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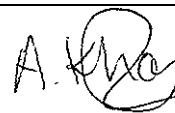



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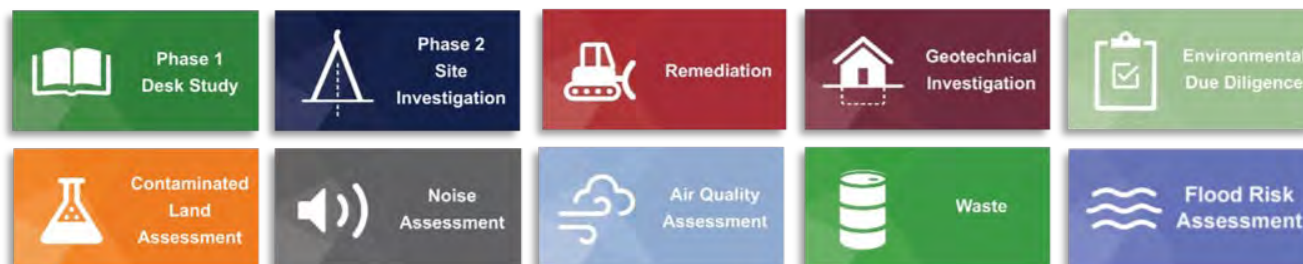
**ASHPLATTS HOUSE - EAST GRINSTEAD**

**PHASE 1 DESK STUDY**





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CLIENT	DHA GROUP	
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## REGISTRATION OF AMENDMENTS

Revision and Date	Amendment Details	Revision Author	Revision Reviewer
16/04/2019	Change to Proposed Site Layout (Figure 2)	TA	MC







## 1.0 INTRODUCTION

- 1.1 This Phase 1 Desk Study has been prepared for a site located off Holtye Road, in East Grinstead, West Sussex, RH19 3EZ by Lustre Consulting Limited (Lustre) for DHA Group. The assessment has been undertaken in accordance with our fee proposal dated 27/09/2018, which was formally approved by Anouk Bos on 02/10/2018.
- 1.2 The site, irregular in plan, is centered at National Grid Reference 540840, 139300, and occupies an approximate area of 1.13ha, as shown in Figure 1. The site currently comprises a low rise residential dwelling with private gardens and is located within a mixed forested and residential land use area. DHA Group requires this Phase 1 Desk Study to support the proposed development relating to construction of several low-rise residential housing units with associated car parking and private gardens, in addition to communal garden areas and driveway / access roads. Figure 2 illustrates the proposed development scheme.



Figure 1: Site Location Plan



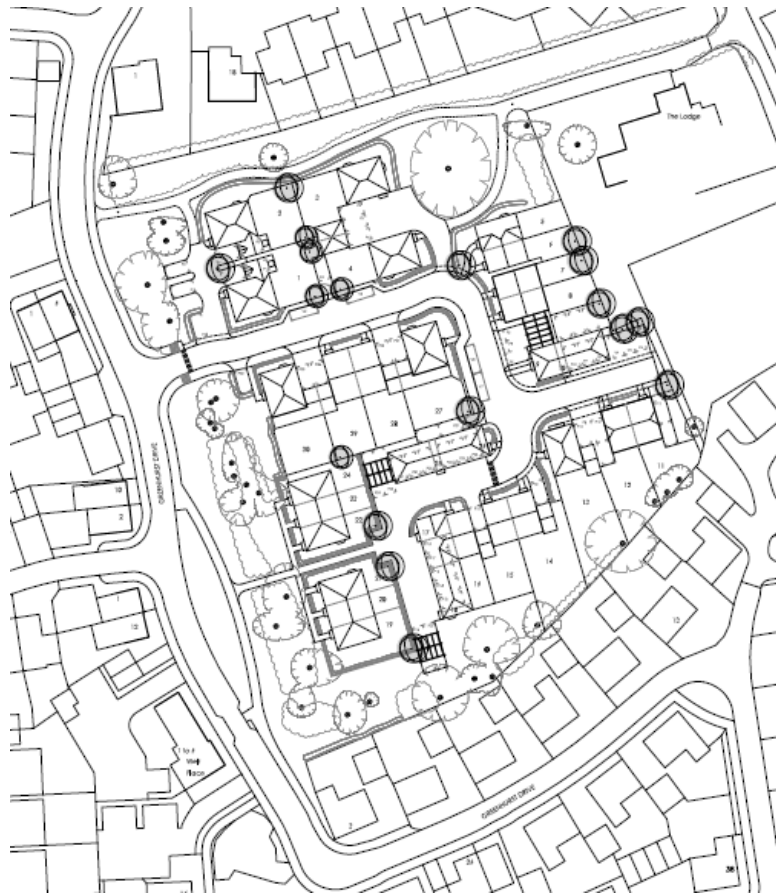


Figure 2: Proposed Site Layout

### Objective

- 1.3 The objective of this Phase 1 Desk Study (also known as a Contaminated Land Assessment) is to determine the contaminative status of the site and to provide a general indication of the likely geoenvironmental issues which may be present on site or affect the site, as well as to provide guidance on any resultant liabilities. Information on likely geotechnical conditions and hazards is also to be assessed.

### Scope of Works

- 1.4 The scope of works for the desk study is summarised below:
- Review of available historical Ordnance Survey maps (dating back to the mid-1800s) of the site and surrounding areas to identify current or former potential sources of contamination both on-site and within the immediate surrounds;
  - Review of published geological, hydrogeological and hydrological records to assess the environmental setting of the site and surrounding areas;





- Review of available public information and up-to-date regulatory information from relevant authorities to identify any potentially significant environmental issues at the site and surrounding areas;
- Review of any existing information and reports relating to the site and surrounding area, including any available plans, development layouts etc; and
- Development of a conceptual site model and risk assessment following the source-pathway-receptor pollution linkage.

1.5 The Phase 1 Desk Study has been prepared in keeping with best practice and current planning guidance. *The National Planning Policy Framework (NPPF)*<sup>1</sup> advises regulatory consultees to ensure that adequate site investigation information is provided at the initial planning stage, whilst the Environment Agency's *Model Procedures for the Management of Land Contamination (CLR11*<sup>2</sup>) requires a phased, risk based approach when dealing with land affected by contamination in the UK.

1.6 This Phase 1 Desk Study forms the first stage of an iterative contaminated land assessment, to identify any potential sources of contamination before undertaking any further intrusive Phase 2 investigation works or remedial action, if required. The methodology adopted in this Phase 1 Desk Study is based on the source-pathway-receptor model as set out in *CLR11*<sup>2</sup>. More information on Lustre's approach to such assessments can be found at the following link: [www.lustreconsulting.com/Services/ContaminatedLandAssessment.aspx](http://www.lustreconsulting.com/Services/ContaminatedLandAssessment.aspx) and in Appendix A.

### **Asbestos Containing Materials (ACM)**

1.7 Under Regulation 4 of the Control of Asbestos Regulations 2012<sup>3</sup>, those parties ("duty holders") who have control over the maintenance or repair of non-domestic premises are required to identify and manage any asbestos or presumed asbestos found in their premises. Where asbestos is or is liable to be present, the duty holder(s) shall ensure that they have an adequate management plan, undertake and review risk assessments and maintain an Asbestos Register detailing the probable exposure to all employees and site users. The duty holder may be the business owner, landlord, tenant, or others by virtue of a contract.

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<sup>1</sup> Department for Communities and Local Government, National Planning Policy Framework, March 2012.

<sup>2</sup> DEFRA/Environment Agency, Model Procedures for the Management of Land Contamination, CLR11, September 2004.

<sup>3</sup> Control of Asbestos Regulations (CAR) 2012





- 1.8 Regulation 5 requires duty holder(s) to identify asbestos prior to maintenance or any other work which exposes or is liable to expose employees to asbestos unless there has been a sufficient assessment. There is always a risk that asbestos will be present in soils, under hardstanding and below ground structures, and that it may spread particularly during clearance and demolition works. It is therefore essential that any asbestos or presumed asbestos is identified, managed, removed and disposed by a licensed remover (if licensable work) in accordance with relevant HSE guidance. It is the responsibility of the duty holder under Regulation 16 to ensure measures are put in place to prevent the 'spread' of asbestos.
- 1.9 Where ACM in existing structures (i.e. within the building fabric) is observed during the site walkover, a brief description will be included in this report in order to inform our assessment of Asbestos Containing Soils (ACS) (presented in Chapter 2.0). It must be noted however, that this Phase 1 Desk Study does not include detailed identification and assessment of ACM within existing structures both above and below ground (i.e. basements, services). This should be carried out by an appropriately experienced and qualified asbestos surveyor and is outside of our agreed scope of works.
- 1.10 Where ACM is present on proposed development sites, there is always a risk of impacting the underlying soils, particularly during clearance and demolition works. It is therefore essential that any ACM identified by the asbestos surveyor is appropriately managed, removed and disposed offsite by specialist contractors in accordance with good practise and current guidance. It is the responsibility of the duty holder and / or client to ensure measures are put in place to prevent contamination of the soils during such works.

#### **Reliance and Limitations**

- 1.11 This report has been prepared using published information, information obtained during any site visits and information provided by the Client which were made available at the time of writing only. No liability is extended to any information which has become available since this time.
- 1.12 No third-party liability or duty of care is extended without express permission in writing by Lustre. Third parties using information contained in this report do so at their own risk. For further details please refer to our terms and conditions.

#### **Report Structure**

- 1.13 The report structure generally follows the pollution linkage approach described above. Chapter 2 of the report provides information relating to the "**source(s)**" of potential contamination through a study of current and historical land uses, whilst the sensitivity and anthropology





information in Chapter 3 relates to the “**receptor**” and “**pathway**” components. Report conclusions, including a summary of the conceptual site model and risk assessment Appendix, are set out in Chapter 4. Recommendations for further actions, where considered necessary, are presented in Chapter 5.







## 2.0 LAND USE

### Introduction

- 2.1 This Chapter identifies and provides information on any potential on-site and off-site "**sources**" of contamination within the source-pathway-receptor model. The chapter includes a review of information obtained from photographic records, publicly recorded information on environmental issues and controls within relevant distances of the site (which may indicate the presence of potential source(s) of contamination, such as licensed landfills), available planning records obtained from regulatory websites and OS historical mapping. A summary of the identified sources and potential contaminants are given at the end of the chapter.

### Site Description

- 2.2 A site walkover was undertaken by a qualified consultant from Lustre on 10 October 2018. The land owner was present and access was gained to all external areas.



Figure 3: Aerial Photograph





- 2.3 At the time of the walkover, a total of three buildings were observed on site, including a three-storey residential property, a two-storey residential dwelling (Ashplatts Cottage) with an adjoining garage and an office building.
- 2.4 Surface cover was noted to comprise a mixture of concrete, tarmacadam, soft landscaping and paving slabs. Approximately 30% of the site was hard surfaced, with the remainder soft landscaped. Where inspected, the hardstanding was noted to be in fair condition, with evidence of scaring and weakened areas, particularly within the tarmaced driveway. The topography on site was recorded to be predominantly flat with slight undulations.
- 2.5 The two residential dwellings were present within the centre of the site and were built from brick (masonry) construction with tiled roofing. A large garage was noted to adjoin Ashplatts Cottage. A separate office building (of masonry construction with felt roofing) was present to the east of Ashplatts Cottage. The surrounding external areas of the site comprised private gardens, storage sheds, a small fruit and vegetable growing patch, two above ground fuel storage tanks, a derelict tennis court and vehicular access / driveway (present to the north of the main residential dwelling). The tennis court was present towards north-eastern corner of the site.
- 2.6 The garage adjoining Ashplatts Cottage stored several domestic items including bicycles, furniture, and two above ground fuel storage tanks. Anecdotal evidence from the land owner confirm the one of the two tanks is actively used. Further details of the tanks are provided below.
- 2.7 In general, housekeeping was good across the site. Limited visual evidence of contamination was noted on site, as follows: burnt waste dumping ground by external disused above ground fuel storage tank, and limited staining around aforementioned tank.



*Domestic garage adjoining Ashplatts Cottage*



*Storage shed with disused AST and coal dumping ground*





### *Observations on Ground Stability and Structural Damage*

- 2.8 No evidence of ground stability hazards or structural damage was observed on site, however, this report does not constitute a structural survey or similar survey.

### *Bulk Storage of Fuels and Hazardous Material*

- 2.9 Bulk fuel storage was observed on site as summarised below (NB: the details of the tanks were provided by the land owner unless otherwise stated:

Tank Reference	AST 1	AST 2	AST 3	AST 4
Tank Volume	1500	2000 litres	2000 litres (assumed)	2000 litres
Material/Fuel Stored	Above ground – raised approximately 0.4m above ground level on concrete blocks. All tanks are understood to store or have stored kerosene.			
Tank Construction	Single-skinned, metal			
Tank Bunding	None - on hardstanding, located within garage	None - on hardstanding, located within garage	None – located over soft landscaping	None – on hardstanding
Liquid Transmission Pipework	Below ground (assumed – no overhead pipework noted)			
Evidence Of Leaks/Spills	None	None	Limited	None
Details Of Leaks/Spills	N/A	N/A	Slight darkening on concrete blocks	N/A
General Remarks on Bulk Fuel Storage	Refilled three times a year. Currently in use	Not in use	Not in use since site occupation	Refilled four to five times a year. Currently in use



*ASTs within domestic garage*



*External active tank*







### *Asbestos Containing Soils (ACS)*

- 2.10 ACM was commonly used in construction and refurbishment projects until their use was prohibited in 1999. Given the age of the buildings present on site (including any refurbishment works), the potential for ACM to be present within the building fabric and curtilage is likely.
- 2.11 During the site inspection, suspected ACM was not readily identified. It should be noted that these observations do not form any part of an asbestos survey and represent general observations only.
- 2.12 An asbestos register was not provided in advance /during the site walkover.
- 2.13 Soil contamination from asbestos can be caused through inappropriate use and poor care of ACM in the building fabric and curtilage causing cross contamination during historic demolition or renovation works. ACS can also be encountered within infilled land and/or imported sub base / fill materials associated with previous construction or renovation works (such as the construction of a new hardstanding). Taking into account the date of construction, the potential for ACS to be present underlying the hardstanding should be considered.

### *Waste*

- 2.14 Based on the site use, potentially contaminative waste streams are not considered likely. General domestic type waste is likely stored in small volumes for regular collection by an appointed and licensed waste contractor.



*Domestic waste at northern site boundary*



*Green waste: compost mound at south-eastern corner of site*

- 2.15 General domestic waste was noted within localised areas across site; towards the northern site boundary, in between the disused (external) AST and nearby storage shed. Items include wood, gardening tools and materials and corrugated sheeting.







- 2.16 Green waste in the form of compost mounds, were noted at two areas across the site; within the centre of the northern boundary, and within the south-eastern corner.

*Drainage / Surface Water*

- 2.1 Only sanitary wastewater, surface water run-off (from roof areas and hardstanding) is generated on site. No evidence of activities that would require a Discharge Consent was observed. Lustre has not been made aware of any oil / water interceptors within the site drainage system by the Client. Existing drainage plans were not made available for viewing.
- 2.2 Visual evidence of underground services (e.g. scars in the hardstanding, manhole covers) were noted across the site during the site walkover. Anecdotal evidence from the site owner suggested that a soak-away is located north of the grassed area, present north of the large dwelling.

*Persistent Organic Pollutants (POPs, inc. Polychlorinated Biphenyls (PCBs))*

- 2.3 No sub-stations, high voltage cables (in excess of 100kV) or other potential sources of PCB were identified at the site.
- 2.4 No other specific POP point sources were identified during the site inspection that could have adversely impacted soils on site.

*Invasive Species*

- 2.5 No invasive species (e.g. Japanese knotweed, Giant Hogweed, Himalayan Balsam) were identified during the site walkover, however the site visit conducted does not constitute a full 'injurious weeds and invasive plants' survey.

*Potential Off-site Sources / Points of Interest*

- 2.6 Land use surrounding the site was recorded to inform both the sensitivity of the subject site to off-site land uses and also to identify any contemporaneous potential off-site sources of contamination. Land uses surrounding the site comprises both residential and agricultural areas. A recent residential housing development is present south of the site.

*Further Surveys*

- 2.7 Whilst the site walkover discussion references observations made regarding the presence of features/issues such as invasive species, ACM, site drainage and evidence of structural abnormalities, this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported





to Lustre so that we may determine if this has any discernible impact on the findings of this report.

### Public Record Information

- 2.8 Information on potentially significant environmental issues and controls at the site and surrounding area may be held on public records by various regulatory authorities. Information referenced in this Chapter has been sourced directly from the regulatory authorities and from the Landmark database (data summarised within relevant distances of the site centre). A copy of the Envirocheck report is attached at Appendix B. A summary of the significant environmental issues and controls in the Envirocheck report is summarised in the following table.

Public Record	On site / Off site	Features
Environmental Permits and Controls	Off site	There are no records listed within 250m of the site.
Pollution Incidents to Controlled Waters	Off site	There are no pollution incidents recorded within 250m of the site.
Hazardous Substances	Off site	There are no hazardous substances (e.g. Control of Major Accident Hazards (COMAH), Notification of Installations Handling Hazardous Substances (NIHHS) or Planning Hazardous Substance Consents) recorded within 250m.
Landfill Sites	Off site	Two historic landfill sites are present within 1km of the site. Larches Farm, located c.95m N of the site, was recorded to accept inert waste from 1982 to 1986. Orchards Cottage located c.495m E of the site also accepted inert waste, from 1979 to 1981.  Two Local Authority Recorded Landfill sites are recorded within 1km of the site. Larches Farm (c.250m N) and Sycamore Drive (c.910m SW).  One Registered Landfill site is recorded c.150 N of the site. The license status of Larches Farm is noted as cancelled.
Waste Management Facilities	Off site	One Registered Waste Transfer site is present within 250m of the site, located c.150m N. The licence status of Orchard Farm is noted as surrendered / licence has completion certificate.  One Registered Waste Treatment site is located c.600m E of the site. Orchard Farm was noted to store wastes (drummed storage) – less than 10,000 tonnes per year. Orchard Farm was also authorised to accept the following waste types: hydrocarbons (not fuels/oils/greases), solvents. The licence status is recorded as superseded.
	On site	None recorded.





Public Record	On site / Off site	Features
Contemporary Trade Directory Entries	Off site	One entry is recorded within 250m of the site. Interpep located c.135m NW of the site, relating to a photo and digital imaging bureaus. The entry is listed as inactive.
Petrol Filling Stations (PFS)	Off site	None recorded within 250m of the site.

The approximate bearing of identified features is abbreviated with the first letter(s) (e.g. south-west = SW).

### Review of Regulatory Information

- 2.9 A review of the available online planning records held by Mid Sussex District Council has not provided any pertinent information relating to the subject site.

### Site History

- 2.10 The site history has been assessed by reviewing historical Ordnance Survey maps provided by Landmark and aerial photographic imagery from Google Earth. Relevant maps are reproduced in Appendix C. The historical development of the site and the surrounding area are summarised in the following tables. Where features are identified as having a potential impact on the proposed development, an indication of potential contaminants has been provided at the end of the Chapter.
- 2.11 It is noted that the mapping process adopted in generating the historical Ordnance Survey records (mapping intervals/frequency, scale, inclusion/exclusion of features etc), may result in an incomplete account of a site's history. Changes in land use between mapping dates, or small yet potentially contaminative land uses, may not be identified from the records. The following account is therefore based solely on the information provided in the mapping records and the dates listed should be considered as approximate.

On Site Land Use	Date Feature Present	Date Feature Removed
Open land.	1873	1929
Construction of two building within the centre of the site, with path / driveway extending from structures, towards NE corner of the site.	1929	-
Construction of two small outbuilding within centre of site. Orchard present at NW area.	1956	-
Construction of single small outbuilding within centre of site.	1964	-





Construction of up to three small outbuildings within centre of site. Site is present in its current configuration.	1978	Present
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The approximate bearing of identified features is abbreviated with the first letter (e.g. south-west = SW). Approximate distances are interpreted from historical mapping and in metres.

- 2.12 Environmentally pertinent historical information from the immediate surrounding area (within 250m) has been summarised below.
- 2.13 Since at least 1873, the immediately surrounding land use predominantly comprised farmland, with several farmsteads present to the north, north-east, north-west and south, including Larches Farm located c. 250m north of the site, present from 1964 (renamed to Larches Farmhouse by 2006). As detailed within the public record information table above, Larches Farm is listed as a historic landfill. Orchard Cottage is likely associated with Orchards Farm on the historical mapping records, and was present from 1911. However, public information lists this site as a historical landfill from the late 1970s. No evidence of Sycamore Drive (LA recorded landfill site) is present on the historical mapping records.

#### Summary of Identified Potential Sources of Contamination

- 2.14 This section has assessed both the current and historical uses of the site and surrounding areas, as well as publicly available regulatory information. In accordance with *CLR11*, this assessment has allowed potential sources of contamination to be identified.
- 2.15 Based on our understanding, it is considered that some potential sources can be discounted at this stage of the assessment. Potential sources of contamination have only been discounted where sufficient evidence has been gathered to indicate that the particular source, for reasons relating to the viability of its presence/significance, need not be considered further.
- 2.16 Larches Farmhouse is not considered to represent a viable off-site source of contamination as the historical mapping records indicate that this farm comprised predominantly arable land, with limited evidence of intensive commercial farming activities since the 1960s. However, the historical / Local Authority Recorded / Registered Landfill site listed at Larches Farm will be considered further.
- 2.17 Viable potential sources of contamination noted in this chapter, which will be carried forward into the conceptual model and risk assessment, include:
- On-site: A layer of Made Ground of unknown thickness and chemical composition is likely present beneath the site associated with the various phases of construction across of small onsite structures, which may contain contaminants such as asbestos, metals, inorganics, polyaromatic hydrocarbons (PAH) and total petroleum







hydrocarbons (TPH). Waste materials from the demolition/ clearance of historical structures/sheds may have been spread across the site and be present in the Made Ground, with contaminants including asbestos and heavy metals. Depending on the amount of putrescible material present in these soils, the Made Ground may also represent a source of ground gas;

- On-site: Above ground fuel storage tanks (ASTs): two external and two internal ASTs are present in the centre of the site. Three of the four ASTs (AST 1, AST 2 and AST 4) comprised of rectangular and square metal tanks supported on brick walls directly underlain by hardstanding. The remaining rectangular, metal tank (AST 3) was also supported on a brick wall but was underlain by soft landscaping. Minor evidence of staining was noted on the brick wall of AST 3. Two of the four tanks are currently in use, and are noted to store kerosene. Tanks AST 1 and AST 4 are refilled three and up to 5 times a year, respectively. The main contaminants of concern include lead, PAH, solvents, TPH and volatile organic compounds (VOC).
- On-site: Small burnt waste dumping ground aside of AST 3: anecdotal evidence from the landowner suggests that this area is used to dispose of burnt coal waste, derived from their internal, domestic firepit. Potential contaminants associated with the burnt waste include PAHs.
- Off-site: Historical / local authority / registered landfill sites, registered waste transfer / treatments sites located within 1km of the site. Given the distribution of the various landfill sites within the surrounding area, and the closest landfill entry (Larcher Farm) recorded circa 95m north of the site, there is a potential for areas of infilled ground to contain putrescible materials, which over time, degrade and give rise to potentially contaminated leachate and hazardous gases, including methane and carbon dioxide. Potential contaminants associated with these land uses include ground gas (methane, carbon dioxide, hydrogen sulphide and carbon monoxide), metals, inorganic and organic compounds including PAHs in leachate.
- On-site: The potential presence of ACS including imported sub-base materials previous renovation or demolition works etc.





### 3.0 SENSITIVITY & ANTHROPOLOGY

#### Introduction

- 3.1 This chapter provides information relating to on-site and off-site '**pathways**' and '**receptors**' and includes a review of the geology, hydrogeology, hydrology and ecological setting of the site. A general assessment and review of the site anthropology, such as identified human / built environment receptors, including current and future site occupiers, below ground structures, flora etc is also provided. A summary of identified receptors and site specific pollutant linkages is given at the end of the chapter. Any pathways (contaminant migration, exposure pathways), which can be discounted in conceptual terms (i.e. considering the unviable nature of the pathway given the proposed development setting or local geology/hydrogeology etc), are discussed at the end of the chapter.

#### Geology

- 3.2 The 1:50,000 British Geological Survey (BGS) map (Sheet 303)<sup>4</sup> and the BGS website (National Geoscience Information Service)<sup>5</sup> show the site to be directly underlain by bedrock geology of the Ardingly Sandstone Member comprising mudstone mainly slightly silty, pale to medium grey with argillaceous limestone (cementstone) nodules; alternations of dark grey mudstone in lower part and pale grey marls in upper part. The Ardingly Sandstone Member overlies a second bedrock geology of the Lower Tunbridge Wells Sand, comprising sandstone, siltstone and mudstone, both of which overlie the Wadhurst Clay Formation (consisting of mudstone and clays).
- 3.3 No superficial deposits are anticipated on site.
- 3.4 Given the recorded development of the site to date, a layer of Made Ground of unknown thickness is anticipated on site.
- 3.5 Historic borehole records have been identified relating to boreholes drilled within the general vicinity of the site and surrounding area. The closest historic borehole was recorded approximately 1.2km north-west of the site (TQ33NE37). A summary of ground conditions encountered is provided below and a copy of the borehole log is included in Appendix D.

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<sup>4</sup> BGS Solid and Drift Map Sheet 303

<sup>5</sup> Information from BGS website: [www.bgs.ac.uk](http://www.bgs.ac.uk) consulted in month of report issue





- Tunbridge Well Sand comprising alternating layers of sand, clay and sandstone to 27m.
- Wadhurst Clay proved to a maximum depth of 28.5m.
- Groundwater strikes were not recorded.

3.6 The BGS also holds data on non-coal mining areas and potential ground stability hazards for the UK that may affect the site. The Coal Authority holds data on coal mining affected areas for the UK. The non-mining and potential ground stability hazards provided by Landmark are summarised in the following table.

Details	On-site	Hazard Potential
Mining Instability	Yes	None Recorded
Man-Made Mining Cavities	No	No Hazard
Natural Cavities	No	No Hazard
Coal Mining Affected Area	No	No Hazard
Non-Coal Mining Affected Area	No	No Hazard
Potential for Collapsible Ground Stability Hazards	Yes	Very Low
Potential for Compressible Ground Stability Hazards	No	No Hazard
Potential for Ground Dissolution Stability Hazards	No	No Hazard
Potential for Landslide Ground Stability Hazards	Yes	Very Low
Potential for Running Sand Ground Stability Hazards	Yes	No Hazard
Potential for Shrinking or Swelling Clay Ground Stability Hazards	No	No Hazard

3.7 One BGS Recorded Mineral entry is listed within 1km of the site, located circa 440m north-west. The Larches used opencast methods within the Ashdown Formation for sandstone, which have now ceased.

3.8 No man-made cavities or natural cavities are recorded within 1km of the site.

3.9 The site is located within a low probability radon area, as less than 1% of homes are above the action level; no radon protective measures are considered necessary in the construction of new dwellings or extensions.





### Hydrogeology

- 3.10 The Groundwater Vulnerability Map of England and the Environment Agency website<sup>6</sup> have been reviewed to determine the aquifer designations. The bedrock strata is recorded as a Secondary A aquifer. These are 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. If groundwater is present within the Secondary A aquifer, for example within more permeable lenses or sandy lenses, it is likely discontinuous, of limited value and low sensitivity.
- 3.11 The site is not located within a groundwater Source Protection Zone (SPZ).
- 3.12 No groundwater abstractions are recorded within 1km of the site. However, the nearest groundwater abstraction is noted circa. 1,020m west of the site. South East Water abstracts groundwater for public / potable water supply, from boreholes present at Hackenden Pumping Station.
- 3.13 No groundwater discharge consents are recorded within 250m of the site.
- 3.14 A detailed description of the various aquifer types, soil classifications and Source Protection Zones is provided in Appendix A.

### Hydrology

- 3.15 The closest surface water feature is an isolated water feature, located circa 110m south of the site and is orientated east to west. The site is located approximately 380m east of a tributary (Shovelstrode Stream), which flows into the River Medway (located over 3km south of the site). River Basin Management Plans held by the Environment Agency classify the Shovelstrode Stream as having a moderate current ecological and good chemical potential.
- 3.16 No surface water abstractions are recorded within 1km of the site.
- 3.17 No surface water discharge consents are recorded within 250m of the site.

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<sup>6</sup> Information from Environment Agency Website: [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) consulted in month of report issue







### Ecology

- 3.18 A review of the MAGIC (Multi-Agency Geographic Information for the Countryside) website<sup>7</sup> indicates that the site is not located within an ecologically sensitive area. There are no recorded Nature Reserves, Conservation Areas, National Parks or Sites of Special Scientific Interest (SSSIs) within 1km of the site. There is one Area of Outstanding Natural Beauty (AONB) located within 1km of the site; the High Weald is present circa 6m east.
- 3.19 The site is not located within a Nitrate Vulnerable Zone (NVZ).

### Environmental Sensitivity

- 3.20 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *NHBC R&D 66*<sup>8</sup> document.
- 3.21 Groundwater within the Ardingly Sandstone Member is considered to have a Low groundwater sensitivity (L1), which is described in the guidance as being a " permeable strata/minor aquifer near surface, but no apparent use and low vulnerability (may also be a significant aquifer but downgraded by longterm/permanent degradation of water quality). May provide pathway to surface watercourse at distance." This sensitivity classification has been assigned taking into consideration the low permeability of the bedrock geology, with the limited potential for the transmission of contaminants in groundwater, and absence of any groundwater abstractions located within 1km of the site.
- 3.22 The site is considered to have a Low surface water sensitivity (L1), which is listed in the guidance as a " Within catchment of and over 250m from generally poor quality watercourse that is unlikely to improve by current or foreseeable surface water quality objectives or at distance (over 1000m) from a good quality watercourse with no interconnecting drains or baseflow from fissured strata." This classification reflects the absence of any surface water abstractions within 1km of the site and the distance to the most significant surface water feature (Shovelstrode Stream located circa 380m east of the site).

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<sup>7</sup>Information from Environment Agency Website: <http://magic.defra.gov.uk/> consulted in month of report issue

<sup>8</sup> Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008





3.23 The site is considered to have a low ecological sensitivity given the absence of any formal ecological receptors either on-site or within proximity to the site.

3.24 The sensitivity classifications noted above have been taken into consideration in the development of the conceptual model presented at the rear of this report.

### **Anthropology**

3.25 Proposed anthropological receptors at the site are considered to include future residents and visitors. In the short term, groundworkers and construction personnel will also be considered.

### **Summary of Identified Receptors and Site Specific Pollutant Linkages**

3.26 A review of the environmental sensitivity and proposed anthropological use of the site has identified the following **receptors**, as detailed below.

#### *Identified receptors:*

- Future site residents and visitors,
- Ground / construction workers,
- Future maintenance / landscape workers,
- Shallow / perched groundwater within Made Ground,
- Groundwater within the Ardingly Sandstone Member (a Secondary A aquifer),
- Surface water (Shovelstrode Stream)
- Adjacent land (including neighboring residential dwellings),
- Flora,
- Below ground structures and foundations, and
- Potable water pipes.

#### *Viable pathways and pollution linkages:*

3.27 A number of **viable migration and exposure pathways** and potential pollutant linkages have been identified, whereby a receptor may be exposed to a source. The viable pollutant linkages have then been used to develop a conceptual model. The following is a summary of **viable**, site specific pathways and pollutant linkages to be considered further:

- In areas of open ground the following exposure pathways to humans are considered to be active:
  - Inhalation of contaminated dust,
  - Dermal contact and direct ingestion of contaminated soils, and





- Indirect ingestion of contaminated soils sorbed to home-grown produce.

*It is noted that these exposure pathways are only active in soft landscaped areas; permeant hardstanding breaks the potential pathways.*

- Inhalation of toxic vapours, potentially migrating into above ground structures from organic contaminants within the Made Ground, contaminated groundwater or localised spills / leaks. Potential for vapours to migrate through hardstanding and open ground.
- Hazardous ground gases, potentially generated by the Made Ground or organic-rich natural soils, may migrate into above ground structures and accumulate within building voids and enclosed spaces (resultant risk of asphyxiation and / or explosion).
- Shallow soil contamination has the potential to vertically migrate downwards into the underlying natural soils and perched or shallow groundwater by leaching and infiltration. These processes are enhanced in areas of soft landscaping due to an increased infiltration potential. Conversely, areas of hardstanding reduce infiltration potential and leaching rates, which results in a lower mobility of any shallow contamination.
- Vertical mixing of groundwater (assumed to be in hydraulic continuity) between the made ground and Secondary A aquifer.
- Flora grown within areas of soft landscaping may be exposed to contaminants through root uptake mechanisms.
- Below ground concrete structures and foundations are susceptible to chemical attack from aggressive ground conditions (pH and water soluble sulphate).
- Potable water pipes are susceptible to chemical attack from shallow soil contamination.
- Lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient), including adjacent land and surface water (via surface water runoff and baseflow).
- Lateral migration of potentially contaminated shallow groundwater from off-site areas (up hydraulic gradient), impacting on-site groundwater.
- Ground gases generated off-site may also migrate through the Made Ground and more permeable lenses of the underlying natural soils onto site.





## 4.0 CONCLUSIONS

### Geoenvironmental Considerations

- 4.1 A conceptual model and qualitative risk assessment have been included at the end of this report. The risk ratings assigned in the risk table, and summarised in this Chapter, are based on information obtained through desk-based research, a site walkover and on our experience in assessing risks from similar sites.
- 4.2 This Phase 1 Desk Study has determined that there is a potential for contamination to be present on site in a circumstance which could lead to unacceptable risks to identified receptors. This reflects the potential presence of significant Made Ground as a result of small-scale construction / demolition works, the presence of four ASTs, a small burned waste dumping ground, and the numerous landfill sites present within 1km of the site radius. The proposed end use of the site (comprising residential dwellings with private and communal gardens), where potential exposure pathways between the identified potential sources of contamination and future site users are likely has also been taken into consideration.
- 4.3 As illustrated in the risk assessment table, the majority of the risks attributable to viable pollutant linkages were considered to be low and very low. The risks which require further consideration are detailed below:
- **Moderate /low** risk identified to future residents and site visitors associated with the identified on-site sources of contamination, including Made Ground from historic demolition and construction works, the four ASTs and the area of burnt waste ground. The pathway considered relates to inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils, and indirect ingestion of contaminated soils sorbed to home-grown produce.
  - **Moderate /low** risk identified to flora associated with the identified on-site sources of contamination, including Made Ground from historic demolition and construction works, the four ASTs and the area of burnt waste ground. The pathway considered relates to root uptake mechanisms.
  - **Moderate /low** risk identified to buildings and site occupants associated with the identified historical / recorded landfill sites and waste treatment sites 1km of the site. The pathway considered relates to migration of contaminants and landfill gases and their accumulation within building voids and enclosed spaces.







- 4.4 The qualitative nature of the risk assessment is not absolute. Furthermore, although very low and low risks may have been assigned to various pollutant linkages, the risk cannot be eliminated (i.e. “no risk”) at this stage of the assessment and residual risks will remain which should not be discounted on the basis that the risk is low.

#### **Comments on Waste Classification**

- 4.5 Separate to the human health and wider environmental risks from potential contamination, the presence of some contaminants can also impact the waste spoil disposal costs. Depending on the chemical composition of the Made Ground and any contaminants present and their distribution, soils may require different levels classification for waste disposal purposes. For example, the presence of asbestos within the Made Ground or any historic demolition waste can significantly change the classification of waste soils which could incur greater disposal costs. The Client should consider the impacts that this may have the overall waste disposal strategy for the site.

#### **Initial Geotechnical Considerations**

- 4.6 The BGS information shows that the site is underlain by bedrock geology of the Ardingly Sandstone Member comprising mudstone mainly slightly silty, pale to medium grey with argillaceous limestone (cementstone) nodules; alternations of dark grey mudstone in lower part and pale grey marls in upper part. No superficial deposits are anticipated on site.
- 4.7 One BGS Recorded Mineral entry is listed within 1km of the site, located circa 440m north-west. The Larches used opencast methods within the Ashdown Formation for sandstone, which have now ceased.
- 4.8 There is a limited potential for shallow groundwater to be present within the Ardingly Sandstone Member.

#### **Statutory Designation**

- 4.9 The *National Planning Policy Framework (NPPF)* states that “land should be suitable for its new use and as a minimum, after carrying out remediation (if required), the land should **not** be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990”. It is our opinion that, based on the findings of this Phase 1 Desk Study, it is unlikely the site would be designated as statutory contaminated land by the Local Authority under the provision of the published Statutory Guidance. It is advisable however, that any





recommendations made in Chapter 5 are implemented in line with current guidance and good practice, especially where verification of the risk assessment is necessary.





## 5.0 RECOMMENDATIONS

- 5.1 Based on the findings of this Phase 1 Desk Study, there is now a clear understanding of the potential sources of contamination at the site and the risks posed to identified receptors. The anticipated contaminative status of the site is not considered, in our opinion, to be prohibitive to the proposed redevelopment scheme. The risk ratings identified should be verified and possibly reduced by the implementation of the following recommendations.
- 5.2 Further consideration of contamination is required to assess the risks to the identified receptors from the current/historical use of the site as well as from the identified off-site sources of contamination. Such an assessment will likely be conditioned as part of a successful planning application.
- 5.3 Should there be a need for the disposal of soils as part of the development, it is recommended that the Client consider the need for undertaking a waste spoil assessment as part of any intrusive works. This may include an assessment of the hazardous nature of the soil by virtue of any contamination (in accordance with the Waste Framework Directive and the Environment Agency's Technical Guidance WM3 Hazardous Waste), and Waste Acceptance Criteria (WAC) testing.
- 5.4 Whilst this report references observations made regarding the presence of features/ issues such as invasive species, ACM, site drainage and evidence of structural abnormalities, this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported to Lustre so that we may determine if this has any discernible impact on the findings of this report.
- 5.5 Finally, this assessment has been carried out to determine the potential risks posed to future end users, along with other key receptors, based on the current development proposals, as set out in Chapter 1. Should revisions in the development proposals result in a change any assessment parameters detailed in this report, a re-assessment of the risk should be carried out.



**CONCEPTUAL  
MODEL & RISK  
ASSESSMENT**

**CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT**

2390

Ashplatts House - East Grinstead

Report Ref: 2390\_FP02.0-CSM



CONCEPTUAL SITE MODEL				QUALITATIVE RISK ASSESSMENT			
Source	Pollutant	Pathway	Receptor	Likelihood of Occurrence	Consequence (severity)	Potential Risk	Justification of Risk
On-site	Asbestos, metals, inorganics, PAH, TPH, VOCs, SVOCs	Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils, and indirect ingestion of contaminated soils sorbed to home-grown produce	Future residents and site visitors	Likely	Mild	Moderate/low	See Notes: 1, 2, 3, 4, 5
		Inhalation of contaminated dusts, gases and vapours, dermal contact and direct ingestion of contaminated soils	Ground / construction workers	Low Likelihood	Mild	Low	See Notes: 1, 3, 6, 5, 7
	Metals, inorganics, PAH, TPH, VOCs, SVOCs	Vertical migration downwards via leaching	Shallow / perched groundwater within Made Ground	Low Likelihood	Mild	Low	See Notes: 1, 3, 8, 5, 7
		Vertical mixing of groundwater	Deep groundwater within the bedrock geology	Unlikely	Medium	Low	See Notes: 1, 3, 4, 5, 9, 10
		Lateral migration of contaminants to down hydraulic gradient areas in groundwater	Adjacent land	Low Likelihood	Mild	Low	See Notes: 1, 3, 8, 11, 5
	Copper, nickel, zinc	Root uptake mechanisms	Flora	Likely	Mild	Moderate/low	See Notes: 1, 3, 12, 7, 5, 7
	pH, sulphates, TPH	Chemical attack from aggressive ground conditions (pH and water soluble sulphate) and shallow contamination	Buried services and below ground structures and foundations	Low Likelihood	Mild	Low	See Notes: 1, 3, 13, 5
	Methane, Carbon Dioxide	Migration and accumulation within building voids and enclosed spaces	Building and site occupants	Low Likelihood	Mild	Low	See Notes: 1, 3, 14, 5



# CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT

2390

Ashplatts House - East Grinstead

Report Ref: 2390\_FP02.0-CSM



CONCEPTUAL SITE MODEL					QUALITATIVE RISK ASSESSMENT			
Source		Pollutant	Pathway	Receptor	Likelihood of Occurrence	Consequence (severity)	Potential Risk	Justification of Risk
On-site	Burnt waste ground	Asbestos, metals, inorganics, PAH, TPH	Inhalation of contaminated dusts, dermal contact and direct ingestion of contaminated soils, and indirect ingestion of contaminated soils sorbed to home-grown produce	Future residents and site visitors	Low Likelihood	Mild	Low	See Notes: 15, 16, 17, 18
			Inhalation of contaminated dusts, dermal contact and direct ingestion of contaminated soils	Ground / construction workers	Low Likelihood	Mild	Low	See Notes: 15, 16, 17, 18, 6
Off-site	Landfill / waste transfer / treatment sites	Methane, Carbon Dioxide	Migration and accumulation within building voids and enclosed spaces	Building and site occupants	Likely	Mild	Moderate/ low	See Notes: 19, 21, 22, 23

## JUSTIFICATION NOTES:

- Contamination likely minor, with possible sporadic localised areas of higher contamination
- Private garden areas proposed, exposure of end users to shallow soils likely
- Potential for Made Ground to be present on site due to various demolition / construction phases occurred on site
- Limited darkening on brick wall of AST 3
- ASTs present on brick walls, with three of four present on hardstanding (no bund) and remaining AST on soft landscaping (albeit currently disused since)
- Construction workers - use of appropriate PPE and awareness of potential hazards through 'toolbox' talks
- Limited black staining on brick wall of AST 3
- Perched groundwater is likely discontinuous and of limited value
- Significant depth to groundwater (increased unsaturated zone)
- Not located in SPZ and groundwater abstractions recorded within 1km of the site
- Unlikely potential for lateral migration of pollutants due to limited groundwater volume (like perched)
- Private garden areas proposed, exposure of flora to shallow soils likely
- Potable water pipes likely laid in natural soils
- Significant thickness / potential for putrescible materials low
- Contamination likely minor and localised
- Anecdotal evidence from landowner suggests small amounts of burnt / used coal is disposed within this area.
- It is assumed that these waste materials, in addition to any underlying, impacted soils, will be removed as part of the enabling works. This will therefore involve removing potential source of contamination.
- Potential source located within proposed garden area.
- Three landfill / waste transfer / treatment sites recorded within 1km of the site, with the closest located 95m north of the site.
- west). Orchard Farm (150m north and 600m east) listed as waste transfer and treatment site, respectively.
- Significant thickness / potential for putrescible materials possible
- Potential for accumulation of any ground gases in poorly ventilated areas
- Gas generation phase may still be active

## ENVIRONMENTAL RISK ASSESSMENT

This section assesses the significance of the environmental issues that have been identified on the site or in the surrounding area. This is achieved by developing an initial conceptual model for the site and undertaking a qualitative risk assessment.

The objective of the conceptual model is to identify potential contaminant “source(s)”, “pathways” and target “receptors” relating to the site and surrounding area. The information obtained is described in detail in the Land Use Chapter and the Sensitivity & Anthropology Chapter. This information is then collated and a qualitative risk assessment<sup>9, 10</sup> undertaken to assess the source-pathway-receptor linkages. The potential for a pollution event to occur is evaluated using a risk classification tool<sup>11</sup>. The level of risk is assigned by considering the likelihood that a pollution event might occur with the consequence of its occurrence. The consequence is essentially a measurement of the severity of a hazard (or source) and sensitivity of the receptor (e.g. aquifer type or end user).

The Table presented overleaf details the various components of the site conceptual model and evaluates the risks associated with each viable potential pollution linkage. Where additional explanation is required, Justification Notes have been given at the end of the Table. The risk assessment methodology explaining the risk categories together with a risk matrix is given in Appendix A. The risks associated with each potential pollution linkage are also discussed within the report conclusions.

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<sup>9</sup> Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008.

<sup>10</sup> Construction Industry Research and Information Association (CIRIA). Contaminated Land Risk Assessment. A Guide to Good Practice. CIRIA C552 2001.

<sup>11</sup> Department of the Environment, Transport and the Regions, Environment Agency and Institute of Environmental Health. Guidelines for Environmental Risk Assessment and Management. HMSO July 2000.

**APPENDIX A:  
CONTAMINATED  
LAND NOTES**

## **CONTAMINATED LAND ASSESSMENT NOTES**

### **LAND USE**

This section establishes the former and current land uses which may have caused contamination or given rise to environmental concerns on the site. An inspection of the site has been undertaken to provide further details of the site and neighbouring activities and to observe environmental conditions.

#### **Historical Maps**

Information about the history of the site has been obtained primarily through an inspection of historical Ordnance Survey maps. These maps provide an excellent record of the historical uses of a site and can be very important in assessing potential liabilities. Historical maps can show past potentially contaminative uses at a site that would not necessarily be obvious during a site inspection, for example storage tanks or previous usage such as a gas works or quarry.

#### **Public Record Information**

Information concerning environmental regulations relating to the site has been obtained from a public register which has been accessed from a commercial database operated by the Landmark Information Group. This is the quickest means of gathering publicly available information. The data is supplied from within a 1km radius of a given National Grid Reference of a site. The database contains information from the Environment Agency (EA) and other statutory authorities responsible for monitoring environmental protection measures within the area of a site under existing legislation (see below).

Information has also been obtained directly from the environmental regulators in order to gauge the environmental characteristics of the site in more detail and to establish whether there have been any breaches of environmental regulations or pollution incidents associated with the site. This is used to support the publicly available information gathered from the commercial database. The time in which responses are returned can vary between statutory authorities.

#### **Environmental Legislation**

The principal environmental legislation in England consists of the Environmental Protection Act 1990 (EPA 90), the Water Resources Act 1991 and the Environment Act 1995 (EA 95). These Acts prescribe protection measures for all the environmental media (land, water and air) and are regulated by the EA and the Local Authority. Part 1 of the EPA 1990 sets out the statutory framework for Integrated Pollution Control (IPC) and Air Pollution Control (APC).

### **ENVIRONMENTAL SETTING**

This section assesses the environmental sensitivity of the site location to contamination / pollution. It is important to establish the environmental setting because, irrespective of the level of contamination on the site, if its location is not 'sensitive' to this contamination / pollution there is a reduced risk of an environmental liability arising.

The sensitivity is assessed using British Geological Survey (BGS) information (such as geological maps and data from the EA (<http://www.environment-agency.gov.uk/homeandleisure/117020.aspx>)\* on groundwater and surface water. Data on abstractions have been obtained from publically available sources including information supply companies such as Landmark and GroundSure. The vulnerability of surface waters and groundwater is based on sensitivity to pollution, distance from abstractions, type and nature of groundwater and type of overlying strata.

#### **Aquifer Designations**


In 1 April 2010 the EA began using aquifer designations that are consistent with the Water Framework Directive. These designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

The BGS maps are generally split into two different type of aquifer designation:

- **Superficial (Drift):** permeable unconsolidated (loose) deposits. For example, terrace sands and gravels.
- **Bedrock:** solid permeable formations e.g. sandstone, chalk and limestone.


The maps display the following aquifer designations, and the corresponding colours beside the text are also represented on the Environment Agency's website\*:


### **Principal Aquifers (formally Major Aquifers)**


 These are highly permeable layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may be highly productive and able to support large abstractions, public water supply and/or river base flow on a strategic scale.

### **Secondary Aquifers (formally Minor Aquifers)**

These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Although these aquifers will not normally produce large quantities of water for abstraction, they are important for local supplies (such as irrigation) and supplying base flow to rivers. Secondary aquifers are subdivided into two types:

 **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; and

 **Secondary B:** predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

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

### **Unproductive Strata**

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

### **Source Protection Zones (SPZs)**

The EA have defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. **The closer the activity, the greater the risk.** The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest, which we occasionally apply, to a groundwater source.

### **Flood Risk**

The Flood Map combines detailed local data with information from a new national model of England and Wales and indicates where flooding from rivers, streams and watercourses is possible. Under Section 105 of the Water Resources Act 1991 the EA has a duty to survey matters relating to flooding.

### **RISK ASSESSMENT**

This section assesses the potential for the site to give rise to environmental risks and whether or not the risks are acceptable or if further assessment or remedial action is required.

The qualitative risk assessment firstly considers the source of contamination and potential contaminants associated with the source(s) (or hazards). As well as the type of source, the extent, concentration and availability of a contaminant is also assessed.



The effect of a hazard on an identified receptor is largely governed by the sensitivity of a receptor. Receptors may typically include people, buildings, animals, plants and local resources (such as groundwater, surface waters, mines etc).

A change in the receptor should be considered if the end-use of the site changes, for example, if a commercial site is to be redeveloped into a residential housing estate as a residential occupier is considered more sensitive than a commercial occupier.

The presence of contamination (as a potential hazard) does not necessary mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor (such as the integrity of a barrier between a contamination source and receptor).

The risk classifications for both likelihood and consequence is based on methodology presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001) and has been developed from procedures outlined in the EA's CLR11 Model Procedures. The Department for the Environment Transport and the Regions (DETR), with the EA and Institute of Environment & Health, has also published guidance on risk assessment (Guidelines for Environmental Risk Assessment and Management). The guidance states that the designation of risk is based upon a consideration of both:

- The magnitude of the potential consequence (severity) of risk occurring which takes into account both the potential severity of the hazard and the sensitivity of the receptor; and
- The likelihood of an event occurring (probability) which takes into account the both the presence of the hazard and receptor and the integrity of the pathway.

The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared (as shown on Table 1) to obtain an estimation of risk for each pollution linkage, ranging from "very high risk" to "very low risk". A description of the risks and likely actions required is presented in Table 2. The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the conceptual model and corresponding pollution linkages are refined.

**Table 1: Comparison of Consequence VS. Probability**

		Consequence			
		Severe	Medium	Mild	Minor
Likelihood	High likelihood	Very high risk	High risk	Moderate risk	Moderate/ low risk
	Likely	High risk	Moderate risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low Risk

**Table 2: Description of the Classified Risks and Likely Action Required**

Level of Risk	Description of Classification
Very High Risk	<p>There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is evidence that severe harm to a designated receptor is currently happening.</p> <p>If this risk is realised, it is likely to result in significant environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.</p>
High Risk	<p>Harm is likely to arise to a designated receptor from an identified hazard.</p> <p>If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation is required and remediation work may be necessary in the short term and likely over the longer term.</p>
Moderate Risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild.</p> <p>Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.</p>
Low Risk	<p>It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.</p> <p>Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and view point of those of interest. Any remedial works are likely to be fairly limited.</p>
Very Low Risk	<p>There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.</p>

The acceptability of risk will always depend upon the view point of those of interest, whether it is an occupier of a site, a regulator or stakeholder. As a result, it could be that action will be required to deal with a level of risk even if it is classified as very low.

**APPENDIX B:  
ENVIROCHECK  
REPORT**

# Envirocheck<sup>®</sup> Report:

## Datasheet

### Order Details:

**Order Number:**

181801367\_1\_1

**Customer Reference:**

2390

**National Grid Reference:**

540840, 139300

**Slice:**

A

**Site Area (Ha):**

1.13

**Search Buffer (m):**

1000

### Site Details:

Ashplats House,  
Holtye Road  
East Grinstead  
West Sussex  
RH19 3EZ

### Client Details:

Mr M Dean  
Lustre Consulting Ltd  
Admirals Offices  
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Chatham  
Kent  
ME4 4TZ

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## Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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## Report Version v53.0



Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Agency &amp; Hydrological</b>					
BGS Groundwater Flooding Susceptibility	pg 1	Yes		Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			2	6
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 2		Yes		
Pollution Incidents to Controlled Waters	pg 3			4	8
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 5				8
River Quality	pg 6				1
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 6				(*2)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 6	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Superficial Aquifer Designations			n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 7		1	8	43

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Waste</b>					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 13		1	1	
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 13	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites	pg 13		1		1
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 13		3	2	3
Registered Landfill Sites	pg 14		1		
Registered Waste Transfer Sites	pg 14				1
Registered Waste Treatment or Disposal Sites	pg 15				1
<b>Hazardous Substances</b>					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Geological</b>					
BGS 1:625,000 Solid Geology	pg 16	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 16	Yes	Yes		Yes
BGS Recorded Mineral Sites	pg 16			1	
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability	pg 17	Yes	n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain	pg 17		Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 17	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 17	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 17	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 17		Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
<b>Industrial Land Use</b>					
Contemporary Trade Directory Entries	pg 18		1	1	18
Fuel Station Entries					
Points of Interest - Commercial Services	pg 19				3
Points of Interest - Education and Health	pg 20				5
Points of Interest - Manufacturing and Production	pg 20			1	1
Points of Interest - Public Infrastructure					
Points of Interest - Recreational and Environmental	pg 20				4
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
<b>Sensitive Land Use</b>					
Ancient Woodland	pg 21		1	5	20
Areas of Adopted Green Belt	pg 22			1	
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty	pg 23		1		
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 23			1	
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	0	1	540838 139299
	<b>BGS Groundwater Flooding Susceptibility</b> Flooding Type: Limited Potential for Groundwater Flooding to Occur	A8NE (S)	412	1	540850 138800
1	<b>Discharge Consents</b> Operator: Charles W.Williams Esq. Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: The Lodge House, Sandhaves Hill, EAST GRINSTEAD, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P00324 Permit Version: 1 Effective Date: 20th December 1985 Issued Date: 20th December 1985 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Into Land Environment: Into Land Receiving Water: Into Land <b>Status:</b> Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A18SW (NW)	386	2	540600 139680
2	<b>Discharge Consents</b> Operator: Mr A Clark Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Fairlight Farm, Holtye Road Fairlight Farm, Holtye Road, East Grinstead, West Sussex, Rh19 3qf Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P21126 Permit Version: 1 Effective Date: 22nd August 2006 Issued Date: 22nd August 2006 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Tributary Of The River Medway Receiving Water: Tributary Of The River Medway <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A8NE (S)	492	2	541010 138760
3	<b>Discharge Consents</b> Operator: Southern Water Services Limited. + Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Gleave Close Pumping Station, 20 Gleave Close, East Grinstead, Rh19 3xd Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: A01429 Permit Version: 1 Effective Date: 9th October 2007 Issued Date: 9th October 2007 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: The Shovelstrode Stream Receiving Water: The Shovelstrode Stream <b>Status:</b> New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	636	2	540240 138930
3	<b>Discharge Consents</b> Operator: Southern Water Services Limited. + Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Gleave Close East Grinstead Wwps Ashplate Wood, To Gleave Close, East Grinstead, West Sussex Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: W00491 Permit Version: 1 Effective Date: 14th March 1983 Issued Date: 14th March 1983 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Shovelstrode Stream Receiving Water: Shovelstrode Stream <b>Status:</b> Transferred from Rivers (Prevention of Pollution) Act 1951-1961 Positional Accuracy: Located by supplier to within 100m	A7NE (SW)	636	2	540240 138930



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	<b>Discharge Consents</b> Operator: John Sweeting Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Lone Barn Farm, Fairlight Lane Lone Barn Farm, Fairlight Lane, Holtye Road, East Grinstead, West Sussex, Rh19 3qf Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P20142 Permit Version: 1 Effective Date: 30th September 2004 Issued Date: 30th September 2004 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: A Trib Of Shovel Strode Stream <b>Status:</b> <b>New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</b> Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	652	2	541380 138840
5	<b>Discharge Consents</b> Operator: Jeremy & Amanda Barnes Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Northstoke, Hoyle Road, East Grinstead, West Sussex, Rh19 3pp Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P05587 Permit Version: 1 Effective Date: 24th November 1994 Issued Date: 24th November 1994 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River <b>Status:</b> <b>Post National Rivers Authority Legislation where issue date &gt; 31/08/1989</b> Positional Accuracy: Located by supplier to within 100m	A14NE (E)	764	2	541650 139500
6	<b>Discharge Consents</b> Operator: Mrs S Gilbert Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Stable Cottage, Wilderwick Estate Stable Cottage, Wilderwick Estate, Wilderwick Road, East Grinstead, West Sussex, Rh19 3ns Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P20636 Permit Version: 1 Effective Date: 12th August 2005 Issued Date: 12th August 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Eden <b>Status:</b> <b>New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</b> Positional Accuracy: Located by supplier to within 10m	A18NW (N)	938	2	540760 140300
7	<b>Discharge Consents</b> Operator: Baron Deschauer Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Wilderwick Hse, Wilderwick Est Wilderwick House, Wilderwick Estate, Wilderwick Road, East Grinstead, West Sussex, Rh19 3ns Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P20637 Permit Version: 1 Effective Date: 22nd August 2005 Issued Date: 22nd August 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Eden <b>Status:</b> <b>New Consent (Water Resources Act 1991, Section 88 &amp; Schedule 10 as amended by Environment Act 1995)</b> Positional Accuracy: Located by supplier to within 100m	A18NW (N)	948	2	540700 140300
	<b>Nearest Surface Water Feature</b>	A13SE (S)	113	-	540896 139125

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	<b>Pollution Incidents to Controlled Waters</b> Property Type: Road Location: Pegasus Way, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Miscellaneous - Urban Runoff Note: Black Oil In Stream Incident Date: 28th February 1993 Incident Reference: 92T553 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (W)	269	2	540500 139350
9	<b>Pollution Incidents to Controlled Waters</b> Property Type: Water Company Sewage: Surface Water Outfall Location: Location Description Not Available Authority: Environment Agency, Southern Region Pollutant: Unknown Sewage Note: Sewage In Stream Incident Date: 16th February 1997 Incident Reference: 397074 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Plc Sewage Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	297	2	540500 139200
10	<b>Pollution Incidents to Controlled Waters</b> Property Type: Domestic/Residential Location: Location Description Not Available Authority: Environment Agency, Southern Region Pollutant: Other Sewage Note: Sewage In Ditch Incident Date: 10th February 1993 Incident Reference: 92T576 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Sewage - Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	373	2	541100 138950
11	<b>Pollution Incidents to Controlled Waters</b> Property Type: Power Generation/Distribution Location: EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Oils - Other Oil Note: Oil Leak From Fluid Filled Cable Incident Date: 10th May 1997 Incident Reference: 397204 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Oils/Related Products Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SW (N)	452	2	540750 139800
12	<b>Pollution Incidents to Controlled Waters</b> Property Type: Road Location: Sandhaws Hill, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Oils - Petrol Note: Oil In Ditch Following Accident Incident Date: 27th August 1992 Incident Reference: 92T327 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Oils/Related Products Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	595	2	540300 139700
13	<b>Pollution Incidents to Controlled Waters</b> Property Type: Water Company Sewage: Foul Sewer Location: Outside 47 Holty Road, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Storm Sewage Note: Blocked Sewer Discharging Into Stream Incident Date: 23rd June 1997 Incident Reference: 397268 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Plc Sewage Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SW (W)	681	2	540100 139200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	<b>Pollution Incidents to Controlled Waters</b> Property Type: Private Sewage (Non-PLC): Pumping Station Location: Baldwins Hill &, Glebe Close, East Grinstead/Crowborough Area Authority: Environment Agency, Southern Region Pollutant: Storm Sewage Note: Sewage Pumping Station High Level Alarms (Numerous) Incident Date: 10th November 1996 Incident Reference: 396508 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Private Pumping Station Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NE (SW)	685	2	540200 138900
15	<b>Pollution Incidents to Controlled Waters</b> Property Type: Water Company Sewage: Rising Main Location: Escot Drive, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Rising Main Burst Incident Date: 3rd September 1996 Incident Reference: 396440 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Sewerage Fractured Main Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	741	2	540600 138500
16	<b>Pollution Incidents to Controlled Waters</b> Property Type: Water Company Sewage: Other Location: Rill Walk, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Pumping Station Overflowing; Water Company Sewage: Pumping Station Incident Date: 20th January 1995 Incident Reference: 94T469 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Plc Sewage Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	818	2	540700 138400
17	<b>Pollution Incidents to Controlled Waters</b> Property Type: Other General Premises Location: Estcots Drive, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Overflow From Rising Main Into Stream; Domestic/Residential Incident Date: 25th August 1995 Incident Reference: 395286 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Plc Sewage Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	868	2	540500 138400
17	<b>Pollution Incidents to Controlled Waters</b> Property Type: Private Sewage (Non-PLC): Other Location: Waterside, Ercotts Drive, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: Unknown Sewage Note: Property Flooding From Sewage Burst; Private Sewage (Non-Plc): Foul Sewer Incident Date: 26th November 1995 Incident Reference: 395434 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Plc Sewage Other Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8SW (S)	873	2	540500 138395
18	<b>Pollution Incidents to Controlled Waters</b> Property Type: WSC Sewage, Sewerage & Supply Location: Lynton Park Avenue, EAST GRINSTEAD Authority: Environment Agency, Southern Region Pollutant: General Biodegradable : Crude Sewage & Sewerage Material Note: Not Supplied Incident Date: 10th October 1999 Incident Reference: 3128 Catchment Area: Medway Receiving Water: Potential River Cause of Incident: Drainage Failures : Foul Sewer Failure Incident Severity: Category 3 - Minor Incident Positional Accuracy: Approximate location provided by supplier	A7NW (SW)	899	2	540001 138821

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	<b>Registered Radioactive Substances</b> Name: East Grinstead Research Trust Location: Blond Mcindoe Centre, Queen Victoria Hospital, Holtye Road, EAST GRINSTEAD, West Sussex, RH19 3DZ Authority: Environment Agency, Southern Region Permit Reference: AC2497 Dated: 31st March 1991 Process Type: Not Supplied Description: Authorisation under RSA <b>Status: Authorisation either revoked or cancelled</b> Positional Accuracy: Unknown	A12SW (W)	883	2	539889 139245
19	<b>Registered Radioactive Substances</b> Name: Blond Mcindoe Centre Location: Queen Victoria Hospital, Holtye Road, EAST GRINSTEAD, West Sussex, RH19 3DZ Authority: Environment Agency, Southern Region Permit Reference: AT2446 Dated: 27th October 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA <b>Status: Authorisation superseded by a substantial or non substantial variation</b> Positional Accuracy: Unknown	A12SW (W)	884	2	539889 139240
19	<b>Registered Radioactive Substances</b> Name: Blond Mcindoe Centre Location: Queen Victoria, Holtye Road, EAST GRINSTEAD, West Sussex, RH19 3DZ Authority: Environment Agency, Southern Region Permit Reference: AZ4212 Dated: 12th September 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA <b>Status: Authorisation superseded by a substantial or non substantial variation</b> Positional Accuracy: Unknown	A12SW (W)	890	2	539884 139235
20	<b>Registered Radioactive Substances</b> Name: Blond Mcindoe Centre Location: Holtye Road, East Grinstead, West Sussex, RH19 3EB Authority: Environment Agency, Southern Region Permit Reference: CB2857 Dated: 26th July 2007 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA <b>Status: Application has been authorised and any conditions apply to the operator</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	939	2	539860 139092
21	<b>Registered Radioactive Substances</b> Name: Blond Mcindoe Centre Location: Queen Victoria, Holtye Road, East Grinstead, West Sussex, Rh19 3dz Authority: Environment Agency, Southern Region Permit Reference: Bv7052 Dated: 23rd October 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA <b>Status: Authorisation either revoked or cancelled</b> Positional Accuracy: Manually positioned to the address or location	A12SW (W)	941	2	539835 139210
21	<b>Registered Radioactive Substances</b> Name: Blond Mcindoe Centre Location: Queen Victoria, Holtye Road, EAST GRINSTEAD, West Sussex, RH19 3DZ Authority: Environment Agency, Southern Region Permit Reference: AM9845 Dated: 5th August 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA <b>Status: Authorisation superseded by a substantial or non substantial variation</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	942	2	539834 139212

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	<b>Registered Radioactive Substances</b> Name: Blond McIndoe Centre Location: Queen Victoria, Holtye Road, EAST GRINSTEAD, West Sussex, RH19 3DZ Authority: Environment Agency, Southern Region Permit Reference: A10918 Dated: 23rd July 1993 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA <b>Status: Authorisation superseded by a substantial or non substantial variation</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	942	2	539834 139212
22	<b>Registered Radioactive Substances</b> Name: Blond McIndoe Centre Location: Blond McIndoe Centre, Queen Victoria Hospital, Holtye Road, East Grinstead, West Sussex, RH19 3DZ Authority: Environment Agency, Southern Region Permit Reference: CB2865 Dated: 26th July 2007 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation <b>Status: Application has been authorised and any conditions apply to the operator</b> Positional Accuracy: Manually positioned to the address or location	A11NE (W)	990	2	539779 139297
	<b>River Quality</b> Name: Shovelstrode Strm GQA Grade: River Quality B Reach: Medway Conf - East Grinstead Estimated Distance 11 (km): Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A7NE (SW)	538	2	540468 138796
	<b>Water Abstractions</b> Operator: South East Water Plc Licence Number: 9/40/03/0374/Gr Permit Version: 100 Location: Boreholes At Hackenden Ps, East Grinstead (East Of Railway) Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 7th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16SE (W)	1017	2	539820 139700
	<b>Water Abstractions</b> Operator: South East Water Plc Licence Number: 9/40/03/0374/Gr Permit Version: 100 Location: Boreholes At Hackenden Ps, East Grinstead (West Of Railway) Authority: Environment Agency, Southern Region Abstraction: Public Water Supply: Potable Water Supply - Direct Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: N/A Authorised Start: 01 October Authorised End: 30 September Permit Start Date: 7th December 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16SE (NW)	1201	2	539670 139820
	<b>Groundwater Vulnerability</b> Soil Classification: Soils of Intermediate Leaching Potential (I1) - Soils which can possibly transmit a wide range of pollutants Map Sheet: Sheet 46 East Sussex Scale: 1:100,000	A13NE (NE)	0	2	540838 139299
	<b>Drift Deposits</b> None				



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>Bedrock Aquifer Designations</b> Aquifer Designation: Secondary Aquifer - A	A13NE (NE)	0	1	540838 139299
	<b>Superficial Aquifer Designations</b> No Data Available				
	<b>Extreme Flooding from Rivers or Sea without Defences</b> None				
	<b>Flooding from Rivers or Sea without Defences</b> None				
	<b>Areas Benefiting from Flood Defences</b> None				
	<b>Flood Water Storage Areas</b> None				
	<b>Flood Defences</b> None				
23	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 63.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (S)	114	3	540897 139124
24	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 507.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A12NE (W)	283	3	540485 139320
25	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 166.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SW (N)	439	3	540796 139802
26	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 36.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SW (N)	439	3	540814 139804
27	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 78.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SW (N)	449	3	540645 139764
28	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 98.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NE (S)	459	3	540910 138762
29	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 2.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NW (S)	478	3	540634 138766

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 2.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NW (S)	479	3	540632 138766
31	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 227.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NW (S)	480	3	540633 138764
32	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 4.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SW (N)	513	3	540651 139832
33	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 182.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SW (N)	516	3	540647 139834
34	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 702.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19SW (NE)	547	3	541307 139732
35	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 11.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NE (S)	548	3	540940 138678
36	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 342.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NE (S)	552	3	540951 138676
37	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 397.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7NE (SW)	562	3	540340 138903
38	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 128.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7NE (SW)	572	3	540322 138913

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 37.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A14SW (SE)	591	3	541398 138965
40	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 164.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SW (NW)	603	3	540500 138973
41	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 574.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NW (SE)	618	3	541407 138929
42	<b>OS Water Network Lines</b> Watercourse Form: Lake Watercourse Length: 35.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NW (SE)	618	3	541407 138929
43	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 132.3 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7NE (SW)	663	3	540213 138925
44	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 6.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7NE (SW)	678	3	540477 138620
45	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 168.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7NE (SW)	678	3	540477 138620
46	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 118.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	679	3	540482 138616
47	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 222.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18NW (N)	682	3	540661 140012

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 149.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18NW (N)	682	3	540661 140012
49	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 208.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	689	3	540935 138533
50	<b>OS Water Network Lines</b> Watercourse Form: Lake Watercourse Length: 17.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	689	3	540959 138538
51	<b>OS Water Network Lines</b> Watercourse Form: Lake Watercourse Length: 11.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18NW (N)	746	3	540775 140108
52	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 318.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A17NE (NW)	752	3	540454 140016
53	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 166.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SW (SW)	756	3	540510 138517
54	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 285.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SW (SW)	756	3	540510 138517
55	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 294.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7NW (SW)	795	3	540099 138856
56	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 334.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SW (S)	823	3	540735 138391

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
57	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 2.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SW (S)	843	3	540604 138393
58	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 2.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SW (S)	843	3	540604 138393
59	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 179.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SW (S)	845	3	540606 138391
60	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 218.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	868	3	541103 138393
61	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 1.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	869	3	541107 138394
62	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 305.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	870	3	541106 138392
63	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 33.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	872	3	540911 138345
64	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 87.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	899	3	540929 138319
65	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 1.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	899	3	540929 138319

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 111.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9SW (SE)	948	3	541354 138425
67	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 9.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A3NW (S)	955	3	540637 138272
68	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 14.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 2	A3NE (S)	968	3	540901 138246
69	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 19.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A3NE (S)	968	3	540901 138246
70	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 389.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9SW (SE)	976	3	541334 138379
71	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 638.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9SW (SE)	979	3	541394 138414
72	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 413.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A3NE (S)	981	3	540890 138233
73	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 88.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A2NE (S)	990	3	540483 138277
74	<b>OS Water Network Lines</b> Watercourse Form: Inland river Watercourse Length: 220.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A2NE (S)	990	3	540483 138277

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
75	<b>Historical Landfill Sites</b> Licence Holder: Southern Reclamation Limited Location: Holtye Road, East Grinstead Name: Larches Farm Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD19179 First Input Date: 11th November 1982 Last Input Date: 9th July 1986 Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3800/8185 BGS Ref: Not Supplied Other Ref: WD27/95/WD13/76	A13NE (N)	96	2	540867 139468
76	<b>Historical Landfill Sites</b> Licence Holder: C J Wilks Location: East Grinstead Name: Orchards Cottage Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD34138 First Input Date: 18th June 1979 Last Input Date: 22nd April 1981 Specified Waste: Deposited Waste included Inert Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 3800/8001 BGS Ref: Not Supplied Other Ref: Not Supplied	A14NW (E)	496	2	541377 139491
	<b>Local Authority Landfill Coverage</b> Name: Mid Sussex District Council - Has supplied landfill data		0	4	540838 139299
	<b>Local Authority Landfill Coverage</b> Name: West Sussex County Council - Has supplied landfill data		0	5	540838 139299
	<b>Local Authority Landfill Coverage</b> Name: Tandridge District Council - Has supplied landfill data		298	7	540821 139667
	<b>Local Authority Landfill Coverage</b> Name: Surrey County Council - Has supplied landfill data		298	6	540821 139667
	<b>Local Authority Landfill Coverage</b> Name: East Sussex County Council - Has supplied landfill data		945	9	541837 139469
	<b>Local Authority Landfill Coverage</b> Name: Wealden District Council - Has supplied landfill data		945	8	541837 139469
77	<b>Local Authority Recorded Landfill Sites</b> Location: Larches Farm, Holtye Road, East Grinstead Reference: GR/156/83 Authority: West Sussex County Council, Environment & Development <b>Last Reported Status:</b> Unknown Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A13NW (N)	247	5	540800 139600
78	<b>Local Authority Recorded Landfill Sites</b> Location: Sycamore Drive, Estcots Oak, East Grinstead Reference: GR/17/87 Authority: West Sussex County Council, Environment & Development <b>Last Reported Status:</b> Unknown Types of Waste: Not Supplied Date of Closure: Not Supplied Positional Accuracy: Located by supplier to within 100m Boundary Quality: Not Applicable	A7SE (SW)	909	5	540400 138400
79	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A13NE (NE)	163	-	540945 139528



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
80	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A13NE (NE)	214	-	541105 139418
81	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A13NW (N)	233	-	540804 139586
82	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A8NW (S)	397	-	540761 138817
83	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A8NE (S)	419	-	541018 138844
84	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1911	A7NW (SW)	809	-	540093 138839
85	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A3NW (S)	953	-	540631 138274
86	<b>Potentially Infilled Land (Water)</b> Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A7SE (SW)	954	-	540198 138480
87	<b>Registered Landfill Sites</b> Licence Holder: Southern Reclamation Ltd Licence Reference: 4/BX/83 Site Location: Larches Farm, Holtye Road, East Grinstead, West Sussex Licence Easting: 540800 Licence Northing: 139600 Operator Location: Robinson House, Robinson Road, CRAWLEY, West Sussex, RH11 7AD Authority: Environment Agency - Southern Region, Sussex Area Site Category: Landfill Max Input Rate: Undefined Waste Source: No known restriction on source of waste Restrictions: Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 25th May 1984 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned within the geographical locality Boundary Accuracy: Not Applicable Authorised Waste: Topsoil, Subsoil, Rock, Chalk, Stone Prohibited Waste: Poisonous, Noxious, Polluting Wastes	A13NW (N)	147	2	540813 139501
88	<b>Registered Waste Transfer Sites</b> Licence Holder: R Elliott Licence Reference: WSX/L1/0060/4 Site Location: Orchard Farm, Holtye Road, East Grinstead, West Sussex Operator Location: As Site Address Authority: Environment Agency - Southern Region, Sussex Area Site Category: Transfer Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source: Some restriction on source of waste Restrictions: Licence Status: Licence has completion certificateSurrendered Dated: 1st October 1993 Preceded By: 4/CS/89 Licence: Superseded By: Not Given Licence: Positional Accuracy: Approximate location provided by supplier Boundary Quality: Not Supplied Authorised Waste: Max.Storage In Licence Max.Waste Permitted By Licence Paint Strippers Paint Thinners White Spirits Prohibited Waste: Waste N.O.S.	A14NW (E)	603	2	541500 139400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	<b>Registered Waste Treatment or Disposal Sites</b> Licence Holder: R Elliott Licence Reference: 4/CS/89 Site Location: Orchard Farm, Holtye Road, East Grinstead, West Sussex Operator Location: As Site Address Authority: Environment Agency - Southern Region, Sussex Area Site Category: Storage - Drummed storage Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source: Some restriction on source of waste Restrictions: Licence Status: Record supersededSuperseded Dated: 1st August 1990 Preceded By: Not Given Licence: Superseded By: WSX/L1/0060/4 Licence: Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Hydrocarbons (Not Fuels/Oils/Greases) Max.Storage Permitted By Licence Max.Waste Permitted By Licence-States Solvents	A14NW (E)	603	2	541500 139400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS 1:625,000 Solid Geology</b> Description: Wealden Group	A13NE (NE)	0	1	540838 139299
	<b>BGS Estimated Soil Chemistry</b> Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	0	1	540838 139299
	<b>BGS Estimated Soil Chemistry</b> Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (E)	102	1	541000 139299
	<b>BGS Estimated Soil Chemistry</b> Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (S)	217	1	540757 139000
	<b>BGS Estimated Soil Chemistry</b> Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (NE)	244	1	541000 139593
	<b>BGS Estimated Soil Chemistry</b> Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12SW (SW)	725	1	540117 139000
90	<b>BGS Recorded Mineral Sites</b> Site Name: The Larches Location: Not Supplied Source: British Geological Survey, National Geoscience Information Service Reference: 126415 Type: Opencast <b>Status: Ceased</b> Operator: Not Supplied Operator Location: Not Supplied Periodic Type: Cretaceous Geology: Ashdown Formation (Ashdown Beds) Commodity: Sandstone Positional Accuracy: Located by supplier to within 10m	A18SW (NW)	442	1	540607 139744

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	<b>BGS Measured Urban Soil Chemistry</b> No data available				
	<b>BGS Urban Soil Chemistry Averages</b> No data available				
	<b>Coal Mining Affected Areas</b> In an area that might not be affected by coal mining				
	<b>Mining Instability</b> Mining Evidence: Inconclusive Iron Ore Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NE (NE)	0	-	540838 139299
	<b>Non Coal Mining Areas of Great Britain</b> Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	111	1	540880 139489
	<b>Non Coal Mining Areas of Great Britain</b> Risk: Rare Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	228	1	540887 139605
	<b>Potential for Collapsible Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Potential for Compressible Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Potential for Ground Dissolution Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Potential for Landslide Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Potential for Landslide Ground Stability Hazards</b> Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	142	1	540805 139510
	<b>Potential for Landslide Ground Stability Hazards</b> Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	240	1	540660 139547
	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	540849 139214
	<b>Potential for Running Sand Ground Stability Hazards</b> Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	228	1	540887 139605
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	111	1	540880 139489
	<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	228	1	540887 139605
	<b>Radon Potential - Radon Affected Areas</b> Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299
	<b>Radon Potential - Radon Protection Measures</b> Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	1	540838 139299

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
91	<b>Contemporary Trade Directory Entries</b> Name: Interpret Location: 252, Holtye Road, East Grinstead, West Sussex, RH19 3EY Classification: Photo & Digital Imaging Bureaus <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	133	-	540735 139461
92	<b>Contemporary Trade Directory Entries</b> Name: Merlin Industrial Services Location: 55, Merlin Way, East Grinstead, West Sussex, RH19 3XG Classification: Ventilators & Ventilation Systems <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	443	-	540328 139285
93	<b>Contemporary Trade Directory Entries</b> Name: Orchard Farm Feeds Location: Orchard Farm, Holtye Road, East Grinstead, West Sussex, RH19 3PP Classification: Pet Foods & Animal Feeds <b>Status:</b> Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A14NW (E)	564	-	541460 139409
93	<b>Contemporary Trade Directory Entries</b> Name: R & R Elliott Location: Orchard Farm, Holtye Road, East Grinstead, West Sussex, RH19 3PP Classification: Sheet Metal Work <b>Status:</b> Inactive Positional Accuracy: Automatically positioned in the proximity of the address	A14NW (E)	564	-	541460 139409
94	<b>Contemporary Trade Directory Entries</b> Name: British Association Of Removers (Services) Ltd Location: Moorhaves Farm Business Centre, Sandhaves Hill, East Grinstead, West Sussex, RH19 3NR Classification: Packaging Materials Manufacturers & Suppliers <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	586	-	540568 139883
94	<b>Contemporary Trade Directory Entries</b> Name: Challenge Packaging Services Location: Moorhaves, Sandhaves Hill, East Grinstead, West Sussex, RH19 3NR Classification: Packaging Materials Manufacturers & Suppliers <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	594	-	540581 139897
94	<b>Contemporary Trade Directory Entries</b> Name: B A R Services Location: Moorhaves, Sandhaves Hill, East Grinstead, West Sussex, RH19 3NR Classification: Packaging Materials Manufacturers & Suppliers <b>Status:</b> Active Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	594	-	540581 139897
94	<b>Contemporary Trade Directory Entries</b> Name: Transexpress Ltd Location: Arun House, Sandhaves Hill, East Grinstead, West Sussex, RH19 3NR Classification: Freight Forwarders <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	609	-	540561 139905
95	<b>Contemporary Trade Directory Entries</b> Name: West Sussex Joinery Location: 3, Merlin Way, East Grinstead, West Sussex, RH19 3XG Classification: Joinery Manufacturers <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A12SE (W)	609	-	540190 139140
96	<b>Contemporary Trade Directory Entries</b> Name: Hayden Feeds Ltd Location: Orchard Farm, Holtye Road, EAST GRINSTEAD, West Sussex, RH19 3PP Classification: Pet Foods & Animal Feeds <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A14NE (E)	619	-	541515 139414
97	<b>Contemporary Trade Directory Entries</b> Name: J & J Services Location: 36, Woodlands Road, East Grinstead, West Sussex, RH19 3EL Classification: Scrap Metal Merchants <b>Status:</b> Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	644	-	540208 139651

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
97	<b>Contemporary Trade Directory Entries</b> Name: Blindstar Location: 7, Hollands Court, East Grinstead, West Sussex, RH19 3EX Classification: Blinds, Awnings & Canopies <b>Status: Active</b> Positional Accuracy: Automatically positioned to the address	A12NE (NW)	657	-	540181 139626
98	<b>Contemporary Trade Directory Entries</b> Name: B W Fish Location: 14, Copse Close, East Grinstead, West Sussex, RH19 3EF Classification: Cabinet Makers <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A12NW (W)	701	-	540069 139377
99	<b>Contemporary Trade Directory Entries</b> Name: Fork Most Ltd Location: 25, Lynton Park Avenue, East Grinstead, West Sussex, RH19 3XA Classification: Fork Lift Trucks <b>Status: Active</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	784	-	540047 139019
100	<b>Contemporary Trade Directory Entries</b> Name: T N K Engineering Ltd Location: 68a, Estcots Drive, East Grinstead, West Sussex, RH19 3DB Classification: Road Haulage Services <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A7SE (SW)	856	-	540457 138431
101	<b>Contemporary Trade Directory Entries</b> Name: Gordon Laboratory Group Ltd Location: Holtye Road, East Grinstead, West Sussex, RH19 3EB Classification: Laboratories <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	939	-	539860 139092
101	<b>Contemporary Trade Directory Entries</b> Name: Mcindoe Surgical Centre Location: Holtye Road, East Grinstead, West Sussex, RH19 3EB Classification: Hospitals <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	939	-	539860 139092
102	<b>Contemporary Trade Directory Entries</b> Name: Blond Mcindoe Research Foundation Location: Queen Victoria Hospital, Holtye Road, East Grinstead, West Sussex, RH19 3DZ Classification: Medical & Dental Laboratories <b>Status: Active</b> Positional Accuracy: Manually positioned within the geographical locality	A12SW (W)	942	-	539834 139212
102	<b>Contemporary Trade Directory Entries</b> Name: Queen Victoria Hospital Location: Holtye Road, East Grinstead, West Sussex, RH19 3DZ Classification: Hospitals <b>Status: Inactive</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	942	-	539834 139212
102	<b>Contemporary Trade Directory Entries</b> Name: Queen Victoria Hospital Location: Holtye Road, East Grinstead, RH19 3DZ Classification: Hospitals <b>Status: Active</b> Positional Accuracy: Automatically positioned to the address	A12SW (W)	953	-	539823 139207
103	<b>Points of Interest - Commercial Services</b> Name: J & J Services Location: 36 Woodlands Road, East Grinstead, RH19 3EL Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A17SE (NW)	644	10	540208 139651
103	<b>Points of Interest - Commercial Services</b> Name: J & J Services Location: 36 Woodlands Road, East Grinstead, RH19 3EL Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A17SE (NW)	644	10	540208 139651

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	<b>Points of Interest - Commercial Services</b> Name: T N K Engineering Ltd Location: 68a Estcots Drive, East Grinstead, RH19 3DB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A7SE (SW)	857	10	540456 138430
105	<b>Points of Interest - Education and Health</b> Name: McIndoe Surgical Centre Ltd Location: Holtye Road, East Grinstead, RH19 3EB Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12SW (W)	939	10	539860 139092
105	<b>Points of Interest - Education and Health</b> Name: McIndoe Surgical Centre Ltd Location: Holtye Road, East Grinstead, RH19 3EB Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12SW (W)	939	10	539860 139092
105	<b>Points of Interest - Education and Health</b> Name: The McIndoe Centre Location: Holtye Road, East Grinstead, RH19 3EB Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12SW (W)	940	10	539860 139091
106	<b>Points of Interest - Education and Health</b> Name: Queen Victoria Hospital (East Grinstead) Location: Holtye Road, East Grinstead, RH19 3DZ Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12SW (W)	942	10	539834 139212
106	<b>Points of Interest - Education and Health</b> Name: Queen Victoria Hospital Location: Holtye Road, East Grinstead, RH19 3DZ Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12SW (W)	943	10	539833 139211
107	<b>Points of Interest - Manufacturing and Production</b> Name: Upper Fairlight Farm Location: Upper Fairlight Farm, Holtye Road, East Grinstead, RH19 3QF Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to address or location	A8NE (SE)	338	10	541045 138951
108	<b>Points of Interest - Manufacturing and Production</b> Name: Tanks Location: RH19 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	847	10	539921 139332
109	<b>Points of Interest - Recreational and Environmental</b> Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	639	10	540176 139572
109	<b>Points of Interest - Recreational and Environmental</b> Name: Playground Location: Hollands Way, RH19 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	639	10	540176 139573
110	<b>Points of Interest - Recreational and Environmental</b> Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	646	10	540627 138591
110	<b>Points of Interest - Recreational and Environmental</b> Name: Playground Location: Mindelheim Avenue, RH19 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	649	10	540620 138590



Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
111	<b>Ancient Woodland</b> Name: Ashplats Wood Reference: 1480592 Area(m²): 250253.23 Type: Ancient and Semi-Natural Woodland	A13SW (SW)	119	11	540718 139135
112	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498888 Area(m²): 63987.78 Type: Ancient and Semi-Natural Woodland	A18SE (N)	299	11	540842 139669
113	<b>Ancient Woodland</b> Name: Huntleys Shaws Reference: 1497783 Area(m²): 6263.33 Type: Ancient and Semi-Natural Woodland	A13NE (NE)	300	11	541159 139514
114	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498863 Area(m²): 5552.66 Type: Ancient and Semi-Natural Woodland	A18SE (NE)	413	11	541141 139704
115	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498902 Area(m²): 14646.94 Type: Plantation on Ancient Woodland	A18SE (N)	426	11	540867 139797
116	<b>Ancient Woodland</b> Name: Fairlight Gill Reference: 1480542 Area(m²): 11898.62 Type: Ancient and Semi-Natural Woodland	A8NE (S)	443	11	540932 138785
117	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498842 Area(m²): 2637.21 Type: Ancient and Semi-Natural Woodland	A19SW (NE)	529	11	541286 139728
118	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1493483 Area(m²): 5749.26 Type: Ancient and Semi-Natural Woodland	A17SE (NW)	535	11	540418 139738
119	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1493741 Area(m²): 120515.57 Type: Ancient and Semi-Natural Woodland	A17SE (NW)	556	11	540391 139741
120	<b>Ancient Woodland</b> Name: Ashplats Wood Reference: 1480568 Area(m²): 6982.73 Type: Plantation on Ancient Woodland	A8NW (S)	560	11	540800 138650
121	<b>Ancient Woodland</b> Name: Fairlight Wood Reference: 1480539 Area(m²): 44206.3 Type: Ancient and Semi-Natural Woodland	A8NE (SE)	608	11	541156 138701
122	<b>Ancient Woodland</b> Name: Fairlight Woodn Reference: 1497781 Area(m²): 15026.91 Type: Ancient and Semi-Natural Woodland	A9NW (SE)	610	11	541355 138874
123	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1494161 Area(m²): 60341.79 Type: Plantation on Ancient Woodland	A17SE (NW)	696	11	540286 139834
124	<b>Ancient Woodland</b> Name: Fairlight Woode Reference: 1497780 Area(m²): 2573.3 Type: Ancient and Semi-Natural Woodland	A9NW (SE)	721	11	541478 138851

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
125	<b>Ancient Woodland</b> Name: Orhards Farm Shaw Reference: 1497784 Area(m²): 3290.01 Type: Ancient and Semi-Natural Woodland	A19SE (NE)	771	11	541599 139687
126	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498907 Area(m²): 29857.9 Type: Plantation on Ancient Woodland	A19NW (NE)	807	11	541273 140085
127	<b>Ancient Woodland</b> Name: Stonequarry Wood Reference: 1480550 Area(m²): 16846.89 Type: Ancient and Semi-Natural Woodland	A12NW (W)	826	11	539945 139397
128	<b>Ancient Woodland</b> Name: Woodbury Gill Reference: 1480563 Area(m²): 10974.49 Type: Ancient and Semi-Natural Woodland	A8SW (S)	838	11	540806 138373
129	<b>Ancient Woodland</b> Name: Minepit Wood Reference: 1497782 Area(m²): 45380.13 Type: Ancient and Semi-Natural Woodland	A14SE (E)	844	11	541741 139286
130	<b>Ancient Woodland</b> Name: Blackwell Wood Reference: 1480541 Area(m²): 8919.28 Type: Ancient and Semi-Natural Woodland	A7NW (SW)	866	11	540058 138783
131	<b>Ancient Woodland</b> Name: Fairlight Gills Reference: 1480532 Area(m²): 4485.13 Type: Ancient and Semi-Natural Woodland	A8SE (S)	897	11	541035 138342
132	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1494415 Area(m²): 26702.09 Type: Plantation on Ancient Woodland	A17NE (NW)	944	11	540414 140207
133	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498890 Area(m²): 117366.76 Type: Ancient and Semi-Natural Woodland	A19NW (NE)	952	11	541326 140221
134	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1498943 Area(m²): 78451.08 Type: Ancient and Semi-Natural Woodland	A23SE (N)	962	11	541095 140313
135	<b>Ancient Woodland</b> Name: Estcotts Drive Shaw Reference: 1480534 Area(m²): 7184.63 Type: Ancient and Semi-Natural Woodland	A7SE (SW)	976	11	540166 138478
136	<b>Ancient Woodland</b> Name: Not Supplied Reference: 1493482 Area(m²): 9402.93 Type: Ancient and Semi-Natural Woodland	A11NE (W)	980	11	539805 139514
137	<b>Areas of Adopted Green Belt</b> Authority: Tandridge District Council Plan Name: Tandridge District Local Plan 2001 Status: <b>Adopted</b> Plan Date: 31st December 2001	A18SE (N)	297	12	540838 139667

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
138	<b>Areas of Outstanding Natural Beauty</b> Name: High Weald Multiple Areas: Y Total Area (m2): 1461737820.66 Designation Date: 30th October 1983 Source: Natural England	A13NE (E)	6	11	540923 139321
139	<b>Nitrate Vulnerable Zones</b> Name: Eden Brook East Of Lingfield Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NW (NW)	275	14	540600 139550

Agency & Hydrological	Version	Update Cycle
<b>Contaminated Land Register Entries and Notices</b> Tandridge District Council - Environmental Health Department Mid Sussex District Council - Environmental Services Section Wealden District Council - Environmental Health Department Sevenoaks District Council - Environmental Health Department	January 2013 November 2014 October 2014 September 2013	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
<b>Discharge Consents</b> Environment Agency - Southern Region	July 2018	Quarterly
<b>Enforcement and Prohibition Notices</b> Environment Agency - Southern Region	March 2013	As notified
<b>Integrated Pollution Controls</b> Environment Agency - Southern Region	October 2008	Variable
<b>Integrated Pollution Prevention And Control</b> Environment Agency - South East Region - Kent & South London Area Environment Agency - South East Region - Solent & South Downs Area Environment Agency - South East Region - West Thames Area Environment Agency - Southern Region	July 2018 July 2018 July 2018 July 2018	Quarterly Quarterly Quarterly Quarterly
<b>Local Authority Integrated Pollution Prevention And Control</b> Tandridge District Council - Environmental Health Department Wealden District Council - Environmental Health Department Mid Sussex District Council - Environmental Services Section Sevenoaks District Council - Environmental Health Department	July 2015 June 2014 September 2014 September 2014	Variable Variable Variable Variable
<b>Local Authority Pollution Prevention and Controls</b> Tandridge District Council - Environmental Health Department Wealden District Council - Environmental Health Department Mid Sussex District Council - Environmental Services Section Sevenoaks District Council - Environmental Health Department	July 2015 June 2014 September 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
<b>Local Authority Pollution Prevention and Control Enforcements</b> Tandridge District Council - Environmental Health Department Wealden District Council - Environmental Health Department Mid Sussex District Council - Environmental Services Section Sevenoaks District Council - Environmental Health Department	July 2015 June 2014 September 2014 September 2014	Variable Variable Variable Variable
<b>Nearest Surface Water Feature</b> Ordnance Survey	September 2017	
<b>Pollution Incidents to Controlled Waters</b> Environment Agency - Southern Region	December 1999	Not Applicable
<b>Prosecutions Relating to Authorised Processes</b> Environment Agency - Southern Region	March 2013	As notified
<b>Prosecutions Relating to Controlled Waters</b> Environment Agency - Southern Region	March 2013	As notified
<b>Registered Radioactive Substances</b> Environment Agency - Southern Region	January 2015	
<b>River Quality</b> Environment Agency - Head Office	November 2001	Not Applicable
<b>River Quality Biology Sampling Points</b> Environment Agency - Head Office	July 2012	Annually
<b>River Quality Chemistry Sampling Points</b> Environment Agency - Head Office	July 2012	Annually

Agency & Hydrological	Version	Update Cycle
<b>Substantiated Pollution Incident Register</b>		
Environment Agency - South East Region - Kent & South London Area	July 2018	Quarterly
Environment Agency - South East Region - Solent & South Downs Area	July 2018	Quarterly
Environment Agency - South East Region - West Thames Area	July 2018	Quarterly
Environment Agency - Southern Region - Kent Area	July 2018	Quarterly
Environment Agency - Southern Region - Kent and East Sussex	July 2018	Quarterly
Environment Agency - Southern Region - Solent and South Downs	July 2018	Quarterly
Environment Agency - Southern Region - Sussex Area	July 2018	Quarterly
<b>Water Abstractions</b>		
Environment Agency - Southern Region	July 2018	Quarterly
<b>Water Industry Act Referrals</b>		
Environment Agency - Southern Region	October 2017	Quarterly
<b>Groundwater Vulnerability</b>		
Environment Agency - Head Office	April 2015	Not Applicable
<b>Drift Deposits</b>		
Environment Agency - Head Office	January 1999	Not Applicable
<b>Bedrock Aquifer Designations</b>		
British Geological Survey - National Geoscience Information Service	August 2015	As notified
<b>Superficial Aquifer Designations</b>		
British Geological Survey - National Geoscience Information Service	August 2015	As notified
<b>Source Protection Zones</b>		
Environment Agency - Head Office	January 2018	Quarterly
<b>Extreme Flooding from Rivers or Sea without Defences</b>		
Environment Agency - Head Office	August 2018	Quarterly
<b>Flooding from Rivers or Sea without Defences</b>		
Environment Agency - Head Office	August 2018	Quarterly
<b>Areas Benefiting from Flood Defences</b>		
Environment Agency - Head Office	August 2018	Quarterly
<b>Flood Water Storage Areas</b>		
Environment Agency - Head Office	August 2018	Quarterly
<b>Flood Defences</b>		
Environment Agency - Head Office	August 2018	Quarterly
<b>OS Water Network Lines</b>		
Ordnance Survey	May 2018	Quarterly
<b>Surface Water 1 in 30 year Flood Extent</b>		
Environment Agency - Head Office	October 2013	As notified
<b>Surface Water 1 in 100 year Flood Extent</b>		
Environment Agency - Head Office	October 2013	As notified
<b>Surface Water 1 in 1000 year Flood Extent</b>		
Environment Agency - Head Office	October 2013	As notified
<b>Surface Water Suitability</b>		
Environment Agency - Head Office	October 2013	As notified
<b>BGS Groundwater Flooding Susceptibility</b>		
British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
<b>BGS Recorded Landfill Sites</b> British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
<b>Historical Landfill Sites</b> Environment Agency - Head Office	July 2018	Quarterly
<b>Integrated Pollution Control Registered Waste Sites</b> Environment Agency - Southern Region	October 2008	Not Applicable
<b>Licensed Waste Management Facilities (Landfill Boundaries)</b> Environment Agency - South East Region - Kent & South London Area Environment Agency - South East Region - Solent & South Downs Area Environment Agency - South East Region - West Thames Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	July 2018 July 2018 July 2018 July 2018 July 2018 July 2018 July 2018	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly
<b>Licensed Waste Management Facilities (Locations)</b> Environment Agency - South East Region - Kent & South London Area Environment Agency - South East Region - Solent & South Downs Area Environment Agency - South East Region - West Thames Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	July 2018 July 2018 July 2018 July 2018 July 2018 July 2018 July 2018	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly
<b>Local Authority Landfill Coverage</b> East Sussex County Council - Waste Management Group Kent County Council - Waste Management Group Mid Sussex District Council - Environmental Services Section Sevenoaks District Council Surrey County Council Tandridge District Council - Environmental Health Department Wealden District Council - Environmental Health Department West Sussex County Council - Environment & Development	May 2000 May 2000 May 2000 May 2000 May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
<b>Local Authority Recorded Landfill Sites</b> Wealden District Council - Environmental Health Department Tandridge District Council - Environmental Health Department East Sussex County Council - Waste Management Group Kent County Council - Waste Management Group Mid Sussex District Council - Environmental Services Section Sevenoaks District Council West Sussex County Council - Environment & Development Surrey County Council	December 2004 June 2003 May 2000 May 2000 May 2000 May 2000 May 2000 September 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
<b>Potentially Infilled Land (Non-Water)</b> Landmark Information Group Limited	December 1999	Not Applicable
<b>Potentially Infilled Land (Water)</b> Landmark Information Group Limited	December 1999	Not Applicable
<b>Registered Landfill Sites</b> Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	March 2003 March 2003 March 2003 March 2003	Not Applicable Not Applicable Not Applicable Not Applicable
<b>Registered Waste Transfer Sites</b> Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex Environment Agency - Southern Region - Solent and South Downs Environment Agency - Southern Region - Sussex Area	March 2003 March 2003 March 2003 March 2003	Not Applicable Not Applicable Not Applicable Not Applicable

Waste	Version	Update Cycle
<b>Registered Waste Treatment or Disposal Sites</b>		
Environment Agency - Southern Region - Kent Area	March 2003	Not Applicable
Environment Agency - Southern Region - Kent and East Sussex	March 2003	Not Applicable
Environment Agency - Southern Region - Solent and South Downs	March 2003	Not Applicable
Environment Agency - Southern Region - Sussex Area	March 2003	Not Applicable
Hazardous Substances	Version	Update Cycle
<b>Control of Major Accident Hazards Sites (COMAH)</b>		
Health and Safety Executive	April 2018	Bi-Annually
<b>Explosive Sites</b>		
Health and Safety Executive	March 2017	Variable
<b>Notification of Installations Handling Hazardous Substances (NIHHS)</b>		
Health and Safety Executive	November 2000	Not Applicable
<b>Planning Hazardous Substance Enforcements</b>		
East Sussex County Council - Development Minerals & Waste	February 2016	Variable
Sevenoaks District Council	February 2016	Variable
Surrey County Council	February 2016	Variable
Tandridge District Council	February 2016	Variable
Wealden District Council	February 2016	Variable
Kent County Council	January 2016	Variable
Mid Sussex District Council	January 2016	Variable
West Sussex County Council - Environment & Development	October 2006	Annual Rolling Update
<b>Planning Hazardous Substance Consents</b>		
East Sussex County Council - Development Minerals & Waste	February 2016	Variable
Sevenoaks District Council	February 2016	Variable
Surrey County Council	February 2016	Variable
Tandridge District Council	February 2016	Variable
Wealden District Council	February 2016	Variable
Kent County Council	January 2016	Variable
Mid Sussex District Council	January 2016	Variable
West Sussex County Council - Environment & Development	October 2006	Annual Rolling Update



Geological	Version	Update Cycle
<b>BGS 1:625,000 Solid Geology</b> British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
<b>BGS Estimated Soil Chemistry</b> British Geological Survey - National Geoscience Information Service	October 2015	As notified
<b>BGS Recorded Mineral Sites</b> British Geological Survey - National Geoscience Information Service	May 2018	Bi-Annually
<b>CBSCB Compensation District</b> Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
<b>Coal Mining Affected Areas</b> The Coal Authority - Property Searches	March 2014	As notified
<b>Mining Instability</b> Ove Arup & Partners	October 2000	Not Applicable
<b>Non Coal Mining Areas of Great Britain</b> British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
<b>Potential for Collapsible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	June 2015	As notified
<b>Potential for Compressible Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	June 2015	As notified
<b>Potential for Ground Dissolution Stability Hazards</b> British Geological Survey - National Geoscience Information Service	June 2015	As notified
<b>Potential for Landslide Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	June 2015	As notified
<b>Potential for Running Sand Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	June 2015	As notified
<b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> British Geological Survey - National Geoscience Information Service	June 2015	As notified
<b>Radon Potential - Radon Affected Areas</b> British Geological Survey - National Geoscience Information Service	July 2011	As notified
<b>Radon Potential - Radon Protection Measures</b> British Geological Survey - National Geoscience Information Service	July 2011	As notified
Industrial Land Use	Version	Update Cycle
<b>Contemporary Trade Directory Entries</b> Thomson Directories	August 2018	Quarterly
<b>Fuel Station Entries</b> Experian Catalyst	August 2018	Quarterly
<b>Gas Pipelines</b> National Grid	July 2014	
<b>Points of Interest - Commercial Services</b> PointX	September 2018	Quarterly
<b>Points of Interest - Education and Health</b> PointX	September 2018	Quarterly
<b>Points of Interest - Manufacturing and Production</b> PointX	September 2018	Quarterly
<b>Points of Interest - Public Infrastructure</b> PointX	September 2018	Quarterly
<b>Points of Interest - Recreational and Environmental</b> PointX	September 2018	Quarterly
<b>Underground Electrical Cables</b> National Grid	December 2015	

Sensitive Land Use	Version	Update Cycle
<b>Ancient Woodland</b> Natural England	August 2018	Bi-Annually
<b>Areas of Adopted Green Belt</b> Mid Sussex District Council Sevenoaks District Council Tandridge District Council	August 2018 August 2018 August 2018	As notified As notified As notified
<b>Areas of Unadopted Green Belt</b> Mid Sussex District Council Sevenoaks District Council Tandridge District Council	August 2018 August 2018 August 2018	As notified As notified As notified
<b>Areas of Outstanding Natural Beauty</b> Natural England	August 2018	Bi-Annually
<b>Environmentally Sensitive Areas</b> Natural England	January 2017	
<b>Forest Parks</b> Forestry Commission	April 1997	Not Applicable
<b>Local Nature Reserves</b> Natural England	August 2018	Bi-Annually
<b>Marine Nature Reserves</b> Natural England	January 2018	Bi-Annually
<b>National Nature Reserves</b> Natural England	August 2018	Bi-Annually
<b>National Parks</b> Natural England	April 2017	Bi-Annually
<b>Nitrate Vulnerable Zones</b> Environment Agency - Head Office Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	December 2017 October 2015	Bi-Annually
<b>Ramsar Sites</b> Natural England	August 2018	Bi-Annually
<b>Sites of Special Scientific Interest</b> Natural England	October 2018	Bi-Annually
<b>Special Areas of Conservation</b> Natural England	August 2018	Bi-Annually
<b>Special Protection Areas</b> Natural England	August 2018	Bi-Annually

A selection of organisations who provide data within this report

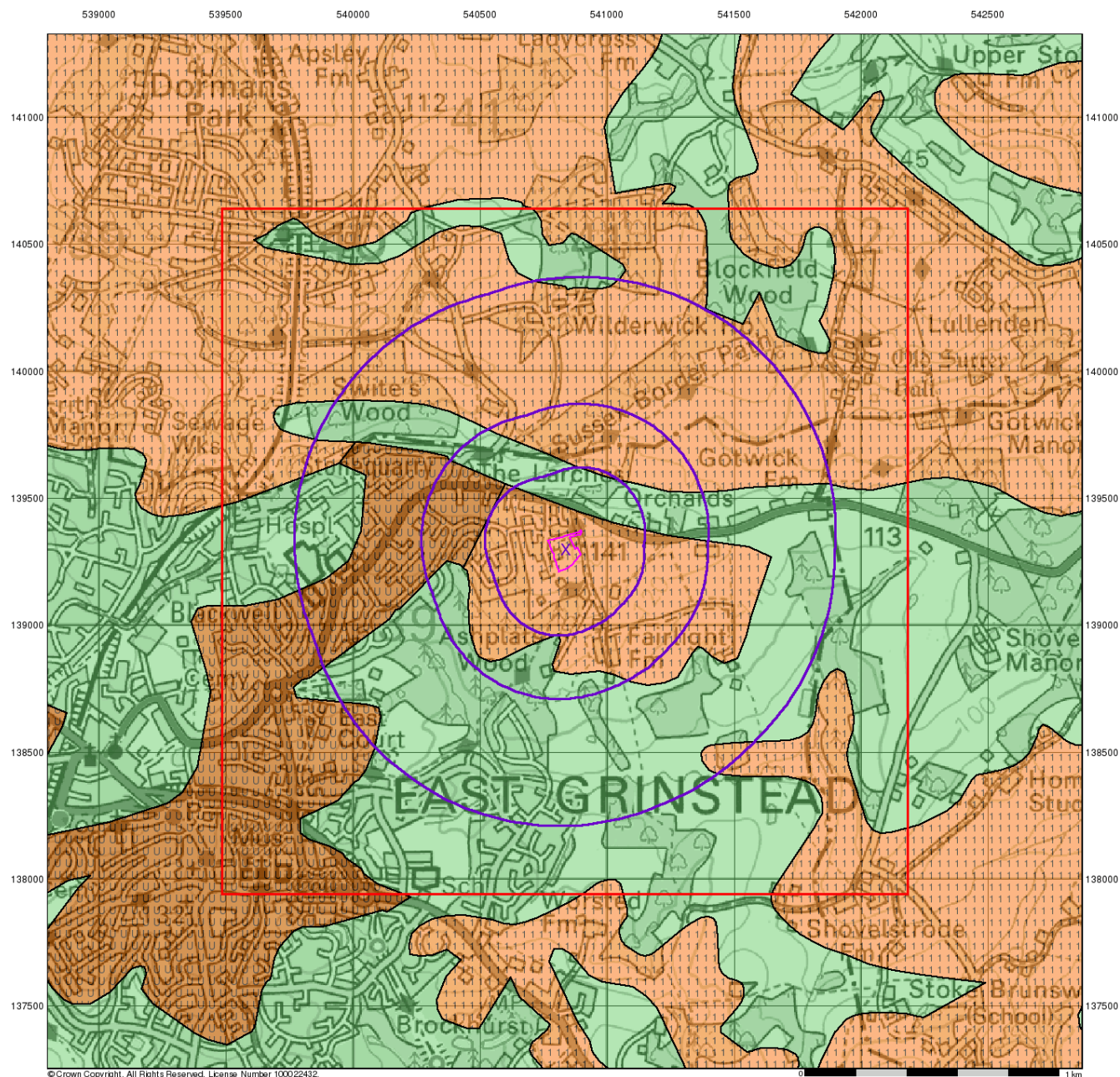
Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 <b>British Geological Survey</b> NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 <b>Centre for Ecology &amp; Hydrology</b> NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
1	<b>British Geological Survey - Enquiry Service</b> British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	<b>Environment Agency - National Customer Contact Centre (NCCC)</b> PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	<b>Ordnance Survey</b> Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
4	<b>Mid Sussex District Council - Environmental Services Section</b> The Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS	Telephone: 01444 458166 extn 2288 Fax: 01444 450027 Website: www.midsussex.gov.uk
5	<b>West Sussex County Council - Environment &amp; Development</b> County Hall, Tower hall, Chichester, West Sussex, PO19 1RH	Telephone: 01243 777100 Website: www.westsussex.gov.uk
6	<b>Surrey County Council</b> Penrhyn Road, Kingston-upon-Thames, Surrey, KT1 2DN	Telephone: 020 8541 8800 Fax: 020 8541 9005 Website: www.surreycc.gov.uk
7	<b>Tandridge District Council - Environmental Health Department</b> Council Offices, Station Road East, Oxted, Surrey, RH8 0BT	Telephone: 01883 722000 Fax: 01883 732888 Website: www.tandridgedc.gov.uk
8	<b>Wealden District Council - Environmental Health Department</b> Council Offices, Vicarage Lane, Hailsham, East Sussex, BN27 2AX	Telephone: 01323 442666 Fax: 01323 443333 Website: www.wealden.gov.uk
9	<b>East Sussex County Council - Waste Management Group</b> St. Annes Crescent, Lewes, East Sussex, BN7 1UE	Telephone: 01273 481000 Website: www.eastsussexcc.gov.uk
10	<b>PointX</b> 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
11	<b>Natural England</b> County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
12	<b>Tandridge District Council</b> Council Offices, Station Road East, Oxted, Surrey, RH8 0BT	Telephone: 01883 722000 Fax: 01883 722015 Website: www.tandridgedc.gov.uk
13	<b>Mid Sussex District Council</b> The Oaklands, Oaklands Road, Haywards Heath, West Sussex, RH16 1SS	Telephone: 01444 458166 Fax: 01444 450027 Website: www.midsussex.gov.uk
14	<b>Environment Agency - Head Office</b> Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
-	<b>Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards</b> Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org

Contact	Name and Address	Contact Details
-	<b>Landmark Information Group Limited</b> Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: <a href="mailto:customerservices@landmarkinfo.co.uk">customerservices@landmarkinfo.co.uk</a> Website: <a href="http://www.landmarkinfo.co.uk">www.landmarkinfo.co.uk</a>

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.





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## Groundwater Vulnerability

### General

- Specified Site   
 Specified Buffer(s)   
 Bearing Reference Point  
 Slice   
 Map ID

### Agency and Hydrological

#### Geological Classes

##### Major Aquifer (Highly Permeable)

- Soil Classes**
- High (H) 1, 2, 3, U
  - Intermediate (I) 1, 2
  - Low

##### Minor Aquifer (Variably Permeable)

- High (H) 1, 2, 3, U
- Intermediate (I) 1, 2
- Low

##### Non Aquifer (Negligibly Permeable)



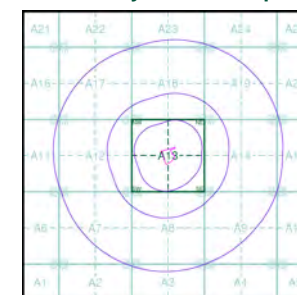
##### Water or Sea



##### Drift Deposit



### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 181801367\_1\_1  
 Customer Ref: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

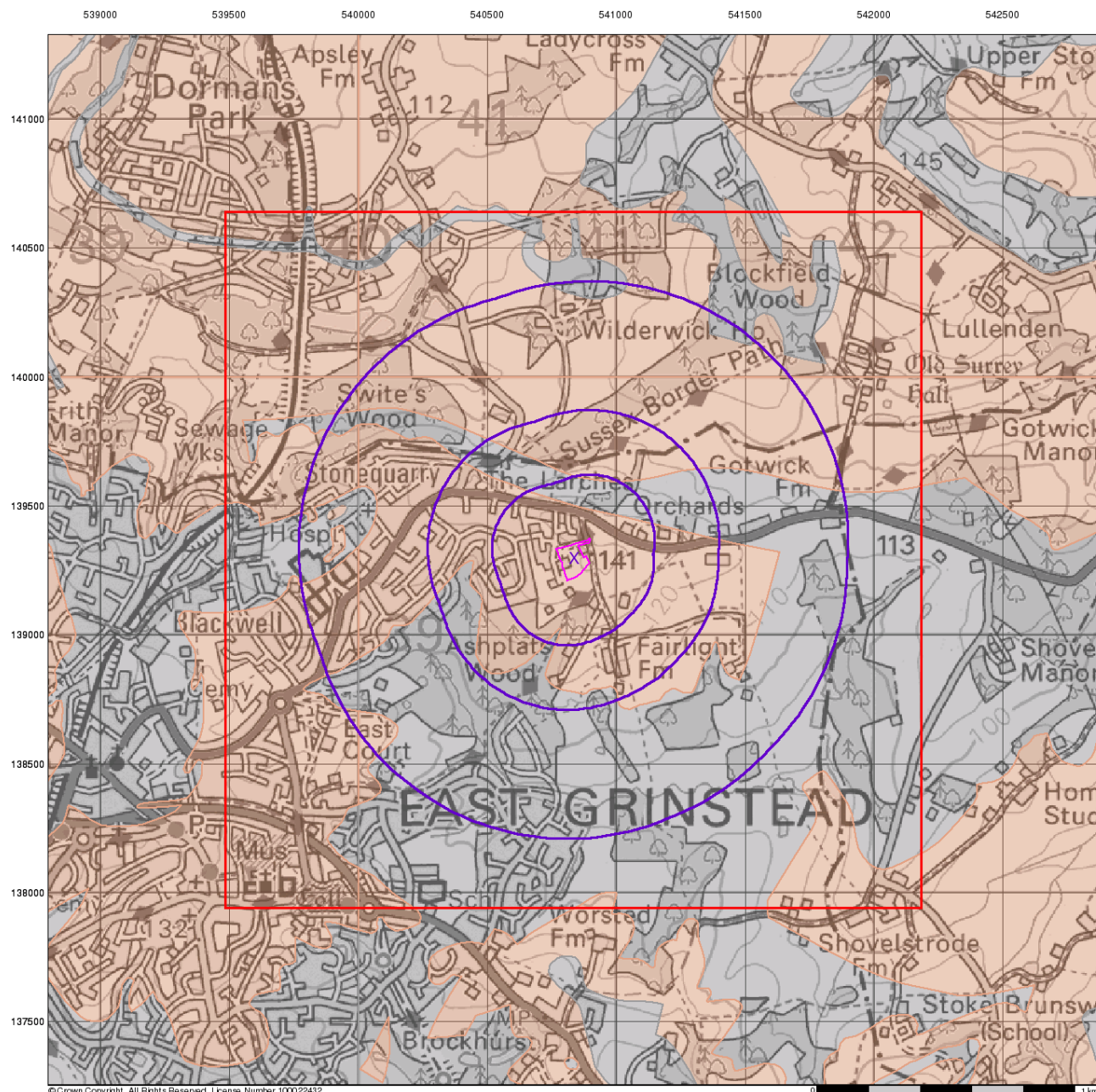
### Site Details

Ashplats House,, Holtye Road, East Grinstead, West Sussex, RH19 3EZ



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 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk





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0 1 km



## Bedrock Aquifer Designation

### General

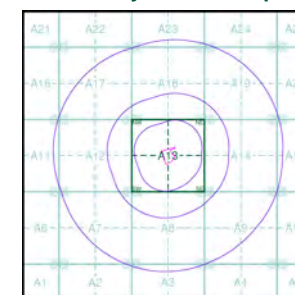
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

### Agency and Hydrological

#### Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 181801367\_1\_1  
 Customer Ref: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

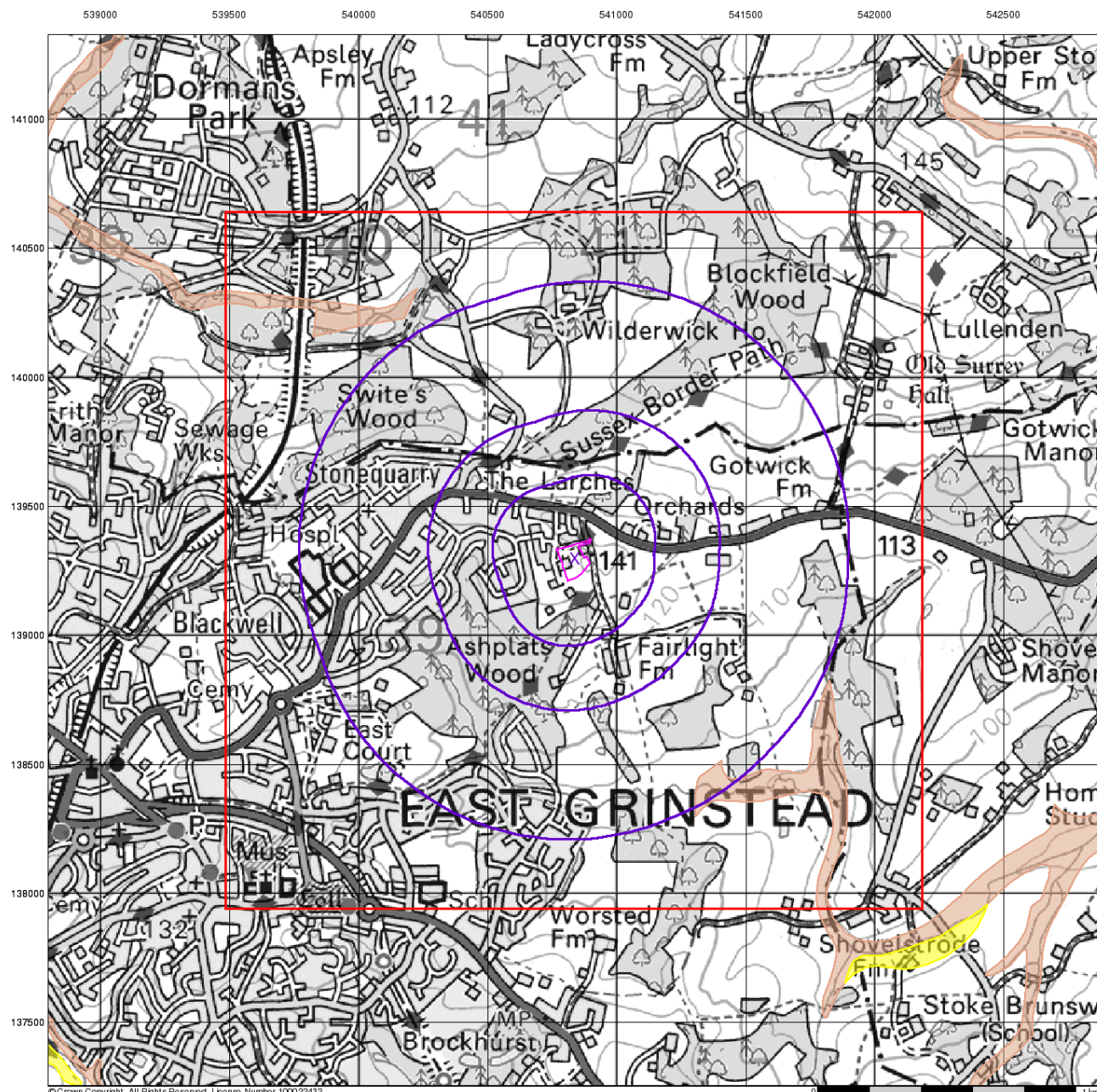
### Site Details

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## Superficial Aquifer Designation

### General

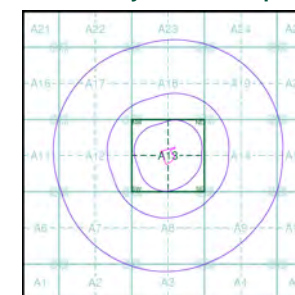
- ◊ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

### Agency and Hydrological

#### Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 181801367\_1\_1  
 Customer Ref: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

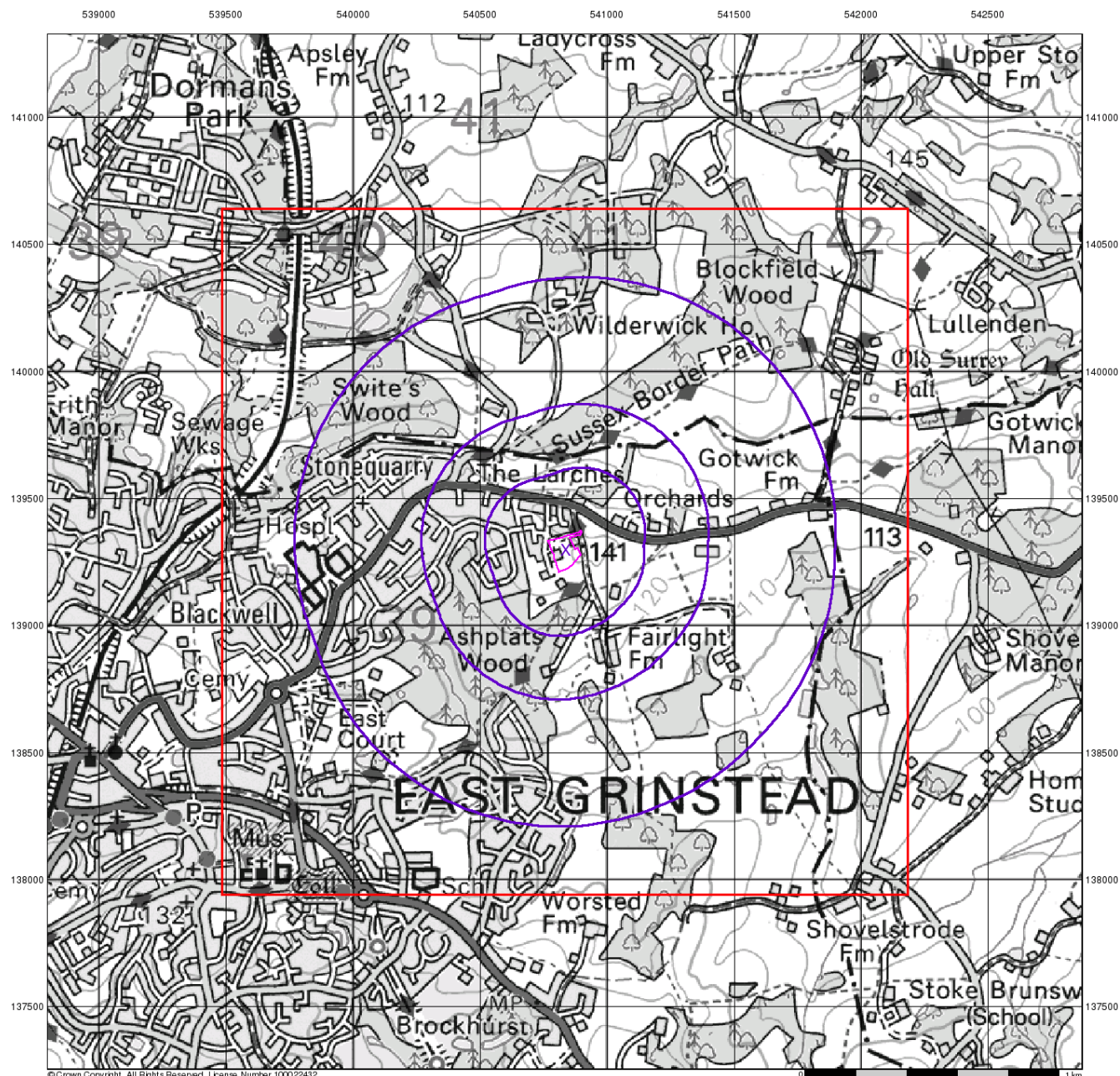
### Site Details

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## Source Protection Zones

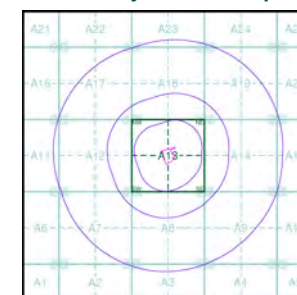
### General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

### Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 181801367\_1\_1  
 Customer Ref: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

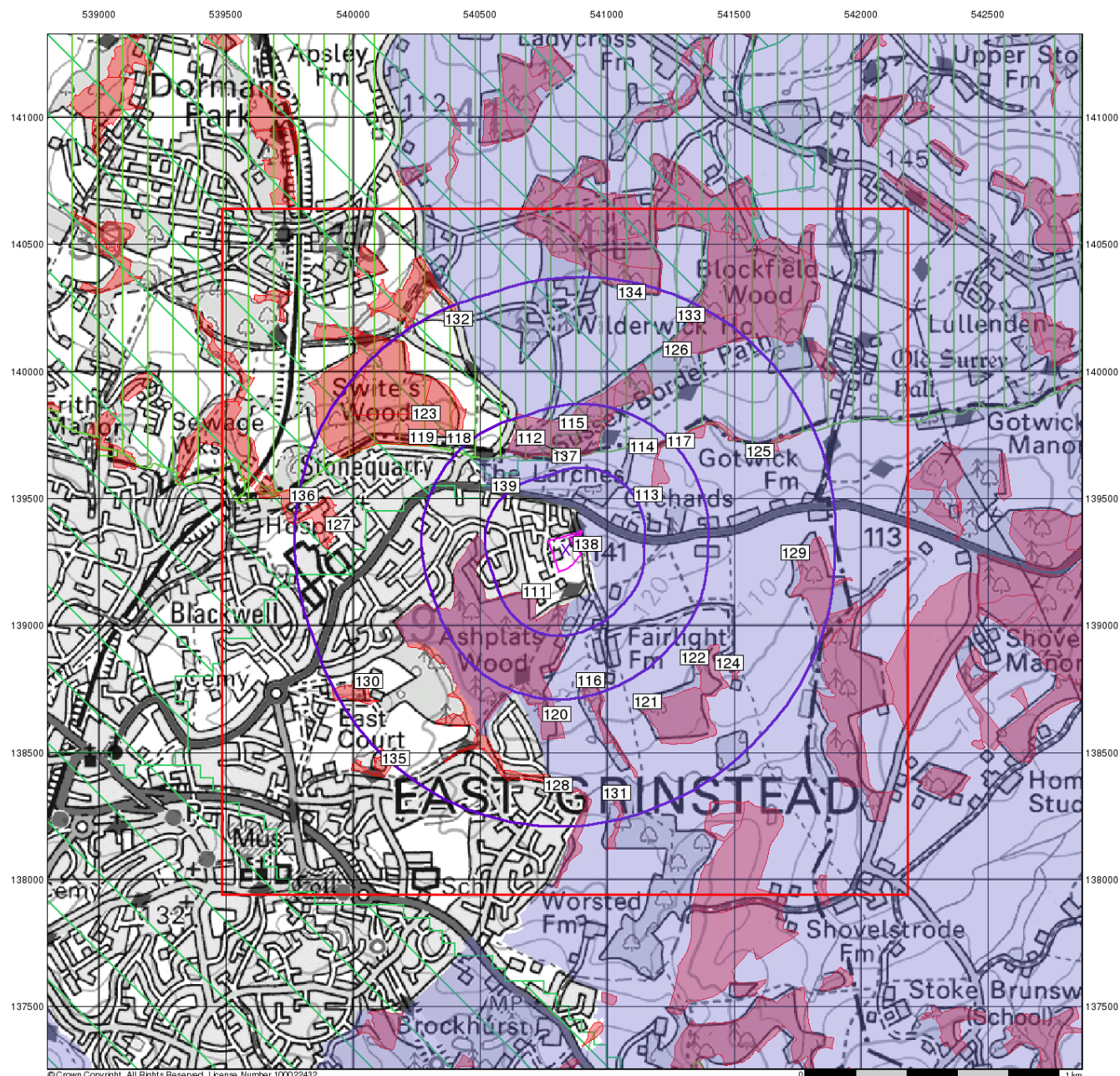
### Site Details

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## Sensitive Land Uses

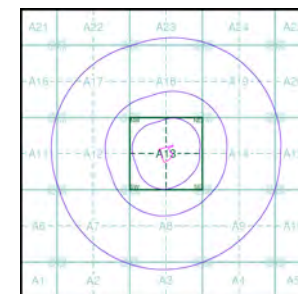
### General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

### Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

### Site Sensitivity Context Map - Slice A



### Order Details

Order Number: 181801367\_1\_1  
 Customer Ref: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

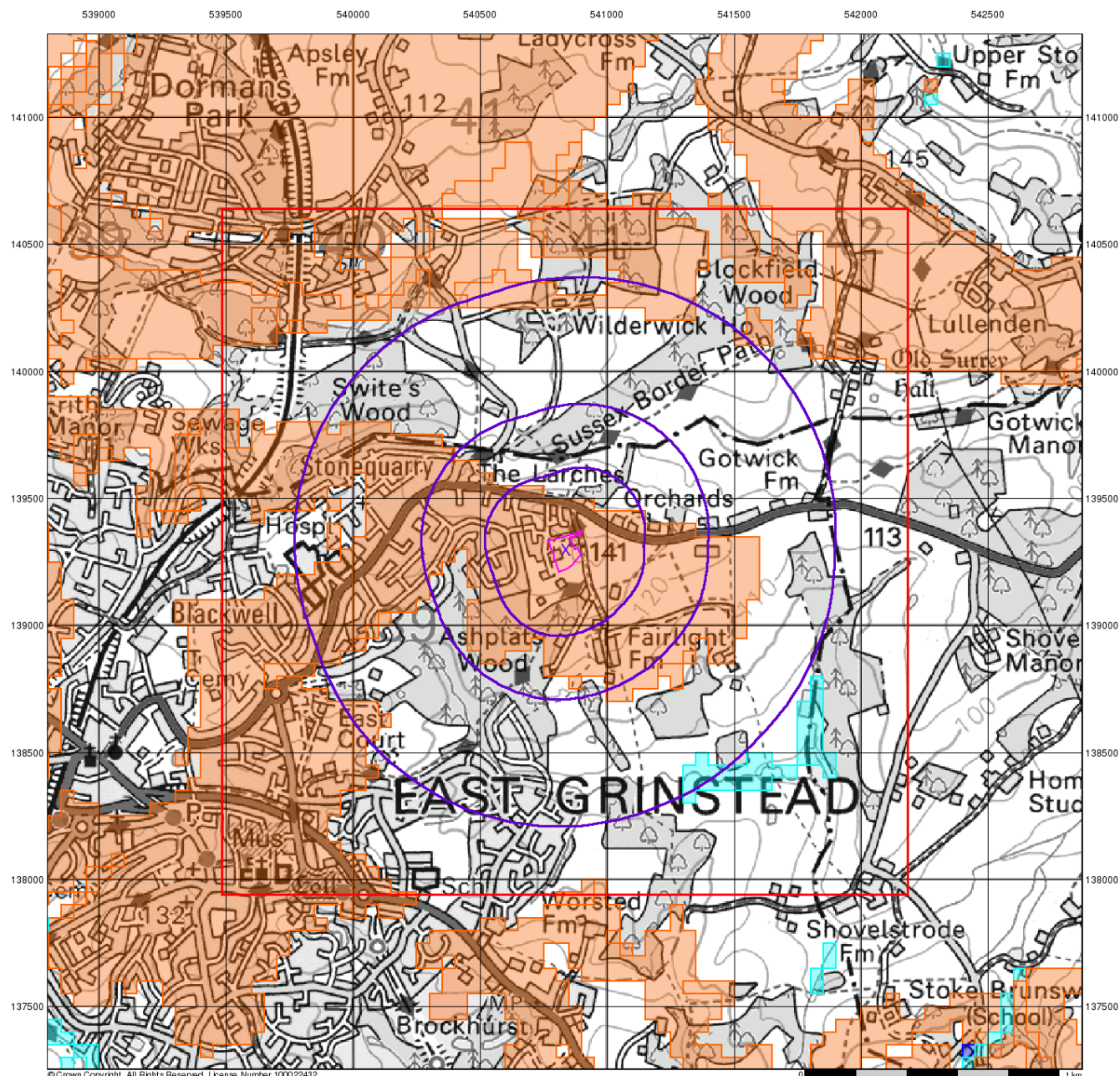
### Site Details

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## BGS Flood GFS Data

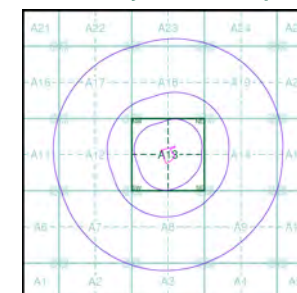
### General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice

### Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

## Site Sensitivity Context Map - Slice A



## Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 1000

## Site Details


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**Landmark**  
INFORMATION GROUP



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Web: www.envirocheck.co.uk

## Geology 1:50,000 Maps Legends











### Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	SLIP	Landslide Deposit	Clay	Not Supplied - Quaternary

### Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

### Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	LTW	LOWER TUNBRIDGE WELLS SAND	Sandstone, Siltstone and Mudstone	Not Supplied - Valanginian
	ARS	ARDINGLY SANDSTONE MEMBER	Sandstone	Not Supplied - Valanginian
	WDC	Wadhurst Clay Formation	Mudstone	Not Supplied - Valanginian
	GRC	Grinstead Clay Member	Mudstone	Not Supplied - Valanginian
	UTW	UPPER TUNBRIDGE WELLS SAND	Sandstone and Siltstone, Interbedded	Not Supplied - Valanginian
	UTW	UPPER TUNBRIDGE WELLS SAND	Mudstone	Not Supplied - Valanginian
	LTW	LOWER TUNBRIDGE WELLS SAND	Sandstone and Siltstone, Interbedded	Not Supplied - Valanginian
	CKST	CUCKFIELD STONE BED	Sandstone, Calcareous	Not Supplied - Valanginian
	ASD	Ashdown Formation	Sandstone and Siltstone, Interbedded	Not Supplied - Berriasian
		Faults		



### Geology 1:50,000 Maps

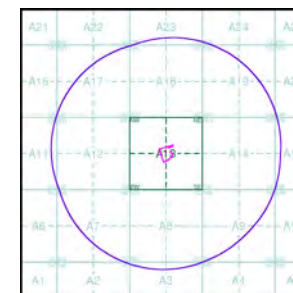
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

### Geology 1:50,000 Maps Coverage

Map ID:	1
Map Sheet No:	303
Map Name:	Tunbridge Wells
Map Date:	1971
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

### Geology 1:50,000 Maps - Slice A



### Order Details:

Order Number:	181801367_1_1
Customer Reference:	2390
National Grid Reference:	540840, 139300
Slice:	A
Site Area (Ha):	1.13
Search Buffer (m):	1000

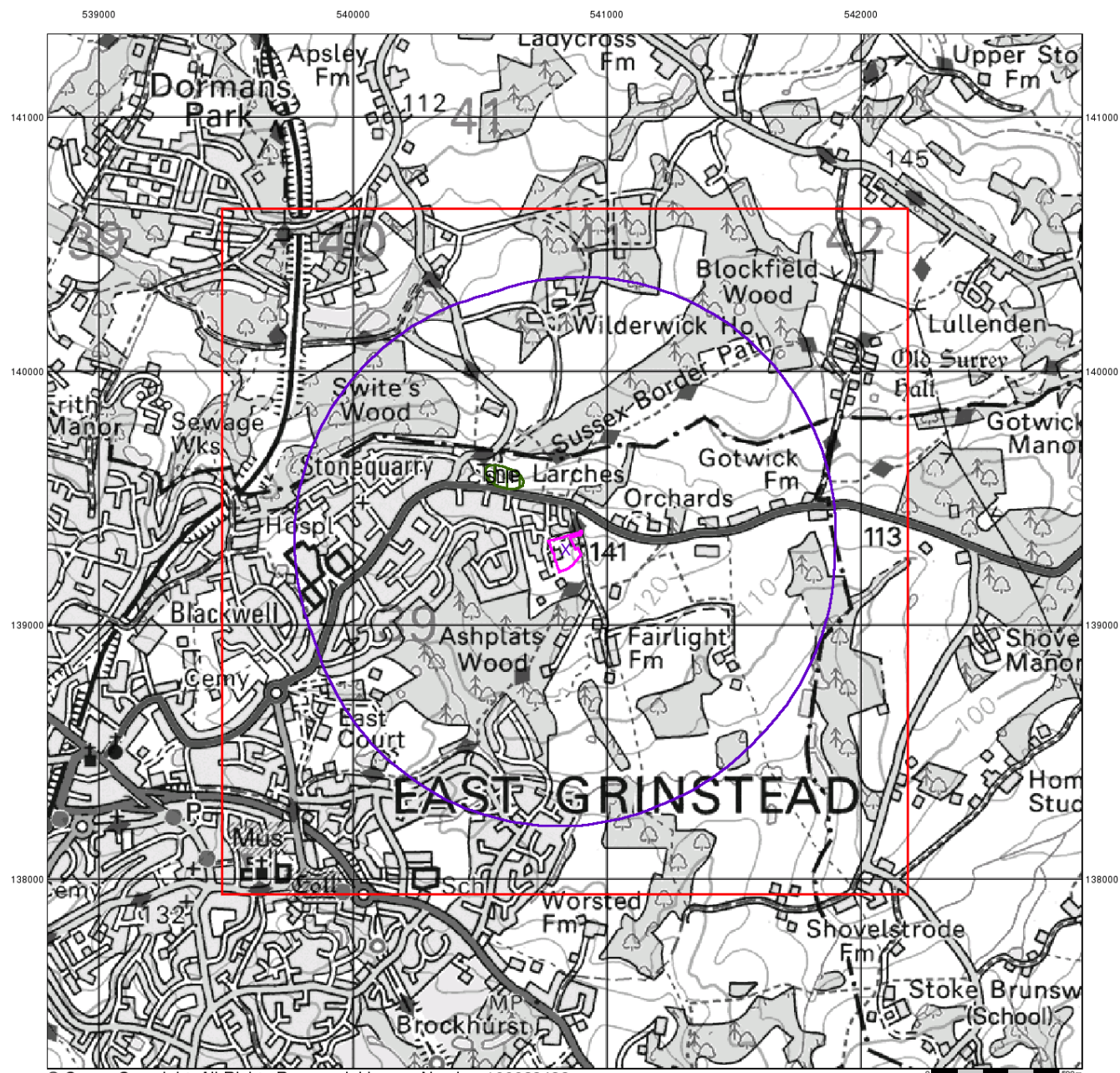
### Site Details:

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### Artificial Ground and Landslip

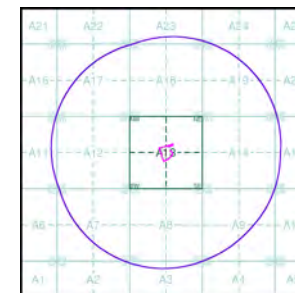
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

### Artificial Ground and Landslip Map - Slice A



### Order Details:

Order Number: 181801367\_1\_1  
 Customer Reference: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

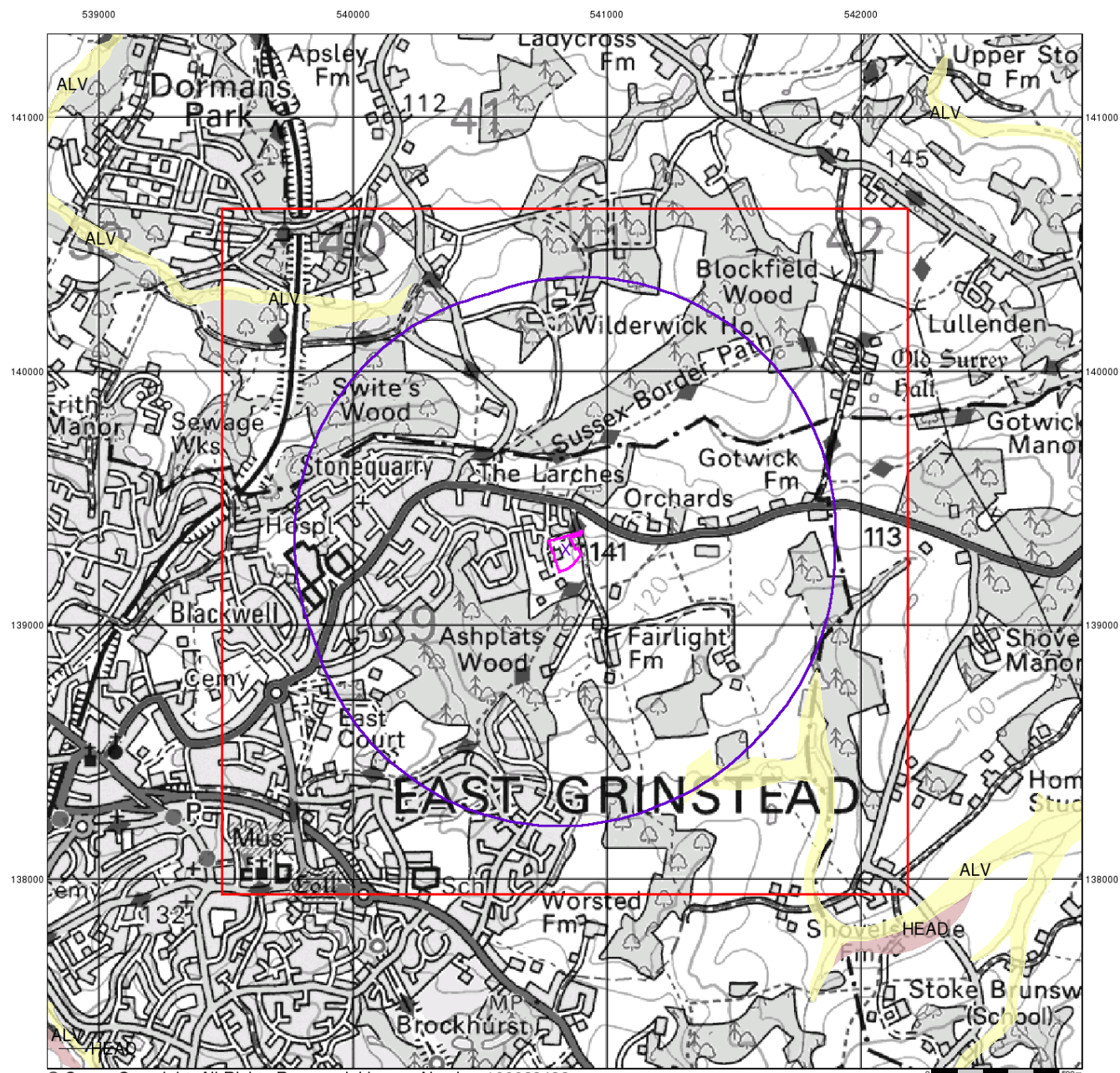
### Site Details:

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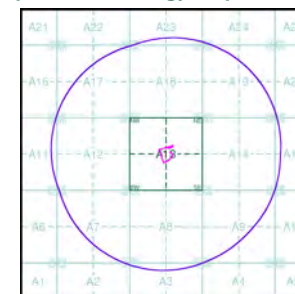
### Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

### Superficial Geology Map - Slice A



### Order Details:

Order Number: 181801367\_1\_1  
 Customer Reference: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

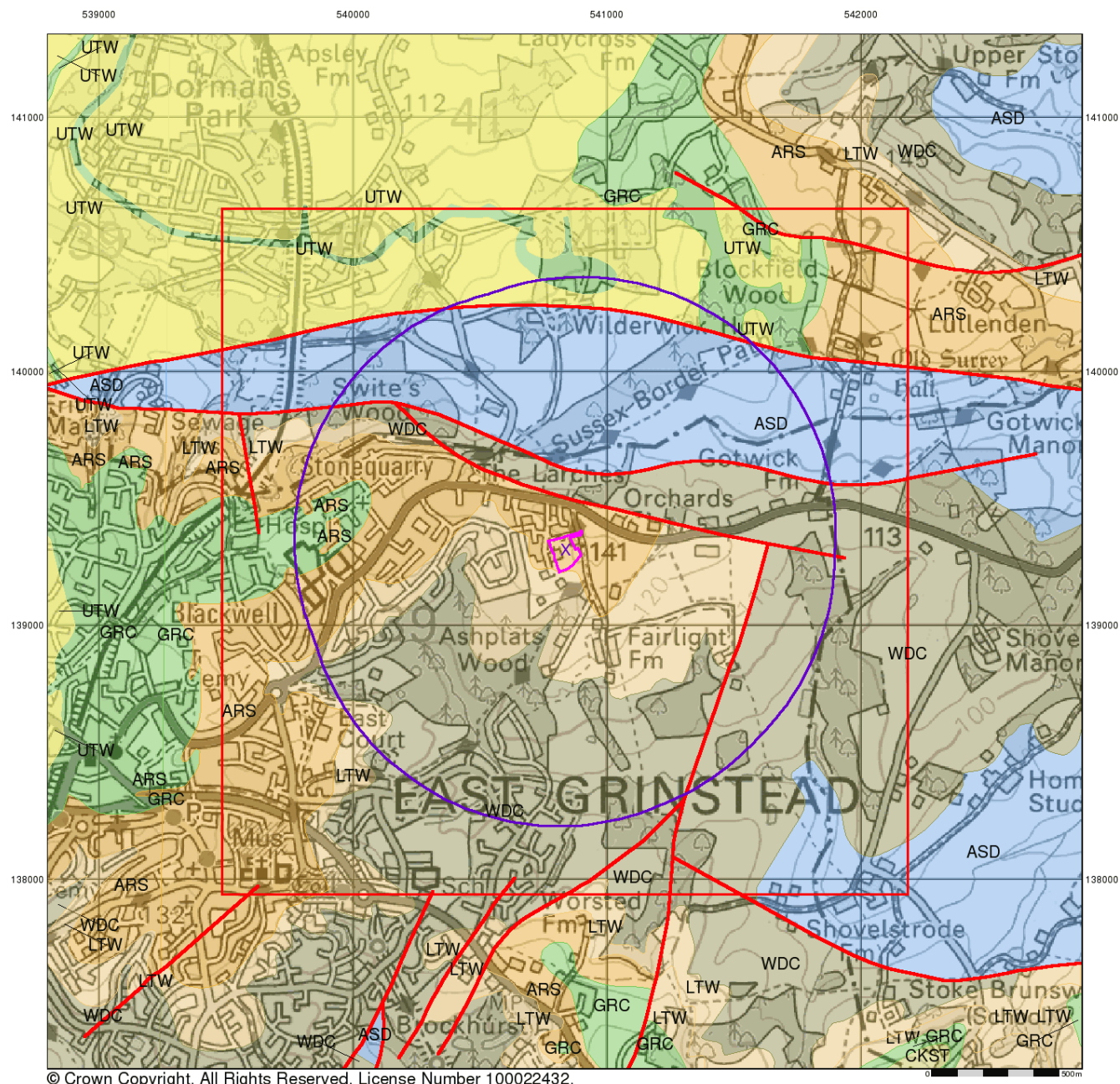
### Site Details:

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## Bedrock and Faults

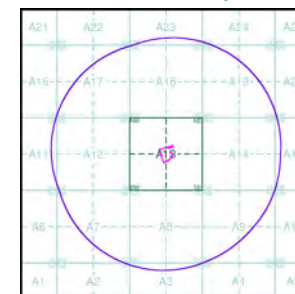
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

## Bedrock and Faults Map - Slice A



## Order Details:

Order Number: 181801367\_1\_1  
 Customer Reference: 2390  
 National Grid Reference: 540840, 139300  
 Slice: A  
 Site Area (Ha): 1.13  
 Search Buffer (m): 1000

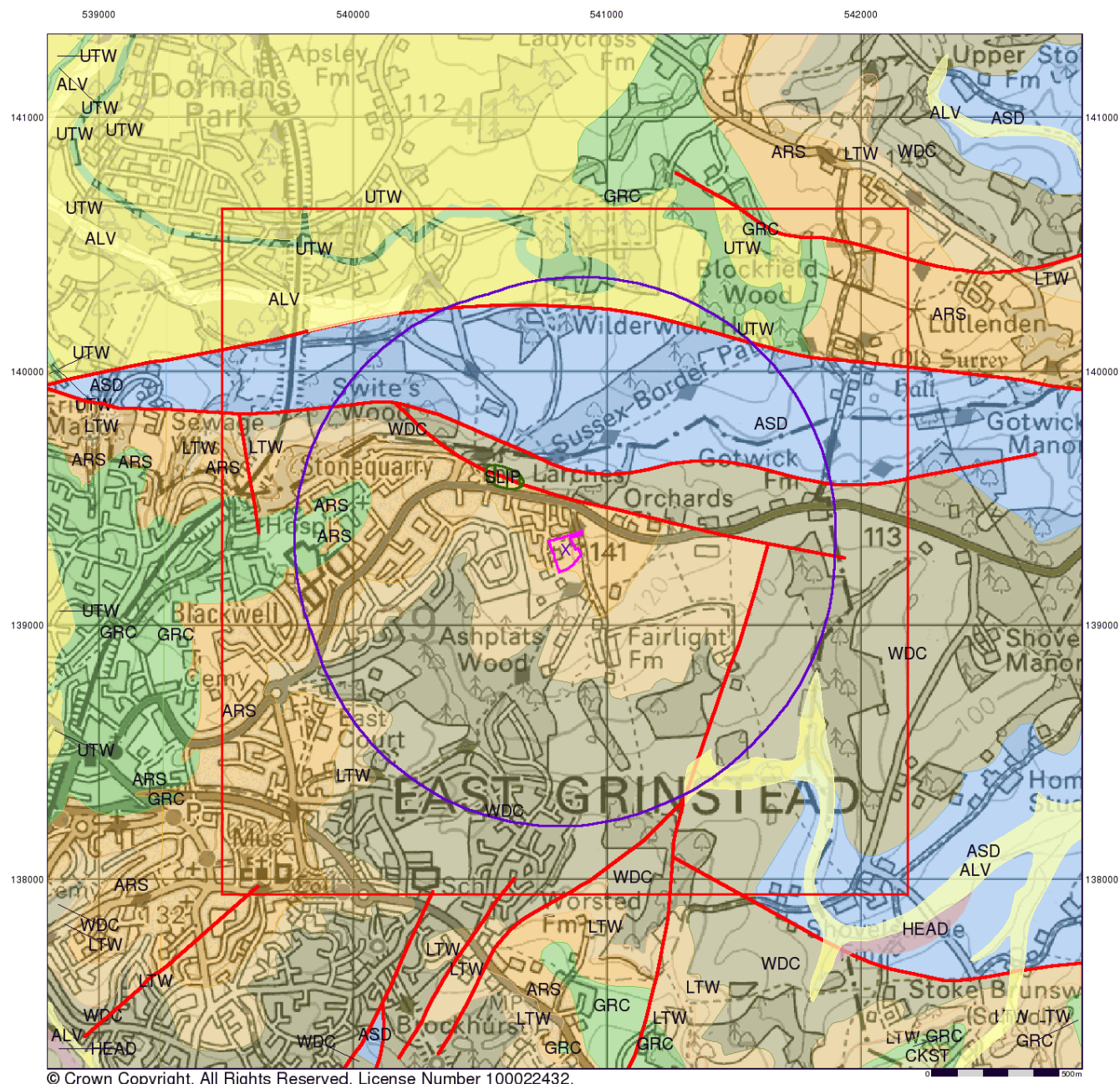
## Site Details:

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### Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

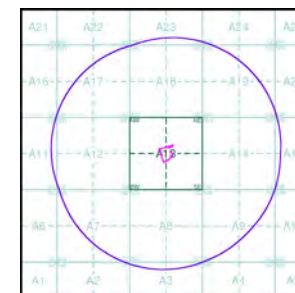
### Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

### Contact

British Geological Survey  
Kingsley Dunham Centre  
Keyworth  
Nottingham  
NG12 5GG  
Telephone: 0115 936 3143  
Fax: 0115 936 3276  
email: enquiries@bgs.ac.uk  
website: www.bgs.ac.uk

### Combined Geology Map - Slice A



### Order Details:

Order Number: 181801367\_1\_1  
Customer Reference: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 1000

### Site Details:

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## **APPENDIX C: HISTORICAL MAPS**

# Historical Mapping Legends

## Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



## Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



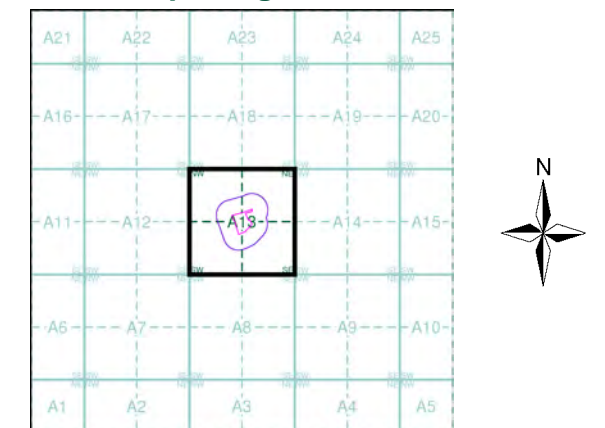
## Large-Scale National Grid Data 1:2,500 and 1:1,250



## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Surrey	1:2,500	1873	2
Sussex	1:2,500	1874 - 1887	3
Surrey	1:2,500	1897	4
Sussex	1:2,500	1899	5
Sussex	1:2,500	1910	6
Surrey	1:2,500	1913	7
Sussex	1:2,500	1931	8
Ordnance Survey Plan	1:2,500	1956 - 1964	9
Ordnance Survey Plan	1:2,500	1964	10
Ordnance Survey Plan	1:1,250	1978 - 1992	11
Large-Scale National Grid Data	1:2,500	1993	12
Large-Scale National Grid Data	1:1,250	1993	13
Large-Scale National Grid Data	1:1,250	1994	14
Historical Aerial Photography	1:2,500	1999	15

## Historical Map - Segment A13



## Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

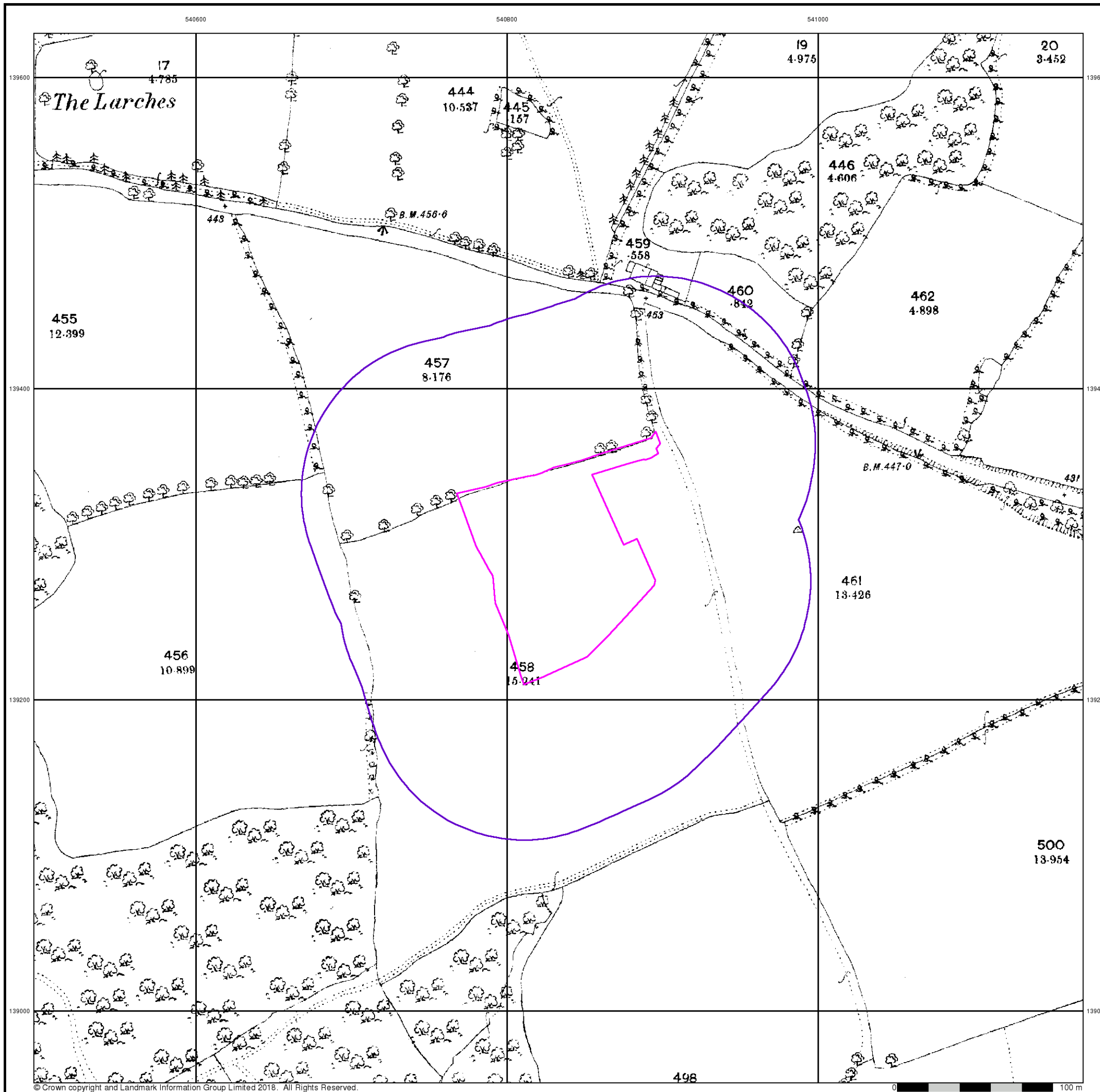
## Site Details

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Tel: 0844 844 9952  
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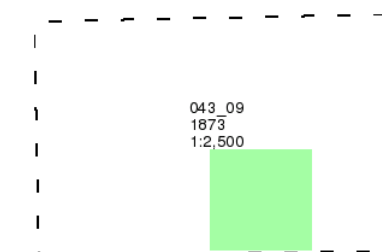
## Surrey

Published 1873

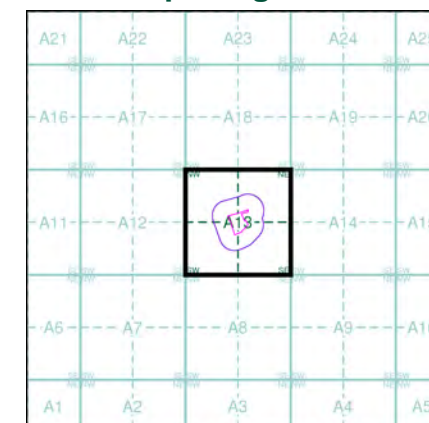
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13



### Order Details

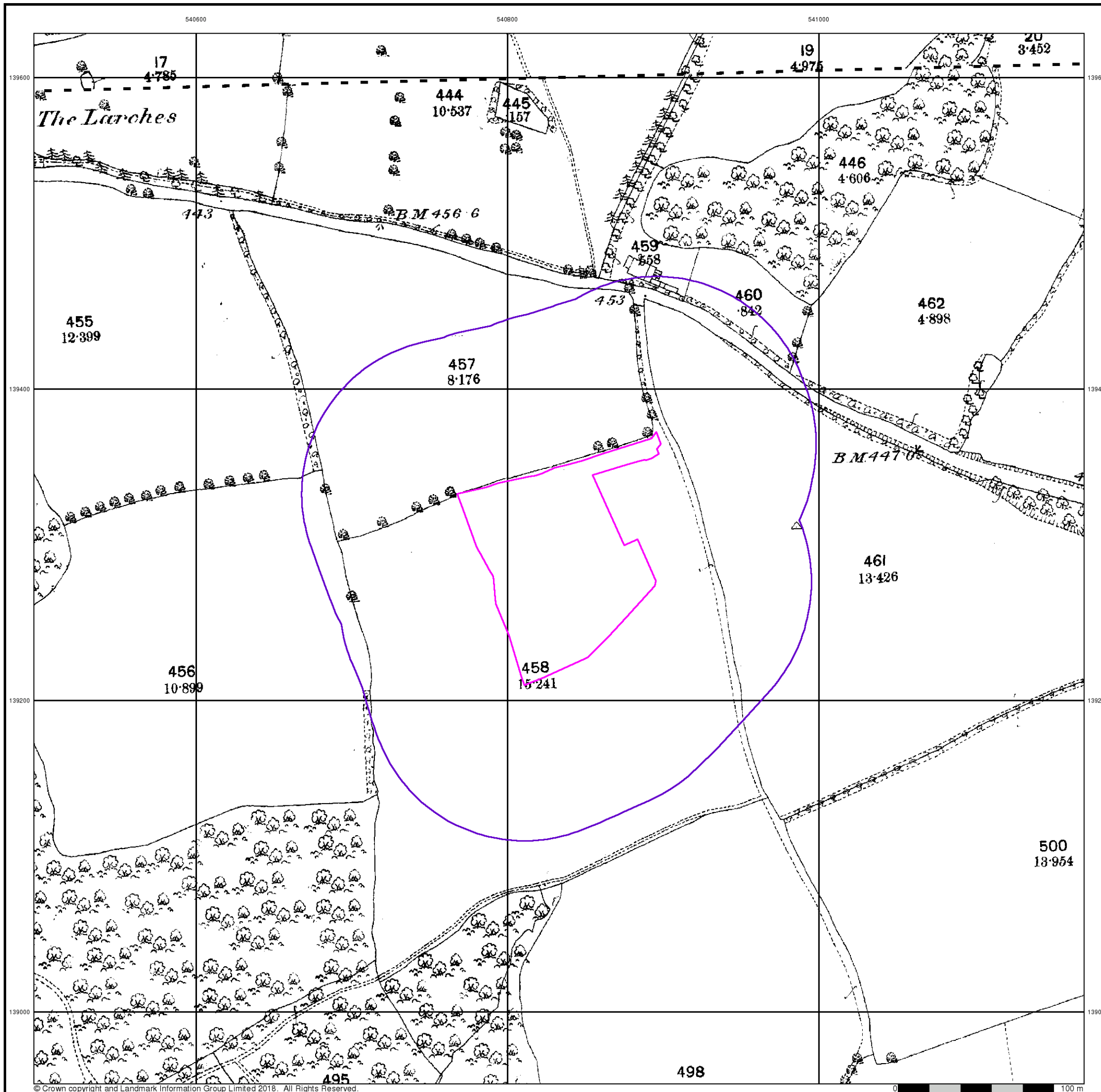
Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

### Site Details

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## Sussex

Published 1874 - 1887

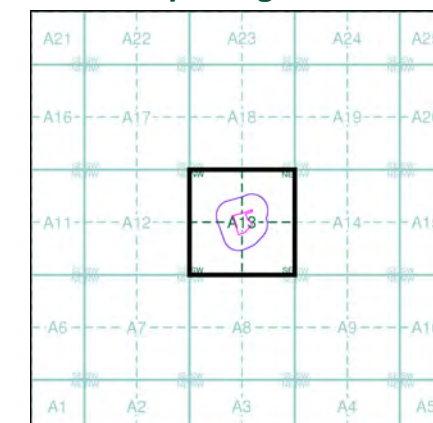
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

005_02
1887
1:2,500
005_06
1874
1:2,500

### Historical Map - Segment A13



### Order Details

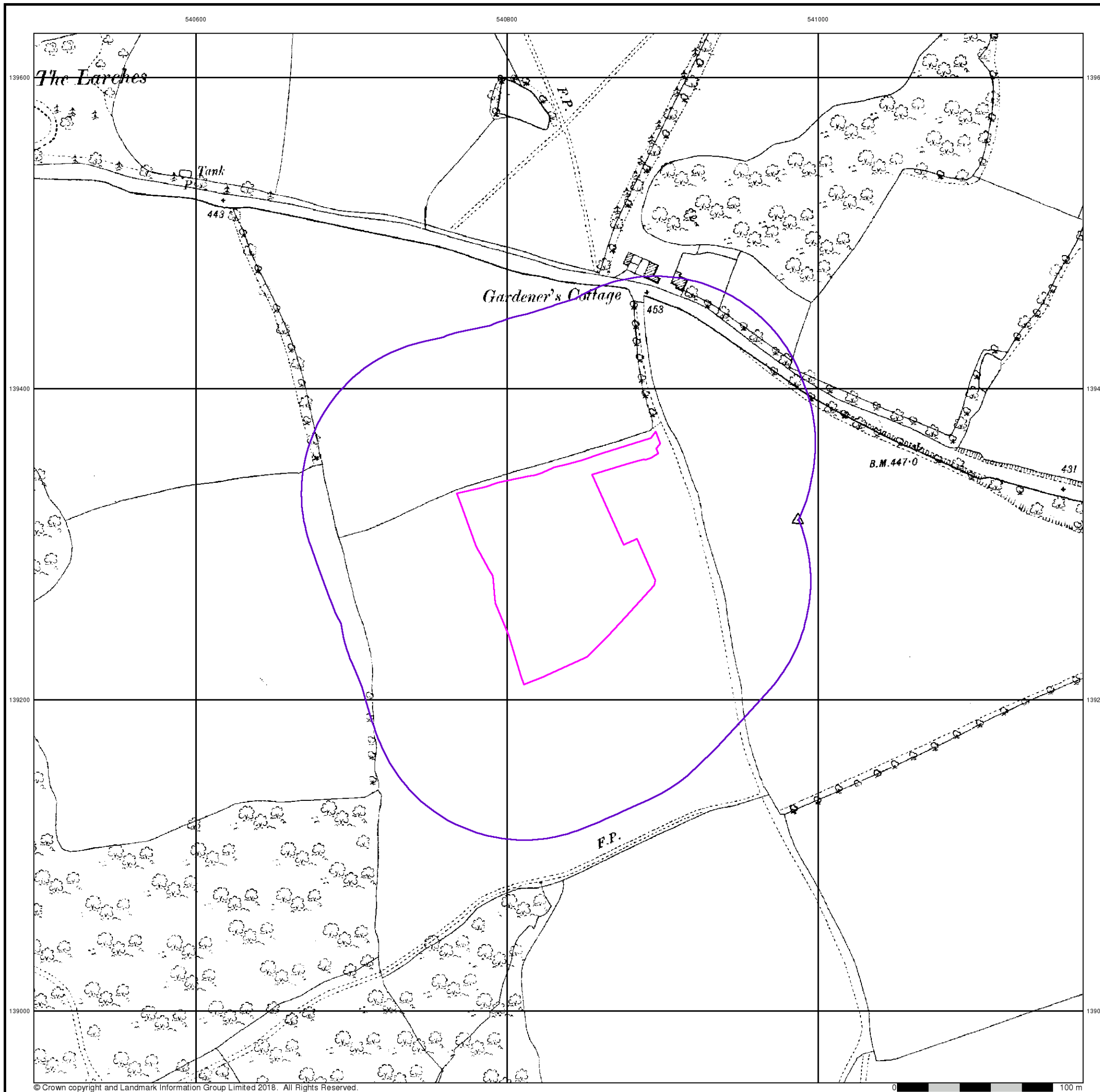
Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

### Site Details

Ashplats House,, Holtye Road, East Grinstead, West Sussex,  
RH19 3EZ

Landmark  
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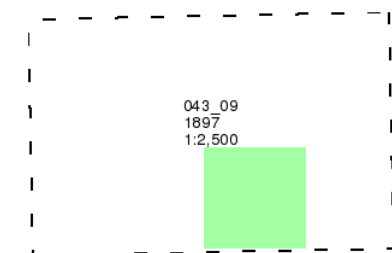
## Surrey

Published 1897

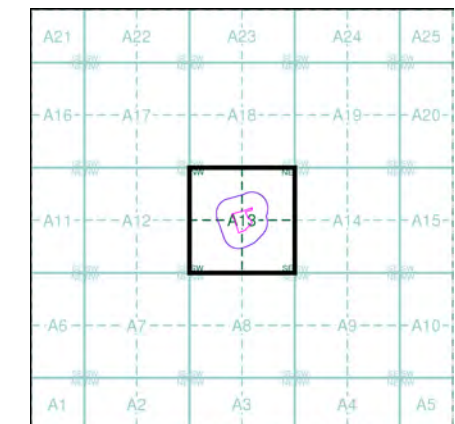
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13



### Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

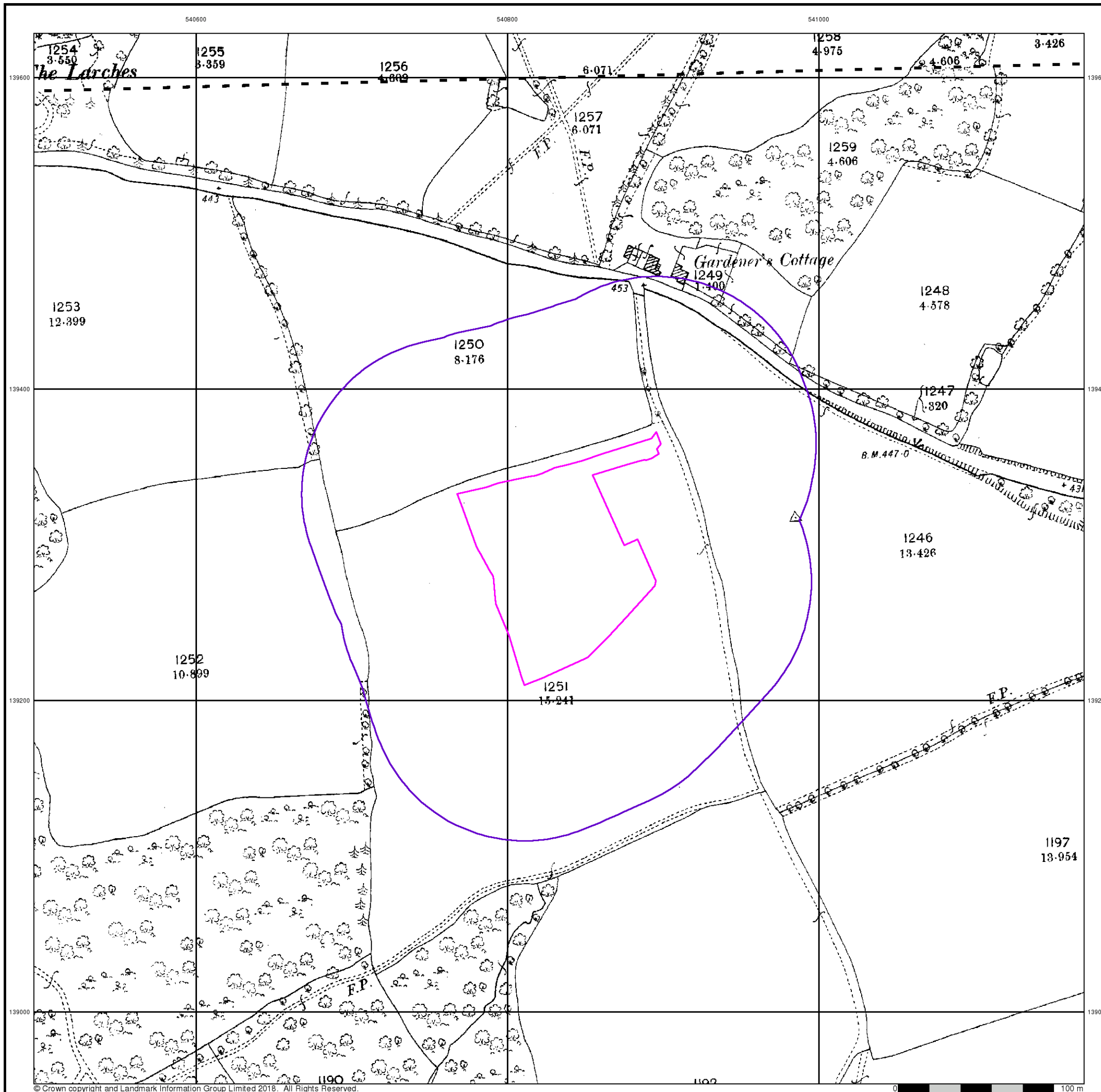
### Site Details

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**Sussex**

**Published 1899**

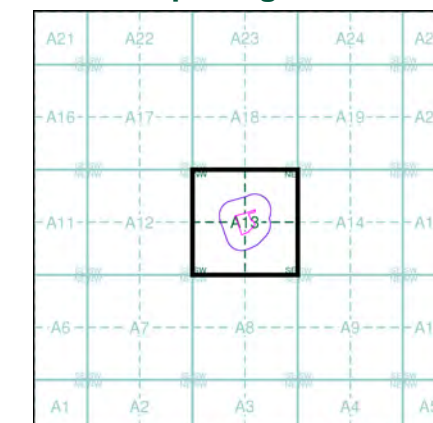
**Source map scale - 1:2,500**

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

005_02
1899
1:2,500
005_06
1899
1:2,500

### Historical Map - Segment A13



### Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

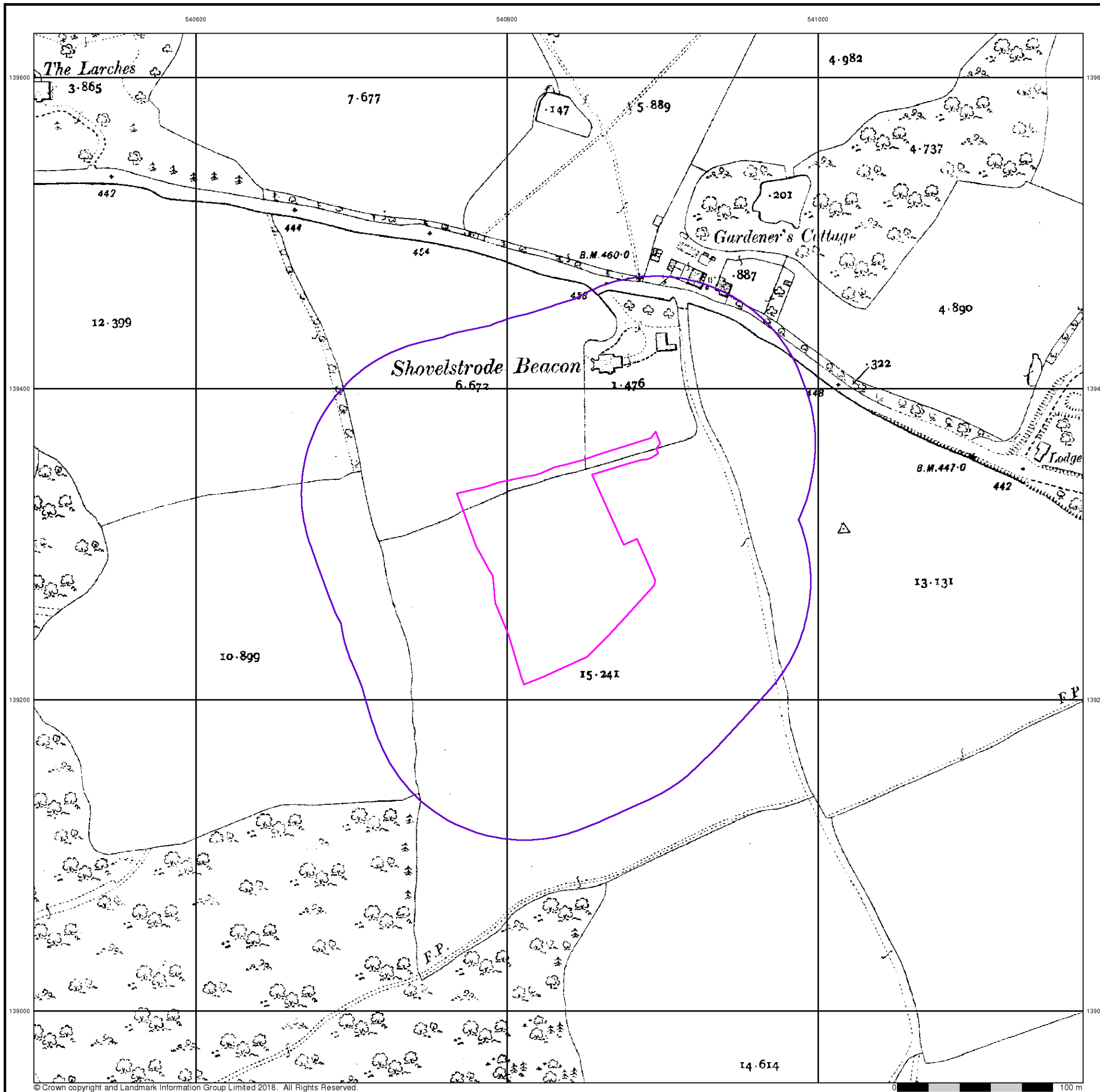
### Site Details

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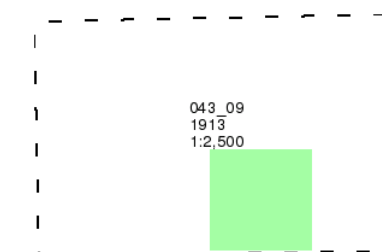
## Surrey

Published 1913

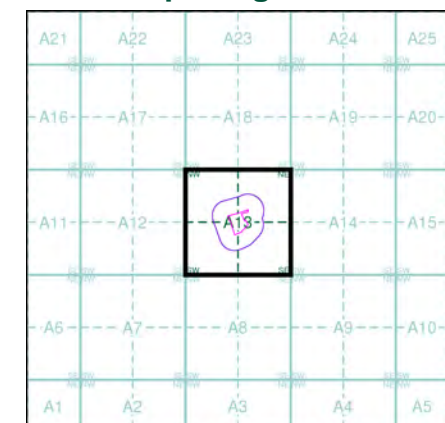
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)



### Historical Map - Segment A13



### Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

### Site Details

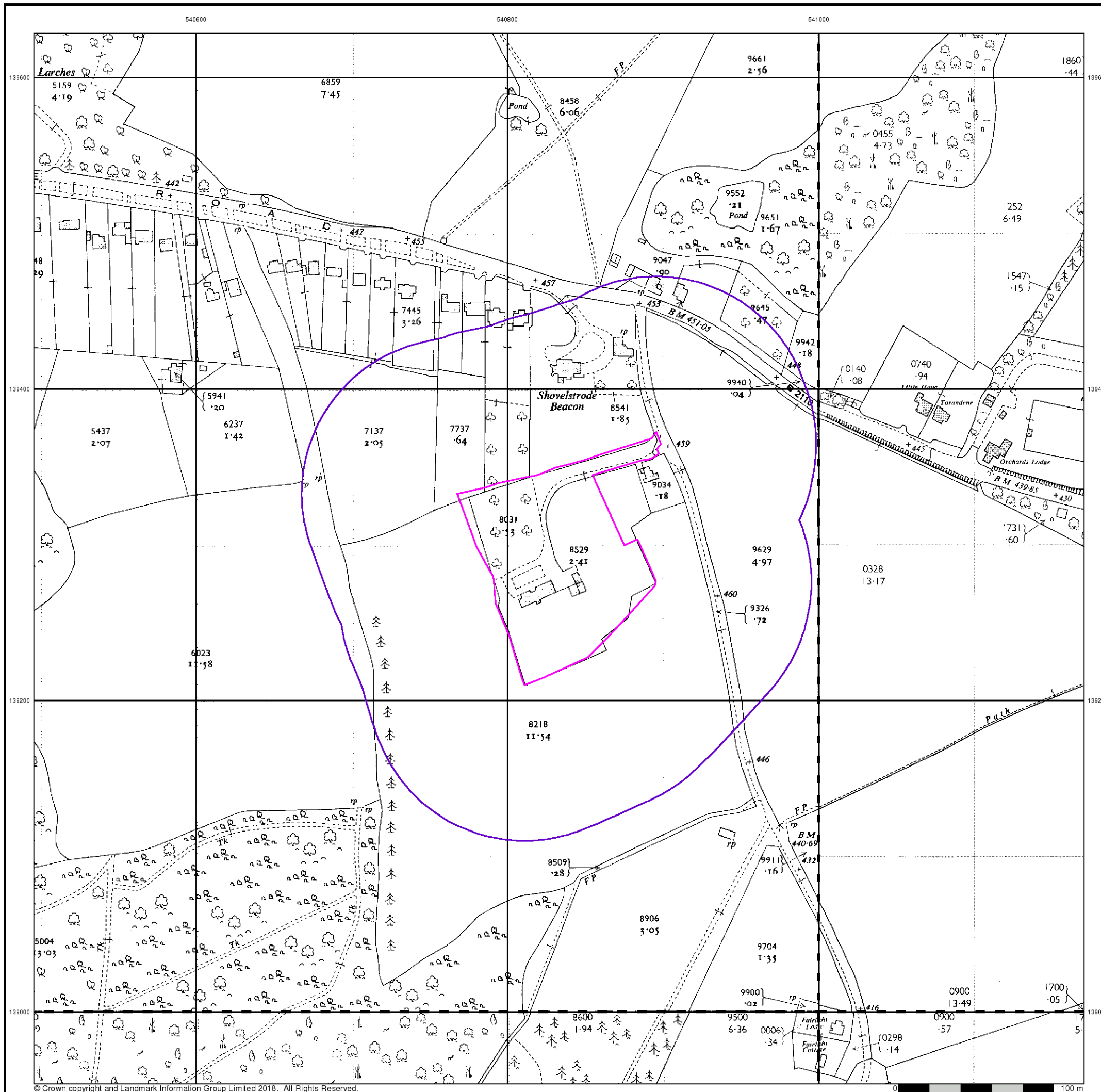
Ashplats House,, Holtys Road, East Grinstead, West Sussex,  
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## Ordnance Survey Plan

Published 1956 - 1964

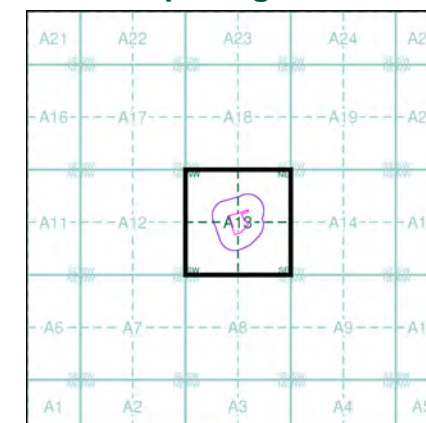
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)

TQ4039 1956 12,500	TQ4139 1964 12,500
TQ4038 1964 12,500	TQ4138 1964 12,500

## Historical Map - Segment A13



## Order Details

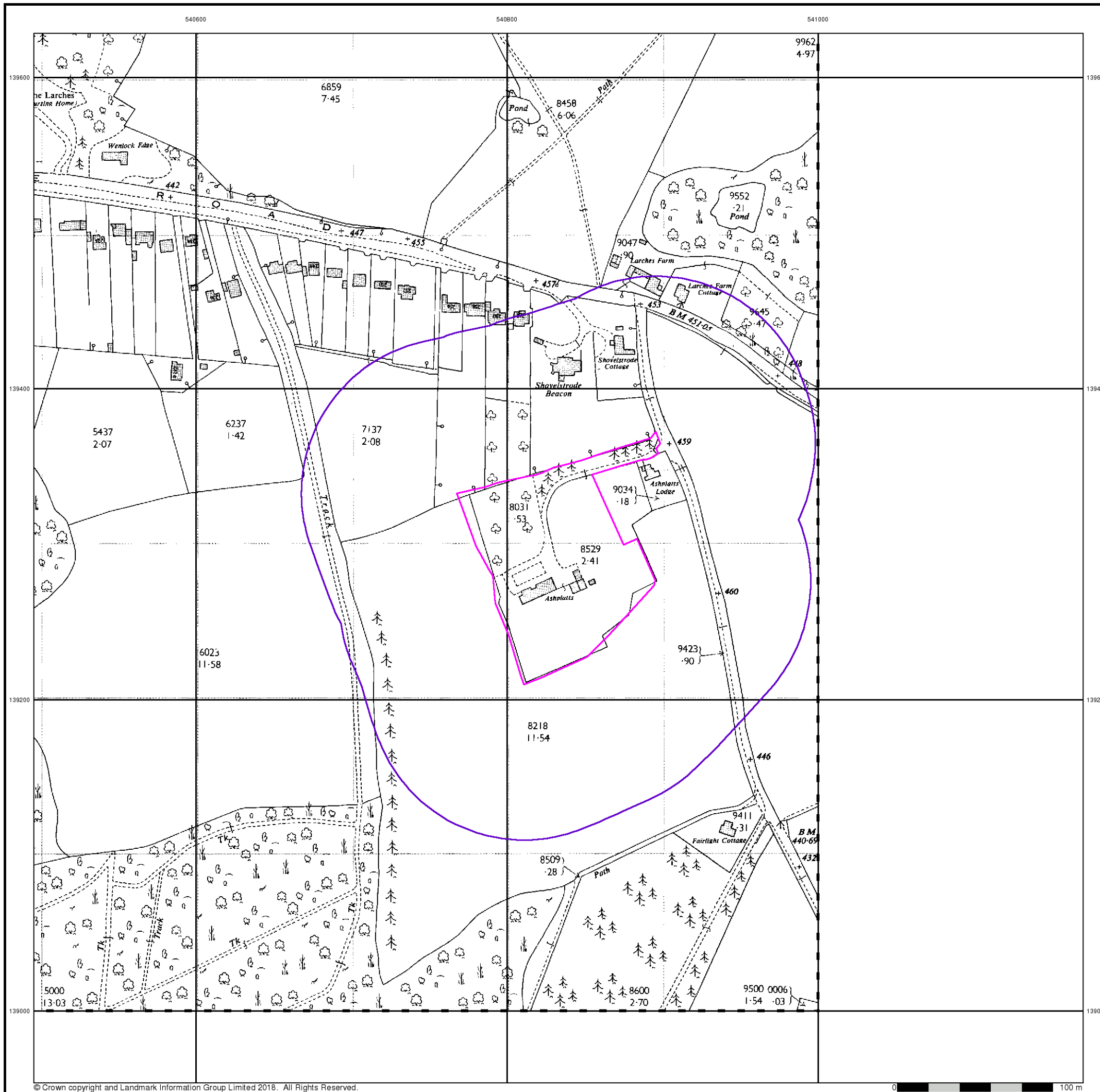
Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

## Site Details

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0 100 m



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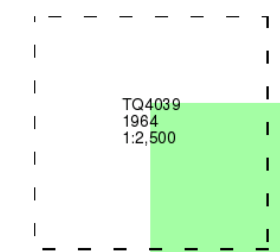
## Ordnance Survey Plan

Published 1964

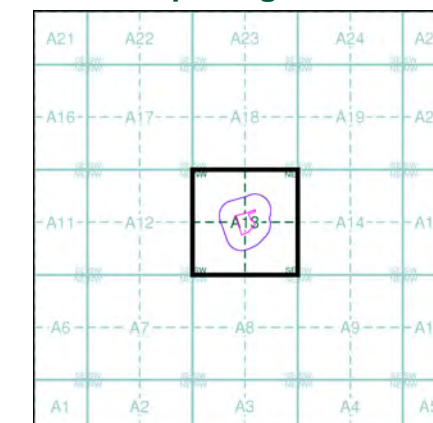
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

## Map Name(s) and Date(s)



## Historical Map - Segment A13



## Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

## Site Details

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## Ordnance Survey Plan

Published 1978 - 1992

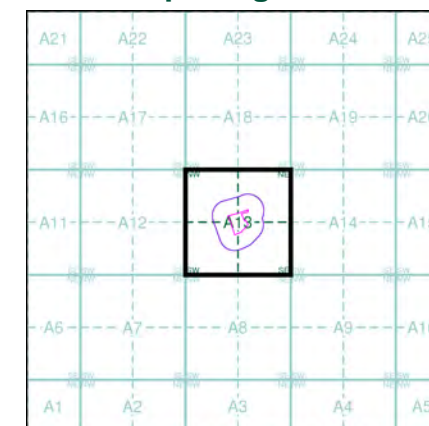
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

### Map Name(s) and Date(s)

Q4039NV	Q4039NE
1978	1978
1:1,250	1:1,250
Q4039SV	Q4039SE
1978	1978
1:1,250	1:1,250
Q4038NV	Q4038NE
1979	1992
1:1,250	1:1,250

### Historical Map - Segment A13



### Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

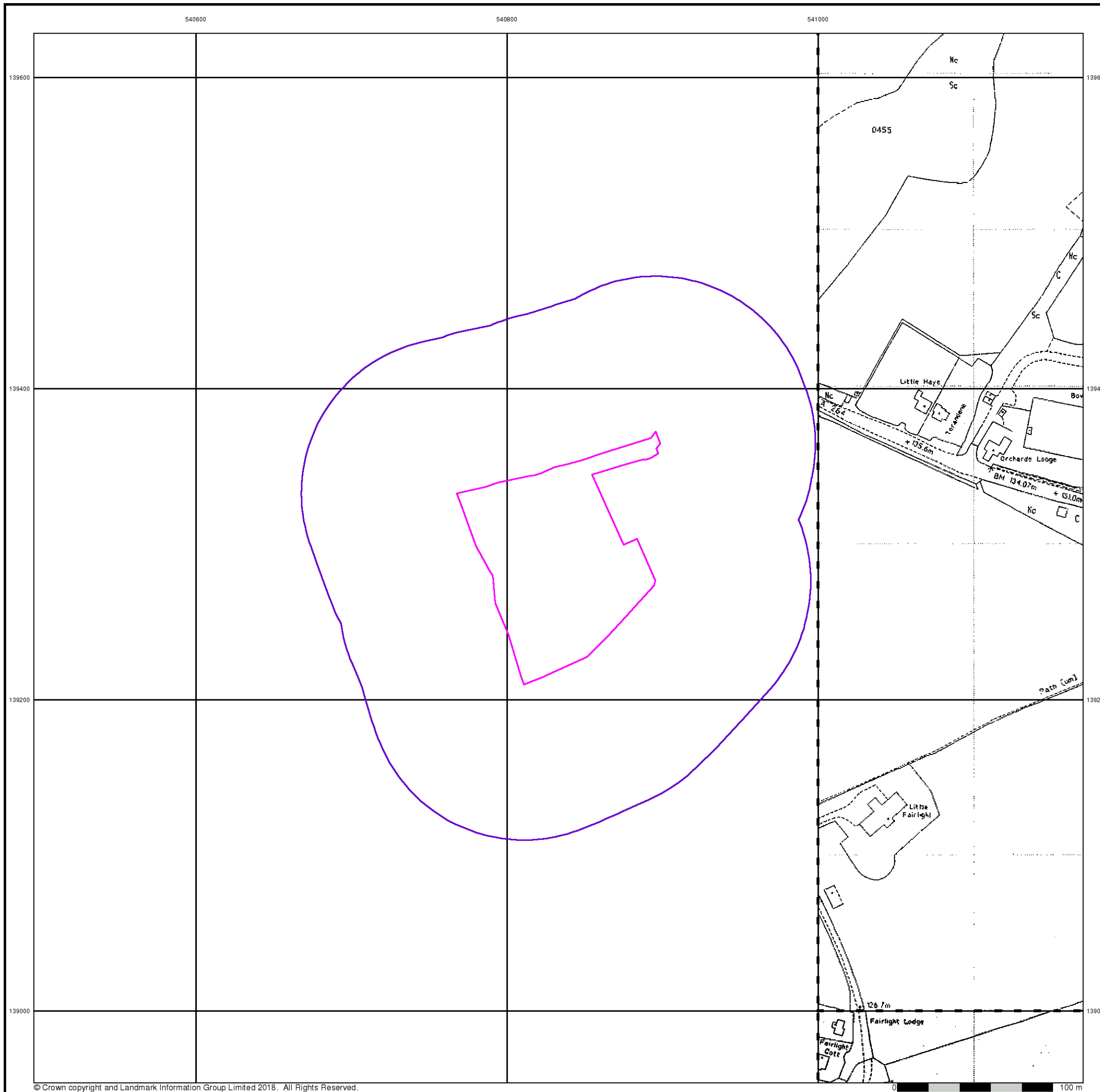
### Site Details

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## Large-Scale National Grid Data

Published 1993

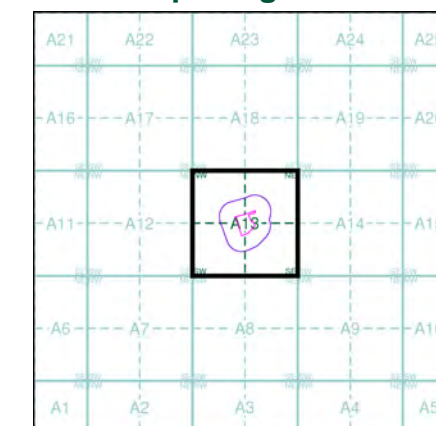
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

### Map Name(s) and Date(s)

TQ4139
1993
1:2,500
TQ4138
1993
1:2,500

### Historical Map - Segment A13



### Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

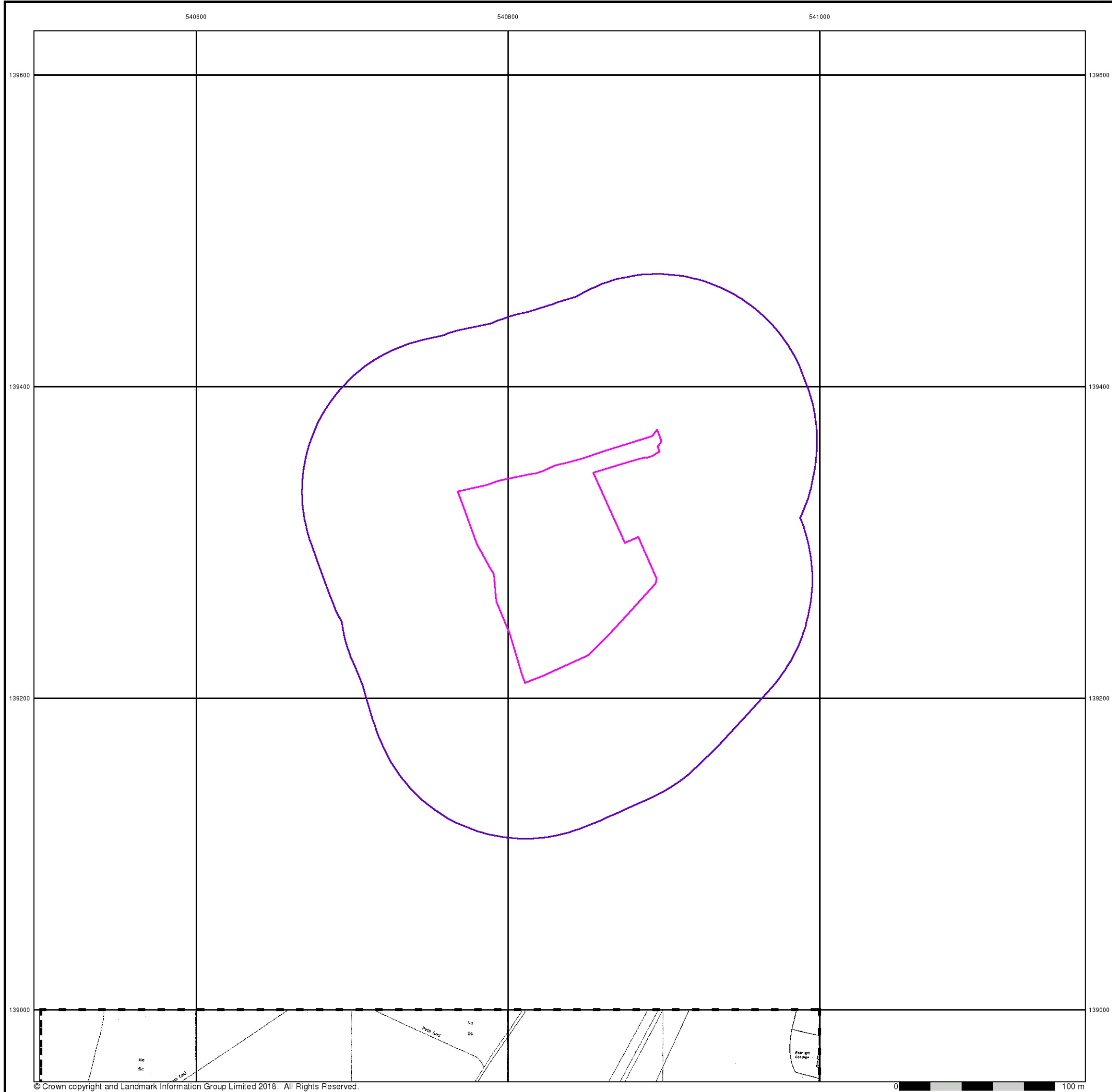
### Site Details

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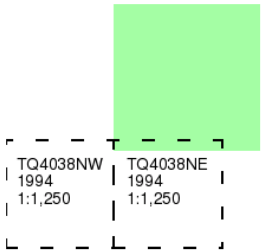
Large-Scale National Grid Data

Published 1994

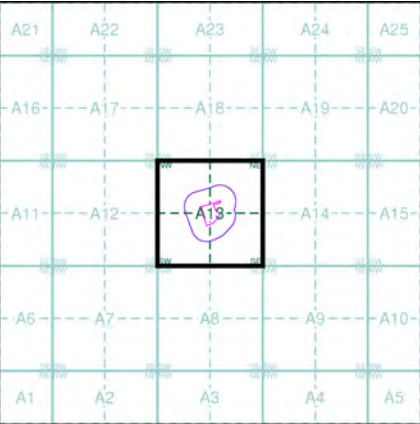
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
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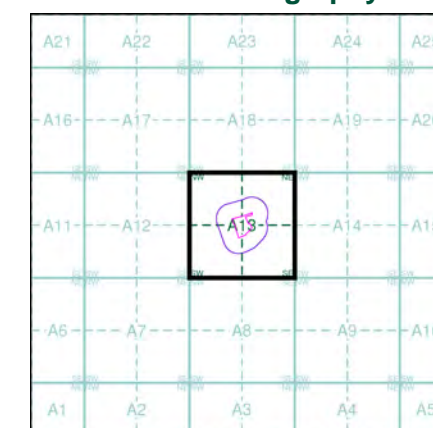
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## Historical Aerial Photography

**Published 1999**

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

### Historical Aerial Photography - Segment A13



### Order Details

Order Number: 181801367\_1\_1  
Customer Ref: 2390  
National Grid Reference: 540840, 139300  
Slice: A  
Site Area (Ha): 1.13  
Search Buffer (m): 100

### Site Details

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**APPENDIX D:  
HISTORIC  
BOREHOLE LOGS**







**APPENDIX E:  
NOTES ON  
LIMITATIONS**

## **LUSTRE CONSULTING, ENVIRONMENTAL AND GEOTECHNICAL CONSULTANCY SERVICES NOTES ON LIMITATIONS**

### **General**

Lustre Consulting have completed the attached report for the use of the Client detailed on the front cover and those parties to whom Lustre Consulting has agreed to provide and has provided an executed warranty agreement, or to whom an assignment of the benefit of this report has been agreed.

Third parties are not entitled to use or rely upon the contents of the report unless written approval has been given by Lustre Consulting; (due to legal requirements, a charge may be levied as a condition of such approval, in which case approval shall not be effective unless and until such a charge has been paid in full).

Lustre Consulting accepts no responsibility or liability for:

- a) any use of this report for any purpose or project other than that for which it was commissioned, and
- b) any use of this report by any third party to whom approval for use has not been given and any conditions applicable to such use have been met.

### **Phase I Environmental Risk Assessments, Desk Studies and Site Audits**

The work completed and utilised to provide this report comprises a study of available documentation. The opinions and results presented in this report have been arrived at by utilising the finite amount of data available at the time of writing and are relevant only to the purpose for which the report was commissioned. The data which has been reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative information pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, Lustre Consulting reserves the right to review this information and, if warranted, to modify the opinions presented in the report accordingly.

It should be noted that the risks which are identified in this report are perceived risks based on the available information at the time of writing and that the actual risks associated can only be assessed following a physical investigation of the site.

### **Phase II Site Investigations**

The intrusive investigation has been completed to provide information concerning the type and degree of contamination present along with ground and groundwater conditions which facilitates a reasonable risk assessment to be completed. The stated objectives of the ground investigation have been limited to assessing the proven risks which are associated with potential human targets, building materials, the environment (including adjacent land), and to surface water and groundwater.

The amount of exploratory work, chemical testing and monitoring completed as part of this project has potentially been restricted by the short timescale available, and the locations of exploratory holes undertaken have potentially been restricted to areas unoccupied by buildings(s) and buried services. A more comprehensive post demolition / decommission investigation may be required if the site is to be redeveloped. For these reasons any costs included in relation to site remediation must be considered as tentative only at this time.

The exploratory holes investigate only a small volume of the ground in relation to the size of the site and therefore, can only provide a "snap shot" or general indication of ground conditions located on the site. The fact that the site has been investigated does not preclude the existence of localised "hotspots" of contamination where concentrations may be significantly higher than those actually encountered.

The risk assessment and opinions provided in this report take into account currently available guidance values relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.



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