



Geoenvironmental Report

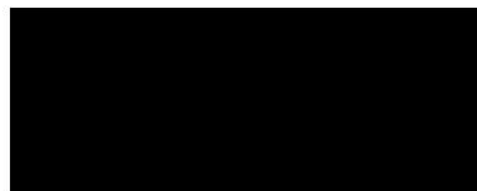
Wandleys Lane, Arundel, BN18 0QR

Bellway Homes Ltd

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Geoenvironmental Report

Project:	Wandleys Lane, Arundel, BN18 0QR
For:	Bellway Homes Ltd
Status:	Final
Date:	28 th October 2025
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Enzygo Geoenvironmental Limited Registered in England No. 10044180 at Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

Executive Summary

The site is proposed to be redeveloped to residential usage, including associated infrastructure and soft landscaping.

Site works were undertaken by Enzygo Geoenvironmental Ltd in July 2025, with ground gas and groundwater monitoring completed on 15th October 2025.

Ground conditions comprise variable thickness of Topsoil or Made Ground (between 0.10m and 1.00m) overlying loose to medium dense sand and gravel or soft to firm and firm becoming stiff clay. Groundwater was recorded at between depths of up to 1.40m bgl.

Contamination

No exceedances of GAC thresholds were identified in the natural soils. However, elevated PAH concentrations were identified within the Made Ground. No remediation will be required within areas proposed to be developed as hardstanding.

Locally elevated concentrations of PAH have been identified indicating that barrier pipework should be used for potable water supply.

Radon has been identified as low risk and elevated ground gas concentrations and flow rates have not been identified. Results indicate a Characteristic Situation 1 and as such, no mitigation measures for ground gas or radon are considered to be necessary for the proposed development.

Geotechnical

This geotechnical assessment supports the proposed residential development, which includes housing, parking, and landscaping. The investigation confirms that traditional strip foundations are generally suitable, with a minimum depth of 1.00m recommended to mitigate risks associated with volume change in cohesive soils.

Based on soluble sulphate and pH levels, concrete placed in contact with soils shall be DS-1/AC-1 above 2.00m depth. CBR testing indicates a design value of 1.3%, necessitating subgrade improvement for pavement construction, potentially involving excavation, replacement, or mechanical stabilisation.

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1.0 INTRODUCTION

1.1 Background

- 1.1.1 Enzygo Geoenvironmental Limited has been commissioned to prepare a Geo-Environmental Report for a proposed residential development at Wandleys Lane, Arundel, BN18 0QR.

1.2 Proposed Development

- 1.2.1 The proposed development is shown on the Bellway Homes drawing ref. 250515/SL01 and comprises residential dwelling with associated infrastructure and soft landscaping areas.

1.3 Objectives

- 1.3.1 The objectives of the study are to:
- Procure available third-party data to inform the desk study and preliminary risk assessment (presented in Appendix A).
 - Review available ground investigation data.
 - Undertake a targeted geoenvironmental and geotechnical ground investigation.
 - Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and off-site receptors.
 - Provide a factual and interpretative report relating to the desk study and site investigations. Provide a revised conceptual model and recommendations on any potential environmental and geotechnical constraints in relation to the proposed development, including mitigation measures where appropriate.
 - Provide geotechnical recommendations in relation to foundations and infrastructure.

1.4 Risk Classification

- 1.4.1 Enzygo Geoenvironmental Ltd has utilised the available information, together with our experience to assess the likely hazards and level of risk to the proposed development from land quality issues. Definitions of the risk terms used are provided on the following table.

Table 1.4.1 Risk Classification

Risk	Description
Dismissed	No contamination risk has been identified which is likely to affect development, due to the absence of a source, pathway or receptor.
Low-Very Low	No significant contaminated land risks have been encountered affecting development and a low risk that remediation will be required.
Low	There are unlikely to be significant contaminated land issue associated with the site which will adversely affect its re-development. However, minor or localised contamination may be present requiring remediation. Remediation should be possible under a discovery strategy and with a call out service.
Moderate	Some potential contaminated land risks have been encountered or identified which may affect re-development. The risks identified are unlikely to affect the entire site or preclude development. Remediation is considered feasible as part of the development process, and no further investigation is considered necessary.
Moderate-High	Some potentially significant contaminated land risks have been identified at the property that requires remediation. It is recommended that a separate remedial methodology is prepared supported by a site-specific risk assessment
High	Significant potential contaminated land risks have been identified, and remediation is required supported by further intrusive ground investigation, risk assessment and remedial design.

1.4.2 Where adverse risks from ground instability are identified these are discussed within the report.

2.0 SITE SETTING

2.1 Current Site Description

- 2.1.1 The following site description has been compiled from the site inspection undertaken on 29th July 2025 by an experienced environmental consultant, together with current maps and aerial photographs.

Table 2.1.1 Site Description

Item	Description
Site Address	Wandleys Lane, Arundel, BN18 0QR
National Grid Reference	495634, 106674
Site Area	6.38ha

- 2.1.2 The site comprises a field which is mainly covered with grass surrounded by trees. Four outbuildings and storage containers are present adjacent to the north-western site boundary; vehicles were parked in this area at the time of the investigation.
- 2.1.3 No evidence of chemical or fuel storage was noted on the site during the investigation and there was no evidence of surface fuel spillage or obvious indications of contamination.

2.2 Surrounding Area

- 2.2.1 Land uses surrounding the site are summarised on Table 2.2.1 below.

Table 2.2.1 Surrounding Land Use

Direction	Land Use
North	Wandleys Lane and residential/pasture beyond. Some residential use immediately north of the site south of Wandleys Lane.
East	Residential use and W Walberton Lane with further dwellings beyond.
South	Woodland area and rough pasture with mixed residential/commercial (plant nurseries) beyond.
West	Wandleys Lane and residential beyond. Limited residential use immediately southwest of the site boundary.

3.0 SITE HISTORY

3.1 Historical Maps

3.1.1 A review of historical Ordnance Survey maps and information pertinent to the site and within a 250m radius is summarised below in Table 3.1.1.

Table 3.1.1 Historical Map Summary

Potentially Contaminative Historical Land Use		
Map Edition	Site	Surrounding Area
1876	Open field with no other features recorded.	Wandleys Copse 10m S. Wandleys Barn. Fields 50m W, 0m N, 0m E and 0m S. Common Farm 150m N. Firs Plantation 25m NE. Pond 60m SW.
1896/7	No change.	Pumping station 475m SW. Old gravel pit 1km southwest. Chalk pit 1.1km NNW.
1912	No change.	Residential development 20m W beyond Wandleys Lane. Firs Plantation expands to 0-5m E.
1938	No change.	Single residential development 0m W, 10m N & 25m E. Large residential development 50m N. Pond now shown 20m E.
1974	Two structures built adjacent to NW site boundary.	Further residential development 0m N and NW.
1989	No change.	Additional residential development 100m N.
1990	No change.	A27 highway now shown 250m N.
1994	No change.	No change.
2001	No change.	Residential development 200m N.
2010	No change.	No change.
2025	No change.	Large residential development 50m W.

3.2 Summary

3.2.1 From a review of historical mapping, the identified hazards at or near to the site are considered to be limited. However, the following elements should be carried forward for further consideration in the preliminary risk assessment.

- Two historical buildings have been identified on-site adjacent to the north-western boundary. These are considered to be existing outbuildings and the surrounding area will require further investigation to quantify risk from Made Ground which is likely to be present.
- Two ponds are recorded close to the southwestern and eastern site boundary. Although not likely to directly affect the site, organic deposits present a potential source of ground gas which could affect the site.

4.0 ENVIRONMENTAL SETTING

4.1 Ground Conditions

4.1.1 The British Geological Survey (BGS) indicates that the site is underlain by the following geological sequence.

Table 4.1.1 Geological Mapping Summary

Geological Unit	Type	Descriptions	Aquifer Classification
Superficial	Head	Gravel, sand, silt and clay	Secondary A
Solid	Lambeth Group	Clay, silt and sand	Secondary A

4.1.2 No Made Ground is identified below or near to the site from BGS records.

4.1.3 There are no landslips recorded on or within close vicinity of the site.

4.1.4 Records of background soil chemistry for the site show no baseline exceedances above residential threshold values (Generic Assessment Criteria [GAC]).

4.2 Groundwater

4.2.1 The permeability of the drift deposits is identified as very high to low. Published permeability of the solid geology is moderate to very low. The Lambeth Group is designated as a Secondary A Aquifer but is likely to be of variable permeability due to the interbedded nature of the deposits.

4.2.2 The Groundsure report shows that the site is located within a Source Protection Zone (SPZ) 2c (outer catchment with confined Aquifer). An SPZ 1c (inner catchment with confined Aquifer) is recorded 24m West of the site (locally moderate to moderate-high risk on-site).

4.2.3 There are no licensed groundwater abstractions within 500m of the site; the nearest abstraction is 652m South which is active and used for spray irrigation.

4.3 Coal Mining

4.3.1 The Groundsure report has identified that the site does not lie within an area potentially affected by coal mining.

4.4 Non-Coal Mining and Cavities

4.4.1 No significant risk from non-coal related mining is identified.

4.4.2 No mining cavities are identified within 1km of the site.

4.5 Natural Cavities

4.5.1 A natural cavity (sinkhole) is identified within 105m North of the site. The geology in this area is recorded as Brickearth, Head, Raised beach and marine deposits overlying bedrock of the Chalk Group.

4.6 Ground Workings

- 4.6.1 Historical ground workings identified within 250m of the site are limited to a pond identified 35m to the East.

4.7 Hydrology

- 4.7.1 There are no water courses recorded on-site.
- 4.7.2 The nearest water course is an inland river not influenced by normal tidal action located 19m Northeast.
- 4.7.3 There are no surface water abstractions within 500m of the site.
- 4.7.4 BGS records indicate the site has no history of flooding from rivers or coastal sources. Surface water flood risk is indicated at 1:30 year (0.1-0.3m) immediately east of the site, but on-site risk is indicated as negligible. Groundwater flood risk is indicated as moderate to moderate-high on-site, with a high risk indicated within 50m east of the site.

4.8 Radon Risk Potential

- 4.8.1 The Groundsure report indicates that the site lies within an area where Radon affected 1-3% of properties.

4.9 Natural Hazards Finding

- 4.9.1 BGS information presented within the Groundsure report identified the following natural hazard risk ratings.

Table 4.8.1 Natural Hazards Risk Summary

Hazard	Risk Designation (Groundsure)
Swelling / Shrinking Clay	Very low (central and North) to moderate (South and East)
Running Sand	Very Low
Compressible Deposits	Negligible
Collapsible Deposits	Very low
Landslides	Very Low
Ground Dissolution	Negligible

- 4.9.2 There is a moderate risk of clay heave associated with the Lambeth Clay, which outcrops within the Southern and East of the site. No other significant ground risks are identified.

4.10 Sensitive Land Uses

- 4.10.1 The site is currently used as a field and is considered to have a moderate sensitivity.
- 4.10.2 Historic England identifies no historical features on the site.
- 4.10.3 Ancient woodland is recorded immediately to the north, within 50m of the site.
- 4.10.4 The site lies within a Nitrate Vulnerable Zone and within a Site of Special Scientific Interest (SSSI) Impact Risk Zone.

4.11 Industrial Land Uses

4.11.1 Industrial land uses within 250m are limited to substations, garages and petrol stations. One petrol station is identified 165m North. Two garages are identified 198m Northeast & 198 Northeast. A substation is identified 209m North. These are all over 150m from the site and so not considered a significant risk. No other significant risks are identified.

4.11.2 The Groundsure report indicates plant nurseries within 126m and 156m to the South of the site.

4.11.3 The nearest oil and gas pipeline is 453m Northwest of the site.

4.11.4 No new significant risks are identified from the register of industrial land uses. Regulatory database information and records are summarised below.

Table 4.11.4 Regulatory Database Summary

Environmental Permits, Incidents and Registers	0-250m	250-500m	Details
Site determined as contaminated land	0	0	Not applicable.
Authorised industrial processes	0	2	Substation 214m East. Garage 232m Northeast.
Registered radioactive substances	0	0	Not applicable.
Enforcements, prohibitions or prosecutions	0	0	Not applicable.
Pollution Incidents	0	2	Category 3 minor commercial waste 320m North. Category 3 minor metal waste 357m South.
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	Not applicable.
Control of Major Accident Hazard (COMAH)/ Notification of Installations Handling Hazardous Substances (NIHHS) sites	0	0	Not applicable.
Records of Licensed Discharge Consents	0	4	Sewerage discharge 381m and 449m East. Miscellaneous discharge - surface water residential developers 427m Southeast.

4.11.5 No significant risks are identified from the regulatory database.

4.12 Landfill Sites and Waste Treatment Sites

4.12.1 There are no historical or current landfills recorded within 500m of the site.

4.12.2 There are no waste treatment, transfer or management sites recorded within 500m site.

4.13 Summary

4.13.1 Following review of the environmental setting and database records, the following potential sources of contamination have been identified and are considered further in the preliminary risk assessment.

- Historical workings currently present as ponds located southwest and east of the site may pose the potential for ground gas to be present.
- Made ground may be present in the immediate area surrounding structures present in the Northwest of the site.
- General use of the site for farming presents the potential risk of contaminants to be present in shallow soils. This may typically comprise hydrocarbons from refuelling spills or polycyclic hydrocarbons from historical burning of waste materials.

4.13.2 No other significant potential sources of contamination which may affect the site have been identified following review of the sites environmental setting.

5.0 PRELIMINARY RISK ASSESSMENT

5.1 General

- 5.1.1 The desk study information is used together with professional judgement and experience to identify potential risks such that the ground investigation can be targeted following the principles of the British Standard BS10175.

5.2 Industry Profiles

- 5.2.1 A number of Industry Profiles have been published by the Department of the Environment which gives information on the type of activities which can occur on these types of sites. They are not intended as a check list against which to undertake an investigation but are a source of supplementary information only. The preamble to the industry profiles advises the reader that they must use professional judgement and assess sites specifically when considering the profiles. Industry profiles also include practices which are no longer followed and therefore should be omitted.
- 5.2.2 As there are no identified former industrial uses on or adjacent to the site, this element is considered to be not applicable to the site.

5.3 Assessment

- 5.3.1 The potential sources of contamination which may affect the site (both on and off-site) from historical uses is primarily associated with the potential presence of Made Ground derived from historical agricultural activity and limited areas of historical development (outbuildings).
- 5.3.2 It is possible that Made Ground may exist elsewhere across the site associated with historical agricultural processes. This can include historical farming practices which are now deemed to be unacceptable (burial pits, burning of waste, etc.).
- 5.3.3 The potential hazards identified above will be quantified and re-evaluated following the site investigation works in accordance with current best practice.

5.4 Preliminary Conceptual Model

- 5.4.1 Based on the information discussed above, a Preliminary Conceptual Model has been developed and is presented below.

Table 5.4.1 Preliminary Conceptual Model

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Human Health					
Asbestos, hydrocarbons and metals.	Outbuildings (Made Ground)	Ingestion dermal and inhalation.	Construction Workers.	Low.	Normal construction PPE will address risk under CDM but further assessment is advised.
			Site users.	Low.	Significant contamination unlikely, however investigation recommended.
Metals	None identified.	Ingestion dermal and inhalation.	Construction Workers.	Low.	Normal construction PPE will address risk under CDM but further assessment is advised.
			Site users.	Low.	Significant contamination unlikely, however investigation recommended.

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Asbestos, hydrocarbons and metals.	Unforeseen Contamination.	Ingestion dermal and inhalation.	Construction Workers.	Low.	Normal construction PPE will address risk under CDM but further assessment is advised.
			Site users.	Low.	Significant contamination unlikely, however investigation recommended.
Hydrocarbon and metals.	Migration from off-site sources.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant sources identified.
			Site users.		
Ground Gas.	Radon (natural deposits).	Inhalation & Explosive.	Construction Workers.	Dismissed.	No protection measures necessary.
	Site users.				
	Made Ground and Ponds.		Construction Workers.	Low.	Significant impact unlikely but further assessment is advised.
			Site users.	Low.	
Groundwater					
Hydrocarbon and metals.	Potential spillage on site.	Vertical Migration.	Groundwater.	Negligible.	Significant contamination unlikely.
Surface Water					
Hydrocarbon and metals.	Potential spillage on site.	Horizontal Migration.	River Network.	Very low.	Water course 19m North of the site.
Environmental Receptors					
On-site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	No sensitive ecology designation.
		Direct.	Archaeology.	Dismissed.	None present.
		Direct.	Geology.	Dismissed.	None present.
		Phytotoxic.	Woodland.	Dismissed.	No receptor.
		Phytotoxic.	Crops.	Dismissed.	No receptor.
		Ingestion dermal and inhalation.	Livestock.	Dismissed.	No source identified.
Building Services					
On-site contaminants		Direct.	Historical Buildings.	Dismissed.	No receptors
		Direct.	Proposed Buildings.	Dismissed.	No source identified.
		Permeate into pipework.	Water Pipes.	Low.	Significant impact unlikely but further assessment is advised.

- 5.4.2 There is a negligible to low risk of contamination associated with historical land use. Given the age of the site, the overall risk is considered to be very low, but this should be quantified and verified by ground investigation, soil laboratory testing and assessment.
- 5.4.3 Outbuildings have been identified to the Northwest of the site. These may have asbestos sheeted roofs and the potential for Made Ground to be present in the immediate surrounding area. This risk is considered to be very low, but this should be quantified and verified by ground investigation, soils laboratory testing and assessment.
- 5.4.4 No other significant risks have been identified following review of the published and available information.

6.0 SITE INVESTIGATION

6.1 Investigation Rationale

- 6.1.1 British Standards BS10175:2011 + A2:2017 'Investigation of potentially contaminated sites' provides guidance on the design of site investigations for potentially contaminated sites. The guidance is provided for a range of sites varying from relatively low risk greenfield and brownfield schemes, such as agricultural fields where farming practices have been undertaken.
- 6.1.2 BS10175 advocates that the investigation works are undertaken in consecutive stages with an assessment of the data being undertaken at the end of each stage and prior to further works being designed and implemented. These stages are:
- Preliminary risk assessment (Desk Study) to identify potential risks such as tanks and identify potential receptors.
 - Main investigation to locate and investigate the areas of potential risk identified from the preliminary risk assessment. There is a recognition that this stage of investigation may be undertaken before any siteworks commence.
 - The main investigation is then followed, where appropriate, by supplementary investigations to delineate any identified contamination hotspots so that remediation can be designed to address only those areas where an elevated risk is identified.
- 6.1.3 There is an expectation that a degree of professional judgement will be applied to the general approach outlined above. The scope of investigation and quantified risk assessment is to minimise ongoing risk to the proposed development, with elements of remediation implemented as part of the development if necessary.

6.2 Grund Investigation Summary

- 6.2.1 A site investigation was undertaken by Enzygo Geoenvironmental Limited between 30th July and 1st September 2025 and comprised 18no. window sampler boreholes (WS1 to WS18) and three hand dug trial pits (HP1 to HP3).
- 6.2.2 Locations of exploratory holes advanced by Enzygo Geoenvironmental Limited are presented on drawing ref. CRM1668044-ENZ-XX-XX-DR-G-0001. Exploratory locations were positioned on and adjacent to the potential sources of contamination identified within the desk study.
- 6.2.3 The potential sources identified from the desk study and the corresponding exploratory holes proposed to target these areas are summarised in Table 6.2.3 below.

Table 6.2.3 Exploratory Locations Summary

Rationale	Exploratory Holes	Notes
Groundwater and Ground Gas.	WS01, WS06, WS08, WS11, WS13, WS15.	Ground gas/groundwater monitoring wells.
Existing Buildings.	HP01, HP02, HP03.	Identified outbuildings indicated on historical mapping.
Made Ground.	All locations.	Site coverage required.
Topsoil Quality.	WS03,WS09,WS11,WS14,WS17.	General site coverage.

- 6.2.4 Exploratory holes were also positioned to target more selective areas of the development and provide specific geotechnical design information for the scheme. The position of exploratory locations in relation to the proposed development scheme are summarised in Table 6.2.4 below.

Table 6.2.4 Exploratory Locations (Proposed Development)

Rationale	Exploratory Holes	Notes
Foundation design and ground conditions.	All borehole locations.	Below or adjacent to proposed structures and general site coverage.
Contamination assessment associated with buildings.	HP1 to HP3.	Chemical testing.
Topsoil Suite.	WS03,WS09,WS11,WS14,WS17.	To inform suitability of topsoil for reuse.

6.3 Ground Investigation Methodology

- 6.3.1 The relative density of granular soils and undrained shear strength of the cohesive soils was determined within the boreholes by in-situ Standard/Cone Penetration Tests (SPT/CPT). The in-situ test results are included on the engineer's logs presented in Appendix B.
- 6.3.2 Representative soil samples were collected for chemical and geotechnical testing. Representative soil samples for chemical analysis were collected in appropriate containers provided by the laboratory. Samples were stored in cool boxes prior to dispatch to the laboratory for analysis. All samples were collected using appropriate sampling equipment that was cleaned between each sampling location to reduce the risk of cross contamination.
- 6.3.3 Generally, samples were collected to provide a representative spread of materials across the site. This included material obtained from Made Ground, which may contain inclusions of contaminated materials, as well as natural soils displaying evidence of, or potentially impacted by, contamination.
- 6.3.4 Selected topsoil samples were tested in accordance with the requirements of BS3882. This confirmed suitability of the potential for the re-use topsoil within the proposed development.

6.4 Laboratory Testing

- 6.4.1 On completion of the ground investigation, soil samples were dispatched to i2 Analytical Ltd (UKAS accredited) for geotechnical testing. Samples were scheduled for the following list of analyses:
- Moisture content.
 - Atterberg limits.
 - Particle size distribution.
 - California Bearing Ratio (re-compacted at natural moisture content).
 - Soluble sulphate (2:1 aqueous extract).
 - pH.

6.4.2 Samples proposed for chemical laboratory analysis were also dispatched to the i2 Analytical Ltd (UKAS and MCERTS accredited). Representative samples were scheduled for the following suite of analyses:

- CLEA metal suite.
- Cyanide.
- Phenols.
- Polycyclic Aromatic Hydrocarbons [USEPA16] (PAH).
- Total Petroleum Hydrocarbon (TPH).
- Volatile Organic Compounds (VOC).
- Total Organic Carbon (TOC).
- Asbestos identification.
- Waste Acceptance Classification (WAC).

6.4.3 The geotechnical laboratory results are presented in Appendix 3 and the chemical laboratory test results are presented in Appendix 4.

7.0 GROUND CONDITIONS AND GROUNDWATER

7.1 Summary

7.1.1 Ground and groundwater conditions have been assessed using the results of the Enzygo Geoenvironmental Limited investigation. The investigation identified the following strata which are summarised in Table 7.1.1 below.

Table 7.1.1 Ground Conditions and Groundwater Summary

Stratum	Summary Description	Depth Range (m)	
		Top	Base
Made Ground	Grass over brown gravelly clayey fine to coarse SAND.	0.00	0.10 to >0.50
Topsoil	Grass over brown gravelly clayey fine to coarse SAND.	0.00	0.30 to 1.00
Head	Soft to firm or firm, brown, slightly gravelly CLAY.	0.10 to >5.45	1.30 to 4.50
	Loose to medium dense, yellowish brown, slightly gravelly, fine to coarse SAND.		1.00 to 3.55
Groundwater	Strike depths within boreholes.	3.20 to 5.00	-

7.1.2 Details of the ground and groundwater conditions encountered are given on the exploratory hole records included in Appendix B and are summarised in the following sections.

7.2 Visual and Olfactory Evidence of Contamination

7.2.1 No visual or olfactory evidence of contamination was encountered during completion of the ground investigation.

7.3 Soil Strength

7.3.1 Granular soils within the Head deposits were recorded as medium dense to dense.

7.3.2 Cohesive soils of the underlying Head deposits were recorded as firm becoming stiff with depth.

7.4 Groundwater

7.4.1 Groundwater strikes were recorded during the investigation between 3.30m and 5.00m below ground level (bgl). The post fieldwork monitoring results are summarised below in Table 7.6.2, with the full monitoring records are presented in Appendix 5.

Table 7.6.2 Groundwater Monitoring Summary

Monitoring Well ID	Depth (m bgl)					
	27/08/2025	4/09/2025	10/09/2025	25/09/2025	07/10/2025	15/10/2025
WS01	4.55	3.96	3.77	3.26	3.28	3.37
WS06	-	-	3.37	-	2.96	3.01
WS11	3.31	3.26	3.30	-	3.03	3.06
WS13	-	-	4.16	3.86	3.80	3.82
WS15	2.33	1.94	1.98	-	1.84	1.87

7.5 Ground Gas

7.5.1 Ground gas was monitored during six post investigation visits to date and the results are summarised in Table 7.5.1 below.

7.5.2 The full monitoring results are presented in Appendix 5.

Table 7.5.1 Ground Gas Monitoring Results Summary

Monitoring Well ID	Atmos. Pressure (mB)	Flow Range (l/hr)	CH ₄ Range (%)	CO ₂ Range (%)	O ₂ Range (%)
WS01	1001 - 1026	<0.1	<0.1	<0.1 – 1.8	15.4 – 20.3
WS06	1000 - 1023	<0.1	<0.1	1.3 – 2.1	14.7 – 18.6
WS11	1002 - 1026	<0.1	<0.1	1.2 – 1.6	14.4 – 19.5
WS13	1003 - 1026	<0.1	<0.1	1.8 – 2.7	14.0 – 18.0
WS15	1001 - 1026	<0.1	<0.1	0.7 – 1.9	14.7 – 20.0

7.5.3 During the first two monitoring round locations WS06 and WS13 were not able to be found due to long grass and ground disturbance following the investigation. Window Sample WS06, WS11 and WS15 were not able to be found during the fourth monitoring visit. Borehole WS08 has been damaged following its installation; therefore, it has not been possible to undertake monitoring at this location.

7.5.4 The results of the ground gas monitoring are considered further in relation to the proposed development in the following section.

8.0 CONTAMINATION ASSESSMENT

8.1 General

- 8.1.1 A quantitative risk assessment has been undertaken using available and current screening values for human health and where appropriate controlled waters. The risk assessment is undertaken based on the findings of the preliminary conceptual model presented in Section 6. Based on the contamination testing and Tier I assessment, a revised Conceptual Model has been prepared which is presented later in this section.
- 8.1.2 Where significant risks are identified, remedial measures are recommended.

8.2 Human Health

- 8.2.1 Assessment of the risks to human health has been undertaken by comparing the soil quality data with reference values obtained from the Contaminated Land Exposure Assessment (CLEA), Soil Guideline Values (SGV) and General Acceptance Criteria (GAC) published by LQM/CIEH. The LQM/CIEH S4ULs values are used, and summary tables of the reference values are included in Appendix 6.
- 8.2.2 Where an exceedance is identified the risk is assessed by considering the sensitivity of the proposed development and the potential pathway. The proposed development is for residential 1-2 storey dwellings. As such, the GAC values for residential end use with plant uptake are considered suitable.
- 8.2.3 Results of the chemical testing from the investigation are included in Appendix 4.
- 8.2.4 The assessment of soil samples recovered during the investigation has not recorded any exceedances above GAC values for residential end use with plant uptake and no asbestos fibres or asbestos containing materials were identified.
- 8.2.5 Although no exceedance of GAC values have been identified, elevated PAH concentrations locally exceed the threshold values for polyethylene potable water pipework. This is discussed further below.

8.3 Controlled Waters

- 8.3.1 Risk to groundwater is assessed based on the chemical analysis results obtained for the soils, and from the leachate test results included as part of the WAC analysis. As no elevated PAH concentrations have been recorded and no leachate exceedances are recorded in the WAC analysis, the risk to the controlled waters is considered to be negligible and requires no further consideration.
- 8.3.2 The risk to surface water was indicated as very low within the Preliminary Conceptual Model. Given the water course was 19m from the site and the variable permeability of the materials this is still considered a very low risk; however, as no significant source has been identified it is considered that no further assessment is required.

8.4 Ground Gas

- 8.4.1 Following the guidance provided in CIRIA C665 an initial assessment is undertaken to determine if there are any significant potential sources of ground gas. Such sources include landfills, organic clays and made ground incorporating putrescible materials such as rags, paper and wood. Where no significant source is identified no further assessment is necessary.

- 8.4.2 Where significant potential risk from ground gas has been identified from the Initial Conceptual Model, ground gas monitoring is undertaken and the results of the monitoring are compared against the Gas Screening Values given in CIRIA Report 665. From this the Characteristic Situation is identified.
- 8.4.3 When assessing the risk and type of remedial measures appropriate consideration is given to the likely construction of the development, the nature of the gas posing a risk and the nature of the likely source. The use of engineering judgement when determining risk from ground gas is consistent with the recommendations given in CIRIA C665. Limited potential sources of ground gas were indicated from the preliminary risk assessment.
- 8.4.4 Made Ground was encountered on site, but this did not include significant putrescible materials. Additionally, no potential sources of ground gas generation were identified during the investigation.
- 8.4.5 Ground gas monitoring has been completed during return visits to site which also included groundwater levels monitoring. Monitoring was completed over a range of atmospheric conditions with one visit being completed when the pressure was falling.
- 8.4.6 Based on the classification scheme detailed in BS8485 and monitoring completed to date, the Gas Screening Values (GSV) for methane and carbon dioxide detected across the site would be classified as Characterisation Situation 1 as all values were below threshold of 0.07l/hr.

8.5 Waste Disposal

- 8.5.1 All waste related activities must be undertaken in accordance with The Waste (England and Wales) Regulations (2011) and The Landfill (England and Wales) Regulations (2002). Any proposed disposal or reuse of materials must be in accordance with the Waste (England and Wales) Regulations 2011 (as amended). According to the regulations waste soils and construction waste must be classified and assessed prior to disposal. The process is described in the Environment Agency Technical Guidance WM3 (2021), with the following steps identified:
- 8.5.2 Steps to classify the waste:
- Check if the waste needs to be classified (is it a waste).
 - Identify the code or codes that may apply to the waste, as classified in the List of Waste (LoW).
 - Identify the assessment needed to select the correct code.
- 8.5.3 Steps to assess the waste:
- Determine the chemical composition of the waste.
 - Identify if the substances in the waste are 'hazardous substances' or 'persistent organic pollutants'.
 - Assess the hazardous properties of the waste.
 - Assign the classification code and describe the classification code.

- 8.5.4 Once classified, the waste can be removed to the appropriately licensed facilities with some waste requiring pre-treatments prior to disposal. The results contained in this report should be submitted to allow suitable classification for waste disposal purposes by the contractor.
- 8.5.5 At the request of the client specific Waste Acceptance Criteria (WAC) testing has been undertaken on five samples representative of material which may be excavated as part of construction and sought to be removed from the site. The results of this testing indicate the soils may be classified as inert.
- 8.5.6 If soils are planned to be removed from the site, waste classification should be reviewed, completed and is the responsibility of the contractor generating/holding the waste soil. The waste classification should be determined in accordance with Environment Agency's Technical Guidance and it may be appropriate to do so in conjunction with the intended landfill to receive it. If excavated soils are planned to be retained and reused on site after it may be appropriate to complete a materials management plan (MMP) according to CL:AIRE The Definition of Waste: Development Industry Code of Practice (DoW CoP), in order to appropriately reuse material without contravening the waste regulations.

8.6 Revised Conceptual Model

- 8.6.1 The Initial Conceptual Model presented in Section 5.4 has been updated based on the findings of the ground investigation. The revised Conceptual Model is presented below.

Table 8.5.1 Revised Conceptual Model

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Human Health					
Asbestos, hydrocarbons and metals.	Outbuildings	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified, Normal construction PPE will address risk under CDM.
			Site users.	Dismissed.	No GAC exceedances encountered.
Metals	None identified.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified, Normal construction PPE will address risk under CDM.
			Site users.	Dismissed.	No GAC exceedances encountered.
Asbestos, hydrocarbons and metals.	Unforeseen Contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified. Normal construction PPE will address risk under CDM.
			Site users.	Dismissed.	No GAC exceedances. Significant contamination unlikely.
Hydrocarbon and metals.	Migration from off-site sources.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	No significant source identified.
			Site users.		
Ground Gas.	Radon (natural deposits).	Inhalation & Explosive.	Construction Workers.	Dismissed.	1-3 % of homes are affected. No protection measures necessary.
	Site users.				
	Ground gas from Made Ground		Construction Workers.	Dismissed.	CS1 classification confirmed. No ground gas mitigation measures are required.
			Site users.	Dismissed.	
Groundwater					
Hydrocarbon and metals.	Potential spillage on site.	Vertical Migration.	Groundwater.	Very low.	Significant contamination unlikely, however no source encountered.
Surface Water					

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Hydrocarbon and metals.	Potential spillage on site.	Horizontal Migration.	River Network.	Very low.	Water course 19m North of the site, however no source encountered.
Environmental Receptors					
On site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	No sensitive ecology designation.
		Direct.	Archaeology.	Dismissed.	None present.
		Direct.	Geology.	Dismissed.	None present.
		Phytotoxic.	Woodland.	Dismissed.	No receptor.
		Phytotoxic.	Crops.	Dismissed.	No receptor.
		Ingestion dermal and inhalation.	Livestock.	Dismissed.	No source identified.
Building Services					
On site contaminants		Direct.	Historic Buildings.	Dismissed.	No receptors
		Direct.	Proposed Buildings.	Dismissed.	No source identified.
		Permeate into pipework.	Water Pipes.	Generally Low Locally Moderate	PAH exceedances have been recorded above 0.5mg/kg at 0.3m bgl. This exceeds the UK-WIR guidance values for PE pipework.

8.7 Summary

8.7.1 The ground investigation has identified elevated concentrations of PAHs in made ground at 0.30m bgl in relation to UK-WIR guideline threshold values for polyethylene (PE) potable water supply pipework. As such, further investigation along the proposed potable water supply corridor may be undertaken to refine the level of risk, or barrier pipework should be incorporated into the proposed development. The results should be provided to the local water authority to confirm their requirements.

8.7.2 The site has been classified as Characteristic Situation 1 in relation to guidance provided in CIRIA C665. As such, mitigation measures for radon or ground gas are not considered necessary.

8.8 Unforeseen Contamination

8.8.1 Regardless of any investigation works undertaken there is a residual risk that unforeseen contamination may be encountered at the site during the preparation and construction works.

8.8.2 If unforeseen contamination is encountered during construction, such as localised spillage outside the areas investigated, an Environmental Consultant will be available on a 'call out' basis to provide an assessment of risk. If 'unforeseen contamination' is encountered the advice of a qualified person should be obtained without delay.

8.8.3 No evidence of tanks has been identified at the site but in the unlikely event that a tank is encountered this shall be removed by a specialist contractor and the resultant void tested and validated using the GAC threshold values.

9.0 GEOTECHNICAL ASSESSMENT

9.1 Proposed Development

- 9.1.1 The proposed development comprises residential dwellings including access roads, gardens, public open space, attenuation pond.
- 9.1.2 It is considered that the scheme meets the criteria of Geotechnical Category 1 as defined in Eurocode 7.
- 9.1.3 It is considered that an acceptable risk from settlement is determined by a total settlement value of less than 25mm for a traditional masonry structure.

9.2 Ground Conditions

- 9.2.1 Ground conditions predominantly comprise Topsoil from ground level to depths of between 0.30m and 1.00m bgl. This is underlain by Head deposits of firm, brown slightly gravelly CLAY over loose yellowish brown slightly gravelly fine to coarse SAND.
- 9.2.2 Made ground is locally present in the vicinity of the structures present in the Northwest of the site and has been proven from ground level to depths of between 0.10m and greater than 0.50m bgl.
- 9.2.3 Groundwater strikes were encountered at depths of between 3.20m and 5.00m bgl during the ground investigation. The most recent groundwater monitoring indicates depths beneath the site between 1.40m and 4.04m bgl.

9.3 Foundation Assessment

Traditional Strip Foundations

- 9.3.1 Review of the investigation results indicate that traditional shallow concrete strip/pad foundations will be suitable for the proposed development. A high-volume change potential has been determined for shallow soils underlying the site and as such, a minimum foundation depth of 1.00m should be adopted in line with NHBC guidelines.
- 9.3.2 Where Made Ground is present to a limited thickness in the Northwest of the site. It is anticipated that this will not exceed 1.00m in thickness. However, all shallow foundations will need to bear directly upon the underlying natural soils (Head).
- 9.3.3 Outline assessment has been undertaken for strip foundations in accordance with BS EN 1997-1:2004+A1:2013 (Eurocode 7), Design Approach 1, Combination 1 and 2. The assessment has been carried out using the software package GEO5 2025 Spread Footing (Fine Software) based on a 0.60m wide concrete strip foundation constructed at a minimum depth of 1.00m (in accordance with NHBC Guidance). Calculations indicate that a maximum allowable bearing capacity of 100kPa (60kN per linear meter) should be adopted for design purposes. The actual settlement of foundation will be dependent upon the size and configuration but is not anticipated to exceed 25mm.
- 9.3.4 Whilst a minimum foundation depth of 1.00m should be adopted, it is recommended that all excavations are inspected by suitable experienced personnel before foundation construction. If any made ground or soft/loose natural soils are encountered, foundation depths should be increased to bear upon the underlying competent natural soils which should have a minimum undrained shear strength of 30kPa.

- 9.3.5 Groundwater should not be encountered in the shallow excavations, although surface water/rainfall will act to destabilise excavations in granular soils, which may collapse without warning unless battered back to a stable angle or suitably supported.

9.4 Buried Concrete

- 9.4.1 The assessment of the risk to concrete for the concentration of sulphate and the pH in the soil has been made using BRE guidance Special Digest 1:2005 Concrete in Aggressive Ground.
- 9.4.2 From ground level to a depth of 2.00m bgl, water soluble sulphate concentrations of between 11mg/l and 35mg/l and pH values of 6.9 to 7.9 were recorded in the soils. The site has been assessed as greenfield.
- 9.4.3 Following the guidance set out in the Digest, the characteristic sulphate content is 35mg/l, and the lowest pH is 6.9. Based on these results, the Design Sulphate Class for the site is DS-1 and the Aggressive Environment for Concrete Class is AC-1 is considered as appropriate for soils up to 2.00m bgl.

9.5 Pavement Construction

- 9.5.1 Laboratory remoulded CBR testing at natural moisture content has been used to derive CBR values for design purposes. This has determined generally low CBR values with a range of between 1.3% to 5.5% for three samples taken at a depth of 0.50m bgl. All samples tested comprised cohesive soils with a moisture content ranging between 17% and 44%.
- 9.5.2 A design CBR value of 1.3% is recommended as appropriate for the soil anticipated to be present across the majority of the proposed road layout and parking areas.
- 9.5.3 In accordance with Highways England document CD225 'Design for new pavement foundation', the subgrade surface modulus E is derived by the following equation:

$$E = 17.6(\text{CBR})^{0.64}$$

- 9.5.4 Based on a CBR of 1.3%, E would be less than 30MPa indicating that improvement of the subgrade would be required. Further testing may be undertaken along the proposed access routes to provide a more representative data set to inform design.
- 9.5.5 The improvement of the subgrade may include the excavation of shallow soft soils and replacement with subbase or capping materials, and/or the incorporation of mechanical stabilisation (geogrids and/or geotextiles). Consideration may also be given to the effects of frost heave where cohesive soils are encountered unless specific testing indicates otherwise, and a minimum 450mm pavement thickness may therefore need to be adopted in the initial design.

9.6 SuDS Drainage

- 9.6.1 No testing has been undertaken to inform the design of SuDS drainage features. However, given the generally cohesive nature of the Head deposits, which are interbedded with granular sand layers of limited thickness it is considered likely that soakaways are unlikely to be suitable for the disposal of surface water runoff.

9.7 Excavation

- 9.7.1 Site observations indicate that shallow excavations will be feasible in the near surface soils using normal plant. Short-term stability within the cohesive soils is likely to be favourable.

However, where granular soils are encountered, they may be susceptible to instability in the short term, especially where groundwater seepages are encountered.

- 9.7.2 It is recommended that any excavations should be protected from the effects of wet weather and surface ponding which will increase the likelihood of instability. Temporary support may be required to maintain the short-term stability of any excavations.
- 9.7.3 All excavations where access is required should be supported or batted back to a safe gradient in accordance with current HSE guidance. Attention is drawn to the previous Management of Health and Safety at Work Regulations (1999), which state that to maintain the required precautions, a competent person shall inspect all excavations at the start of the working shift and at other specified times. No work shall take place until any excavations are deemed safe by a competent person.

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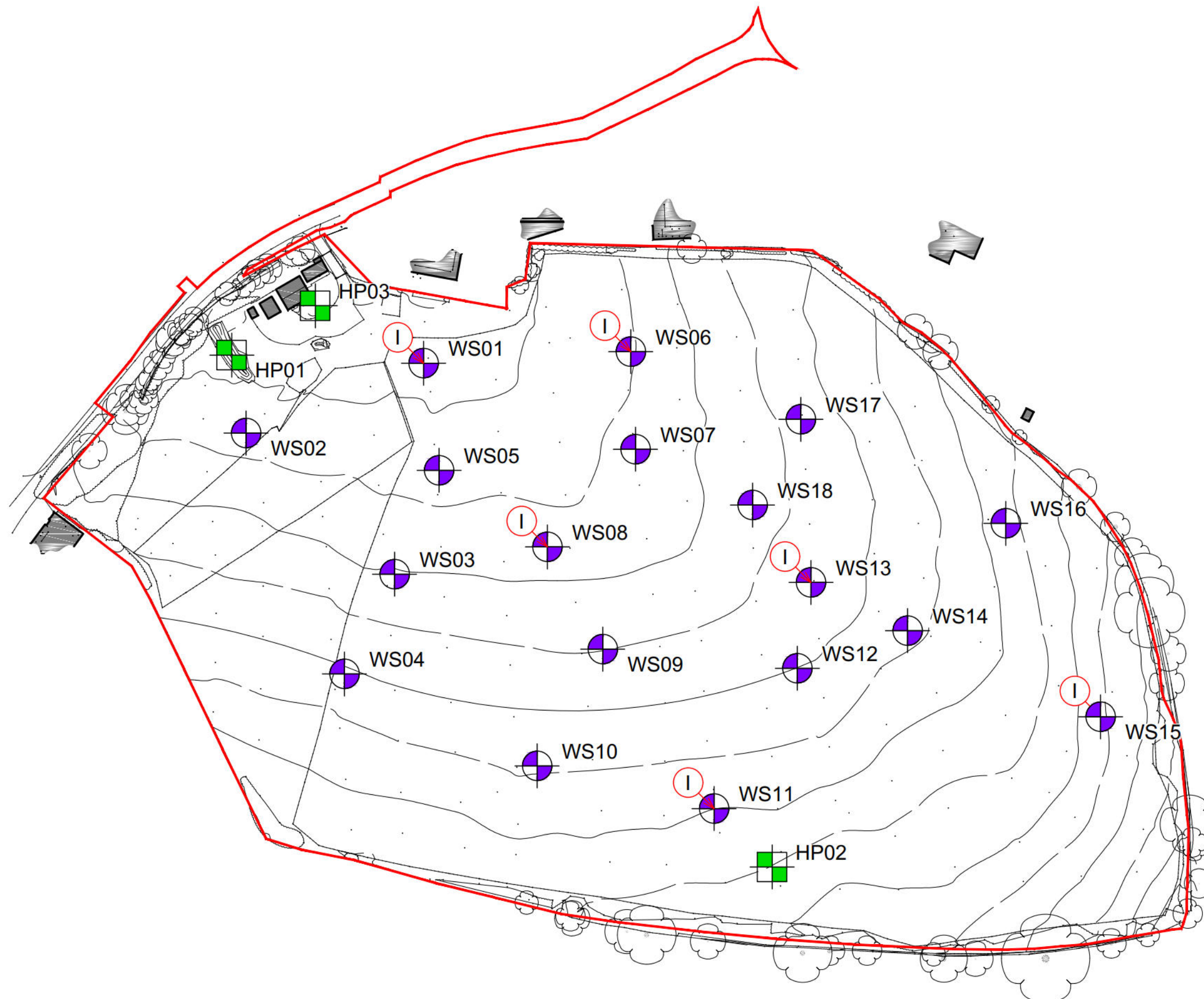
-  Site Boundary
-  Borehole Installation (I)
-  Hand Pits (HP01-HP03)
-  Window Sampler Borehole (WS01-WS16)

NOTES:

ALL DIMENSIONS ARE IN METRES
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THIS DRAWING IS TO BE READ IN
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ASSOCIATED WITH THIS PROJECT.

ALL EXISTING AND PROPOSED
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AND ANY ANOMALIES REPORTED TO
THE ENGINEER.



P01	23/09/25	Issued for comment / approval	SD	DJ	DJ
Rev	Date	Description	DRA	CHK	APP

Project

Wandleys Lane, Arundel

Client

Bellway Homes Ltd

Drawing Title

Location Plan

Scale

NTS @ A3

Date

23/09/25

Status

Preliminary

DWG No.

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Revision

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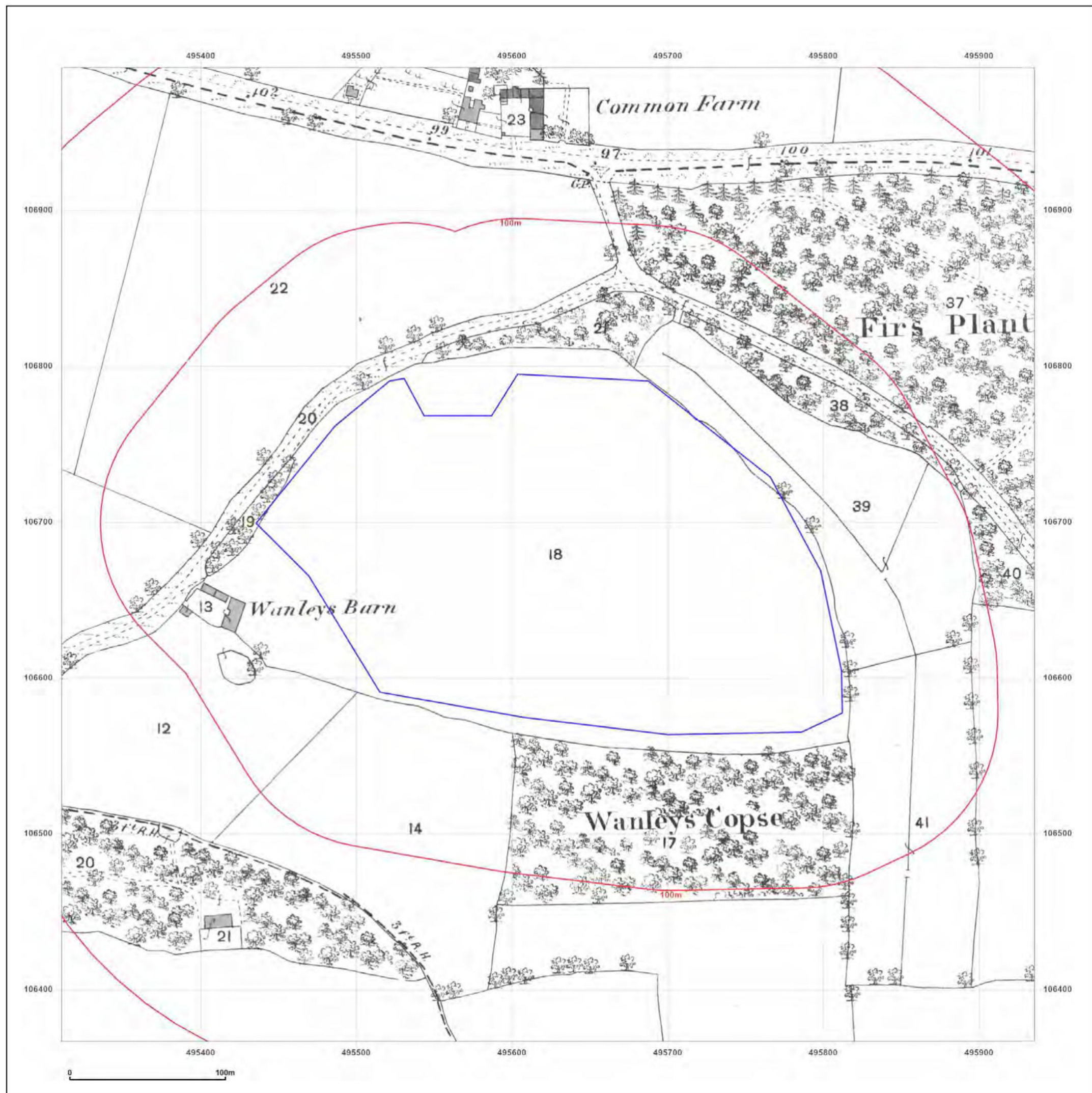
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Appendix 1 – Desk Study Information



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Report Ref: EMS-1035343_1307003_2500
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Map Name: County Series

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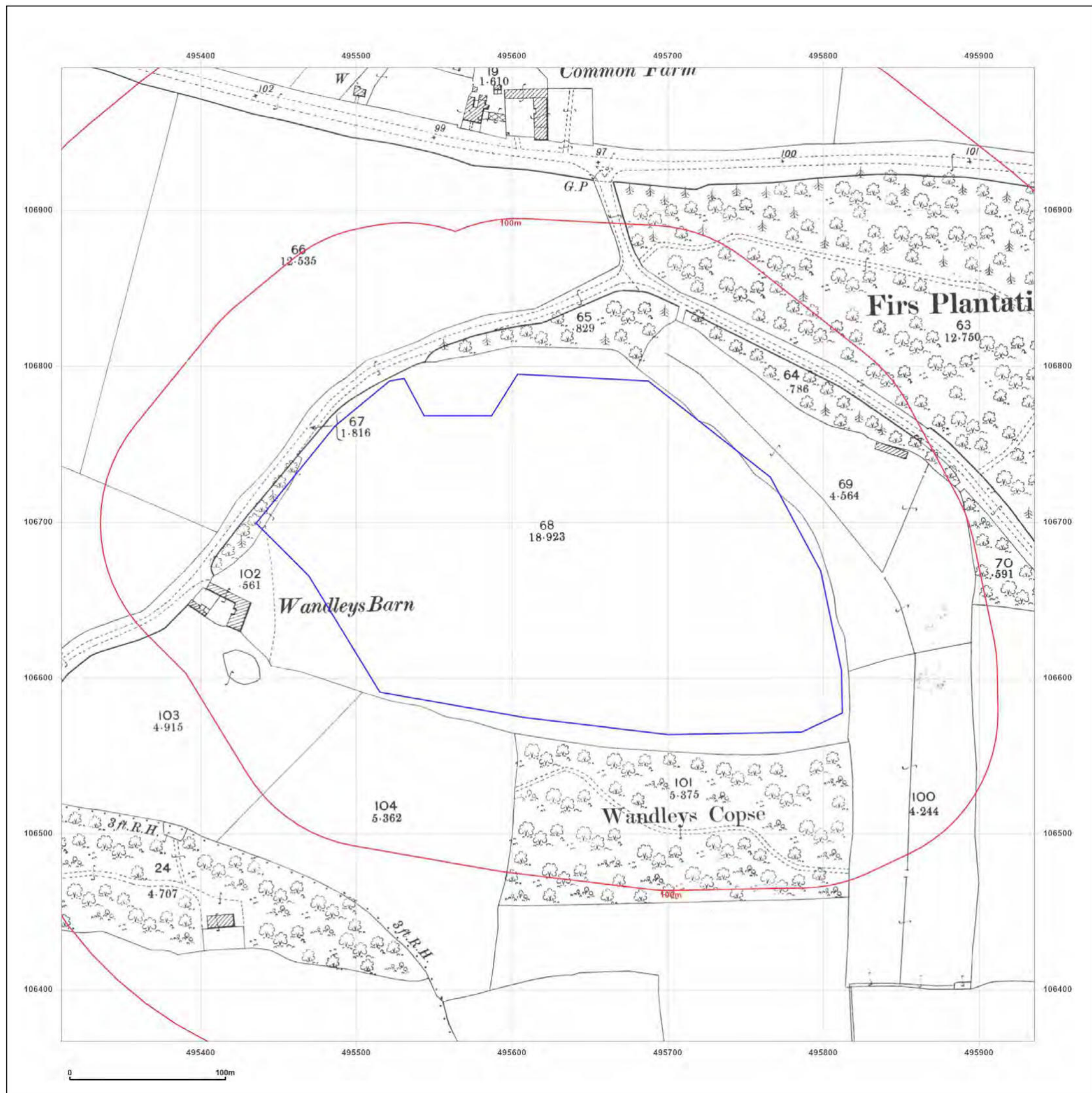


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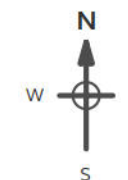
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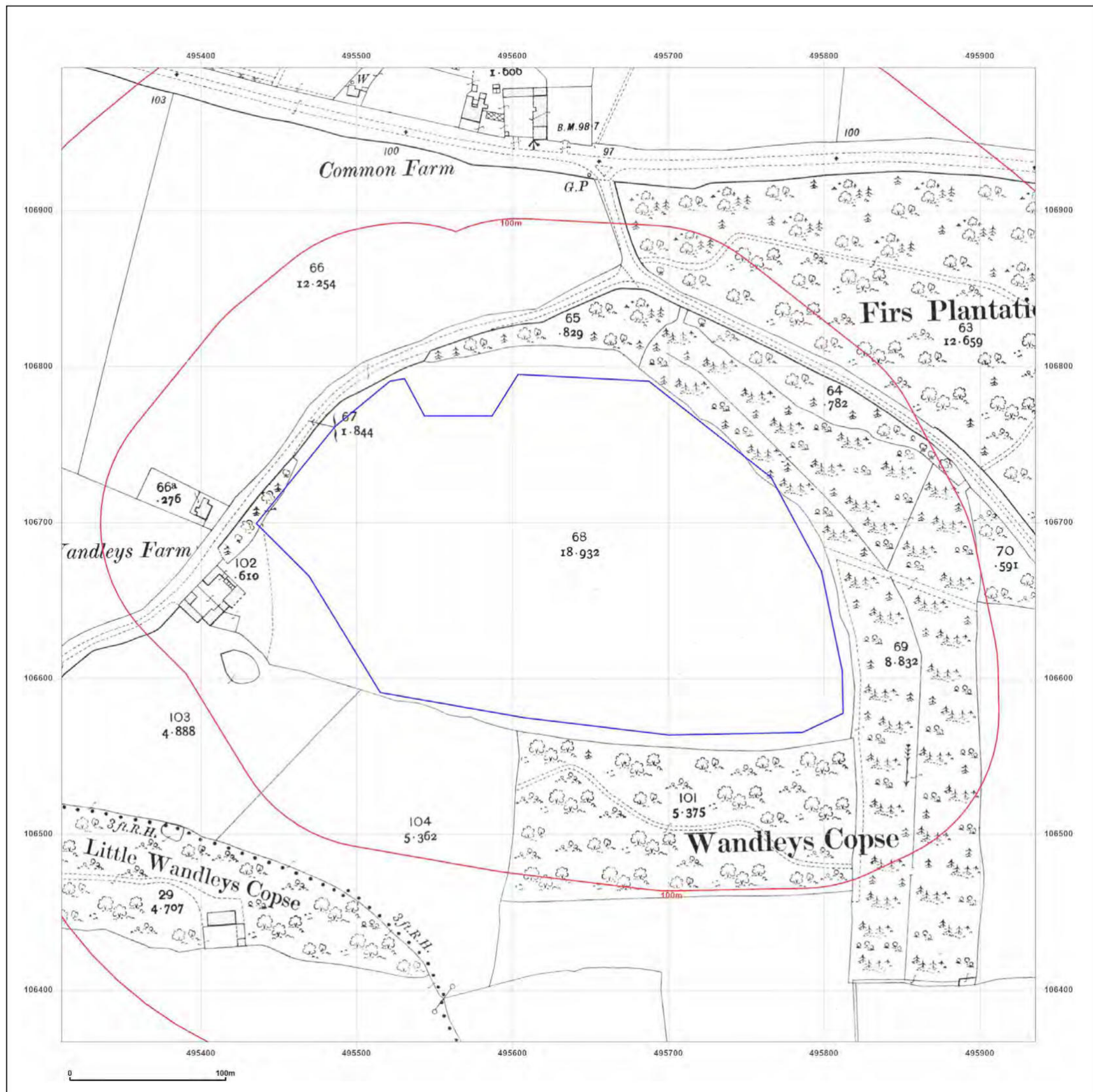


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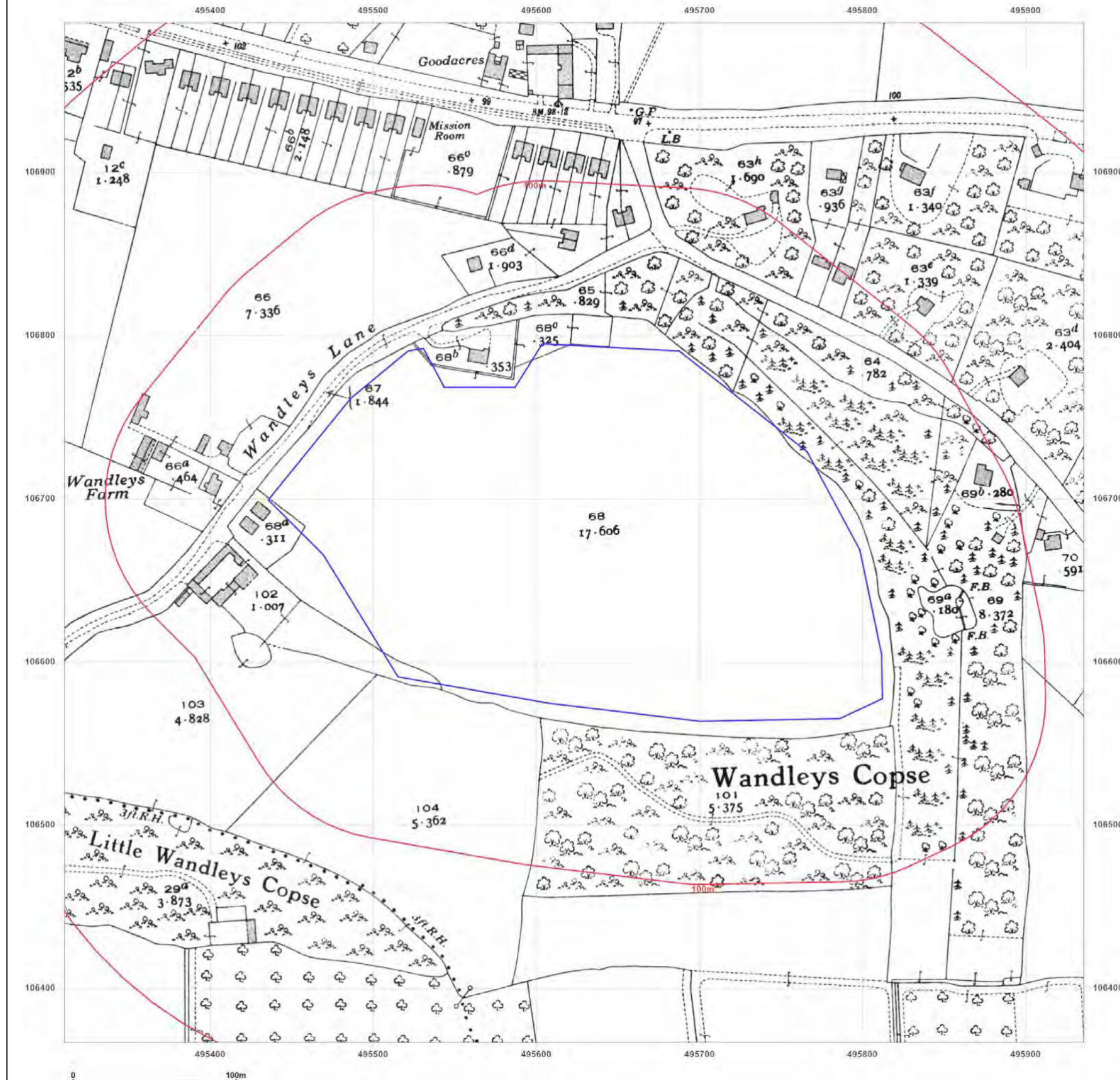


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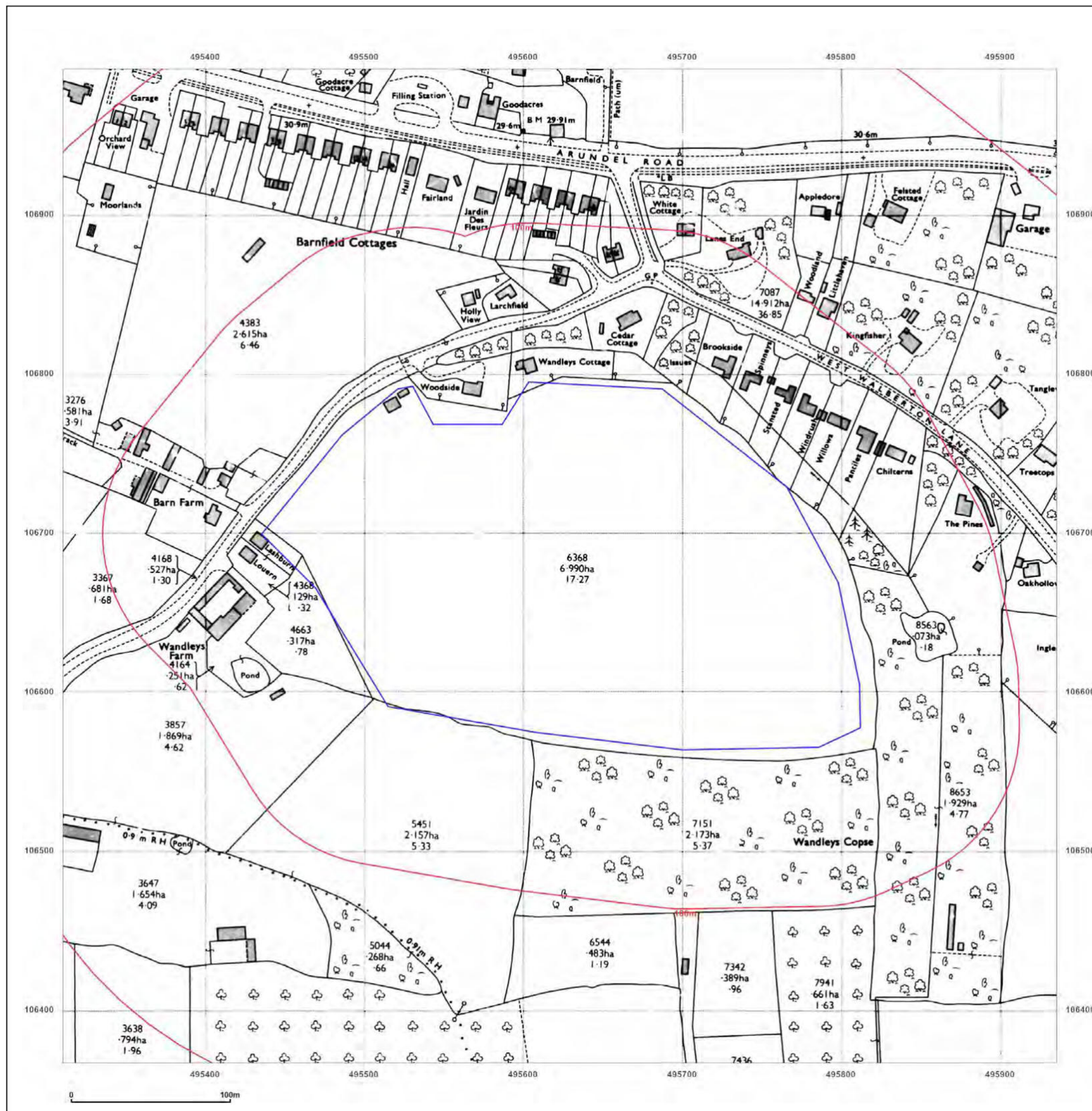


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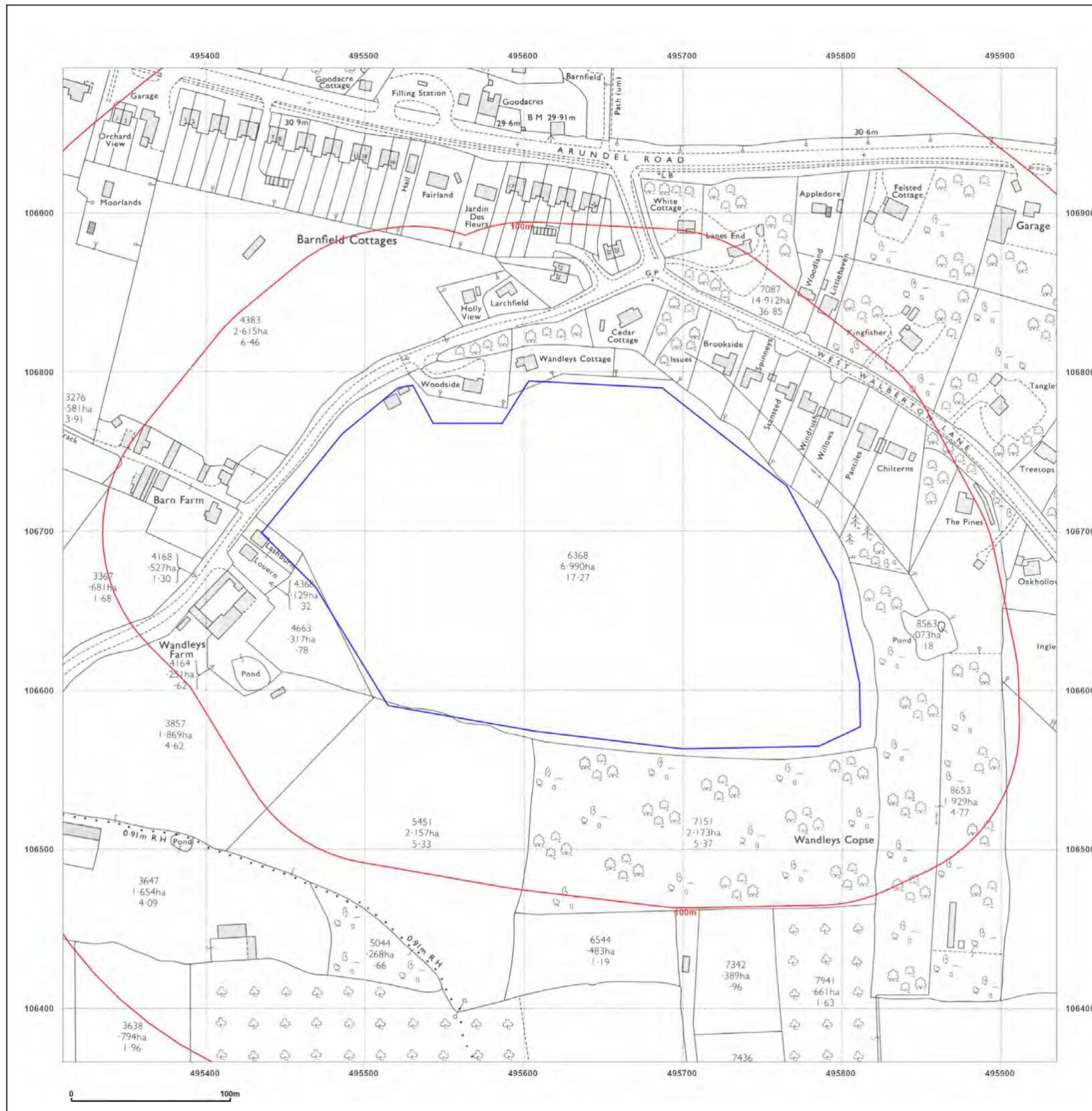


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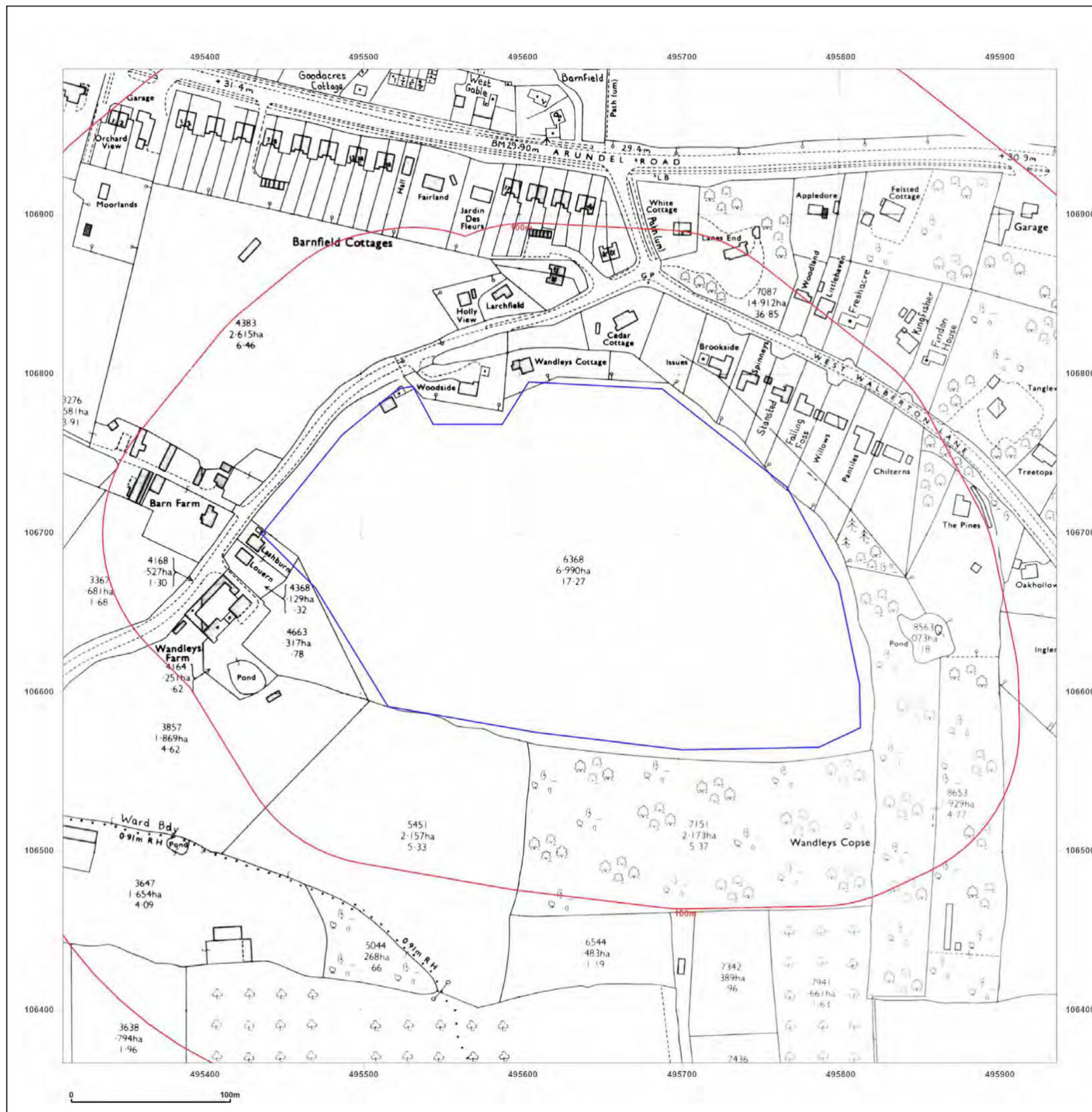


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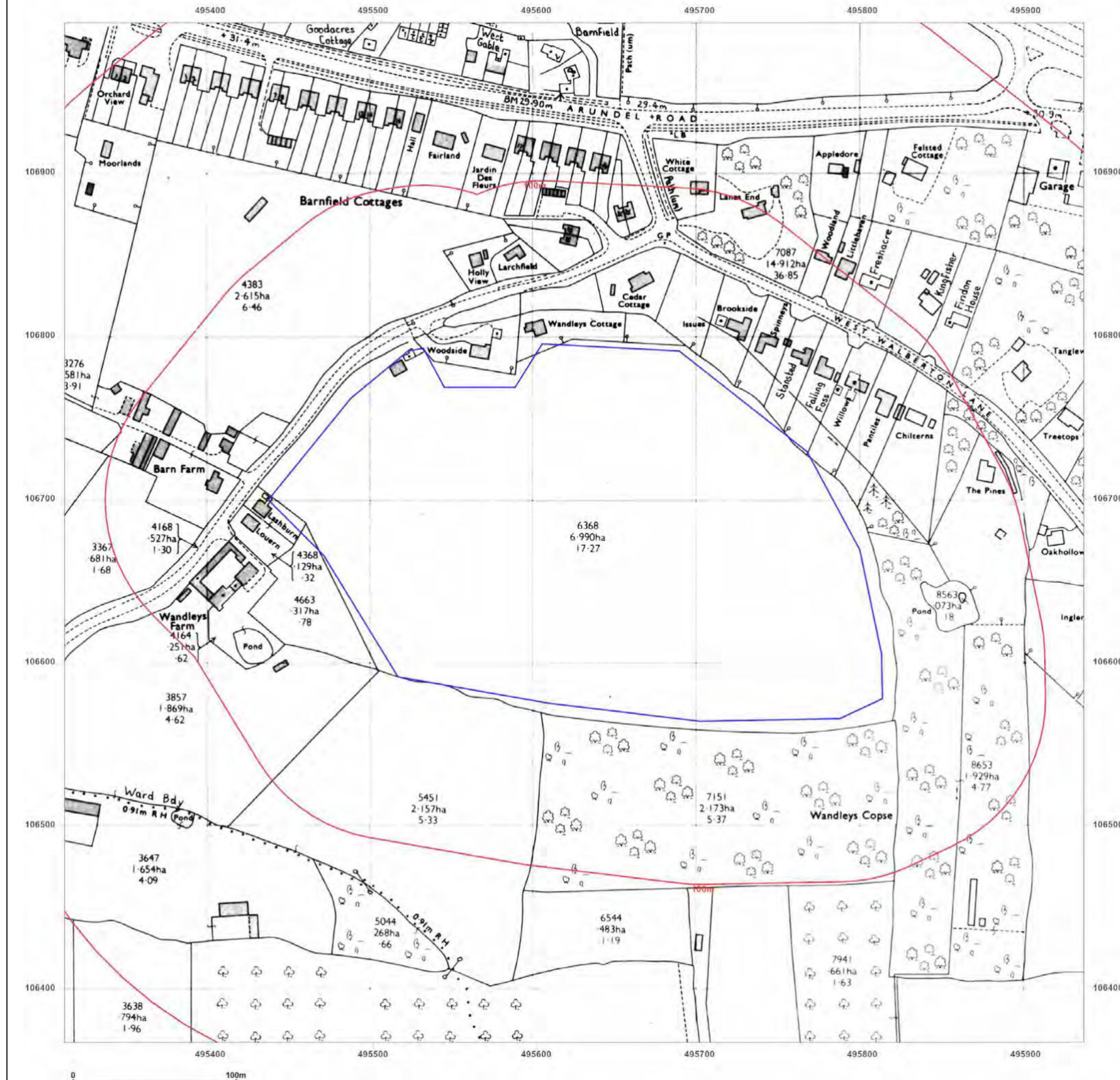


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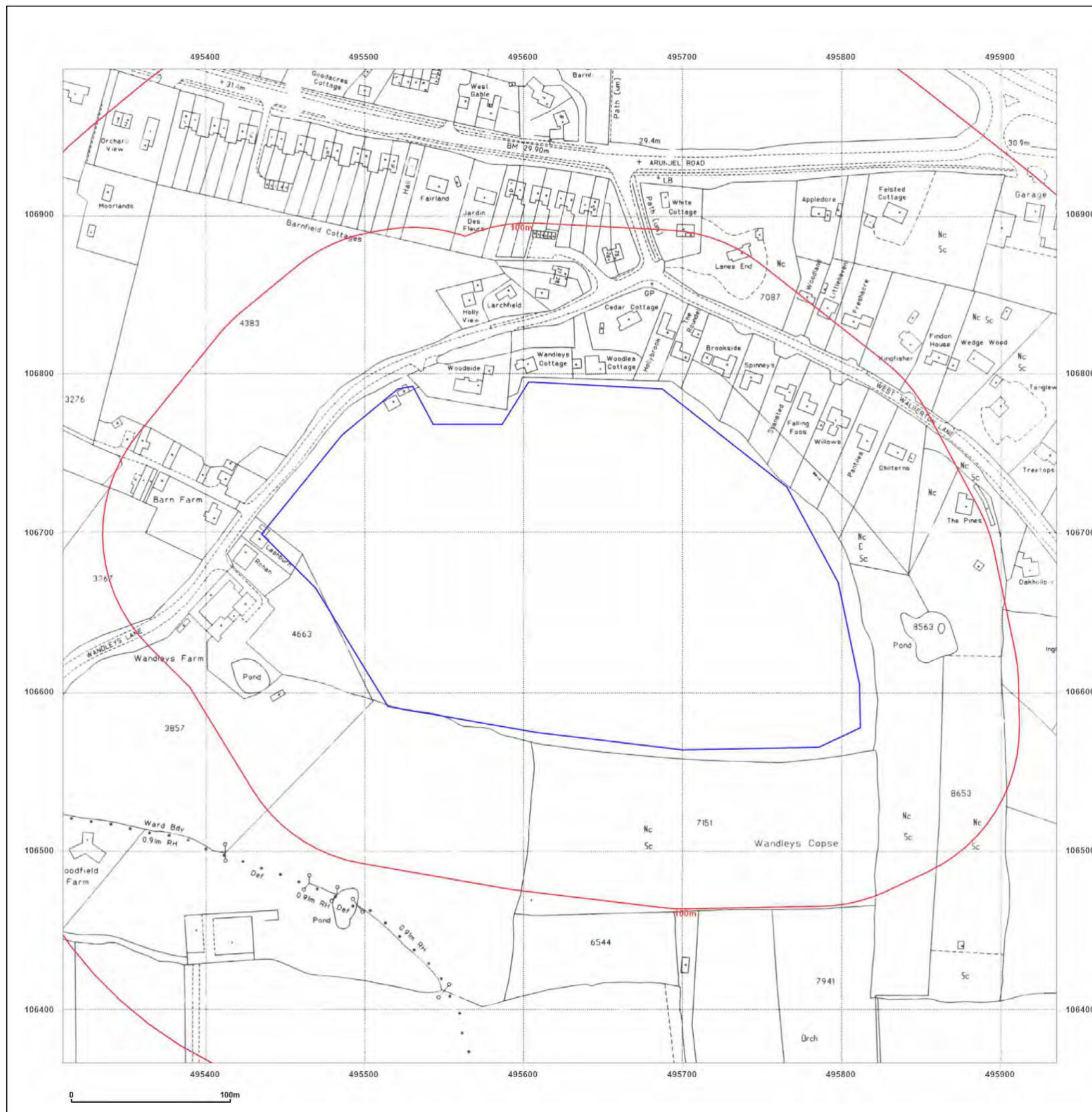


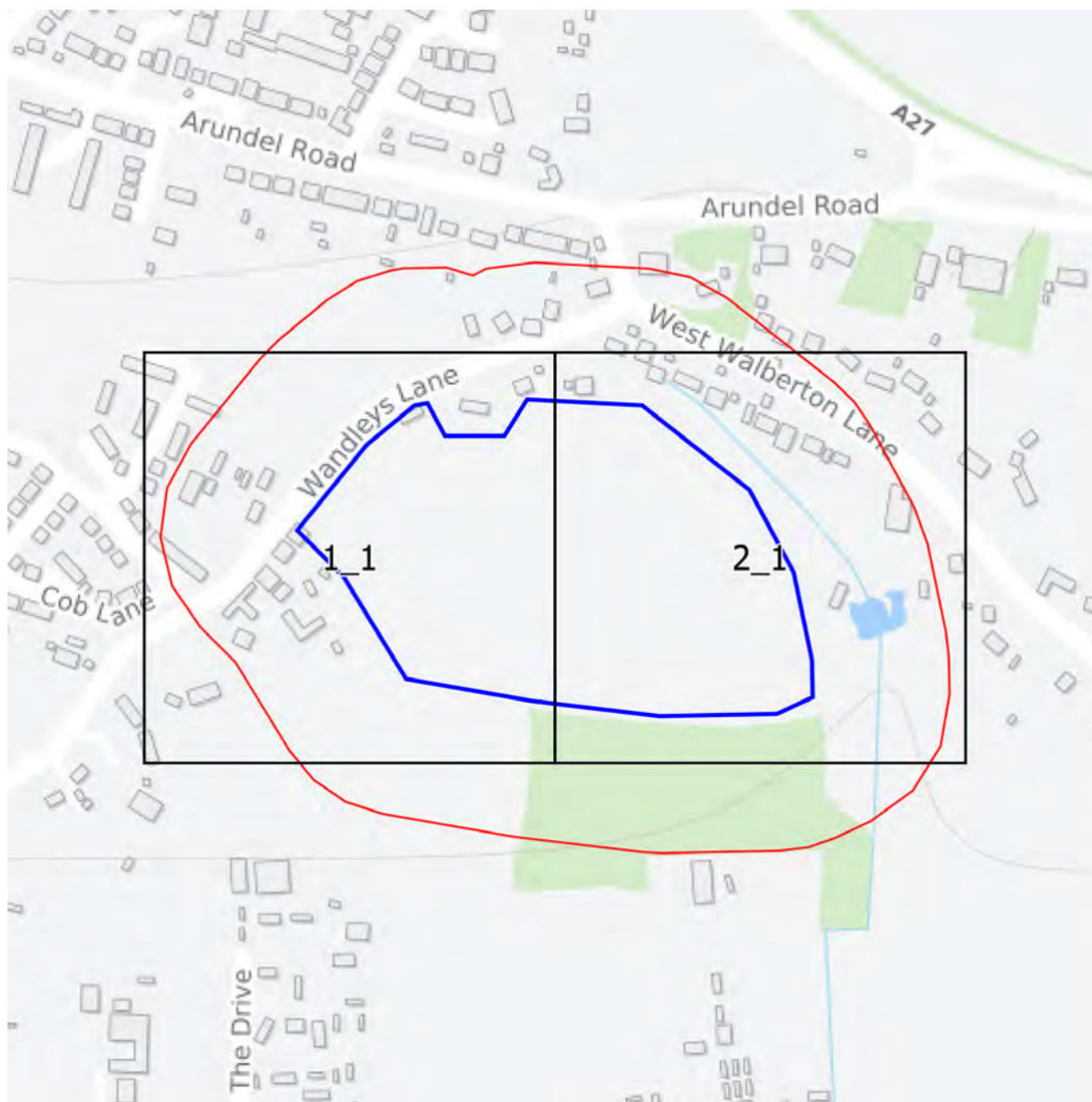
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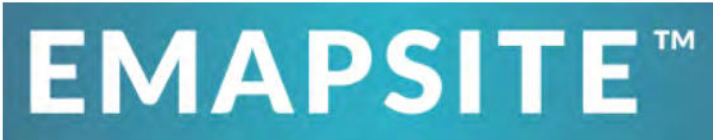
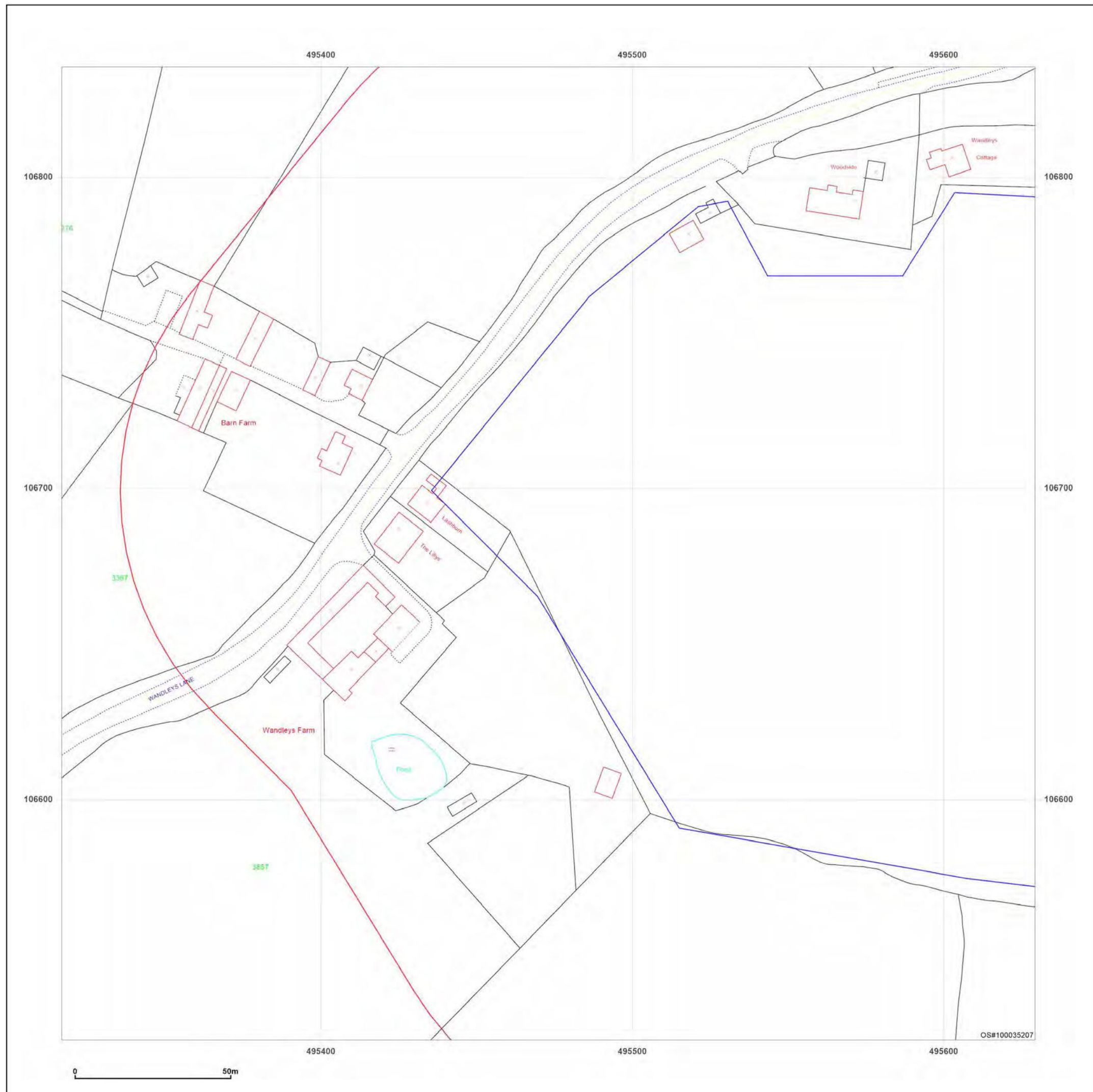




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Landline Scale Grid Index





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Report Ref: EMS-1035343_1307003_Landline_1_1
Grid Ref: 495473, 106679

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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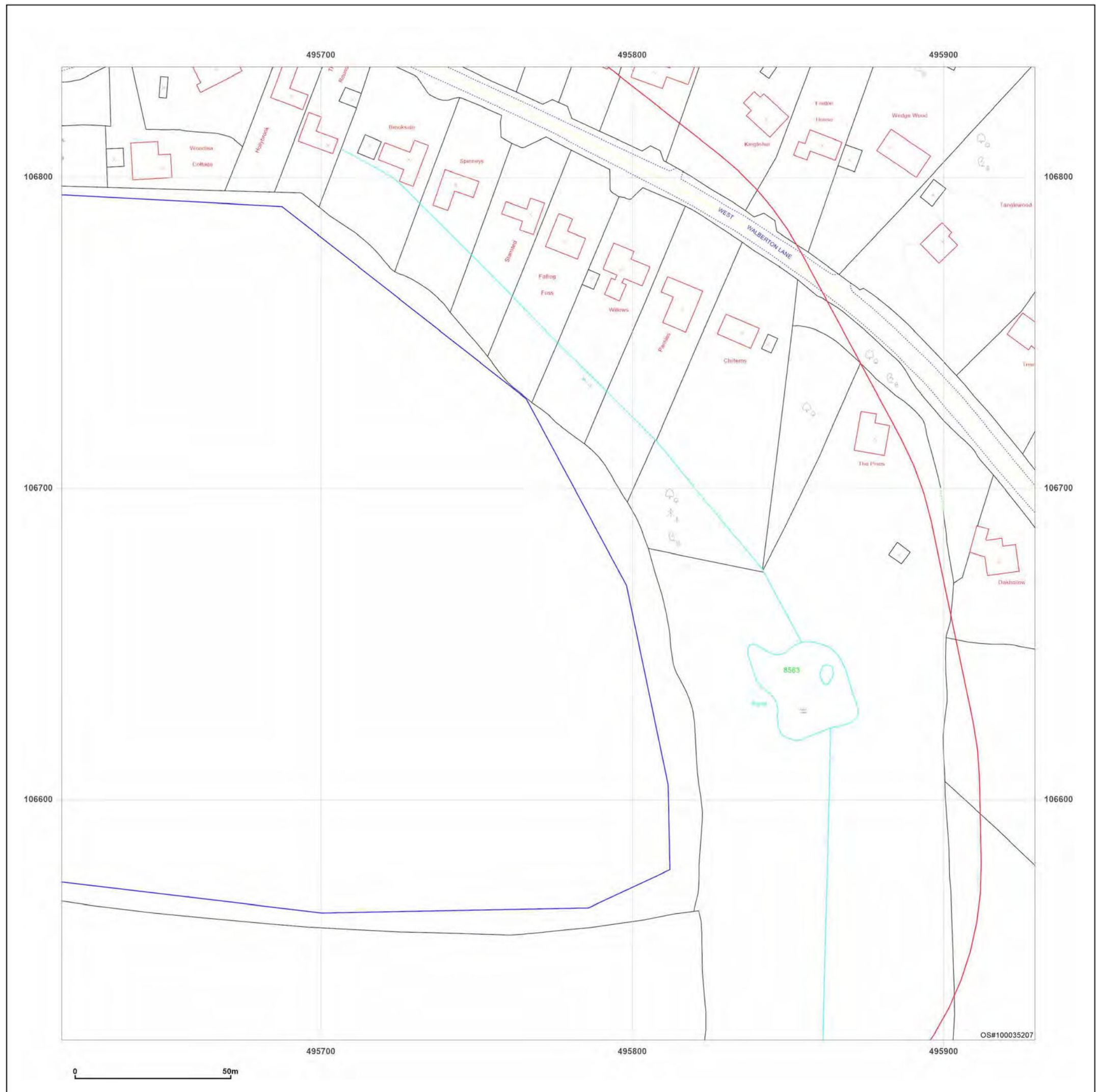


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Site Details:

unspecified

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Report Ref: EMS-1035343_1307003_Landline_2_1
Grid Ref: 495773, 106679

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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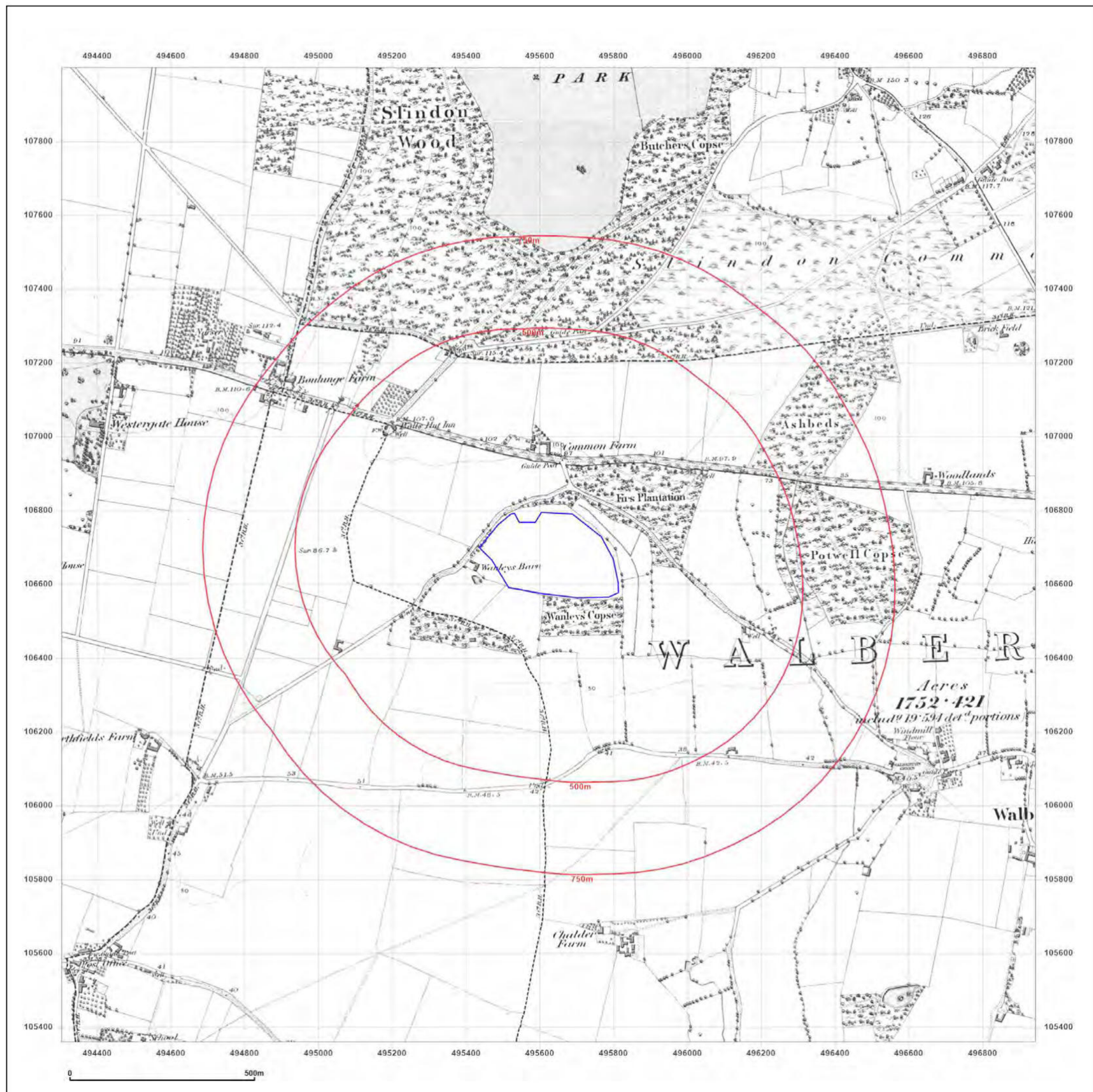


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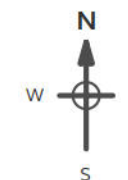
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Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1876

Scale: 1:10,560

Printed at: 1:10,560



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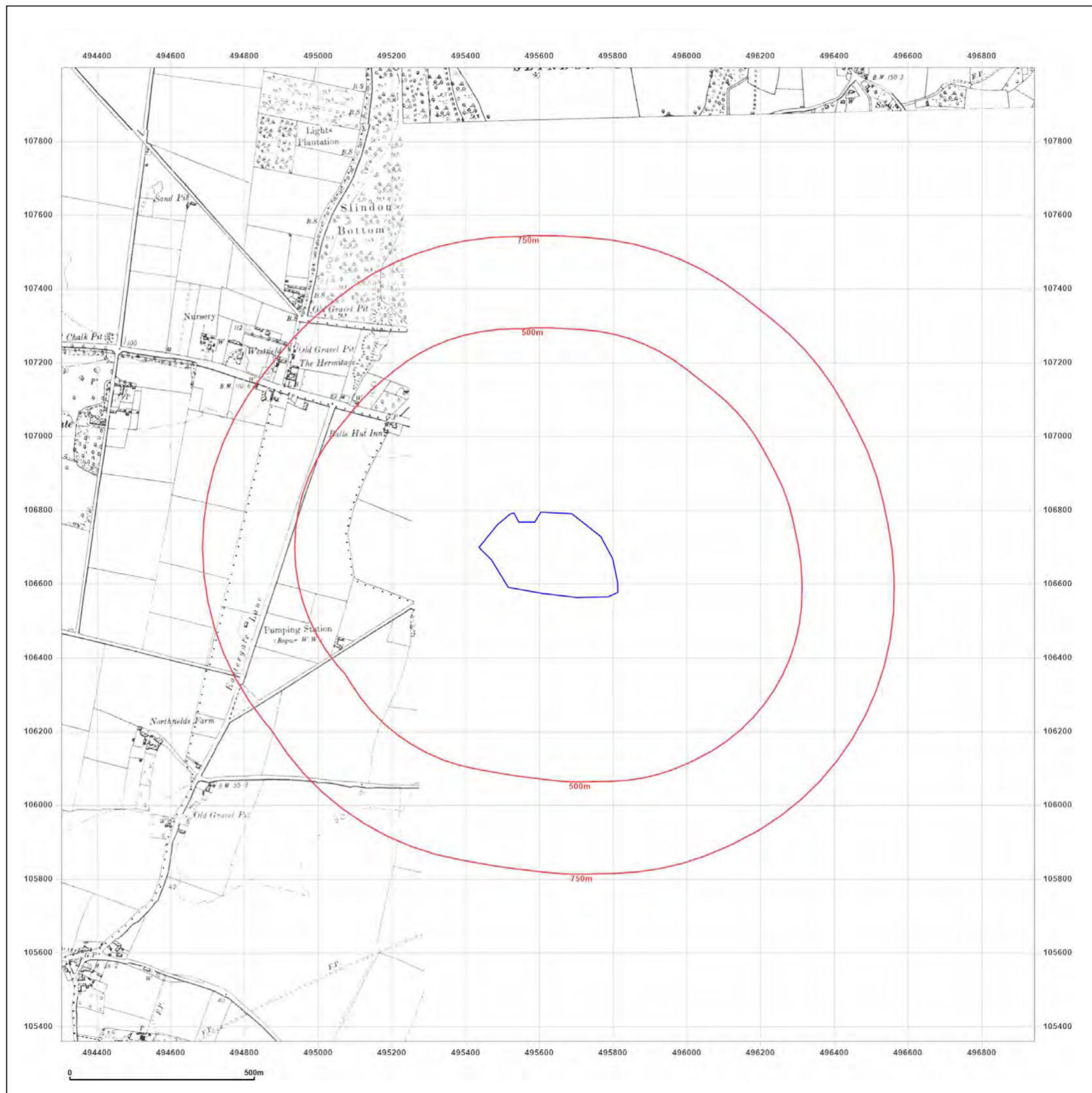


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Site Details:

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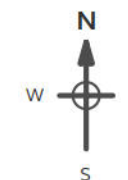
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Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1896

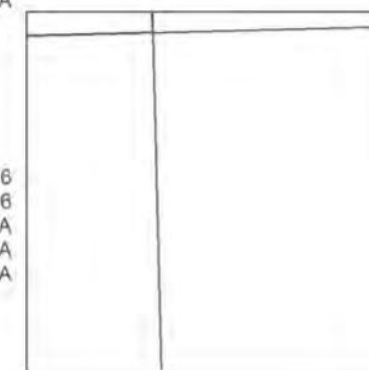
Scale: 1:10,560

Printed at: 1:10,560



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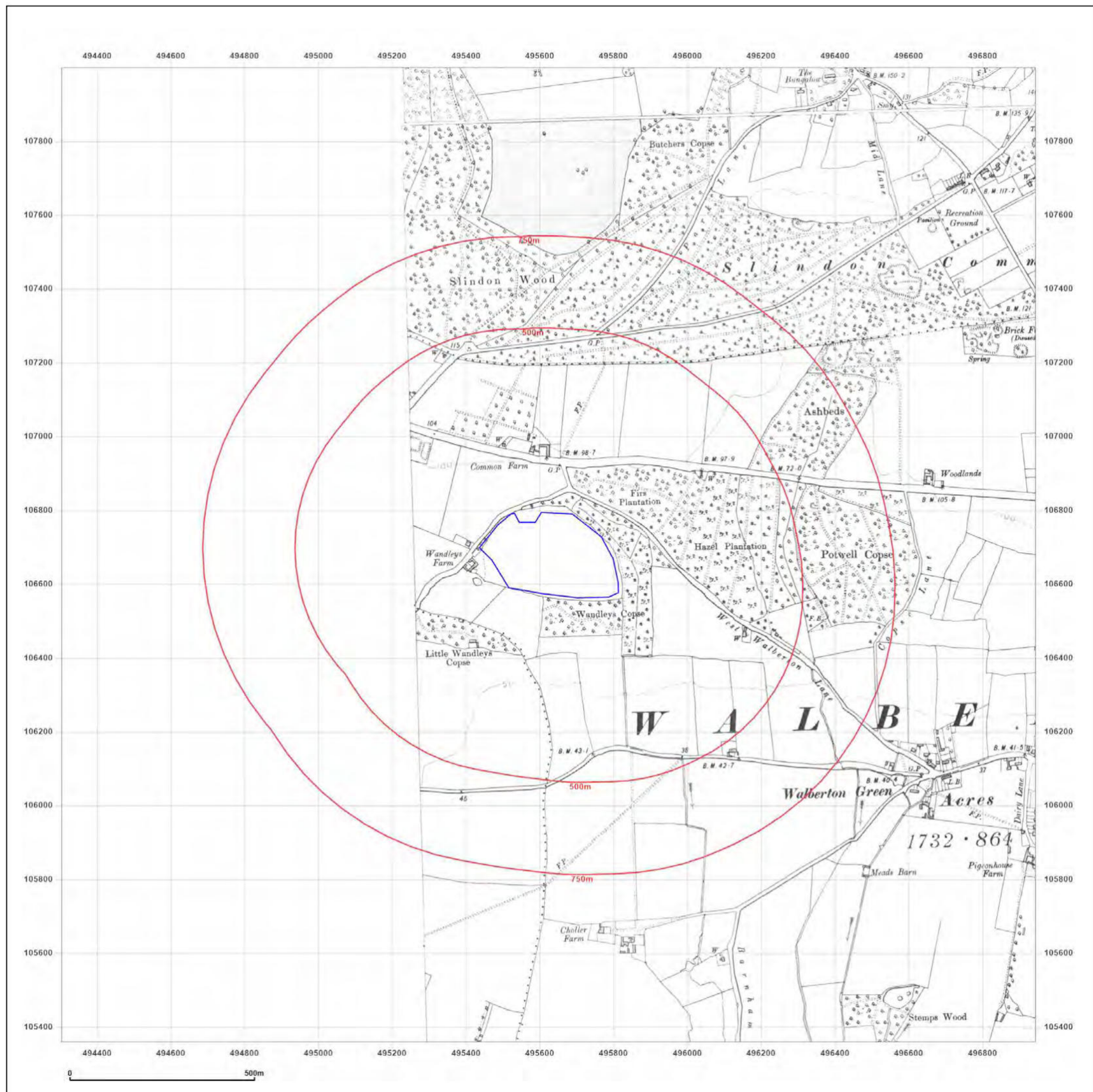


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Site Details:

unspecified

Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1910

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1910
Edition N/A
Copyright N/A
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Surveyed 1874
Revised 1910
Edition N/A
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Site Details:

unspecified

Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1910-1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1914
Edition N/A
Copyright N/A
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Surveyed 1874
Revised 1910
Edition N/A
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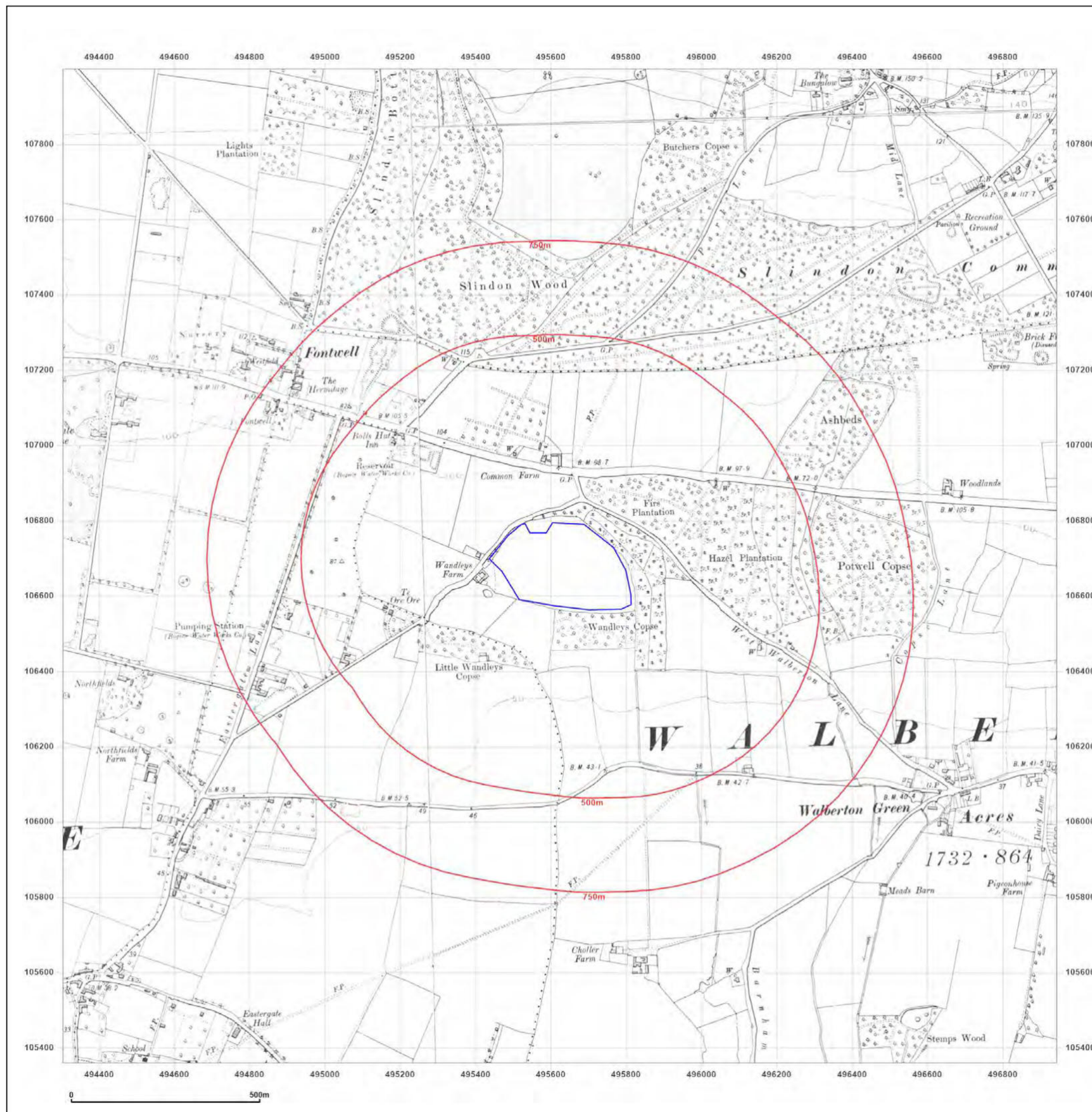


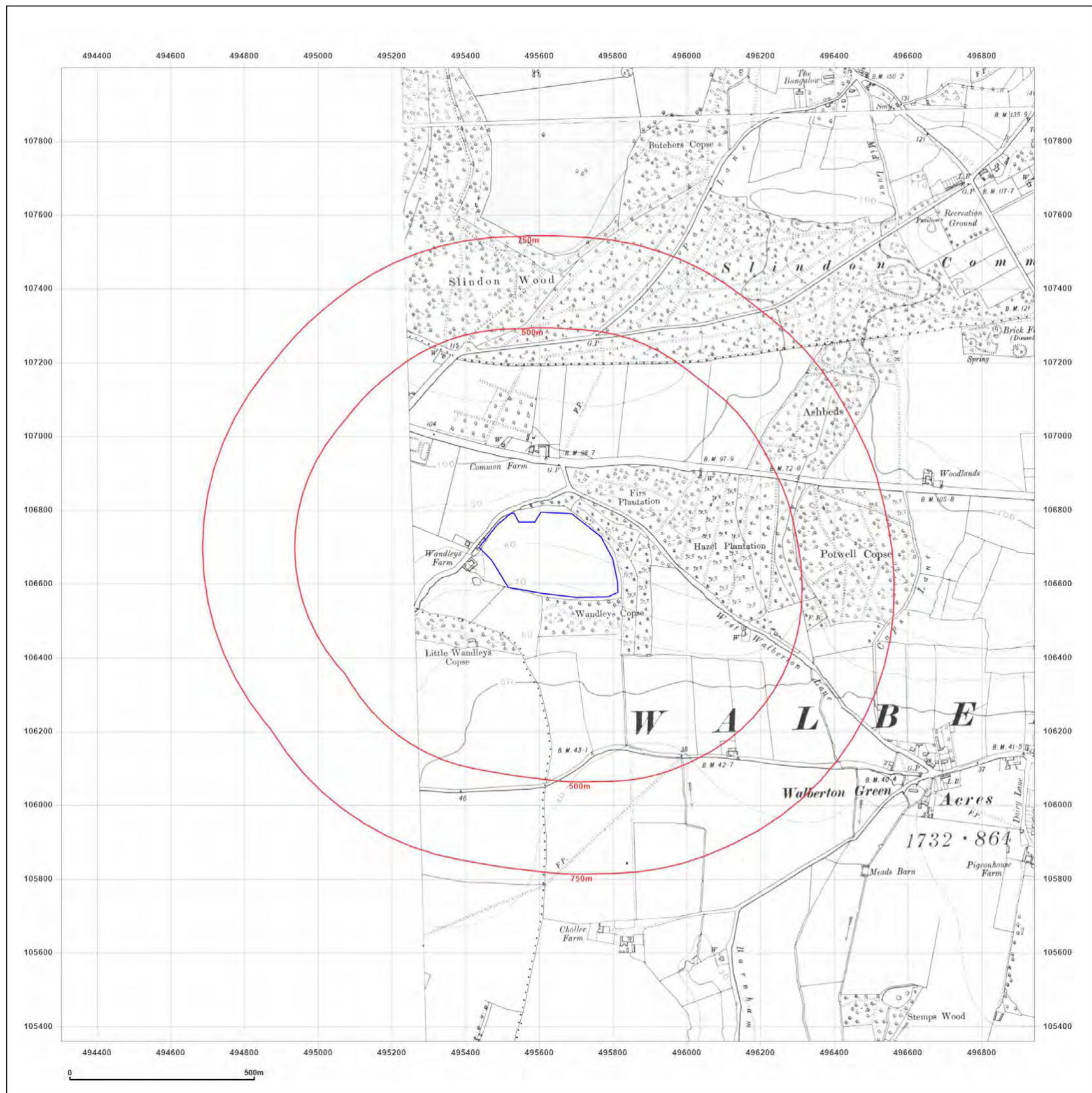
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Site Details:

unspecified

Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1910-1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1914
Edition 1914
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Surveyed 1874
Revised 1910
Edition N/A
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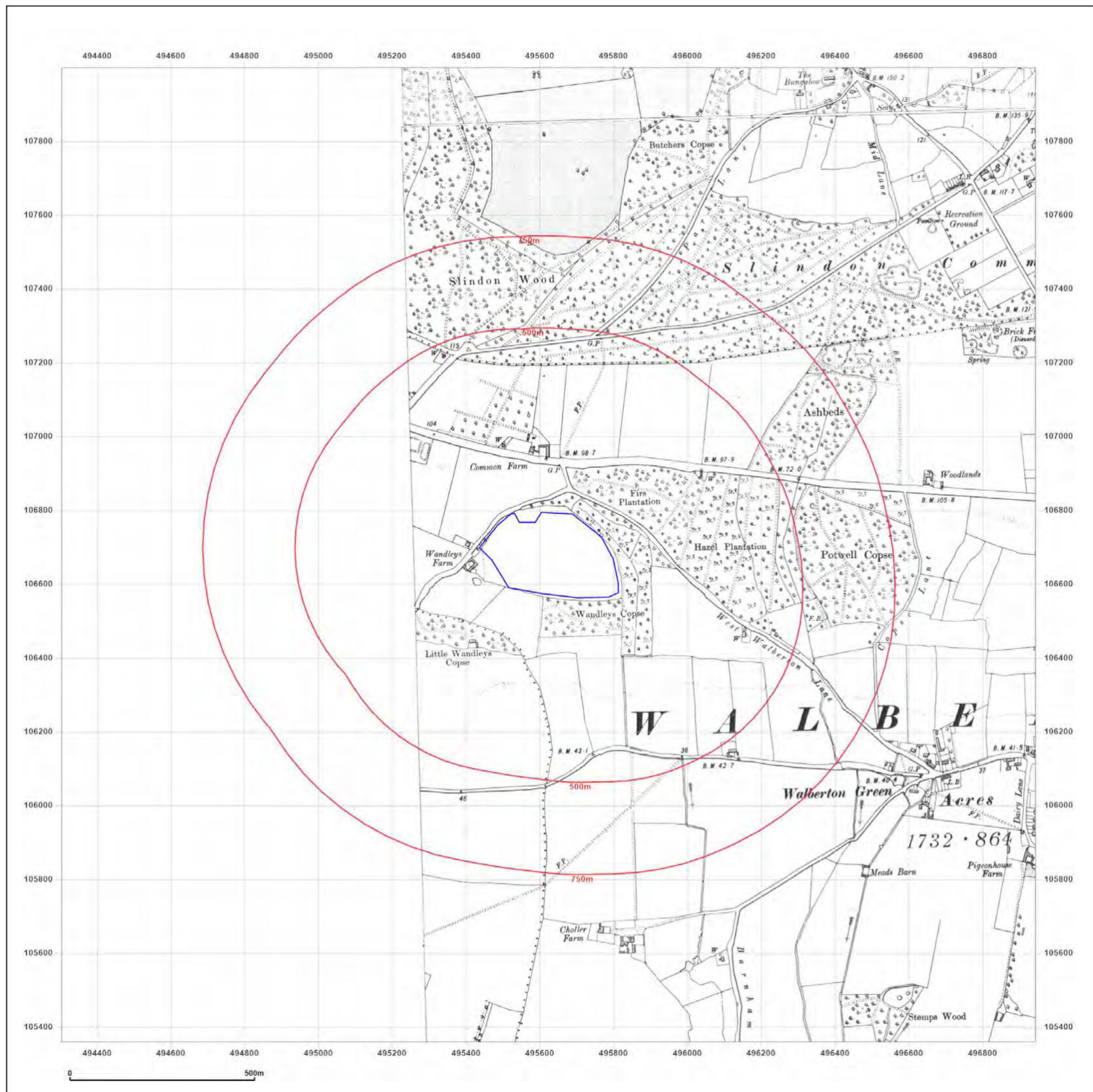


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unspecified

Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1910-1914

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1914
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1910
Edition N/A
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Site Details:

unspecified

Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1940

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1940
Edition N/A
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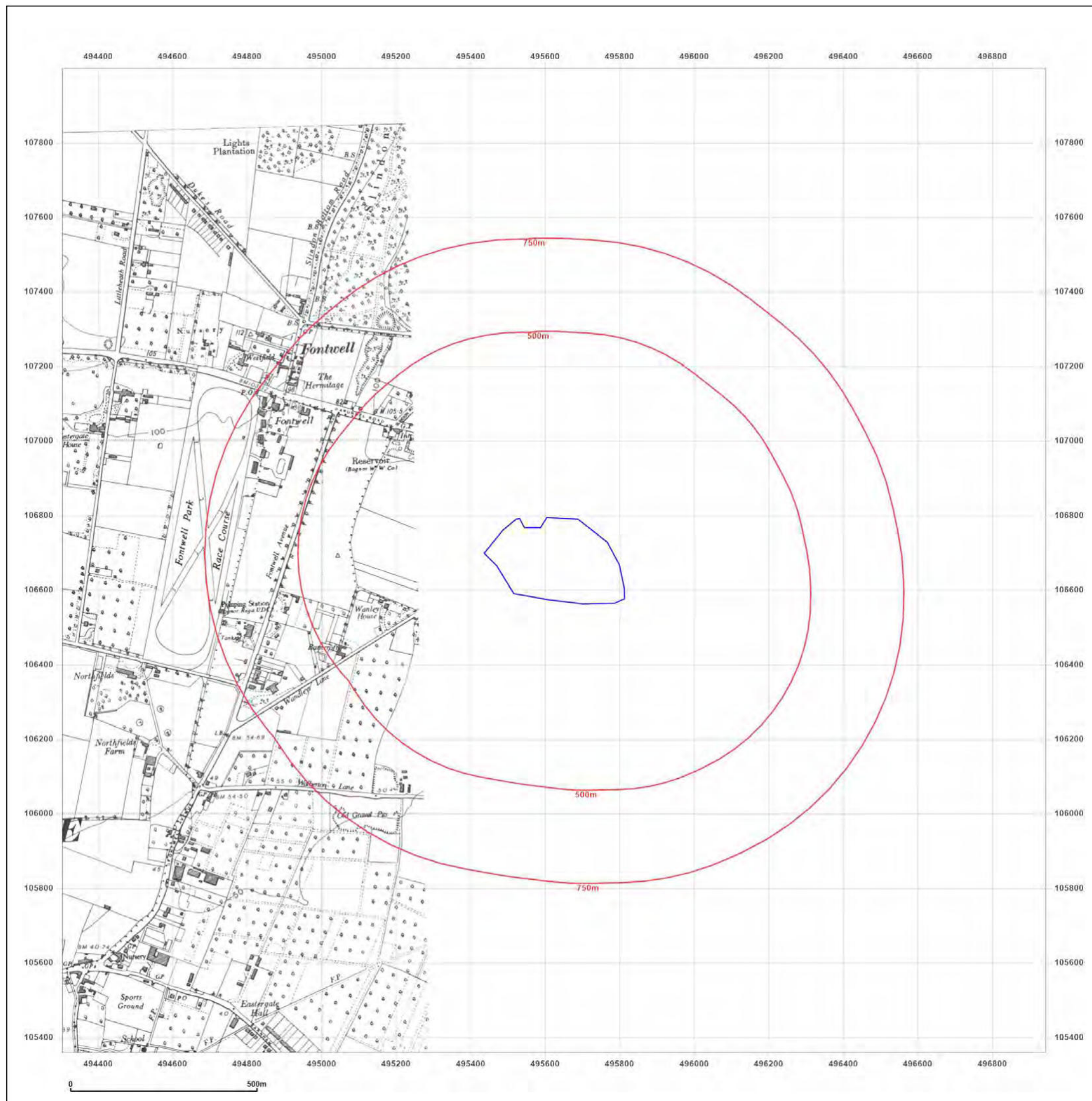


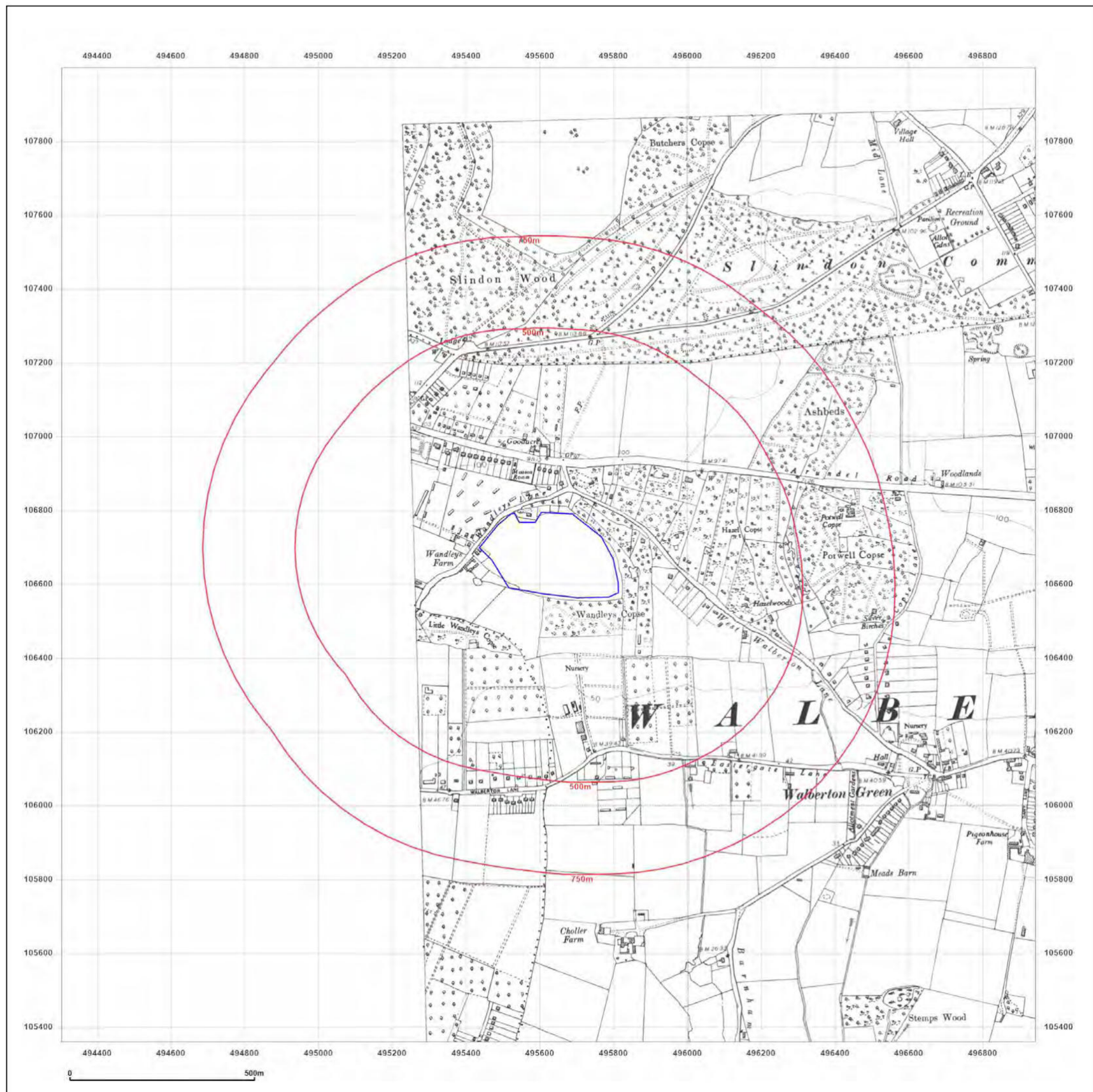
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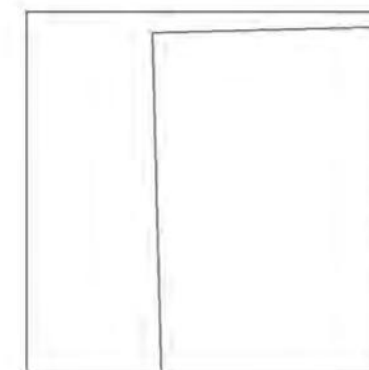
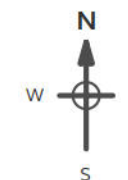
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Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1950
Edition N/A
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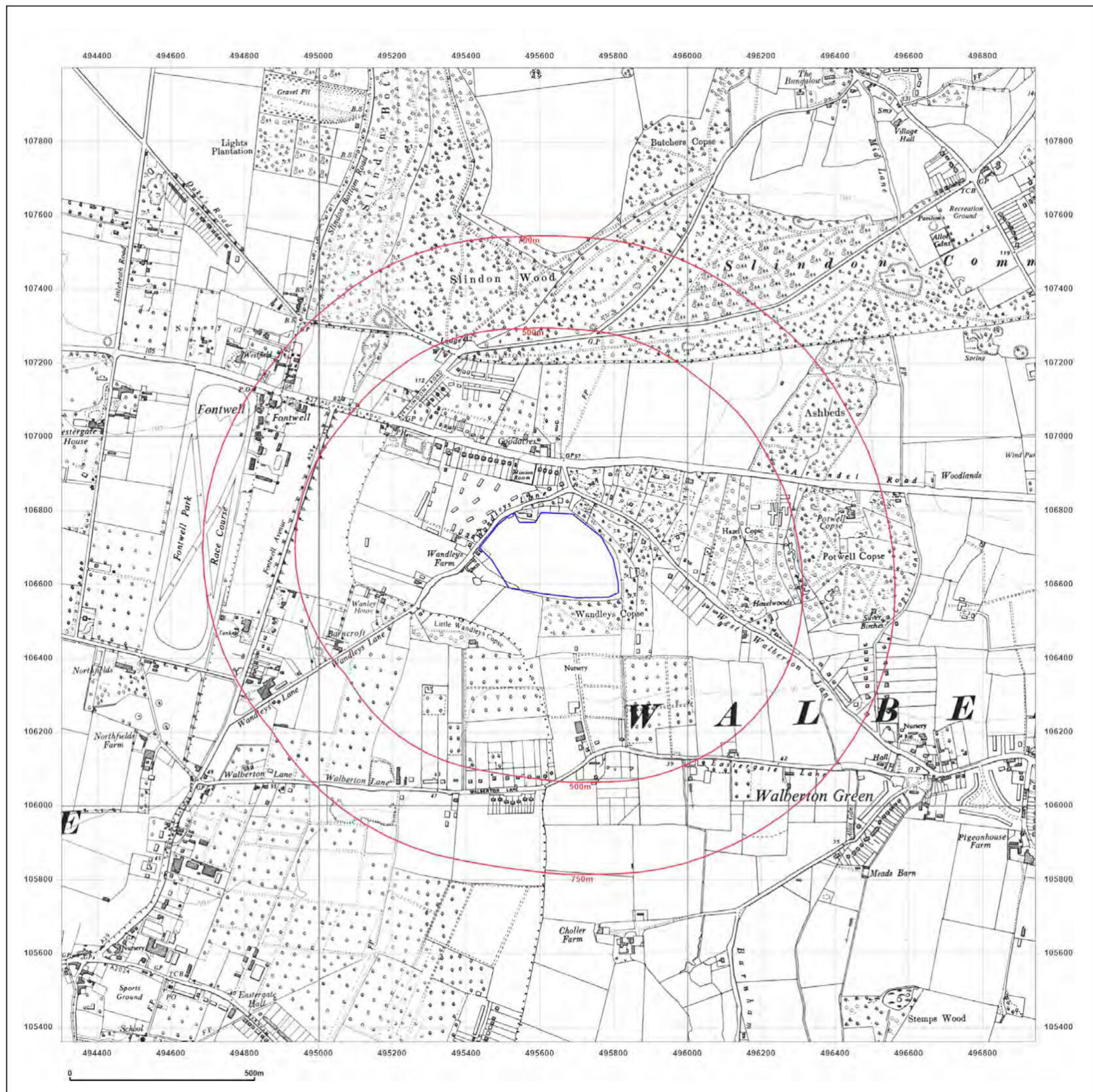


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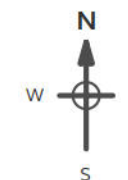
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Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: Provisional

Map date: 1961

Scale: 1:10,560

Printed at: 1:10,560



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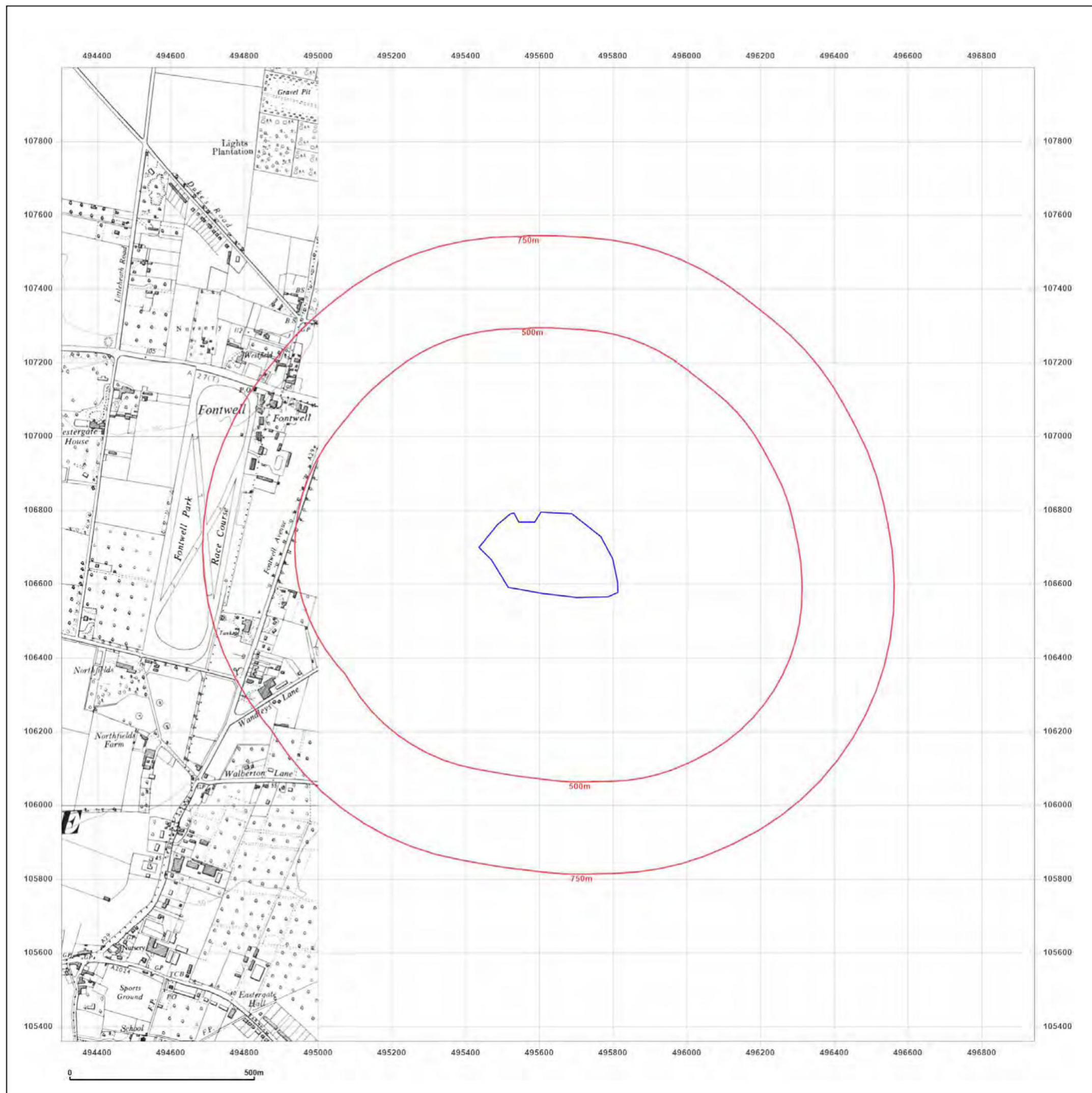


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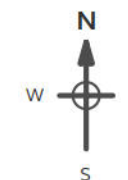
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Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: Provisional

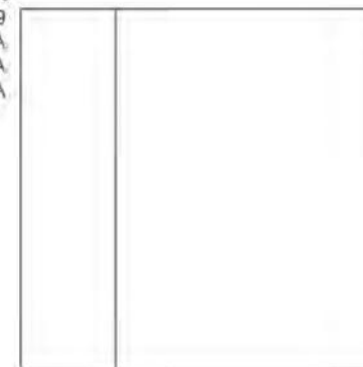
Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1969
Edition N/A
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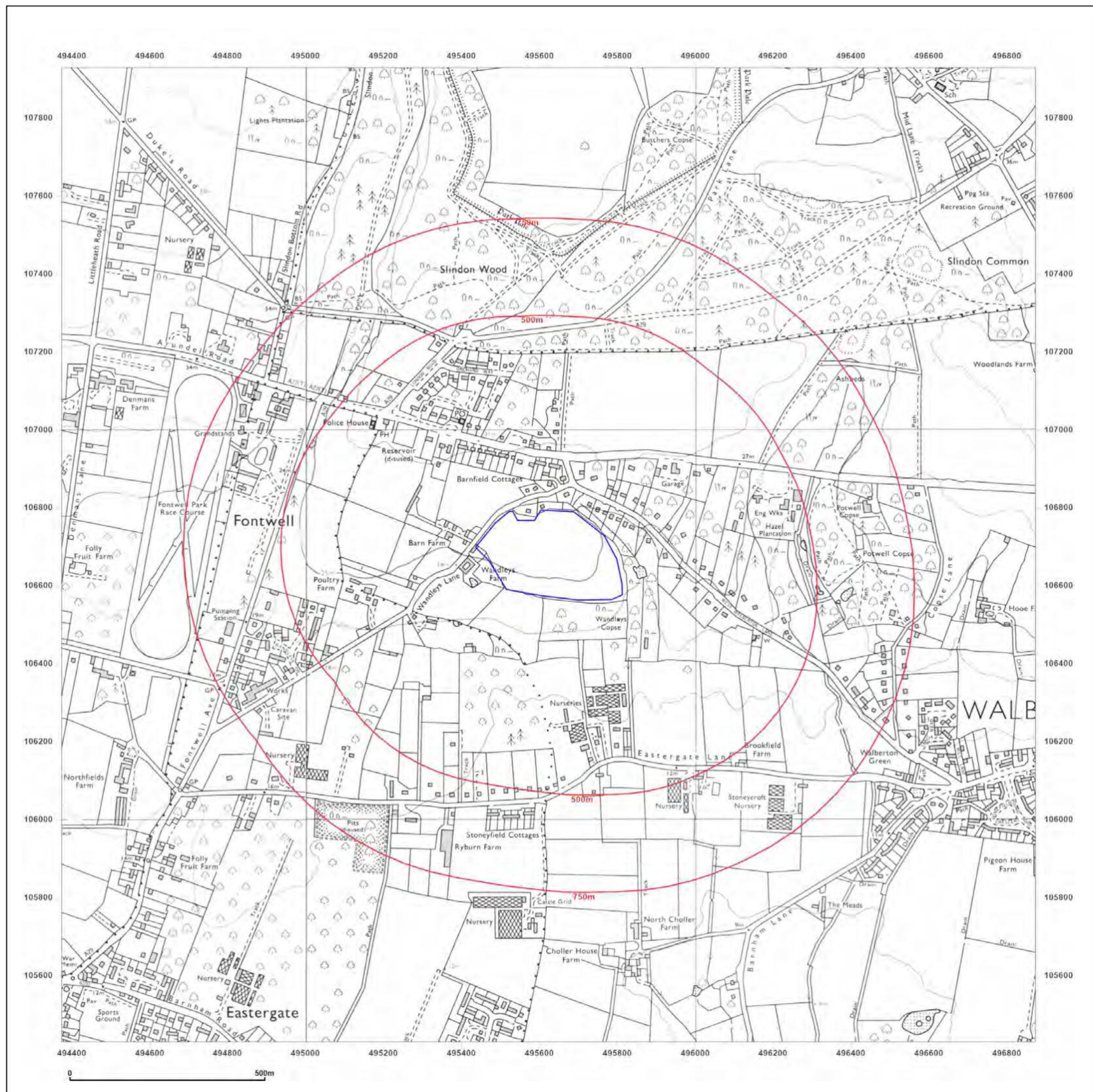


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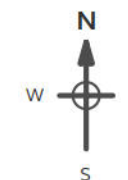
Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1979
Edition N/A
Copyright 1979
Levelled 1975

Surveyed 1974
Revised 1979
Edition N/A
Copyright 1979
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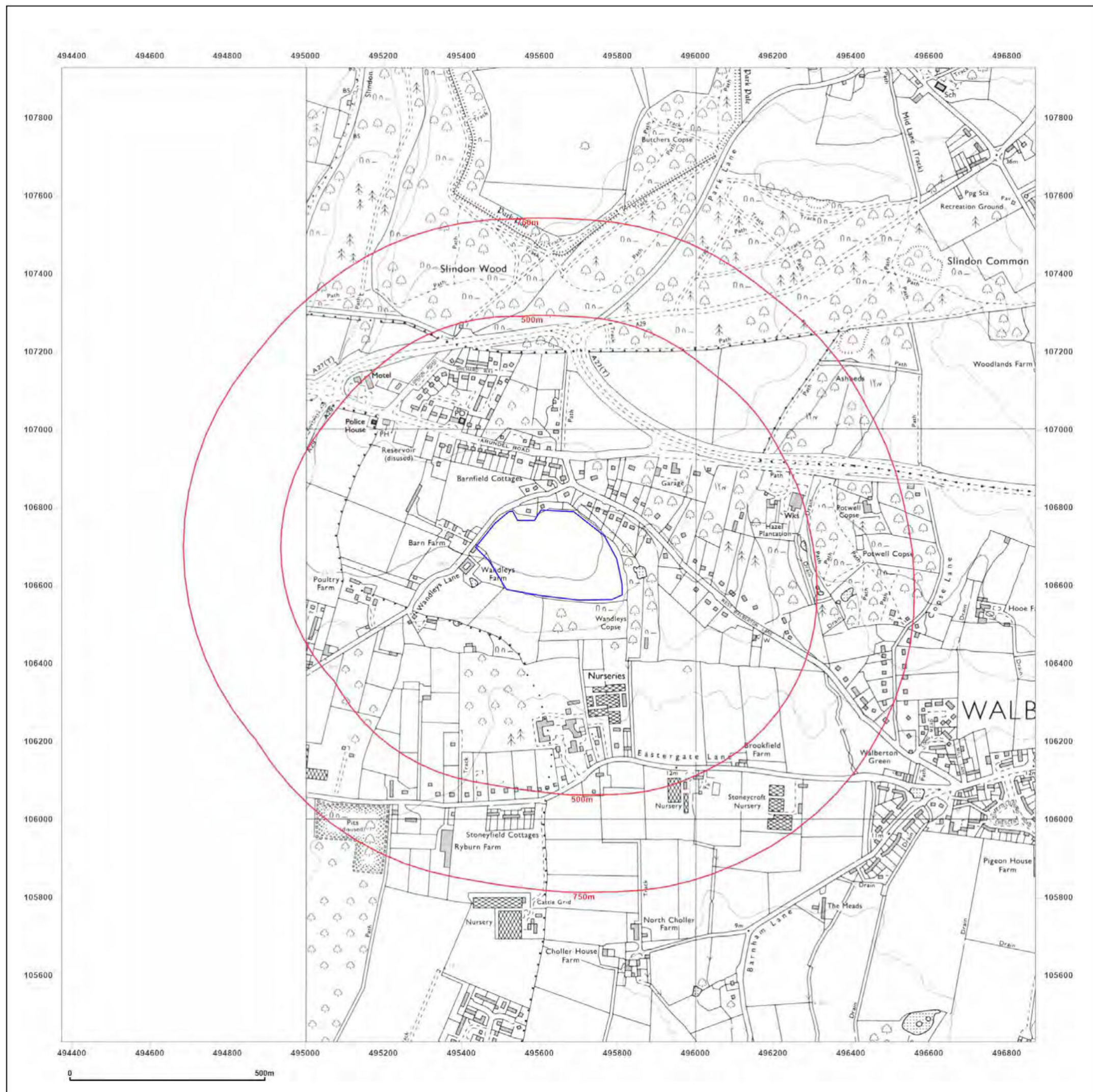


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Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: National Grid

Map date: 1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1990
Edition N/A
Copyright N/A
Levelled N/A



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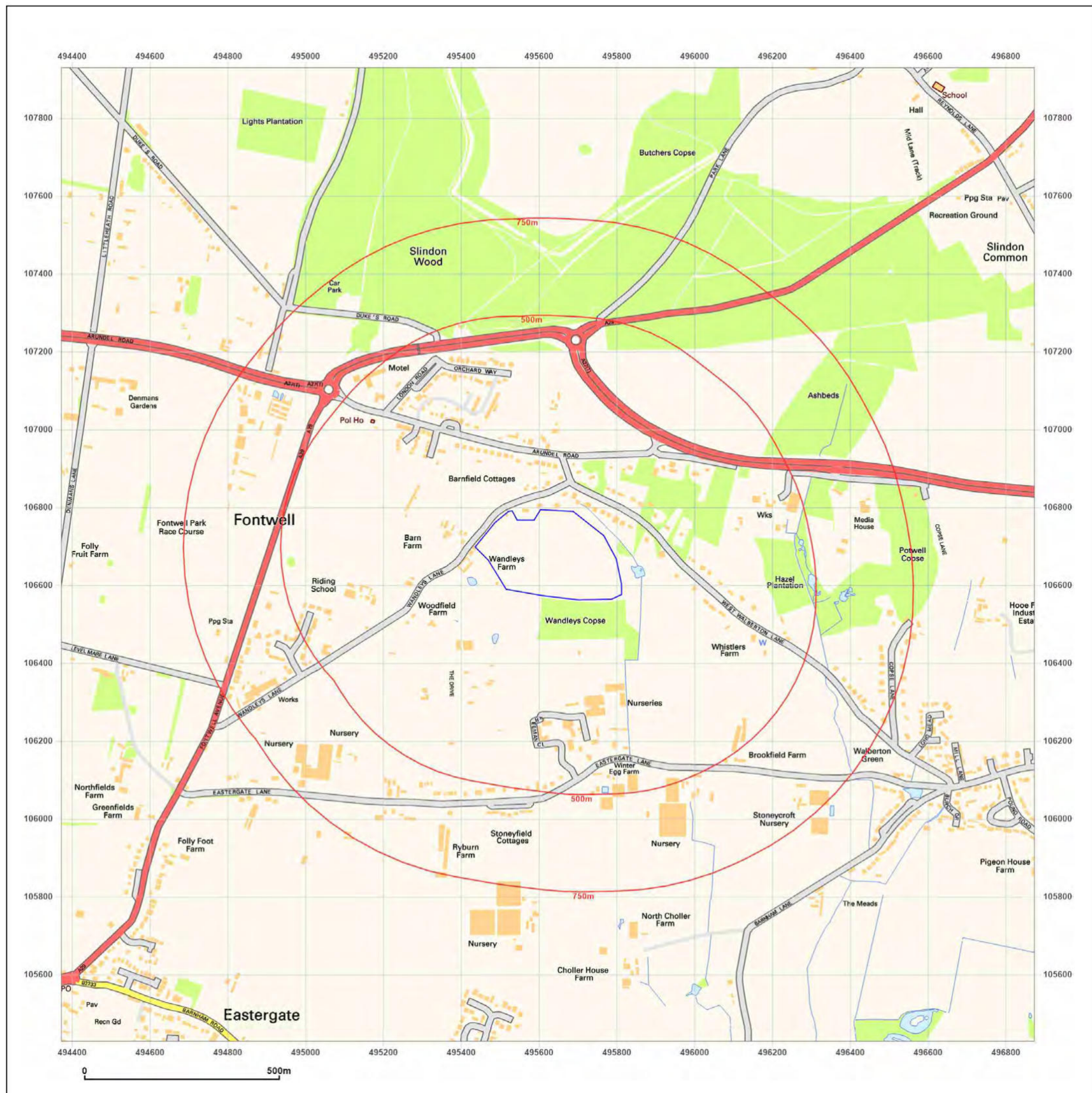


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Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000

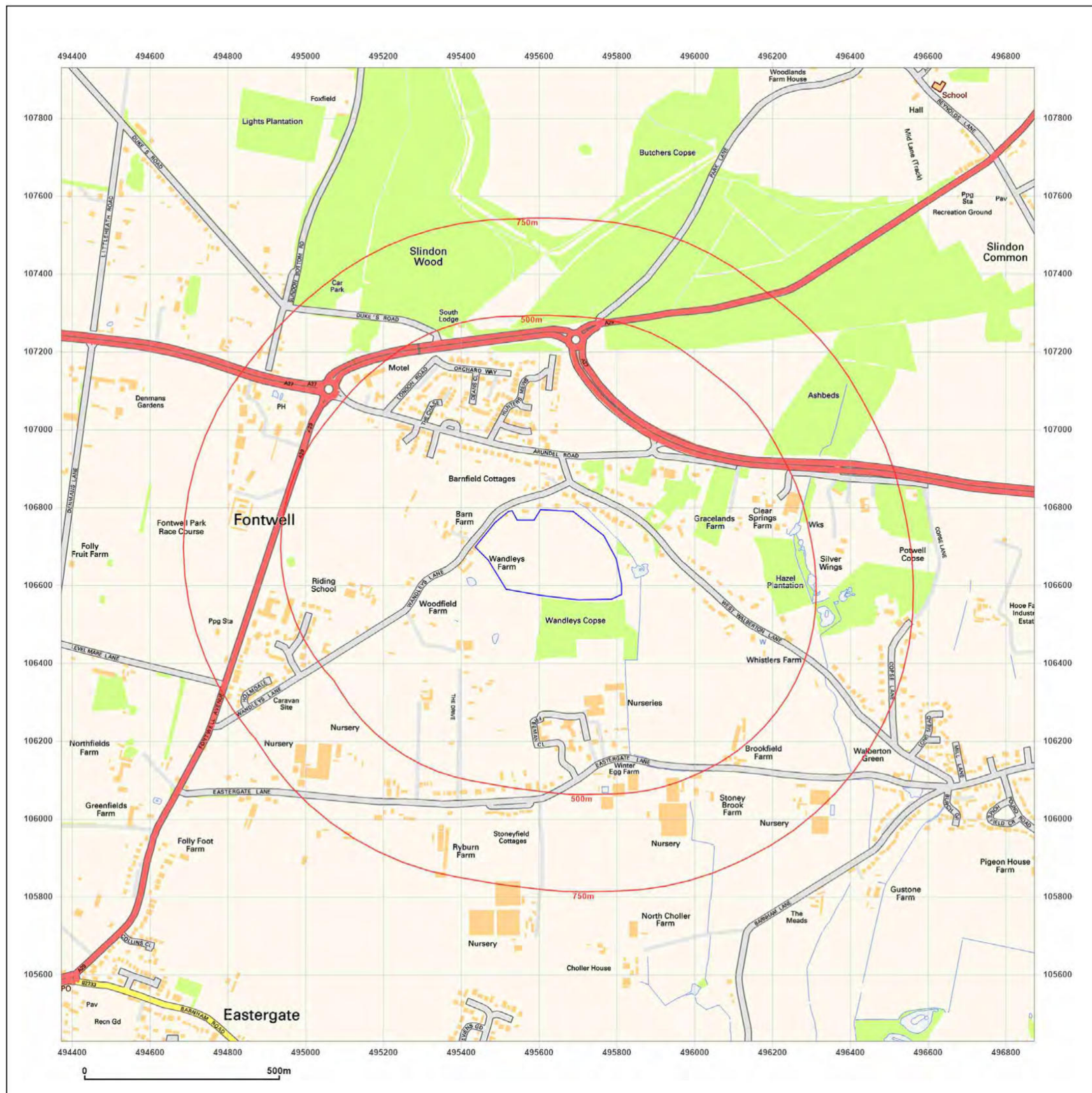


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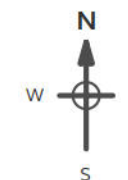
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Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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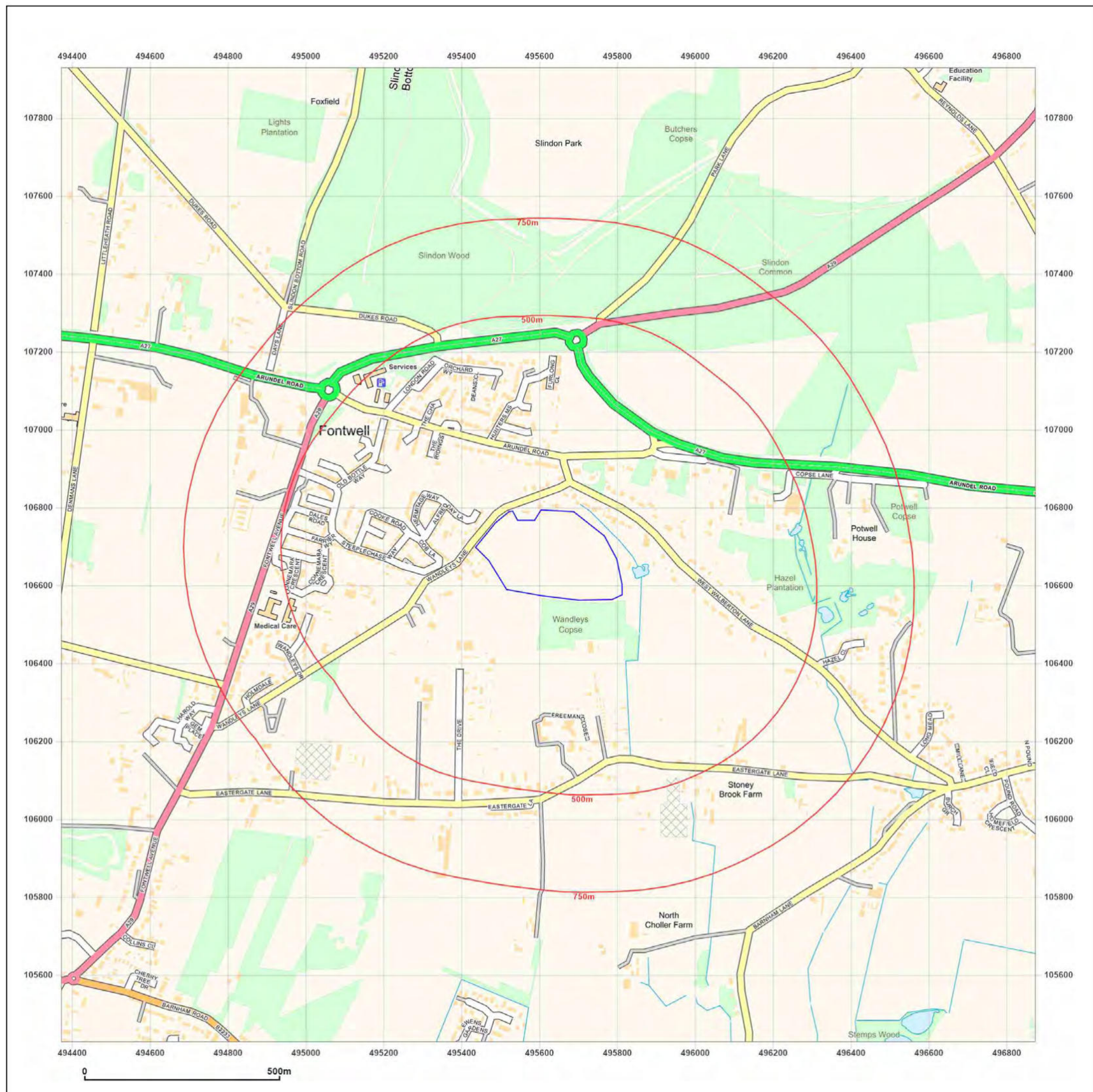


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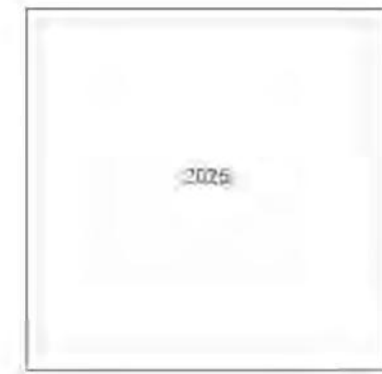
Client Ref: EMS_1035343_1293864
Report Ref: EMS-1035343_1307003
Grid Ref: 495623, 106679

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



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unspecified

Order Details

Date: 09/07/2025
Your ref: EMS_1035343_1293864
Our Ref: EMS-1035343_1307004

Site Details

Location: 495634 106674
Area: 6.38 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	0	5	16	-
16	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	0	4	4	-
17 >	1.4 >	Historical petrol stations >	0	0	1	0	-
18 >	1.5 >	Historical garages >	0	0	4	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	0	6	18	-
20	2.2	Historical tanks	0	0	0	0	-
21 >	2.3 >	Historical energy features >	0	0	4	7	-
21 >	2.4 >	Historical petrol stations >	0	0	1	0	-
22 >	2.5 >	Historical garages >	0	0	6	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	3	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-

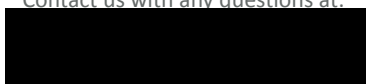


27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
28	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
29 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	4	-
30	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
30	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
31	4.18	List 2 Dangerous Substances	0	0	0	0	-
31 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	2	-
31	4.20	Pollution inventory substances	0	0	0	0	-
32	4.21	Pollution inventory waste transfers	0	0	0	0	-
32	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
33 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38 >	5.4 >	<u>Groundwater vulnerability- soluble rock risk ></u>	Identified (within 0m)				
38 >	5.5 >	<u>Groundwater vulnerability- local information ></u>	Identified (within 0m)				
40 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	11
43	5.7	Surface water abstractions	0	0	0	0	0
43 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	6
45 >	5.9 >	<u>Source Protection Zones ></u>	0	0	0	5	-
45 >	5.10 >	<u>Source Protection Zones (confined aquifer) ></u>	1	1	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

46 >	6.1 >	Water Network (OS MasterMap) >	0	3	2	-	-
47 >	6.2 >	Surface water features >	0	3	1	-	-
47 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
48 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
48 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
50	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
52 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57 >	10.7 >	Designated Ancient Woodland >	0	1	0	1	33
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0



59	10.12	Proposed Ramsar sites	0	0	0	0	0
59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	<u>Nitrate Vulnerable Zones ></u>	2	0	0	0	5
61 >	10.17 >	<u>SSSI Impact Risk Zones ></u>	1	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	<u>Visual and cultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64 >	11.4 >	<u>Listed Buildings ></u>	0	0	1	-	-
65	11.5	Conservation Areas	0	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	<u>Agricultural designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
66 >	12.1 >	<u>Agricultural Land Classification ></u>	Grade 3b (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67 >	12.3 >	<u>Tree Felling Licences ></u>	0	0	5	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	<u>Habitat designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
69 >	13.1 >	<u>Priority Habitat Inventory ></u>	0	1	12	-	-
70	13.2	Habitat Networks	0	0	0	-	-
70	13.3	Open Mosaic Habitat	0	0	0	-	-
70	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	<u>Geology 1:10,000 scale ></u>	On site	0-50m	50-250m	250-500m	500-2000m
72 >	14.1 >	<u>10k Availability ></u>	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-



74 >	14.3 >	Superficial geology (10k) >	1	1	3	4	-
75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	1	2	-
77	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
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	1	2	1	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83	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
84 >	16.1 >	BGS Boreholes >	6	1	1	-	-
Page	Section	Natural ground subsidence >					
86 >	17.1 >	Shrink swell clays >	Moderate (within 50m)				
87 >	17.2 >	Running sands >	Very low (within 50m)				
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	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
93	18.1	BritPits	0	0	0	0	-
94 >	18.2 >	Surface ground workings >	0	3	0	-	-
94	18.3	Underground workings	0	0	0	0	0
94	18.4	Underground mining extents	0	0	0	0	-



94	18.5	Historical Mineral Planning Areas	0	0	0	0	-
95 >	18.6 >	Non-coal mining >	1	0	0	1	0
95	18.7	JPB mining areas	None (within 0m)				
95	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	-
96	18.11	BGS mine plans	0	0	0	0	-
96	18.12	Coal mining	None (within 0m)				
96	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
97	18.15	Tin mining	None (within 0m)				
97	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	19.1 >	Natural cavities >	0	0	1	0	-
99	19.2	Mining cavities	0	0	0	0	0
99	19.3	Reported recent incidents	0	0	0	0	-
99	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
100 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
102	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
102	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
103	22.1	Underground railways (London)	0	0	0	-	-
103	22.2	Underground railways (Non-London)	0	0	0	-	-
103	22.3	Railway tunnels	0	0	0	-	-
103	22.4	Historical railway and tunnel features	0	0	0	-	-
103	22.5	Royal Mail tunnels	0	0	0	-	-



104	22.6	Historical railways	0	0	0	-	-
104	22.7	Railways	0	0	0	-	-
104	22.8	Crossrail 2	0	0	0	0	-
104	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 22/04/2021

Site Area: 6.38ha



Contact us with any questions at:



Date: 9 July 2025

Recent site history - 2018 aerial photograph



Capture Date: 28/06/2018

Site Area: 6.38ha

Recent site history - 2013 aerial photograph



Capture Date: 03/05/2013

Site Area: 6.38ha

Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 6.38ha



Contact us with any questions at:



Date: 9 July 2025

Recent site history - 1999 aerial photograph



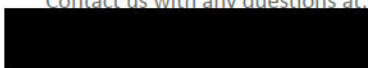
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 06/09/1999

Site Area: 6.38ha



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Date: 9 July 2025

OS MasterMap site plan



Site Area: 6.38ha

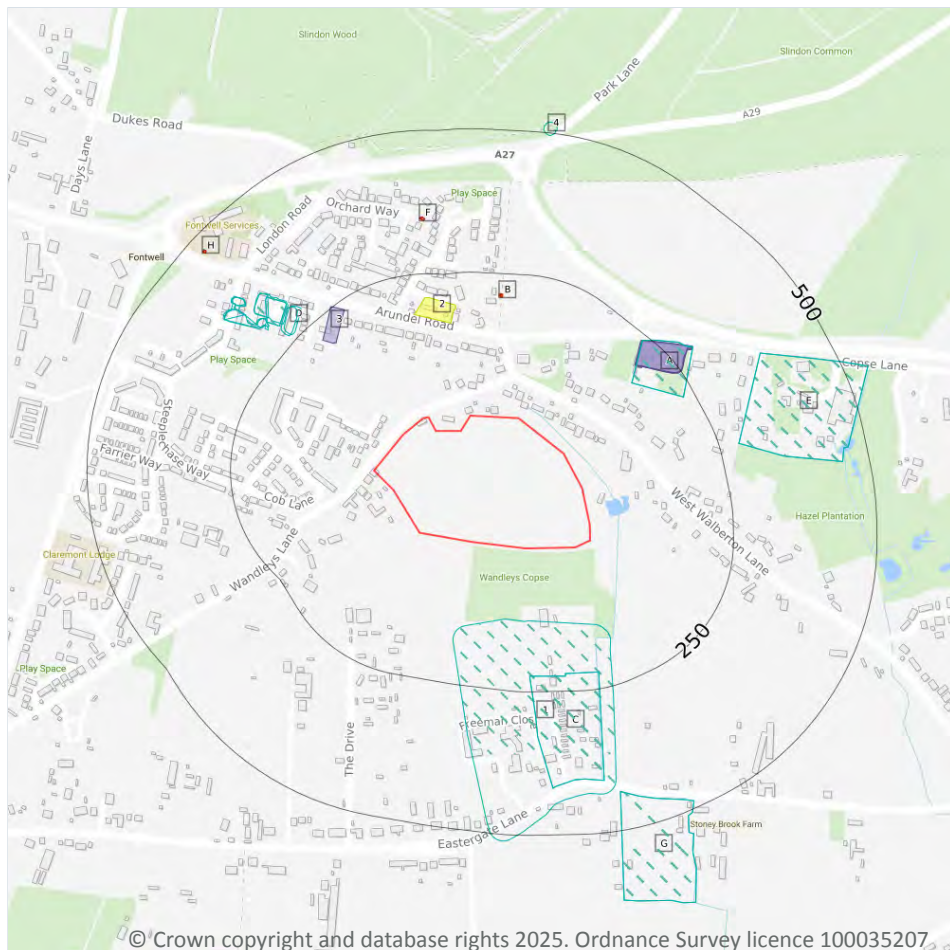


Contact us with any questions at:



Date: 9 July 2025

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

21

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 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	126m S	Nursery	1950 - 1961	1989944



ID	Location	Land use	Dates present	Group ID
A	171m NE	Garage	1979	1951158
A	171m NE	Garage	1990	1956713
C	219m S	Nurseries	1979	1962053
C	219m S	Nurseries	1990	1984289
D	260m NW	Unspecified Pit	1961	1920399
D	263m NW	Unspecified Pit	1910 - 1950	1915464
E	284m E	Unspecified Works	1990	1891466
E	284m E	Engineering Works	1979	1909405
D	284m NW	Unspecified Heap	1961	1915778
D	287m NW	Unspecified Heap	1950	1981521
D	287m NW	Unspecified Heap	1910	1984560
D	297m NW	Unspecified Pits	1940	1992500
D	301m NW	Unspecified Pit	1961	1906820
D	307m NW	Unspecified Pits	1910	1944364
D	311m NW	Unspecified Heap	1910	1915214
D	345m NW	Unspecified Pit	1961	1906821
D	355m NW	Unspecified Pit	1961	1906819
G	433m S	Nursery	1990	1933841
G	433m S	Nursery	1979	1952477
4	495m N	Unspecified Pit	1950 - 1961	1979309

This data is sourced from Ordnance Survey / Groundsure.

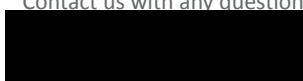
1.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

8

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

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

ID	Location	Land use	Dates present	Group ID
B	209m N	Electricity Substation	1974	222522
B	210m N	Electricity Substation	1994	218652
B	210m N	Electricity Substation	-	206954
B	210m N	Electricity Substation	1990	218774
F	343m N	Electricity Substation	1974 - 1994	226005
F	343m N	Electricity Substation	-	206952
H	468m NW	Electricity Substation	1990 - 1994	230478
H	468m NW	Electricity Substation	-	206953

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

1

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

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

ID	Location	Land use	Dates present	Group ID
2	165m N	Filling Station	1974	3430

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

4

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
A	198m NE	Garage	1994	71258
3	198m NW	Garage	1974 - 1989	70852
A	198m NE	Garage	1989 - 1991	70862
A	199m NE	Garage	1974	71407

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

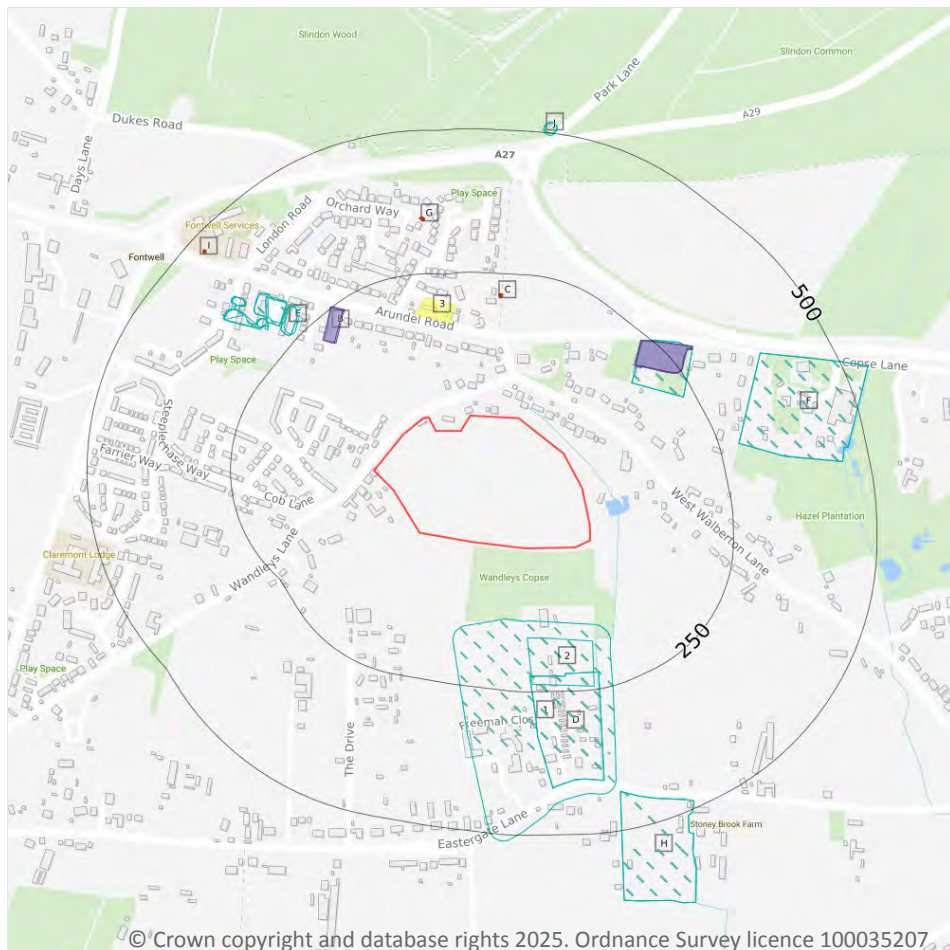
Records within 500m

0

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

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

24

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	126m S	Nursery	1950	1989944
2	156m S	Nursery	1961	1989944
A	171m NE	Garage	1990	1956713



ID	Location	Land Use	Date	Group ID
A	171m NE	Garage	1979	1951158
D	219m S	Nurseries	1990	1984289
D	219m S	Nurseries	1979	1962053
E	260m NW	Unspecified Pit	1961	1920399
E	263m NW	Unspecified Pit	1950	1915464
E	263m NW	Unspecified Pit	1910	1915464
F	284m E	Unspecified Works	1990	1891466
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E	287m NW	Unspecified Heap	1910	1984560
E	297m NW	Unspecified Pits	1940	1992500
E	301m NW	Unspecified Pit	1961	1906820
E	307m NW	Unspecified Pits	1910	1944364
E	311m NW	Unspecified Heap	1910	1915214
E	345m NW	Unspecified Pit	1961	1906821
E	355m NW	Unspecified Pit	1961	1906819
H	433m S	Nursery	1990	1933841
H	433m S	Nursery	1979	1952477
J	495m N	Unspecified Pit	1950	1979309
J	499m N	Unspecified Pit	1961	1979309

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

11

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
C	209m N	Electricity Substation	1974	222522
C	210m N	Electricity Substation	1994	218652
C	210m N	Electricity Substation	-	206954
C	210m N	Electricity Substation	1990	218774
G	343m N	Electricity Substation	1994	226005
G	343m N	Electricity Substation	-	206952
G	344m N	Electricity Substation	1974	226005
G	344m N	Electricity Substation	1990	226005
I	468m NW	Electricity Substation	1994	230478
I	468m NW	Electricity Substation	-	206953
I	468m NW	Electricity Substation	1990	230478

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

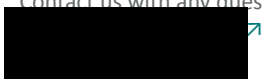
1

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

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

ID	Location	Land Use	Date	Group ID
3	165m N	Filling Station	1974	3430

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

6

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'.

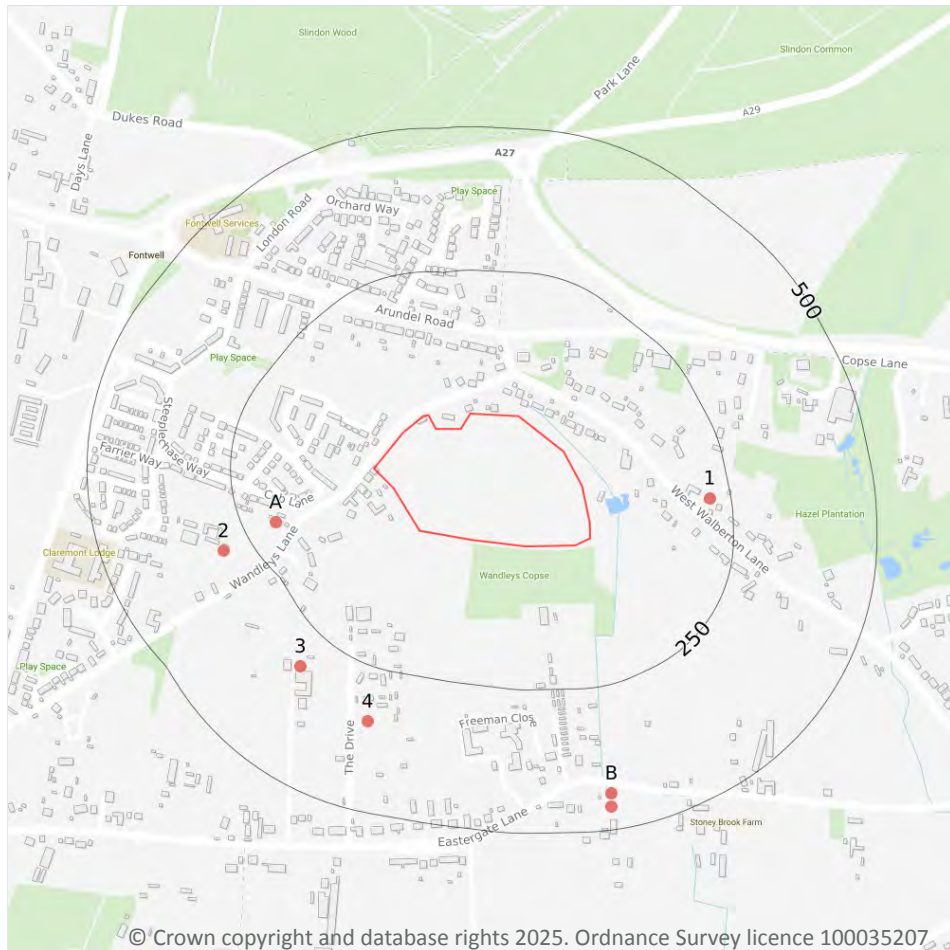
Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
A	198m NE	Garage	1994	71258
B	198m NW	Garage	1974	70852
A	198m NE	Garage	1989	70862
A	198m NE	Garage	1991	70862
A	199m NE	Garage	1974	71407
B	199m NW	Garage	1989	70852

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**9**

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.

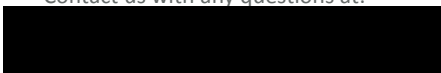
Features are displayed on the Waste and landfill map on [page 23](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	196m SW	. Wandleys Lane Chichester West Sussex Po20 3se	EPR/JE5857ZX /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

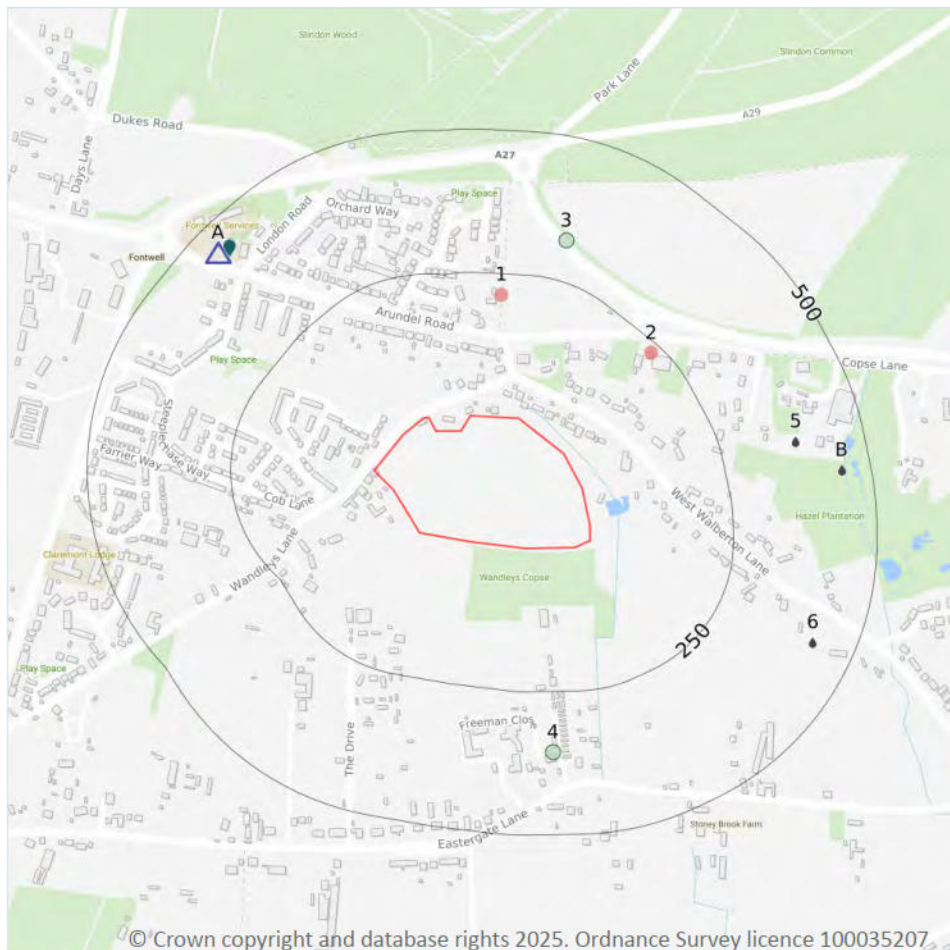


ID	Location	Site	Reference	Category	Sub-Category	Description
A	196m SW	. Wandleys Lane Chichester West Sussex Po20 3se	EPR/XE5750FK /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
1	213m E	West Walberton Farm, West Walberton Lane, Walberton, Bn18 0qs	WEX047774	Using waste exemption	On a farm	Use of waste in construction
2	300m SW	Wanley House Wandleys Lane Chichester West Sussex Po20 3se	EPR/RE5082W C/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
3	315m SW	Longreach, Eastergate Lane, Eastergate, Chichester, Po20 3sj	WEX284816	Using waste exemption	Not on a farm	Use of waste in construction
4	345m S	-	WEX266666	Using waste exemption	Not on a farm	Use of waste in construction
B	437m S	-	WEX433373	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	437m S	-	WEX433373	Using waste exemption	Not on a farm	Use of waste in construction
B	460m S	Japonica Nursery, Eastergate Lane, Walberton, Arundel, Bn18 0ba	WEX048110	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
- ▲ Current or recent petrol stations
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
1	214m N	Electricity Sub Station	West Sussex, BN18	Electrical Features	Infrastructure and Facilities
2	232m NE	S & G Motor Centre	Arundel Road, Fontwell, Arundel, West Sussex, BN18 0QP	Secondhand Vehicles	Motoring

This data is sourced from Ordnance Survey.



Contact us with any questions at:



Date: 9 July 2025

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

Records within 250m**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	LPG	Status
A	453m NW	SHELL	Arundel Road, Fontwell Avenue, Fontwell, Arundel, West Sussex, BN18 0SB	Yes	Open

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

1

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Address	Details	
A	445m NW	Shell Fontwell, Arundel Road, Fontwell, Arundel, West Sussex, BN18 0SB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

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

4

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 26 >](#)

ID	Location	Address	Details	
5	381m E	PENCILROUGH,PENCILROUGH,FONTWELL,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N02647 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 02/04/1984 Effective Date: 02/04/1984 Revocation Date: 31/03/1997
6	427m SE	ESTATEDVELOPMENT,ESTATED EVELOPMENT,WESTWALBERTO NLANE,WALBERTONWESTSUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01403 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/09/1965 Effective Date: 03/09/1965 Revocation Date: 01/07/1991



ID	Location	Address	Details	
B	449m E	POTWELLCOPSE,POTWELLCOPS E,ARUNDELROAD,WALBERTON, ARUNDELWESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02335 Permit Version: 1 Receiving Water: INTO LAND	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 16/06/1989 Effective Date: 16/06/1989 Revocation Date: 20/12/2012
B	449m E	POTWELLCOPSE,POTWELLCOPS E,ARUNDELROAD,WALBERTON, ARUNDELWESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P02335 Permit Version: 2 Receiving Water: INTO LAND	Status: VARIED UNDER EPR 2010 Issue date: 21/12/2012 Effective Date: 21/12/2012 Revocation Date: -

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
----------------------------	----------

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 26 >](#)

ID	Location	Details	
3	320m N	Incident Date: 25/06/2003 Incident Identification: 169052 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
4	357m S	Incident Date: 10/10/2002 Incident Identification: 113900 Pollutant: Specific Waste Materials Pollutant Description: Metal Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

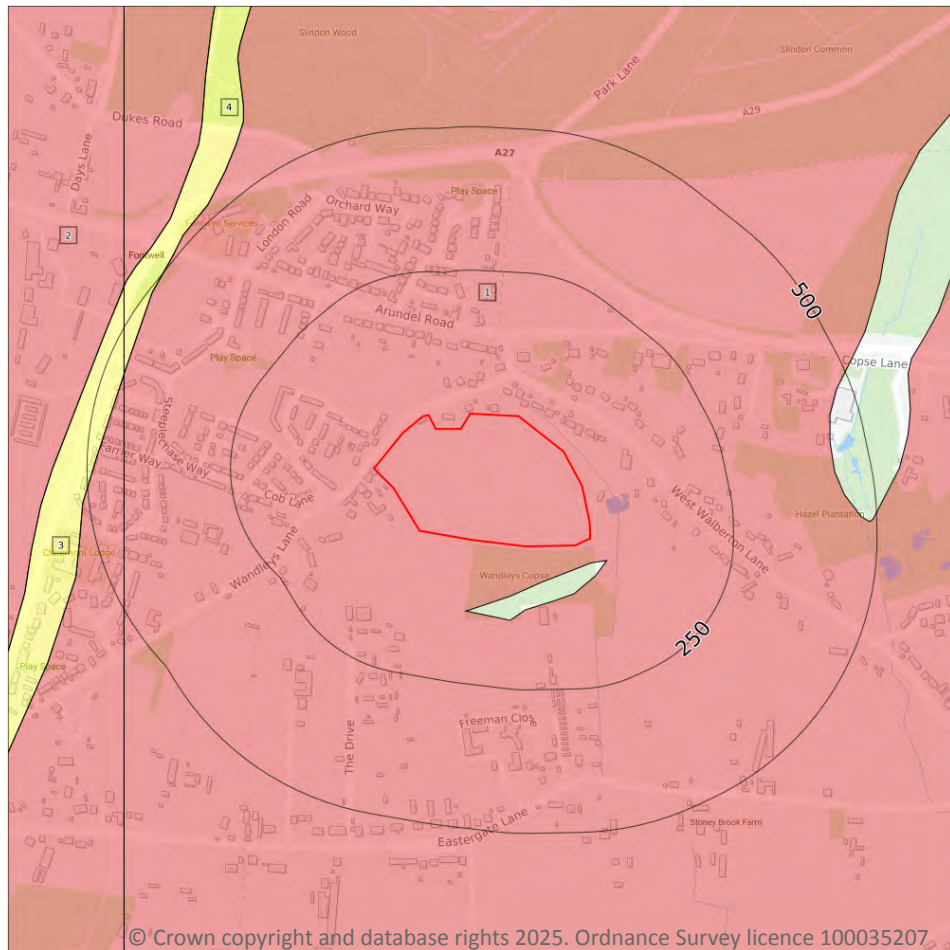
Records within 500m

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

4

Aquifer status of groundwater held within superficial geology.

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

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	435m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

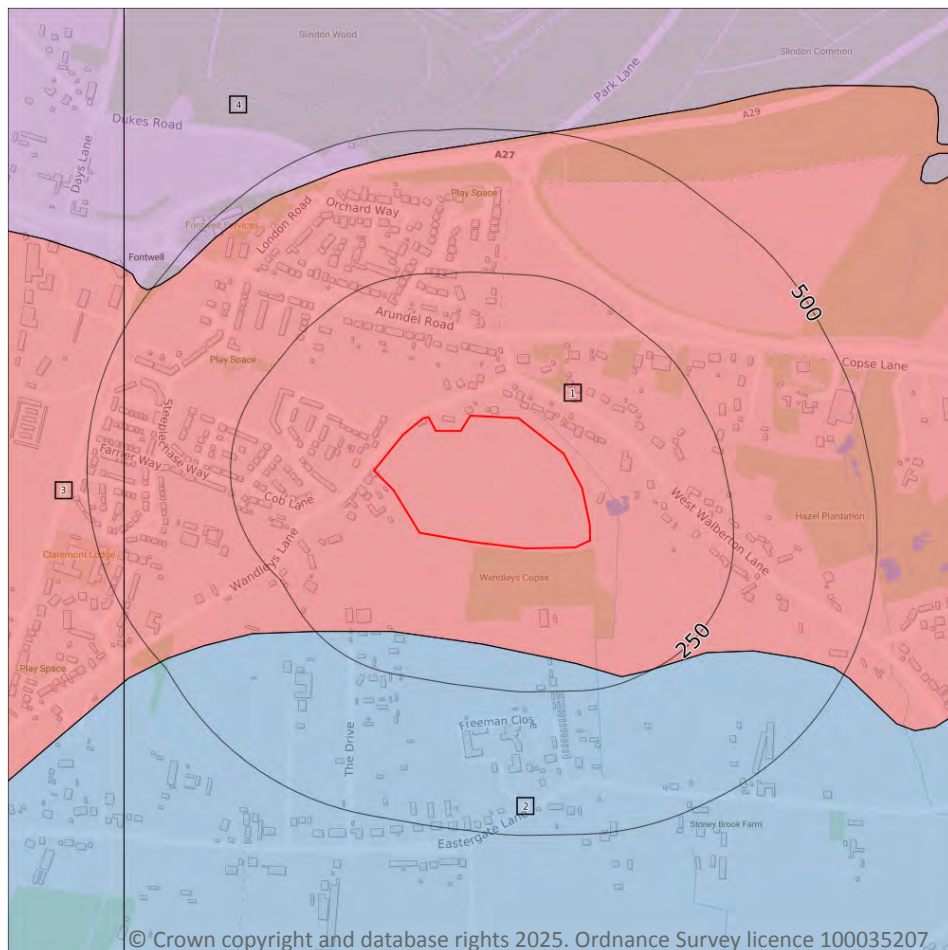


ID	Location	Designation	Description
3	465m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	466m W	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



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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

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	174m S	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

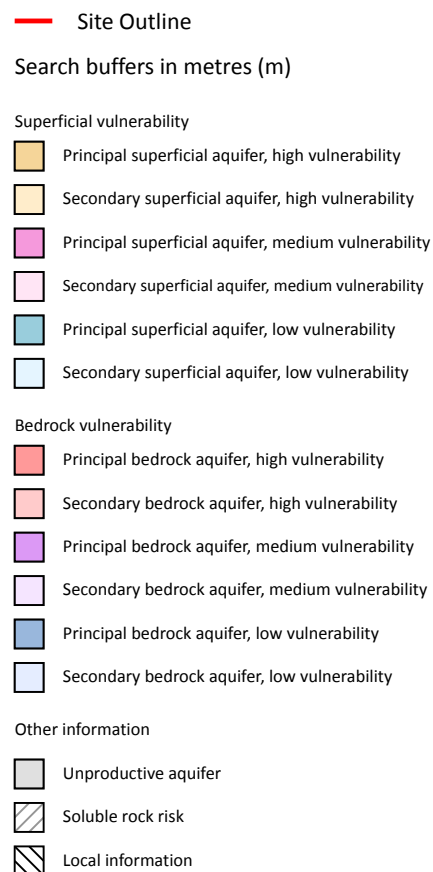
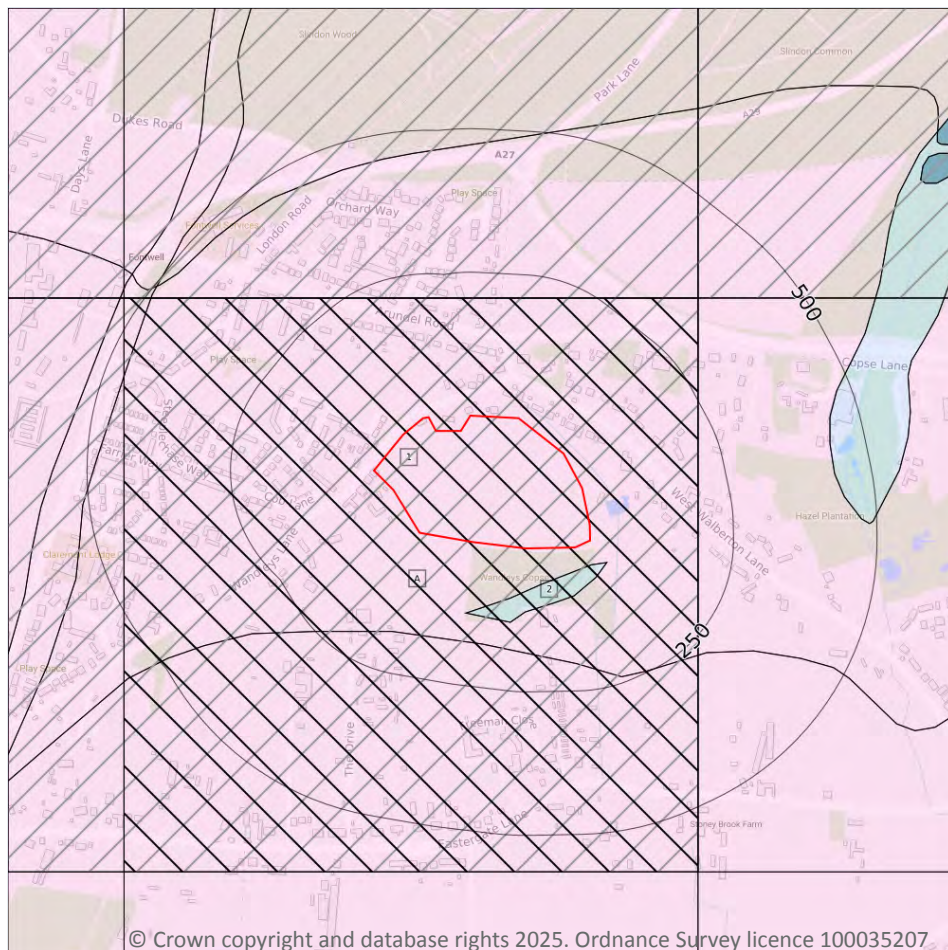


ID	Location	Designation	Description
3	435m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	454m N	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

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 37](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed
2	39m S	Summary Classification: Secondary bedrock aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	3.0%

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

5.5 Groundwater vulnerability- local information

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

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

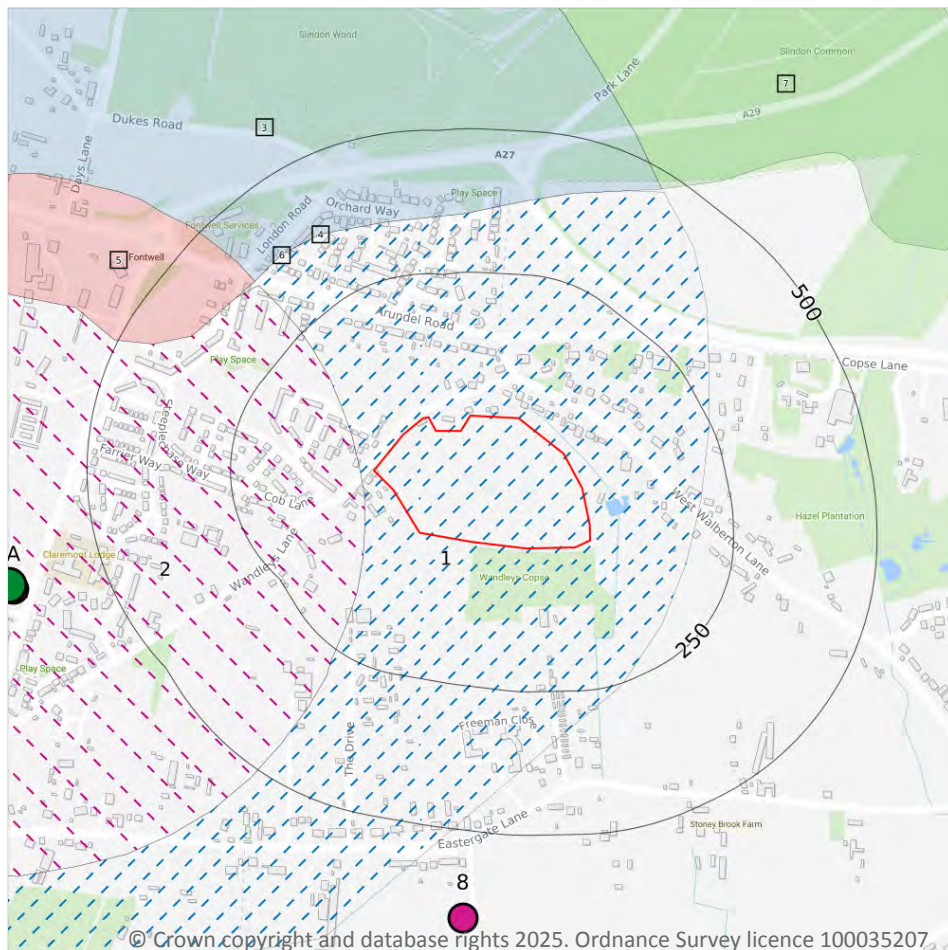
ID	Summary	Additional information
A	Increased vulnerability of aquifers due to rapid flow pathways	Local studies confirm presence of swallow holes in the area



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

11

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 40 >](#)

ID	Location	Details	
8	652m S	Status: Active Licence No: 10/41/542211 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: POINT A AT STONEYFIELDS NURSERIES, EASTERGATE LANE,WALBERTON Data Type: Point Name: Fuente Easting: 495590 Northing: 105920	Annual Volume (m ³): 9092 Max Daily Volume (m ³): 102.2 Original Application No: 169/0229 Original Start Date: 03/01/1978 Expiry Date: - Issue No: 101 Version Start Date: 31/03/2016 Version End Date: -
A	662m W	Status: Active Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT A EASTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 494807 Northing: 106492	Annual Volume (m ³): 10357800 Max Daily Volume (m ³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/03/1974 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
A	666m W	Status: Historical Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT A EASTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 494800 Northing: 106500	Annual Volume (m ³): 12857800 Max Daily Volume (m ³): 41000 Original Application No: - Original Start Date: 31/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 10/06/2009 Version End Date: -
-	1156m NE	Status: Historical Licence No: 10/41/542212 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: POINT A AT WOODLANDS FARM, SLINDON Data Type: Point Name: Wyatt & Son Easting: 496840 Northing: 107170	Annual Volume (m ³): 22730 Max Daily Volume (m ³): 2909.4 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 10/06/2009 Version End Date: -
-	1416m SW	Status: Historical Licence No: 10/41/542105 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: POINT A AT EASTERGATE Data Type: Point Name: Robinson Easting: 494260 Northing: 105910	Annual Volume (m ³): 10183 Max Daily Volume (m ³): 327.3 Original Application No: - Original Start Date: 19/03/1979 Expiry Date: - Issue No: 100 Version Start Date: 31/03/2016 Version End Date: -



ID	Location	Details	
-	1487m W	Status: Active Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT B WESTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 493956 Northing: 106850	Annual Volume (m ³): 10357800 Max Daily Volume (m ³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/03/1974 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1504m NE	Status: Active Licence No: 10/41/542210 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: POINT A AT GASTON FARM,SLINDON Data Type: Point Name: Sercombe Easting: 496510 Northing: 108050	Annual Volume (m ³): 13638 Max Daily Volume (m ³): 272.7 Original Application No: 169/0164 Original Start Date: 16/05/1977 Expiry Date: - Issue No: 100 Version Start Date: 16/04/2019 Version End Date: -
-	1549m W	Status: Historical Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT B WESTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 493900 Northing: 106900	Annual Volume (m ³): 12857800 Max Daily Volume (m ³): 41000 Original Application No: - Original Start Date: 31/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 10/06/2009 Version End Date: -
-	1694m SE	Status: Active Licence No: 10/41/542209 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: AT LAKE LANE,BARNHAM Data Type: Point Name: Toddington Nurseries Limited Easting: 496740 Northing: 105160	Annual Volume (m ³): 36368 Max Daily Volume (m ³): 681.9 Original Application No: NPS/WR/013602 Original Start Date: 11/11/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2013 Version End Date: -
-	1710m N	Status: Historical Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT C AT SLINDON PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 495450 Northing: 108500	Annual Volume (m ³): 12857800 Max Daily Volume (m ³): 41000 Original Application No: - Original Start Date: 31/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 10/06/2009 Version End Date: -



ID	Location	Details	
-	1715m N	Status: Active Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT C AT SLINDON PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 495448 Northing: 108505	Annual Volume (m ³): 10357800 Max Daily Volume (m ³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/03/1974 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	6
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)

ID	Location	Details	
A	662m W	Status: Active Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT A EASTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 494807 Northing: 106492	Annual Volume (m ³): 10357800 Max Daily Volume (m ³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/03/1974 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -

ID	Location	Details	
A	666m W	Status: Historical Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT A EASTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 494800 Northing: 106500	Annual Volume (m ³): 12857800 Max Daily Volume (m ³): 41000 Original Application No: - Original Start Date: 31/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 10/06/2009 Version End Date: -
-	1487m W	Status: Active Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT B WESTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 493956 Northing: 106850	Annual Volume (m ³): 10357800 Max Daily Volume (m ³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/03/1974 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -
-	1549m W	Status: Historical Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT B WESTERGATE PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 493900 Northing: 106900	Annual Volume (m ³): 12857800 Max Daily Volume (m ³): 41000 Original Application No: - Original Start Date: 31/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 10/06/2009 Version End Date: -
-	1710m N	Status: Historical Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT C AT SLINDON PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 495450 Northing: 108500	Annual Volume (m ³): 12857800 Max Daily Volume (m ³): 41000 Original Application No: - Original Start Date: 31/03/1974 Expiry Date: - Issue No: 102 Version Start Date: 10/06/2009 Version End Date: -
-	1715m N	Status: Active Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: POINT C AT SLINDON PUMPING STATION Data Type: Point Name: Portsmouth Water Ltd Easting: 495448 Northing: 108505	Annual Volume (m ³): 10357800 Max Daily Volume (m ³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/03/1974 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2016 Version End Date: -

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



5.9 Source Protection Zones

Records within 500m

5

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination. Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)

ID	Location	Type	Description
3	346m N	2	Outer catchment
4	365m NW	3	Total catchment
5	372m NW	1	Inner catchment
6	375m NW	3	Total catchment
7	471m NE	3	Total catchment

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

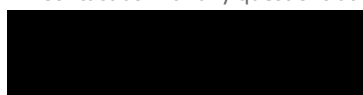
2

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.

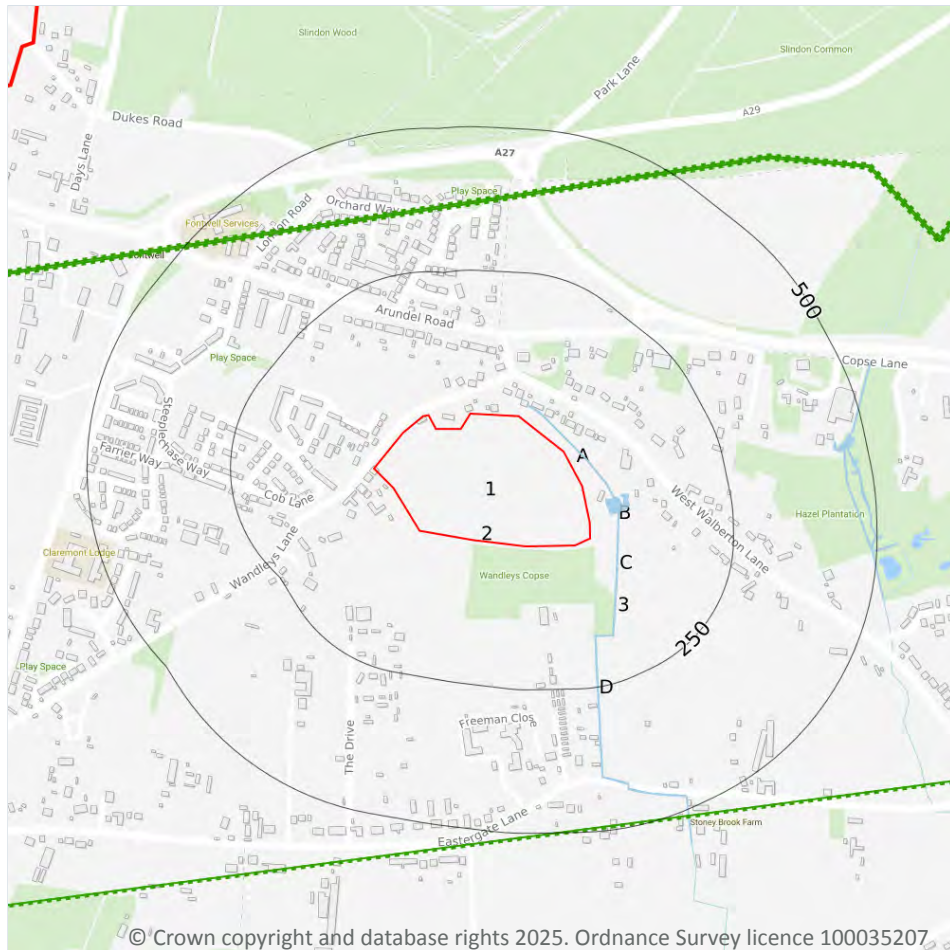
Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)

ID	Location	Type	Description
1	On site	2c	Outer catchment within confined aquifer
2	24m W	1c	Inner catchment within confined aquifer

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

5

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 46 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	19m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
C	49m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	50m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	108m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	111m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	4
----------------------------	----------

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 46 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

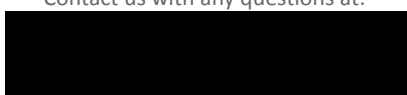
Records on site	1
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The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 46 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Lidsey Rife	GB107041012010	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 46 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1586m SW	River	Lidsey Rife	GB107041012010 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 46 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Sussex Lambeth Group	GB40701G505100 ↗	Good	Good	Good	2019

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

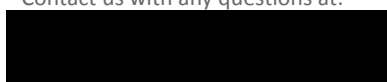
7.7 Flood Zone 3

Records within 50m

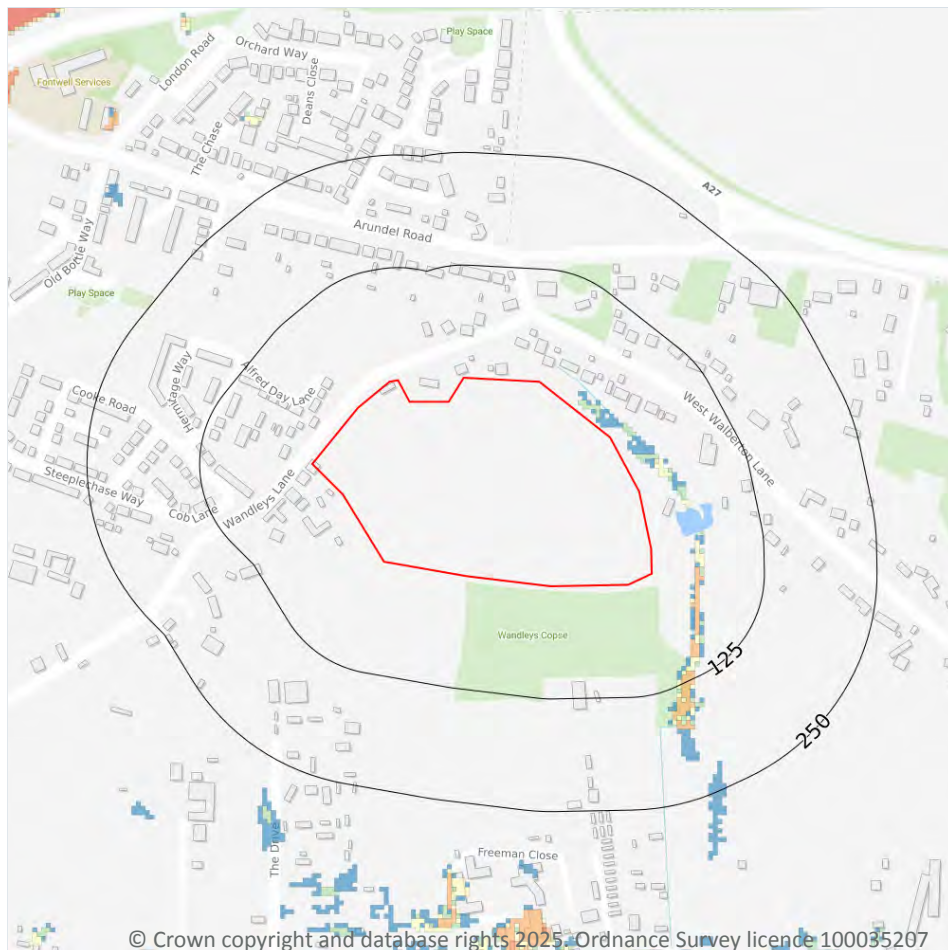
0

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

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

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

1 in 250 return period

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

1 in 100 return period

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

1 in 30 return period

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

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

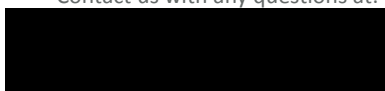
Features are displayed on the Surface water flooding map on [page 52 >](#)

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

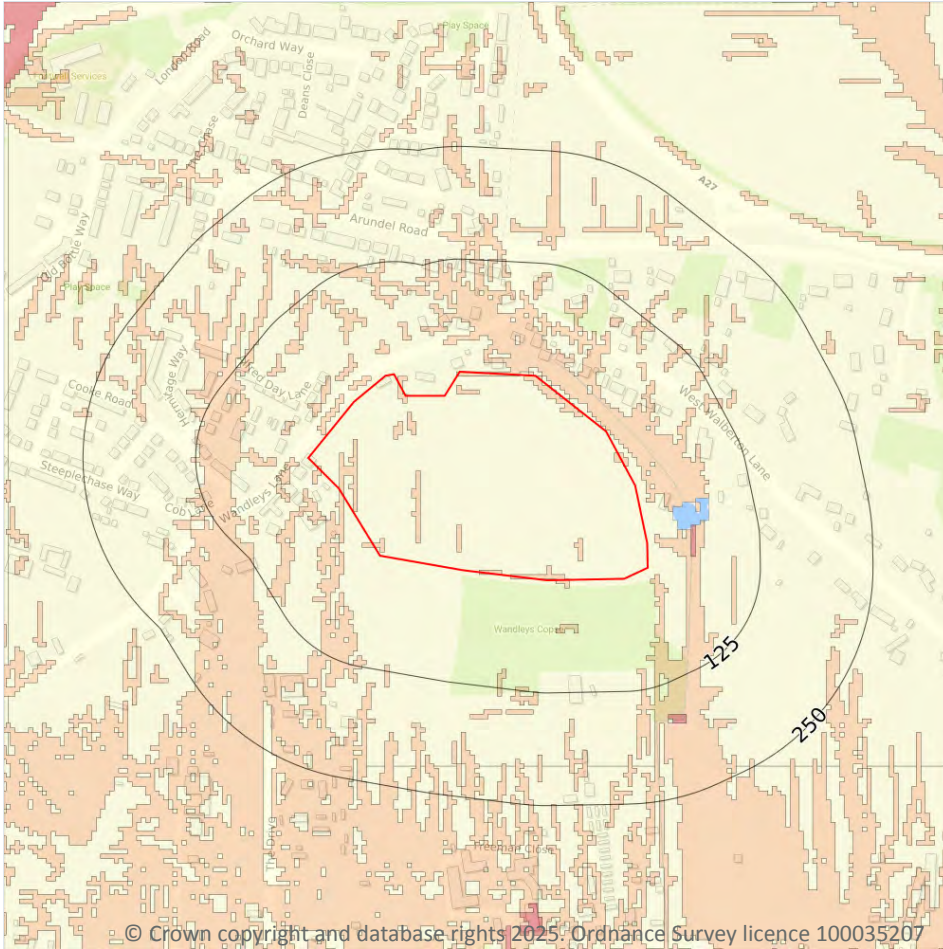
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

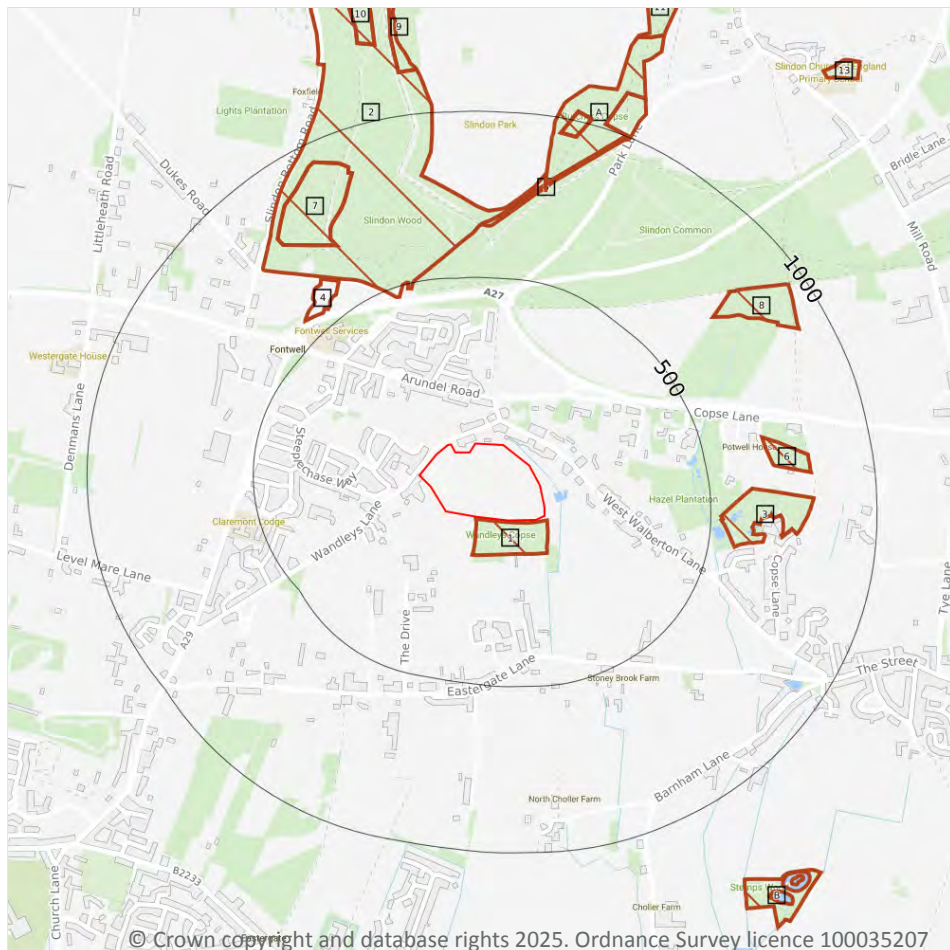
High

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 54 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

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

10.7 Designated Ancient Woodland

Records within 2000m

35

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 55 >](#)

ID	Location	Name	Woodland Type
1	5m S	Wanley's Copse	Ancient & Semi-Natural Woodland
2	469m N	Slindon Wood	Ancient & Semi-Natural Woodland
3	531m E	Potwell Copse	Ancient & Semi-Natural Woodland
4	545m NW	Unknown	Ancient & Semi-Natural Woodland
5	656m N	Slindon Wood & Common	Ancient & Semi-Natural Woodland
6	683m E	Potwell Copse	Ancient & Semi-Natural Woodland
7	688m NW	Slindon Wood	Ancient Replanted Woodland
8	711m NE	Unknown	Ancient & Semi-Natural Woodland
A	794m N	Butcher's Copse	Ancient & Semi-Natural Woodland
A	953m N	Butcher's Copse	Ancient Replanted Woodland
A	1001m N	Butcher's Copse	Ancient & Semi-Natural Woodland
9	1131m N	Slindon Wood	Ancient & Semi-Natural Woodland
10	1225m N	Slindon Wood	Ancient Replanted Woodland
B	1248m SE	Unknown	Ancient & Semi-Natural Woodland
11	1291m N	Butchers Copse	Ancient & Semi-Natural Woodland
B	1323m SE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1400m E	Unknown	Ancient & Semi-Natural Woodland
13	1471m NE	Unknown	Ancient & Semi-Natural Woodland
-	1492m N	Slindon Wood	Ancient & Semi-Natural Woodland
-	1577m N	Unknown	Ancient Replanted Woodland
-	1599m N	Unknown	Ancient & Semi-Natural Woodland
-	1606m S	Unknown	Ancient & Semi-Natural Woodland
-	1651m S	Unknown	Ancient & Semi-Natural Woodland
-	1682m E	Great Deans	Ancient & Semi-Natural Woodland
-	1692m E	Dane's Wood. Great Deans. West Stubbs Copse	Ancient & Semi-Natural Woodland
-	1696m NE	Dane's Wood, Shilbridge Wood, Upper & Lower Furze*	Ancient Replanted Woodland
-	1733m E	Unknown	Ancient & Semi-Natural Woodland
-	1773m NE	Unknown	Ancient & Semi-Natural Woodland
-	1821m NW	Unknown	Ancient & Semi-Natural Woodland
-	1823m NE	Danes Wood	Ancient Replanted Woodland
-	1847m N	Unknown	Ancient & Semi-Natural Woodland
-	1856m E	Hundredhouse Copse	Ancient & Semi-Natural Woodland
-	1959m E	Goblestubbs Copse	Ancient Replanted Woodland
-	1972m E	West Stubbs Copse	Ancient Replanted Woodland
-	1979m NW	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m**0**

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

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

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

10.11 Green Belt

Records within 2000m**0**

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

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

10.12 Proposed Ramsar sites

Records within 2000m**0**

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

7

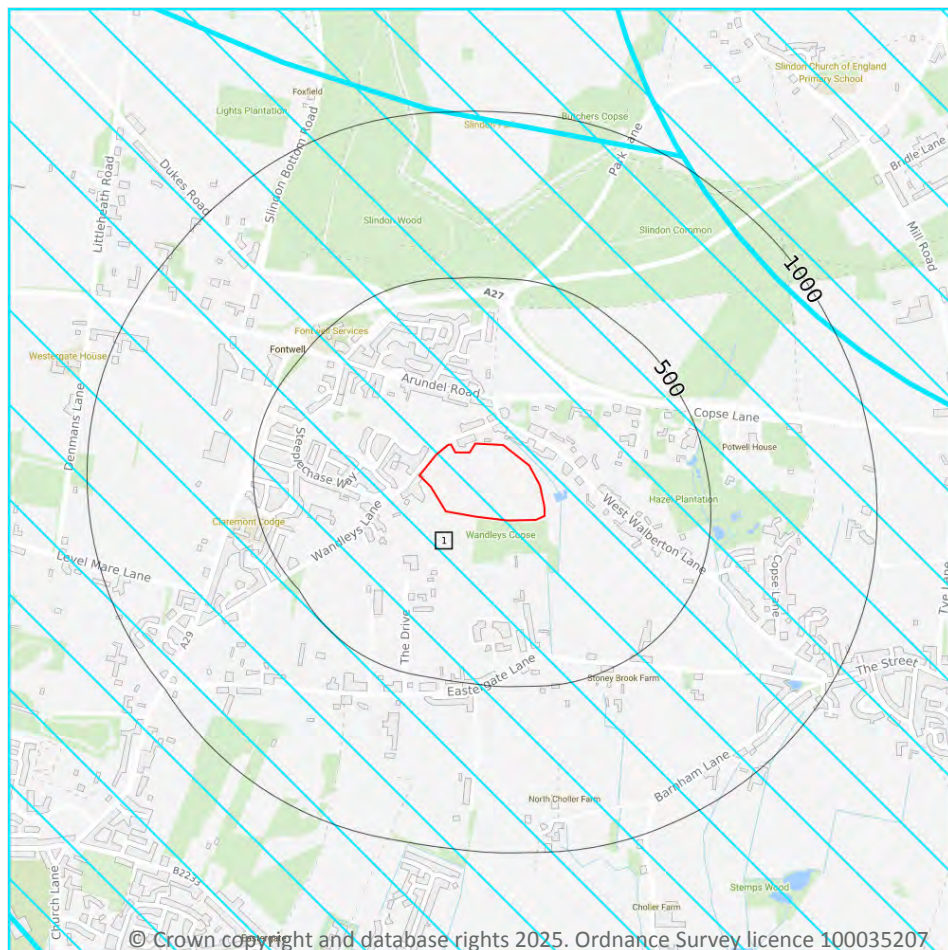
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Aldingbourne Rife NVZ	Surface Water	517	Existing
On site	Sussex Chalk	Groundwater	56	Existing
582m S	Aldingbourne Rife NVZ	Surface Water	517	Existing
1343m W	Aldingbourne Rife NVZ	Surface Water	517	Existing
1343m W	Sussex Chalk	Groundwater	56	Existing
1523m SW	Aldingbourne Rife NVZ	Surface Water	517	Existing
1666m SW	Sussex Chalk	Groundwater	56	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 61](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=495038,102103%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



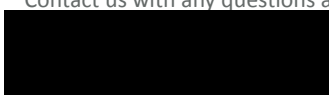
10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 63 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	171m N	Goodacres	II	1222238	04/12/1980

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.

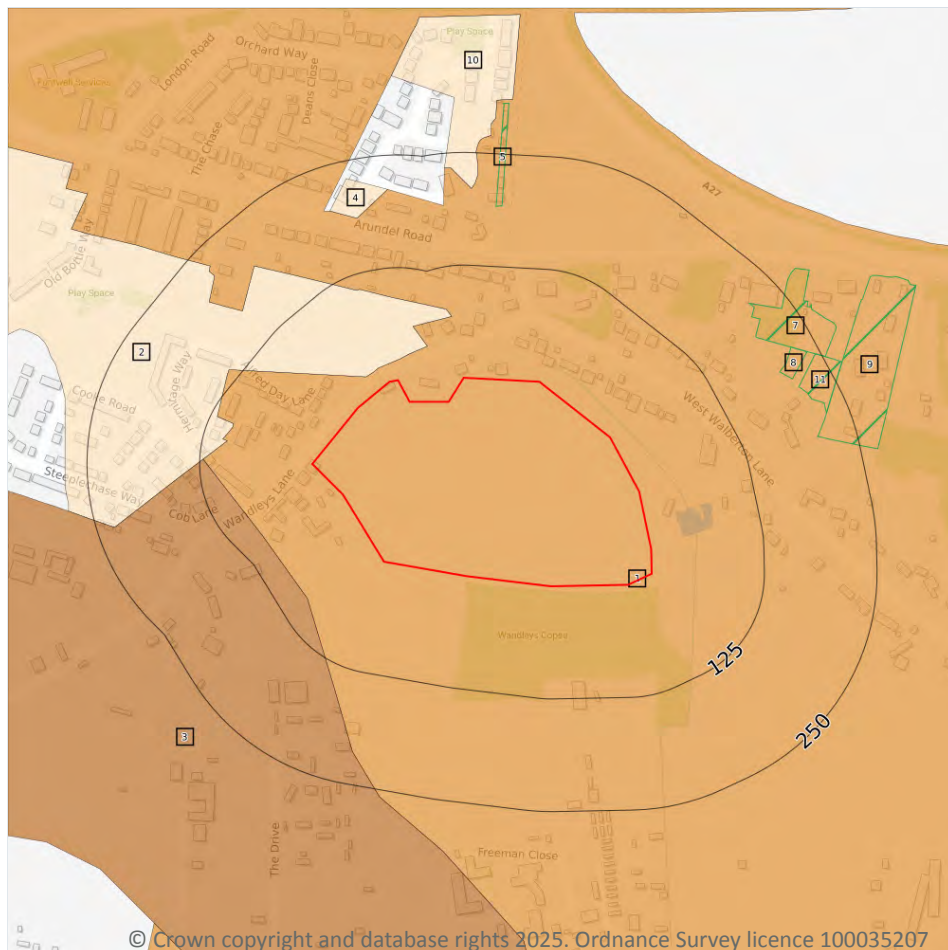
11.7 Registered Parks and Gardens

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

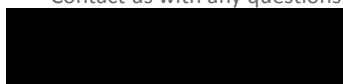
Records within 250m

5

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 66](#) >

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



ID	Location	Classification	Description
2	19m N	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
3	93m SW	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.
4	185m N	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
10	210m N	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

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

5

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.

Features are displayed on the Agricultural designations map on [page 66 >](#)

ID	Location	Description	Reference	Application date
5	192m N	Selective Fell/Thin (Unconditional)	018/366/15-16	-
7	196m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-
8	200m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-



ID	Location	Description	Reference	Application date
9	207m E	Selective Fell/Thin (Unconditional)	018/366/15-16	-
11	211m NE	Selective Fell/Thin (Unconditional)	018/366/15-16	-

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

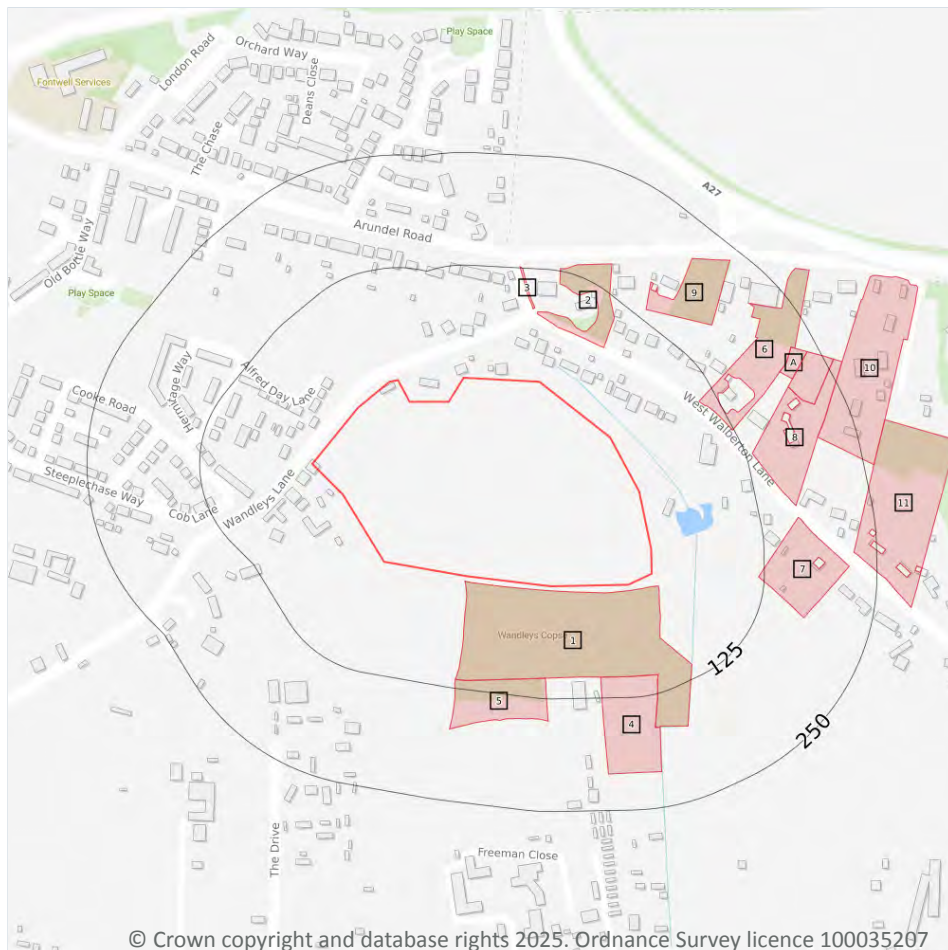
0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

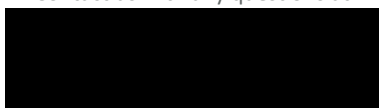
Records within 250m

13

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

Features are displayed on the Habitat designations map on [page 69](#) >

ID	Location	Main Habitat	Other habitats
1	5m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	64m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	81m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	102m S	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset



ID	Location	Main Habitat	Other habitats
5	102m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	106m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	119m E	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
8	132m E	No main habitat but additional habitats present	Additional: TORCH (INV 50%)
9	136m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	200m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	201m NE	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
10	207m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	225m E	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave



them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

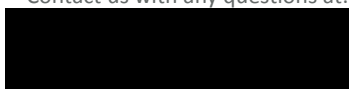
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SU90NE
2	435m W	Full	Full	Full	No coverage	SU90NW

This data is sourced from the British Geological Survey.



Contact us with any questions at:



Date: 9 July 2025

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

14.2 Artificial and made ground (10k)

Records within 500m

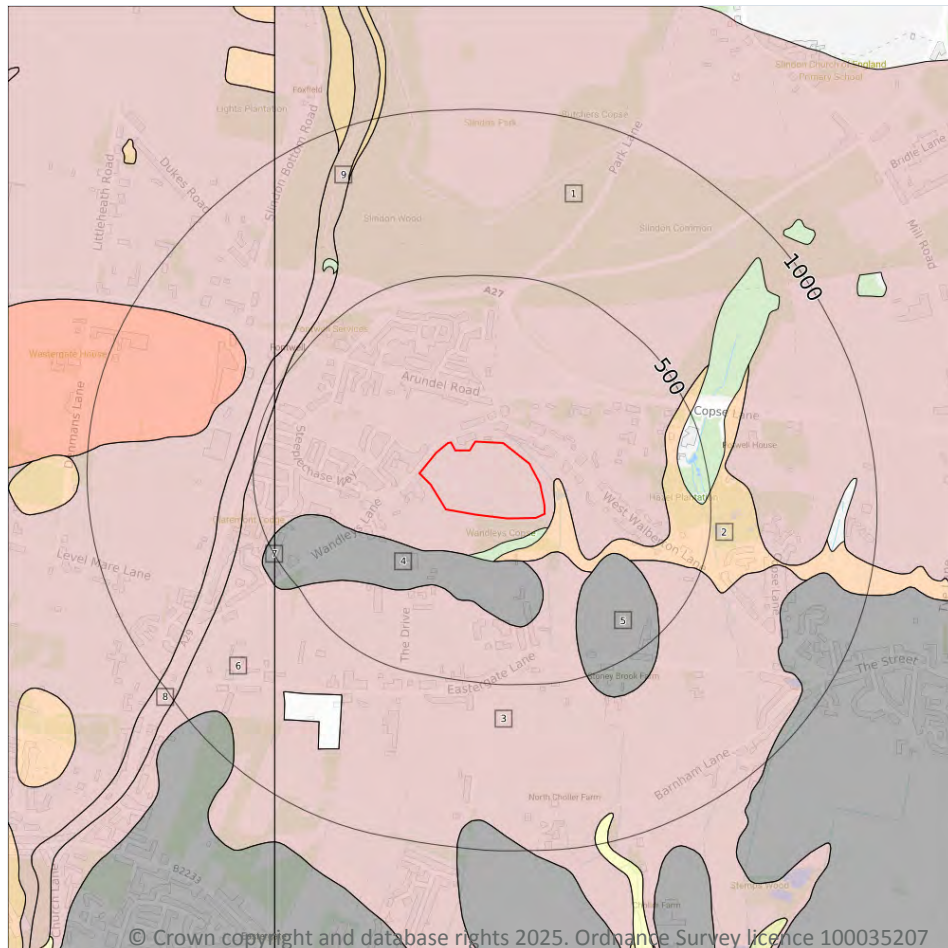
0

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

9

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 74 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XVSZC	Head - Gravel, Sand, Silt And Clay	Gravel, Sand, Silt And Clay
2	27m E	RBD2-XSV	Raised Beach Deposits, 2 - Sand And Gravel	Sand And Gravel
3	114m SE	HEAD-XVSZC	Head - Gravel, Sand, Silt And Clay	Gravel, Sand, Silt And Clay



ID	Location	LEX Code	Description	Rock description
4	123m S	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
5	220m SE	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
6	435m W	HEAD-XVSZC	Head - Gravel, Sand, Silt And Clay	Gravel, Sand, Silt And Clay
7	472m SW	RTDU-Z	River Terrace Deposits (undifferentiated) - Silt (unlithified Deposits Coding Scheme)	Silt
8	479m W	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
9	482m NW	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.

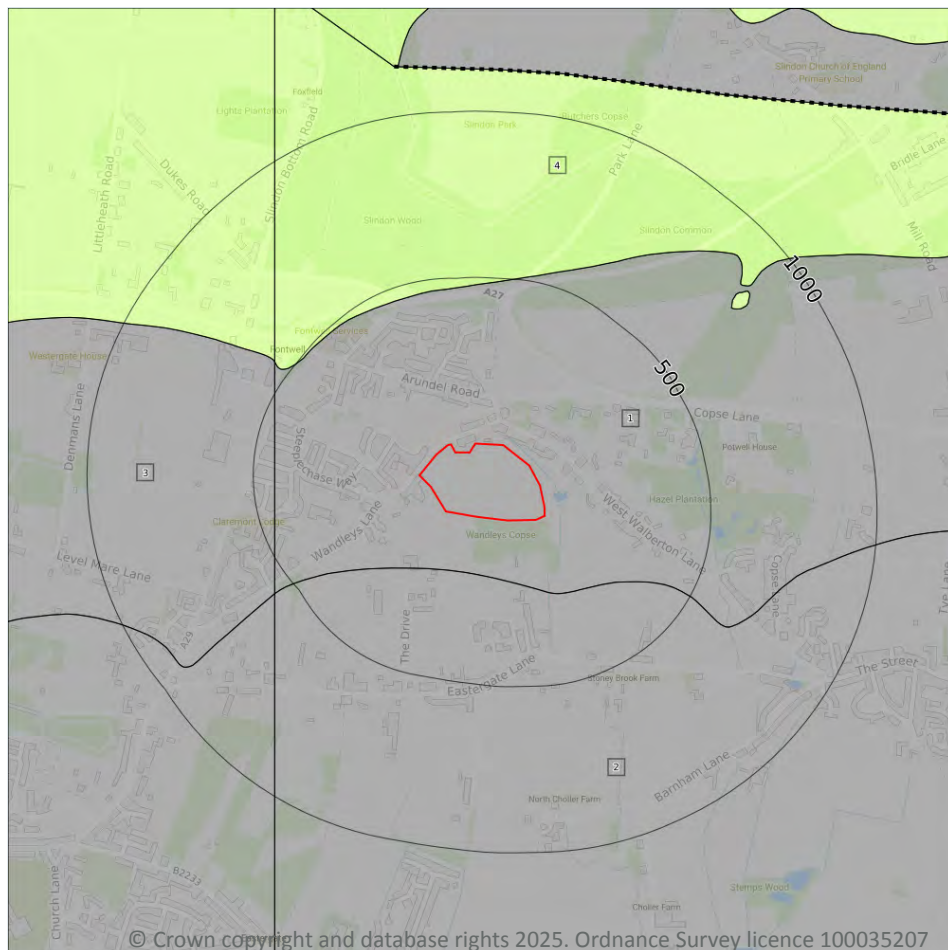
This data is sourced from the British Geological Survey.



at:

Date: 9 July 2025

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

4

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 76 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LMBE-CLAY	Lambeth Group - Clay	Paleocene Epoch
2	171m S	LC-CLSISA	London Clay Formation - Clay, Silt And Sand	Eocene Epoch
3	435m W	LMBE-CLAY	Lambeth Group - Clay	Paleocene Epoch
4	460m N	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age



This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

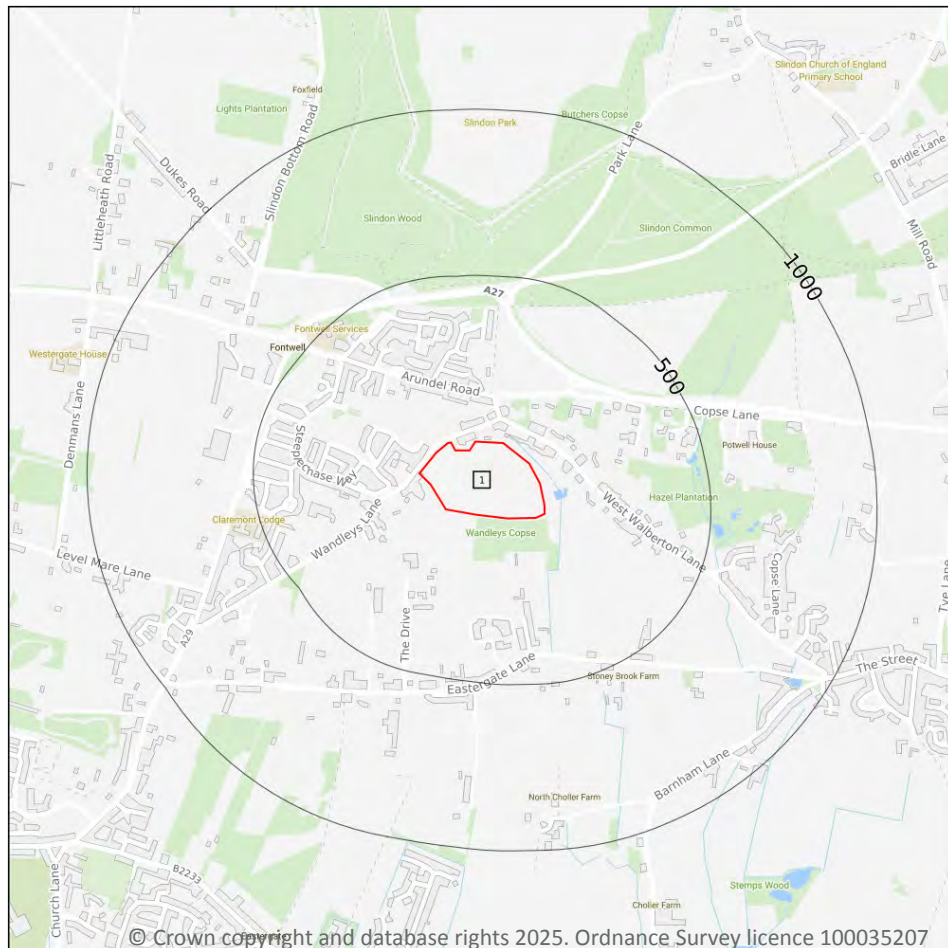
0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



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 78](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW317_332_chichester_and_bognor_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

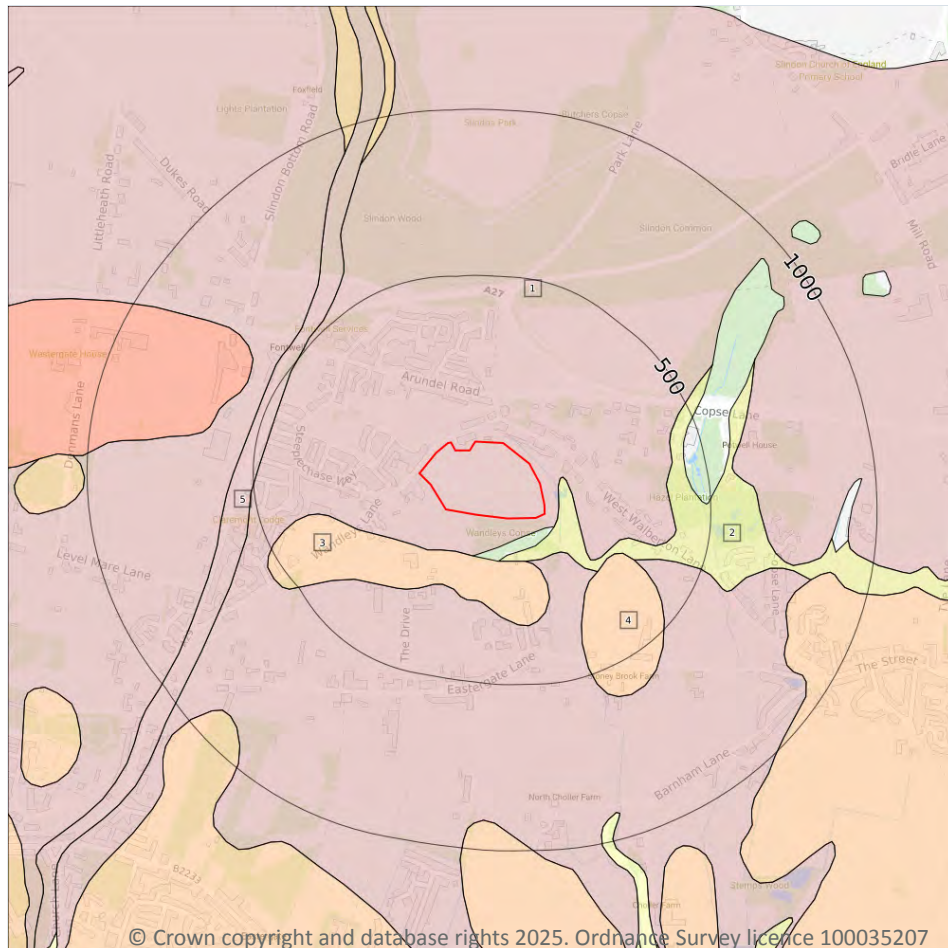
Records within 50m

0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

5

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 80](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XVSZC	HEAD	GRAVEL, SAND, SILT AND CLAY
2	41m E	RBD1-XSV	RAISED BEACH DEPOSITS, 1	SAND AND GRAVEL
3	119m S	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY



ID	Location	LEX Code	Description	Rock description
4	231m SE	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY
5	465m W	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	2
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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	Intergranular	Very High	Low
40m E	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0
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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.

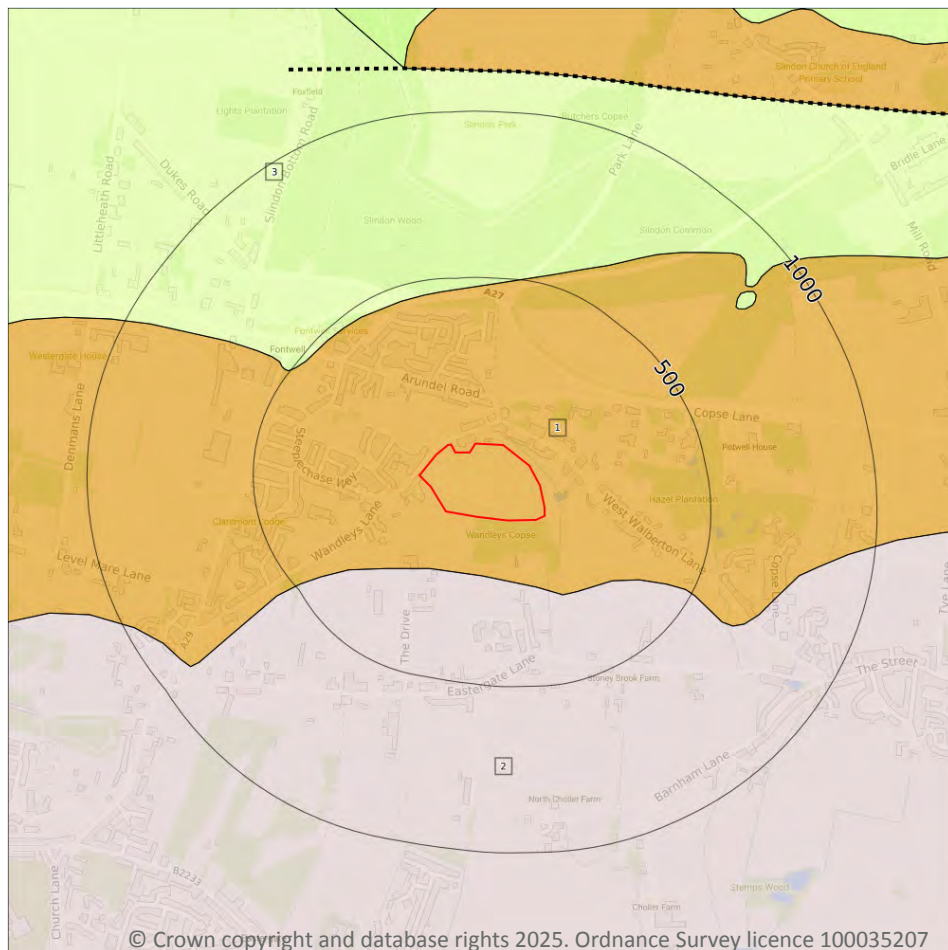
15.7 Landslip permeability (50k)

Records within 50m	0
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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

3

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 82 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
2	174m S	LC-XCZS	LONDON CLAY FORMATION - CLAY, SILT AND SAND	YPRESIAN

ID	Location	LEX Code	Description	Rock age
3	454m N	LPCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION, NEWHAVEN CHALK FORMATION, CULVER CHALK FORMATION AND PORTSDOWN CHALK FORMATION (UNDIFFERENTIATED) - CHALK	TURONIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
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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.

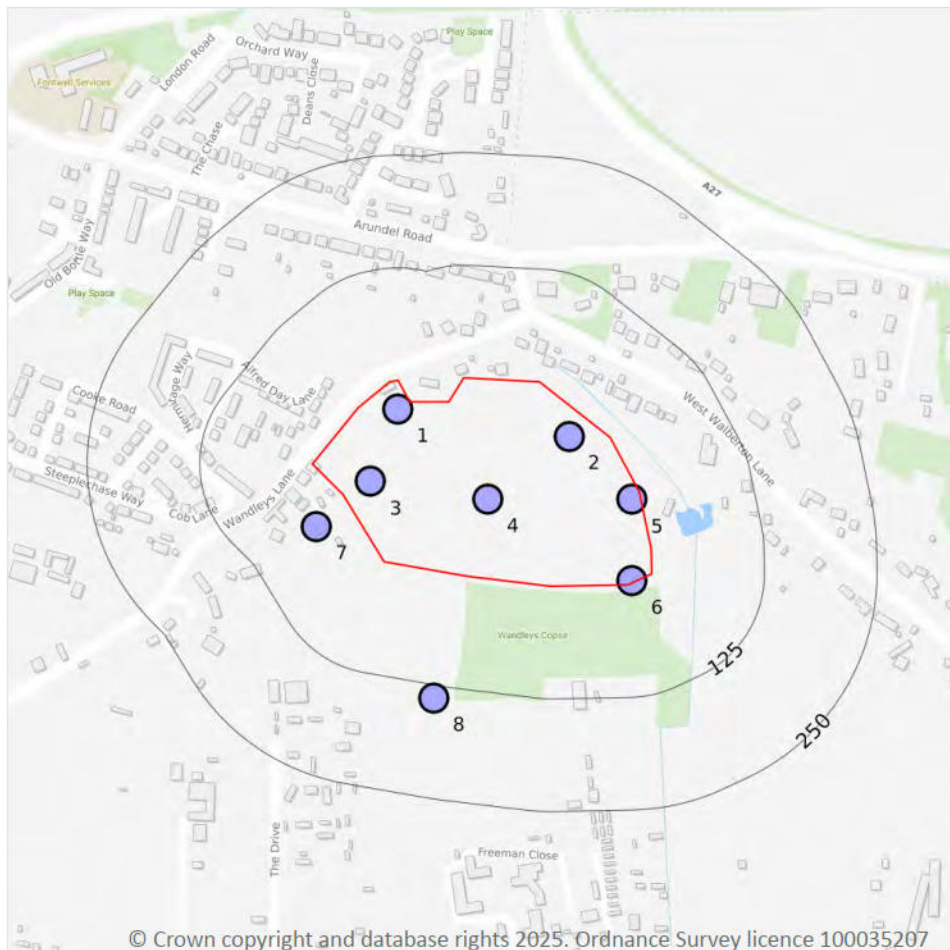
15.10 Bedrock faults and other linear features (50k)

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



- Site Outline**
- Search buffers in metres (m)**
- Confidential
 - 0 - 10m
 - 10 - 30m
 - 30m+
 - Unknown

16.1 BGS Boreholes

Records within 250m

8

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.

Features are displayed on the Boreholes map on [page 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	495530 106760	WANDLEY'S LANE EASTERGATE	4.57	N	434148 ↗
2	On site	495720 106730	WANDLEY'S LANE EASTERGATE	4.87	N	434149 ↗
3	On site	495500 106680	WANDLEY'S LANE EASTERGATE	5.79	N	434150 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
4	On site	495630 106660	WANDLEY'S LANE EASTERGATE	4.57	N	434151 ↗
5	On site	495790 106660	WANDLEY'S LANE EASTERGATE	5.18	N	434152 ↗
6	On site	495790 106570	WANDLEY'S LANE EASTERGATE	4.87	N	434153 ↗
7	44m SW	495440 106630	WANDLEYS FARM	6.0	N	434104 ↗
8	139m S	495570 106440	WANDLEY'S LANE EASTERGATE	4.87	N	434154 ↗

This data is sourced from the British Geological Survey.

