Electricity Substation	1984	192408
D	273m NW	Electricity Substation	1981 - 1989	204858
C	291m SW	Electricity Substation	1987 - 1994	207216
E	294m SE	Electricity Substation	1967	209482
E	297m SE	Electricity Substation	1980 - 1991	198441
F	314m S	Electricity Substation	1980 - 1994	202170
F	317m S	Electricity Substation	1979	192505
F	317m S	Electricity Substation	1984	194390
F	317m S	Electricity Substation	1974	192367
10	341m SE	Electricity Substation	1967 - 1991	195644
12	426m S	Electricity Substation	1968 - 1991	201453
13	437m NW	Electricity Substation	1980 - 1994	203483
G	469m SE	Electricity Substation	1967 - 1995	210129

ID	Location	Land use	Dates present	Group ID
H	482m SE	Electricity Substation	1985 - 1991	194809
H	482m SE	Electricity Substation	1967 - 1995	197163
1S	488m W	Electricity Substation	1968 - 1982	211232

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

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

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

This data is sourced from Ordnance Survey / Groundsure.

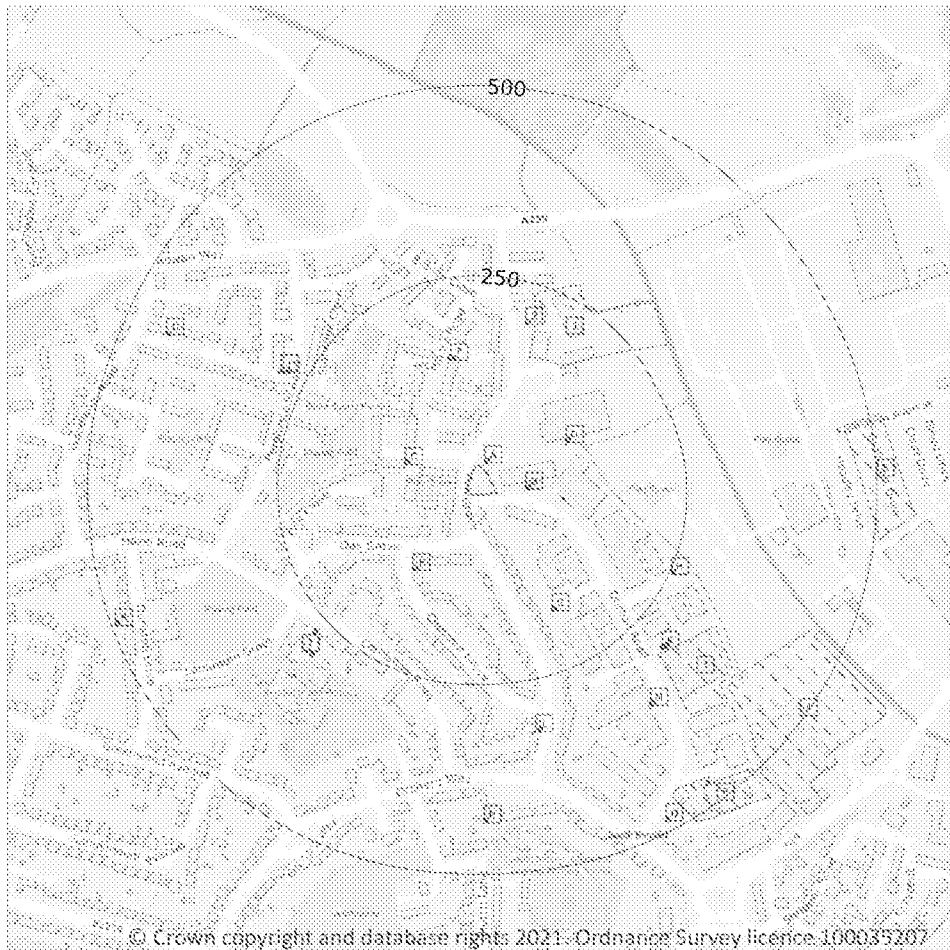
1.6 Historical military land

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

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

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

7

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
1	157m NE	Industrial Park	1993	1856070
1	288m SW	Unspecified Tank	1993	1859324
3	301m SE	Unspecified Works	1977	1860833

ID	Location	Land Use	Date	Group ID
A	397m SE	Industrial Estate	1993	1866228
P	456m SE	Unspecified Commercial/Industrial	1993	1874787
P	456m SE	Unspecified Factories	1977	1883713
S	465m E	Nursery	1961	1868099

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	2
----------------------------	----------

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

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

ID	Location	Land Use	Date	Group ID
I	328m SW	Unspecified Tank	1994	327111
I	328m SW	Unspecified Tank	1987	327111

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	90
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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 18**

ID	Location	Land Use	Date	Group ID
A	6m NE	Electricity Substation	1984	197025
A	6m NE	Electricity Substation	1994	197025
A	7m NE	Electricity Substation	1987	197025
B	39m E	Electricity Substation	1979	207336
B	39m E	Electricity Substation	1984	207336

ID	Location	Land Use	Date	Group ID
B	40m E	Electricity Substation	1987	207336
B	40m E	Electricity Substation	1974	207336
B	40m E	Electricity Substation	1968	207336
B	40m E	Electricity Substation	1994	207336
C	82m W	Electricity Substation	1987	211759
C	82m W	Electricity Substation	1974	211759
C	82m W	Electricity Substation	1994	211759
C	82m W	Electricity Substation	1979	211759
C	82m W	Electricity Substation	1984	211759
B	85m E	Electricity Substation	1991	191387
D	112m NE	Electricity Substation	1989	210879
D	112m NE	Electricity Substation	1991	210879
E	116m SW	Electricity Substation	1987	207601
E	116m SW	Electricity Substation	1974	207601
E	116m SW	Electricity Substation	1968	207601
E	117m SW	Electricity Substation	1994	207601
E	117m SW	Electricity Substation	1979	207601
E	117m SW	Electricity Substation	1984	207601
F	142m N	Electricity Substation	1994	194511
F	142m N	Electricity Substation	1982	193776
F	142m N	Electricity Substation	1976	201673
F	142m N	Electricity Substation	1984	201673
F	143m N	Electricity Substation	1980	201673
F	143m N	Electricity Substation	1981	201673
F	143m N	Electricity Substation	1989	193888
G	167m SE	Electricity Substation	1967	199977
G	168m SE	Electricity Substation	1980	199977
G	168m SE	Electricity Substation	1989	199977



ID	Location	Land Use	Date	Group ID
G	168m SE	Electricity Substation	1991	199977
Z	196m N	Electricity Substation	1994	191382
H	251m SE	Electricity Substation	1967	196391
H	252m SE	Electricity Substation	1980	196391
H	252m SE	Electricity Substation	1989	196391
H	252m SE	Electricity Substation	1991	196391
I	266m SW	Electricity Substation	1974	201558
I	266m SW	Electricity Substation	1968	201558
I	267m SW	Electricity Substation	1979	201558
I	267m SW	Electricity Substation	1984	201558
J	272m NW	Electricity Substation	1982	192747
J	272m NW	Electricity Substation	1994	192141
J	273m NW	Electricity Substation	1984	192408
J	273m NW	Electricity Substation	1981	204858
J	274m NW	Electricity Substation	1989	204858
I	291m SW	Electricity Substation	1994	207216
I	292m SW	Electricity Substation	1987	207216
K	294m SE	Electricity Substation	1967	209482
K	297m SE	Electricity Substation	1980	198441
K	297m SE	Electricity Substation	1989	198441
K	297m SE	Electricity Substation	1991	198441
L	314m S	Electricity Substation	1994	202170
L	314m S	Electricity Substation	1987	202170
L	314m S	Electricity Substation	1980	202170
L	314m S	Electricity Substation	1989	202170
L	314m S	Electricity Substation	1991	202170
L	317m S	Electricity Substation	1979	192505
L	317m S	Electricity Substation	1984	194390

ID	Location	Land Use	Date	Group ID
L	317m S	Electricity Substation	1974	192367
M	341m SE	Electricity Substation	1967	195644
M	342m SE	Electricity Substation	1960	195644
M	342m SE	Electricity Substation	1989	195644
M	342m SE	Electricity Substation	1991	195644
N	426m S	Electricity Substation	1968	201453
N	427m S	Electricity Substation	1985	201453
N	427m S	Electricity Substation	1991	201453
O	437m NW	Electricity Substation	1982	203483
O	437m NW	Electricity Substation	1994	203483
O	437m NW	Electricity Substation	1980	203483
O	437m NW	Electricity Substation	1981	203483
O	437m NW	Electricity Substation	1984	203483
P	469m SE	Electricity Substation	1985	210129
P	469m SE	Electricity Substation	1991	210129
P	469m SE	Electricity Substation	1995	210129
P	470m SE	Electricity Substation	1967	210129
P	470m SE	Electricity Substation	1979	210129
P	470m SE	Electricity Substation	1972	210129
Q	482m SE	Electricity Substation	1985	194809
Q	482m SE	Electricity Substation	1991	194809
Q	482m SE	Electricity Substation	1995	197163
Q	483m SE	Electricity Substation	1967	197163
Q	483m SE	Electricity Substation	1979	197163
Q	483m SE	Electricity Substation	1972	197163
R	488m W	Electricity Substation	1982	211232
R	489m W	Electricity Substation	1968	211232
R	490m W	Electricity Substation	1979	211232



ID	Location	Land Use	Date	Group ID
R	490m W	Electricity Substation	1980	211232

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

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

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

This data is sourced from Ordnance Survey / Groundsure.

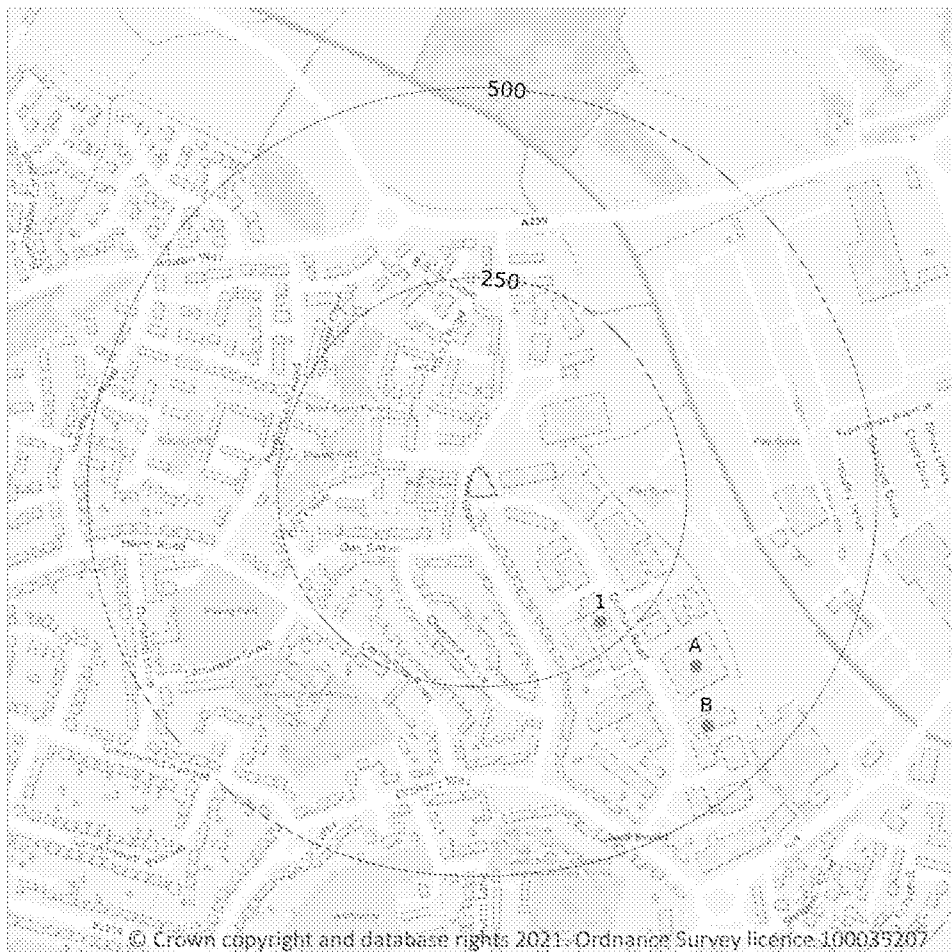
2.5 Historical garages

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

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

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

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

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

3.5 Historical waste sites

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

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

3.6 Licensed waste sites

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

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

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

3.7 Waste exemptions

Records within 500m	5
---------------------	---

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.

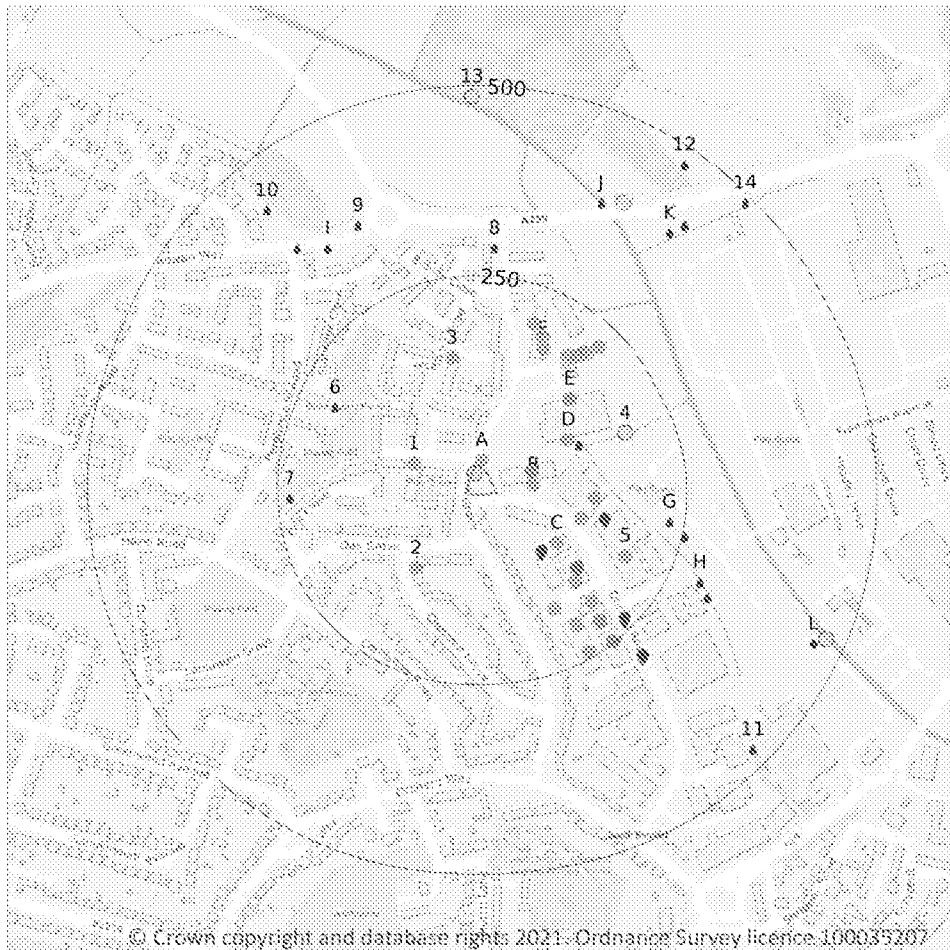
Features are displayed on the Waste and landfill map on **page 24**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	216m SE	Edison House, Durban Road, Bognor Regis, West Sussex, PO22 9QT	WEX135382	Storing waste exemption	Not on a farm	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
A	344m SE	Durban House Durban Road BOGNOR REGIS West Sussex PO22 9RE	EPR/SF0803G M/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
A	346m SE	DURBAN HOUSE, DURBAN ROAD, BOGNOR REGIS, PO22 9RE	WEX125983	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	410m SE	5 Durban Road BOGNOR REGIS West Sussex PO22 9RZ	EPR/RH0916D Z/A001	Treating waste exemption	Non-Agricultural Waste Only	Manual treatment of waste
B	412m SE	5 Durban Road BOGNOR REGIS West Sussex PO22 9RZ	EPR/PFG702W Z/A001	Treating waste exemption	Non-Agricultural Waste Only	Manual treatment of waste

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

4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

37

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 27](#)

ID	Location	Company	Address	Activity	Category
A	3m N	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities
B	49m E	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
B	54m NE	Sussex Engine Supplies Ltd	Durban Road, Bognor Regis, West Sussex, PO22 9QT	Vehicle Parts and Accessories	Motoring
B	54m NE	J H G Vehicle Services	Durban Road, Bognor Regis, West Sussex, PO22 9QT	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	54m NE	T A M Transformer s Ltd	Durban Road, Bognor Regis, West Sussex, PO22 9QT	Electrical Production and Manipulation Equipment	Industrial Products
B	54m NE	Hutchings Vehicle Services	Unit 17a, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	54m NE	J G Auto Electrics & Servicing Ltd	Unit 19, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Vehicle Repair, Testing and Servicing	Repair and Servicing
1	76m W	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities
C	103m SE	H & B Sensors Ltd	Odyssey House, Durban Road, Bognor Regis, West Sussex, PO22 9RH	Cooling and Refrigeration	Industrial Products
C	115m E	Castlegrove Business Park	West Sussex, PO22	Business Parks and Industrial Estates	Industrial Features
D	116m NE	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities
2	119m SW	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities
C	128m E	Apollo Inks & Coatings International	14, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Printing Related Machinery	Industrial Products
C	144m SE	Adrenalin Motorcycles	Unit M3b Block M, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	145m NE	U R T Group	Heath Place, Bognor Regis, West Sussex, PO22 9SL	Rubber, Silicones and Plastics	Industrial Products
E	145m NE	Supernatural	Heath Place, Bognor Regis, West Sussex, PO22 9SL	Rubber, Silicones and Plastics	Industrial Products
3	145m N	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
C	156m SE	C & W Finishings Ltd	Unit M, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Industrial Coatings and Finishings	Industrial Products
C	170m SE	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities
F	174m NE	Kedek Ltd	Unit A, Heath Place, Bognor Regis, West Sussex, PO22 9SL	Metalworkers including Blacksmiths	Construction Services
F	184m NE	Pilot Communication Ltd	Unit B, Heath Place, Bognor Regis, West Sussex, PO22 9SL	Radar and Telecommunications Equipment	Industrial Products
S	188m SE	Eaton Electricity	Unit 13a, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Radar and Telecommunications Equipment	Industrial Products
F	189m NE	K T Fabrications Ltd	Unit B, Heath Place, Bognor Regis, West Sussex, PO22 9SL	Metalworkers including Blacksmiths	Construction Services
C	190m SE	Wayne Kerr Electronics	Unit 1a, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Measurement and Inspection Equipment	Industrial Products
F	192m NE	Modern Technology Tooling	Unit D, Heath Place, Bognor Regis, West Sussex, PO22 9SL	Precision Engineers	Engineering Services
F	200m N	Electricity Sub Station	West Sussex, PO22	Electrical Features	Infrastructure and Facilities
F	202m NE	N D Autos	Unit E, Heath Place, Bognor Regis, West Sussex, PO22 9SL	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	203m SE	Shanick Engineering Company Ltd	Byfield Place, Bognor Regis, West Sussex, PO22 9QY	Precision Engineers	Engineering Services
C	216m SE	Euro Aluminium Ltd	Unit H, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
C	216m SE	South Coast Refrigeration Services	Unit H, Durban Road, Bognor Regis, West Sussex, PO22 9QT	Construction Completion Services	Construction Services
F	219m NE	Industrial Park	West Sussex, PO22	Business Parks and Industrial Estates	Industrial Features
C	241m SE	Component Process & Repair Ltd	Unit 1-2, Dickinson Place, Bognor Regis, West Sussex, PO22 9QU	Aeroplanes	Industrial Products

ID	Location	Company	Address	Activity	Category
C	249m SE	The Fab Food Co Ltd	Unit 2 Enterprise Units, Durban Road, Bognor Regis, West Sussex, PO22 9RU	Baking and Confectionery	Foodstuffs
C	249m SE	Alan Brown Motorcycles	Unit 5 Enterprise Units, Durban Road, Bognor Regis, West Sussex, PO22 9RU	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	249m SE	T M E Auto Electrical	Unit 1 Enterprise Units, Durban Road, Bognor Regis, West Sussex, PO22 9RU	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	249m SE	Ice Cool Seafoods Ltd	Unit 6 Enterprise Units, Durban Road, Bognor Regis, West Sussex, PO22 9RU	Catering and Non Specific Food Products	Foodstuffs
C	249m SE	C F S Furniture	Unit 1-2, Dickinson Place, Bognor Regis, West Sussex, PO22 9QU	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0
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Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

7

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 27**

ID	Location	Address	Details	
B	54m NE	Hutchings Vehicle Services, 17A Durban Road, Bognor Regis, PO22 9QT	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	97m SE	British Industrial Graphics Ltd, Sth Berstead Ind Est, PO22 9RN	Process: Non-ferrous Metal Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	144m SE	Butler Jones Nameplates, Unit M, Durban Road, Bognor Regis, PO22 9RN	Process: Foundry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	146m E	Hago Products Ltd, Sites 12 13 14 15 & 16, Durban Road, Bognor Regis, PO22 9RD	Process: Process Unknown Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	237m SE	Hago Products Ltd, Sites 12- 16, Durban Road, Bognor Regis, PO22 9RD	Process: Other Metal Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
C	237m SE	Hago Products Ltd, Sth Bersted Ind Est, Durban Rd, PO22 9RD	Process: Other Metal Processes; Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	288m SE	Buttler Jones (Name Plates) Ltd, Unit M, Durban Road, Bognor Regis, PO22 9RN	Process: Unloading of Petrol into Storage at Service Stations 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
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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	22
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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 27**

ID	Location	Address	Details	
D	123m NE	DURBAN ROAD BOGNOR CSO, DURBAN ROAD, BOGNOR REGIS	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - WATER COMPANY Permit Number: A01259 Permit Version: 1 Receiving Water: UNNAMED TRIB ALDINGBOURNE RIFE	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19/12/2006 Effective Date: 19/12/2006 Revocation Date: 31/03/2008
D	123m NE	DURBAN ROAD BOGNOR CSO, DURBAN ROAD, BOGNOR REGIS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01259 Permit Version: 2 Receiving Water: UNNAMED TRIB ALDINGBOURNE RIFE	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19/12/2006 Effective Date: 01/04/2008 Revocation Date: 26/02/2017

ID	Location	Address	Details	
D	123m NE	DURBAN ROAD BOGNOR CSO, DURBAN ROAD, BOGNOR REGIS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01259 Permit Version: 3 Receiving Water: UNNAMED TRIB ALDINGBOURNE RIFE	Status: VARIED UNDER EPR 2010 Issue date: 27/02/2017 Effective Date: 27/02/2017 Revocation Date: 30/03/2017
D	123m NE	DURBAN ROAD BOGNOR CSO, DURBAN ROAD, BOGNOR REGIS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01259 Permit Version: 4 Receiving Water: UNNAMED TRIB ALDINGBOURNE RIFE	Status: VARIED UNDER EPR 2010 Issue date: 27/02/2017 Effective Date: 31/03/2017 Revocation Date: -
6	199m W	GARAGES & FORECOURTS, OAK CLOSE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01079 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/12/1963 Effective Date: 20/12/1963 Revocation Date: 30/05/1997
G	229m E	PLOT 14, DURBAN WAY, PLOT 14 DURBAN WAY, SOUTH BERSTED INDUSTRIAL ESTATE , BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01073 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 23/01/1964 Effective Date: 23/01/1964 Revocation Date: 01/07/1991
7	235m W	FLATS AT SOUTH BERSTED ESTATE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01160 Permit Version: 1 Receiving Water: CONTROLLED SEA	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/01/1962 Effective Date: 29/01/1962 Revocation Date: 01/07/1991
G	253m E	PLOT 14, DURBAN WAY, PLOT 14 DURBAN WAY, SOUTH BERSTED INDUSTRIAL ESTATE , BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01073 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 23/01/1964 Effective Date: 23/01/1964 Revocation Date: 01/07/1991
8	287m N	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997

ID	Location	Address	Details	
H	291m SE	FACTORIES NORTH OF THE NEW ROAD, ON INDUSTRIAL ESTATE, SOUTH BERSTED, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01114 Permit Version: 1 Receiving Water: CONTROLLED SEA	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 23/01/1963 Effective Date: 23/01/1963 Revocation Date: 01/07/1991
H	309m SE	FACTORIES NORTH OF THE NEW ROAD, ON INDUSTRIAL ESTATE, SOUTH BERSTED, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01114 Permit Version: 1 Receiving Water: CONTROLLED SEA	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 23/01/1963 Effective Date: 23/01/1963 Revocation Date: 01/07/1991
I	346m NW	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997
9	351m NW	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997
I	370m NW	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997
J	380m NE	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997
K	393m NE	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997

ID	Location	Address	Details	
K	413m NE	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997
10	434m NW	RESIDENTIAL DEVELOPMENT, ROOKERY FARM, NORTH BERSTED, BOGNOR REGIS WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01593 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/05/1979 Effective Date: 04/05/1979 Revocation Date: 31/03/1997
L	461m SE	TESCO SUPERSTORE, SHRIPNEY ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01452 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/04/1988 Effective Date: 13/04/1988 Revocation Date: -
11	476m SE	PLOT 4, CHRISTIE PLACE, SOUTH BERSTED INDUSTRIAL ESTATE, BOGNOR REGIS SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01386 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 30/07/1965 Effective Date: 30/07/1965 Revocation Date: 31/03/1997
12	477m NE	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997
14	489m NE	SPINE ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02150 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 26/01/1973 Effective Date: 26/01/1973 Revocation Date: 28/07/1997

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

5

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 27**

ID	Location	Details	
A	On site	Incident Date: 13/09/2002 Incident Identification: 107588 Pollutant: Specific Waste Materials Pollutant Description: Clinical Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	186m NE	Incident Date: 09/07/2003 Incident Identification: 172148 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	393m NE	Incident Date: 02/09/2003 Incident Identification: 140392 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
L	474m SE	Incident Date: 06/11/2002 Incident Identification: 119185 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
13	485m N	Incident Date: 22/04/2002 Incident Identification: 73520 Pollutant: Other Pollutant Pollutant Description: Microbiological	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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
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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

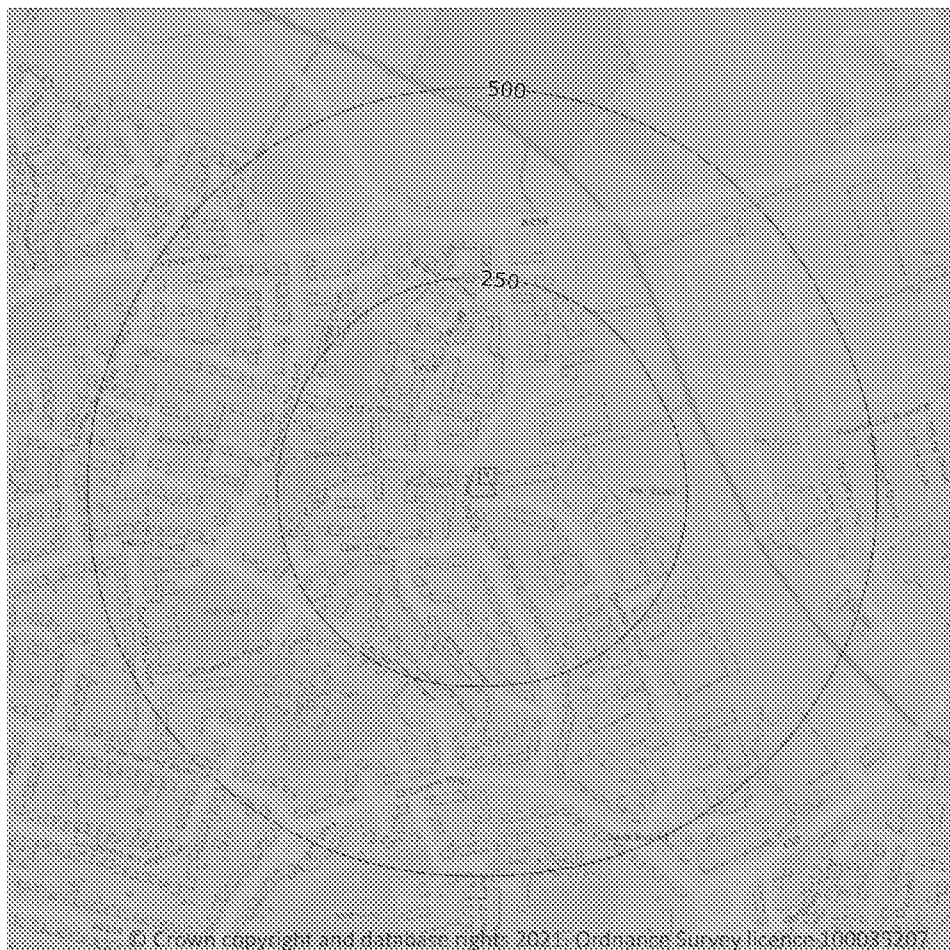
4.21 Pollution inventory radioactive waste

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

1

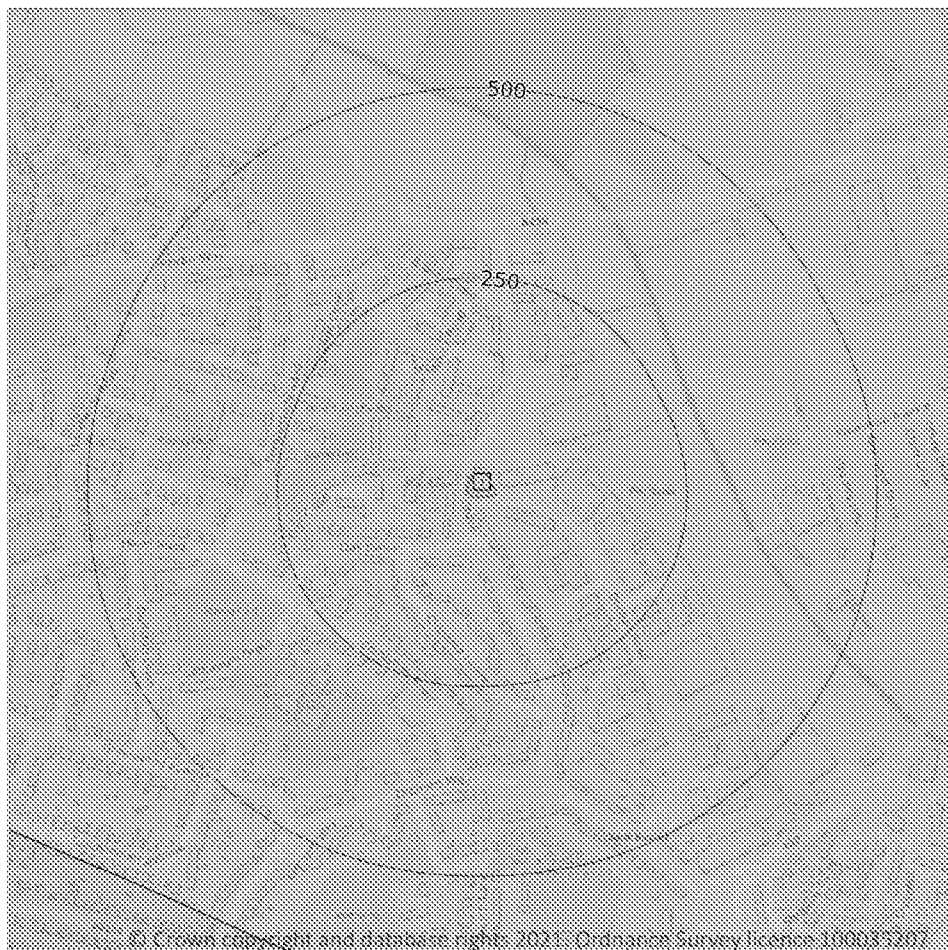
Aquifer status of groundwater held within superficial geology.

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

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

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

1

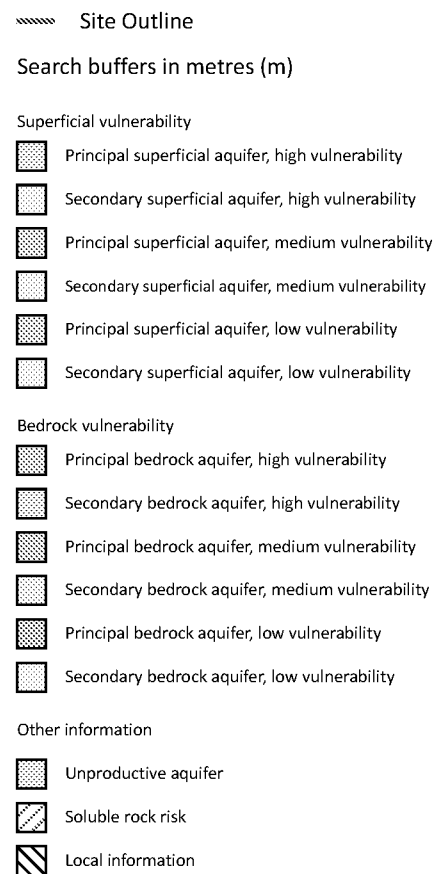
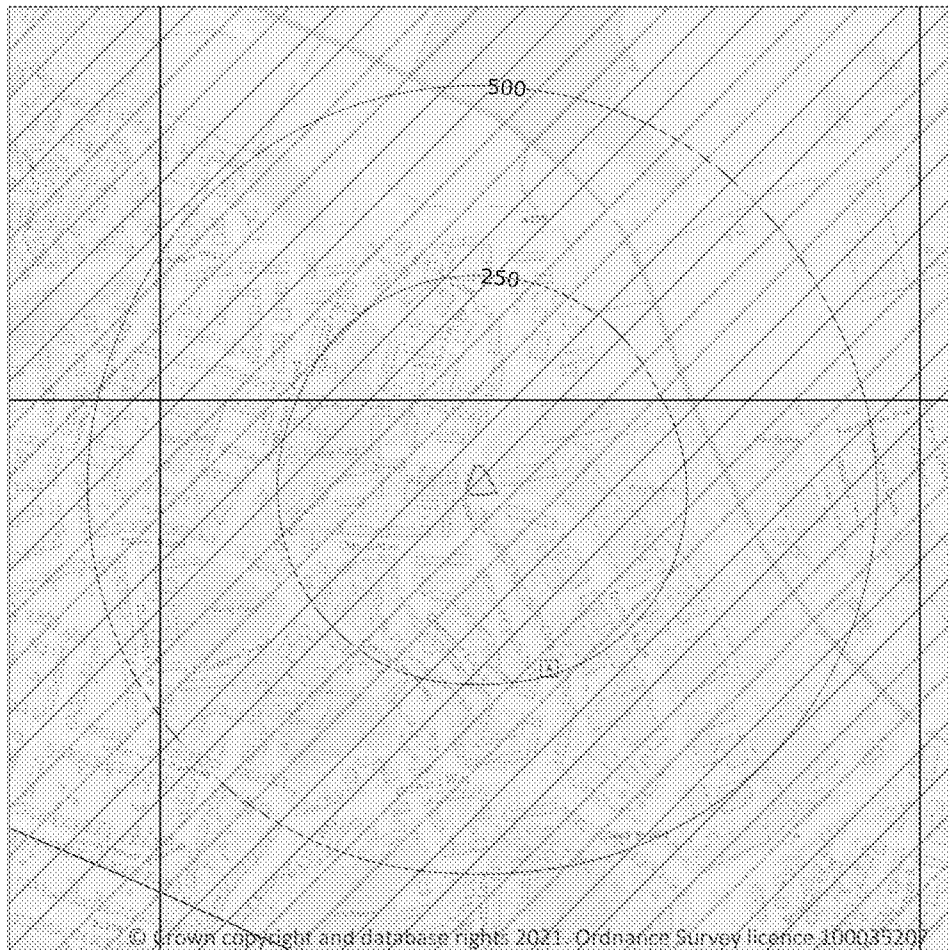
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 41](#)

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

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 42**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	87.0%

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

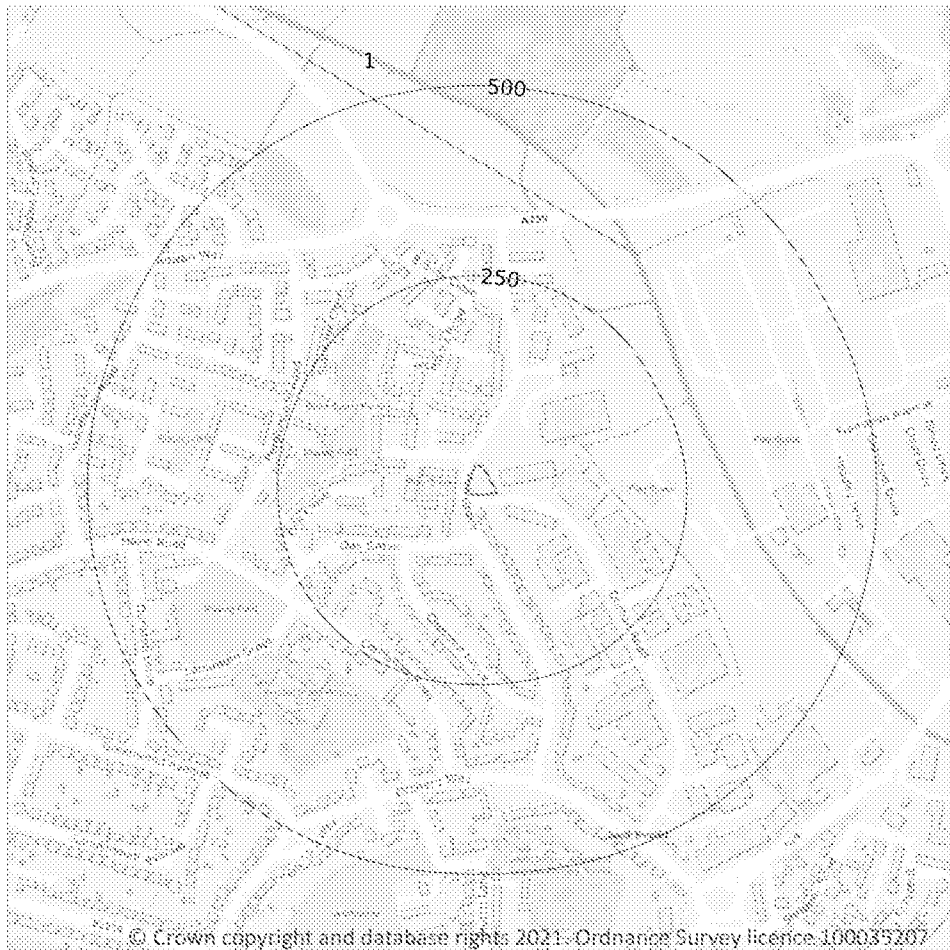
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- 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 44](#)

ID	Location	Details	
-	1620m N	Status: Active Licence No: 10/41/541004 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: AT SHRIPNEY FARM, BOGNOR REGIS Data Type: Point Name: Langmead Farms Ltd Easting: 492870 Northing: 102440	Annual Volume (m ³): 45,460 Max Daily Volume (m ³): 547.20 Original Application No: - Original Start Date: 18/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 16/04/2019 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	21
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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 44**

ID	Location	Details	
1	343m NE	Status: Historical Licence No: 10/41/541001 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: ALDINGBOURNE RIFE AT WHITEHOUSE FARM. Data Type: Line Name: The Donald Langmead Partnership Easting: 492920 Northing: 101610	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 07/12/1996 Version End Date: -
-	1126m E	Status: Active Licence No: 10/41/542102/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: BETWEEN POINTS C&D AT LIDSEY, BERSTED Data Type: Line Name: Ashmarden Limited Easting: 494931 Northing: 102749	Annual Volume (m ³): 24,548 Max Daily Volume (m ³): 909 Original Application No: - Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 13/12/2018 Version End Date: -

ID	Location	Details	
-	1410m NE	Status: Historical Licence No: 10/41/542102 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: BETWEEN POINTS C&D AT LIDSEY, BERSTED Data Type: Line Name: Ashmarden Ltd Easting: 494950 Northing: 102740	Annual Volume (m³): 19639 Max Daily Volume (m³): 909.2 Original Application No: - Original Start Date: 20/05/1966 Expiry Date: 31/03/2016 Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -
-	1776m NE	Status: Historical Licence No: SO/041/0024/008 Details: Dust Suppression Direct Source: Southern Region Surface Waters Point: LIDSEY RIFE AT BNRR VIADUCT PROJECT OFFICE Data Type: Point Name: Hochtief UK Construction Ltd Easting: 494873 Northing: 101942	Annual Volume (m³): 12000 Max Daily Volume (m³): 60 Original Application No: - Original Start Date: 12/06/2014 Expiry Date: 28/02/2015 Issue No: 1 Version Start Date: 12/06/2014 Version End Date: -
-	1776m NE	Status: Historical Licence No: SO/041/0024/009 Details: Dust Suppression Direct Source: Southern Region Surface Waters Point: LIDSEY RIFE AT BNRR VIADUCT PROJECT OFFICE Data Type: Point Name: Hochtief UK Construction Ltd Easting: 494873 Northing: 101942	Annual Volume (m³): 3900 Max Daily Volume (m³): 60 Original Application No: - Original Start Date: 12/06/2015 Expiry Date: 31/08/2015 Issue No: 1 Version Start Date: 12/06/2015 Version End Date: -
-	1844m SE	Status: Historical Licence No: 27/201 Details: Make-Up Or Top Up Water Direct Source: Southern Region Surface Waters Point: ALDINGBOURNE RIFE AT BUTLINS HOLIDAY VILLAGE, POINT 'A' Data Type: Point Name: Butlins Skyline Ltd Easting: 494560 Northing: 99410	Annual Volume (m³): 40000 Max Daily Volume (m³): 360 Original Application No: - Original Start Date: 23/12/2002 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 23/12/2002 Version End Date: -
-	1900m NW	Status: Historical Licence No: 10/41/541001 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Easting: 492430 Northing: 102539	Annual Volume (m³): 9092 Max Daily Volume (m³): 545.5 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 01/04/2016 Version End Date: 29/06/2016

ID	Location	Details	
-	1900m NW	Status: Active Licence No: 10/41/541001/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Easting: 492430 Northing: 102539	Annual Volume (m³): 9,092 Max Daily Volume (m³): 545.50 Original Application No: - Original Start Date: 30/06/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 16/04/2019 Version End Date: -
-	1900m NW	Status: Active Licence No: 27/186 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Farms Ltd Easting: 492430 Northing: 102539	Annual Volume (m³): 90,920 Max Daily Volume (m³): 1,440 Original Application No: - Original Start Date: 20/02/1996 Expiry Date: - Issue No: 104 Version Start Date: 16/04/2019 Version End Date: -
-	1900m NW	Status: Active Licence No: 10/41/541309/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Ashmarden Limited Easting: 492430 Northing: 102539	Annual Volume (m³): 12,274 Max Daily Volume (m³): 909 Original Application No: - Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 04/02/2020 Version End Date: -
-	1901m NW	Status: Historical Licence No: 10/41/541001 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Easting: 492430 Northing: 102540	Annual Volume (m³): 9092 Max Daily Volume (m³): 545.5 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -

ID	Location	Details	
-	1901m NW	Status: Historical Licence No: 10/41/541309 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Ashmarden Ltd Easting: 492430 Northing: 102540	Annual Volume (m³): 12274 Max Daily Volume (m³): 909.2 Original Application No: - Original Start Date: - Expiry Date: 31/03/2016 Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -
-	1901m NW	Status: Historical Licence No: 10/41/542102 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Ashmarden Ltd Easting: 492430 Northing: 102540	Annual Volume (m³): 19639 Max Daily Volume (m³): 909.2 Original Application No: - Original Start Date: 20/05/1966 Expiry Date: 31/02/2016 Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -
-	1901m NW	Status: Historical Licence No: 27/186 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Farms Ltd Easting: 492430 Northing: 102540	Annual Volume (m³): 90920 Max Daily Volume (m³): 1440 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 103 Version Start Date: 16/06/2009 Version End Date: -
-	1911m NW	Status: Historical Licence No: 10/41/541001 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Easting: 492428 Northing: 102551	Annual Volume (m³): 9092 Max Daily Volume (m³): 545.5 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -

ID	Location	Details	
-	1911m NW	Status: Historical Licence No: 10/41/541309/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Ashmarden Ltd Easting: 492428 Northing: 102551	Annual Volume (m³): 12274 Max Daily Volume (m³): 909.2 Original Application No: - Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -
-	1911m NW	Status: Historical Licence No: 27/186 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Farms Ltd Easting: 492428 Northing: 102551	Annual Volume (m³): 90920 Max Daily Volume (m³): 1440 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 103 Version Start Date: 16/06/2009 Version End Date: -
-	1911m NW	Status: Historical Licence No: 10/41/541001/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Easting: 492428 Northing: 102551	Annual Volume (m³): 9092 Max Daily Volume (m³): 545.5 Original Application No: - Original Start Date: 30/06/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 30/06/2016 Version End Date: -
-	1916m NW	Status: Historical Licence No: 10/41/541309/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Ashmarden Ltd Easting: 492420 Northing: 102552	Annual Volume (m³): 12274 Max Daily Volume (m³): 909.2 Original Application No: - Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -

ID	Location	Details	
-	1916m NW	Status: Historical Licence No: 27/186 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Farms Ltd Easting: 492420 Northing: 102552	Annual Volume (m³): 90920 Max Daily Volume (m³): 1440 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 103 Version Start Date: 16/06/2009 Version End Date: -
-	1916m NW	Status: Historical Licence No: 10/41/541001 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: LEFT BANK OF THE ALDINGBOURNE RIFE LOOKING DOWNSTREAM Data Type: Point Name: Langmead Easting: 492420 Northing: 102552	Annual Volume (m³): 9092 Max Daily Volume (m³): 545.5 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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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
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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.

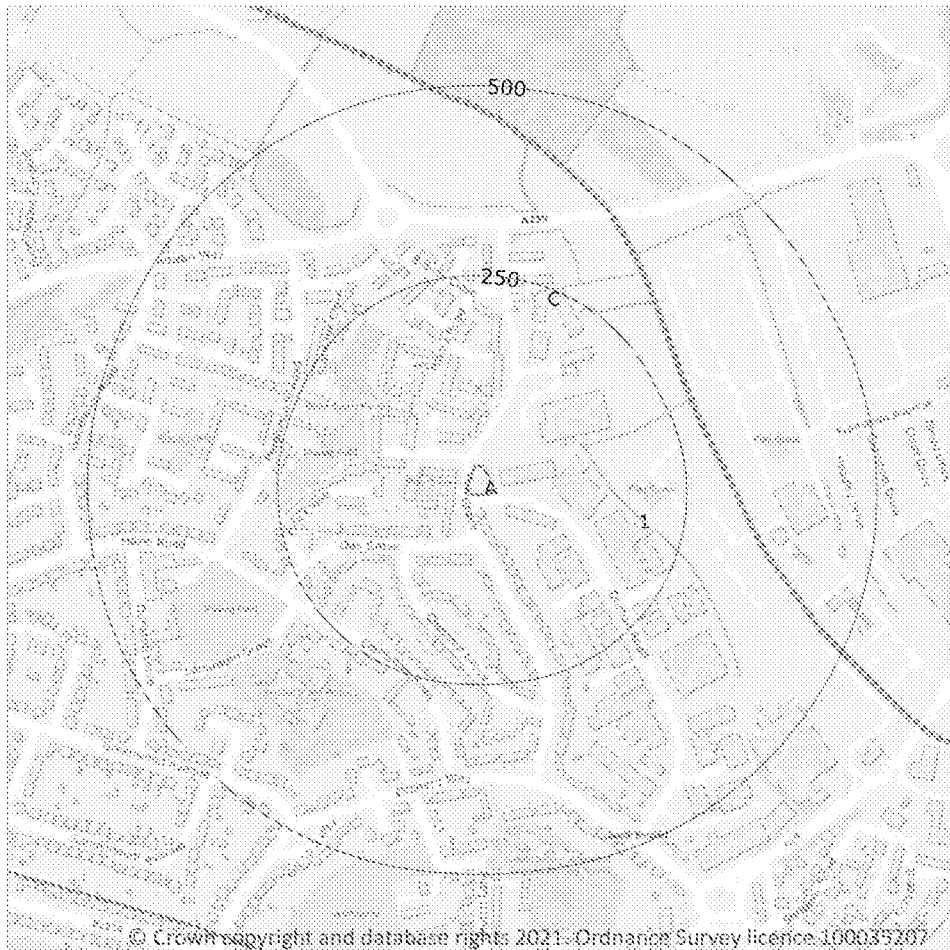
5.10 Source Protection Zones (confined aquifer)

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

3

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
1	131m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	202m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	241m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	2
----------------------------	----------

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

Features are displayed on the Hydrology map on **page 52**

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 52**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River WB catchment	Aldingbourne Rife	GB107041011980	Western Streams	Arun and Western Streams

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 52**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	283m NE	River	Aldingbourne Rife	GB107041011980	Moderate	Good	Moderate	2016

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 52**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Littlehampton Anticline West	GB40701G504900	Poor	Good	Poor	2015

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

7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- Environment Agency river and coastal flooding:
 - High
 - Medium
 - Low
 - Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m

1

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

Features are displayed on the River and coastal flooding map on [page 55](#)

Distance	RoFRaS flood risk
On site	Low
0 - 50m	Low

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



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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.

Features are displayed on the River and coastal flooding map on [page 55](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m
1

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.

Features are displayed on the River and coastal flooding map on [page 55](#)

Location	Type
On site	Zone 3 - (Fluvial Models)

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

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 59](#)

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

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambienta! 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

High

Highest risk within 50m

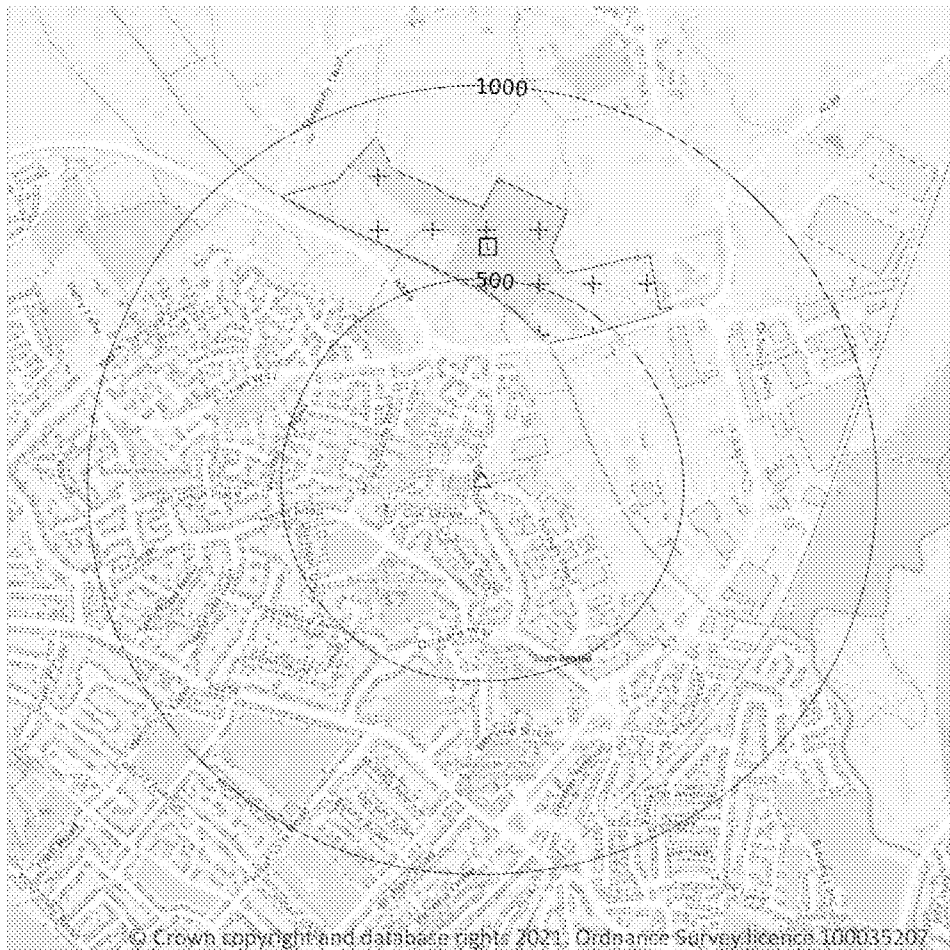
High

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

Features are displayed on the Groundwater flooding map on [page 61](#)

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Local Nature Reserves (LNR)

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

1

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 62**

ID	Location	Name	Data source
1	376m NE	The Brooks	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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.

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

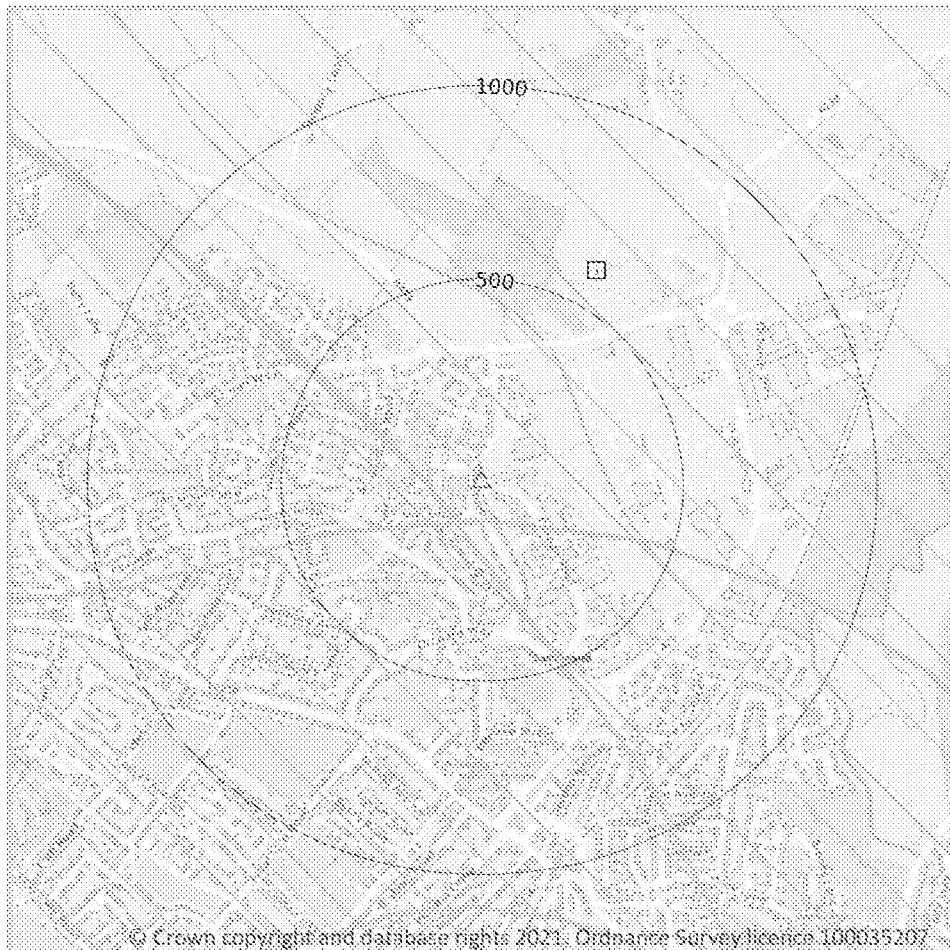
Records within 2000m	2
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Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Aldingbourne Rife NVZ	Surface Water	S517	Existing
649m NE	Aldingbourne Rife NVZ	Surface Water	S517	Existing

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

SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 67**

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

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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

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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

3

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 71](#)

ID	Location	Classification	Description
1	On site	Urban	-
2	On site	Grade 1	Excellent quality agricultural land. Land with no or very minor limitations to agricultural use. A very wide range of agricultural and horticultural crops can be grown and commonly includes top fruit, soft fruit, salad crops and winter harvested vegetables. Yields are high and less variable than on land of lower quality.

ID	Location	Classification	Description
3	160m NE	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
----------------------------	----------

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

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

12.3 Tree Felling Licences

Records within 250m	0
----------------------------	----------

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0
----------------------------	----------

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☒ Full coverage
 - ☒ Partial coverage
 - ☐ No coverage

14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 74](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SU905W

This data is sourced from the British Geological Survey.

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



- Site Outline
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 75](#)

ID	Location	LEX Code	Description	Rock description
1	305m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	367m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

3

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 76](#)

ID	Location	LEX Code	Description	Rock description
1	On site	RMD-CZ	Raised Marine Deposits - Silty Clay	Clay, Silty
2	On site	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
3	409m E	RTDU-XSZC	River Terrace Deposits (undifferentiated) - Sand, Silt And Clay	Sand, Silt And Clay

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

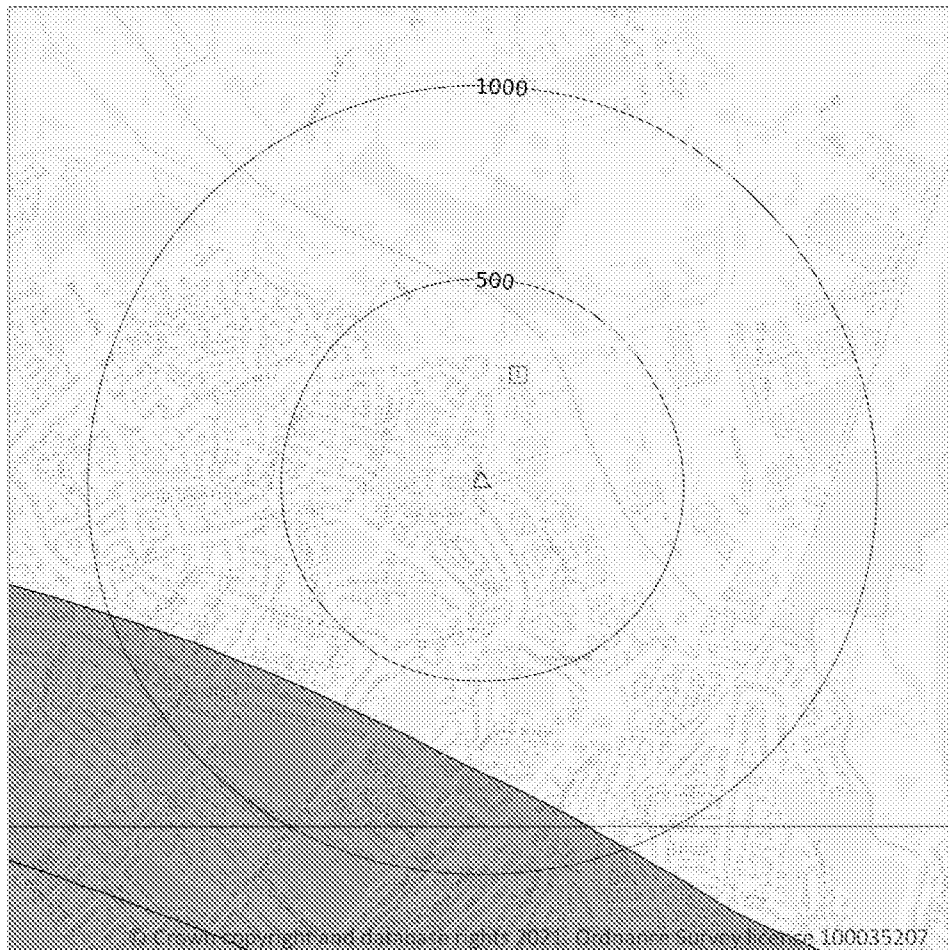
Records within 500m

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 78](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LPCK-CHLK	Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation And Portsdown Chalk Formation (undifferentiated) - Chalk	Campanian Age - Turonian Age

This data is sourced from the British Geological Survey.

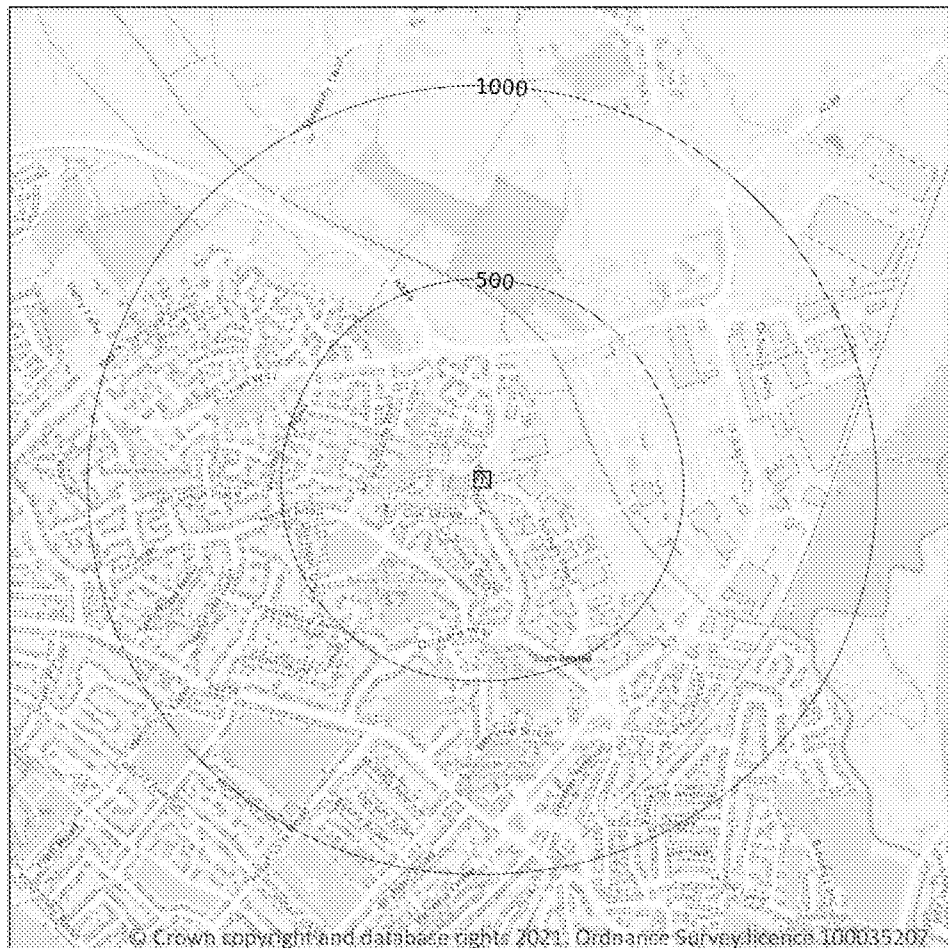
14.6 Bedrock faults and other linear features (10k)

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 80](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW317_332_chichester_and_

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

3

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 82](#)

ID	Location	LEX Code	Description	Rock description
1	On site	RMD-XCZSV	RAISED MARINE DEPOSITS	CLAY, SILT, SAND AND GRAVEL
2	On site	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY
3	429m E	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low
On site	Intergranular	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

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

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

This data is sourced from the British Geological Survey.

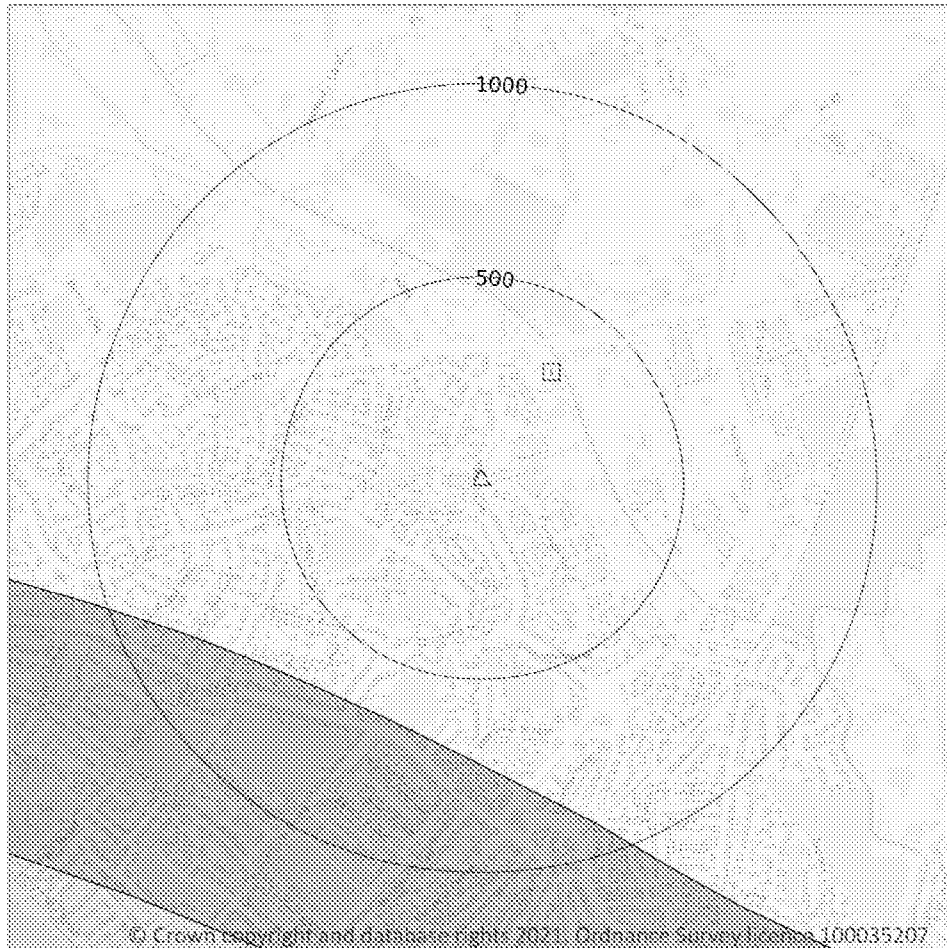
15.7 Landslip permeability (50k)

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

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (50k)
- Bedrock geology (50k)
- Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

1

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 84](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LPCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFOORD CHALK FORMATION, NEWHAVEN CHALK FORMATION, CULVER CHALK FORMATION AND PORTSDOWN CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
--------------------	---

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

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

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

This data is sourced from the British Geological Survey.

16 Boreholes

16.1 BGS Boreholes

Records within 250m

0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 87](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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

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17.2 Running sands

Records within 50m

2

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

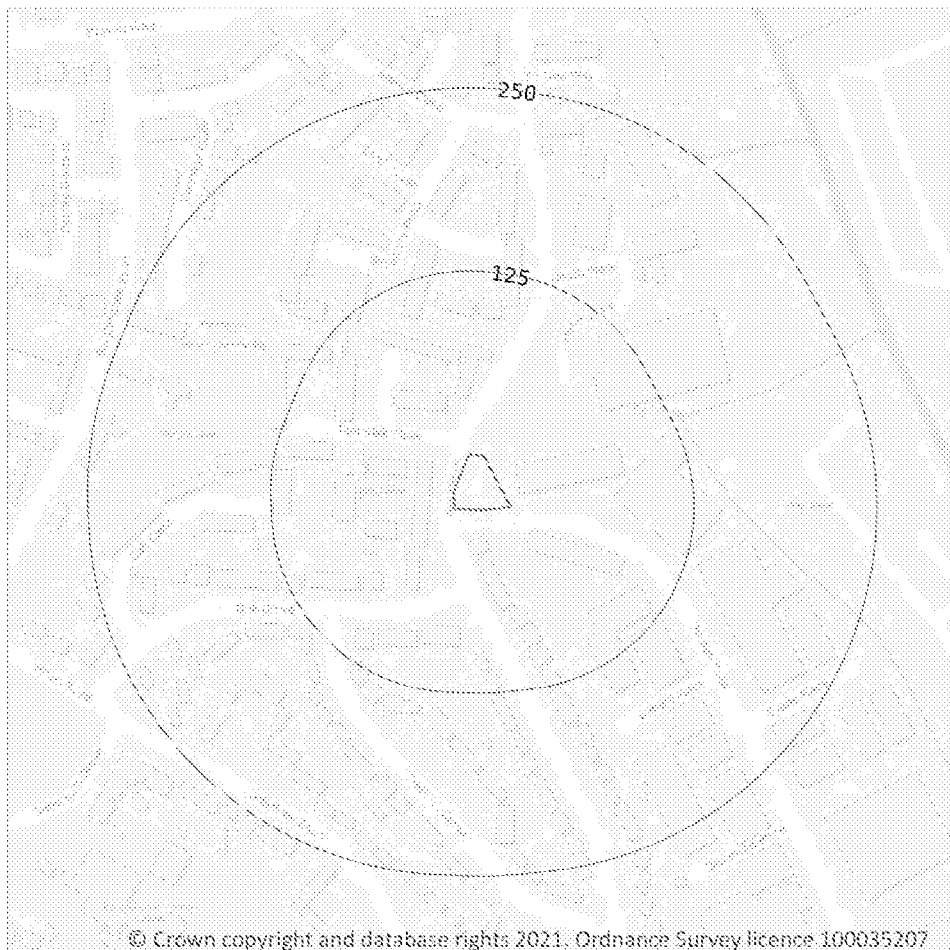
Features are displayed on the Natural ground subsidence - Running sands map on [page 88](#)

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

Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

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

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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 90](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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

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17.4 Collapsible deposits

Records within 50m

2

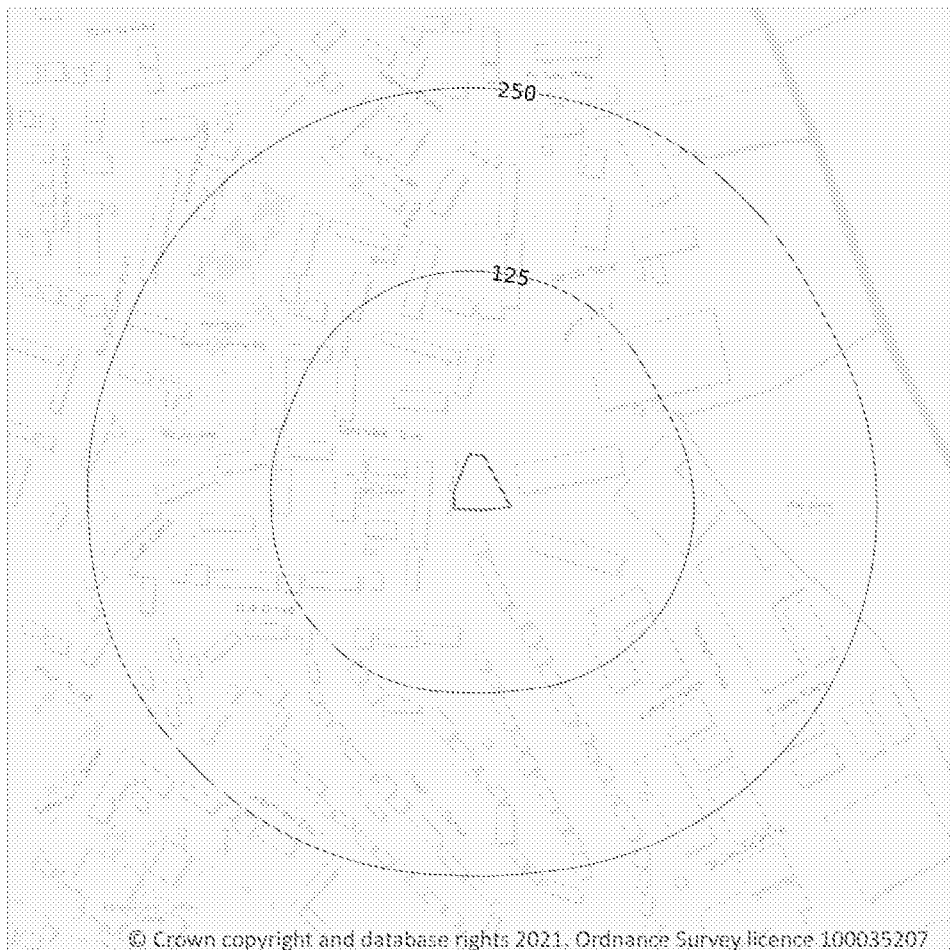
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 91](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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

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17.5 Landslides

Records within 50m

1

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

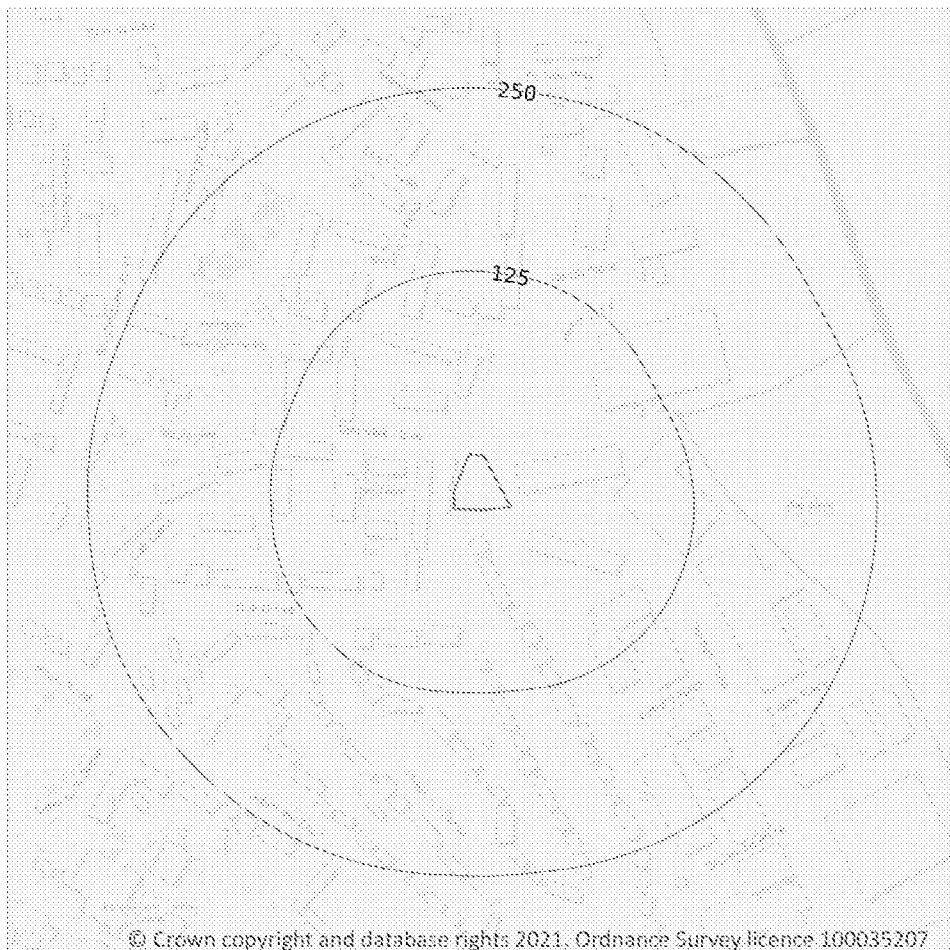
Features are displayed on the Natural ground subsidence - Landslides map on [page 92](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

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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 93](#)

Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities

18.1 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.

18.2 BritPits

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

0

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.

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 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**0**

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).

This data is sourced from the British Geological Survey.

18.7 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.

18.8 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.

18.9 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.

18.10 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.

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

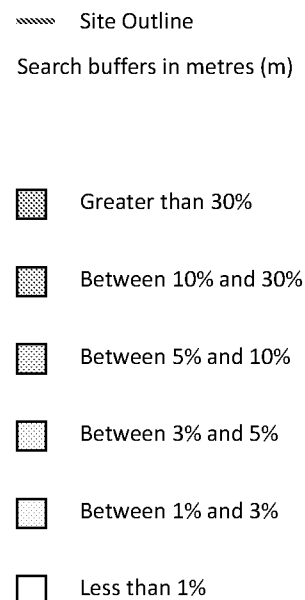
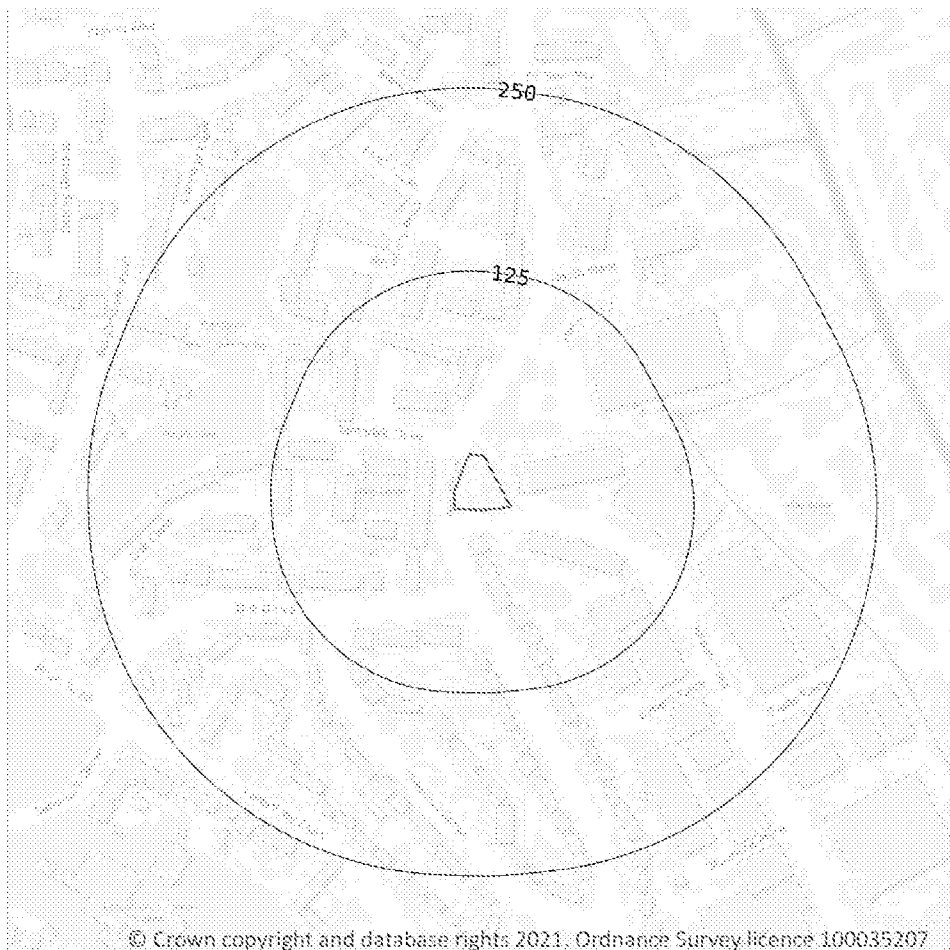
18.13 Clay mining

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 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on [page 98](#)

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

This data is sourced from the British Geological Survey and Public Health England.

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 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.

20.2 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.

20.3 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.

21 Railway infrastructure and projects

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m	0
---------------------	---

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0
---------------------	---

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 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.

21.6 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.

21.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 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.

21.9 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.

21.10 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>.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-lan-2020/>.

APPENDIX D

DUNELM CONDITIONS OF OFFER, NOTES ON LIMITATIONS & BASIS FOR CONTRACT



Dunelm Conditions of Offer, Notes on Limitations & Basis for Contract

These conditions accompany our tender and supercede any previous conditions issued. The firm will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of the firm. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from the firm. A charge may be levied against such approval, the same to be made at the discretion of the firm.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, soil gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

The firm cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. The firm are not responsible for the action negligent or otherwise of subcontractors or third parties.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.2.7 of BS 10175:2011 +A2:2017 in order to confirm the conceptual assumptions, and in accordance with BS5930:2015+A1:2020. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, the firm cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by the firm in the course of investigation is the property of the firm, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. The firm reserves the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, we will invoice on an interim basis (on completion of fieldwork, on completion of report and on completion of gas monitoring (if applicable)) and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork and additional costs maybe required if ground conditions dictate. We have not allowed for acquiring buried utility/services information and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning the firm, you understand and accept that you/your agent have a contractual relationship with the firm & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Dunelm are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete. Dunelm have not allowed for subsequent reinstatement as a result of settlement. Should artesian water be encountered the cost of dealing with this would be charged at dayworks plus supervision with any temporary works/materials at cost plus 20%. Should access to the site be restricted for reasons beyond our control such as soft or boggy ground then there may be the requirement for hiring in plant such as a tractor or tracked dumper, the cost of this would be charged at cost plus 20%. Should the site fall into a BDA Red Classification and further protection measures be required, this would be charged at cost plus 20%. The rates we have supplied for geotechnical laboratory testing are for sample recovered from BDA Green and Yellow classified sites. If the site is deemed to be Red we can supply uplifted testing rates on request. No price has been provided or requested for a return visit to remove pipework and covers. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming the firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.the, firm agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation and will apply 8% to the base rate for unreasonably late payments. We will also apply the right to claim any associated legal costs incurred with recovery of late payments. The firm is exempt from the CIS Scheme. The firm offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. The company are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by the firm, and we give notice that consequential loss as a direct or indirect result of the firms activities or omission of the same are excluded.

Where the works require a Coal Authority Permit (hereafter referred to as 'the Permit'), we will apply for the Permit in the name of the employer, who, upon accepting the quotation, is deemed to have accepted the Terms and Conditions in respect of the Permit.