

Phase I Desk Study

Site: Land north-east of Kingston Lane, East Preston, West Sussex BN16 1BY

Client: Seward Properties Limited

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EXECUTIVE SUMMARY	
PROPOSED DEVELOPMENT	At the time of reporting, August 2026, the proposed development was understood to comprise the construction of a number of residential properties with associated private gardens, soft landscaped areas and access roads/car parking.
GEOLOGY AND HYDROGEOLOGY	The site was underlain by the Undifferentiated River Terrace Deposits (Secondary A Aquifer) overlying the New Pit Chalk Formation (Principal Aquifer). It is common to encounter Aeolian Deposits at shallow depth in the area of the site. No areas of Made Ground or Reworked Ground were noted within a 250m radius. The site did not fall within a Groundwater Source Protection Zone. Groundwater was anticipated to be encountered at shallow depth within the soils of the Undifferentiated River Terrace Deposits. Some amounts of groundwater however may be present at shallower depths within Made ground or Topsoil. It was considered that groundwater was flowing in a southerly direction towards the coast 1.25m to the south.
RECOMMENDATIONS	On the basis of the Phase 1 Site Assessment and all information to date, no significant contamination risks were posed to the development. The potential for Topsoil re-use can be explored by further testing, as the site is considered greenfield and the proposed development is quite large.

1. INTRODUCTION

1.1. General

Ground and Water Limited were instructed by Seaward Properties Limited (the Client) on 19th July 2026 to conduct a Phase I Desk Study on the site at Land north-east of Kingston Lane, East Preston, West Sussex BN16 1BY (the Site). The scope of the investigation was detailed within the fee proposal QU-2440, dated 16th July 2026.

1.2. Aims of the Investigation

This Phase 1 Desk Study was undertaken to advise the client on risk factors pertaining to the site with special reference to former and present day potential contaminative uses and their impact on sensitive receptors, these being human health, controlled waters, buildings, building materials and services.

This Phase I Desk Study comprises a Tier 1 Preliminary Risk Assessment, under Land Contamination Risk Management (LCRM), with the intention of discharging planning condition 7 (K/46/23/PL).

1.3. Conditions and Limitations

This report has been prepared based on the terms, conditions and limitations outlined within Appendix A.

1.4. Technical Glossary

Generic technical terms and their description can be viewed within the glossary provided within Appendix B.

1.5. Relevant Reports

This report should be read in conjunction with the following reports:

- Ground and Water Limited Phase I Desk Study referenced GWPR4893/DS/**September 2022**.
- Ground and Water Limited Phase II Ground Investigation Report referenced GWPR4893/GIR/September 2022.

2. SITE SETTING

2.1. Site Location

The site comprised a ~2ha (20,000m²) rectangular-shaped plot of land, orientated in a west to east direction to the north-east of Kingston Lane. The site was located in East Preston, West Sussex. The national grid reference for the centre of the site was approximately 507833 102723. A site location plan is given within Figure 1.

2.2. Site Description

A Site Walkover was undertaken on 5th August 2026. A description of the site, as noted during the Site Walkover, is tabulated below. Photographs can be seen in Appendix C.

Site Description Sheet	
Use of site	At the time of the Site Walkover, 5 th August 2026, the site comprised an open undeveloped field.
Site topography	The site was flat and level.
Area topography	The area in which the site was located was flat and level.
Structures on-site	None
Structures off-site	Two storey residential properties were located to the immediate north and west. Stables and horse paddocks were located to the south and open farmland was to the east. A stream (Ferring Rife) was noted along the northern boundary of the site.
Use of surrounding ground	Residential to the north and west, farmland to the east and south. Due to the recent dry weather, the dried up Ferring Rife was noted along the northern boundary of the north-east corner of the site.
Boundary features	Northern Boundary: ~4-5m high hedge. Eastern Boundary: An open boundary to the field to the east. Southern Boundary: ~1m high wire and post fence Western Boundary: ~4-5m high hedge.
Site covering	The site was covered with the remnants of a recently harvested arable crop.
Contamination sources on-site	None noted.
Contamination sources off-site	None noted
Vegetation on-site	Crops were noted across the majority of the site. Hedges were noted along the northern and western site boundaries.
Vegetation off-site	Numerous trees and bushes were noted along the northern and western boundaries of the site and within the gardens of the properties to the north and west of the site.
Services	A rising main was known to cross the site in a north to south direction at a depth of ~1.00m bgl close to the western boundary.

2.3. Proposed Development

At the time of reporting, August 2026, the proposed development was understood to comprise the construction of a number of residential properties with associated private gardens, soft landscaped areas and access roads/car parking. The proposed development plan can be seen within Figure 2.

2.4. Geology

The British Geological Survey Solid and Drift Geology Map for the East Preston area (Brighton and Worthing Sheet No. 318/333) revealed that the site was underlain by superficial Undifferentiated River Terrace Deposits overlying the bedrock deposits of the New Pit Chalk Formation. It is common

to encounter Aeolian Deposits overlying the Undifferentiated River Terrace Deposits. No areas of Made Ground or Reworked Ground were noted within a 250m radius.

Superficial deposits (Drift) are the youngest geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock (Solid), which are the main mass forming the Earth. Bedrock is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Aeolian Deposits

Aeolian Deposits comprise a geologically recent deposit of brown structureless sandy clay of limited thickness that usually overlies Undifferentiated River Terrace Deposits in the area of the site. Its former name of Brickearth is derived from its former use in the manufacture of bricks.

Undifferentiated River Terrace Deposits

In the south, flanking the rivers draining into the Solent, these deposits consist of gravels and sandy gravels, commonly clayey in the higher terraces. In places, clayey and sandy silty and silty clay overlie the aggregate, perhaps an indication of the preservation of overbank or Aeolian deposits at the top of each fluvial cycle. In general the terrace deposits are up to 6m thick.

New Pit Chalk Formation

The New Pit Chalk Formation comprises medium-hard, massive bedded, pure white chalk with regularly spaced pairs or groups of marls, each up to 15cm thick. The formation is between 25 – 45m thick.

2.5. Hydrogeology and Hydrology

A study of the aquifer maps on the DEFRA website revealed the site was underlain by a **Secondary A Aquifer** comprising the superficial Undifferentiated River Terrace Deposits, underlain by a **Principal Aquifer** comprising bedrock deposits of the New Pit chalk Formation.

Examination of the Environment Agency records showed that the site **did not** fall within a Groundwater Source Protection Zone (SPZ) as classified in the Policy and Practice for the Protection of Groundwater.

The Ferring Rife was located flowing along the northern boundary in a westerly direction. The coast was located ~1.25km to the south of the site.

From analysis of hydrogeological and topographical maps the actual groundwater table was anticipated to be encountered at shallow depth within the soils of the Undifferentiated River Terrace Deposits. Some amounts of groundwater however may be present at shallower depths within Made ground or Topsoil. It was considered that groundwater was flowing in a southerly direction towards the coast 1.25km to the south.

Examination of the Environment Agency records showed that the site was located within a Flood Zone 1, i.e. an area with a very low probability of fluvial or coastal flooding.

The Groundsure Datasheets revealed the site was at a negligible risk of flooding from rivers and the sea. The datasheets also revealed the site was at a moderate to high risk of groundwater flooding and

was a small area close to the centre of the site was at risk of surface water flooding to a depth of 0.1 – 0.3m at a 1 in 1000 year return period.

2.6. BGS Borehole Records

A BGS borehole (507680 102840) located ~98m north-west of the site revealed sand and gravel to a depth of ~2.40m bgl overlying chalk to a depth of ~25m bgl. Groundwater was noted to be standing at ~2.70m bgl. Another BGS borehole (507580 102610) located ~179m south-west of the site revealed brickearth to a depth of 1.80m bgl over sand and gravel to a depth of ~4.20m bgl overlying chalk to a depth of ~25m bgl. Groundwater was noted to be standing at ~1.80m bgl.

2.7. Radon

BRE 211 (2015) Map 5 of the London, Sussex and west Kent area indicated that the site **was not** located within an area where mandatory protection measures against the ingress of radon were likely to be required.

A review of the freely available UK Health Security Agency radon database, UK Radon, indicated that the site was located within a 1km grid square, where the maximum radon potential of 1 – 3% was recorded. The neighbouring 1km grid square was noted to have a maximum radon potential of 3 – 5%. Basic radon protection measures are required in areas where more than 3% of houses are at or above the Action Level.

The site was in an area where a risk assessment was not required.

2.8. Available Unexploded Ordnance (UXO) Map Review

A review of the data available on www.zeticauxo.com/ revealed the site was located within a low-risk area associated with unexploded ordnance (UXO), as indicated by having <15 bombs dropped per 1000 acres. No known Luftwaffe Bombing Target sites were located in a close proximity of the site.

2.9. Historical Landfill Tool Review

A review of the data available on www.groundsure.io/ revealed no areas of Historical Landfilling in a close proximity of the site.

3. HISTORICAL REVIEW

3.1. Historical Map Review

The object of this search was to report on the history of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day and downloaded from Groundsure. In the following sections dealing with individual maps, only features considered to have a potential contaminative impact on the site and usually within a notional 250 metre radius of the site boundaries are discussed. Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. The north point and approximate extent of the site are indicated on each figure. The historical maps referred to are given within Appendix D. The implications of the map search are discussed later within this report.

Environmental Significance of Data from Historical Maps		
Date	Site	Environs
1867 – 1911	The site comprised an open undeveloped land/fields with a drain along the southern boundary.	The site was in a rural location with open undeveloped fields on all sides of the site. A pond was located ~190m to the east. An east to west tit rendering railway line was noted ~220m to the north.
1931 – 1932	No significant change recorded.	Residential properties had been constructed to the immediate north-west and south-west of the site. A nursery was shown ~100m to the west and also ~230m to the north.
1943	No significant change recorded.	Further residential properties had been constructed to the north, west and south-west of the site. The nursery shown ~100m to the west had been expanded and a new nursery was located ~100m to the north. A Fire Station was noted ~150m to the north-west of the site.
1957 – 1959	No significant change recorded.	Residential development had taken place to the immediate north of the site. The nursery ~100m to the north was no longer shown and the nursery ~100m to the west had been redeveloped with residential properties.
1966 – 1968	No significant change recorded.	The area of the former nursery ~100m to the north had been redeveloped with residential properties.
1976 - 1978	No significant change recorded.	Electricity sub-stations were shown ~125m to the north-west and ~130m to the south-west.
1994 - 2022	No significant change recorded.	No significant change recorded.

3.2. Historical Aerial Photography Review

The object of this search was to report on the history of the site and its immediate environs from available Aerial Photography dating from the late-20th Century to the present day and downloaded from Google Earth and Groundsure. Any distances quoted for features remote from the site have been scaled from the photography and are only approximate. At the time of the earliest aerial photography, the site was an open undeveloped field bushes/trees along the western and northern boundaries. Open farmland was noted to the east and south with residential properties to the north and west. Detached residential properties were noted to the south. The 2010, 2012, 2018 and 2021 photography revealed no change to the site or its immediate environs.

4. ENVIRONMENTAL AND GEOLOGICAL INSIGHT

4.1. Groundsure Datasheets

Groundsure Environmental and Geological Datasheets were obtained for the site. Unless the data indicates a significant risk, only information within a 250m buffer zone has been included. The GroundSure Datasheets are also presented in Appendix E and a summary is given below and overleaf(s).

Environmental Insight	
Source	Nearest Distance from Site/Dated/Type
Past Land Use	
Historical industrial land uses	8x off-site records within a 250m radius: 4x records for a nursery 91m west, 98m west, 188m north and 218m north (1932 – 1957); 2x fire station 106m and 152m north-west (1943 – 1974); 1x unspecified commercial/industrial 126m west (1943); 1x cuttings 208m north (1876).
Historical Tank Database	1x off-site record within a 250m radius: 1x record of a tank 231m west (1943).
Historical Energy Features Database	2x off-side records within a 250m radius: 2x records of electricity sub-stations 118m north-west and 126m west (1976 – 1994).
Waste and Landfill	
Licensed waste sites	2x records within a 250m radius: 2x Site Name: Queen Alexandra Road Incinerator, Size: 25000 tones, Environmental Permitting Regulations (Waste) License 24m north-east.
Waste exemptions	X14 off-site records within a 250m radius: 2x storing waste exemption; not on a farm 58m and 148m south; 1x using waste exemption; both agricultural and non-agricultural waste 122m east; Tx disposing of waste exemption; agricultural waste only 160m south-east. 2x disposing of waste exemption; on a farm 178m south-east; 8x using waste exemption; not on a farm 178m south-east.
Current Industrial Land Use	
Recent Industrial Land Uses	6x off-site records within a 250m radius. 2x electricity sub-station 121m north-west and 136m south-west; 1x electrical engineers 150m north-west; 1x fire station 167m north-west; 1x pumping station 168m south-west; 1x pylon 190m north.
Pollution Incidents (EA/NRW)	1x off-site record within a 250m radius. 1x inert materials and waste: minor to no impact 04/04/2003 236m south
Hydrogeology	
Superficial Aquifer	1 record on-site: 1x Secondary A Aquifer.
Bedrock Aquifer	1 record on-site: 1x Principal Aquifer.
Groundwater Vulnerability	1 record on-site: 1x Secondary superficial aquifer – medium vulnerability, leaching class: intermediate.
Groundwater Vulnerability – Soluble Rock Risk	14% of grid square covered by maximum risk. Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.
Hydrology	
Water Network (OS MAsTerMap)	15x off-site records within a 250m radius.

	13x drain. A manmade watercourse for the removal of excess water from an area: 1m north (x2), 4m north (x3), 36m east, 118m north, 154m south, 172m south (x2), 209m south, 213m east and 228m east. 1x lake, loch or reservoir 181m east. 13x inland river not influenced by normal tidal action: 206m north.
Surface Water Features	11x off-site records within a 250m radius. No details given
WFD Surface Water Body Catchments	1 record within a 250m radius: 1x River WB catchment on-site: Ferring Rife – Lower Arun Catchment Area.
WFD Groundwater Bodies	1 record within a 250m radius: 1x Littlehampton anticline East on-site.

Geological Insight	
Source	Nearest Distance from Site/ Type
Superficial Geology (1:10,000 Scale)	1x on-site record: 1x Undifferentiated River Terrace Deposits - sand silt and clay.
Bedrock Geology (1:10,000 Scale)	1 record on-site: 1x New Pit Chalk Formation - chalk
Bedrock Faults and Other Linear Features (1:10,000 Scale)	1 record within a 250m radius: 1x Axial plane trace of major anticline 39m south.
Superficial Geology and Permeability (1:50,000 scale)	1 on-site record: 1x Undifferentiated River Terrace Deposits. Flow Type: Intergranular, Maximum Permeability: High, Minimum Permeability: Low.
Bedrock Geology and Permeability (1:50,000 scale)	1 record on-site: 1x New Pit Chalk Formation. Flow Type – Fracture, Maximum Permeability – Very High, Minimum Permeability – Very High.
Bedrock faults and other linear features (60k)	1 on-site record: 1x Axial Plane trace of major anticline.
Boreholes	
BGS recorded boreholes	2 records within a 250m radius: 89m north-west (30.48m depth), 178south-west (30.48 depth).
Natural Hazard Findings	
Shrink-Swell Clay	Low hazard on-site.
Running Sands	Low hazard on-site.
Compressible Deposits	Negligible hazard on-site.
Collapsible Deposits	Low hazard on-site.
Landslides	Very Low hazard on-site.
Ground Dissolution of Soluble Rocks	Negligible to Very Low hazard on-site.
Mining, Ground Working and Natural Cavities	
Records of Surface Ground Workings	8x off-site records within a 250m radius: 7x Pond 178 – 183m east (1876 – 1974); 1x cuttings 208m north (1876).
Records of Non-coal Mining	1 on-site record: On-site sporadic underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
Radon	
Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what	The property is not in a Radon Affected Area, as between 1 – 3% of properties are above the Action Level.

percentage of homes are above the Action Level?	
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.
Estimated Background Soil Chemistry	
Records of BGS estimated background soil chemistry	1 on-site record: Arsenic: 15mg/kg Bioaccessible Lead 100mg/kg (60mg/kg bioaccessible) Cadmium: 1.8mg/kg Chromium: 60 – 90mg/kg Nickel: 15 – 30mg/kg

5. ONLINE REVIEW AND HISTORICAL INVESTIGATIONS

5.1. Online Council Planning Database

A review of the Arun District Council Planning Database revealed that fifteen planning applications had been filed for the site. Those pertinent to the site development area are tabulated below.

Planning Applications for the site		
Application No./Date	Proposed	Decision
K/46/23/PL 27/09/2025	Erection of 47 No residential dwellings (including affordable homes) (resubmission following K/56/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.	Conditional Permission
K/17/12/AOO 02/09/2025	Application to agree details submitted under Schedule 2 Clause 2.8 (Affordable Housing) of the Section 106 dated 04-07-24 linked to K/46/23/PL - In the event that the second officer to a Registered Provider is not accepted within the second offer period, the owner may, following written evidence of their reasonable endeavours to secure an Affordable Registered Provider, pay the affordable housing commuted sum in lieu of provision on site.	Approve
K/11/25/DOV 05/06/2025	Application to enter into a Deed of Variation to modify Paragraph 2.8(a), Part 1, Schedule 2 of the Section 106 dated 4th July 2024 (linked to K/46/23/PL) in relation to the affordable housing provision.	Withdrawn
K/6/23/AOO 19/03/2025	Application to agree details submitted under Schedule 2 Clause 2.8 (Affordable Housing) of the Section 106 dated 04-07-24 linked to K/46/23/PL - In the event that the second officer to a Registered Provider is not accepted within the second offer period, the owner may, following written evidence of their reasonable endeavours to secure an Affordable Registered Provider, pay the affordable housing commuted sum in lieu of provision on site.	Refused
K/46/23/PL 01/11/2023	Erection of 47 No residential dwellings (including affordable homes) (resubmission following K/56/22/PL). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.	App Cond with S106
K/56/22/PL 12/12/2022	Erection of 48 No residential dwellings (including affordable homes). This application is a Departure from the Development Plan and is in CIL Zone 5 and is CIL Liable as new dwellings.	Refused
K/4/74	Outline application for residential development	Withdrawn
K/22/73 03/12/1973	Outline application for residential development	Refused
K/22/70 21/08/1970	Outline application for residential development by way of 24 detached units	Refused
K/37/65 17/12/1965	Outline application for 12 single storey houses 7 two storey houses 6 flats on three stories & 25 garages	Refused
K/3/64 29/04/1964	Outline application for residential development	Refused
K/18/62 22/06/1960	Outline application for the erection of dwellinghouse and roads	Refused
K/31/61 19/09/1961	Layout of roads and plots	Refused
K/36/60 13/09/1960	Layout of roads and plots	Refused
K/22/59 13/10/1959	Layout of roads & plots	Refused

Application K/46/23/PL indicated that planning permission has been granted subject to specific conditions. The environmental conditions that apply and taken from the decision notice are summarised such that:

“Condition 7.

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

- 1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; potentially unacceptable risks arising from contamination at the site.*
- 2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.*
- 3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.*
- 4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.*

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority

5. The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031”

5.2. Internet Search

An internet search did not identify any other information pertinent to this report.

5.3. Summary of Previous Reports

Ground and Water Limited Phase I Desk Study referenced GWPR4893/DS/September 2022.

A review of all information sources, including internet resources, datasheets and historical maps was undertaken in September 2022, for a superseded residential development across the site.

No significant contamination risks were identified following the review; however, it was recommended that a site investigation was undertaken to confirm that there was no generic contamination across the site.

It was also recommended that the site investigation scoped in geotechnical assessments for foundation design, sub-surface concrete classification and infiltration rates.

A conceptual chalk dissolution and mining risk assessment was undertaken, which did not note a significant risk; however, the risk assessment should be updated following the recommended site investigation.

Ground and Water Limited Phase II Ground Investigation Report referenced GWPR4893/GIR/September 2022.

Site works were undertaken between 15th and 31st August 2022 and comprised the drilling of 8No. Windowless Sampler Boreholes (WS1 – WS8) to depths of between 4.00 – 5.00m bgl with Standard Penetration Tests at 1.00m intervals. Collapse of WS8 prevented progress of the borehole below 4.00m bgl. 3No. Cable Percussion Boreholes (BH1 – BH3) were drilled to depths of between 15.00 – 17.80m bgl with Standard Penetration Tests at 1.00m intervals to a depth of 5.00m bgl and at 1.50m intervals thereafter. The density of the chalk prevented further progress of BH1 and BH3 below a depth of 17.50m bgl and 17.80m bgl respectively. Falling head tests were undertaken within the New Pit Chalk formation at a depth of 10m bgl in the boreholes.

9No. trial pits were machine excavated across the site to depths of between 0.80m – 3.50m bgl. TP1-TP4 were excavated to find the location of a cast iron rising main at the western end of the site. Infiltration tests in accordance with BRE365 were undertaken in TP5 – TP7 and TP9. In addition, 5No in-situ DCP tests were also undertaken at locations across the site.

During the site investigation, Topsoil was encountered to between 0.20 – 0.40m bgl, overlying very silty clay and clayey fine sand of the Aeolian Deposits to a depth of between 1.20 – 4.70m bgl. Underlying these, soils of the Undifferentiated River Terrace Deposits comprising very sandy gravelly clay and clayey sand were encountered to a depth of between 2.90 – 5.90m bgl overlying the New Pit Formation to a maximum depth of 17.80m bgl. Groundwater was encountered at depths of between 2.40 – 4.30m bgl in the boreholes and TP5. Groundwater was not encountered in the remaining trial pits.

The report recommended that based on the results of the intrusive works, chemical analyses and risk assessments undertaken, no remediation is required. The potential for Topsoil re-use can be explored by further testing, as the site is considered greenfield and the proposed development is quite large.

An Asbestos Management Strategy should be put in place so that any potentially asbestos containing materials are identified and removed from site in a suitable manner to prevent cross-contamination.

The intrusive investigation revealed no Made Ground and a maximum thickness of Topsoil of 0.40m overlying soils of the Aeolian Deposits and the Undifferentiated River Terrace Deposits comprising cohesive and granular soils and chalk at depth. Limited degradable material has been identified. Based on the soil derived method outlined and the maximum TOC concentration encountered, the soils from

site would warrant classification as Characteristic Situation CS1. It should be noted that this only represented an assessment from an on-site source

6. PRELIMINARY RISK ASSESSMENT

6.1. Contaminant Source-Pathway-Receptor Model

In the UK, the assessment of risk from contamination follows the source-pathway-receptor (SPR) approach. For a risk to be present there must be a source of contamination, a receptor or receptors, and a pathway for contaminants to migrate or be absorbed. If one of these three elements are absent, it is considered that there is no risk of harm. If, however, there is a linkage between any given source and any given receptor, then a risk-based approach is used to assess the significance or impact of the pollutant linkage.

This Phase 1 Desk Study has been used to identify potential on-site and off-site sources of contamination, which are summarised in this section of the report. Additional potential sources of contamination identified within the Desk Study have been discounted based on the absence of a realistic SPR linkage (i.e. the distance from the site or the nature or age of any potential contamination sources).

In line with the requirements of BS 21365:2020, *Soil Quality – Conceptual site models for potentially contaminated sites*, the Conceptual Site Model (CSM) can be described in text, tabulated or presented as a figure. A tabulated CSM is provided in Section 6.6 of this report, where each component is discussed in the following sections.

6.2. Potential On-site Sources of Contaminants

This Desk Study revealed that at the time of the earliest historical mapping (1876) the site comprised an open undeveloped land/fields with a drain (the Ferring Rife) flowing along the northern boundary. The site remained unchanged to present day.

The Phase 1 Desk Study revealed no potential on-site sources of contamination/recommended topics which require further consideration:

- The site has been used as a farmers field. Contaminants of concern associated with use as a farmers field mainly include herbicides, pesticides and fertilizers; **however, given its small scale use for crops for human consumption, this was not considered to pose a significant risk. This risk did not require further consideration.**
- Conceptually, it cannot be fully discounted that the following determinands are not present from the farming practices: metals, Petroleum Hydrocarbons (TPHs), Polycyclic aromatic hydrocarbons (PAHs), asbestos, sulphates, MTBE and BTEX compounds; **however, the results of the previous site investigation across the site investigated this risk and did not identify a significant risk, and it was classified as low risk. This risk did not require further consideration.**
- Putrescible material may be on-site, due to the farming practices across the site, which in turn could create ground-gases. These include carbon dioxide, methane, hydrogen sulphide and carbon monoxide; **however, the results of the previous site investigation across the site investigated this risk and did not identify a significant risk, and it was classified as low risk. This risk did not require further consideration.**

- Soils across the site have the potential to cause aggressive ground conditions. It is determined aggressive ground conditions pose a risk to on-site foundations and services. Therefore, any Made Ground encountered on-site should be tested for sulphates, pH, PAHs, TPHs, phenols and BTEX compounds within a ground investigation, to determine the risk of aggressive ground; **however, the results of the previous site investigation across the site investigated this risk and stated that the required concrete classification was DS-1/AC-1. This risk did not require further consideration.**

6.3. Potential Off-site Sources of Contaminants

The Phase 1 Desk Study revealed the following potential off-site sources of contamination:

- The Groundsure datasheets and historical mapping recorded several nurseries within a 250m radius to the north and west of the site. Sporadic use of pesticides and herbicides may have occurred within the nurseries; **however, given that site levels do not appear to have been raised during that time, the likelihood of fill having been imported to the site was considered to be negligible and these potential sources were dismissed.**
- The Groundsure datasheets and historical mapping recorded a Fire Station ~150m to the north-west of the site. Fire stations have the limited potential to pose a risk to their environs; however, their land has the potential to store fuels and water and/or foam for fighting fires. Historically, Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS) was added to water due to its water and heat resistant nature. It is becoming widespread within the environment due to its persistent nature. Contaminants of concern could include; TPHs, PAHs, PFOA and PFAS. **However, given the distance from the site, the risk to the site was negligible and this potential source could be discounted.**
- Electricity sub-stations were located 121m north-west and 136m south-west of the site. PCB oils and other cable/transformer oils, together with a series of waxes are commonly used in mainly high voltage applications. PCBs are generally toxic; however, newer forms of non-toxic oils and waxes have replaced the use of PCBs. **All cable oils are extremely viscous and adhere strongly to soil particles and do not tend to migrate far from the point of leakage or spillage. Therefore the potential risk of encountering PCBs on the site was negligible and these potential sources could be discounted.**
- An unspecified tank was noted 231m west of the site. **Given that any spills or leaks would be localised around the tank only and therefore unlikely to affect the site, this potential source of contamination was dismissed.**
- The datasheets identified 8No records for surface ground workings. Seven of these related to a pond located 178 – 183m east of the site and the remainder was for a railway cutting 208m to the north. **The pond and the railway cuttings are still in existence and therefore any infilling is likely to be negligible and these potential sources of contamination could be dismissed.**

6.4. Potential Receptors

At the time of reporting, August 2026, the proposed development was understood to comprise the construction of a number of residential properties with associated private gardens, soft landscaped areas and access roads/car parking. The proposed development plan can be seen within Figure 2.

Based on the proposed development, the potential receptors are presented below and comprise:

Human Health

- End users of the site (Residents/Future site visitors);
- Construction workers during redevelopment;
- Site operatives during maintenance works; and
- Neighbours and members of the public.

Flora and Fauna

- Vegetation within soft landscaped areas.

Building Materials and Services

- Buildings;
- Buried concrete;
- Confined spaces; and
- Underground services (Water Pipes).

Controlled Waters

- Secondary A Aquifer (Undifferentiated River Terrace Deposits);
- Principal Aquifer (New Pit Chalk Formation); and
- Ferry Rife on the northern boundary.

6.5. Contaminant Absorption Pathways

The potential pathways for contaminant absorption between the identified sources and the identified receptors are as follows:

Human Health:

- Direct ingestion of soil and soil derived dust;
- Dermal contact of soil and soil derived dust;
- Inhalation of dust (indoors and outdoors) with elevated concentration of determinands;
- Ingestion of home-grown produce, and soil attached;
- Direct ingestion of groundwater;
- Inhalation of volatile vapour (indoors and outdoors);
- Inhalation of ground gases.; and
- Explosion.

Flora and Fauna

- Direct uptake of groundwater; and
- Direct uptake of contaminants in the soil.

Building Materials and Services

- Direct contact;
- Explosion.

Controlled Waters

- Vertical and lateral migration in permeable strata horizons;
- Via anthropogenic pathways (infilled ground and service runs);
- Surface water runoff.

6.6. Tabulated Conceptual Site Model

The tabulated Conceptual Site Model developed as part of this Desk Study is outlined overleaf. For ease of reference and understanding, the risks have been classified within this risk assessment against four possible levels/categories, summarised in the table below.

Risk Categories used in the Tabulated CSM	
Negligible	Regarding this potential SPR linkage, the site is considered suitable for the proposed end-use and there is no plausible risk. Therefore, there is no need to further assess this potential source of contamination.
Low Risk	Regarding this potential SPR linkage, the site is considered suitable for the proposed end-use and there is not considered to be an unacceptable risk to receptors. However, it is considered that further investigation to confirm this is recommended.
Moderate Risk	Regarding this potential SPR linkage, the site may not be suitable for the proposed end-use in its current condition and there may be an unacceptable risk to receptors. Further investigation is required to confirm this.
High Risk	Regarding this potential SPR linkage, the site is probably or certainly not suitable for proposed end-use and there is likely to be an unacceptable risk to receptors. Contaminants probably or certainly present and urgent action required in the short term.

Tabulated Conceptual Site Model – Pollutant Linkage Summary			(On-Site Sources)
Potential Sources	Potential Absorption Pathways	Potential Receptors	Risk Classification
Farmland on-site • Pesticides • Herbicides • Fertilizers	• Direct ingestion of soil and soil derived dust • Dermal contact of soil and soil derived dust • Inhalation of dust (indoors and outdoors) with elevated concentration of determinands • Ingestion of home-grown produce, and soils attached • Direct ingestion of groundwater • Inhalation of volatile vapour (indoors and outdoors)	Human Health • End Users (Residents/Future site visitors) • Construction workers during development • Site operatives during maintenance works • Neighbours and public	Low
	• Direct uptake of groundwater • Direct uptake of determinands in the soil	Flora and Fauna • Vegetation within soft landscaped areas	Low
	• Anthropogenic (man-made) pathways • Vertical and lateral migration in permeable strata • Surface water runoff	Controlled Waters • Secondary A Aquifer (Undifferentiated River Terrace Deposits) and Principal Aquifer (New Pit Chalk Formation) • Ferring Rife along the northern boundary.	Low
No potential sources for contamination identified, other than farming practices. • Metals and Semi-Metals, • Asbestos and ACMs, • PAHs, • TPHs, • MTBE and BTEX compounds, • Sulphates, • Phenol, • Cyanide, and • Harmful pH. No elevated levels of determinands noted during the previous site investigation on-site.	• Direct ingestion of soil and soil derived dust • Dermal contact of soil and soil derived dust • Inhalation of dust (indoors and outdoors) with elevated concentration of determinands • Ingestion of home-grown produce, and soils attached • Direct ingestion of groundwater • Inhalation of volatile vapour (indoors and outdoors)	Human Health • End Users (Residents/Future site visitors) • Construction workers during development • Site operatives during maintenance works • Neighbours and public	Low
	• Direct uptake of groundwater • Direct uptake of determinands in the soil	Flora and Fauna • Vegetation within soft landscaped areas	Low
	• Anthropogenic (man-made) pathways • Vertical and lateral migration in permeable strata • Surface water runoff	Controlled Waters • Secondary A Aquifer (Undifferentiated River Terrace Deposits) and Principal Aquifer (New Pit Chalk Formation) • Ferring Rife along the northern boundary.	Low
Aggressive ground conditions with Made Ground and natural ground, including groundwater:	• Direct contact with aggressive ground conditions	Building Materials and Services • Buried Concrete • Underground services (water pipes)	Low

Tabulated Conceptual Site Model – Pollutant Linkage Summary			(On-Site Sources)
Potential Sources	Potential Absorption Pathways	Potential Receptors	Risk Classification
- Sulphates, - PAH/TPH. The required concrete class is DS-1/AC-1.			
Ground gases generated by Made Ground if encountered: - Methane, - Carbon Dioxide, - Hydrogen Sulphide, and - Carbon Monoxide.	- Migration through anthropogenic & natural pathways - Inhalation of Asphyxiating gases - Explosion (methane only)	Human Health - End Users (Residents/Future site visitors) - Construction workers during development (especially in confined spaces) - Site operatives during maintenance works in confined spaces - Neighbours and public	Low
The previous site investigation classified the site as CS1 (i.e. low risk).	- Migration through anthropogenic & natural pathways - Explosion (methane only)	Building Materials and Services - Buildings - Confined spaces - Underground services	Low

7. RECOMMENDATIONS AND PHASE II OBJECTIVES

7.1. Soils

On the basis of the Phase 1 Site Assessment and all information to date, no significant contamination risks were posed to the development.

The previous site investigation investigated the risk posed from generic contaminants: metals, Petroleum Hydrocarbons (TPHs), Polycyclic aromatic hydrocarbons (PAHs), asbestos, sulphates, MTBE and BTEX compounds. Based on the results of the intrusive works, chemical analyses and risk assessments undertaken, no significant risk was identified.

The potential for Topsoil re-use can be explored by further testing, as the site is considered greenfield and the proposed development is quite large.

7.2. Asbestos

An asbestos management strategy should be implemented to ensure that any asbestos uncovered during the investigation does not pose a risk to members of the public that use the site.

7.3. Sub-Surface Concrete

Sub-surface concrete may be damaged due to being in contact with aggressive ground conditions. **This risk to sub-surface concrete was undertaken in the previous site investigation, where the required concrete class was confirmed to be DS-1/AC-1. No further assessment is required.**

7.4. Services

The risk to underground services was undertaken in the previous site investigation. **The Water Supply pipe risk assessment indicated that the use of PE pipes is appropriate at the site and no further measures are required. No further assessment is required.**

7.5. Controlled Waters

The risk to controlled water receptors was undertaken in the previous site investigation, **where no significant risk was identified. No further assessment is required.**

7.6. Ground-gas and Vapours

The risk of ground-gases and vapours was assessed in the previous site investigation. **Based on risk assessment undertaken, the site warrants classification as Characteristic Situation CS1, where no precautions to prevent the ingress of ground-gas are needed. With regards to the risk from vapours, BTEX-MTBE analysis did not show elevated levels that may indicate further testing may be needed. No further assessment is required.**

7.7. Geotechnical Review

The BGS have identified the following natural hazards on-site and within a 50m buffer.

Natural Hazards	
Shrink-Swell Clay	Low hazard on-site.
Running Sands	Low hazard on-site.
Compressible Deposits	Negligible hazard on-site.
Collapsible Deposits	Low hazard on-site.

Natural Hazards	
Landslides	Very Low hazard on-site.
Ground Dissolution of Soluble Rocks	Negligible to Very Low hazard on-site.

The previous site investigation was considered sufficiently scoped and undertaken to assess all geotechnical topics. Please refer to the previous Phase 2 Site Investigation Report (reference: GWPR4893/SIR/September 2022) for geotechnical recommendations. Topics include foundation design, chalk risk assessment, surface water disposal, roads and hardstanding design and geotechnical testing of soils.

FIGURES

2 The Long Barn, Norton Farm, Solborne Road, Alton, Hampshire GU34 3NP



— APPROXIMATE SITE BOUNDARY

NOTE: NOT TO SCALE

Land north-east of Kingston Lane, East Preston, West Sussex BN16 1BY

Figure 1

Client:

Seaward Properties Limited

Date:

August 2026

Site Location Plan

Ref:

GWPR7118





APPROXIMATE SITE BOUNDARY

NOTE: NOT TO SCALE

Land north-east of Kingston Lane, East Preston, West Sussex BN16 1BY

Client:

Seaward Properties Limited

Date:

August 2026

Proposed Development Plan

Ref:

GWPR7118

Figure 2



APPENDIX A: Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly, any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report ("you" or "the Recipient") are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more common chemicals generally expected. Other concentrations of types of chemicals may exist.

The conclusions and recommendations relate to Land north-east of Kingston Lane, East Preston, West Sussex BN16 1BY.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

Ownership of copyright of all printed material including reports, laboratory test results, trial pit and borehole log sheets, including drillers log sheets, remain with Ground and Water Limited. Licence is for the sole use of the client and may not be assigned, transferred or given to a third party.

Only our client may rely on this report and should this report or any information contained in it be provided to any third party we accept no responsibility to the third party for the contents of this report save to the extent expressly outlined by us in writing in a reliance letter addressed from us to the third party.

Recipients are not permitted to publish this report outside of their organisation without our express written consent.

APPENDIX B:

Technical Glossary

TECHNICAL GLOSSARY

The list of possible definitions within the report may be seen below. Please note that some definitions may not be relevant to this report.

HYDROGEOLOGY:

A **Principal Aquifer** is a layer of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary (A) Aquifers consist of deposits with 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.

Secondary (B) Aquifers consist of deposits with predominantly lower permeability layers with may stoke and yield limited amounts of groundwater due to localised features such as fissures, think permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Secondary Aquifers (Undifferentiated) are assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both a minor aquifer and non-aquifer in different locations due to the variable characteristics of the rock type.

Unproductive Strata are rock layers with low permeability that have negligible significance for water supply or river base flow. These were formerly classified as non-aquifers.

FLOOD ZONES:

Environment Agency Flood Zone 2, defined as; land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Environment Agency Flood Zone 3 shows the extent of a river flood with a 1 in 100 (1%0 or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year.

Environment Agency Flood Zone 3 area that benefits from flood defences, defined as; land and property in this flood zone would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.

GROUNDWATER SOURCE PROTECTION ZONES (SPZS):

Inner Zone (SPZ1): This zone is 50 day travel time of pollutant to source with a 50 metres default minimum radius.

Outer Zone (SPZ2): This zone is 400 day travel time of pollutant to source. This has a 250 or 500 metres minimum radius around the source depending on the amount of water taken.

Total Catchment (SPZ3): This is the area around a supply source within which all the groundwater ends up at the abstraction point. This is the point from where the water is taken. This could extend some distance from the source point.

Zone of Special Interest (SPZ4): This zone is where local conditions require additional protection.

IN-SITU STRENGTH GEOTECHNICAL TESTING:

Windowless Sample and/or Cable Percussion and/or Rotary Boreholes provide samples of the ground for assessment but they do not give any engineering data. The standard penetration test (SPT) is an in-situ dynamic penetration test designed to provide information on the geotechnical engineering properties of soil. The test uses a thick-walled sample tube, with an outside diameter of 50mm and an inside diameter of 35mm, and a length of around 650mm. This is driven into the ground at the bottom of a borehole by blows from a slide hammer with a weight of 63.5kg falling through a distance of 760mm. The sample tube is driven 150mm into the ground and then the number of blows needed for the tube to penetrate each 75mm up to a depth of 450mm is recorded. The sum of the number of blows is termed the "standard penetration resistance" or the "N-value".

Dynamic Probing involves the driving of a metal cone into the ground via a series of steel rods. These rods are driven from the surface by a hammer system that lifts and drops a 63.5kg (SHDP) hammer onto the top of the rods through a set height, thus ensuring a consistent energy input. The number of hammer blows that are required to drive the cone down by each 100mm increment are recorded. These blow counts then provide a comparative assessment from which correlations have been published, based on dynamic energy, which permits engineering parameters to be generated. (The Dynamic Probe 'Super Heavy' (SHDP) Tests were conducted in accordance with BS 1377; 1990; Part 9, Clause 3.2).

APPENDIX C: Site Photographs

Photograph 1: View of the site entrance off Kingston Lane in the south-west corner of the site



Photograph 2: View looking east along the northern boundary.



Project:

**Kingston Lane, Kingston Gorse, East Preston,
West Sussex BN16 1BX**

Client:

Seaward Properties Limited

Date:

August 2026

Appendix B: Site Photographs

Ref:

GWPR7118

Plate 1:



Photograph 3: View looking south-east across the site towards the south-east.



Photograph 4: View looking south along the western boundary of the site



Project:

**Kingston Lane, Kingston Gorse, East Preston,
West Sussex BN16 1BX**

Client:

Seaward Properties Limited

Date:

August 2026

Plate 2:



Appendix B: Site Photographs

Ref:

GWPR7118

Photograph 5: View looking east along the southern boundary of the site.



Photograph 6: View looking west along the northern boundary.



Project:

**Kingston Lane, Kingston Gorse, East Preston,
West Sussex BN16 1BX**

Client:

Seaward Properties Limited

Date:

August 2026

Plate 3:



Appendix B: Site Photographs

Ref:

GWPR7118

Photograph 7: View of the dried up Ferring Rife on the north-east corner.



Photograph 8: View looking north across the centre of the site from the southern boundary.



Project: Kingston Lane, Kingston Gorse, East Preston, West Sussex BN16 1BX		Plate 4: 
Client: Seaward Properties Limited	Date: August 2026	
Appendix B: Site Photographs	Ref: GWPR7118	

APPENDIX D:

Historical Maps

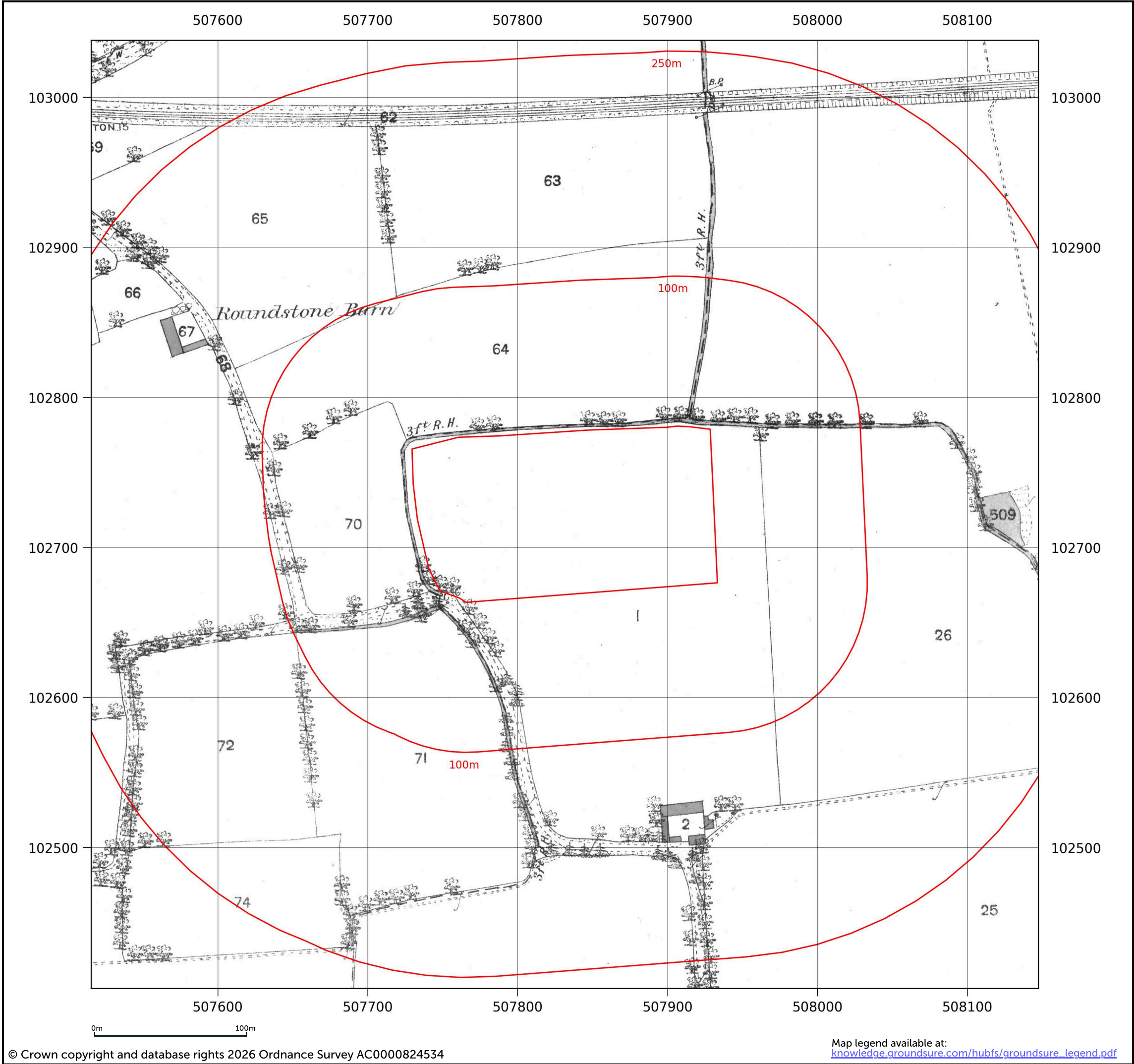
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Production date:	30 July 2026

Map name:	County Series
Map date:	1877
Scale:	1:2,500
Printed at:	1:2,500



Date: 1877 Surveyed: 1877 Revised: 1877

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details:

Land north east of Kingston Lane, Kingston Lane, East Preston, West Sussex BN16 1BY

Client ref:

GWPR7118

Report ref:

GS-8OV-OKA-5X6-XE2

Grid ref:

507833.07, 102723.52

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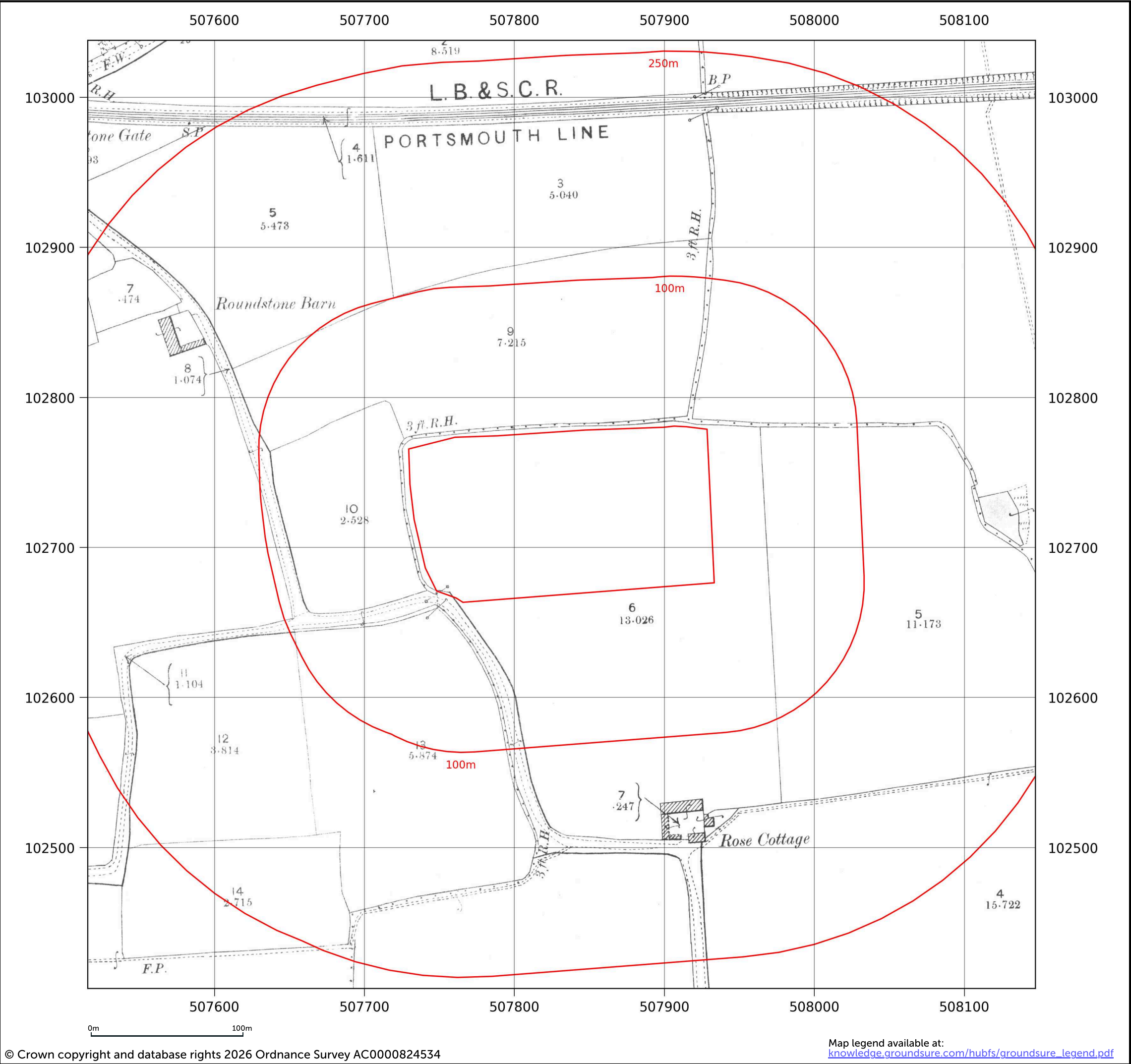
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Revised: 1898

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Site details:

Land north east of Kingston Lane, Kingston Lane, East Preston, West Sussex BN16 1BY

Client ref:

GWPR7118

Report ref:

GS-8OV-OKA-5X6-XE2

Grid ref:

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Production date:

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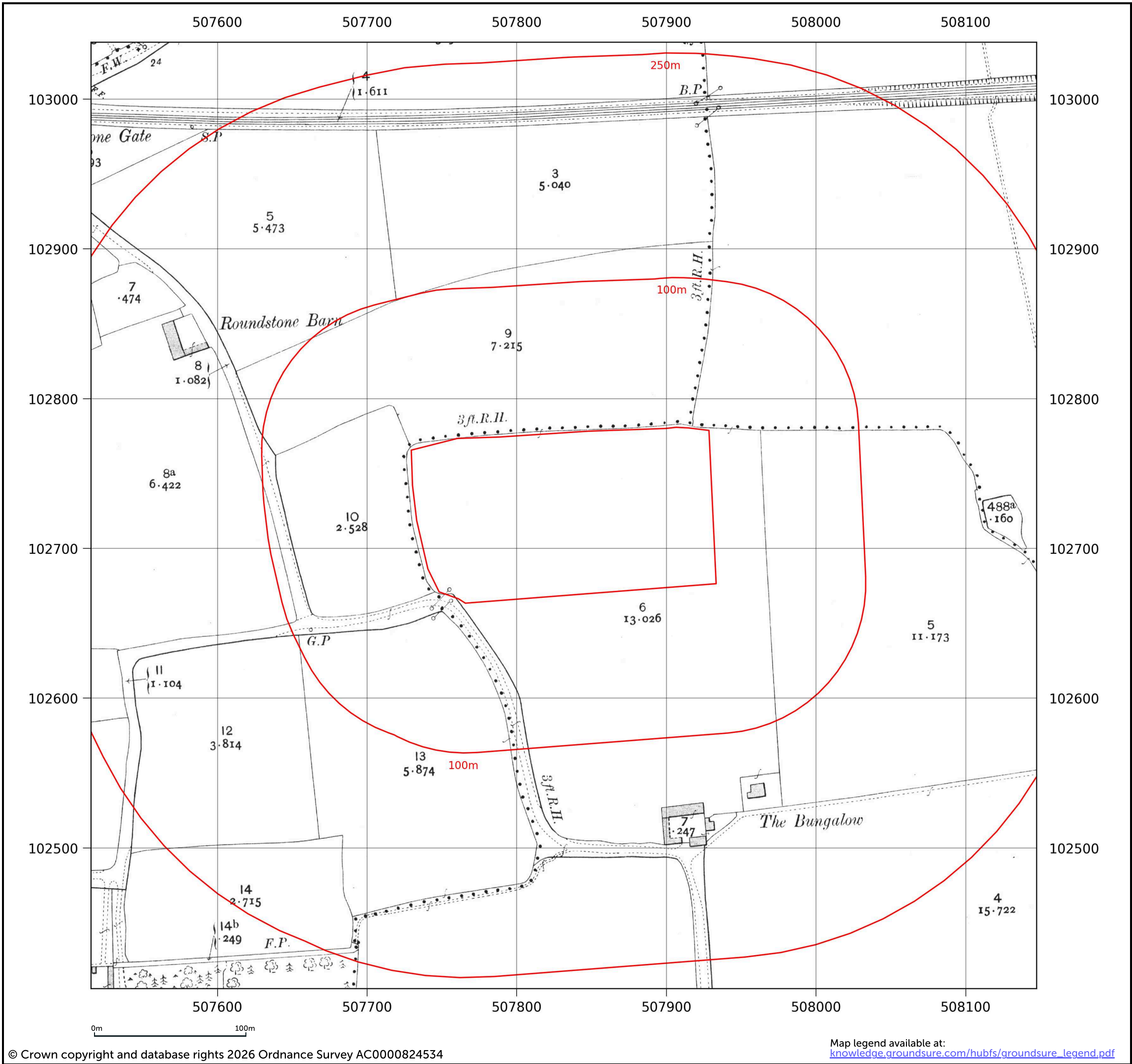
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Revised: 1911

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info@groundsure.com
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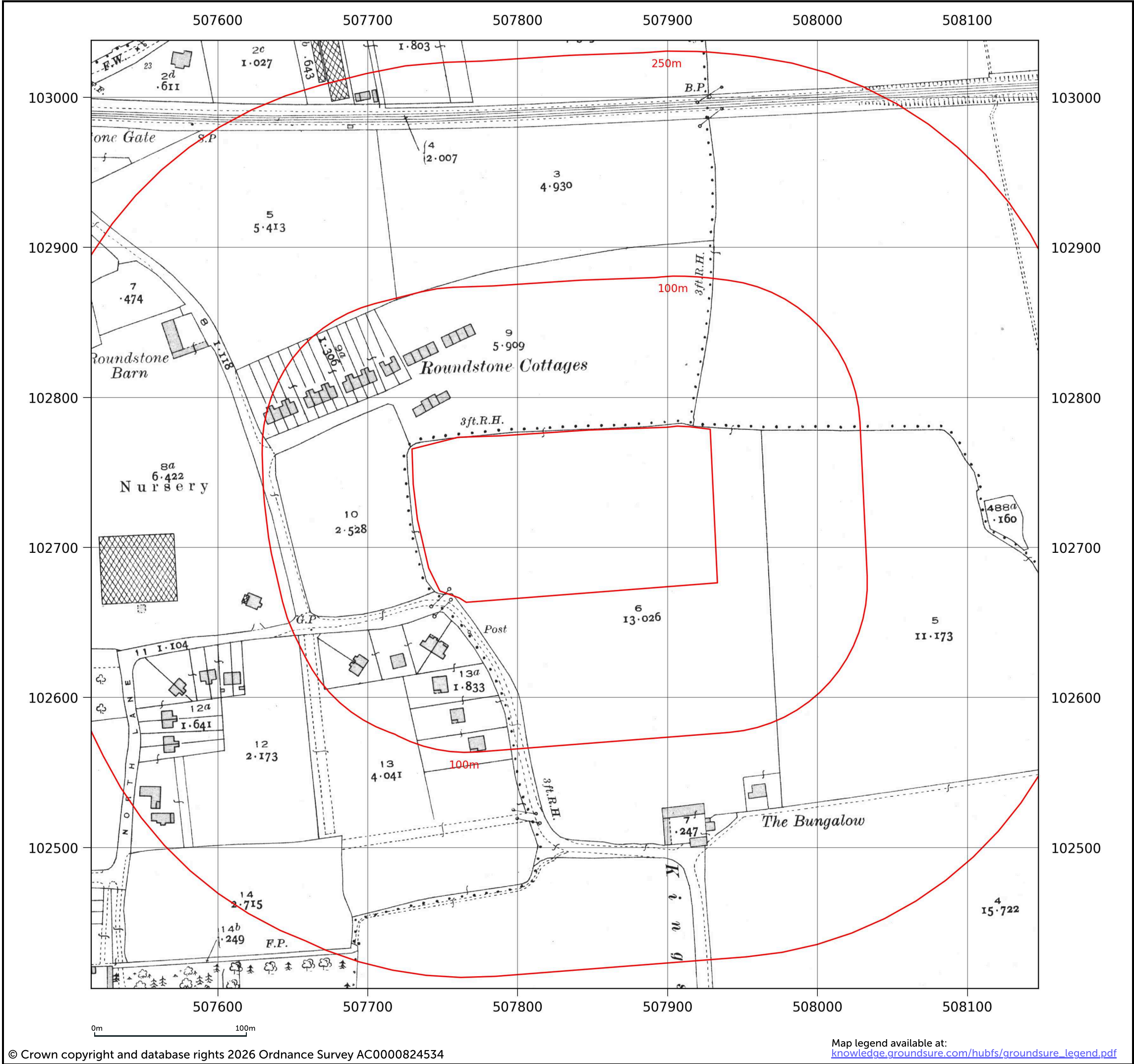


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Client ref:	GWPR7118
Report ref:	GS-8OV-OKA-5X6-XE2
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Date: 1932
Surveyed: 1932
Revised: 1932

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Site details:

Land north east of Kingston Lane, Kingston Lane, East Preston, West Sussex BN16 1BY

Client ref:

GWPR7118

Report ref:

GS-8OV-OKA-5X6-XE2

Grid ref:

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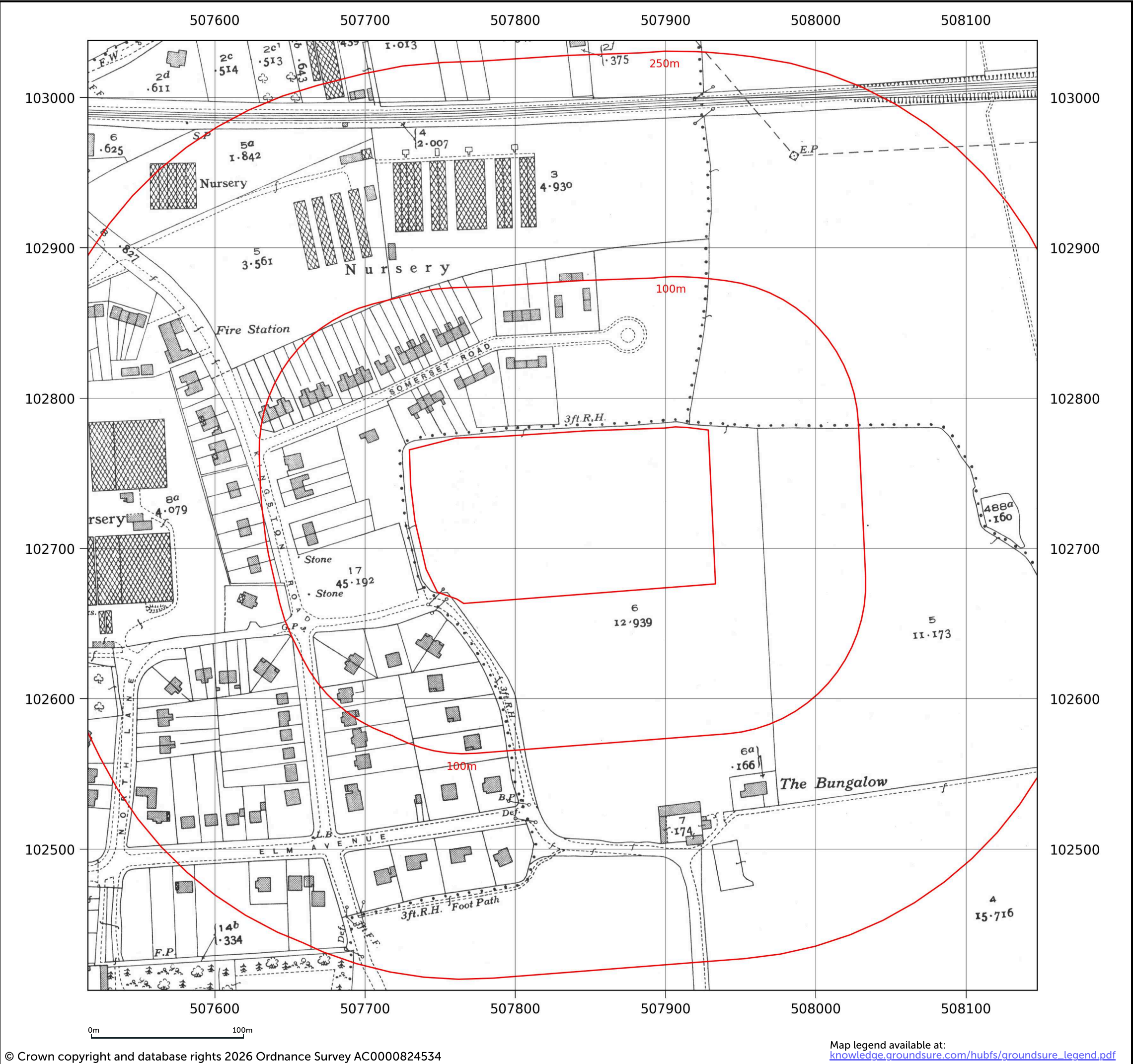
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Revised: 1943

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info@groundsure.com
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Site details:

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Client ref:

GWPR7118

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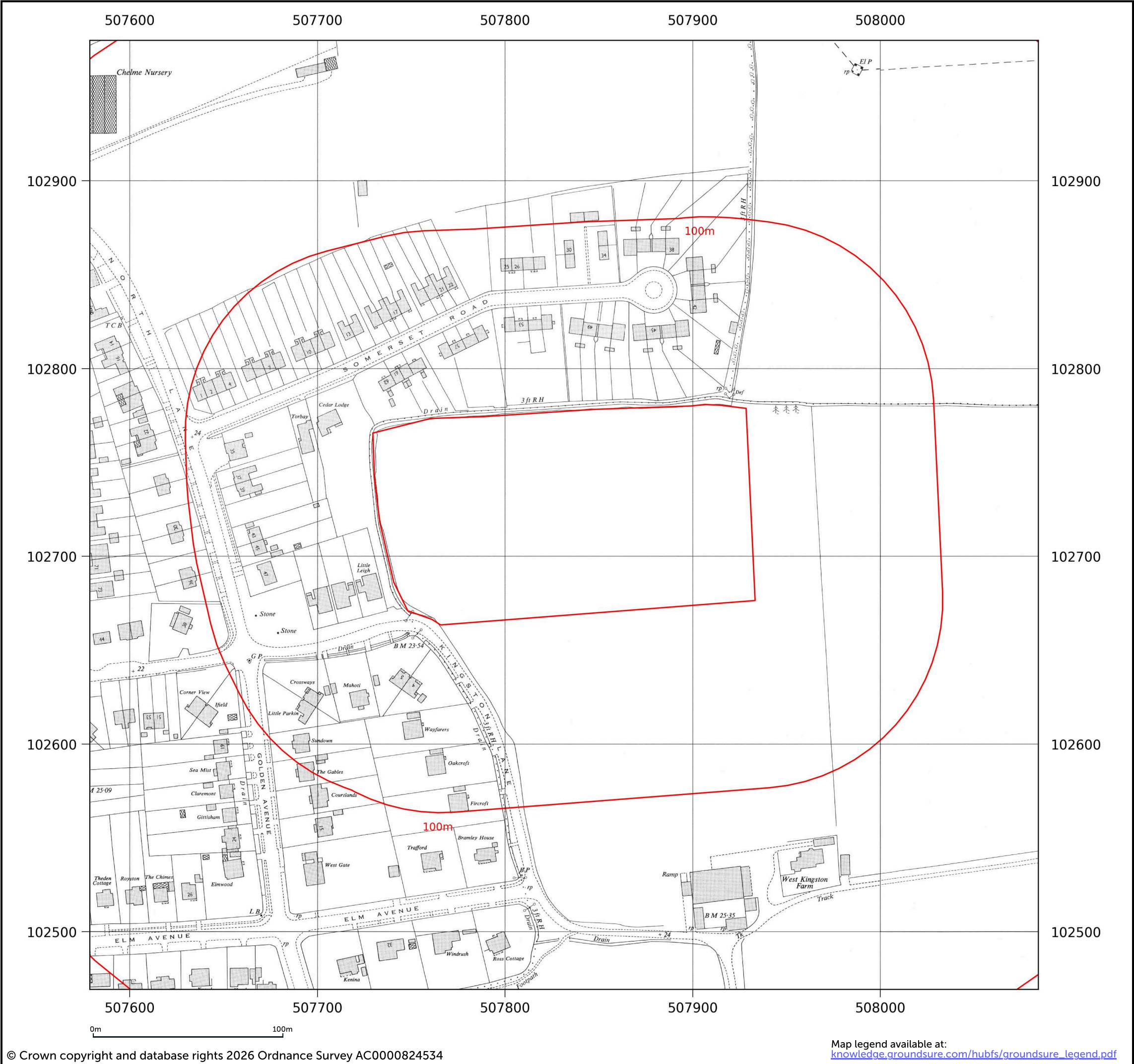
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Date: 1960
Surveyed: 1959
Revised: 1959
Copyright: 1960
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Client ref:

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Report ref:

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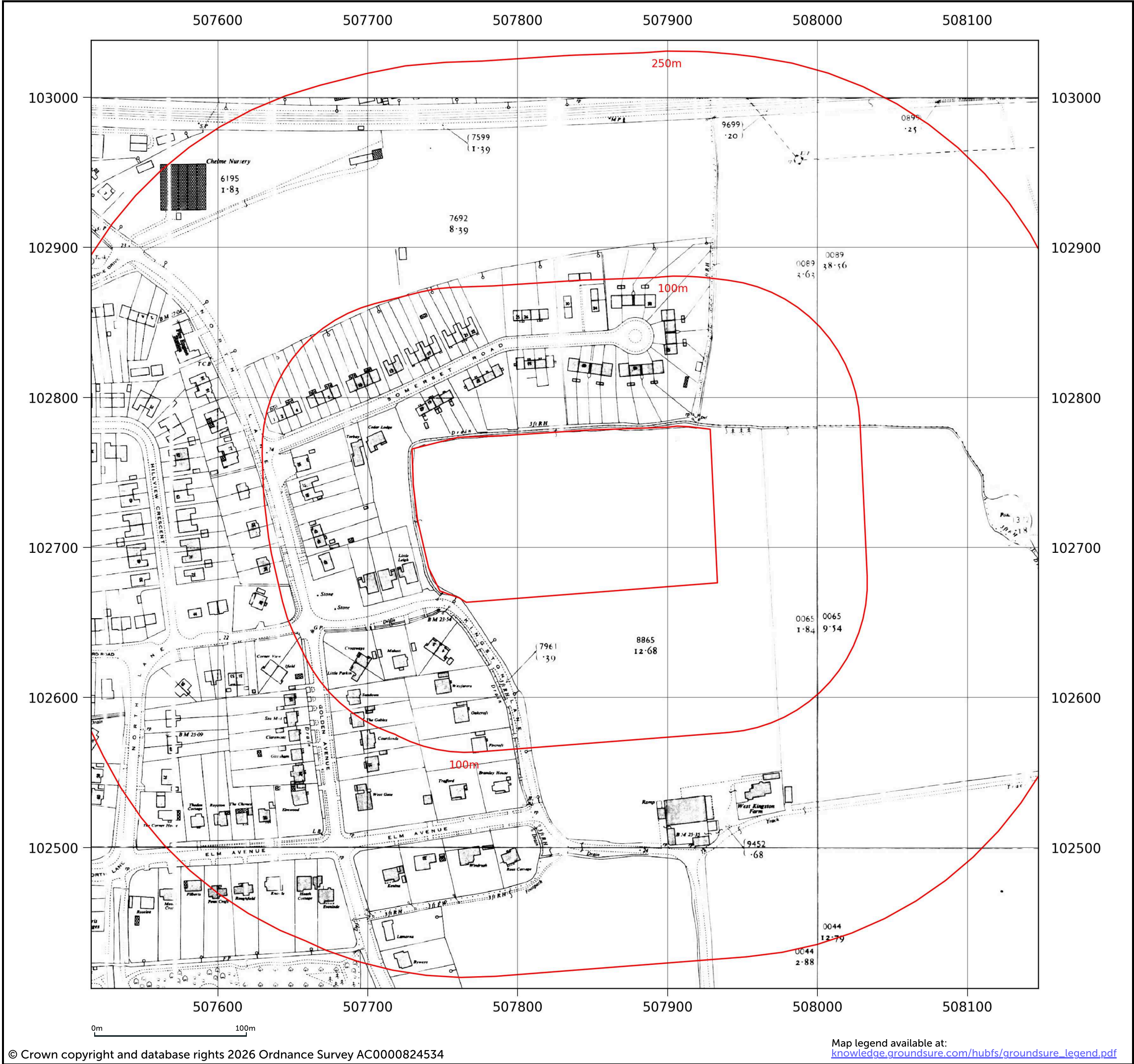
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info@groundsure.com
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Land north east of Kingston Lane, Kingston Lane, East Preston, West Sussex BN16 1BY

Client ref:

GWPR7118

Report ref:

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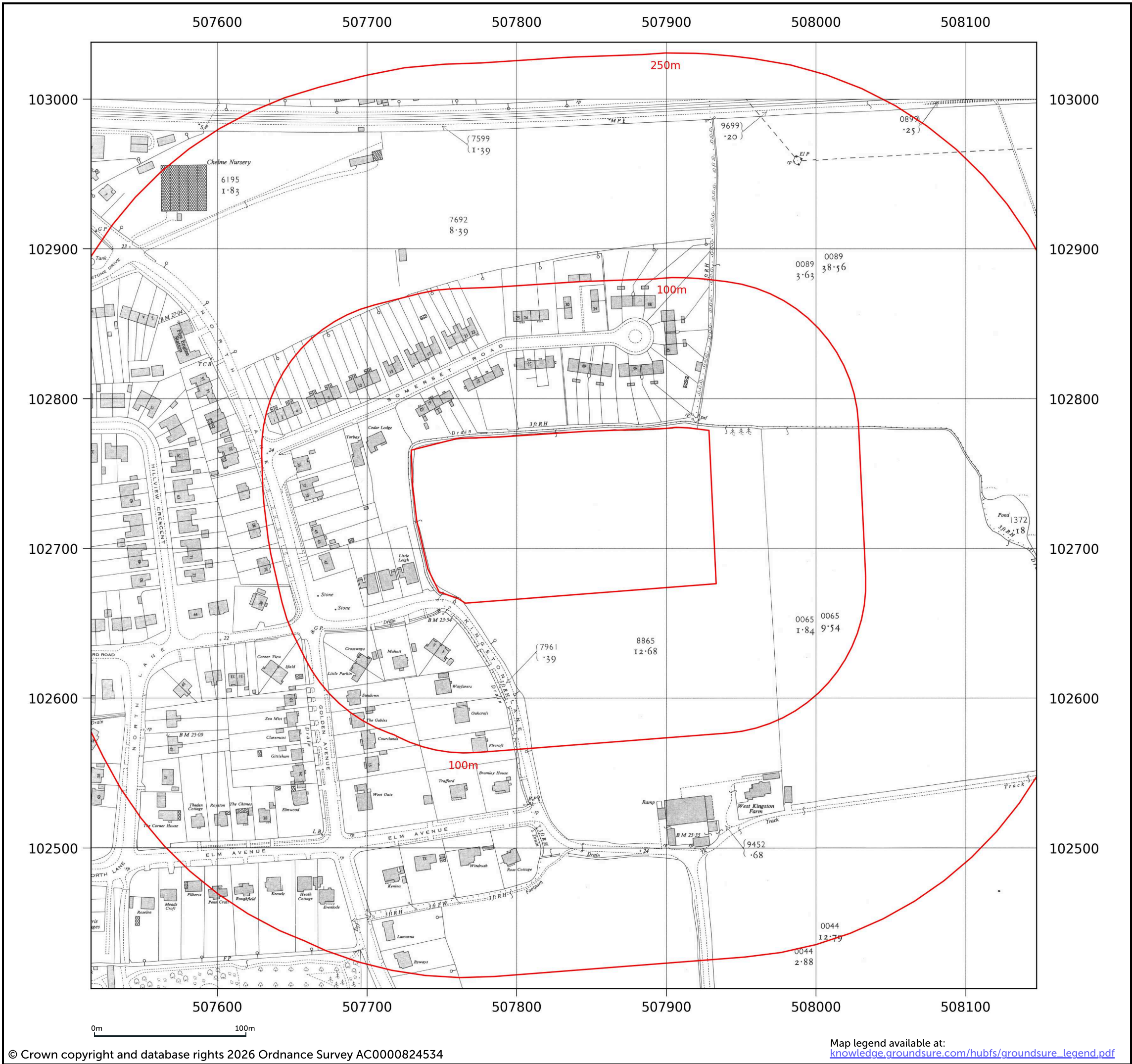
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Revised: 1959
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Date: 1961
Surveyed: 1959
Revised: 1959
Edition: 1961
Copyright: 1961
Levelled: 1950

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Client ref:

GWPR7118

Report ref:

GS-8OV-OKA-5X6-XE2

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507833.07, 102723.52

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Scale:

1:1,250

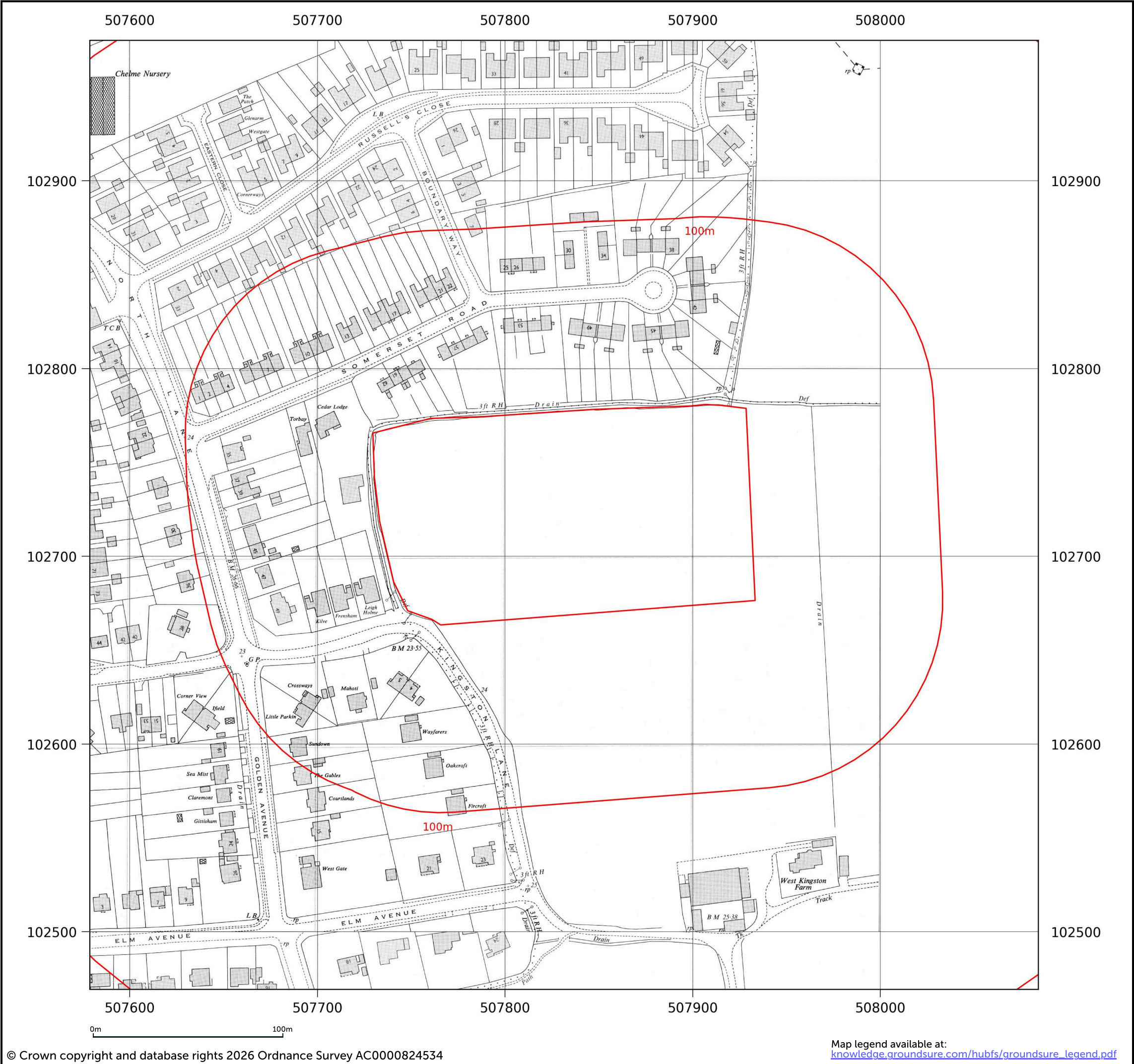
Printed at:

1:2,000

Date: 1966
Surveyed: 1959
Revised: 1965
Copyright: 1966
Levelled: 1959

Date: 1968
Surveyed: 1959
Revised: 1967
Copyright: 1968
Levelled: 1966

Contact us with any questions at:
info@groundsure.com
01273 257 755



Site details:

Land north east of Kingston Lane, Kingston Lane, East Preston, West Sussex BN16 1BY

Client ref:

GWPR7118

Report ref:

GS-8OV-OKA-5X6-XE2

Grid ref:

507833.07, 102723.52

Production date:

30 July 2026

Map name:

National Grid

Map date:

1970-1972

Scale:

1:2,500

Printed at:

1:2,500

Date: 1972
Surveyed: 1969
Revised: 1970
Copyright: 1972
Levelled: 1966

Date: 1971
Surveyed: 1959
Revised: 1969
Copyright: 1971
Levelled: 1966

Date: 1972
Surveyed: 1972
Revised: 1971
Copyright: 1972
Levelled: 1966

Date: 1970
Surveyed: 1969
Revised: 1969
Copyright: 1970
Levelled: 1966

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LOCATION INTELLIGENCE

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