



RIDGE

DESK TOP STUDY

PAGHAM PHASE 4B

**LJ & P LANGMEAD FARM
PARTNERSHIP**
November 2025

DESK TOP STUDY

PAGHAM PHASE 4B

LJ & P LANGMEAD FARM PARTNERSHIP

November 2025

Prepared for

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VERSION CONTROL

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EXECUTIVE SUMMARY

INSTRUCTIONS	Prepare a Desk Top Study Report for land north of Summer Lane, Pagham PO21 4NZ.
PROPOSAL	It is understood that the current proposed development is to comprise the residential development of approximately 50 dwellings including roadways, landscaping and public open space areas.
SITE CONDITIONS	The site comprises open agricultural field bounded by overgrown vegetation including mature deciduous trees.
ADJACENT SITE CONDITIONS	The site is surrounded by agricultural field in the south and further undeveloped vegetated field in the west, with residential properties to the north and east.
SITE HISTORY	The site has comprised open field (assumed agricultural) since historical mapping dated 1875.
GEOLOGY	Superficial River Terrace Deposits over bedrock of the London Clay Formation.
HYDROLOGY	A number of surface water features are recorded within 250m of the site boundary. A number of ponds, rivers and drains are noted in the southern and northern boundaries of site
HYDROGEOLOGY	Superficial geology is classified as Secondary (A) Aquifer. Bedrock geology is classified as Unproductive. There are no SPZs within 500m of the site boundary.
CONSULTATIONS	Groundsure – Enviro+Geo Insight, Historical Maps. Local Authority.
POTENTIAL CONTAMINANTS	No potential sources of contamination have been identified.
FOUNDATION SOLUTION	Traditional foundations expected to be suitable, subject to completion of a ground investigation.
DRAINAGE	Based on the expected geology traditional soakaways are unlikely to be possible but we recommend soakage testing is carried out to confirm this.
GEOTECHNICAL CONSIDERATIONS	The site is surrounded by a number of mature deciduous trees and overgrown bushes. If soils are shrinkable, foundations may need to be deepened adjacent to existing or proposed trees. Suspended floor slabs are anticipated to be required for the proposed development.

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1. INTRODUCTION

1.1. Brief

Ridge and Partners LLP (Ridge) was commissioned by LJ & P Langmead Farm Partnership c/o Northgate Properties (the Client) to undertake a Desk Top Study for land north of Summer Lane, Pagham PO21 4NG (hereafter referred to as 'the site'). A site location plan is included as Figure 1.

Ridge was briefed to use information provided by the Client to obtain an environmental database search relating to the site and carry out a walkover survey to assess and report on the findings with respect to potential ground contamination and potential associated future liabilities in accordance with guidance outlined in Land Contamination Risk Management (LCRM 2023), published by the Environment Agency.

This report is prepared in line with the agreed brief and is subject to report conditions shown in Appendix 1.

1.2. Proposals

It is understood that the current proposed development is to comprise the residential development of approximately 120 dwellings including roadways, landscaping and public open space areas.

Proposed development plans are included as Figure 2.

1.3. Legal Context and Methodology

Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, but the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2024), rather than directly by Part IIA of the Environmental Protection Act.

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

LCRM advocates a tiered approach to risk assessment, as necessary. This document constitutes a **Preliminary Risk Assessment** under that guidance.

Further details regarding Legal Context and Methodology are included as Appendix 2.

1.4. End Use Classification

Whilst it is acknowledged that the proposed site use is residential, for the Preliminary Risk Assessment the most sensitive end use classification will be applied – 'residential with possible consumption of home grown produce' as an initial cautious approach.

A change in the site use from the one currently proposed may result in the need for re-assessment of risk criteria, as such the conclusions and recommendations resulting from the risk assessment could change significantly.

1.5. Report Scope and Limitation

This report is based upon a review of historical and current information, a site walkover survey, geological and hydrogeological mapping and information from an environmental database search. The assessment is based on the proposed end use outlined in Section 1.2. The outcomes of this assessment could change if the end uses change.

The information contained in this report is intended for the use of **LJ & P Langmead Farm Partnership**. Ridge can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

2. SITE CONDITIONS

An Engineer from Ridge visited on 05 November 2025 to conduct a walkover survey of the site and the surrounding areas for the purpose of identifying any potential contamination or evidence of previous contaminative processes. The descriptions below relate to site conditions at the time of the inspection only.

A photographic log is included as Appendix 3.

2.1. Site Location

The site is centred on easting 488702 and northing 098633, to the west of the Nyetimber area of the town of Pagham. The centre of the site is situated at approximately 3m AOD (Above Ordnance Datum).

The site is irregular in shape with the longest axis east to west of approximately 460m and approximately 255m north to south. The site has an area of 6.99ha.

2.2. Current Site Use

The site comprises an irregular section of one undeveloped field in the west and an irregularly shaped undeveloped field to the east. At the time of the walkover, both fields were undulating and overgrown with scrub vegetation. A footpath was noted along the eastern boundary of the western field, alongside a ditch and hedgerow that separates the fields.

2.3. Access

Vehicle access to the site can be made via Summer Lane in the south of the eastern field or via a narrow track in the southern boundary of both fields.

2.4. Structures

No structures were present on the site at the time of the site walkover.

2.5. Boundaries

The northern boundary of the eastern field is identified by a footpath with residential properties beyond. The northern boundary of the western field is not clearly defined and splits the existing agricultural field. The eastern boundary of site is shown by a recent residential development. The southern boundary of site is identified by a roadway with further agricultural fields beyond. To the west, the site is bounded by Furzefield camping and pods and further agricultural fields.

A ditch approximately 1.5m in depth containing overgrown vegetation is present along the boundary between the fields. This ditch continues along the southern boundary of the eastern field where it has been cleared of vegetation.

2.6. Topography

Topography on site is undulating although generally flat, although the ditches previously mentioned are approximately 1.5m in depth.

2.7. Surroundings

The site is surrounded by agricultural field in the south and further undeveloped vegetated field in the west, with residential properties to the north and east.

2.8. Trees & Vegetation

There is a section of mature deciduous trees present on site adjacent to the southern boundary of site. These include but are not limited to oak trees approximately 20m in height. There are also overgrown hedgerows and other vegetation along the northern, southern and eastern boundaries of site. Overgrown vegetation is observed across the eastern field.

2.9. Utilities

A miscellaneous utility was marked in the south-western corner of site by a wooden stake.

No further evidence of utilities was observed although as an agricultural field surrounded by ditches, it is assumed that there is some drainage leading to these ditches.

2.10. Miscellaneous

At the time of the site walkover, the drainage ditches through the centre and along southern boundaries of site were dry. A review of historical maps shows these labelled as ponds, rivers or drains and therefore it is assumed that they contain water bodies during sustained periods of heavy rain.

2.11. Potential Sources of Contamination – Walkover Survey

No potential sources of contamination were observed during the site walkover.

3. SITE HISTORY AND HISTORICAL CONTAMINATIVE SOURCES

3.1. Review of Historical Maps

Ordnance Survey Maps provided within a Groundsure Report package have been obtained to provide details of the history of the site and surrounding areas. A chronological description of the maps is shown in the table below. The descriptions focus on potentially contaminative land uses and potentially infilled features within 250m of the development site boundary. Note, potential contaminative sources and features outside these distances from the site have been discussed only where they are considered to be relevant. Copies of the maps are included as Appendix 4.

MAPPING (SCALE)	OBSERVATIONS	
	ON-SITE	OFF-SITE
1875 (1:2,500) (1:10,560)	The site comprises open field with a footpath in the south. The site is in the approximate layout of modern day.	One structure is noted 90m west of the site boundary. The site is surrounded by open fields. Two ponds are labelled 10m south of site.
1896-1898 (1:2,500) (1:10,560)	No significant developments.	The structure 90m west is labelled Furzeffield Barn.
1909-1912 (1:2,500) (1:10,560)	No significant changes.	No significant changes.
1933-1938 (1:2,500) (1:10,560)	No significant changes.	No significant changes.
1957-1964 (1:2,500) (1:10,560)	A drain is noted beside the north-eastern boundary of the site.	Works are located 160m north-west of site. Pagham Mill Nurseries is labelled 20m east of site. A Caravan Site is located 75m north-east.
1970-1976 (1:2,500) (1:10,000)	No significant changes.	Some development noted on Furzeffield Barn. Works now labelled as Sewage Works, with settlement tanks labelled.
1994 (1:2,500)	No significant changes.	No significant changes.
2001-2010 (1:1,250) (1:10,000)	No significant changes.	No significant changes.
2025 (1:10,000)	No significant changes.	Residential development extends to the eastern boundary of site.

Table 3.1: Historical Map Review

3.2. Review of Satellite Images

A review of publicly available satellite images has been carried out to provide information in relation to the site.

- The site comprises open, agricultural field on all available satellite imagery dated from 1985 to 2025.

3.3. Internet Search

No pertinent information was returned regarding the site from an internet search.

3.4. Potential Sources of Contamination – Historical Map Review

No potential sources of contamination have been identified during the historical map review.

Potential contamination sources not considered to represent a significant risk to the site are detailed in the table below. The features will not be considered further.

POTENTIAL SOURCES NOT CONSIDERED FURTHER	
FEATURE	JUSTIFICATION
Furzefield Barn, unknown nature of materials stored within an above ground tank observed during site walkover.	Located 90m west of the site and not considered to pose a risk to the proposed development area.
Pagham Mill Nurseries and Caravan Site	Neither considered to pose a significant contamination risk to the proposed development. Both
Sewage Works	Located 160m north-west of the site and considered to be too great a distance from site to pose significant risk.

Table 3.2: Potential Sources not considered further

4. PHYSICAL SETTING

4.1. Geology and Hydrogeology

The following observations are taken from the British Geological Survey (BGS) GeoIndex¹ (2025) and the Geo Insight Groundsure Report (Appendix 5).

The site is underlain by superficial geology of River Terrace Deposits which in turn is underlain by bedrock geology of the London Clay Formation. There are superficial Raised Marine and Raised Beach Deposits adjacent to the north of the site.

Tables 4.1 and 4.2 below identify the expected composition of the published strata and associated aquifer classification.

SUPERFICIAL GEOLOGY	
Unit Name	River Terrace Deposits
Geology Description	Sand and gravel, locally with lenses of silt, clay or peat.
Aquifer	Secondary (A)
Aquifer Description	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.

Table 4.1: Superficial Geology

BEDROCK GEOLOGY	
Unit Name	London Clay Formation
Geology Description	The London Clay mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay.
Aquifer	Unproductive
Aquifer Description	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Table 4.2: Bedrock Geology

4.1.1. Artificial Ground, Landslips and Faults

There are no records within 250m of the site.

4.1.2. Radon

The property is not in a Radon Affected Area, as between 1% and 3% of properties are above the Action Level. No Radon Protective Measures are considered necessary for new properties or extensions to existing ones.

¹ BGS Geology Viewer. <https://geologyviewer.bgs.ac.uk>. Accessed 04 November 2025.

4.1.3. Ground Workings and Mining

There are no records of mining within 250m of the site.

There are two records of ponds located between 6m and 98m south mapped on site between 1875 and 1976.

There is one record of sewage works located 154m north-west of site on 1976 maps.

4.1.4. BGS Borehole Records

No records within the vicinity of site.

4.1.5. Natural Ground Subsidence

The BGS has provided the following information as summarised in the table below.

PROCESS	RISK LEVEL	DETAILS
Collapsible Deposits	Low	Deposits with potential to collapse when loaded and saturated are possibly present in places.
Running Sands	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the removal of water.
Shrink Swell Clay	Low	Ground conditions predominantly medium plasticity.
Landslides	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.
Compressible Deposits	Negligible	Compressible strata are not thought to occur.
Ground Dissolution of Soluble Rocks	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Table 4.3: Ground Subsidence Records

4.1.6. BGS Estimated Background Soil Chemistry

Estimated background concentrations on site are as follows: arsenic 15mg/kg; cadmium 1.8mg/kg; chromium 60-90mg/kg; nickel 15-30mg/kg, lead 100mg/kg.

4.2. Hydrology

4.2.1. Surface Water Features

There are a number of surface water features within 250m of the site.

One pond and six inland rivers are located between 4m south and 246m north of the site.

4.2.2. Flooding

The site is not located within an Environment Agency floodplain, there is considered to be a low risk of flooding from surface and groundwater sources on site.

4.3. Controlled Waters

4.3.1. Abstraction Licenses

There is one abstraction within 500m of the site, inclusive of potable abstractions. This pertains to an active surface water abstraction for spray irrigation located 131m NW.

4.3.2. Source Protection Zones (SPZs)

There are no recorded SPZs within 500m of the site boundary.

4.4. Designated Environmentally Sensitive Sites

There are no designated features within 500m of the site.

4.5. Nitrate Vulnerable Zones

The site is classified as a Nitrate Vulnerable Zone (NVZ), known as Pagham Rife NVZ. Nitrate vulnerable zones are areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC).

4.6. Unexploded Ordnance

Information obtained from Zetica opensource UXO mapping² identifies the site as having a Low risk from unexploded ordnance, Zetica define this risk as an area having experienced a bombing density of 15 bombs per 1000 acre (~4km).

² Zetica UXO. <https://zeticauxo.com/guidance/risk-maps>. Accessed 04 November 2025.

5. ENVIRONMENTAL RECORDS REVIEW

The following information has been obtained from public archive via the data supplier Groundsure or by direct application. The full Enviro Insight Groundsure Report is included as Appendix 5. The subsequent review focusses on records within 50m of the outlined development site for above ground features or within 250m for potentially infilled features, or those which are considered relevant to the proposed development. Ridge have not included data from Groundsure's own review of historical maps.

5.1. Groundsure Record Search

The following observations are taken from the British Geological Survey (BGS) GeoIndex (2025) and the Enviro Insight Report (Appendix 5).

5.1.1. Historical Industrial Land Uses

There are four records within 250m of the site, details of which are summarised below.

- Unspecified Works – 33m east (1976)
- Sewage Works – 154m north-west (1976)
- Unspecified Tanks – 203m north-west (1976)
- Police Station – 206m east – (1957)

5.1.2. Historical Petrol Stations and Garages

There are no records of petrol stations within 250m of the site. One garage is recorded 191m south-east of the site.

5.1.3. Historical Tank Database

There are three records within 250m of the site boundary, details of which are summarised below.

- Tanks – 205m north-west (1970 to 1994)
- Unspecified Tank – 225m north-east (1962 to 1978)
- Settlement Tank – 229m north-west (1970)

5.1.4. Historical Energy Features

There is one record within 250m of the site boundary, pertaining to an electricity substation located 225m south-east shown on 1967 to 1980 mapping.

5.1.5. Waste and Landfill

No historical or current records within 250m of the site.

5.1.6. Environmental Permits, Incidents, Registers and Consents

There is one recorded waste exemption within 250m of the site. This pertains to a waste exemption located 162m south-east of the site pertaining to using waste in construction.

There are two recorded licensed discharge to controlled waters within 250m of the site, details of which are summarised below.

- Nyetimber Garage – 130m east – miscellaneous discharge to surface waters
- Managers Bungalow – 238m east - miscellaneous discharge to surface waters

There is one recorded pollution incident within 250m of the site, this pertains to a crude sewage pollution incident dated 11th July 2002 and located 212m north of the site. This incident had a minor impact to air and water and no impact to land.

5.1.7. Current Industrial Land Uses

There are two records within 250m of the site, details of which are summarised below.

- Pumping Station – 11m south-east
- Sewage Works – 230m north-west

5.2. Local Authority Consultation

5.2.1. Planning History

It is understood that all relevant planning history will be contained within a Planning Statement set to accompany the application submission.

5.2.2. Contaminated Land Officer – Arun District Council

The Council were contacted for pertinent information relating to the site and immediate surroundings on 04 November 2025. A response had not been approved at the time of writing this report – if prudent information is supplied it will be submitted within a report addendum.

5.2.3. Building Control Officer – Arun District Council

The Council were contacted for pertinent information relating to the site and immediate surroundings on 04 November 2025. A response had not been approved at the time of writing this report – if prudent information is supplied it will be submitted within a report addendum.

5.3. Potential Sources of Contamination – Records Review

No potential sources have been identified within the records review.

Potential contamination sources not considered to represent a significant risk to the site are detailed below. These features will not be considered further within the risk assessment.

POTENTIAL SOURCES NOT CONSIDERED FURTHER

FEATURE	JUSTIFICATION
Unspecified works 33m E of site.	Environmental database information and site walkover indicates low contamination potential/no works identified.
Historical industrial land uses, garages, tanks, waste exemptions, licensed discharges and substations within 250m of site.	All features considered to have low contamination potential and are all located greater than 150m distance from site.
Historical air and water pollution incident dated 2002.	No impact to land and minor impact to air and water.

Table 5.1: Potential Sources not considered further.

6. PRELIMINARY CONCEPTUAL SITE MODEL

The preliminary conceptual site model represents an assessment of the current status of the site and the likelihood of a pollutant linkage for each identified potential combination of contaminant, pathway and receptor.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance³) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

6.1. Potential Sources

No on or off-site potential sources of contamination have been identified that are considered feasible to impact the site.

It should be noted that sources of contamination may become apparent during any future investigation and development of the site.

6.2. Pollutant Linkages

With no credible sources identified there cannot be plausible contaminant linkages as these require a source, pathway and receptor.

At this stage, no potential on or off-site contamination sources have been identified, and therefore the development proposal is unlikely to impact identified receptors. If an on-site contamination source is identified following groundworks or further investigation the conceptual model and risk assessment should be revisited.

³ HSE (1991). "Protection of Workers and the General Public During Development of Contaminated Land". London HMSO.

7. RISK ASSESSMENT

7.1. Discussion

7.1.1. Human Health and Controlled Waters

The above sections have found no potential sources of contamination that can be determined to pose a risk to human health and controlled waters. These findings will be subject to verification by an intrusive ground investigation.

7.1.2. Ground Gas Risk Potential

In accordance with applicable guidance, including *NF94 Hazardous Ground Gas – an essential guide for housebuilders – NHBC (2023)*, the Preliminary Risk Assessment for ground gas includes the assessment of factors below:

- Organic Content: The organic content of soil can be determined during an intrusive investigation.
- Available degradable material proportion: There is a potential for degradable material on site from infilled material from agricultural usage.
- Nature of fill material: The nature of any fill material can be logged during the site investigation to determine the potential for degradable content.
- Age of materials: The site has no history of being infilled based on historical map reviews, but the makeup of ground should be determined during a ground investigation.

7.1.2.1. Ground Gas Potential

Following review of above factors, the preliminary gassing potential for the site is considered to be Low/Very Low.

Current findings are subject to verification by an intrusive investigation and logging of Made Ground to determine degradable content.

8. CONCLUSIONS AND RECOMMENDATIONS

8.1. Contamination

With no credible sources identified there cannot be plausible contaminant linkages as these require a source, pathway and receptor. Therefore, at this stage risks posed to future end users of site and controlled waters are considered to be low.

8.1.1. Risk Ratings

At present, risk levels are considered to be **Low** as a worst case.

A **Low** risk level is defined as 'It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.'

8.2. Geotechnical

A review of key geotechnical aspects is provided below.

8.2.1. Expected Ground Conditions

The desk-based information reviewed within this report indicates that a veneer of topsoil is likely to be present over superficial deposits comprising River Terrace Deposits, which are in turn underlain by the London Clay Formation.

8.2.2. Foundations

With reference to the published geology and the proposed development, it is considered likely that traditional foundations can be utilised for the low-rise housing of the proposed development. Foundations may need to be deepened where soft or loose ground is encountered.

8.2.3. Drainage

Based on the expected shallow granular geology traditional soakaways are likely to be viable. Soakage testing in line with BRE365 should be carried out to confirm this.

It should be noted that Local Authorities often require a comprehensive winter groundwater monitoring programme ahead of developments progressing. An understanding of peak seasonal groundwater levels will be required if infiltration drainage is to be progressed.

8.2.4. Floor Slabs

Given the suspected presence of potentially granular strata at shallow depth it is likely that a ground bearing floor slab will be required for new properties. If shallow cohesive soils are encountered then a suspended floor slab will likely be suitable.

8.2.5. Other Considerations

The site is bordered to the south by a number of trees and to the north by a number of trees and bushes. If soils are shrinkable, foundations may need to be deepened adjacent to existing or proposed trees.

8.2.6. Earthworks / Site Levels

Topography on site is generally flat and it is not anticipated that significant earthworks or regrading will be required as part of the proposed development works. Some earthworks will be required to create suitable plant access for construction.

8.2.7. Material Re-use

Subject to appropriate permitting and testing its considered likely that natural arisings from the site could be used as part of a clean cover system, subject to the appropriate assessment and testing.

8.3. Unexploded Ordnance

Information obtained from opensource UXO mapping identifies the site as having a Low risk from unexploded ordnance.

It is not anticipated that on site support from a UXO specialist will be required for any works on site.

8.4. Further Work

In line with BS10175 guidance, a ground investigation should be scoped to reduce uncertainty in the knowledge of the site and refine the initial conceptual site model. In previous sections., a low risk level was identified for this site and therefore it is recommended that a contamination screening should be carried out during the geotechnical ground investigation to confirm risk levels assessed in this report.

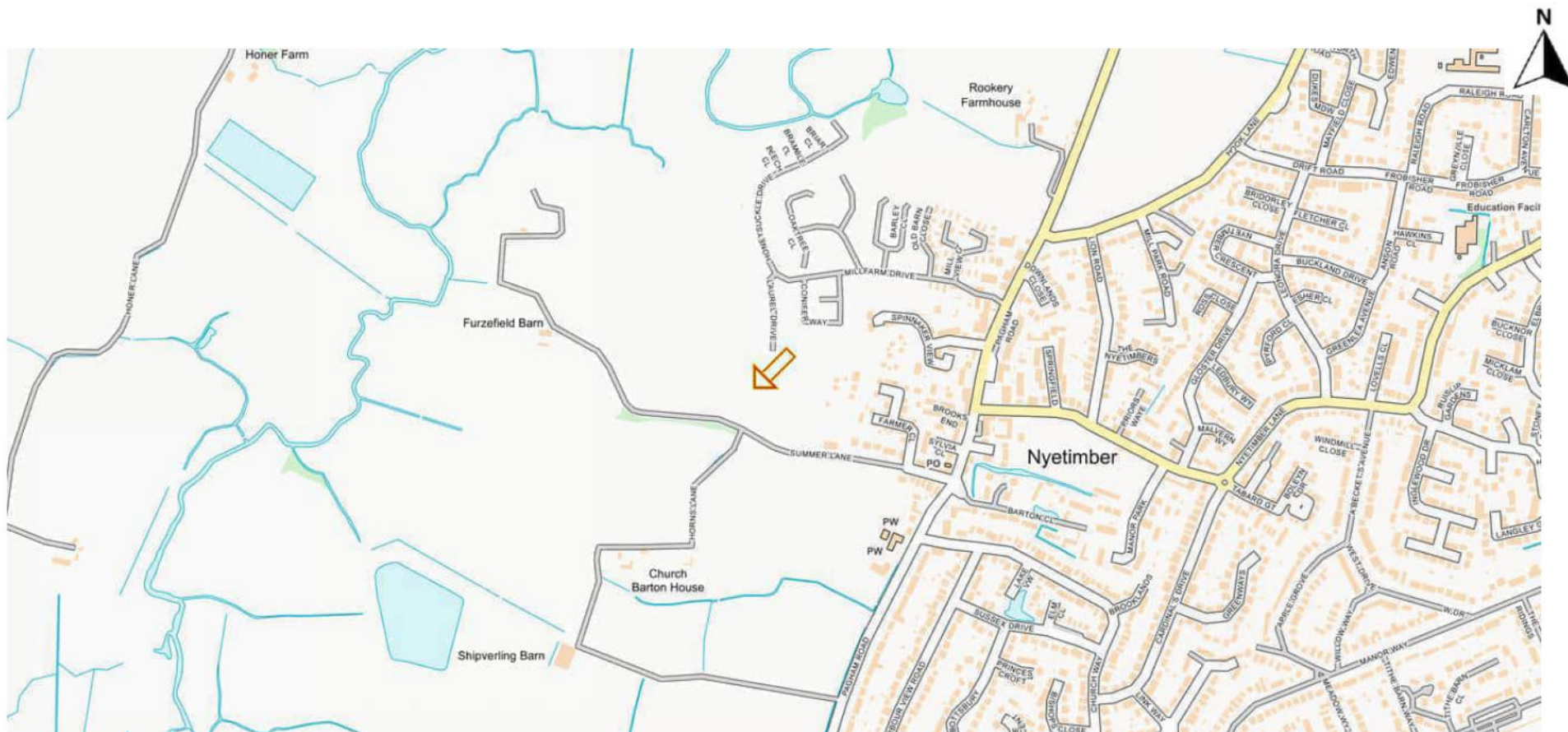
A contamination screening should comprise the collection of a number of soil samples for analysis of a generic contamination suite. Samples should be collected from worst case Made Ground and target the potential areas of concern identified above to refine the conceptual site model. BS10175 recommends that soil samples are taken at intervals of 10m to 25m horizontal centres to provide adequate site coverage. This sampling should be undertaken during a geotechnical ground investigation works.

The composition of any Made Ground should be logged during the geotechnical ground investigation to allow further assessment of ground gas potential. Investigation works should also determine the presence of residual foundations, basements or services associated with any previous development works on site.

In light of the agricultural use of the site, it is recommended that testing to determine the presence of pesticides and herbicides be undertaken during any ground investigation works.

Ground gas risk has been identified as low. It is not anticipated that specific ground gas will be required, however, it is recommended that monitoring wells are installed during the geotechnical ground investigation to facilitate winter groundwater monitoring to aid in outline foundation design.

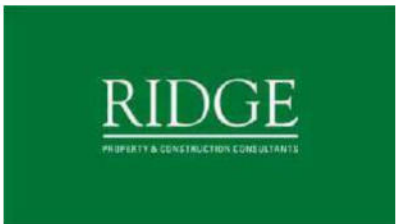
FIGURE 1 – SITE LOCATION PLAN



Project:	Pagham Phase 4			Title:	Site Location Plan	
Job Number:	5016485	Client:	LJ & P Langmead Farm Partnership	Ridge and Partners LLP TEL: 01962 834400 www.ridge.co.uk	1 Royal Court Kings Worthy Winchester SO23 7TW	
Drawing:	5016485-Fig1	Revision:	-			
Drawn:	ME	Date:	November 2025			
Checked by:	RJH	Scale:	NTS			

FIGURE 2 – DEVELOPMENT PLANS



Project:		Pagham Phase 4		Title:		Proposed Development Plan	
Job Number:	5016485	Client:	LJ & P Langmead Farm Partnership	Ridge and Partners LLP TEL: 01962 834400 www.ridge.co.uk	1 Royal Court Kings Worthy Winchester SO23 7TW		
Drawing:	5016485-Fig2	Revision:	-				
Drawn:	ME	Date:	November 2025				
Checked by:	RJH	Scale:	NTS				

APPENDIX 1 – REPORT CONDITIONS

Report Conditions

This report is produced solely for the benefit of **LJ & P Langmead Farm Partnership** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. 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 use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists, this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

APPENDIX 2 – LEGAL CONTEXT AND METHODOLOGY

Legal Context

Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from land contamination. In accordance with the Act and the statutory guidance document 'The Contaminated Land (England) Regulations 2000', the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only "contaminated land" where it appears to the Regulatory Authority, by reason of substances within or under the land, that:

"Significant harm is being caused, or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be, caused."

Inherent in this definition is the requirement for contamination risk assessment to be undertaken on a site-specific basis, as the potential for harm is determined by the Site's end use and its specific environmental setting. The guidance defines "risk" as the combination of:

- The probability, or frequency, of occurrence of a defined hazard (for example, exposure of a property to a substance with the potential to cause harm); and
- The magnitude (including the seriousness) of the consequences.

While Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2024), rather than directly by Part IIA of the Environmental Protection Act.

The NPPF is based on the principal that the site should be suitable for its new use, taking account of ground conditions, including from natural hazards or former activities and states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". The NPPF also links the planning and Part IIA regimes by stating that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990". Key components of the Part IIA regime, such as the definition of Contaminated Land and the associated risk-based assessment approach, are therefore considered to also be applicable to the planning regime.

Methodology

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

In the context of land contamination, there are three essential elements to any risk:

A **contaminant source** – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.

A **receptor** – in general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body.

A **pathway** – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

Each of these elements can exist independently, but they create a risk only where they are linked together, so that a particular contaminant affects a particular receptor through a particular pathway. This kind of linked combination of contaminant–pathway–receptor is described as a pollutant linkage.

An important thread throughout the overall process of risk assessment is the need to formulate and develop a conceptual model for the site, which supports the identification and assessment of pollutant linkages. A conceptual model represents the characteristics of the site in diagrammatic or written form that shows the possible relationships between contaminants, pathways and receptors (pollutant linkages).

APPENDIX 3 – PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

SITE: PAGHAM PHASE 4B
PROJECT NUMBER: 5016485



Photo No.	Date
1	05 November 2025
Site access via Summer Lane to the south-east	



Photo No.	Date
2	05 November 2025
Vehicle access to the eastern field from the south	



PHOTOGRAPHIC LOG

SITE: PAGHAM PHASE 4B
PROJECT NUMBER: 5016485



Photo No.	Date
3	05 November 2025

Overview of the eastern field facing north



Photo No.	Date
4	05 November 2025

Vehicle access to the western field from the south



PHOTOGRAPHIC LOG

SITE: PAGHAM PHASE 4B
PROJECT NUMBER: 5016485



Photo No.	Date
5	05 November 2025
Footpath with hedgerow and ditch boundary between both fields	

A photograph showing a narrow, unpaved footpath made of dirt and small stones, running through a green field. To the right of the path is a dense, overgrown hedgerow. In the background, a line of trees and some distant buildings are visible under a cloudy sky.

Photo No.	Date
6	05 November 2025
Overview of the western field facing west	

A wide-angle photograph of a large, flat green field. In the distance, a line of bare trees is visible against a sky filled with heavy, grey clouds.

PHOTOGRAPHIC LOG

SITE: PAGHAM PHASE 4B
PROJECT NUMBER: 5016485



Photo No.	Date
7	05 November 2025

Overview of the site from the western field facing east

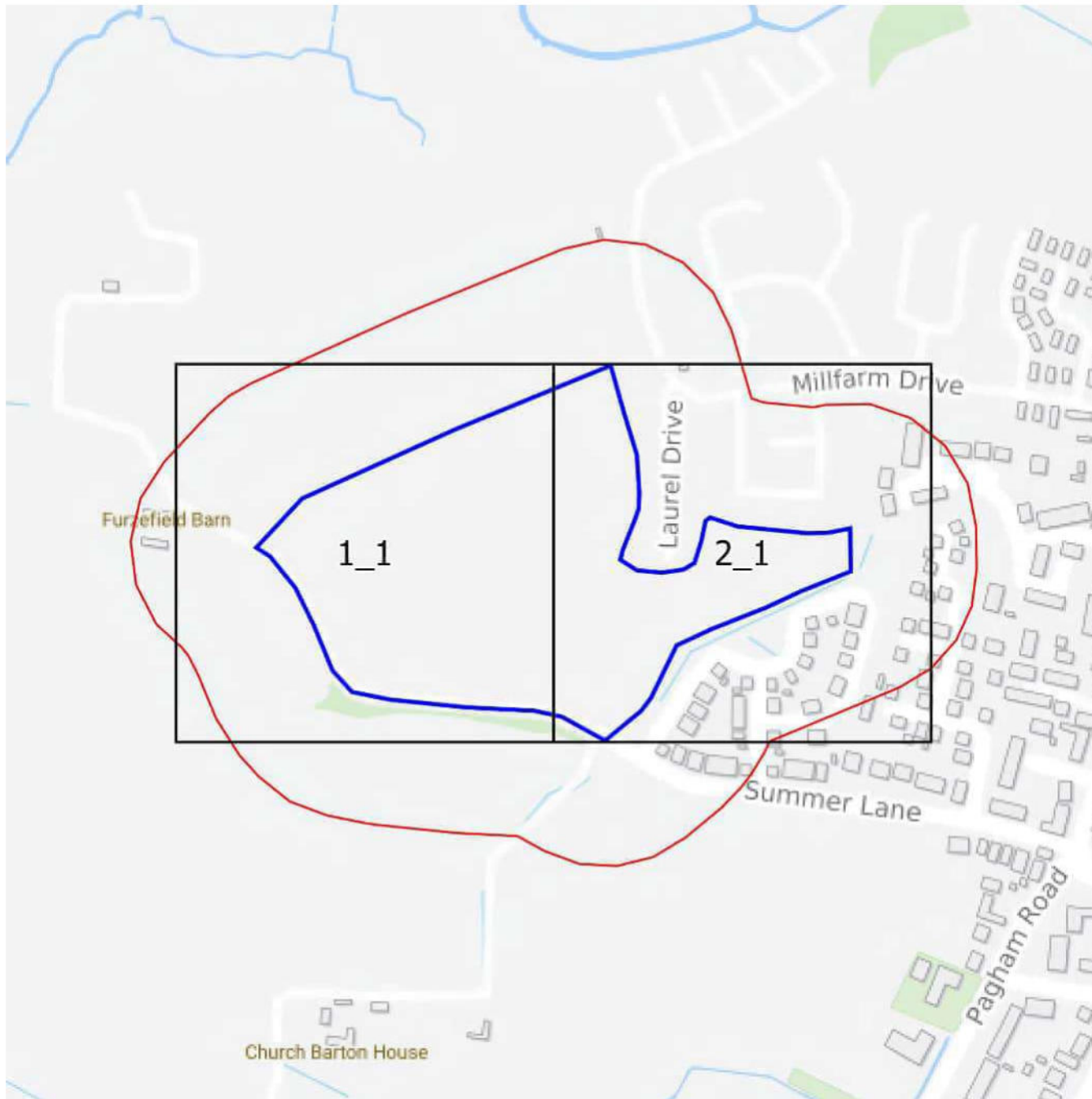


Photo No.	Date
8	05 November 2025

View of the sewage works to the north-west from the western site boundary

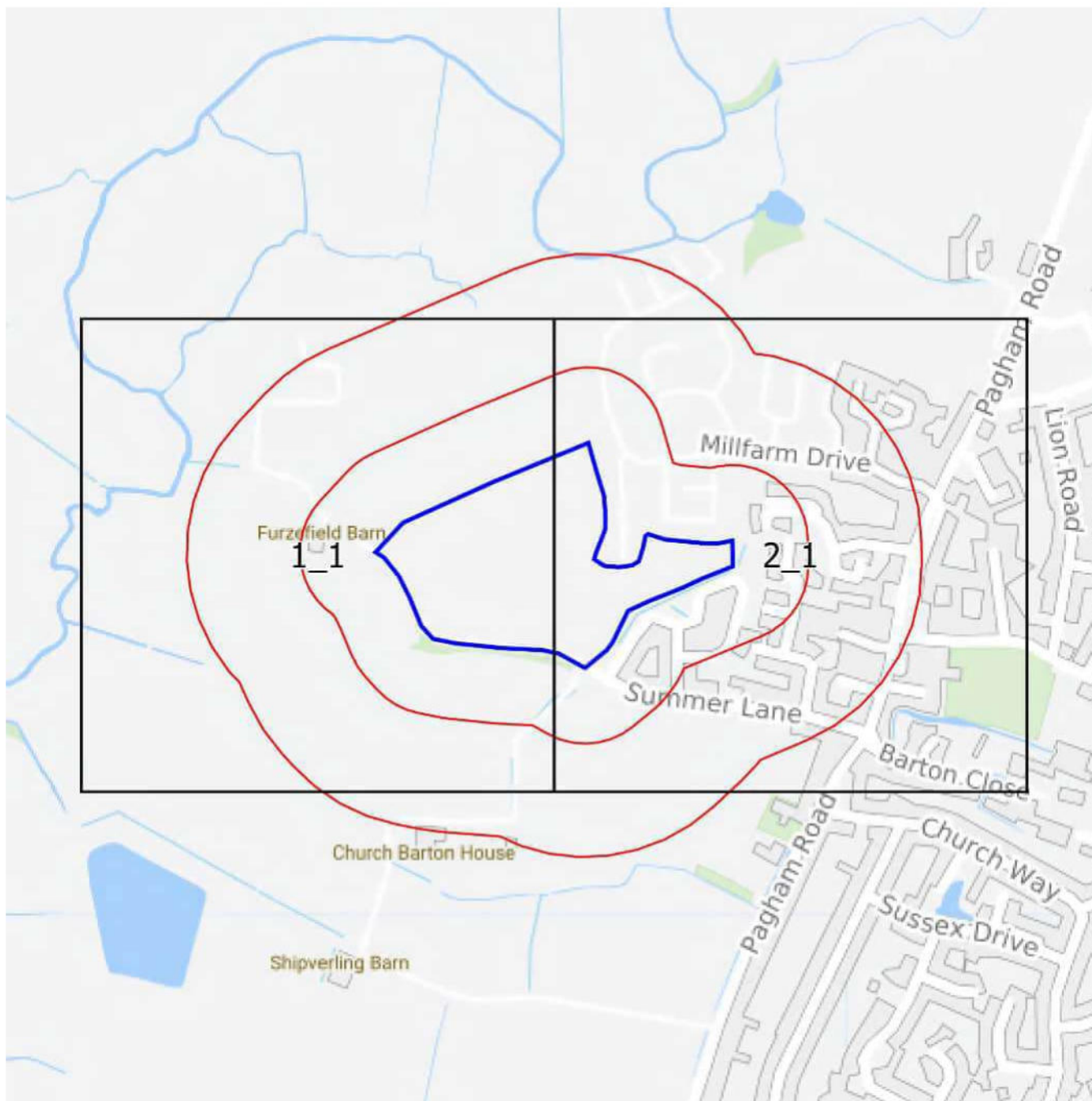


APPENDIX 4 – HISTORICAL MAPS



Landline Scale Grid Index





1:2,500 Scale Grid Index



Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_2_1
Grid Ref: 489040, 98644

Map Name: County Series

Map date: 1875

Scale: 1:2,500

Printed at: 1:2,500



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

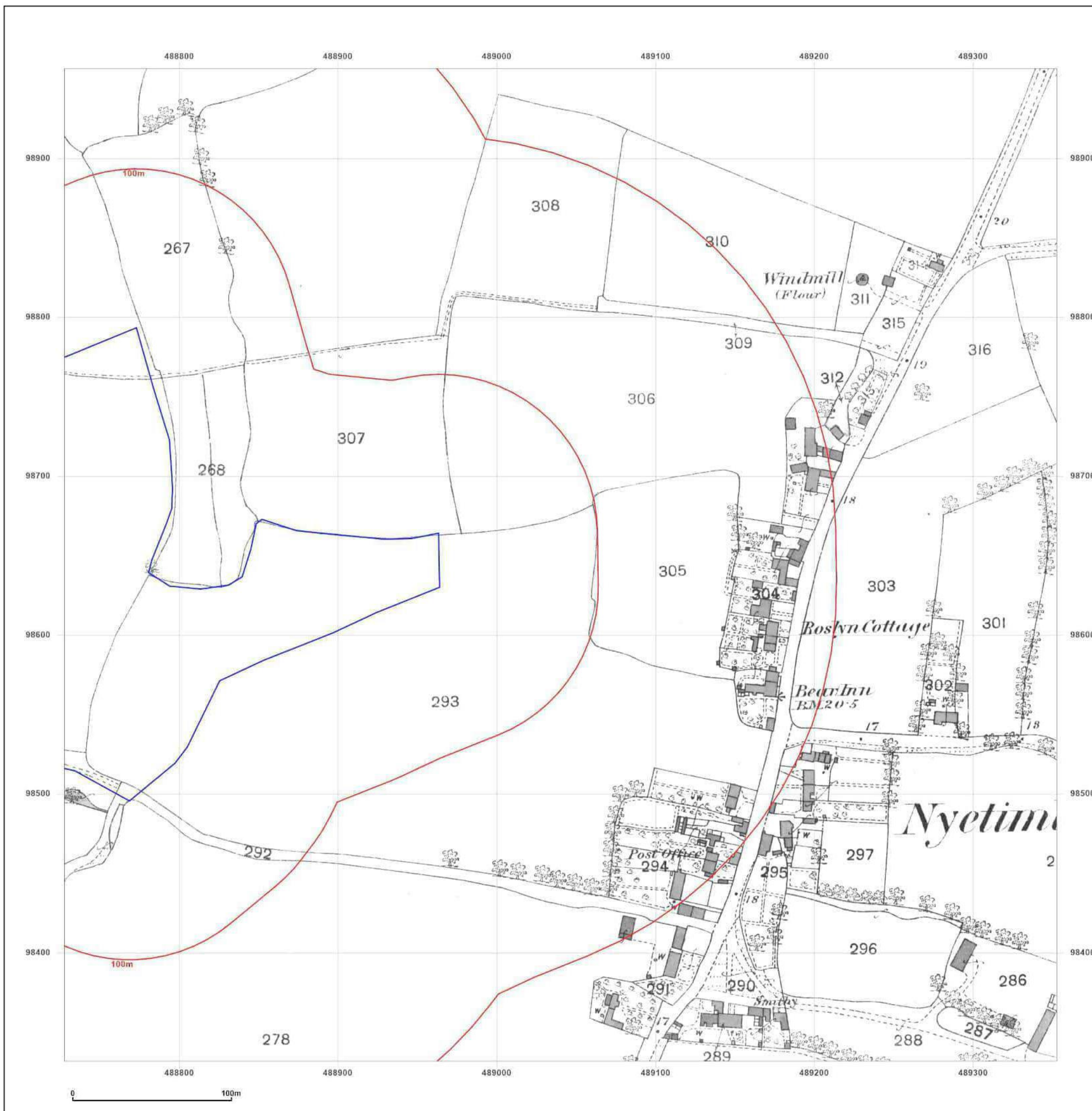


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Production date: 03 November 2025

Map legend available at:
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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_2_1
Grid Ref: 489040, 98644

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



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

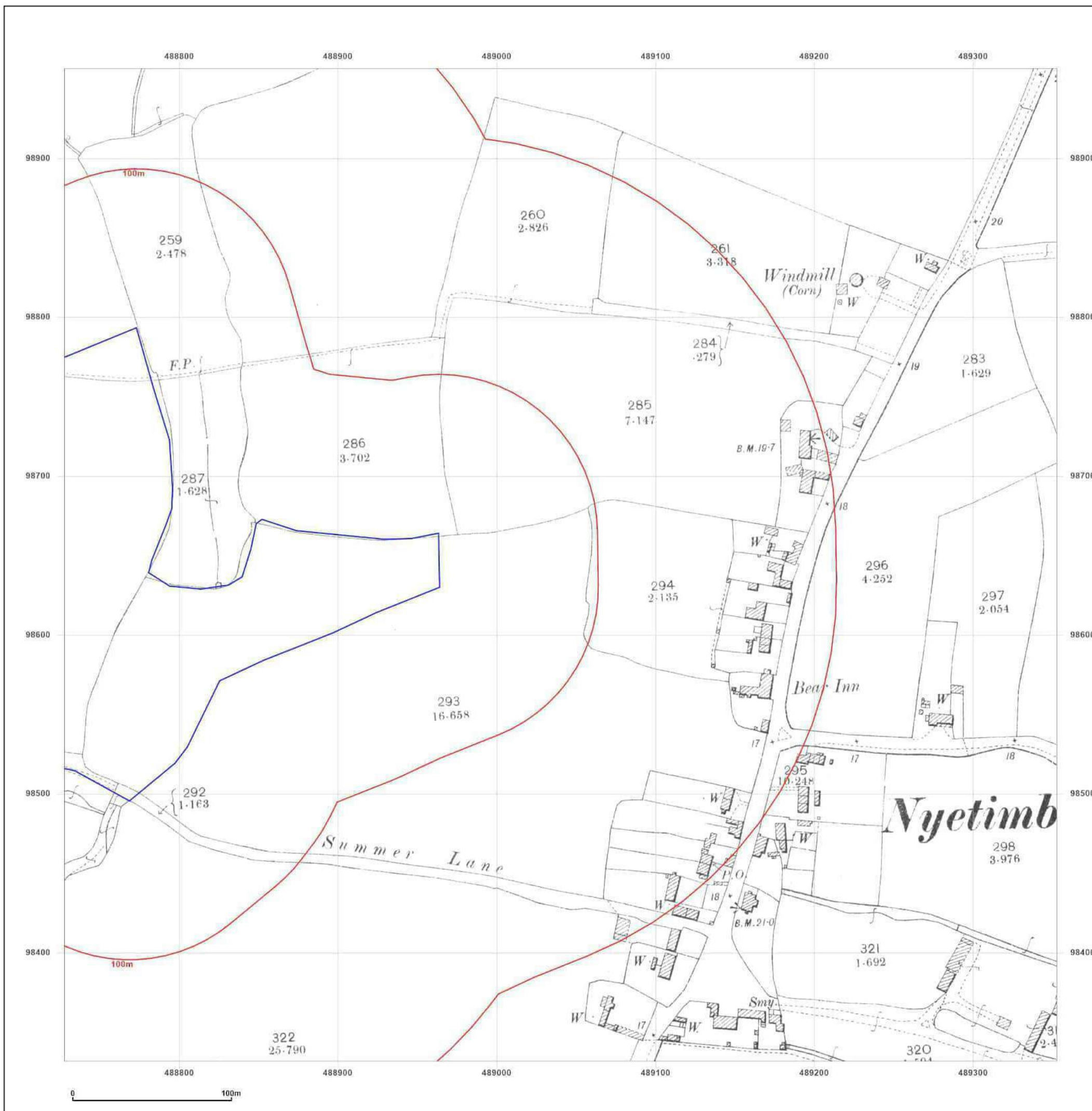


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_2_1
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Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

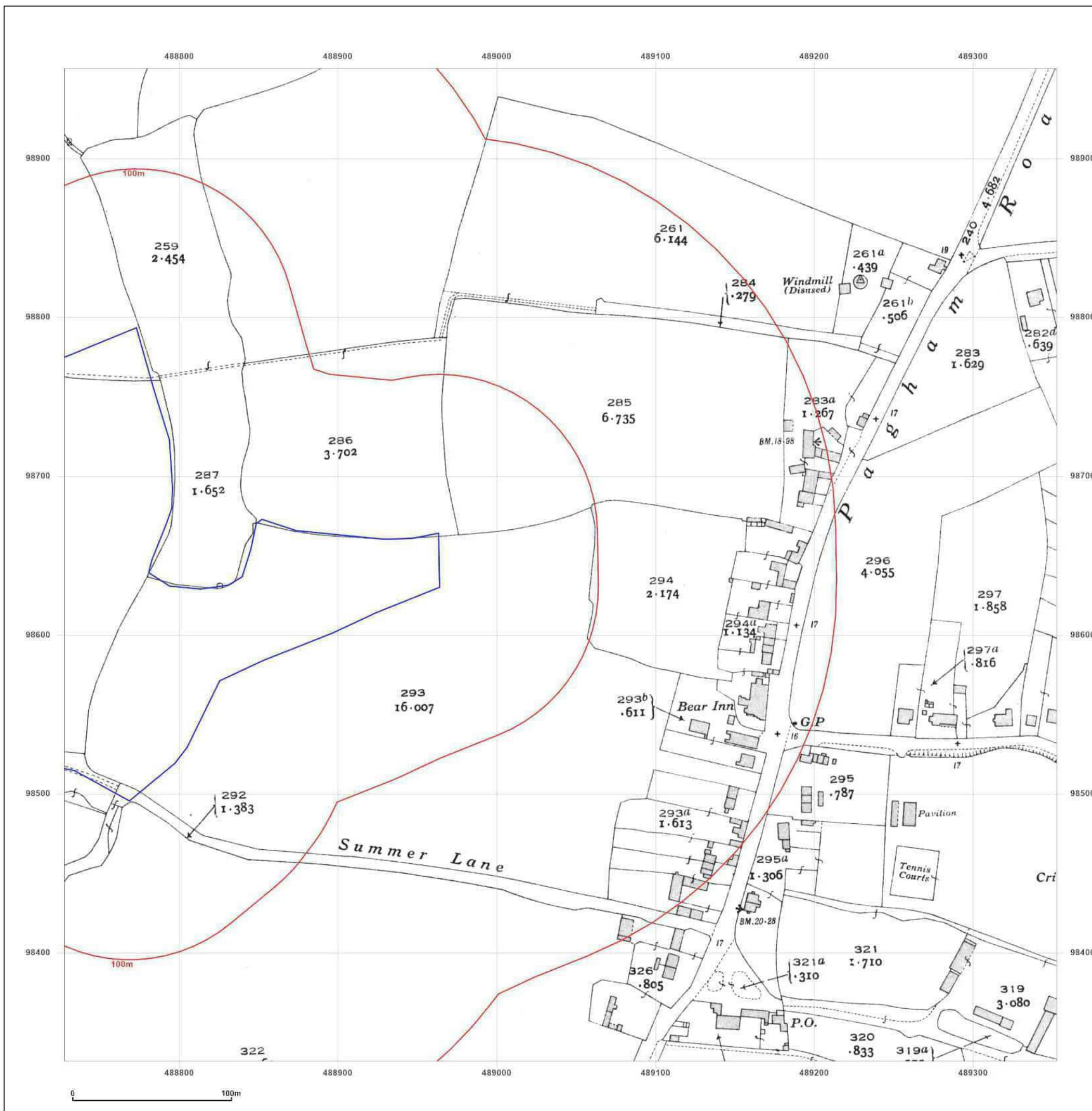


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_2_1
Grid Ref: 489040, 98644

Map Name: National Grid

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Printed at: 1:2,500



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1958

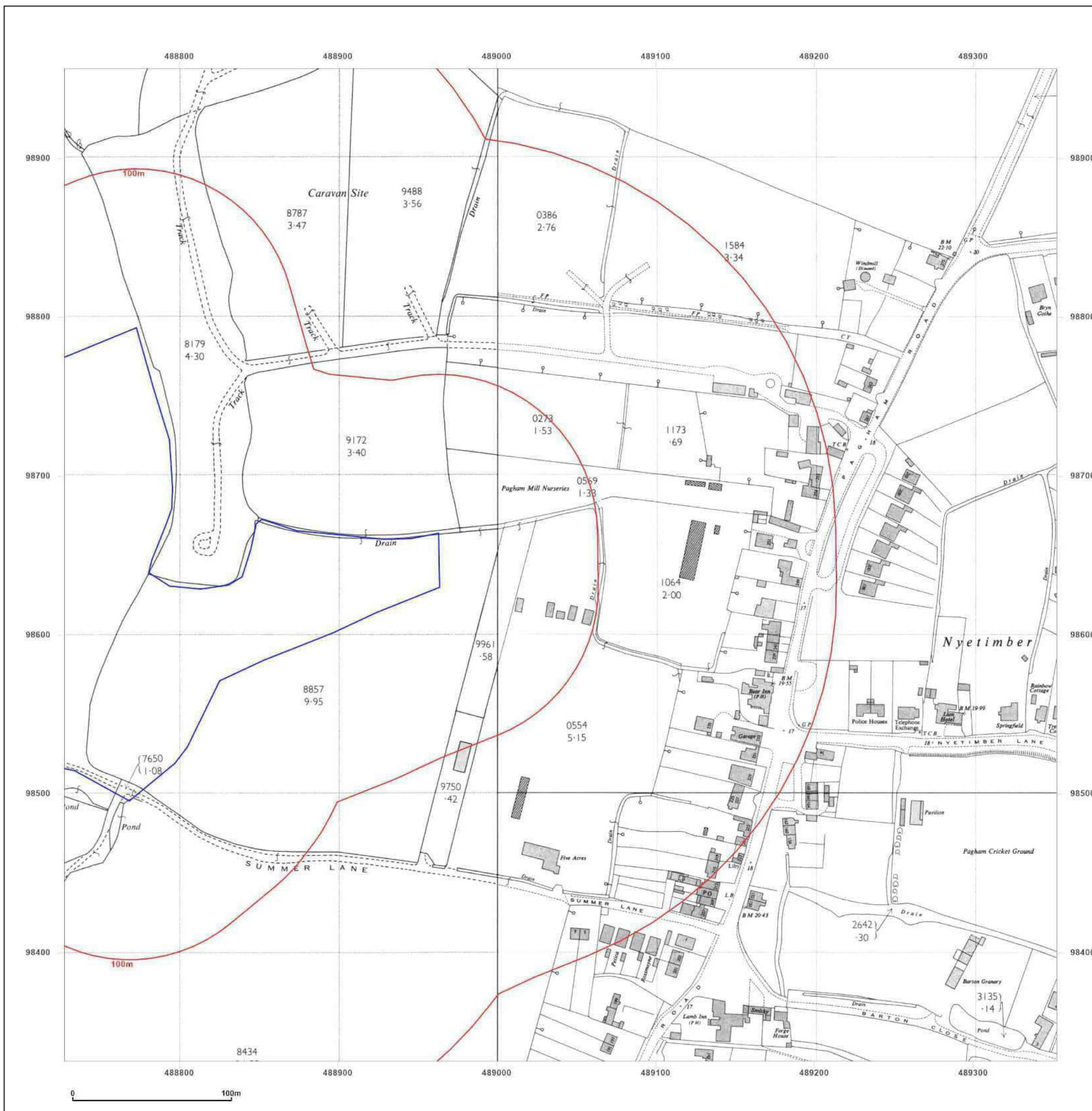


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

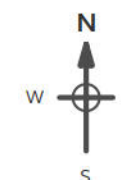
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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1958

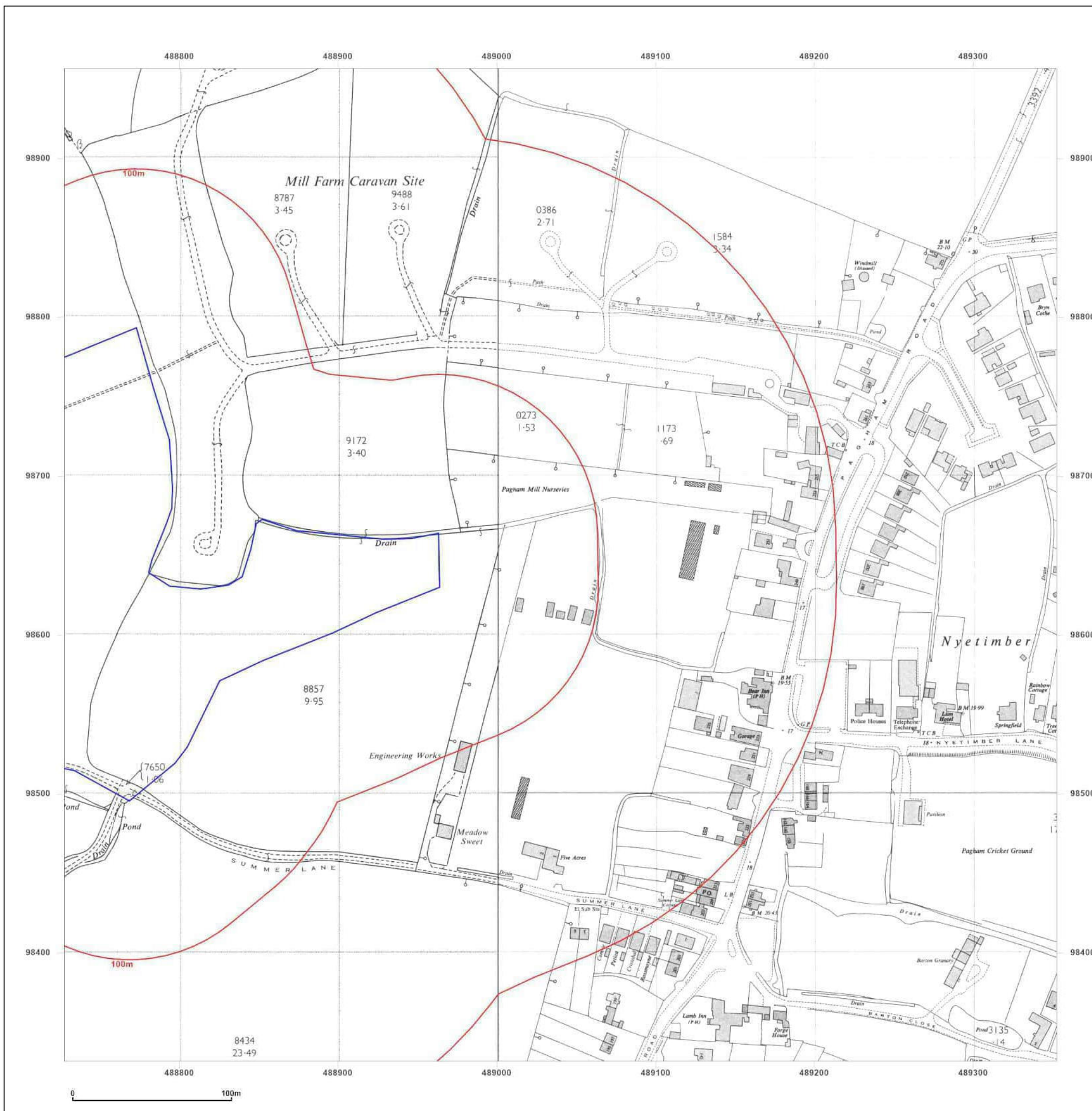


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Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

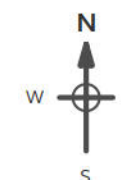
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Printed at: 1:2,500



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

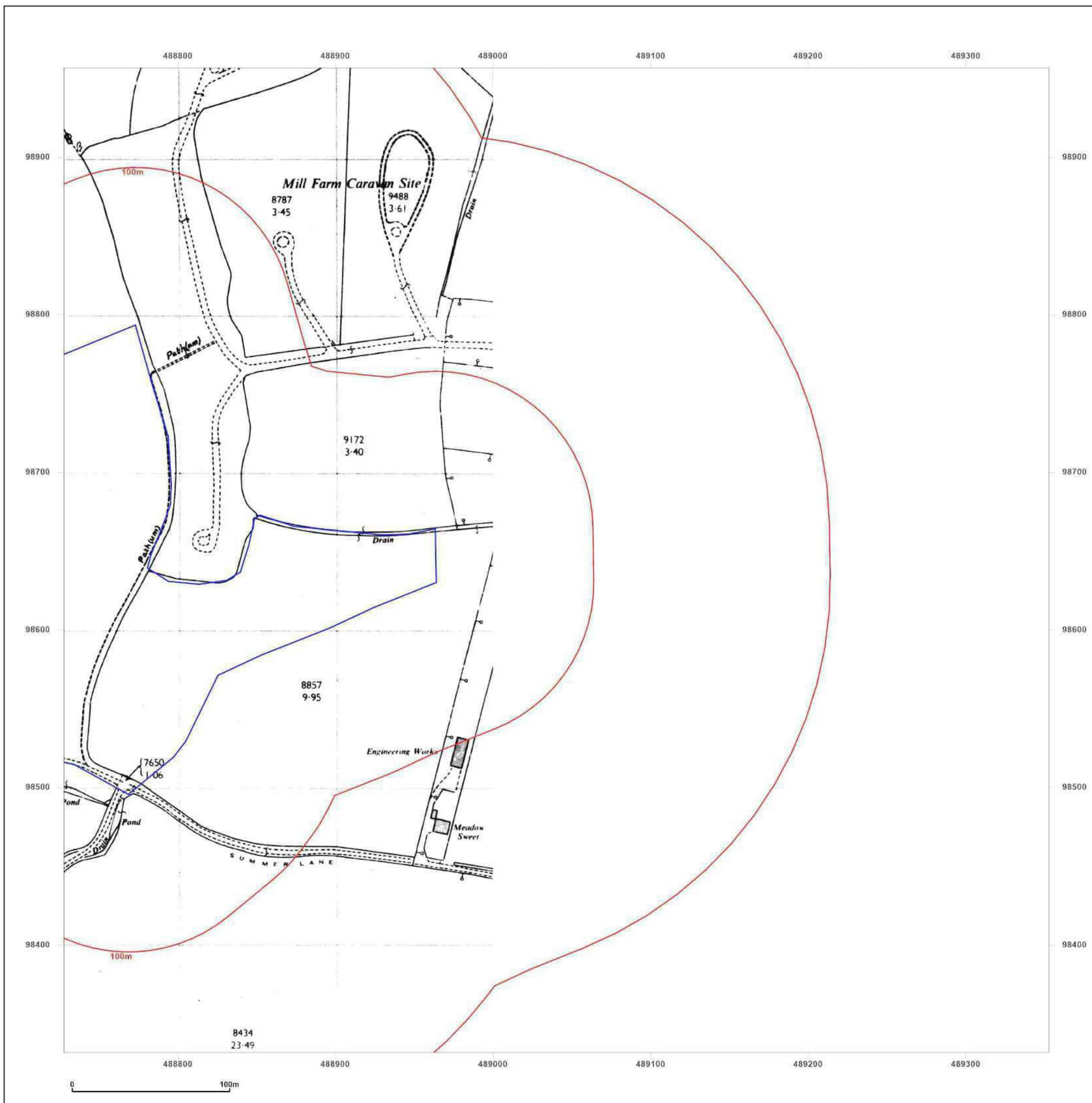


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

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

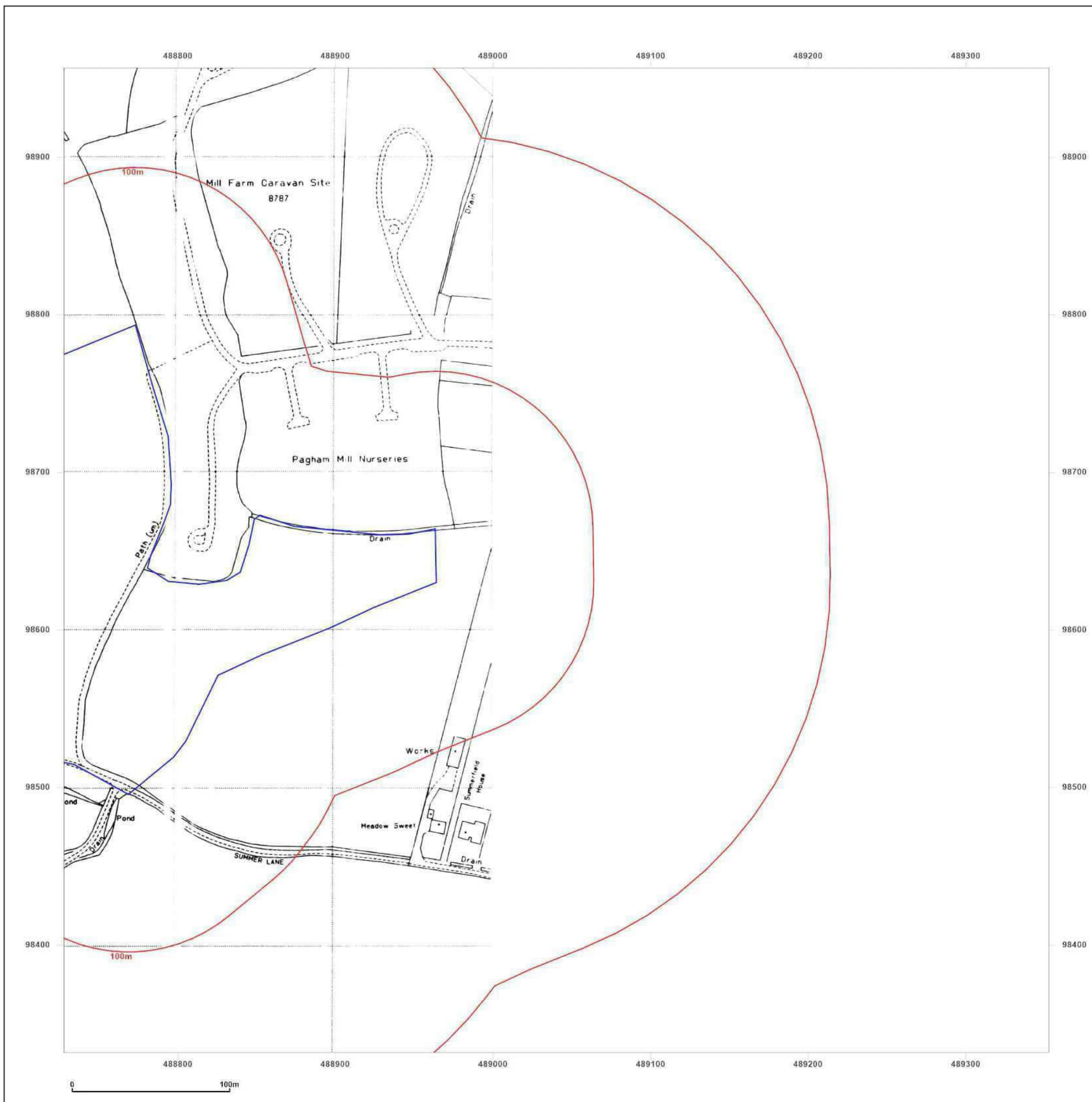


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Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
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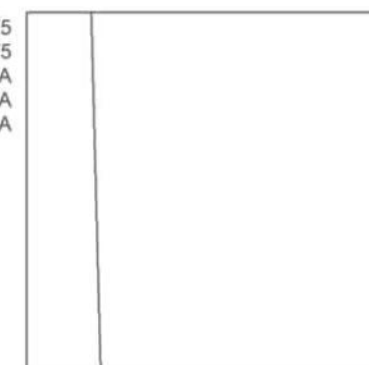
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Revised 1875
Edition N/A
Copyright N/A
Levelled N/A



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Edition N/A
Copyright N/A
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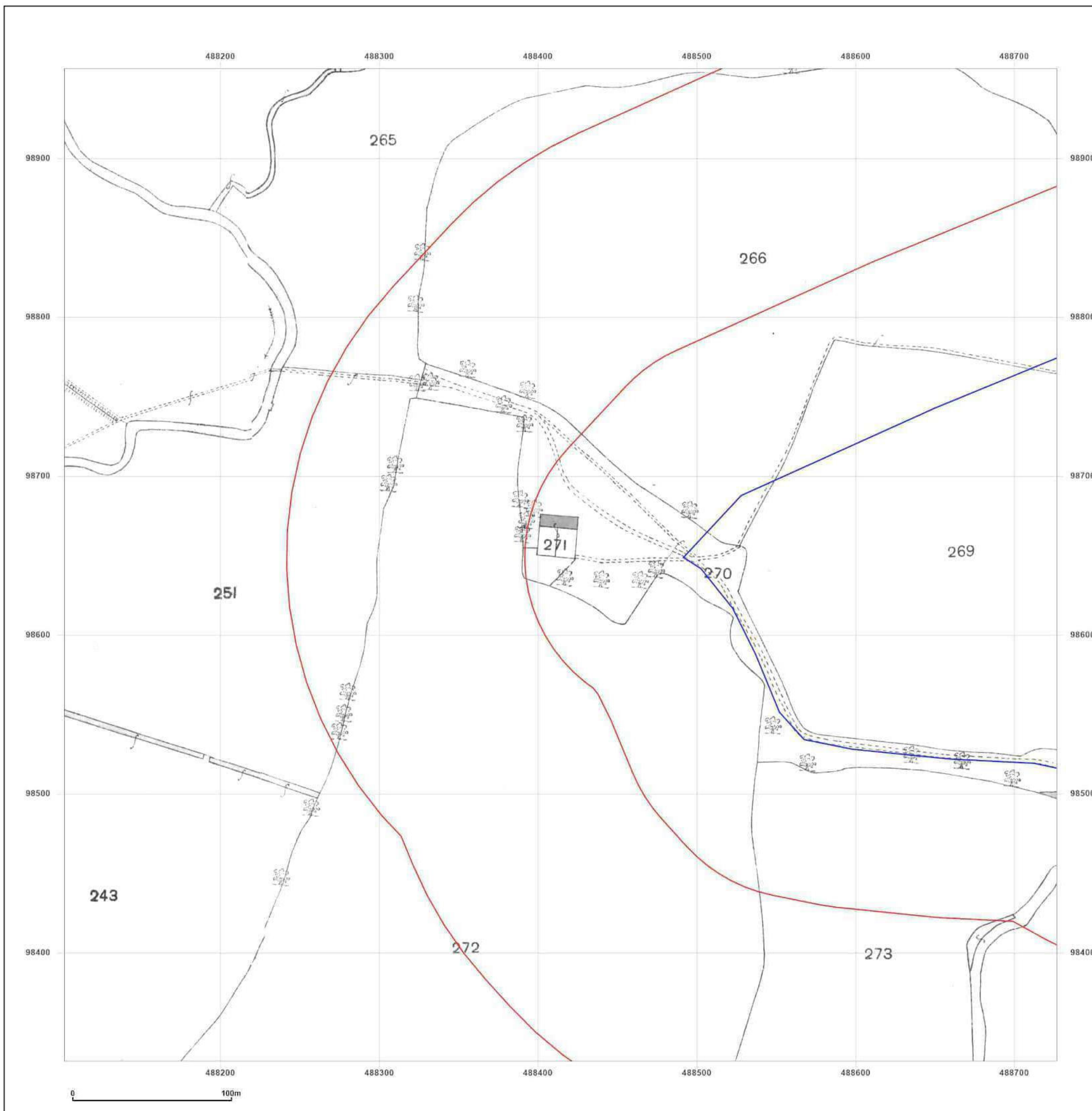


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LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

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Map Name: County Series

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Edition N/A
Copyright N/A
Levelled N/A

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Revised 1898
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Copyright N/A
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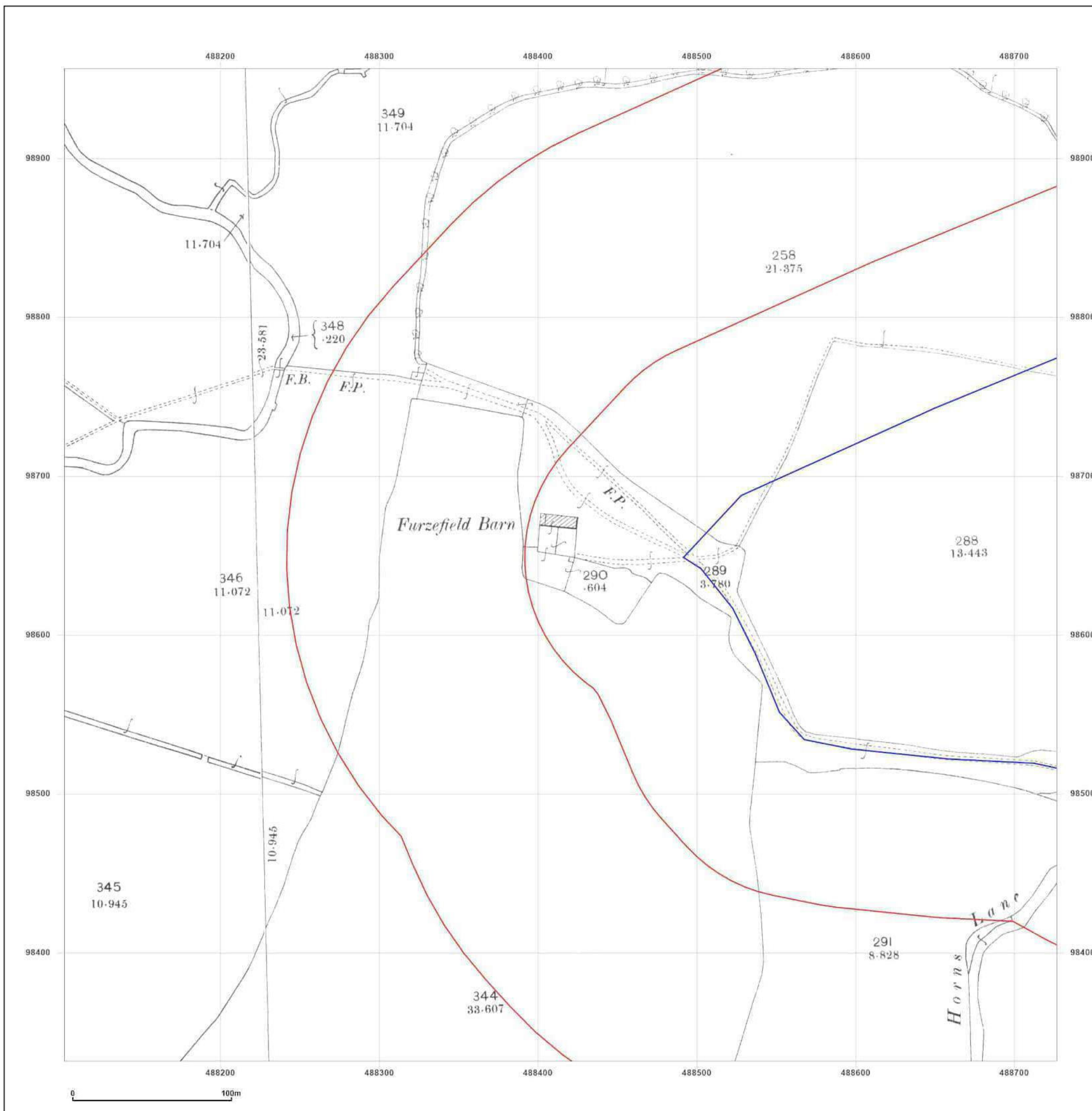


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Site Details:

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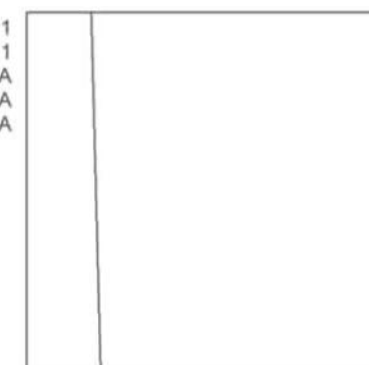
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Revised 1911
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

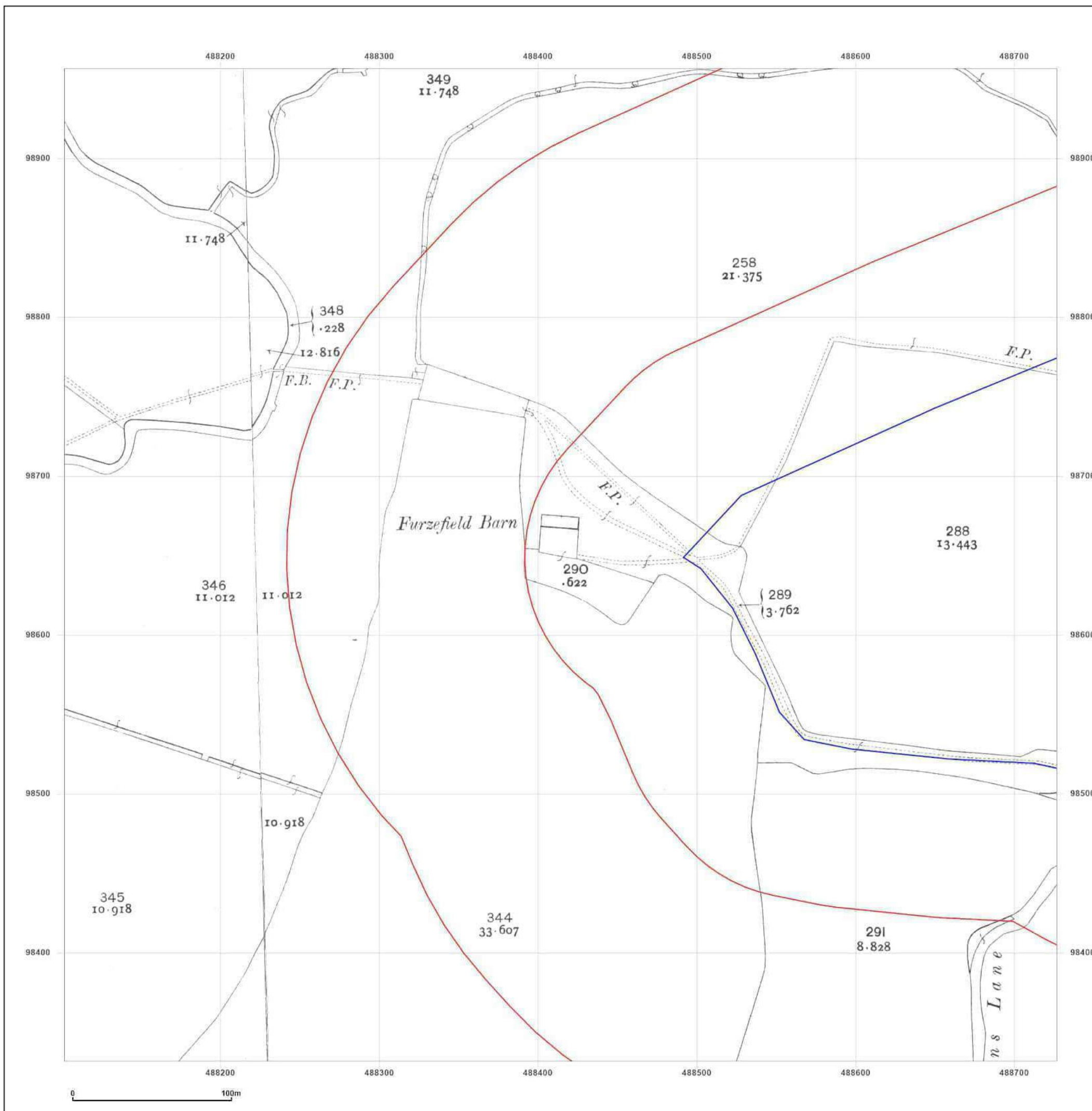


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Report Ref: GS-JPH-KD2-63H-AGT_LS_1_1
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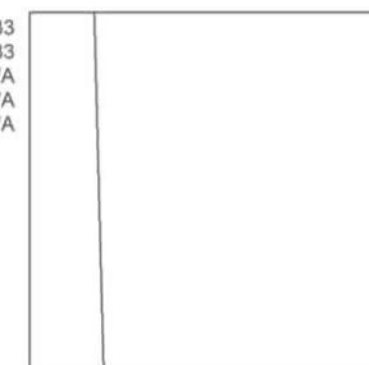
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Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

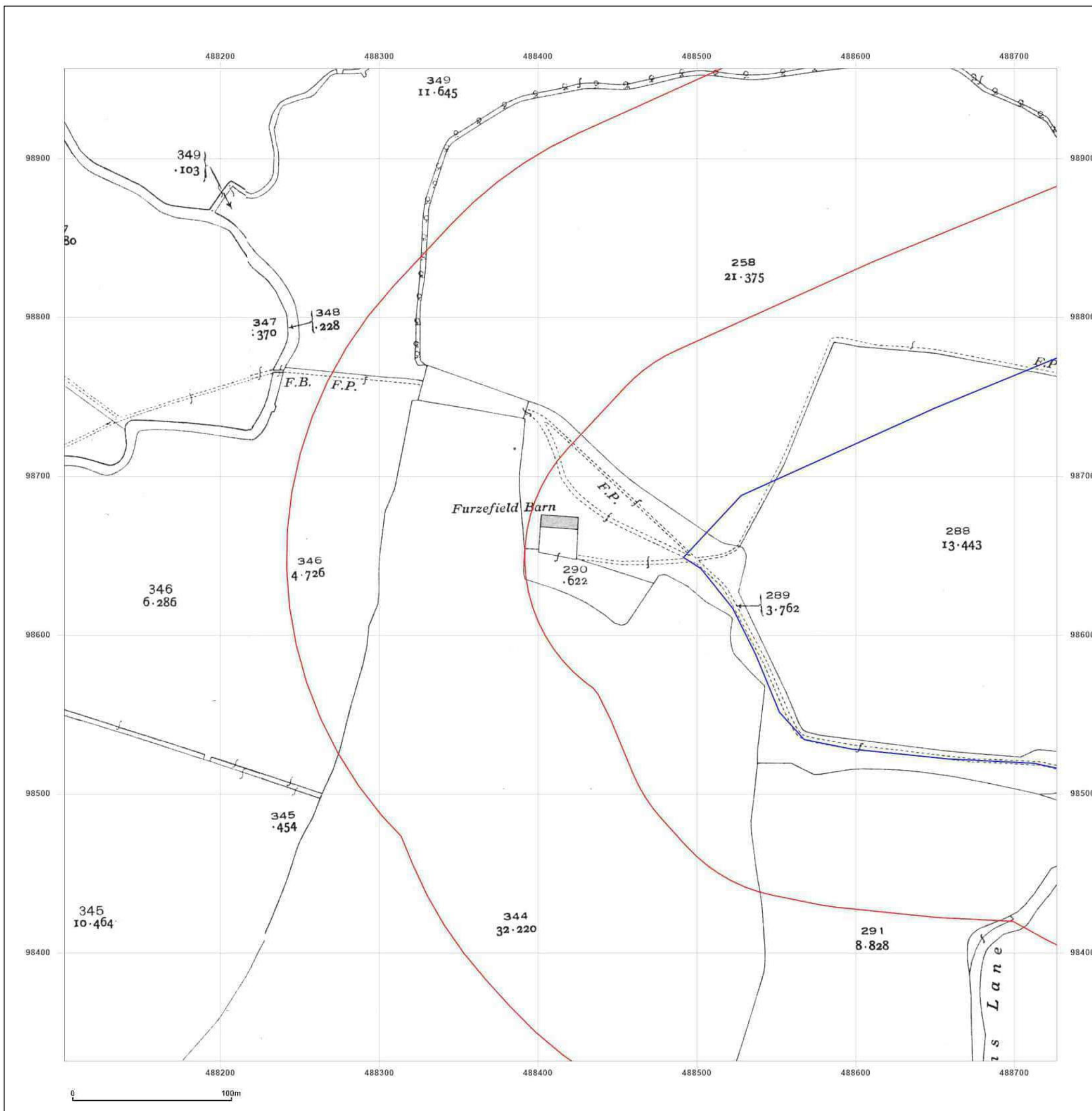


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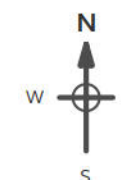
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Grid Ref: 488414, 98644

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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1958

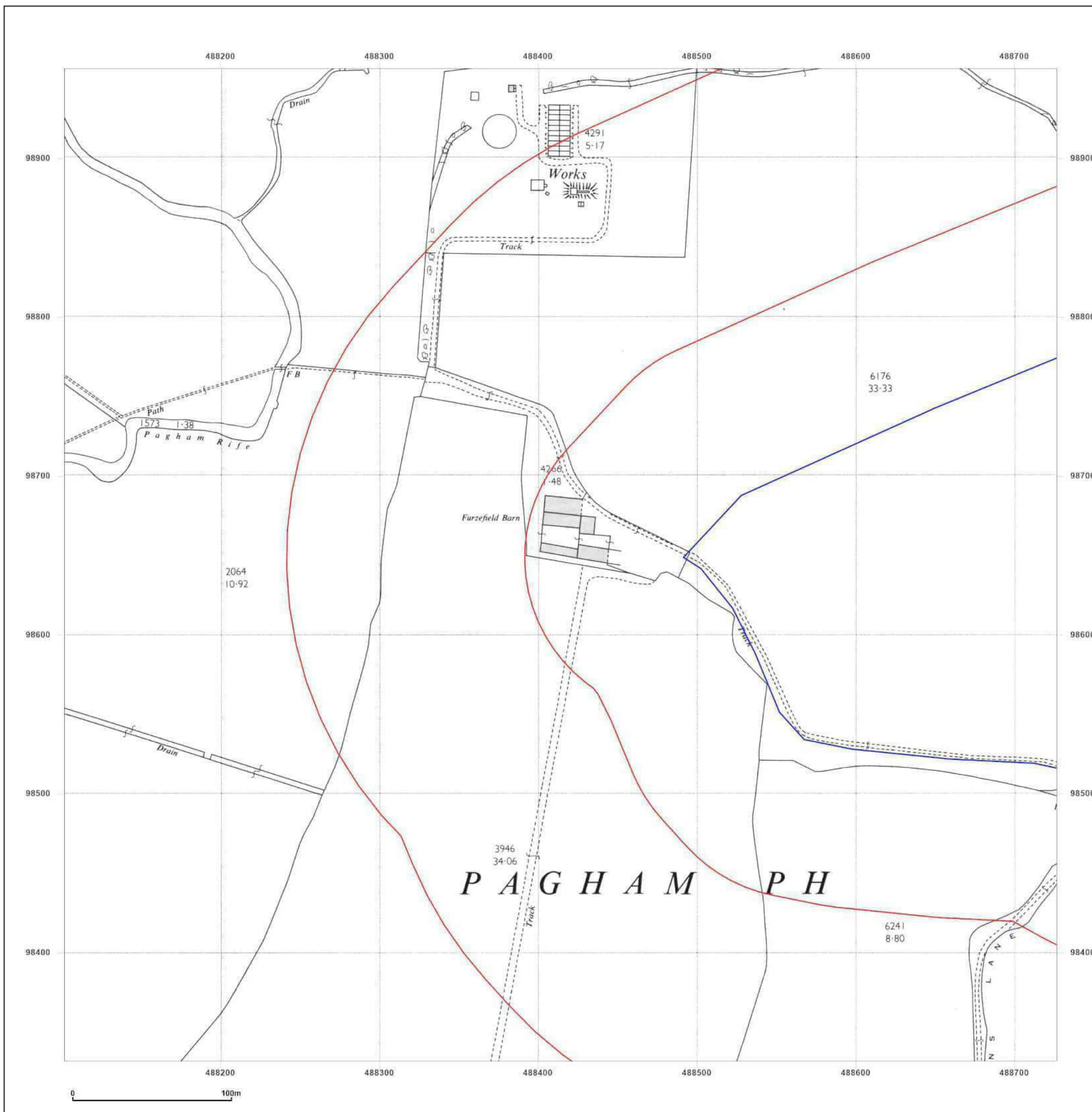


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_1_1
Grid Ref: 488414, 98644

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



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

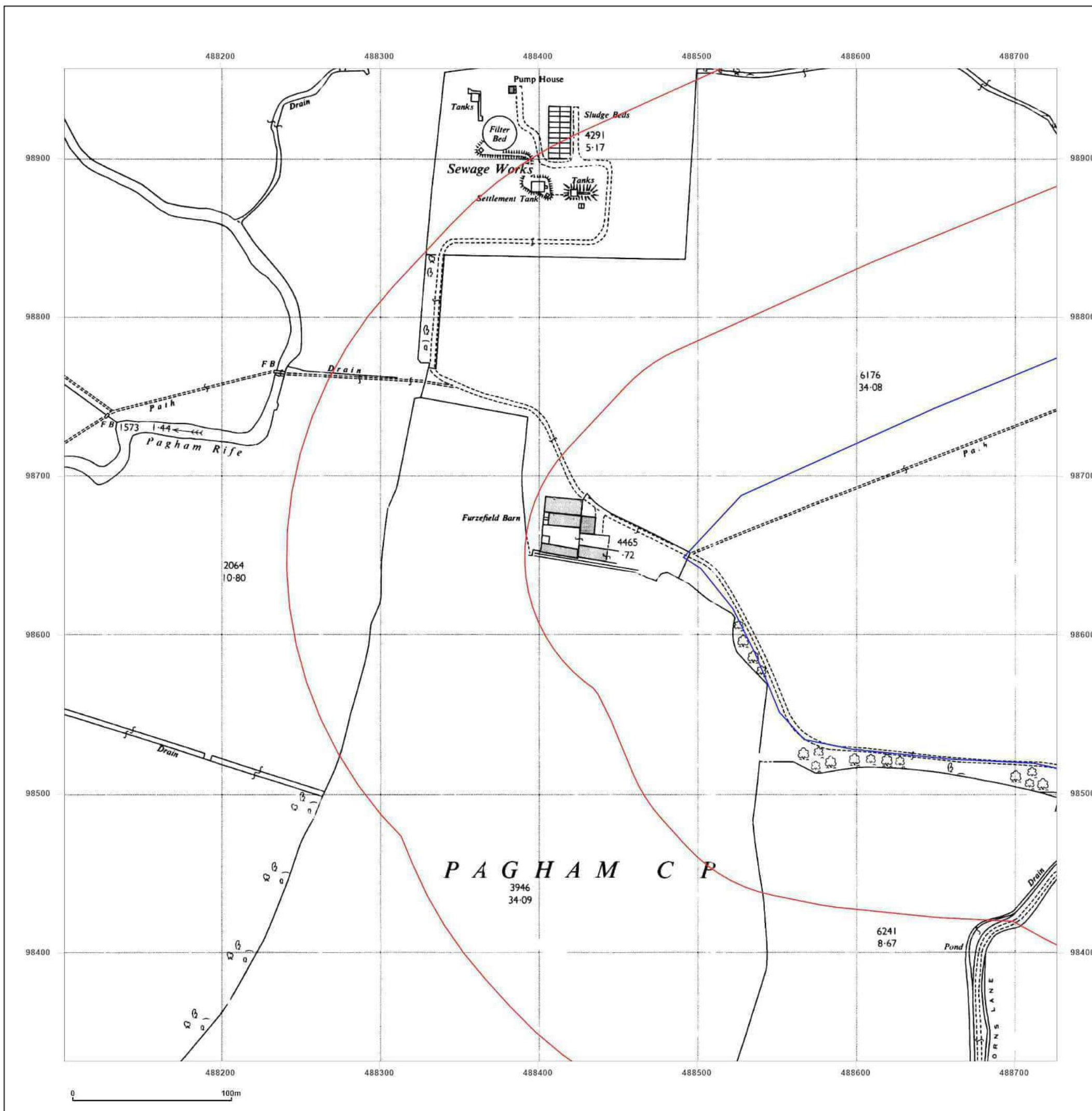


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_1_1
Grid Ref: 488414, 98644

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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1958

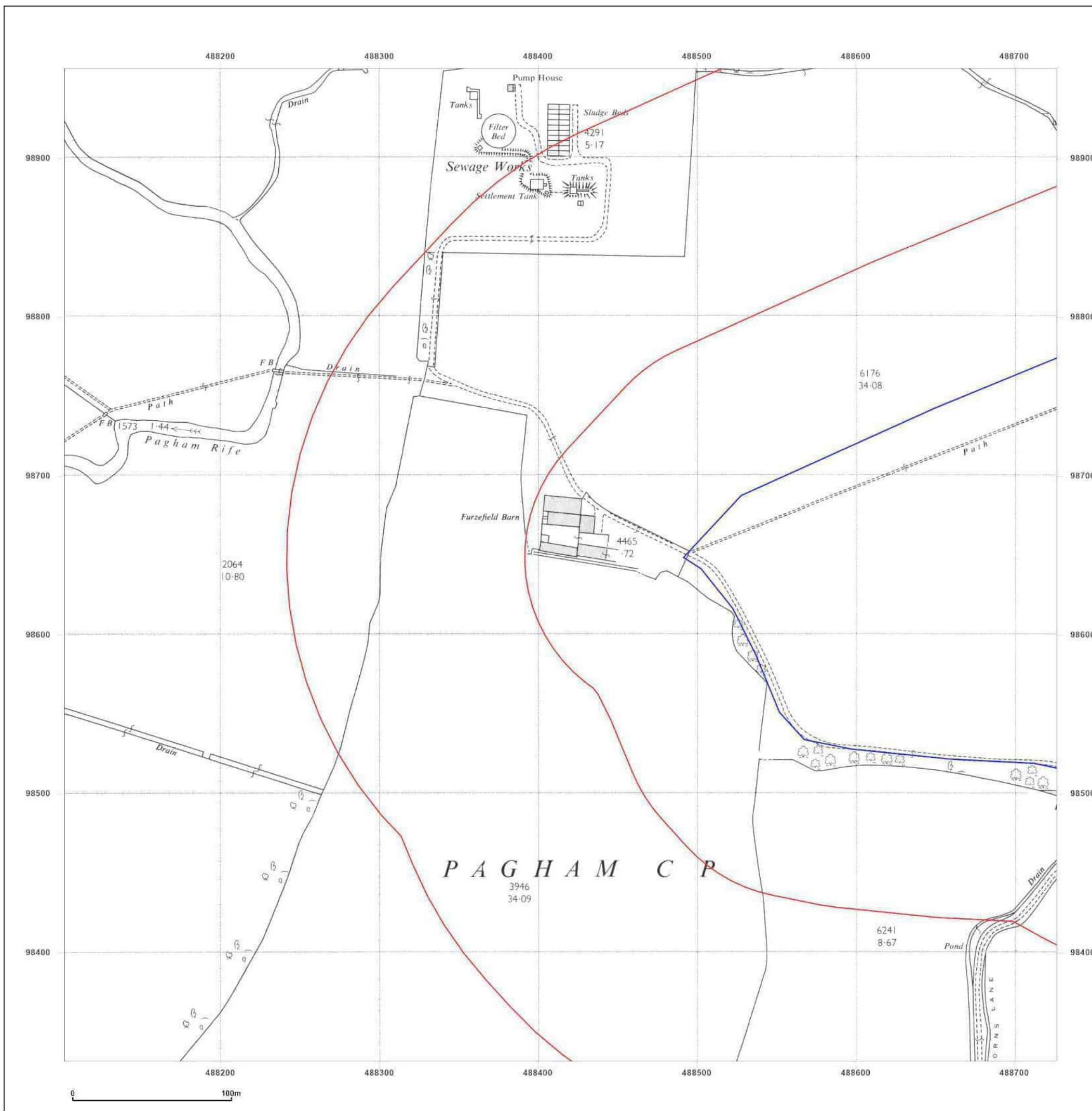


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_1_1
Grid Ref: 488414, 98644

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



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

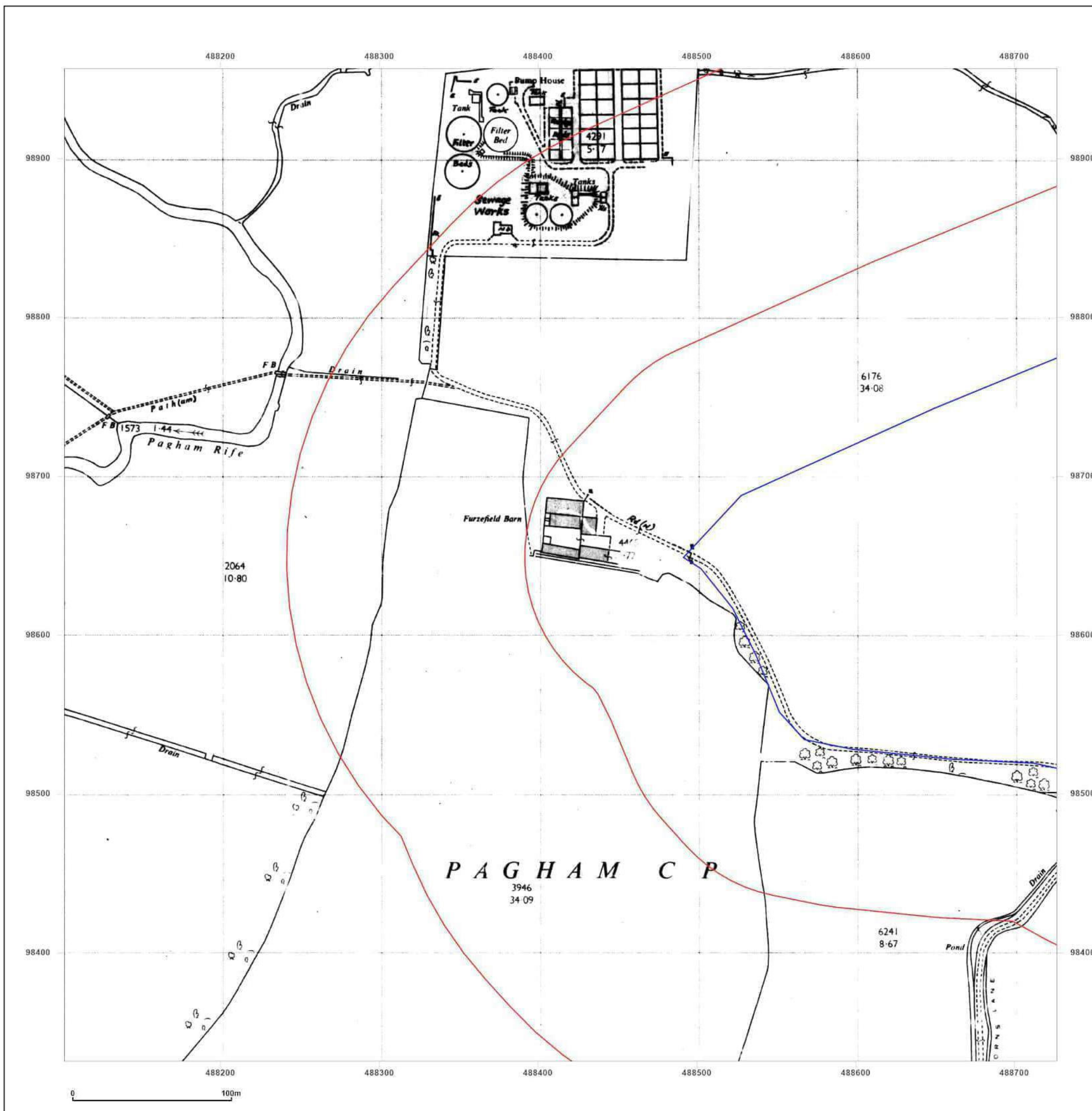


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_LS_1_1
Grid Ref: 488414, 98644

Map Name: National Grid

Map date: 1994

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

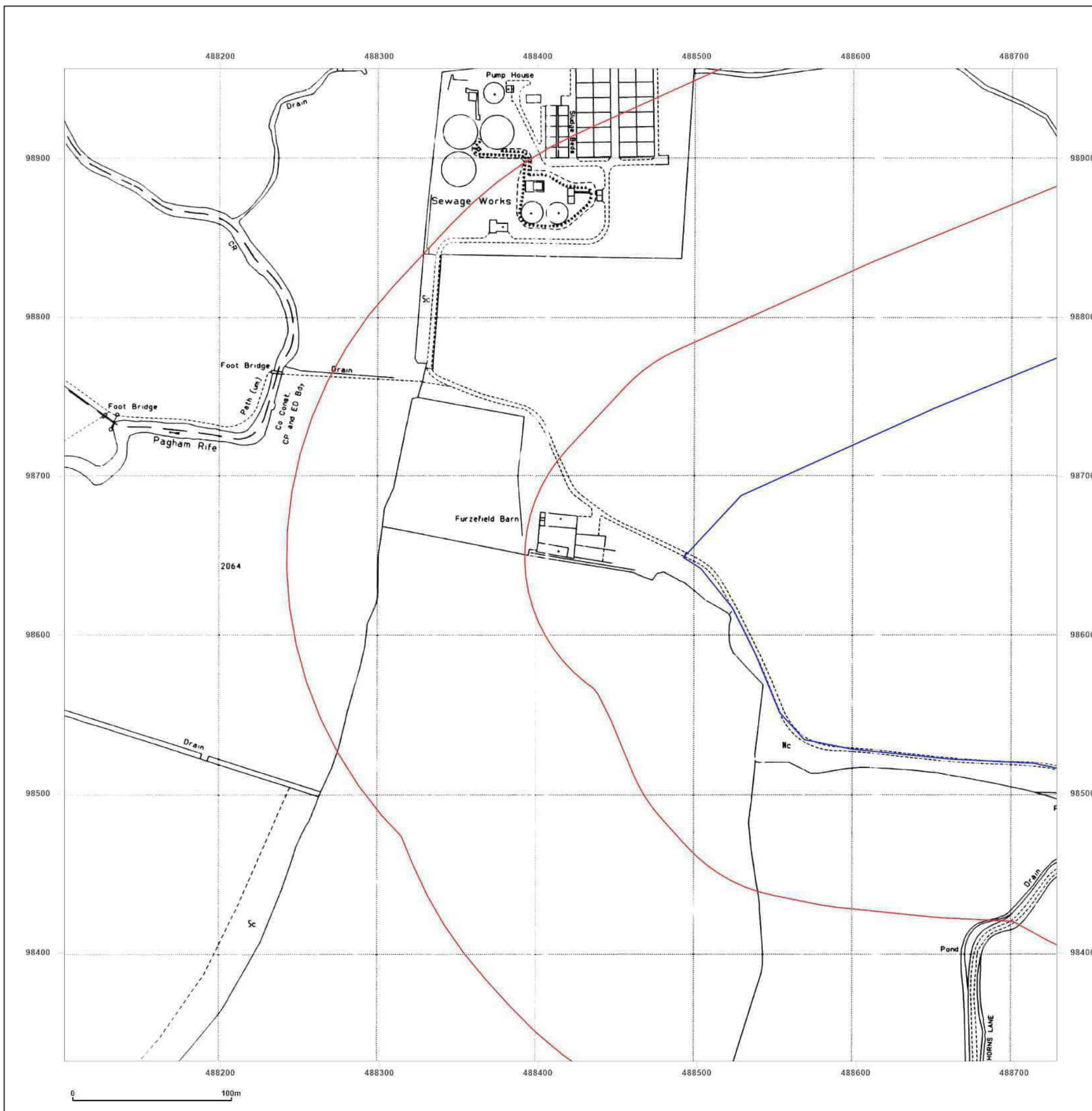


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_Landline_2_1
Grid Ref: 488877, 98644

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

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PO21 4NG

Client Ref: RAP-PO-000001066
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Map Name: National Grid

Map date: 1962

Scale: 1:1,250

Printed at: 1:2,000



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

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Revised N/A
Edition N/A
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Levelled N/A



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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1962

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1961
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Edition N/A
Copyright 1962
Levelled 1958

Surveyed 1961
Revised 1961
Edition N/A
Copyright 1962
Levelled 1958



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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1967-1970

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
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Site Details:

Phase 4b, Land at SUMMER
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PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1967-1970

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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PO21 4NG

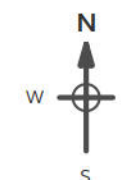
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Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1970-1975

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1975-1978

Scale: 1:1,250

Printed at: 1:2,000



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



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Site Details:

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PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

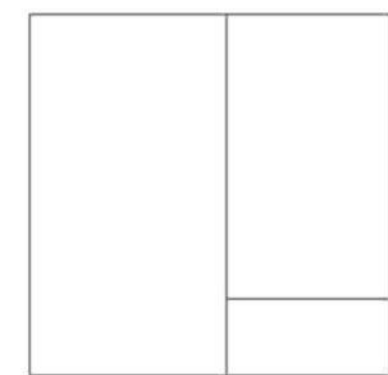
Map Name: National Grid

Map date: 1975-1978

Scale: 1:1,250

Printed at: 1:2,000



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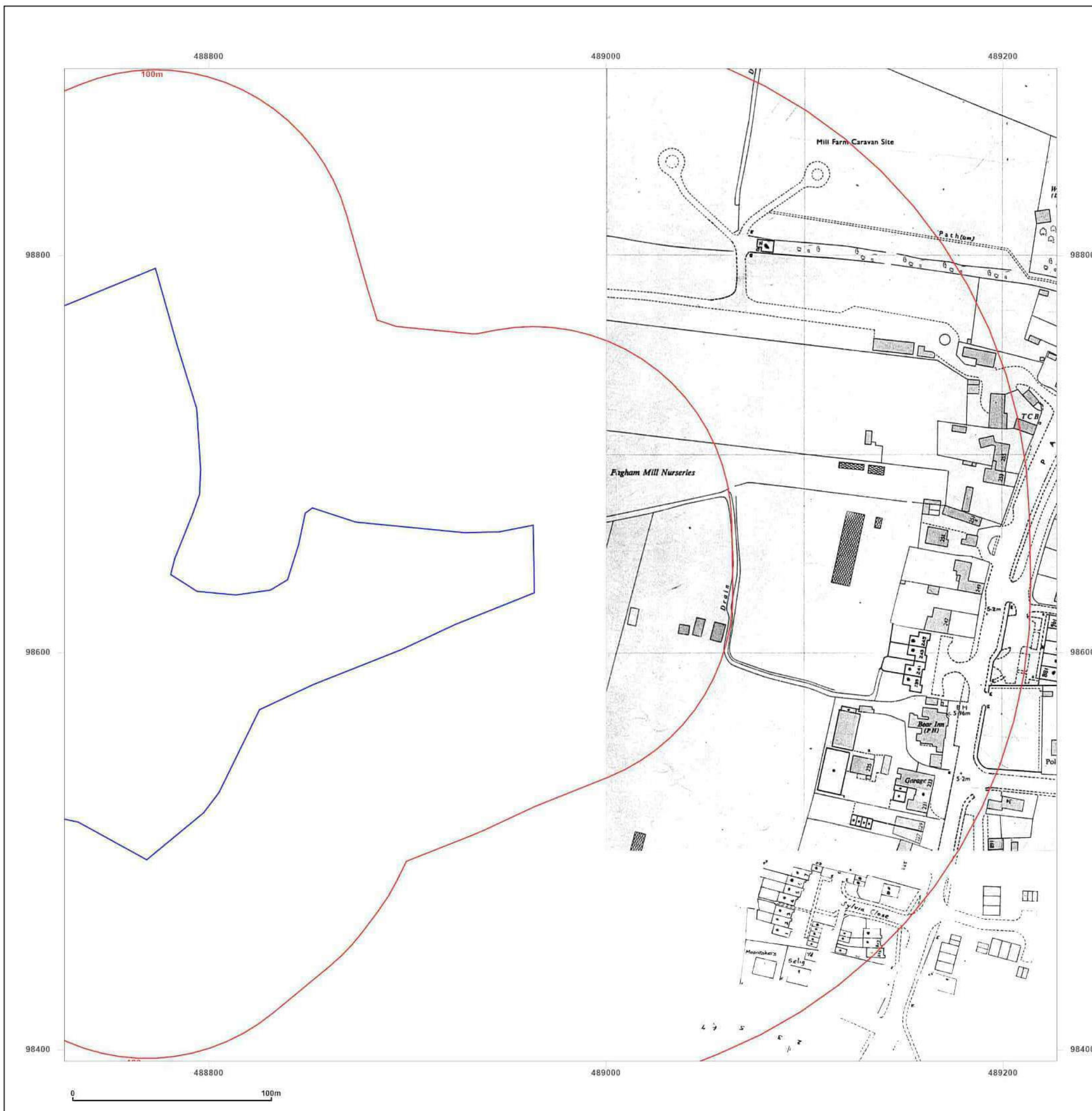


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Site Details:

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PO21 4NG

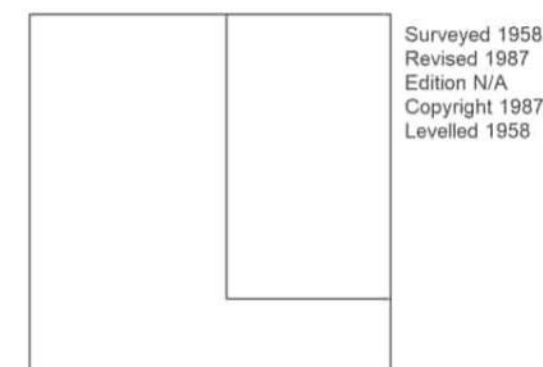
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Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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PO21 4NG

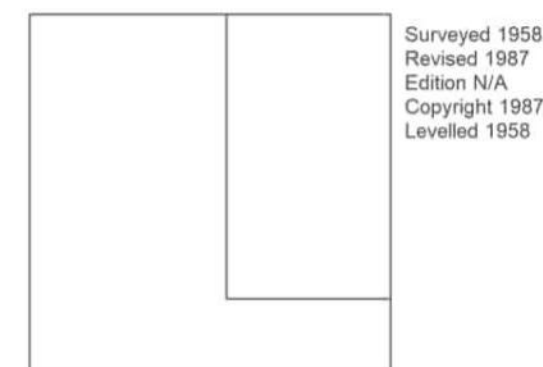
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Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
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Edition N/A
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Site Details:

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LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
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Site Details:

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PO21 4NG

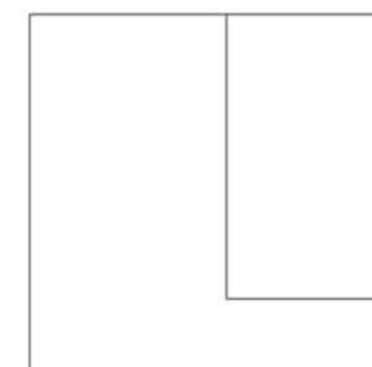
Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1992
Edition N/A
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Levelled 1958



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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT_1250_2_1
Grid Ref: 488977, 98644

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled 1958

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



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Site Details:

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PO21 4NG

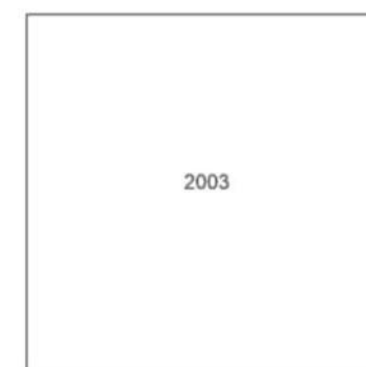
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Report Ref: GS-JPH-KD2-63H-AGT_Landline_1_1
Grid Ref: 488577, 98644

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

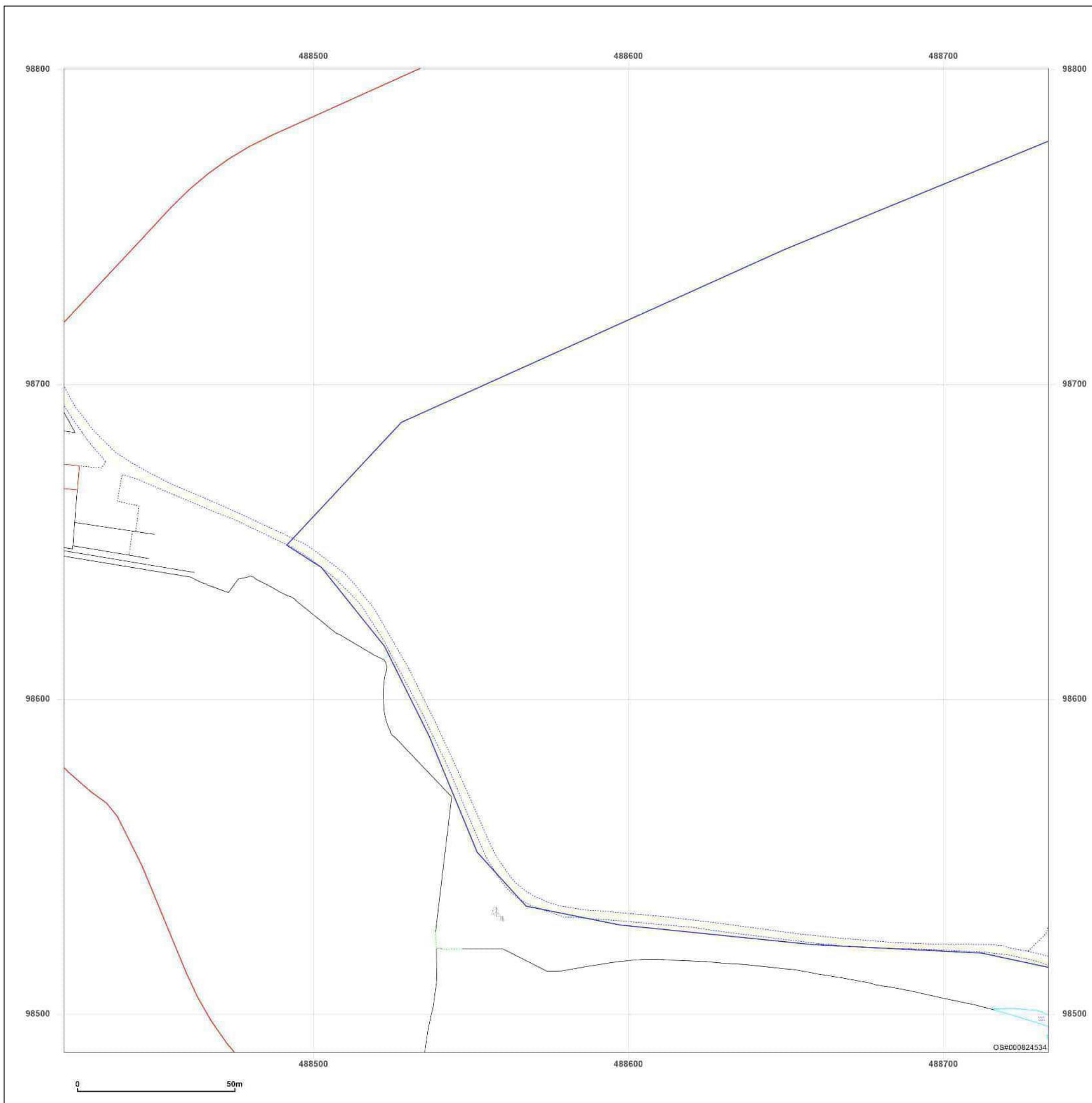


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: County Series

Map date: 1875

Scale: 1:10,560

Printed at: 1:10,560



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

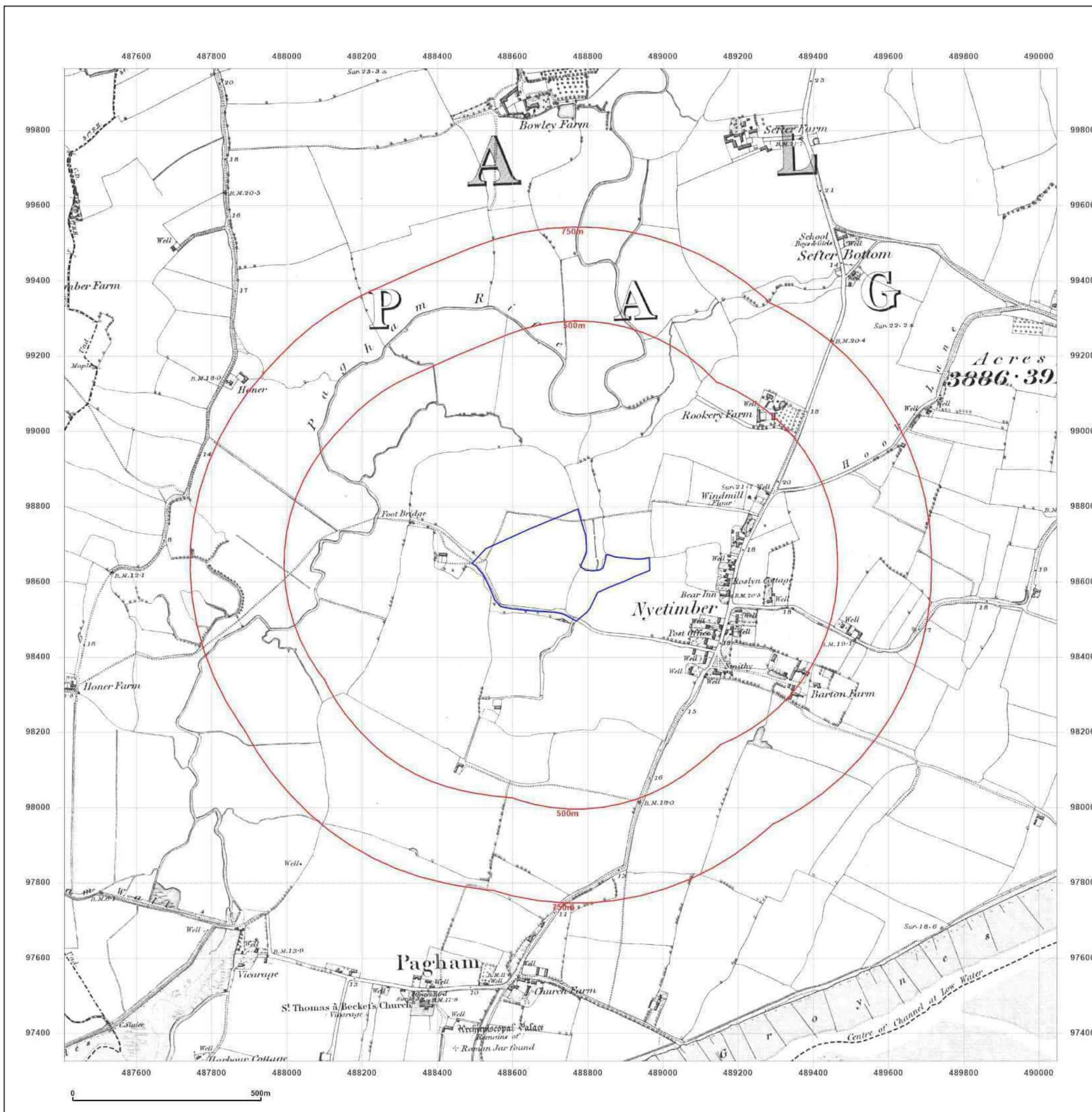


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Site Details:

Phase 4b, Land at SUMMER
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PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

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

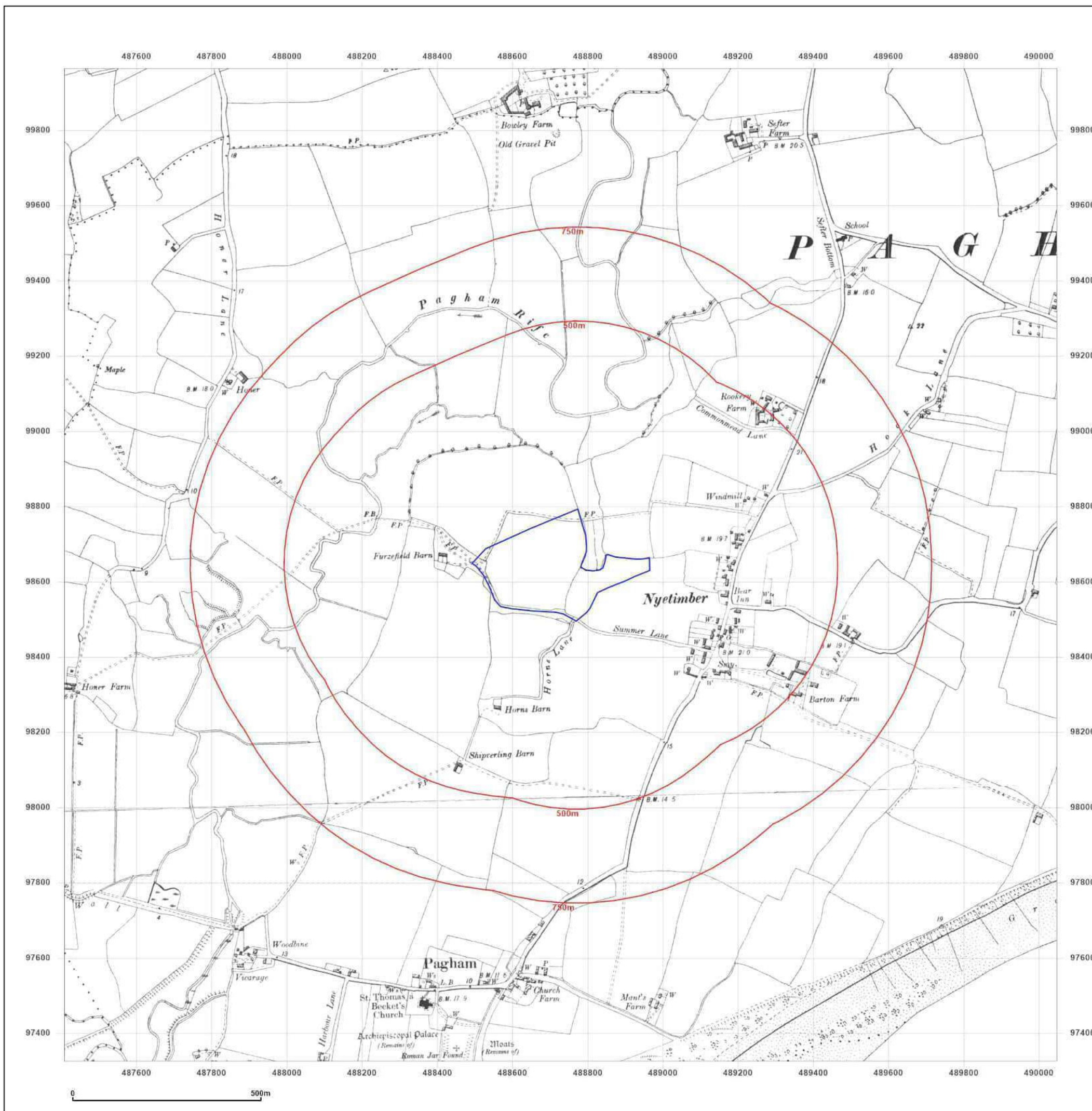


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

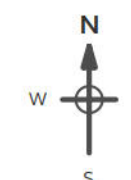
Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

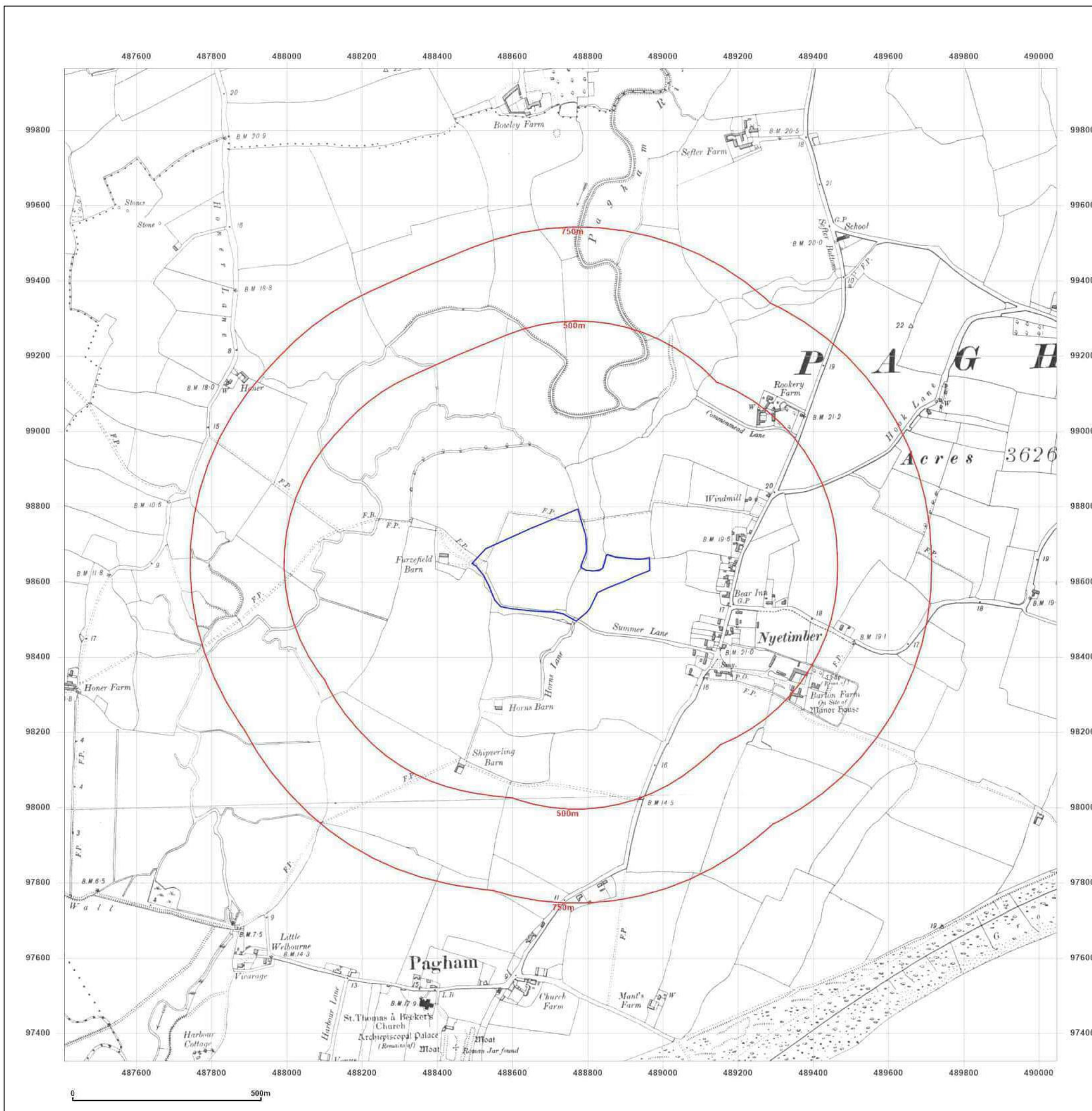


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

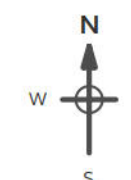
Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: County Series

Map date: 1933

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

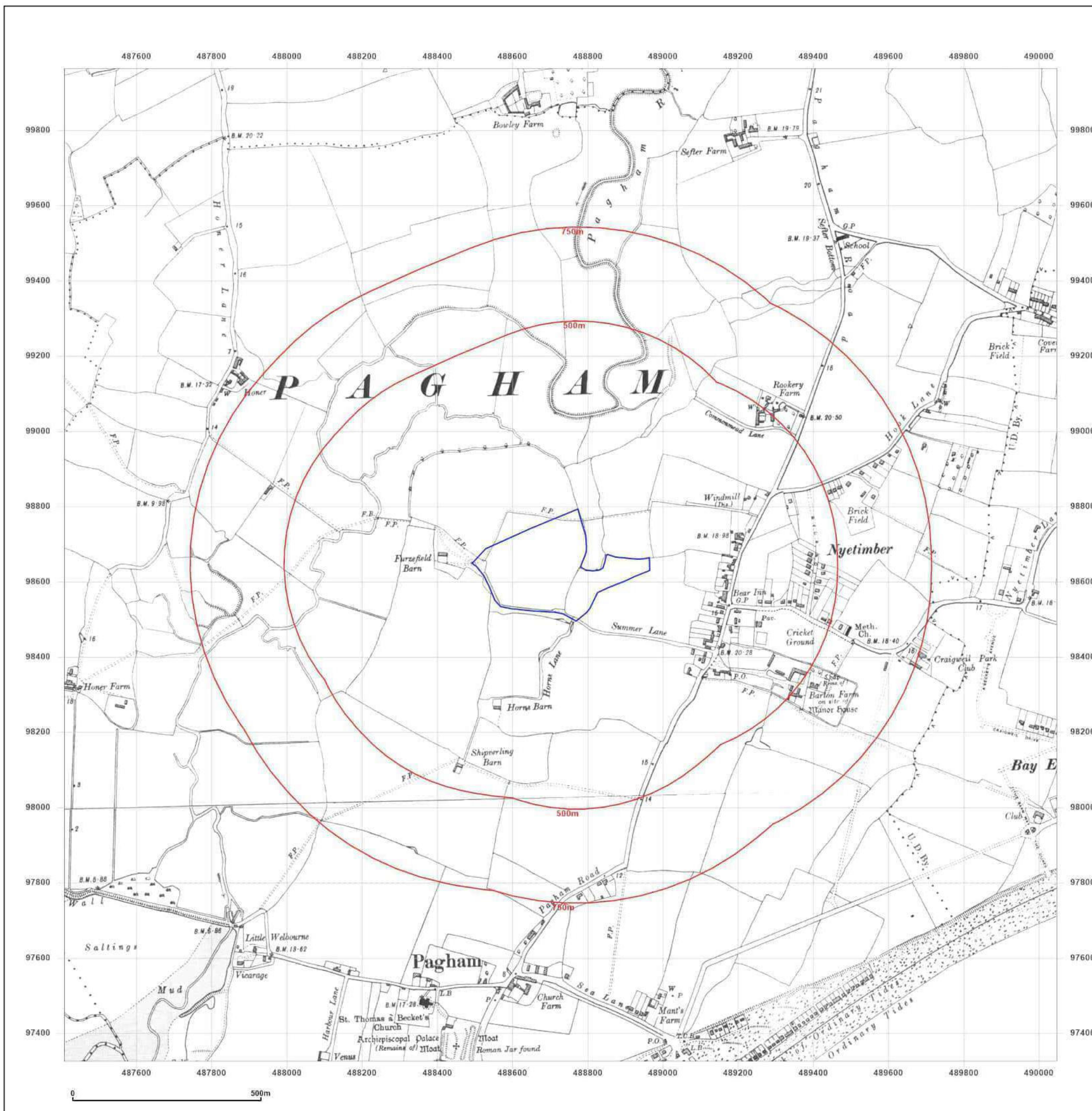


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Site Details:

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LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

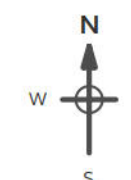
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Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

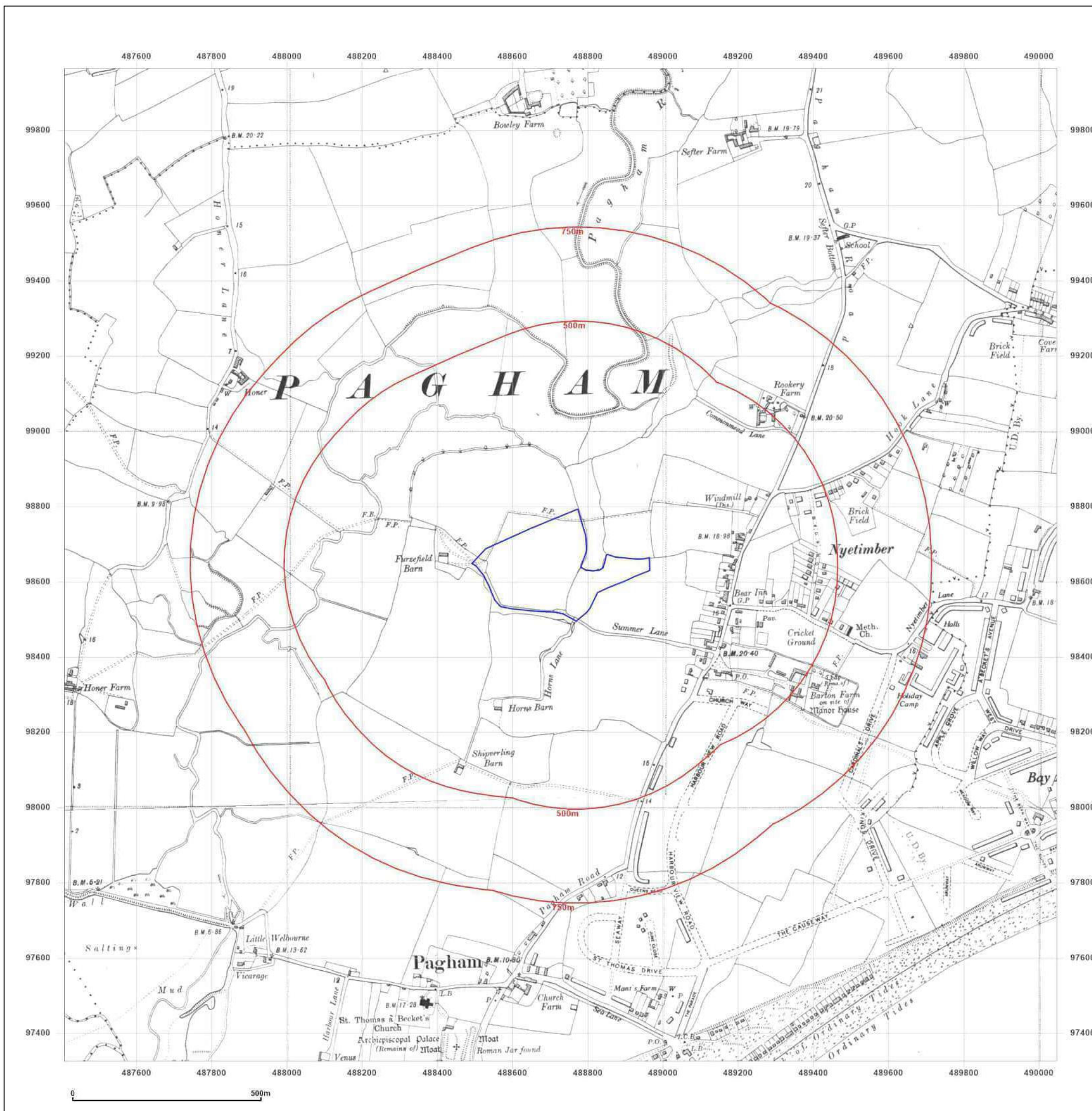


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

Client Ref: RAP-PO-000001066
Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

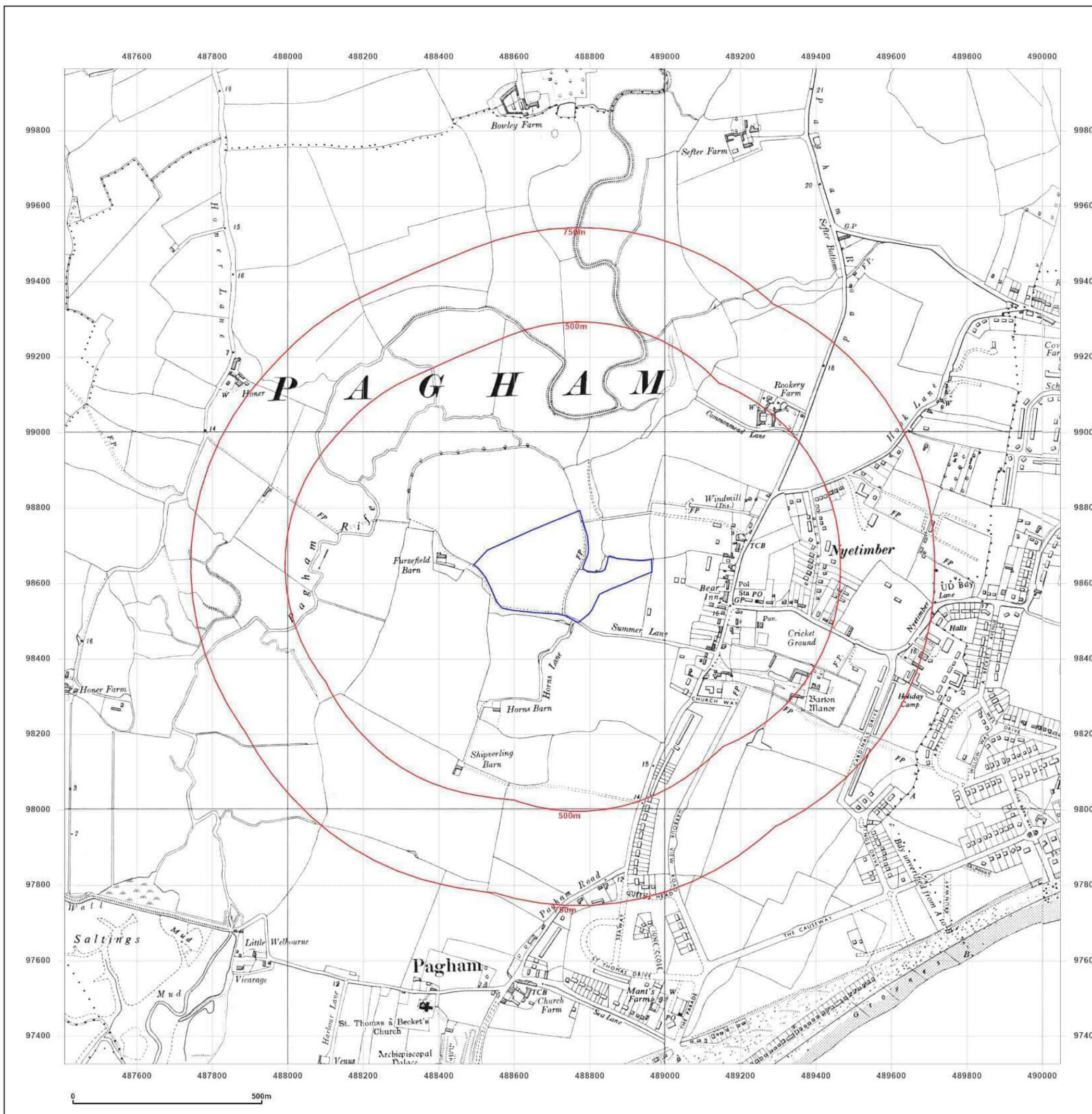


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

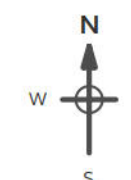
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Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: National Grid

Map date: 1976

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1975

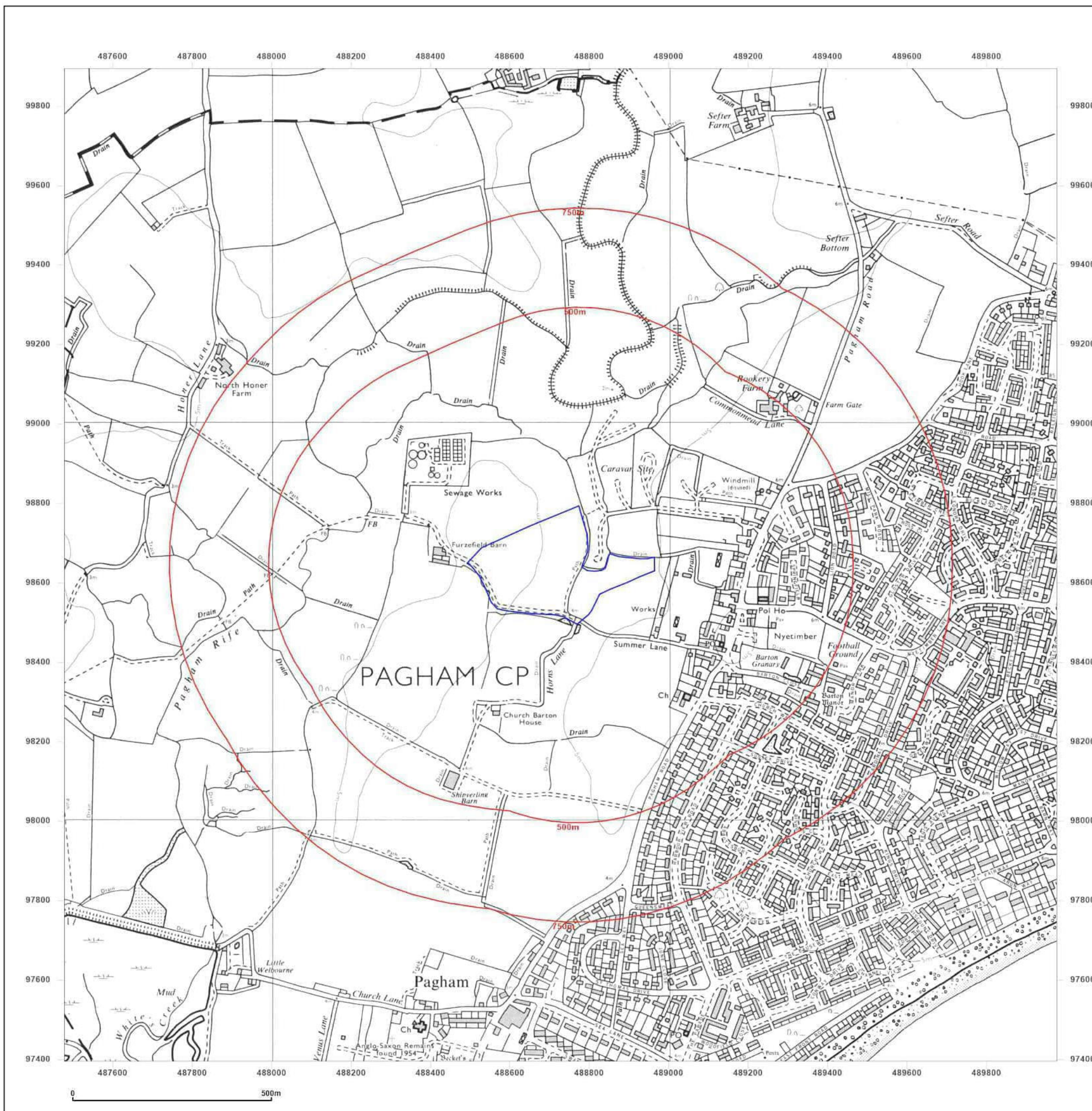


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Site Details:

Phase 4b, Land at SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG

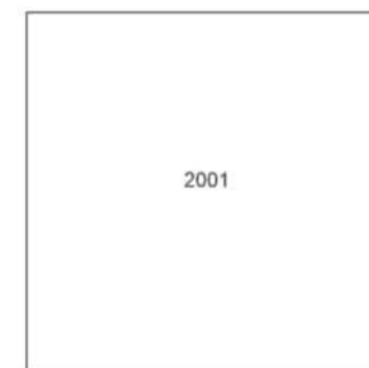
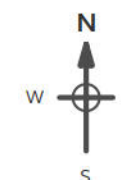
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Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

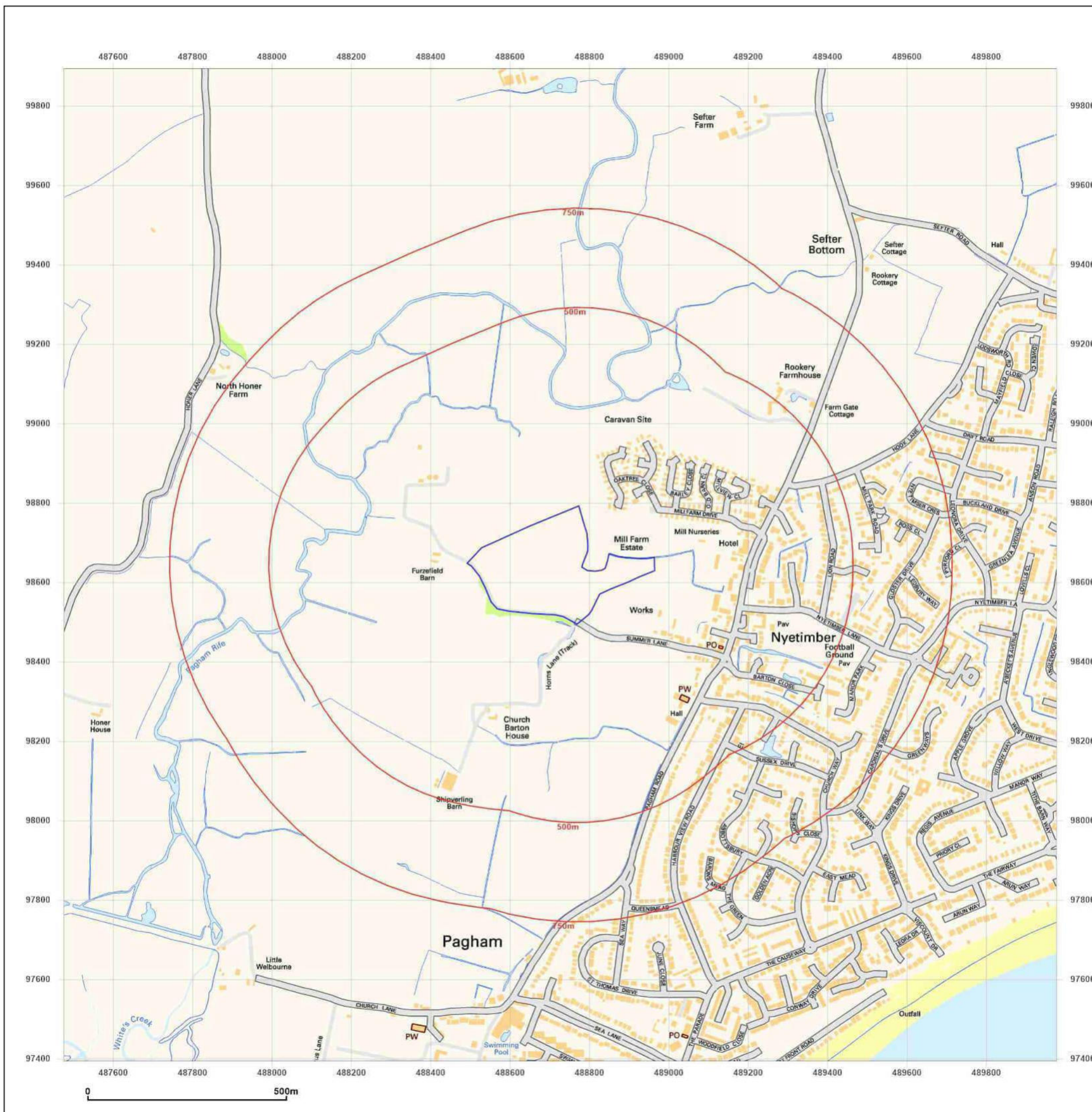


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Site Details:

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PO21 4NG

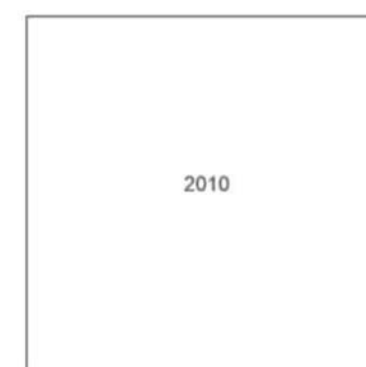
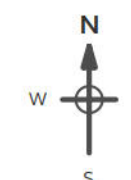
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Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

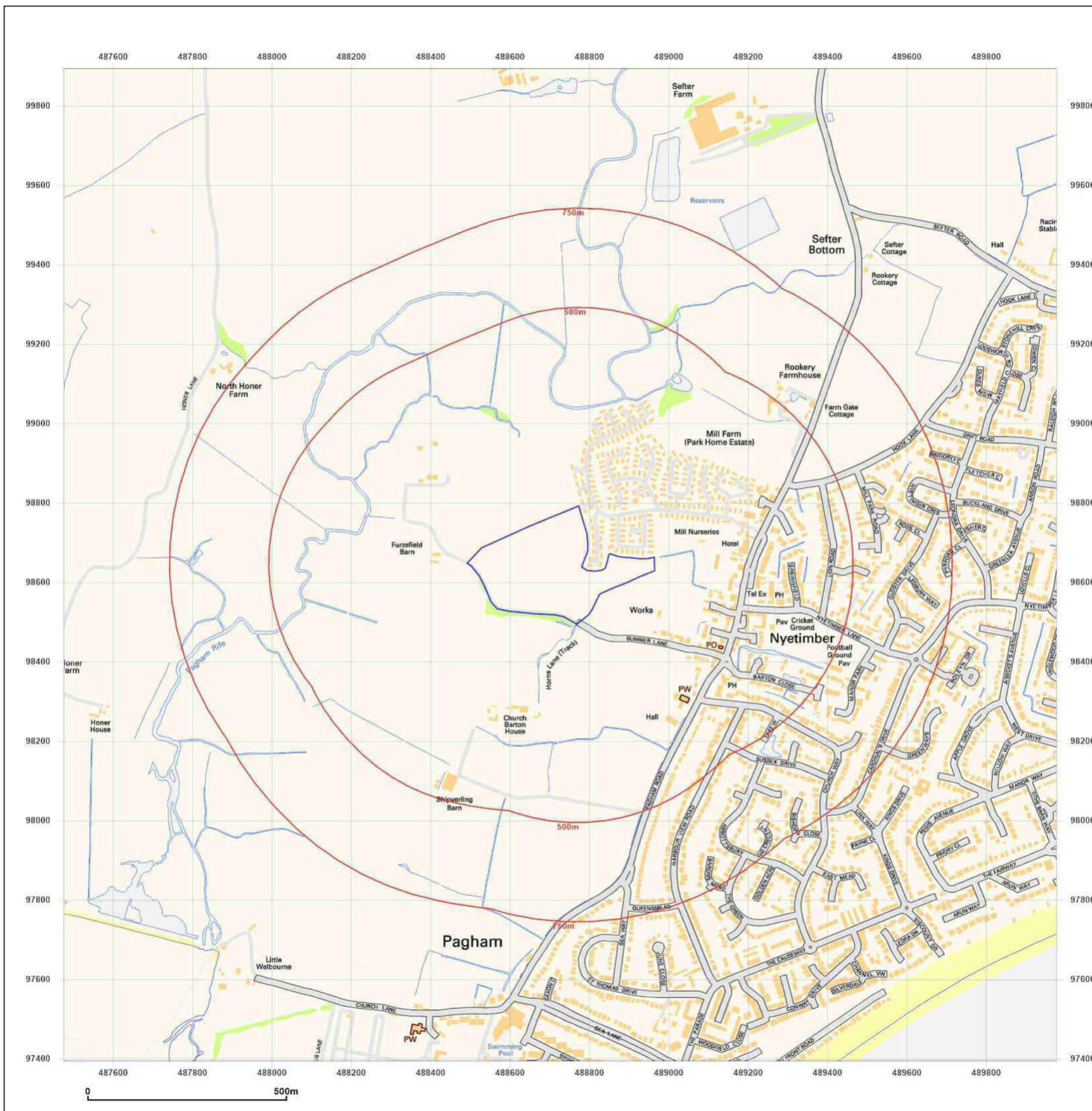


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Site Details:

Phase 4b, Land at SUMMER
LANE, PAGHAM, WEST SUSSEX,
PO21 4NG

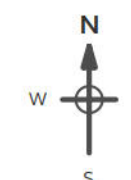
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Report Ref: GS-JPH-KD2-63H-AGT
Grid Ref: 488727, 98644

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

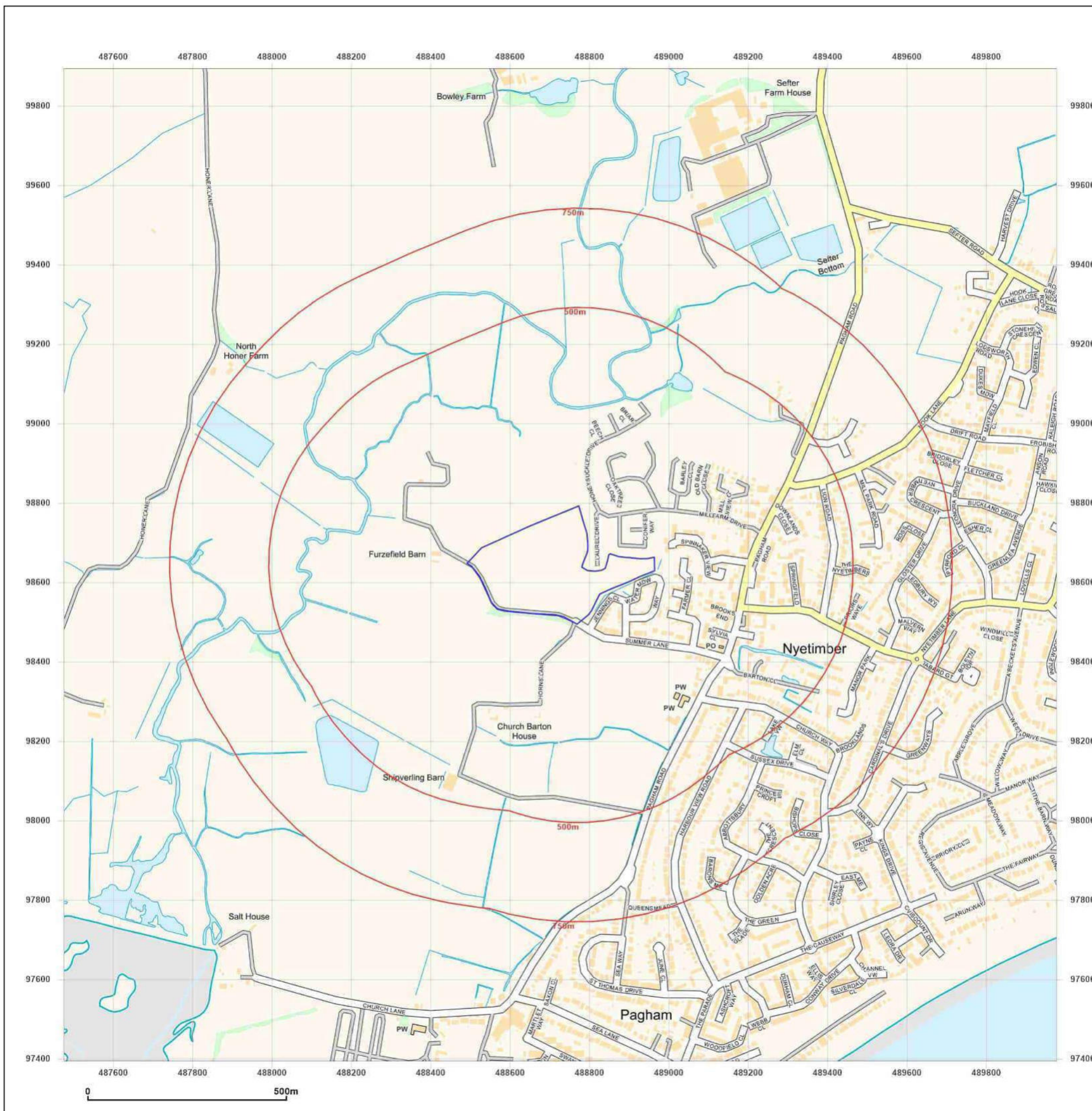


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APPENDIX 5 – GROUNDSURE REPORT

Phase 4b, Land at SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG

Order Details

Date: 03/11/2025
Your ref: RAP-PO-000001066
Our Ref: GS-6JI-QQK-IGH-WFJ

Site Details

Location: 488702 098633
Area: 6.99 ha
Authority: [Arun District Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	3	12	-
16 >	1.2 >	Historical tanks >	0	0	6	7	-
17 >	1.3 >	Historical energy features >	0	0	1	4	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	5	0	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
19 >	2.1 >	Historical industrial land uses >	0	1	3	15	-
20 >	2.2 >	Historical tanks >	0	0	9	8	-
21 >	2.3 >	Historical energy features >	0	0	4	13	-
22	2.4	Historical petrol stations	0	0	0	0	-
22 >	2.5 >	Historical garages >	0	0	8	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	-
25 >	3.7 >	Waste exemptions >	0	0	1	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	4.1 >	Recent industrial land uses >	0	1	5	-	-
28 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	3	-	-
28	4.3	Current or recent petrol stations	0	0	0	0	-
28	4.4	Electricity cables	0	0	0	0	-
29	4.5	Gas pipelines	0	0	0	0	-

29	4.6	Sites determined as Contaminated Land	0	0	0	0	-
29	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
29	4.8	Regulated explosive sites	0	0	0	0	-
29	4.9	Hazardous substance storage/usage	0	0	0	0	-
30	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.13	Radioactive Substance Authorisations	0	0	0	0	-
30 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	2	28	-
35	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.16	Pollutant release to public sewer	0	0	0	0	-
35	4.17	List 1 Dangerous Substances	0	0	0	0	-
36	4.18	List 2 Dangerous Substances	0	0	0	0	-
36 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	1	-
36	4.20	Pollution inventory substances	0	0	0	0	-
37	4.21	Pollution inventory waste transfers	0	0	0	0	-
37	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
38 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
40 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
41 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
42	5.5	Groundwater vulnerability- local information	None (within 0m)				
43 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	2
44 >	5.7 >	<u>Surface water abstractions ></u>	0	0	1	0	6
46	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

47 >	6.1 >	Water Network (OS MasterMap) >	0	17	7	-	-
49 >	6.2 >	Surface water features >	0	5	4	-	-
50 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
52 >	7.1 >	Risk of flooding from rivers and the sea >	Very Low (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
55 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
56 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
58 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
59 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	3
60 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	1
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	24
64	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
65	10.7	Designated Ancient Woodland	0	0	0	0	0
65	10.8	Biosphere Reserves	0	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
65 >	10.10 >	Marine Conservation Zones >	0	0	0	0	1
66	10.11	Green Belt	0	0	0	0	0



66	10.12	Proposed Ramsar sites	0	0	0	0	0
66	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
67 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
68	10.17	SSSI Impact Risk Zones	0	-	-	-	-
69 >	10.18 >	SSSI Units >	0	0	0	0	15
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
75	11.1	World Heritage Sites	0	0	0	-	-
76	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
76	11.3	National Parks	0	0	0	-	-
76 >	11.4 >	Listed Buildings >	0	0	4	-	-
77	11.5	Conservation Areas	0	0	0	-	-
77	11.6	Scheduled Ancient Monuments	0	0	0	-	-
77	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
79	12.2	Open Access Land	0	0	0	-	-
79	12.3	Tree Felling Licences	0	0	0	-	-
80 >	12.4 >	Environmental Stewardship Schemes >	0	0	1	-	-
80	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
81	13.1	Priority Habitat Inventory	0	0	0	-	-
81	13.2	Habitat Networks	0	0	0	-	-
81	13.3	Open Mosaic Habitat	0	0	0	-	-
81	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
82 >	14.1 >	10k Availability >	Identified (within 500m)				
83	14.2	Artificial and made ground (10k)	0	0	0	0	-



84 >	14.3 >	Superficial geology (10k) >	3	0	2	1	-
85	14.4	Landslip (10k)	0	0	0	0	-
86 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
87	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
88 >	15.1 >	50k Availability >	Identified (within 500m)				
89	15.2	Artificial and made ground (50k)	0	0	0	0	-
89	15.3	Artificial ground permeability (50k)	0	0	-	-	-
90 >	15.4 >	Superficial geology (50k) >	2	1	2	2	-
91 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
91	15.6	Landslip (50k)	0	0	0	0	-
91	15.7	Landslip permeability (50k)	None (within 50m)				
92 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
93 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
93	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
94	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
95 >	17.1 >	Shrink swell clays >	Low (within 50m)				
96 >	17.2 >	Running sands >	Low (within 50m)				
98 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
99 >	17.4 >	Collapsible deposits >	Low (within 50m)				
100 >	17.5 >	Landslides >	Very low (within 50m)				
101 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
103	18.1	BritPits	0	0	0	0	-
104 >	18.2 >	Surface ground workings >	1	3	4	-	-
104	18.3	Underground workings	0	0	0	0	0
104	18.4	Underground mining extents	0	0	0	0	-



105	18.5	Historical Mineral Planning Areas	0	0	0	0	-
105	18.6	Non-coal mining	0	0	0	0	0
105	18.7	JPB mining areas	None (within 0m)				
105	18.8	The Coal Authority non-coal mining	0	0	0	0	-
106	18.9	Researched mining	0	0	0	0	-
106	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
106	18.12	Coal mining	None (within 0m)				
106	18.13	Brine areas	None (within 0m)				
107	18.14	Gypsum areas	None (within 0m)				
107	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	3	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
113	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
114	22.1	Underground railways (London)	0	0	0	-	-
114	22.2	Underground railways (Non-London)	0	0	0	-	-
114	22.3	Railway tunnels	0	0	0	-	-
114	22.4	Historical railway and tunnel features	0	0	0	-	-
114	22.5	Royal Mail tunnels	0	0	0	-	-

115	22.6	Historical railways	0	0	0	-	-
115	22.7	Railways	0	0	0	-	-
115	22.8	Crossrail 2	0	0	0	0	-
115	22.9	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 20/04/2021

Site Area: 6.99ha



Recent site history - 2018 aerial photograph



Capture Date: 23/07/2018

Site Area: 6.99ha



Contact us with any questions at:



Date: 3 November 2025

Recent site history - 2015 aerial photograph



Capture Date: 19/04/2015

Site Area: 6.99ha



Contact us with any questions at:



Date: 3 November 2025

Recent site history - 2013 aerial photograph

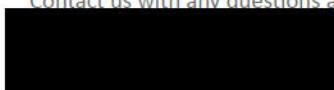


Capture Date: 03/05/2013

Site Area: 6.99ha



Contact us with any questions at:



Date: 3 November 2025

Recent site history - 1999 aerial photograph

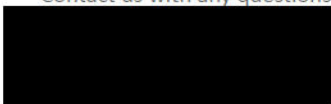


Capture Date: 06/09/1999

Site Area: 6.99ha



Contact us with any questions at:



Date: 3 November 2025

OS MasterMap site plan



Site Area: 6.99ha

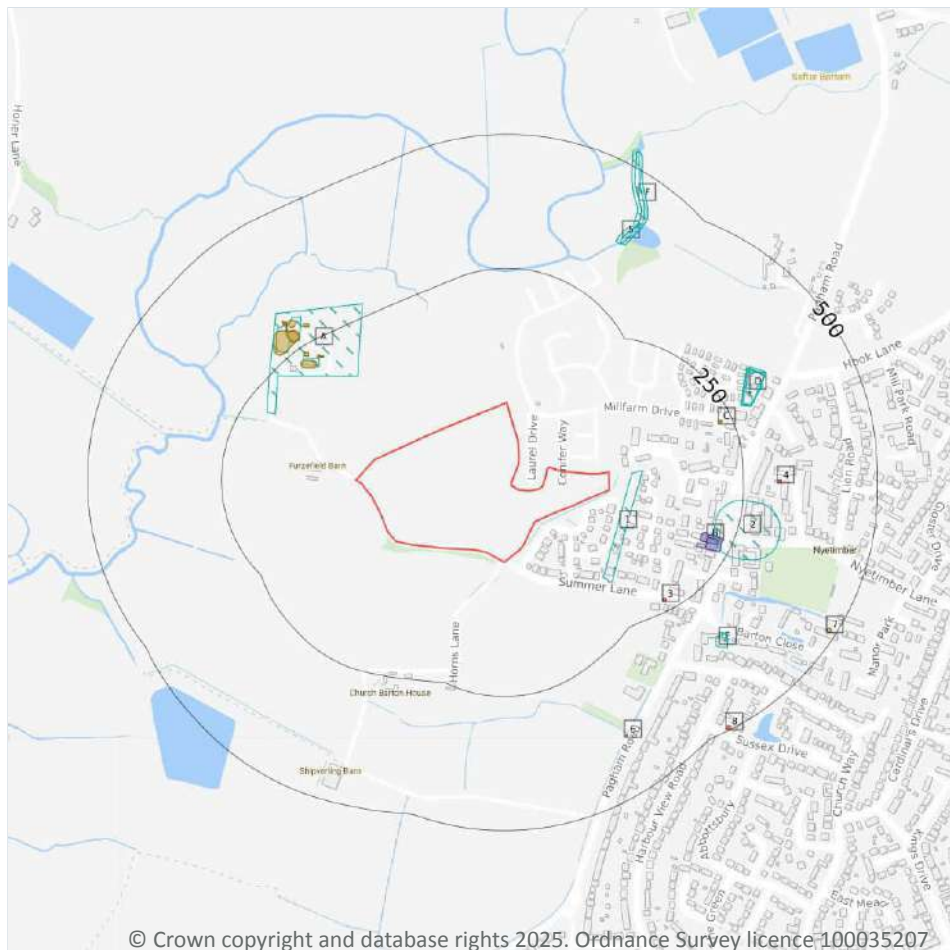


Contact us with any questions at:



Date: 3 November 2025

1 Past land use



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

1.1 Historical industrial land uses

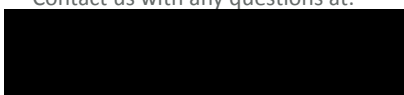
Records within 500m

16

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

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

ID	Location	Land use	Dates present	Group ID
1	33m E	Unspecified Works	1976	2004468



ID	Location	Land use	Dates present	Group ID
A	154m NW	Sewage Works	1976	2002365
A	203m NW	Unspecified Tanks	1976	2003358
2	206m E	Police Station	1957	2004608
A	257m NW	Unspecified Tanks	1976	2003359
D	275m NE	Disused Windmill	1938	2008563
D	275m NE	Windmill	1896 - 1909	2011307
D	276m NE	Disused Windmill	1933	2011860
D	279m NE	Flour Windmill	1875	2003287
D	300m NE	Disused Windmill	1957 - 1976	2011936
E	336m SE	Smithy	1896 - 1909	2010061
E	341m SE	Smithy	1875	2007109
5	362m NE	Unspecified Pit	1957	2000936
F	365m NE	Unspecified Pits	1909	2011942
F	365m NE	Unspecified Pits	1938	2015534
F	404m NE	Unspecified Pit	1957	2000937

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

13

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

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

ID	Location	Land use	Dates present	Group ID
A	205m NW	Tanks	1975 - 1994	345985
A	214m NW	Tanks	1970	345405
C	225m NE	Unspecified Tank	1970 - 1978	347530



ID	Location	Land use	Dates present	Group ID
C	225m NE	Unspecified Tank	1962	347779
C	226m NE	Unspecified Tank	1964 - 1970	347447
A	229m NW	Settlement Tank	1970	345115
A	260m NW	Tanks	1994	346952
A	264m NW	Unspecified Tank	1964	345018
A	276m NW	Unspecified Tank	1975	345016
A	288m NW	Tanks	1970	347038
A	290m NW	Unspecified Tank	1975 - 1994	347539
A	298m NW	Unspecified Tank	1975	345017
7	482m SE	Unspecified Tank	1875	345024

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	5
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
3	225m SE	Electricity Substation	1967 - 1980	236778
D	299m NE	Electricity Substation	1987 - 1992	235537
4	316m E	Electricity Substation	1978 - 1992	237942
6	393m SE	Gas Governor	1975 - 1994	235990
8	491m SE	Electricity Substation	1967 - 1980	238490

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

5

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

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

ID	Location	Land use	Dates present	Group ID
B	191m SE	Garage	1962	72989
B	191m SE	Garage	1964 - 1970	73975
B	192m SE	Garage	1992	73754
B	204m SE	Garage	1978 - 1987	73695
B	204m SE	Garage	1970	73969

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

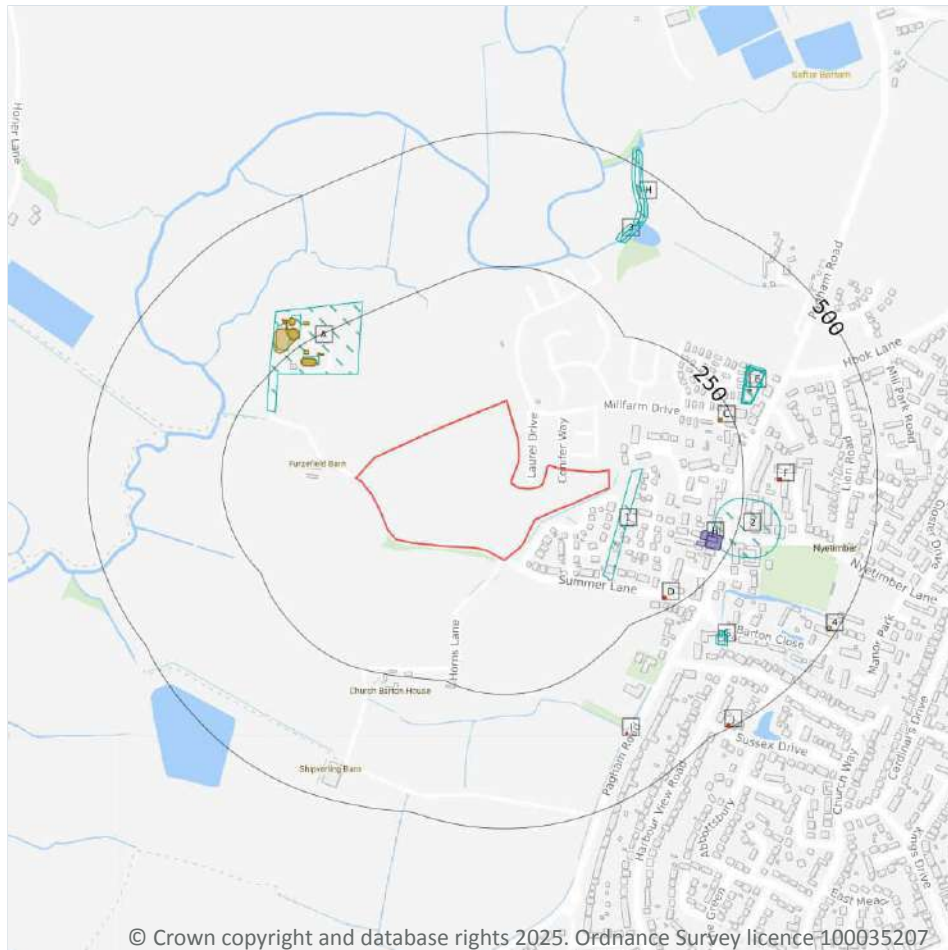
Records within 500m

0

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

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

2 Past land use - un-grouped



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

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2.1 Historical industrial land uses

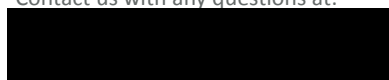
Records within 500m

19

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

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

ID	Location	Land Use	Date	Group ID
1	33m E	Unspecified Works	1976	2004468
A	154m NW	Sewage Works	1976	2002365
A	203m NW	Unspecified Tanks	1976	2003358



ID	Location	Land Use	Date	Group ID
2	206m E	Police Station	1957	2004608
A	257m NW	Unspecified Tanks	1976	2003359
E	275m NE	Disused Windmill	1938	2008563
E	275m NE	Windmill	1909	2011307
E	275m NE	Windmill	1896	2011307
E	276m NE	Disused Windmill	1933	2011860
E	279m NE	Flour Windmill	1875	2003287
E	300m NE	Disused Windmill	1976	2011936
E	300m NE	Disused Windmill	1957	2011936
G	336m SE	Smithy	1896	2010061
G	341m SE	Smithy	1875	2007109
G	341m SE	Smithy	1909	2010061
3	362m NE	Unspecified Pit	1957	2000936
H	365m NE	Unspecified Pits	1938	2015534
H	365m NE	Unspecified Pits	1909	2011942
H	404m NE	Unspecified Pit	1957	2000937

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

17

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

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

ID	Location	Land Use	Date	Group ID
A	205m NW	Tanks	1994	345985
A	205m NW	Tanks	1975	345985
A	214m NW	Tanks	1970	345405
C	225m NE	Unspecified Tank	1978	347530



ID	Location	Land Use	Date	Group ID
C	225m NE	Unspecified Tank	1970	347530
C	225m NE	Unspecified Tank	1962	347779
C	226m NE	Unspecified Tank	1964	347447
C	226m NE	Unspecified Tank	1970	347447
A	229m NW	Settlement Tank	1970	345115
A	260m NW	Tanks	1994	346952
A	264m NW	Unspecified Tank	1964	345018
A	276m NW	Unspecified Tank	1975	345016
A	288m NW	Tanks	1970	347038
A	290m NW	Unspecified Tank	1994	347539
A	290m NW	Unspecified Tank	1975	347539
A	298m NW	Unspecified Tank	1975	345017
4	482m SE	Unspecified Tank	1875	345024

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

17

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

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

ID	Location	Land Use	Date	Group ID
D	225m SE	Electricity Substation	1980	236778
D	225m SE	Electricity Substation	1970	236778
D	226m SE	Electricity Substation	1967	236778
D	226m SE	Electricity Substation	1970	236778
E	299m NE	Electricity Substation	1987	235537
E	299m NE	Electricity Substation	1987	235537
E	299m NE	Electricity Substation	1992	235537



ID	Location	Land Use	Date	Group ID
F	316m E	Electricity Substation	1978	237942
F	316m E	Electricity Substation	1987	237942
F	316m E	Electricity Substation	1987	237942
F	316m E	Electricity Substation	1992	237942
I	393m SE	Gas Governor	1994	235990
I	393m SE	Gas Governor	1975	235990
J	491m SE	Electricity Substation	1970	238490
J	492m SE	Electricity Substation	1980	238490
J	492m SE	Electricity Substation	1967	238490
J	492m SE	Electricity Substation	1970	238490

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.

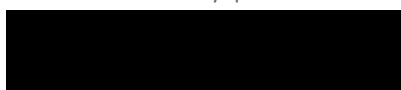
2.5 Historical garages

Records within 500m	8
----------------------------	----------

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

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

ID	Location	Land Use	Date	Group ID
B	191m SE	Garage	1962	72989
B	191m SE	Garage	1964	73975
B	191m SE	Garage	1970	73975

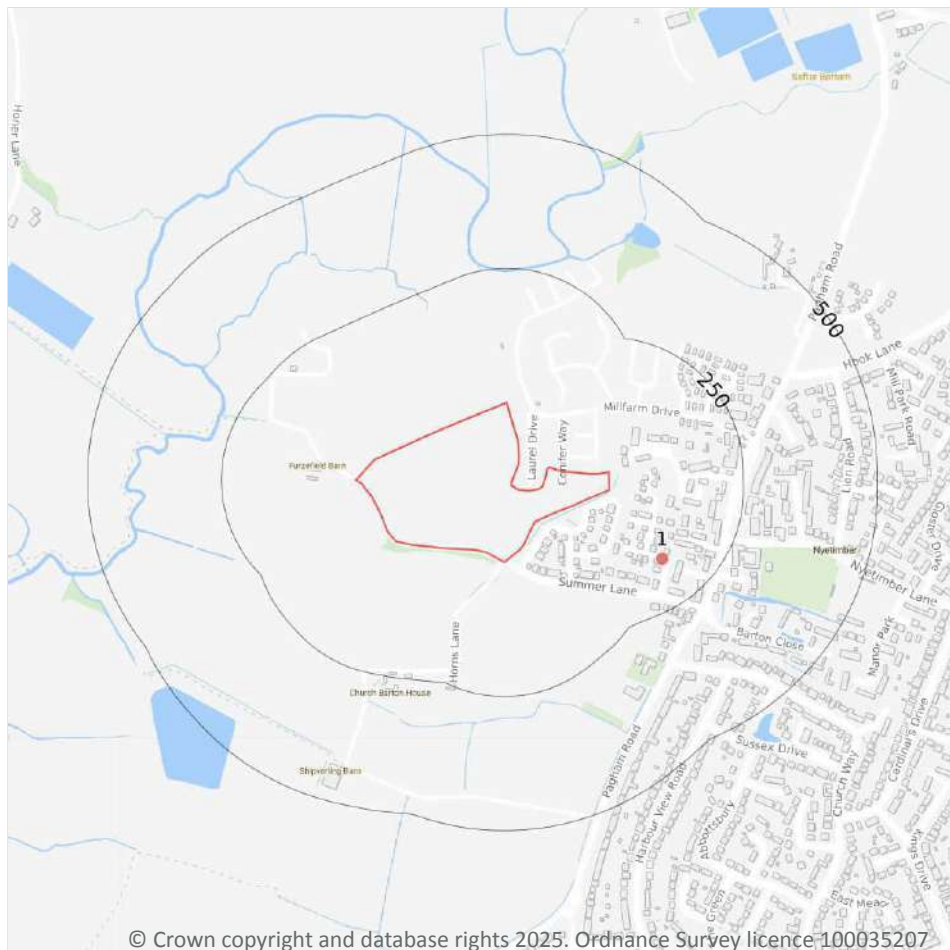


ID	Location	Land Use	Date	Group ID
B	192m SE	Garage	1992	73754
B	204m SE	Garage	1987	73695
B	204m SE	Garage	1978	73695
B	204m SE	Garage	1987	73695
B	204m SE	Garage	1970	73969

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

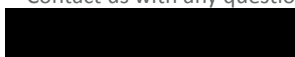
3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

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

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

3.5 Historical waste sites

Records within 500m**0**

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

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

3.6 Licensed waste sites

Records within 500m**0**

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

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

3.7 Waste exemptions

Records within 500m**1**

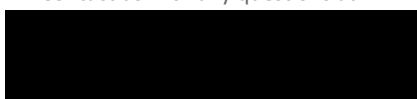
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 24](#) >

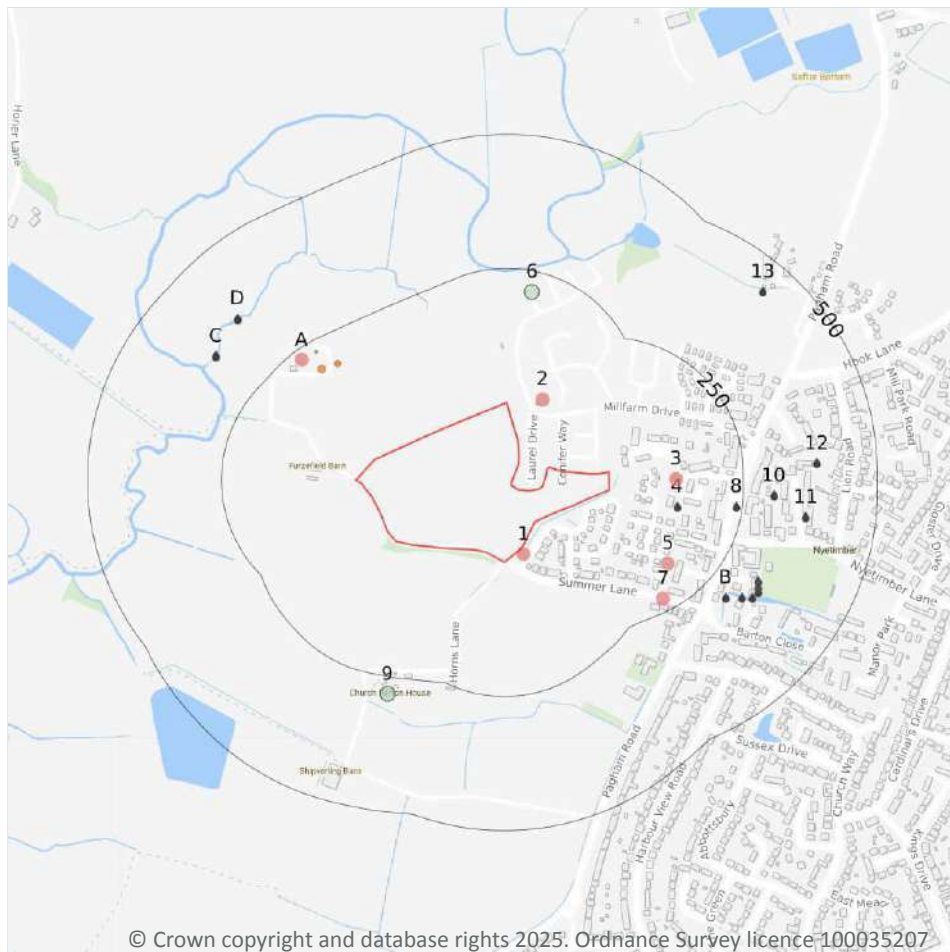
ID	Location	Site	Reference	Category	Sub-Category	Description
1	162m SE	-	WEX240788	Using waste exemption	Not on a farm	Use of waste in construction



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

6

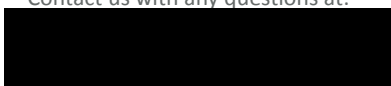
Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
1	11m SE	Pumping Station	West Sussex, PO21	Water Pumping Stations	Industrial Features
2	65m E	Electricity Sub Station	West Sussex, PO21	Electrical Features	Infrastructure and Facilities
3	125m E	Electricity Sub Station	West Sussex, PO21	Electrical Features	Infrastructure and Facilities



Contact us with any questions at:



Date: 3 November 2025

ID	Location	Company	Address	Activity	Category
5	175m SE	Electricity Sub Station	West Sussex, PO21	Electrical Features	Infrastructure and Facilities
7	226m SE	Electricity Sub Station	West Sussex, PO21	Electrical Features	Infrastructure and Facilities
A	230m NW	Sewage Works	West Sussex, PO21	Waste Storage, Processing and Disposal	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

3

Current or recent tanks identified from the Ordnance Survey NGD.

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

ID	Location	Tank description	Activity	Date first identified
A	185m NW	Open Storage Tank	Commercial Activity: Distribution Or Storage	16/04/2014
A	188m NW	Open Storage Tank	Commercial Activity: Distribution Or Storage	16/04/2014
A	225m NW	Open Storage Tank	Commercial Activity: Distribution Or Storage	16/04/2014

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

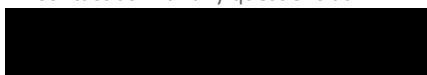
4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

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

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m**0**

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

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

4.14 Licensed Discharges to controlled waters

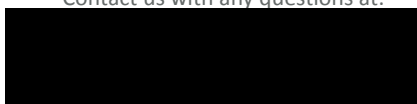
Records within 500m**30**

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

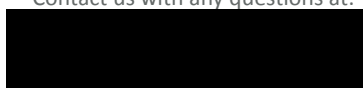
Features are displayed on the Current industrial land use map on [page 27 >](#)

ID	Location	Address	Details	
4	130m E	NYETIMBER GARAGE, NYETIMBER GARAGE, PAGHAM WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01057 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/06/1964 Effective Date: 08/06/1964 Revocation Date: 31/03/1997
8	238m E	MANAGERS BUNGALOW, MANAGERS BUNGALOW, PAGHAM ROAD, NYETIMBER, BOGNOR REGIS WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01582 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 19/04/1967 Effective Date: 19/04/1967 Revocation Date: 31/03/1997
B	295m SE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND AT 158-162 PAGHAM ROAD, NYE, BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01425 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/03/1974 Effective Date: 29/03/1974 Revocation Date: 01/07/1991
10	306m E	LAND AT SPRINGFIELD, LAND AT SPRINGFIELD, NYETIMBER LANE, PAGHAM WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01531 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 31/10/1966 Effective Date: 31/10/1966 Revocation Date: 31/03/1997
B	317m SE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND AT 158-162 PAGHAM ROAD, NYE, BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01425 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/03/1974 Effective Date: 29/03/1974 Revocation Date: 01/07/1991
B	324m SE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND AT 158-162 PAGHAM ROAD, NYE, BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01425 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/03/1974 Effective Date: 29/03/1974 Revocation Date: 01/07/1991
B	330m SE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND AT 158-162 PAGHAM ROAD, NYE, BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01425 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/03/1974 Effective Date: 29/03/1974 Revocation Date: 01/07/1991

ID	Location	Address	Details	
B	333m SE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND AT 158-162 PAGHAM ROAD, NYE, BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01425 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/03/1974 Effective Date: 29/03/1974 Revocation Date: 01/07/1991
B	335m SE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND AT 158-162 PAGHAM ROAD, NYE, BOGNOR REGIS, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01425 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/03/1974 Effective Date: 29/03/1974 Revocation Date: 01/07/1991
C	349m NW	PAGHAM STW, PAGHAM STW, PAGHAM WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00375 Permit Version: 2 Receiving Water: PAGHAM RIFE	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19/05/2003 Effective Date: 19/05/2003 Revocation Date: 31/03/2004
C	349m NW	PAGHAM STW, PAGHAM STW, PAGHAM WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00375 Permit Version: 1 Receiving Water: PAGHAM RIFE	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/06/1980 Effective Date: 03/06/1980 Revocation Date: 18/05/2003
C	349m NW	PAGHAM STW, PAGHAM STW, PAGHAM WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00375 Permit Version: 2 Receiving Water: PAGHAM RIFE	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19/05/2003 Effective Date: 19/05/2003 Revocation Date: 31/03/2004
C	349m NW	PAGHAM STW, PAGHAM STW, PAGHAM WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00375 Permit Version: 1 Receiving Water: PAGHAM RIFE	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/06/1980 Effective Date: 03/06/1980 Revocation Date: 18/05/2003
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 2 Receiving Water: PAGHAM RIFE	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/01/2006 Effective Date: 25/01/2006 Revocation Date: 31/03/2009



ID	Location	Address	Details	
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 6 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 17/12/2021 Effective Date: 17/12/2021 Revocation Date: 01/06/2025
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 8 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 02/06/2025 Effective Date: 31/03/2026 Revocation Date: -
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 8 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 02/06/2025 Effective Date: 31/03/2026 Revocation Date: -
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 3 Receiving Water: PAGHAM RIFE	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 07/11/2010
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 5 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 31/01/2012 Effective Date: 01/02/2012 Revocation Date: 16/12/2021
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 6 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 17/12/2021 Effective Date: 17/12/2021 Revocation Date: 01/06/2025
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 4 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 08/11/2010 Effective Date: 08/11/2010 Revocation Date: 31/01/2012



ID	Location	Address	Details	
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 2 Receiving Water: PAGHAM RIFE	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25/01/2006 Effective Date: 25/01/2006 Revocation Date: 31/03/2009
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 3 Receiving Water: PAGHAM RIFE	Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 07/11/2010
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 4 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 08/11/2010 Effective Date: 08/11/2010 Revocation Date: 31/01/2012
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 5 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 31/01/2012 Effective Date: 01/02/2012 Revocation Date: 16/12/2021
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01192 Permit Version: 7 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 02/06/2025 Effective Date: 02/06/2025 Revocation Date: 30/03/2026
D	368m NW	SUMMER LANE PAGHAM WWTW, SUMMER LANE, PAGHAM, WEST SUSSEX, PO21 4NG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: A01192 Permit Version: 7 Receiving Water: PAGHAM RIFE	Status: VARIED UNDER EPR 2010 Issue date: 02/06/2025 Effective Date: 02/06/2025 Revocation Date: 30/03/2026
11	370m E	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ON SITE OF SPRINGFIELD COTTAGE, NYETIMBER LANE, PAGHAM, BOGNOR REGI, WEST SUSSE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01891 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/04/1970 Effective Date: 03/04/1970 Revocation Date: 01/07/1991



ID	Location	Address	Details	
12	387m E	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ON SITE OF SPRINGFIELD COTTAGE, NYETIMBER LANE, PAGHAM, BOGNOR REGI, WEST SUSSE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01891 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/04/1970 Effective Date: 03/04/1970 Revocation Date: 01/07/1991
13	442m NE	ROOKERY FARM BARNs, ROOKERY FARM BARNs, PAGHAM ROAD, PAGHAM, BOGNOR REGIS	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P05616 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 22/12/1994 Effective Date: 22/12/1994 Revocation Date: 31/03/1997

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.16 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.

4.17 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.

4.18 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.

4.19 Pollution Incidents (EA/NRW)

Records within 500m**2**

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	
6	212m N	Incident Date: 11/07/2002 Incident Identification: 90770 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
9	282m S	Incident Date: 20/07/2001 Incident Identification: 17696 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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

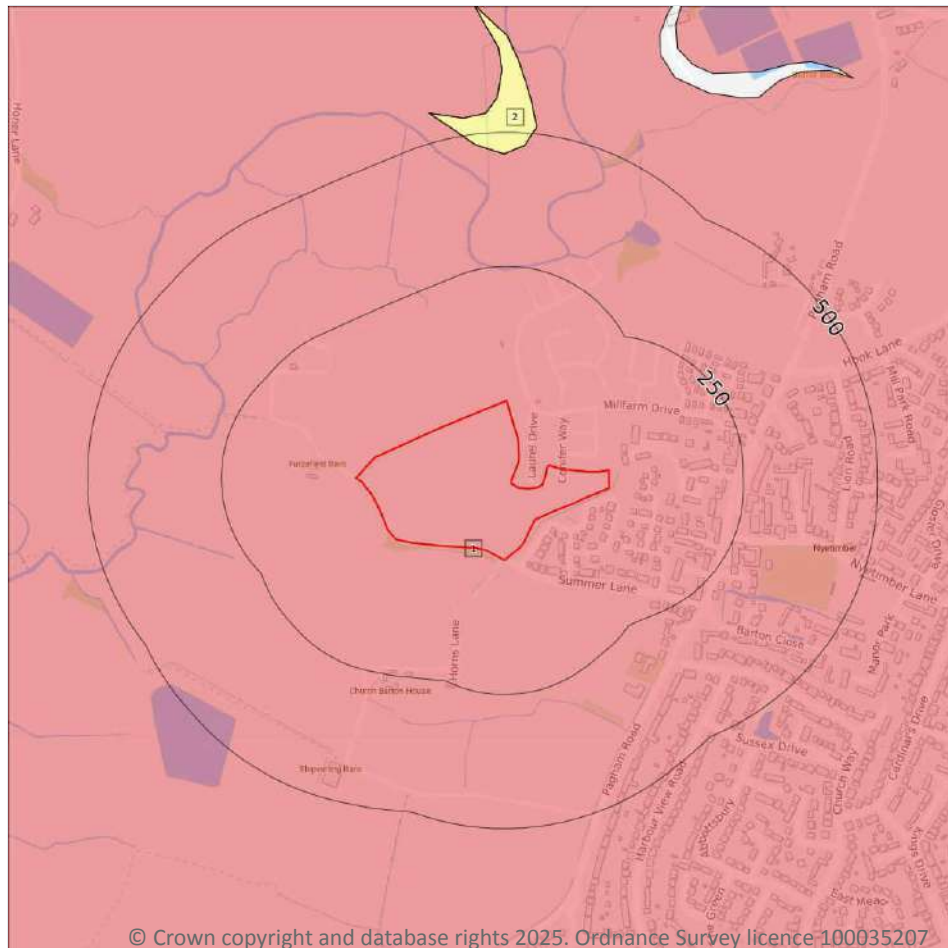
4.22 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 38](#) >

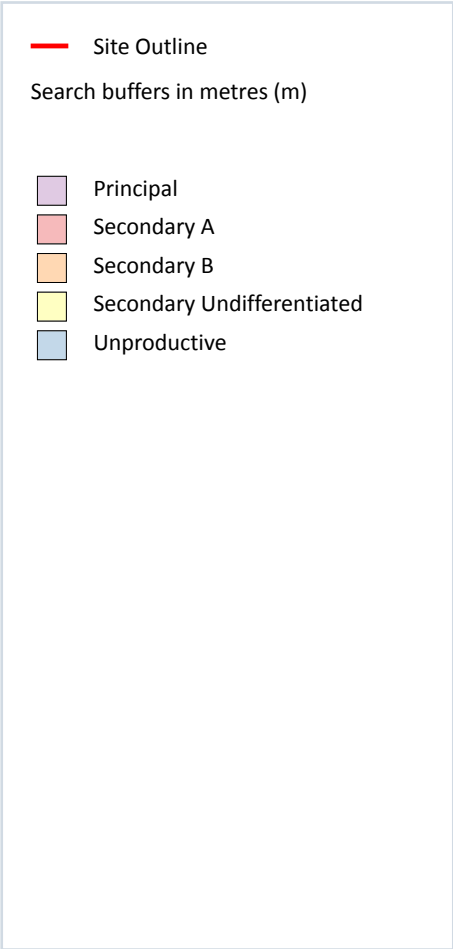
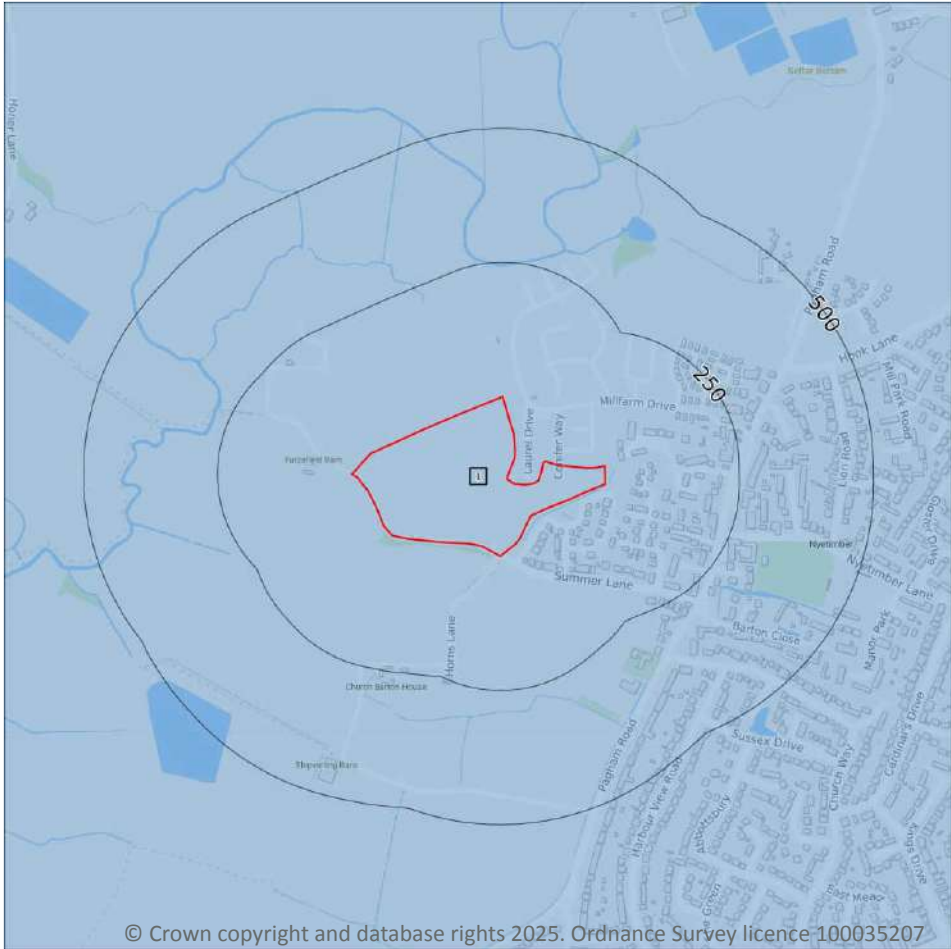
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	460m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

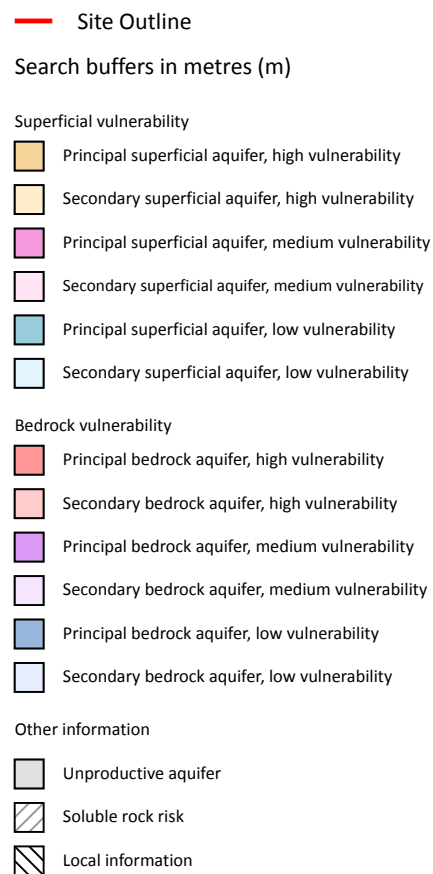
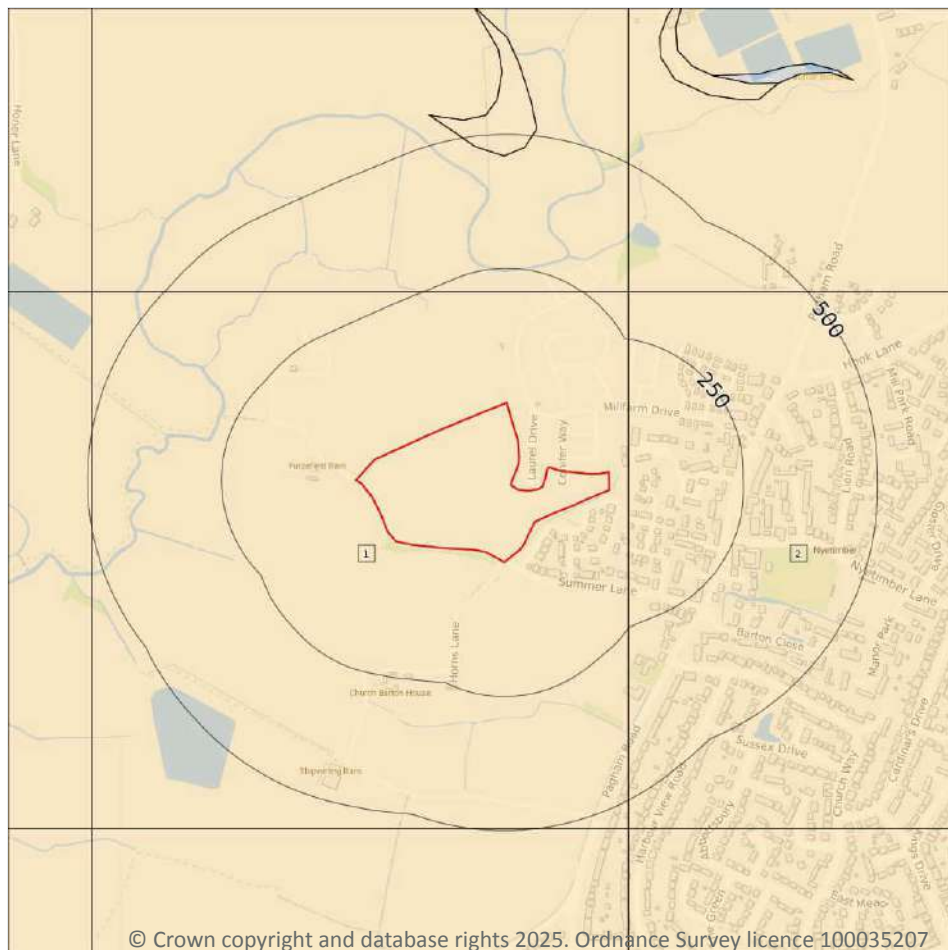
1

Aquifer status of groundwater held within bedrock geology.
Features are displayed on the Bedrock aquifer map on [page 40 >](#)

ID	Location	Designation	Description
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 41](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: <300mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed
2	36m E	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

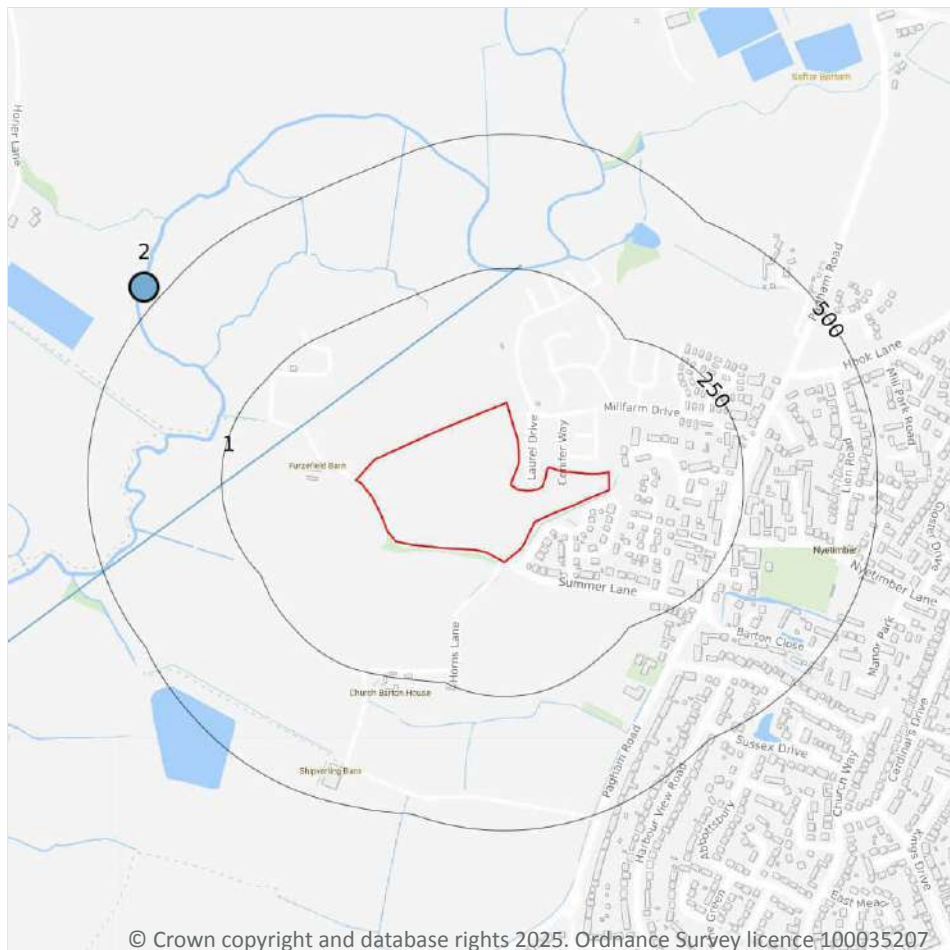
5.5 Groundwater vulnerability- local information

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

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on [REDACTED] email on [REDACTED]

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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 43](#) >

ID	Location	Details	
-	1097m N	Status: Historical Licence No: 10/41/531308 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: BOWLEY FARM, SOUTH MUNDAM Data Type: Point Name: Clarke Easting: 488560 Northing: 99870	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 15/11/1983 Version End Date: -
-	1809m NW	Status: Historical Licence No: 10/41/531309 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: MANOR FARM, SOUTH MUNDAM Data Type: Point Name: Ranger Easting: 487790 Northing: 100340	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 26/07/2000 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	7
-----------------------------	----------

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 43 >](#)

ID	Location	Details	
1	131m NW	Status: Active Licence No: 10/41/531304 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: PAGHAM RIFE AT CHURCH FARM, PAGHAM Data Type: Line Name: Ashmarden Limited Easting: 487710 Northing: 98250	Annual Volume (m ³): 4546 Max Daily Volume (m ³): 81.8 Original Application No: NPS/WR/030680 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 13/12/2018 Version End Date: -



ID	Location	Details	
2	533m NW	Status: Active Licence No: SO/041/0027/005 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: POINT 'A' CHURCH BARTON FARM Data Type: Point Name: Ashmarden Limited Easting: 488097 Northing: 99008	Annual Volume (m ³): 125455 Max Daily Volume (m ³): 1000 Original Application No: NPS/WR/030682 Original Start Date: 20/05/2011 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 01/04/2024 Version End Date: -
-	959m N	Status: Active Licence No: 27/184 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: PAGHAM RIFE AT SEFTER FARM, PAGHAM Data Type: Point Name: Barfoot Farms Ltd Easting: 488930 Northing: 99740	Annual Volume (m ³): 113636 Max Daily Volume (m ³): 753 Original Application No: NPS/WR/007856 Original Start Date: 05/10/1995 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2021 Version End Date: -
-	959m N	Status: Active Licence No: 27/205/R01 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: PAGHAM RIFE Data Type: Point Name: Tim Clarke Easting: 488930 Northing: 99740	Annual Volume (m ³): 45460 Max Daily Volume (m ³): 600 Original Application No: NPS/WR/019256 Original Start Date: 01/04/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 01/04/2016 Version End Date: -
-	959m N	Status: Historical Licence No: 27/205 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: PAGHAM RIFE Data Type: Point Name: Tim Clarke Easting: 488930 Northing: 99740	Annual Volume (m ³): 45460 Max Daily Volume (m ³): 600 Original Application No: - Original Start Date: 01/11/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/06/2009 Version End Date: -
-	1070m N	Status: Historical Licence No: 27/205 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: PAGHAM RIFE Data Type: Point Name: Tim Clarke Easting: 488860 Northing: 99860	Annual Volume (m ³): 45460 Max Daily Volume (m ³): 600 Original Application No: - Original Start Date: 01/11/2007 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/06/2009 Version End Date: -

ID	Location	Details	
-	1686m N	Status: Active Licence No: 10/41/531327 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: POINTS C-D, PAGHAM RIFE,NORTH MUNDHAM Data Type: Line Name: Langmead Farms Ltd Easting: 488430 Northing: 101940	Annual Volume (m ³): 13638 Max Daily Volume (m ³): 1045.5 Original Application No: NPS/WR/019806 Original Start Date: 01/04/1981 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2024 Version End Date: -

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

5.8 Potable abstractions

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

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

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

5.9 Source Protection Zones

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

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

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

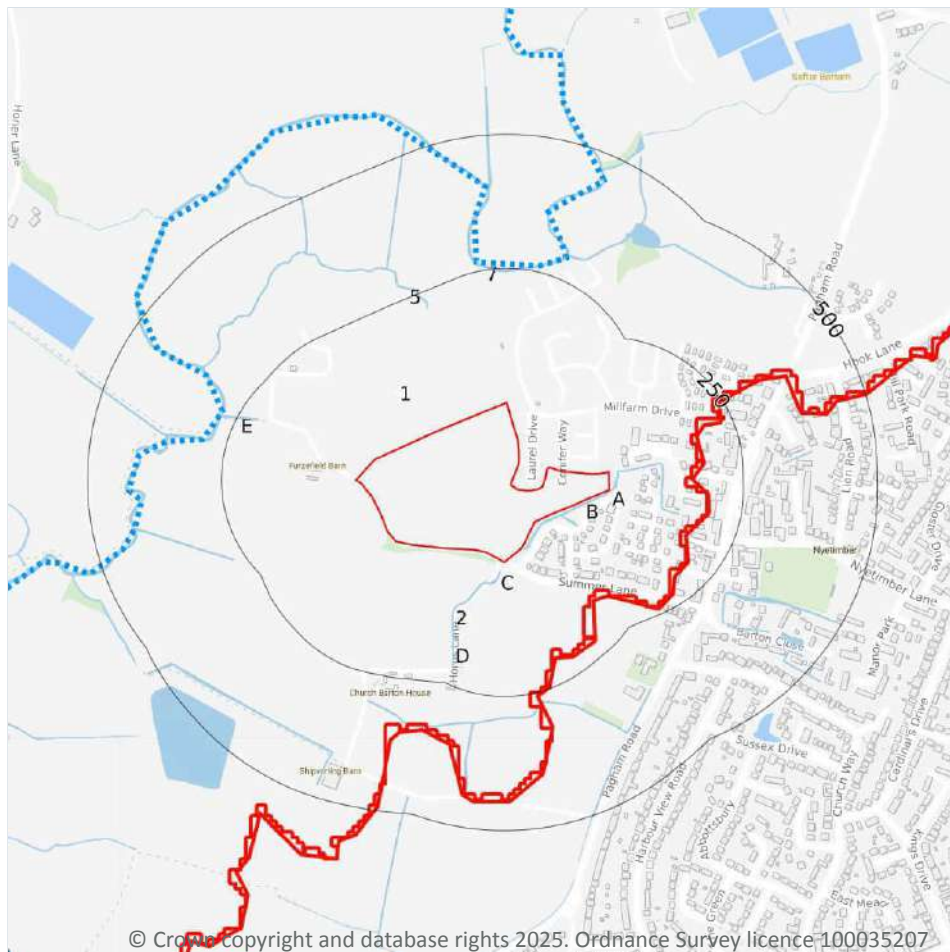
5.10 Source Protection Zones (confined aquifer)

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

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

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

6 Hydrology



6.1 Water Network (OS MasterMap)

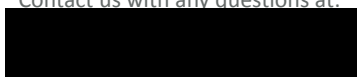
Records within 250m

24

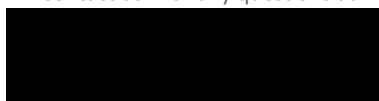
Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 47 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	3m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	4m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	4m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	7m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	7m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	7m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	8m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	8m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	8m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	13m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	16m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	16m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	17m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	18m SW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	32m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	49m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	49m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	64m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	64m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	97m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	146m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	213m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	219m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
7	246m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Pagham Rife

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

9

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

Features are displayed on the Hydrology map on [page 47 >](#)



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 47 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Pagham Rife	GB107041012880	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 47 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
8	258m N	River	Pagham Rife	GB107041012880 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

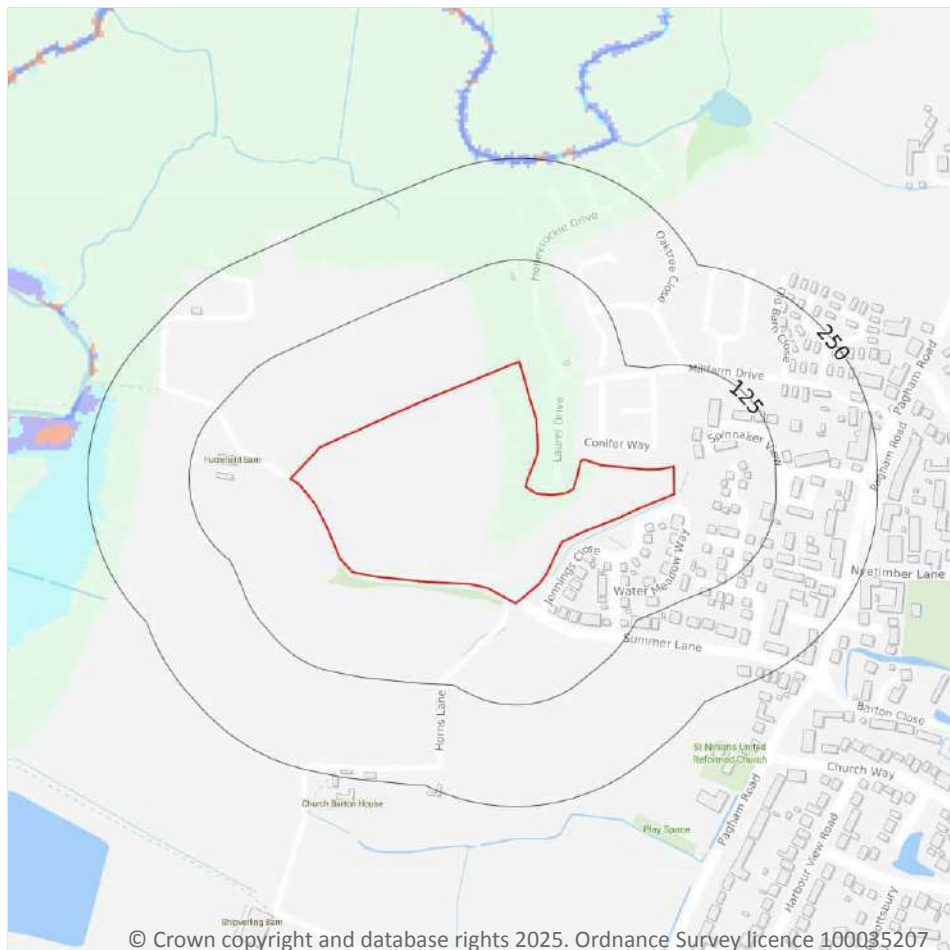
Records on site	0
------------------------	----------

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

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



7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- 25m
- 50m
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

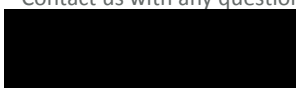
7.1 Risk of flooding from rivers and the sea

Records within 50m

4

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

Features are displayed on the River and coastal flooding map on [page 52 >](#)



Distance	Flood risk category
On site	Very Low
0 - 50m	Very 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.

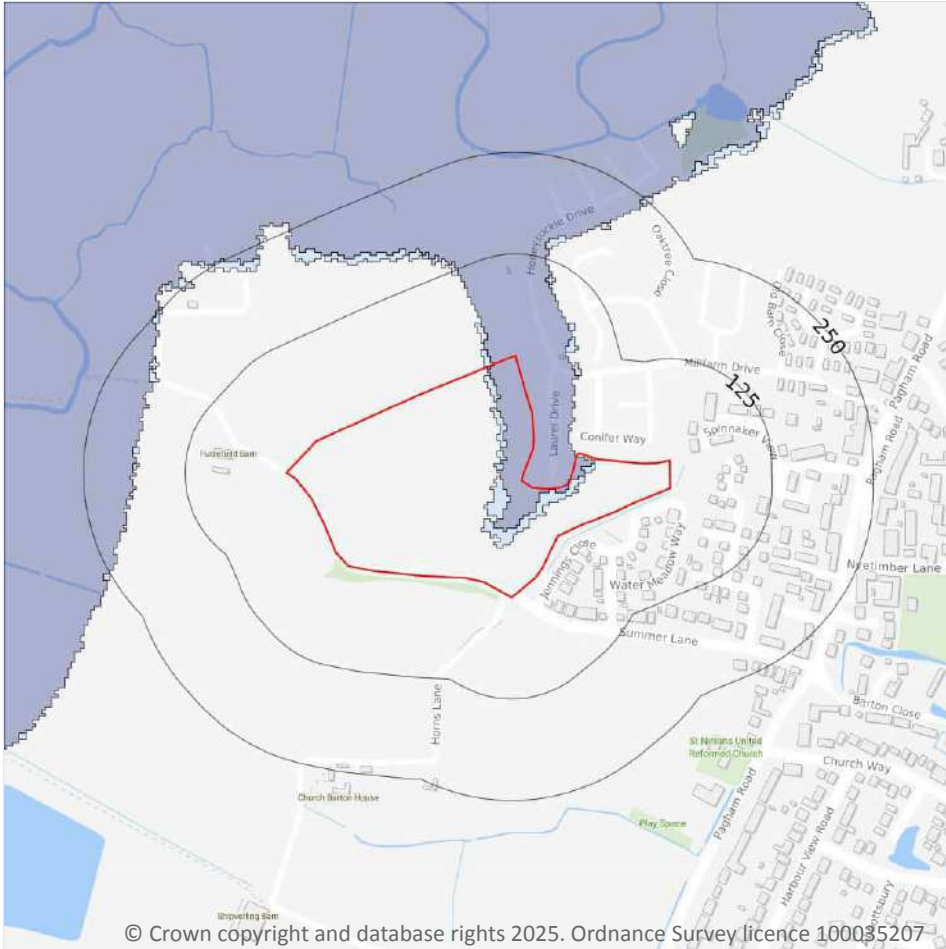
7.5 Flood Storage Areas

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 52 >](#)

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

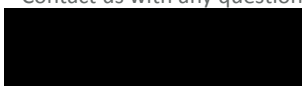
1

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.

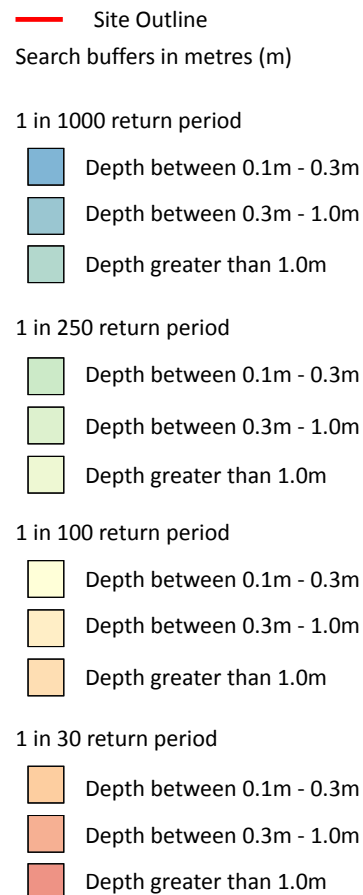
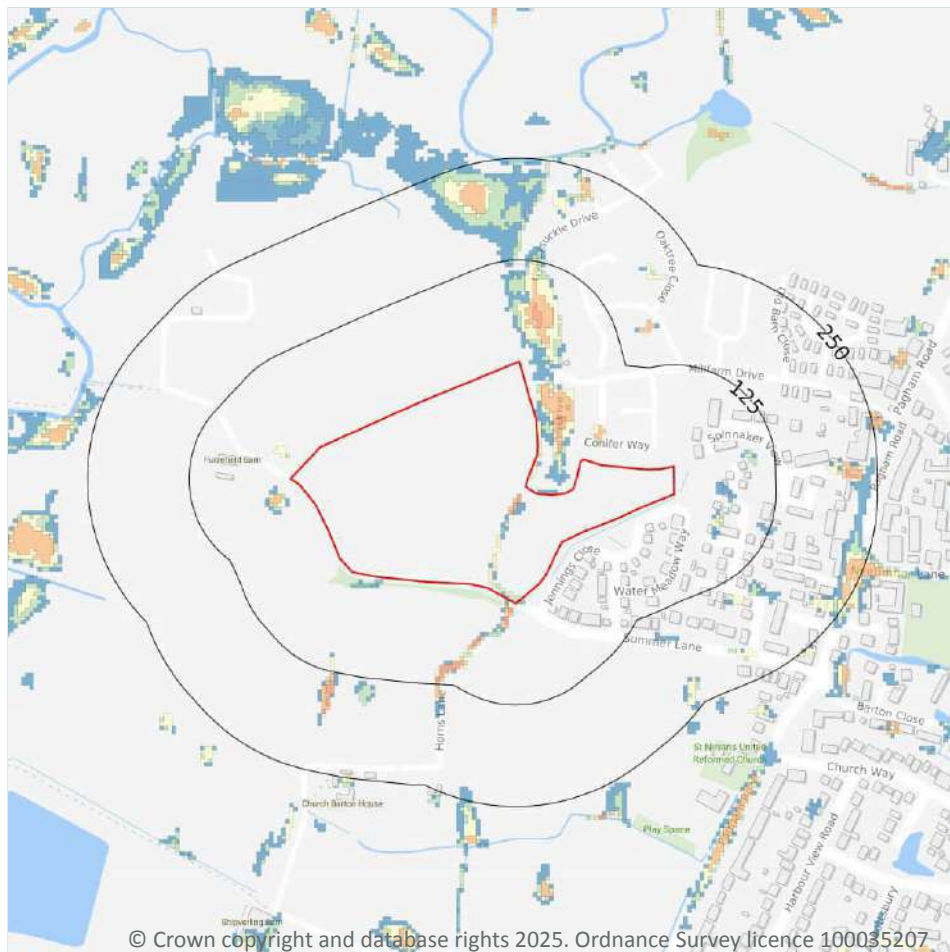
Features are displayed on the River and coastal flooding map on [page 52 >](#)

Location	Type
On site	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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 56](#) >

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.

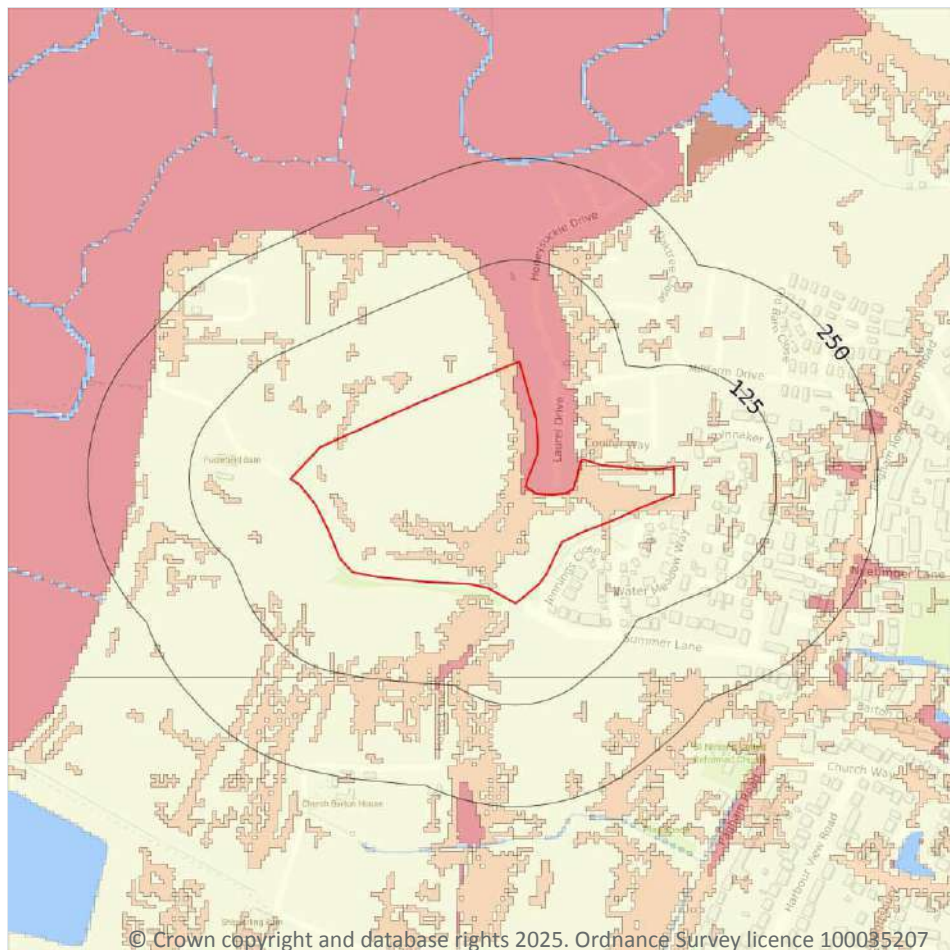
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

High

Highest risk within 50m

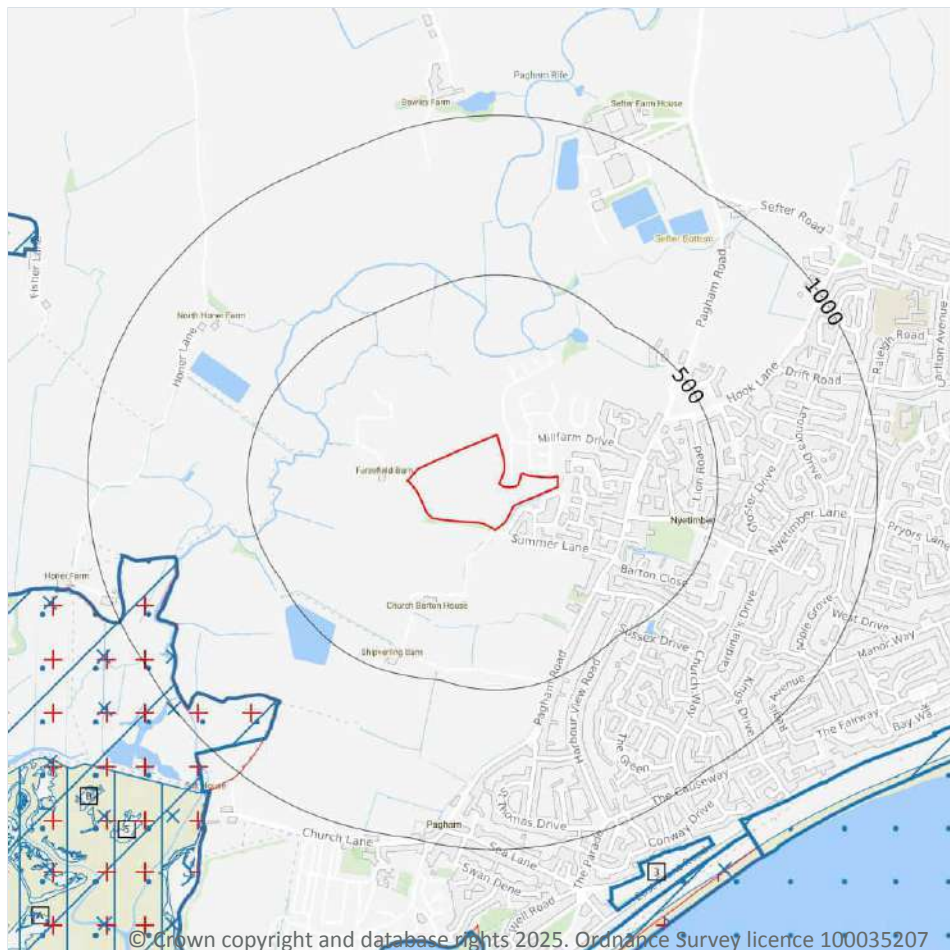
High

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 58](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- X Conserved wetland sites (Ramsar sites)
- Special Protection Areas (SPA)
- + Local Nature Reserves (LNR)
- ||| Marine Conservation Zones

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

3

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.

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

ID	Location	Name	Data source
A	745m SW	Pagham Harbour SSSI	Natural England



ID	Location	Name	Data source
3	1137m SE	Bognor Reef SSSI	Natural England
4	1189m SE	Bognor Reef SSSI	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

1

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.

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

ID	Location	Site	Details
A	745m SW	Name: Pagham Harbour Site status: Listed Data source: Natural England	Overview: Pagham Harbour comprises an extensive central area of saltmarsh and tidal mudflats with surrounding habitats including lagoons, shingle, open water, reed swamp and wet permanent grassland. The intertidal mudflats are rich in invertebrate and algae, and provide important feeding areas for birds. The lower saltmarsh is dominated by common cord-grass but also includes patches of glasswort. At higher levels sea-purslane is abundant. The area supports internationally important numbers of wintering pintail and nationally important numbers of dark-bellied brent goose, grey plover and black-tailed godwit. Ramsar criteria: -

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

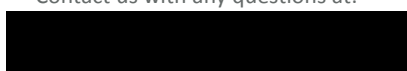
10.3 Special Areas of Conservation (SAC)

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)

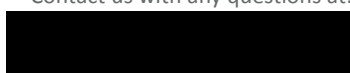
Records within 2000m

24

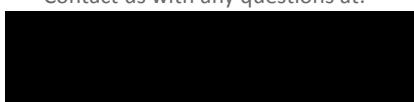
Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

ID	Location	Name	Species of interest	Habitat description	Data source
A	745m SW	Pagham Harbour	Ruff; Common tern; Little tern; Dark-bellied brent goose	Improved grassland; Shingle, Sea cliffs, Islets; Inland water bodies (Standing water, Running water); Marine areas, Sea inlets; Broad-leaved deciduous woodland; Bogs, Marshes, Water fringed vegetation, Fens; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes	Natural England
2	1116m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
5	1298m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
B	1329m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
B	1392m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1413m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England



ID	Location	Name	Species of interest	Habitat description	Data source
A	1481m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1483m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1510m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1525m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1535m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1557m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1573m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1599m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England



ID	Location	Name	Species of interest	Habitat description	Data source
A	1600m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1609m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1613m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
A	1618m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1638m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1683m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1708m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1713m S	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England



ID	Location	Name	Species of interest	Habitat description	Data source
-	1781m SW	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England
-	1936m S	Solent and Dorset Coast	Sandwich tern; Common tern; Little tern	Marine areas, Sea inlets; Tidal rivers, Estuaries, Mud flats, Sand flats, Lagoons (including saltwork basins); Salt marshes, Salt pastures, Salt steppes; Shingle, Sea cliffs, Islets; Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites)	Natural England

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0
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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 59 >](#)

ID	Location	Name	Data source
A	745m SW	Pagham Harbour	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**1**

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

ID	Location	Name	Status
1	1114m SW	Pagham Harbour	Designated

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



10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

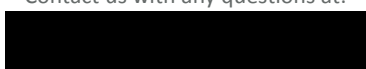
This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was



closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

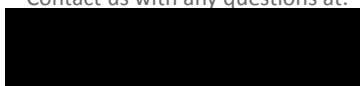
Records within 2000m

1

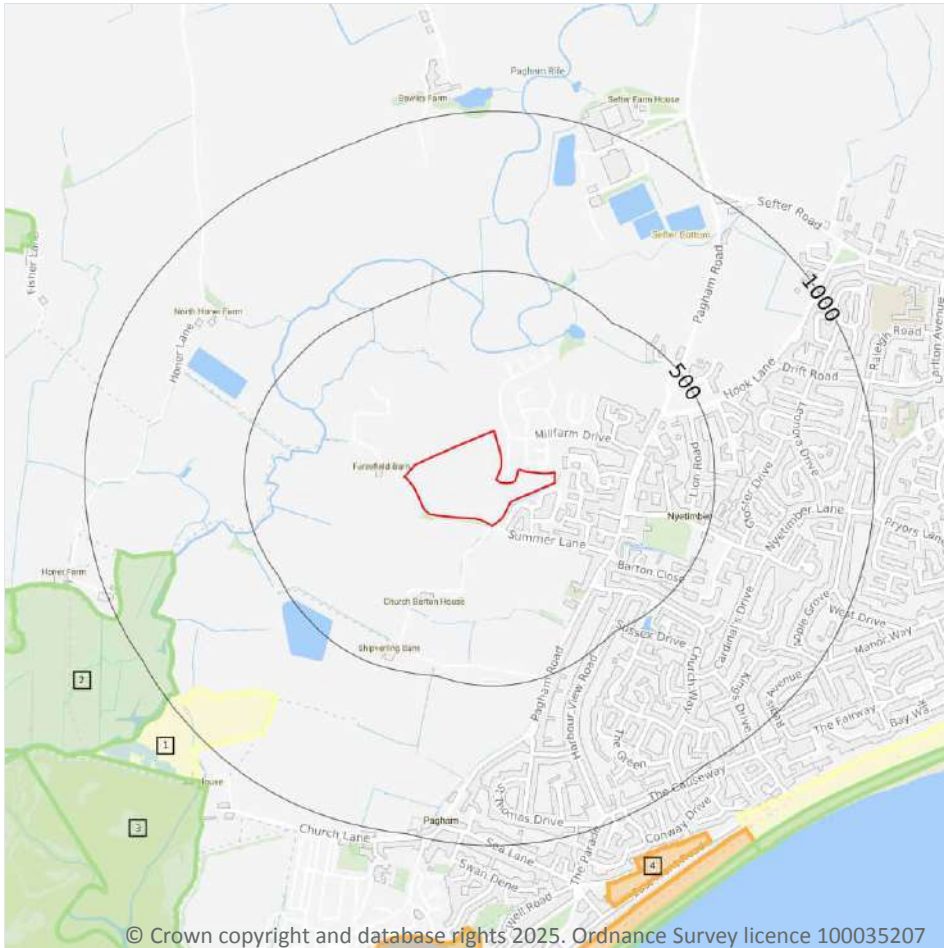
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Pagham Rife NVZ	Surface Water	685	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

0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

15

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.

Features are displayed on the SSSI Impact Zones and Units map on [page 68 >](#)

ID: 1
 Location: 745m SW
 SSSI name: Pagham Harbour
 Unit name: 22
 Broad habitat: Neutral Grassland - Lowland
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland damp grasslands	Unfavourable - Recovering	01/10/2010

ID: 2
 Location: 762m W
 SSSI name: Pagham Harbour
 Unit name: 8
 Broad habitat: Neutral Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ruff, <i>Philomachus pugnax</i>	Favourable	05/03/2014
Assemblages of breeding birds - Lowland damp grasslands	Favourable	01/10/2010

ID: 3
 Location: 1102m SW
 SSSI name: Pagham Harbour
 Unit name: White's Creek
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:



Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Black-tailed godwit, <i>Limosa limosa islandica</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Brent goose (dark-bellied), <i>Branta bernicla bernicla</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Grey plover, <i>Pluvialis squatarola</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Pintail, <i>Anas acuta</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Ringed plover, <i>Charadrius hiaticula</i>	Favourable	05/03/2014
Assemblages of breeding birds - Sand-dunes and saltmarshes	Not Recorded	01/01/1900
Invert. assemblage M311 saltmarsh and transitional brackish marsh	Not Recorded	01/01/1900
SM4-28 - Saltmarsh	Not Recorded	01/01/1900

ID: 4
 Location: 1137m SE
 SSSI name: Bognor Reef
 Unit name: 1
 Broad habitat: Acid Grassland - Lowland
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Population of Schedule 8 plant - <i>Petrorhagia nanteuilii</i> , Chiding Pink	Unfavourable - Declining	02/07/2012

ID: 5
 Location: 1189m SE
 SSSI name: Bognor Reef
 Unit name: 2
 Broad habitat: Supralittoral Sediment
 Condition: Unfavourable - Recovering
 Reportable features:

Feature name	Feature condition	Date of assessment
Coastal vegetated shingle (SD1-3)	Unfavourable - Recovering	20/07/2012

ID: 6
 Location: 1228m SE
 SSSI name: Pagham Harbour
 Unit name: West Front Road Shingle Foreshore
 Broad habitat: Supralittoral Sediment
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of breeding birds - Little tern, <i>Sterna albifrons</i>	Not Recorded	01/01/1900
Coastal vegetated shingle (SD1-3)	Unfavourable - Declining	29/03/2023
IA - Coastal Geomorphology	Unfavourable - No change	10/06/2010

ID: 7
 Location: 1259m S
 SSSI name: Pagham Harbour
 Unit name: Pagham Lagoon
 Broad habitat: Standing Open Water And Canals
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Invert. assemblage W211 open water on disturbed sediments	Unfavourable - Recovering	29/06/2010
Population of Schedule 5 sea anemone - <i>Nematostella vectensis</i> , Starlet Sea Anemone	Unfavourable - Declining	21/03/2024
Saline coastal lagoons	Unfavourable - Declining	21/03/2024

ID: 8
 Location: 1274m W
 SSSI name: Pagham Harbour
 Unit name: 9
 Broad habitat: Neutral Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ruff, <i>Philomachus pugnax</i>	Favourable	05/03/2014
Assemblages of breeding birds - Lowland damp grasslands	Favourable	01/10/2010

ID: 9
 Location: 1283m SE
 SSSI name: Bognor Reef
 Unit name: 3 Foreshore
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
EC - Aves	Favourable	25/03/2025
EC - Palaeoentomology	Favourable	25/03/2025
EC - Tertiary Palaeobotany	Favourable	25/03/2025

ID: 10
 Location: 1285m SE
 SSSI name: Pagham Harbour
 Unit name: Intertidal Shingle (East)
 Broad habitat: Earth Heritage
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
EC - Tertiary Palaeobotany	Not Recorded	01/01/1900
IA - Coastal Geomorphology	Not Recorded	01/01/1900

ID: 11
 Location: 1366m W
 SSSI name: Pagham Harbour
 Unit name: 7
 Broad habitat: Neutral Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Lowland damp grasslands	Favourable	01/10/2010

ID: -
 Location: 1397m S
 SSSI name: Pagham Harbour
 Unit name: Shingle Adjacent To Pagham Lagoon
 Broad habitat: Supralittoral Sediment
 Condition: Unfavourable - Declining
 Reportable features:

Feature name	Feature condition	Date of assessment
Coastal vegetated shingle (SD1-3)	Unfavourable - Declining	29/03/2023
IA - Coastal Geomorphology	Favourable	10/06/2010
Population of Schedule 8 plant - Petrorhagia nanteuilii, Chiding Pink	Favourable	29/03/2023

ID: 13
 Location: 1468m SW
 SSSI name: Pagham Harbour
 Unit name: Pagham Harbour
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Black-tailed godwit, Limosa limosa islandica	Favourable	03/03/2021
Aggregations of non-breeding birds - Brent goose (dark-bellied), Branta bernicla bernicla	Favourable	03/03/2021
Aggregations of non-breeding birds - Grey plover, Pluvialis squatarola	Favourable	03/03/2021
Aggregations of non-breeding birds - Pintail, Anas acuta	Favourable	03/03/2021
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Favourable	05/03/2014
Assemblages of breeding birds - Sand-dunes and saltmarshes	Not Recorded	01/01/1900
Invert. assemblage M311 saltmarsh and transitional brackish marsh	Not Recorded	01/01/1900
SM4-28 - Saltmarsh	Not Recorded	01/01/1900

ID: -
 Location: 1537m W
 SSSI name: Pagham Harbour
 Unit name: 6
 Broad habitat: Neutral Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ruff, <i>Philomachus pugnax</i>	Favourable	05/03/2014
Assemblages of breeding birds - Lowland damp grasslands	Favourable	01/10/2010

ID: -
 Location: 1950m S
 SSSI name: Pagham Harbour
 Unit name: Intertidal Near Pagham Lagoon
 Broad habitat: Littoral Sediment
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Black-tailed godwit, <i>Limosa limosa islandica</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Brent goose (dark-bellied), <i>Branta bernicla bernicla</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Grey plover, <i>Pluvialis squatarola</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Pintail, <i>Anas acuta</i>	Favourable	03/03/2021
Aggregations of non-breeding birds - Ringed plover, <i>Charadrius hiaticula</i>	Favourable	05/03/2014
SM4-28 - Saltmarsh	Favourable	01/10/2010

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

11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

4

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

Features are displayed on the Visual and cultural designations map on [page 75 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	206m E	Nyetimber House	II	1027573	20/09/1984
2	229m SE	Greensleeves	II	1353885	05/06/1958
A	238m E	The Inglenook Restaurant	II	1353886	20/09/1984
A	242m E	Group Of Four Barns At Mill Farm	II	1027575	20/09/1984

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



11.5 Conservation Areas

Records within 250m**0**

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

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

11.6 Scheduled Ancient Monuments

Records within 250m**0**

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

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

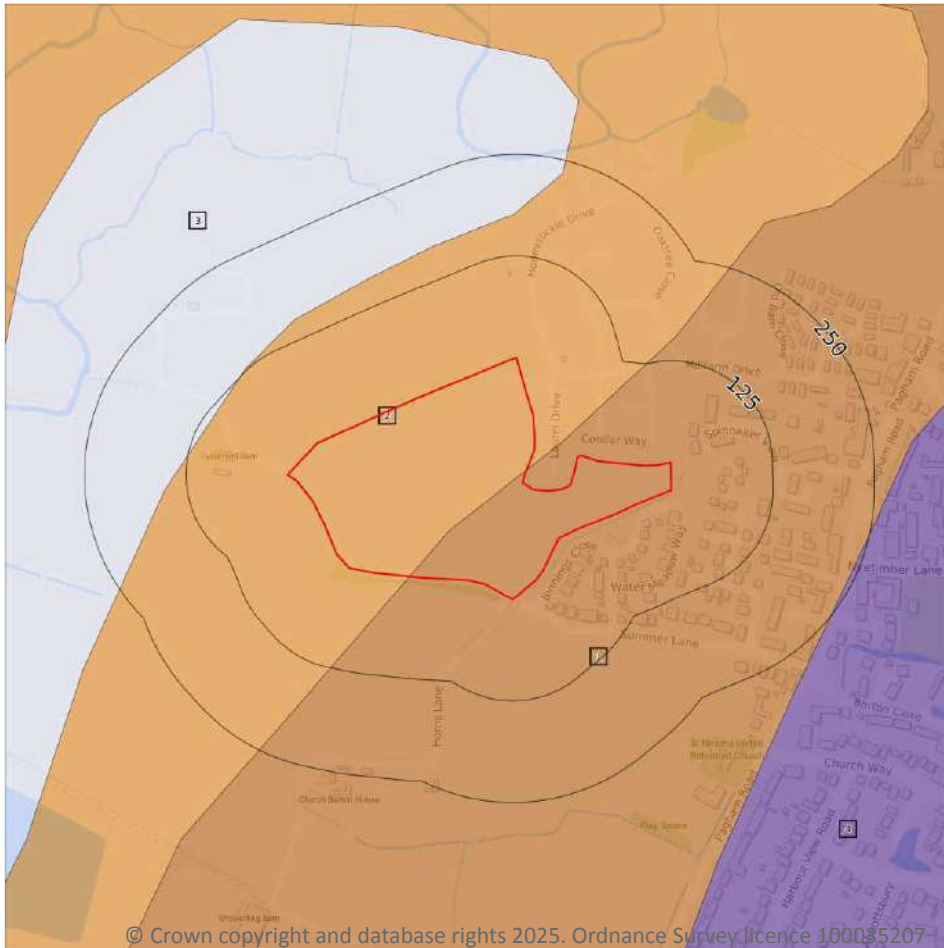
11.7 Registered Parks and Gardens

Records within 250m**0**

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

4

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

Features are displayed on the Agricultural designations map on [page 78 >](#)

ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
3	115m NW	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
4	244m SE	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**1**

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

Location	Reference	Scheme	Start Date	End date
250m N	AG00336288	Entry Level plus Higher Level Stewardship	01/11/2010	31/10/2023

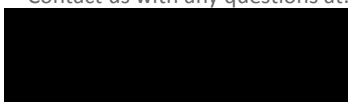
This data is sourced from Natural England.

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.

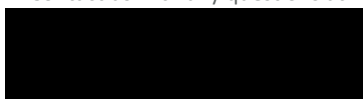
13.4 Limestone Pavement Orders

Records within 250m

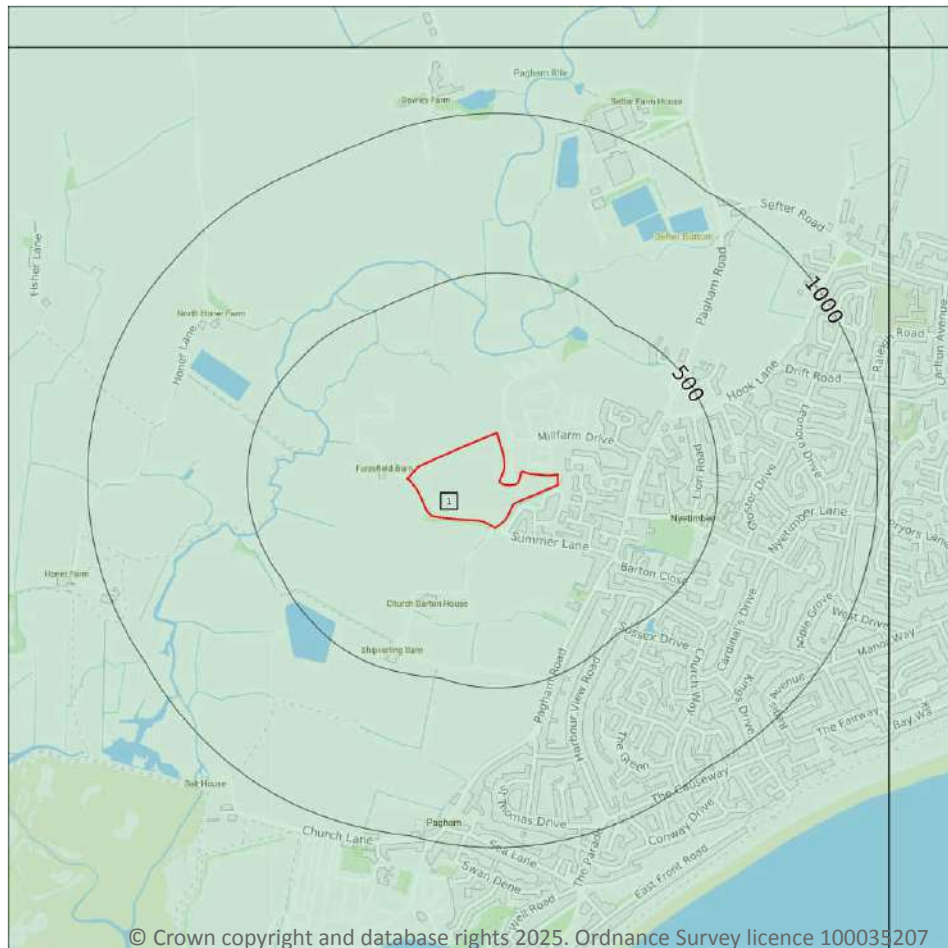
0

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 82](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	SZ89NE

This data is sourced from the British Geological Survey.



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

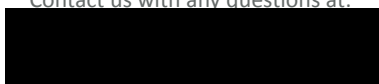
14.2 Artificial and made ground (10k)

Records within 500m

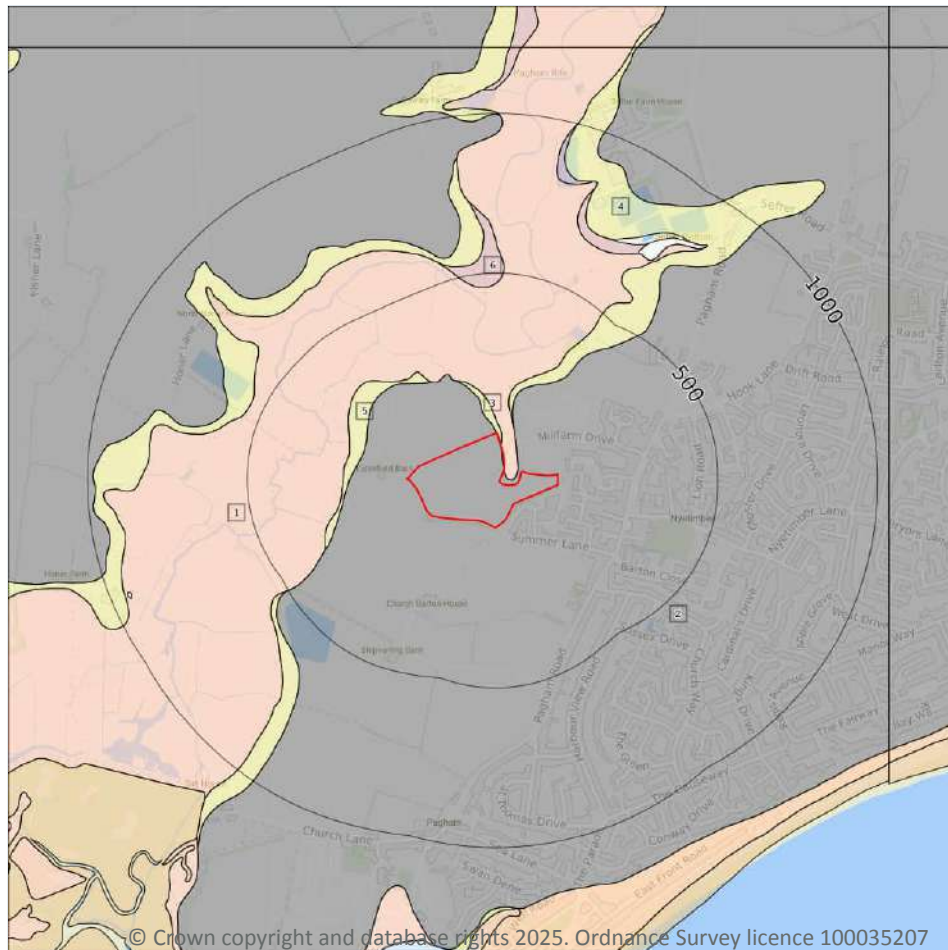
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

6

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 84](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RMD-XCZSV	Raised Marine Deposits - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	On site	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
3	On site	RBD1-XSV	Raised Beach Deposits, 1 - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
4	62m NE	RBD1-XSV	Raised Beach Deposits, 1 - Sand And Gravel	Sand And Gravel
5	159m NW	RBD1-XSV	Raised Beach Deposits, 1 - Sand And Gravel	Sand And Gravel
6	457m N	HEAD- XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

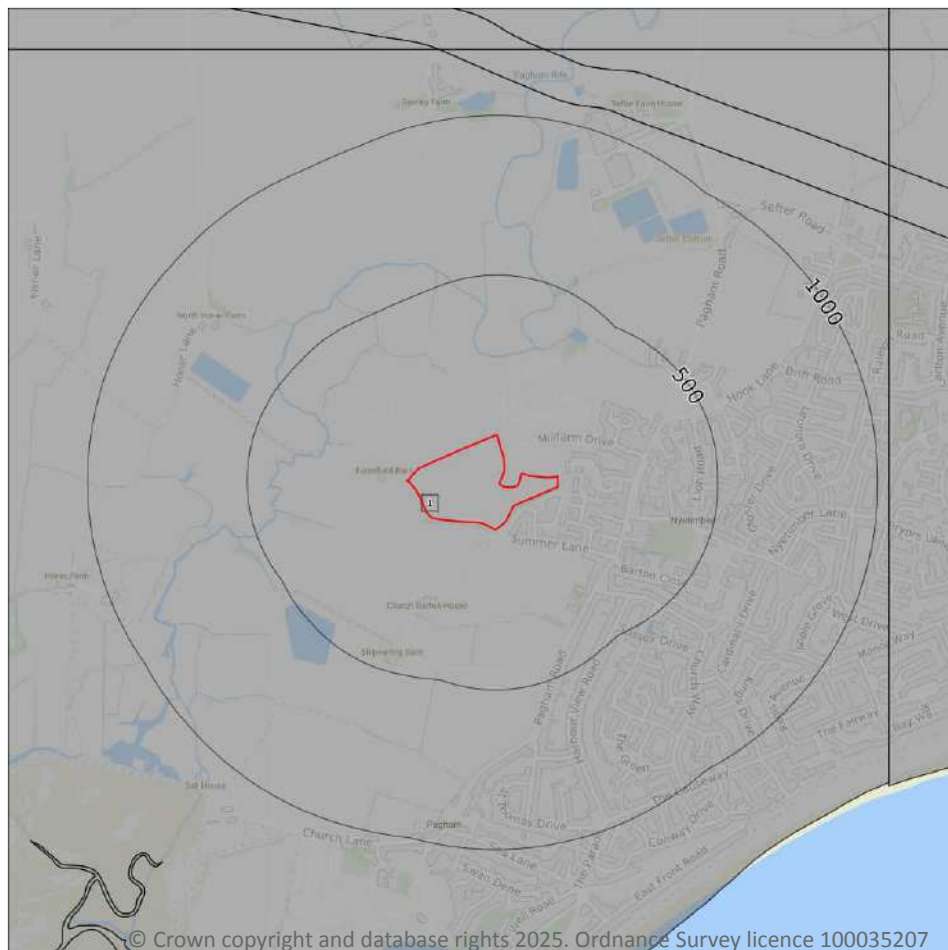
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

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 86](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch

This data is sourced from the British Geological Survey.



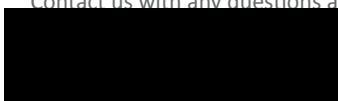
14.6 Bedrock faults and other linear features (10k)

Records within 500m

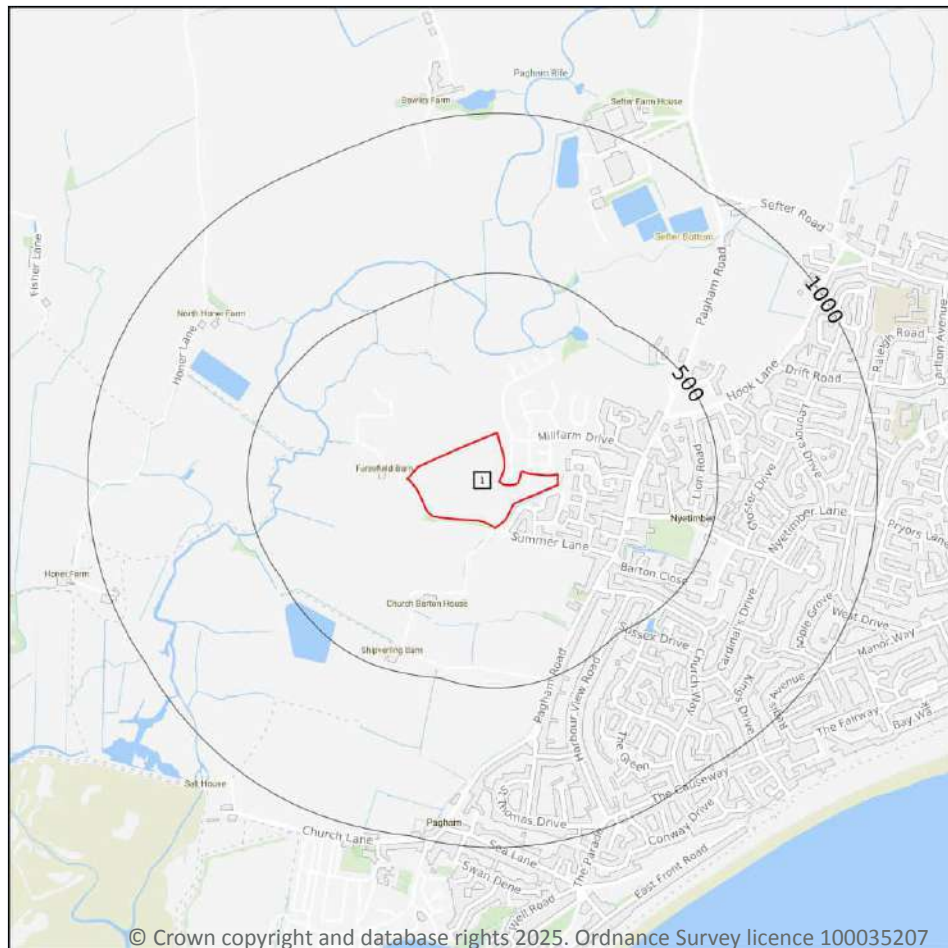
0

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

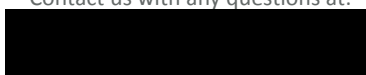
1

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 88](#) >

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.

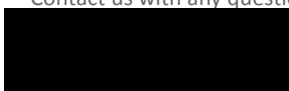
15.3 Artificial ground permeability (50k)

Records within 50m

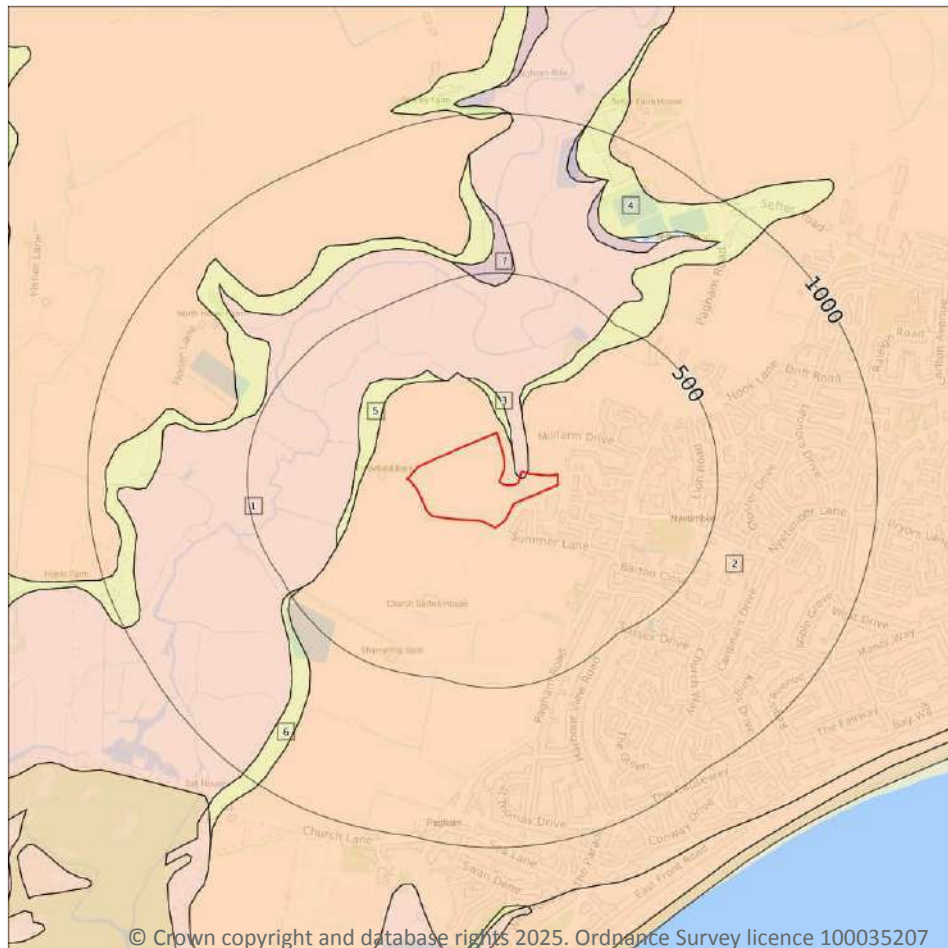
0

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

7

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 90](#) >

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	28m E	RBD1-XSV	RAISED BEACH DEPOSITS, 1	SAND AND GRAVEL
4	91m NE	RBD1-XSV	RAISED BEACH DEPOSITS, 1	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	130m NW	RBD1-XSV	RAISED BEACH DEPOSITS, 1	SAND AND GRAVEL
6	459m SW	RBD1-XSV	RAISED BEACH DEPOSITS, 1	SAND AND GRAVEL
7	460m N	HEAD- XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

3

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
28m E	Intergranular	Very High	High

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

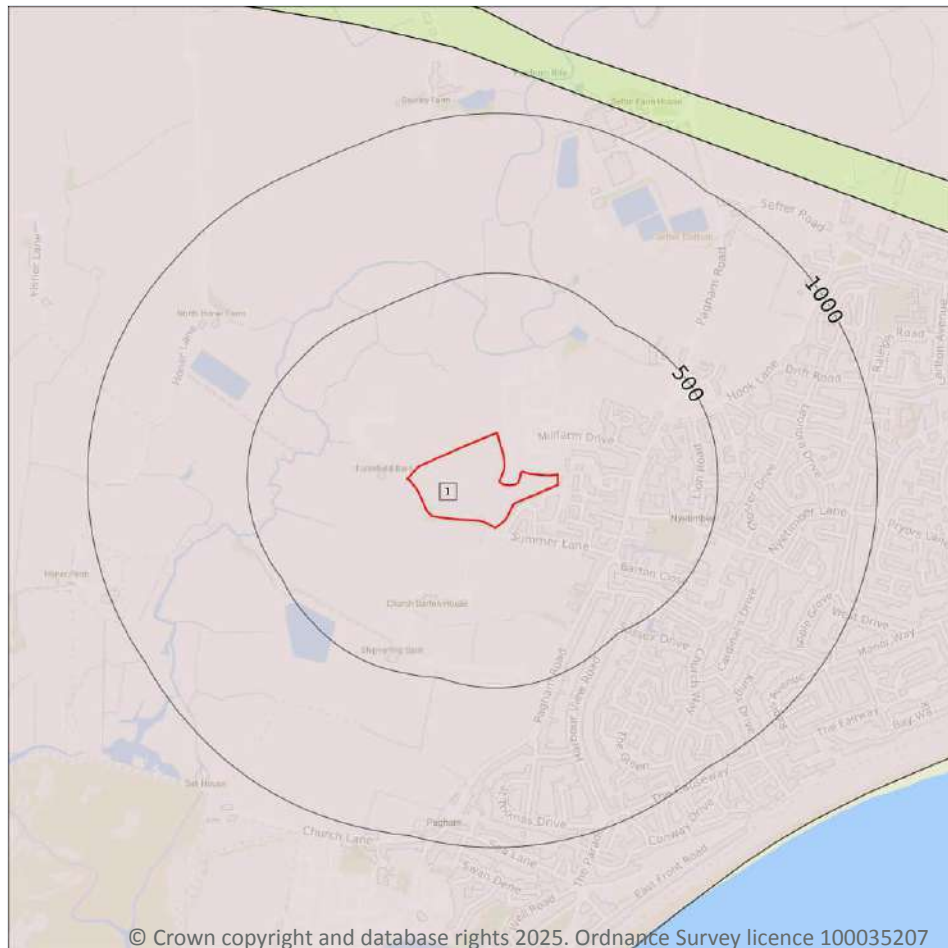
0

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 92 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.



16 Boreholes

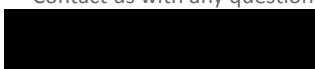
16.1 BGS Boreholes

Records within 250m

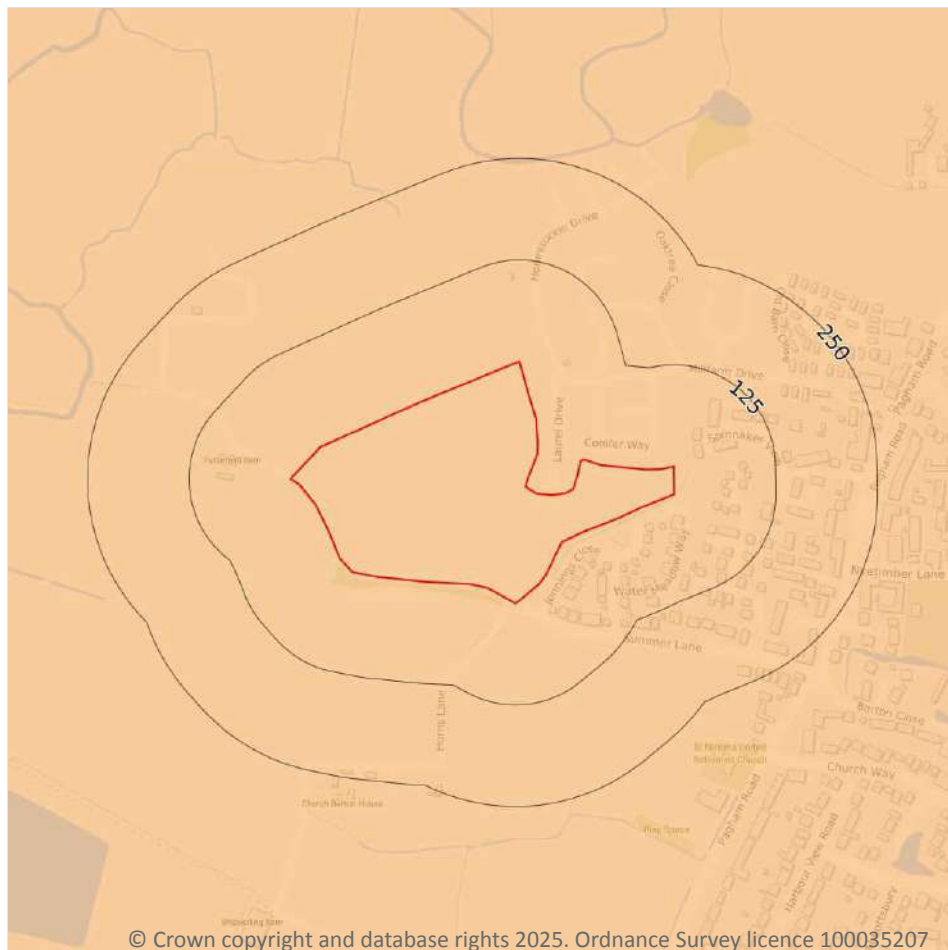
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

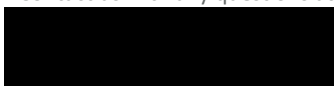
1

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

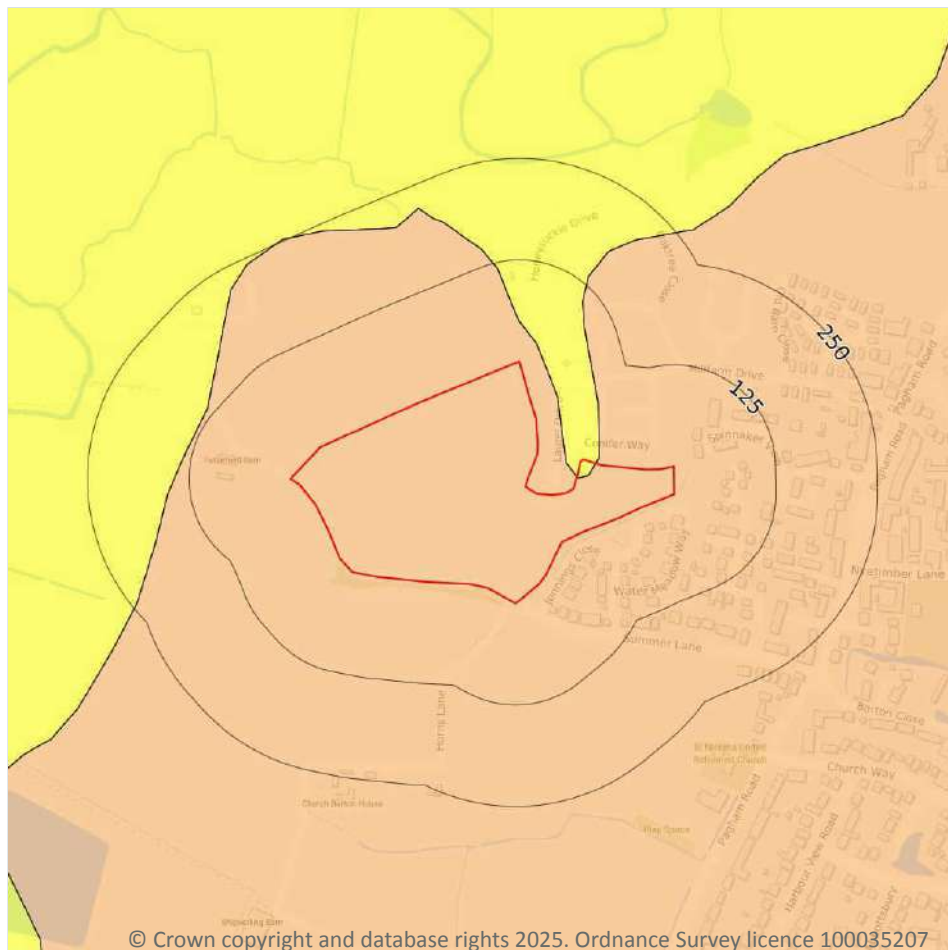
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 95 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

2

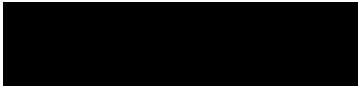
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 96 >](#)

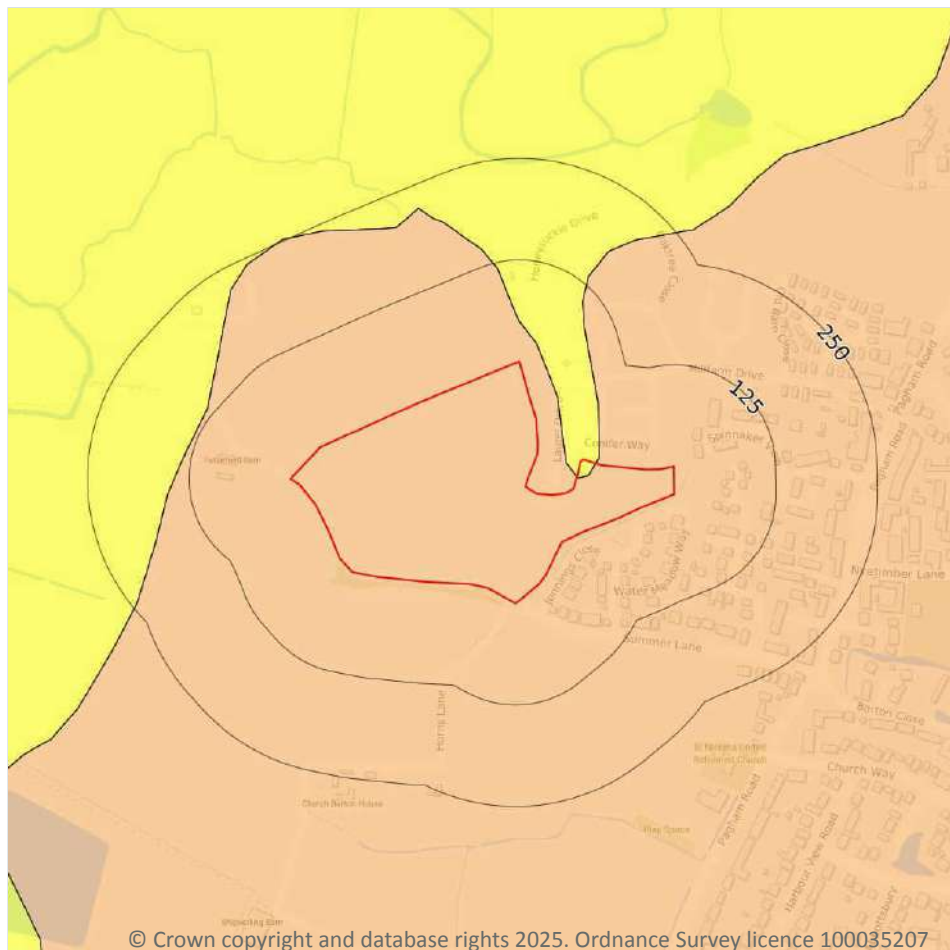
Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

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 - Collapsible deposits



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

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 99](#) >

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.

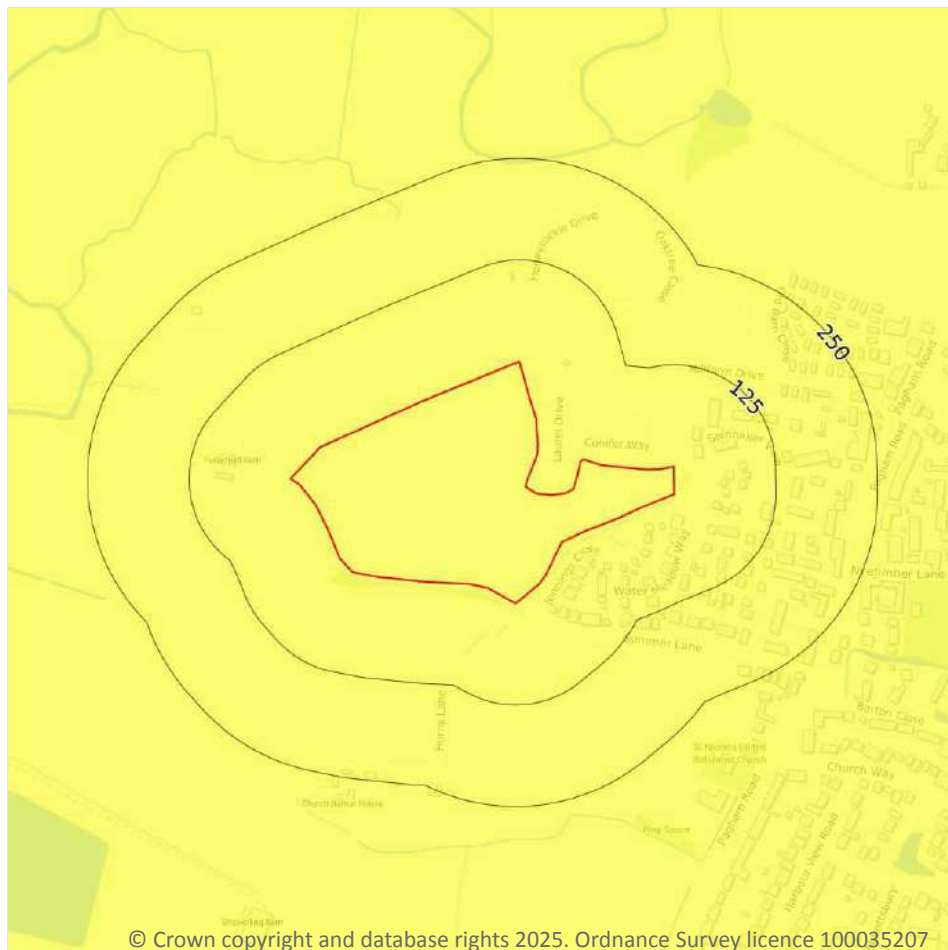


Contact us with any questions at:



Date: 3 November 2025

Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

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

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.

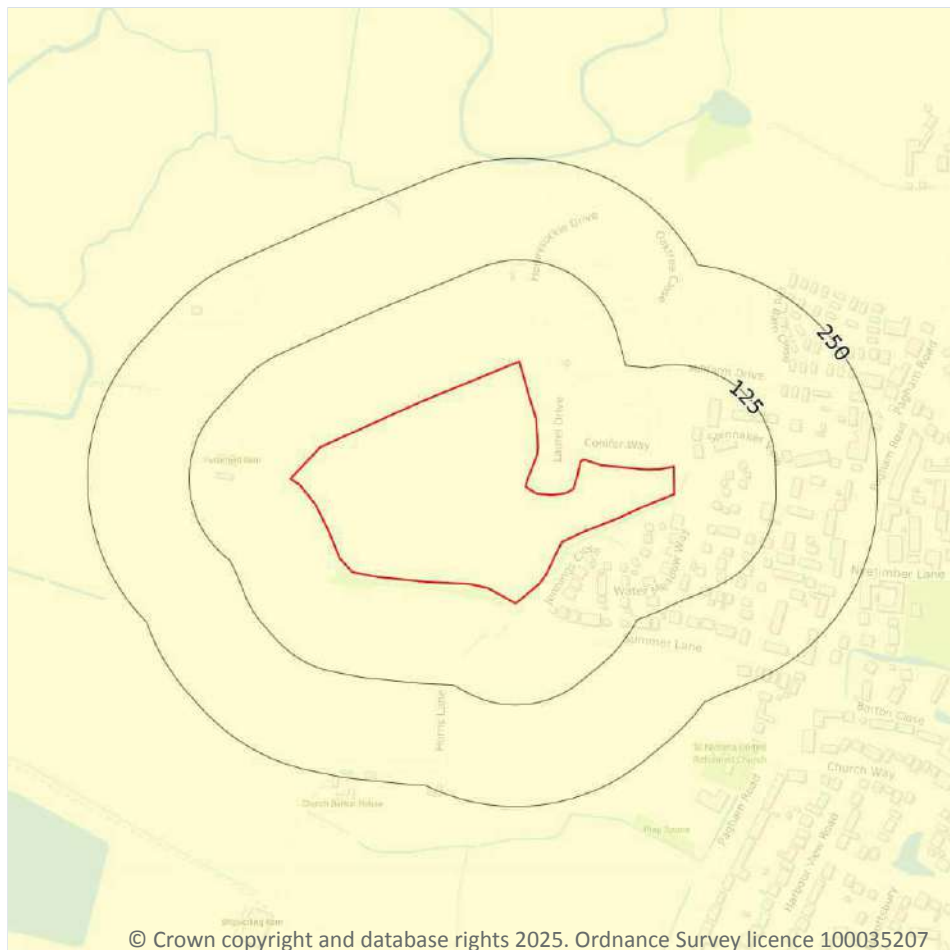


Contact us with any questions at:



Date: 3 November 2025

Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 101](#) >

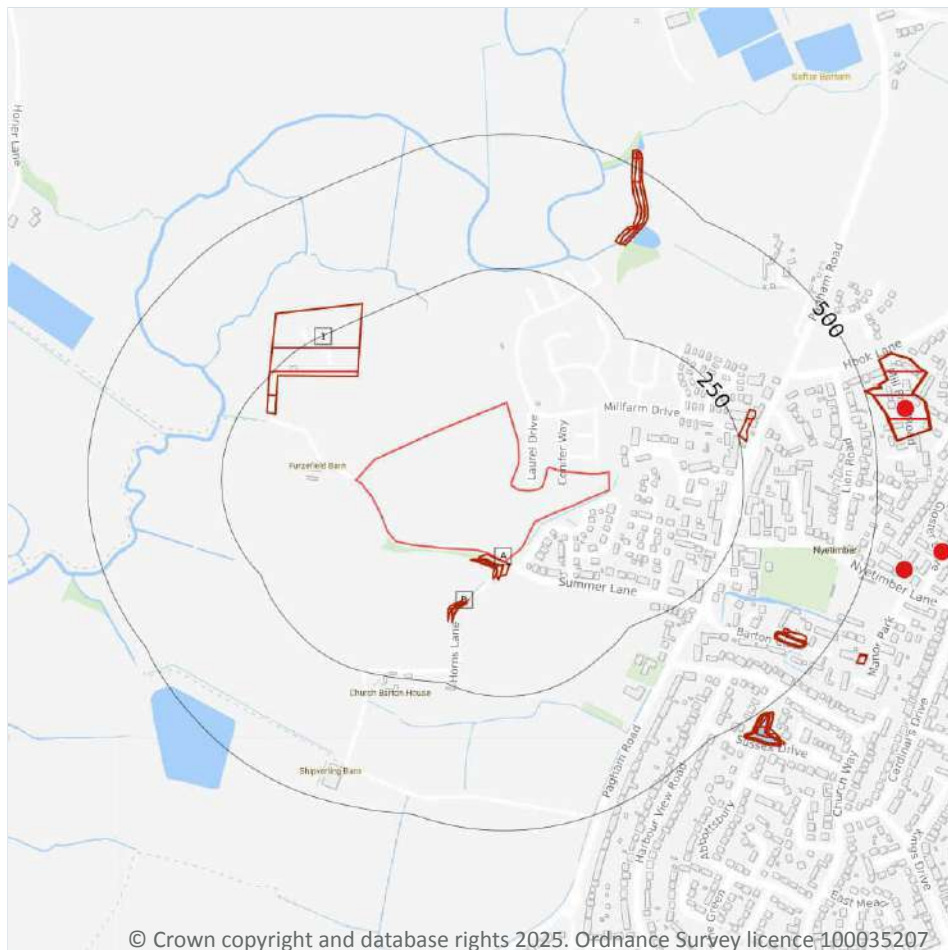
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

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.

18.2 Surface ground workings

Records within 250m

8

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 103 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Ponds	1976	1:10000
A	6m SW	Ponds	1875	1:10560
A	11m SW	Ponds	1957	1:10560
A	13m SW	Pond	1938	1:10560
B	94m SW	Pond	1875	1:10560
B	96m S	Pond	1957	1:10560
B	98m S	Pond	1938	1:10560
1	154m NW	Sewage Works	1976	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

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 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
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Generalised areas that may be affected by historical tin mining.

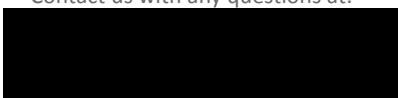
This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

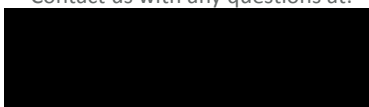
19.4 Historical incidents

Records within 500m

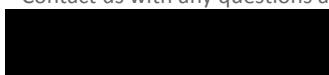
0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

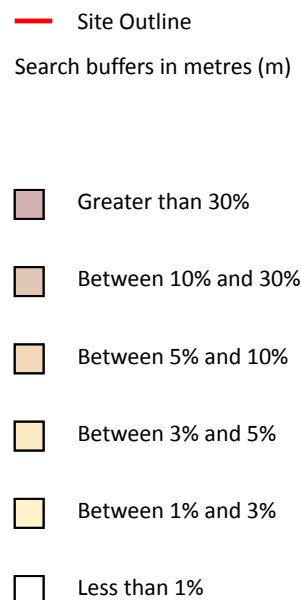
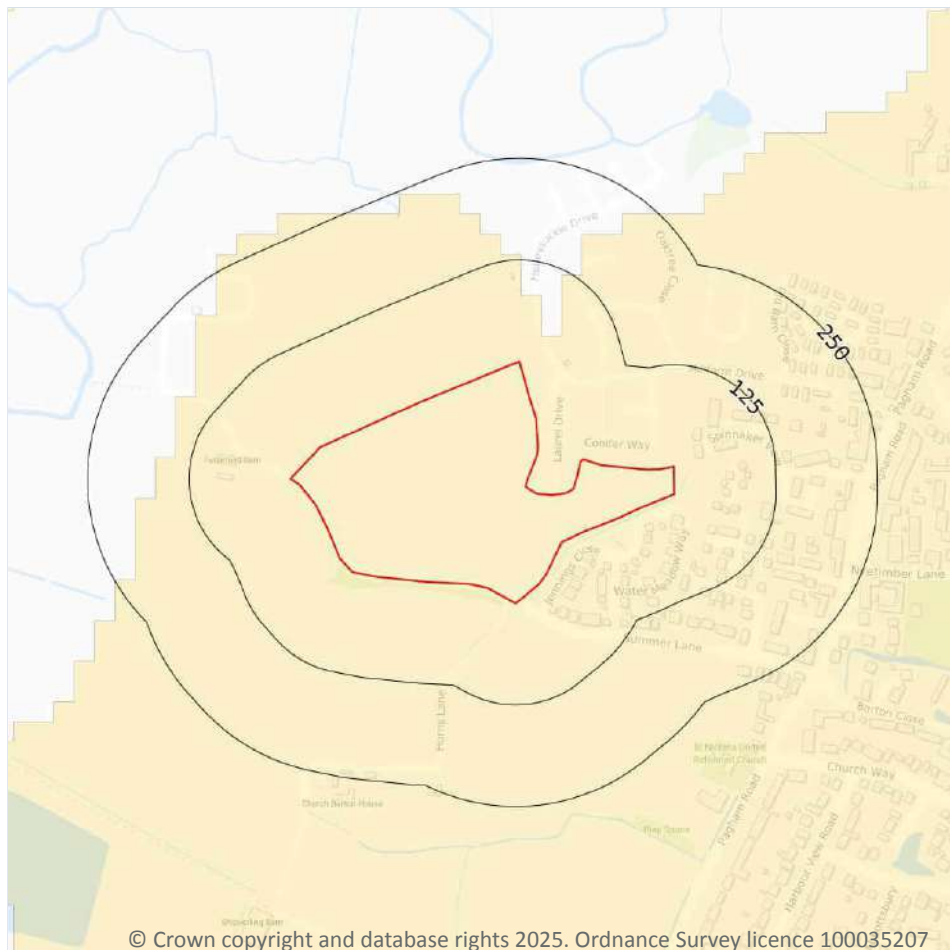
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

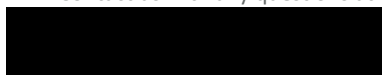
Records on site

1

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

Features are displayed on the Radon map on [page 110](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

7

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
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
28m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
36m E	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.

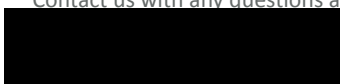
21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



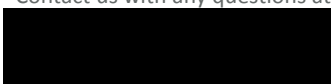
21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0
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Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0
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Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0
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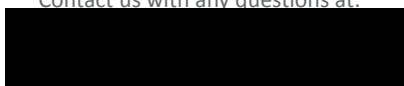
Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

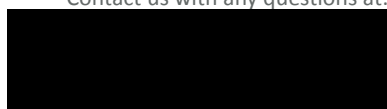
22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

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