

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

77 Marlborough Road
Lancing
West Sussex
BN15 8UF

Client

Industrial IT Systems

Report Reference

PH1-2026-000014

Prepared by

STM Environmental Consultants Ltd

Date

25/02/2026



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

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2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	77 Marlborough Road Lancing West Sussex BN15 8UF
Site Coordinates:	517713, 103618
Prepared for:	Industrial IT Systems
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Industrial IT Systems (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 77 Marlborough Road, Lancing, West Sussex BN15 8UF and is centred at national grid reference 517713, 103618. The site has an area of approximately 0.11ha.
Current Site Use	The site currently comprises a Factory, most recently used as a Paper Manufacturer. An Above Ground Tank is located in the south of the site. The main current use in the immediate surrounding area comprises Lancing Business Park, with residential properties located to the south of the site.
Proposed Development	The development proposal is for an Industrial property following the demolition of the existing structure. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised open undeveloped land until c.1943, when 2no. small unspecified buildings overlapping the site boundary were constructed. The site was fully cleared c.1970-76, with a Factory matching the present day layout constructed c.1973-76. The surrounding area has been predominantly open undeveloped land, with Industrial development occurring to the north and west of the site between the 1900s and 1970s, and residential development occurring to the east and south between the 1930s and 1940s.
Geology	According to BGS, the bedrock geology beneath the site consists of Lambeth Group comprising Clay, Silt and Sand. The superficial deposits are Raised Beach Deposits comprising Sand and Gravel.
Topography	The site is at an elevation of approximately 7mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by Secondary A Superficial and Bedrock Aquifers.
Hydrology	The nearest surface water body is the sea located 135m SE of the site.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Relevant Previous Site Investigations	Adur and Worthing Council's online planning portal was searched in an effort to identify any relevant planning applications within a 25m radius. A Geotechnical Ground Investigation Report was identified for the site located adjacent east of the site in question. No exceedances were identified, although Asbestos was encountered in 1no. sampling location.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) have included a Factory (Paper Manufacturer) and an Above Ground Tank, with a potential onsite source of contamination identified in the form of Elevated Radon Levels. Off site PCLUs include Southern Railway Carriage Works/Carriage Works (Adjacent N), 2no. Factories (adjacent W & 45m W), a Warehouse (Adjacent E), Tank (20m N) and an Infilled Quarry (50m SW).

	A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:  Human Health Receptors (i.e. Future Occupiers/Users) – via ingestion, dermal absorption;  Groundwater Receptors – Secondary A Aquifers;  Property Receptors – Damage to buildings and services due to exposure to aggressive chemicals in the soil. The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Industrial IT Systems (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 77 Marlborough Road, Lancing, West Sussex BN15 8UF.

The study is required to support a planning application.

5.1 Development Proposal

The development proposal is for an Industrial property following the demolition of the existing structure. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 1](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation “contaminated land” is defined as:

“Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(6) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused.”

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government’s policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps

-  Local Authority Planning Application Portal
-  Groundsure Enviro Insight Report & Historical Maps

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 77 Marlborough Road, Lancing, West Sussex BN15 8UF at grid reference is 517713, 103618. The site has an area of approximately 0.11ha.

The site lies within the jurisdiction of Adur and Worthing Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises a Factory, most recently used as a Paper Manufacturer. An Above Ground Tank is located in the south of the site.

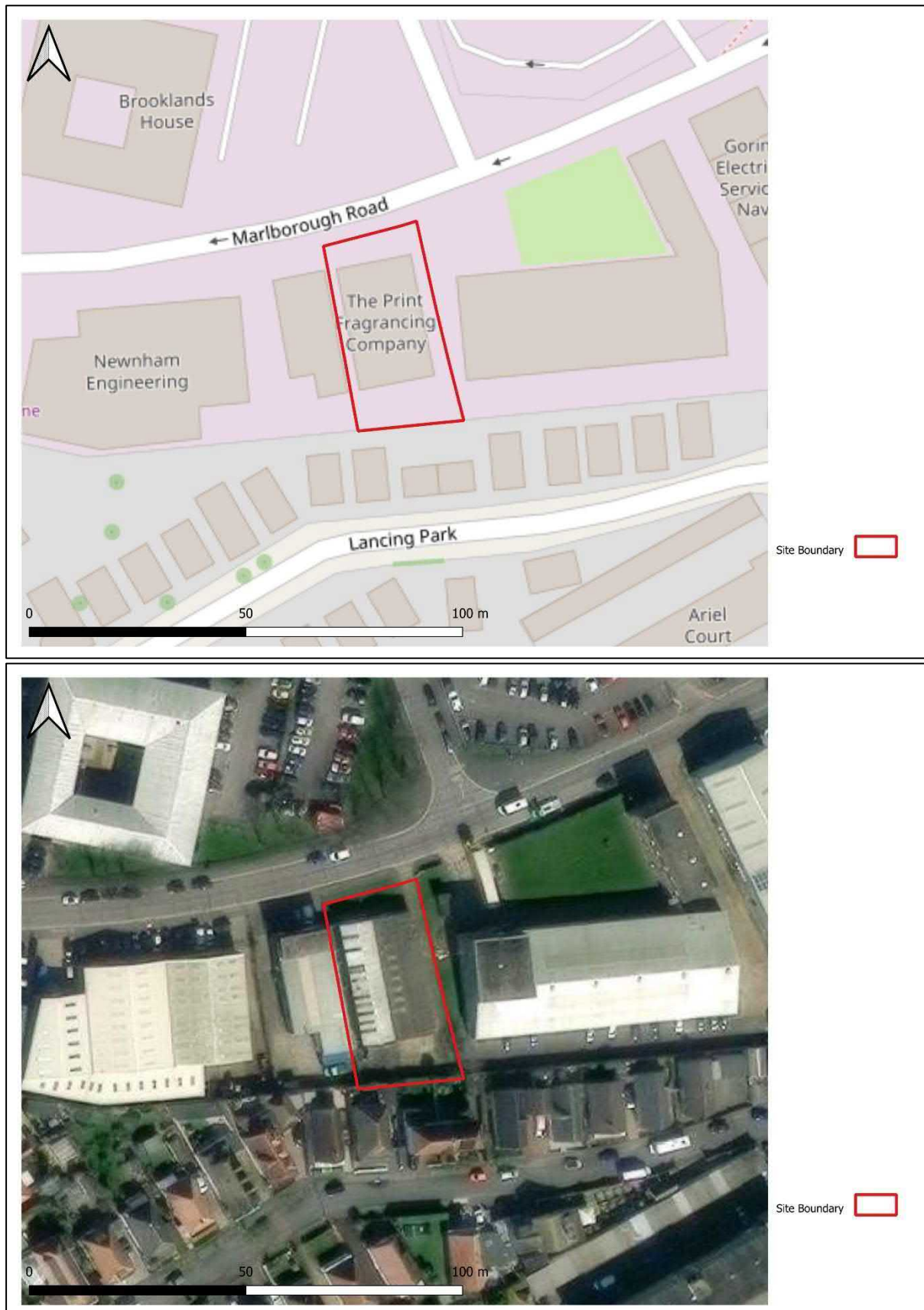
7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	Marlborough Road	Lancing Business Park
Eastern	-	Lancing Business Park
Southern	-	Residential
Western	-	Lancing Business Park

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 2](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1873 1:2,500	The site comprises open undeveloped land.	The surrounding area predominantly comprises open undeveloped land. Coastguard Station 150m E. Ham Barn 160m N. Tank 180m N.
1875 1:10,560	No significant changes.	No significant changes.
1877 1:2,500	Blank site.	Partial mapping only; no significant changes.
1878 1:2,500	No significant changes.	Partial mapping only; no significant changes.
1896 1:10,560	No significant changes.	No significant changes.
1898 1:2,500	No significant changes.	Coastguard Station 150m E relabelled Coastguard Station (Officers' Quarters). Allotment Gardens 175m E.
1909 1:10,560	No significant changes.	Carriage Works with associated Railway Tracks 70m N.
1912 1:2,500	No significant changes.	Tank 180m N no longer present.
1931 1:2,500	Blank site.	Partial mapping only; residential development to the south of the site. Quarry 50m SW. Sewage Filter Beds 210m SW.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1932 1:2,500 1:10,560	A road cuts across the northern half of the site.	Carriage Works with associated Railway Tracks 70m N has expanded and been relabelled, now a Southern Railway Carriage Works adjacent N. Coastguard Station (Officers' Quarters) 150m E no longer labelled. Ham Barn 160m N no longer present. Allotment Gardens 175m E no longer present. Tanks 85m W.
1938 1:10,560	No significant changes.	Sewage Filter Beds 210m SW no longer labelled.
1943 1:2,500	1no. small unspecified building overlaps the southeastern boundary, with 1no. building likely associated with the Southern Railway Carriage Works overlapping the northern site boundary.	Further development to the southwest of the site. Quarry 50m SW no longer present, potentially infilled. 5no. Tanks 20m N, 130m NE, 180m NW, 200m NW & 210m N. Orchard 140m SW.
1950 1:10,560	No significant changes.	Tank 210m N no longer labelled.
1951 1:1,250 1:2,500	No significant changes.	Southern Railway Carriage Works adjacent N relabelled Carriage Works. 2no. Tanks 130m NE & 200m NW no longer labelled. Nursery 65m SE. Transformer Station 85m NW. Pumping Station 150m W. Electricity Substation 175m W. 3no. Tanks 185m NW, 220m N & 240m N. 2no. Allotment Gardens 210m NE & 235m NE.
1952 1:1,250	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1962 1:10,560	No significant changes.	No significant changes.
1965-69 1:2,500 1:10,560	No significant changes.	Transformer Station 85m NW no longer labelled. Pumping Station 150m W no longer labelled. Electricity Substation 175m W no longer labelled.
1970-76 1:1,250 1:10,000	The site has been fully cleared, and by c.1973-76 has been developed as a Factory, matching the present day layout.	Carriage Works adjacent N no longer present. Nursery 65m SE no longer present. Pumping Station 150m W relabelled. 6no. Tanks 20m N, 85m W, 185m NW, 180m NW, 220m N & 240m N no longer labelled. 2no. Allotment Gardens 210m NE & 235m NE no longer present. 8no. Factories adjacent W, 45m W, 70m N, 70m NW, 90m N, 105m NW, 110m NW & 170m NW. 7no. Electricity Substations 75m SE, 150m W, 180m NW, 185m SW, 210m N, 215m N & 245m NE Garage 105m W. 2no. Tanks 135m NE & 200m NE. Fire Engine Station 160m NE. 2no. Works 160m NW & 170m NW.
1979-84 1:1,250 1:10,000	1no. small unspecified building constructed in the south of the site, likely associated with the Factory.	Garage 105m W no longer present. Works 170m NW has been divided into 2no.: a Depot 170m NW & a Works 200m NW. Warehouse adjacent E. Factory 200m W. Works 240m NW.
1990-94 1:1,250	The site is no longer labelled as a Factory, likely as the area has been labelled as Churchill Industrial	All Industrial buildings in the surrounding area are no longer individually labelled, and the area has been labelled as

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
	Estate.	Churchill Industrial Estate.
2001 1:10,000	No significant changes.	Churchill Industrial Estate has been relabelled as Lancing Business Park.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2015 1:10,000	No significant changes.	No significant changes.
2025 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises a Factory, most recently used as a Paper Manufacturer.	The main current use in the immediate surrounding area comprises Lancing Business Park, with residential properties located to the south of the site.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 3](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Lambeth Group comprising Clay, Silt and Sand. The superficial deposits are Raised Beach Deposits comprising Sand and Gravel.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Secondary A Aquifer. The bedrock is also classified as a Secondary A Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater, Surface Water or Potable Water Abstraction Licenses were identified on or within 1500m of the site.

9.4 Groundwater Level

According to BGS, the groundwater is likely to be between 3.0 and 5.0 metres below the ground surface throughout the year.

9.5 Hydrology

The nearest surface water feature is the sea which is located approximately 135m SE of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Very Low risk of surface water flooding. Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 7mAOD.

9.10 Waste Disposal Activities & Landfill Sites

The following Historical Waste Site was identified within 250m of the site:

Table 3: Historical Waste Site identified within 250m of the site

Site Address	Type of Site	Data Source	Distance/ Direction
Marlborough Road, LANCING, West Sussex, BN15 8TR	Vehicle Workshop/ Waste Unit	Historic Planning Application (ref. L/39/97/TP/FP)	204m W

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 500m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 14m N of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

The following Part A(2) and Part B Activities and Enforcements were identified within 250m of the site:

Table 4: Part A(2) and Part B Activities and Enforcements identified within 250m of the site

Site Address	Process	Permit Type	Status	Distance/ Direction
Dennis & Robinson Ltd, Blenheim Rd,	Timber Manufacture	Part B	Historical Permit	61m N

Site Address	Process	Permit Type	Status	Distance/Direction
BN15 8UH				
Manhattan Furniture Ltd, Blenheim Rd, Churchill Ind Est, BN15 8UH	Timber Manufacture	Part B	Historical Permit	61m N
Hippo Marine Products, Marlborough Rd	Di-isocyanate Processes	Part B	Historical Permit	103m W

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List or Licensed Discharge Consents were identified on or within 250m of the site.

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.24 Non-Coal Mining

The following Non-Coal Mining Area was identified within 50m of the site:

Table 5: Non-Coal Mining Area identified within 50m of the site

Commodity	Assessment of Likelihood	Distance/Direction
Chalk	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.	24m E

9.25 Radon

A search of the BGS Radon dataset indicates that the majority of the site lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. However, the eastern boundary of the site overlaps with an area with between 3% and 5% chance of being affected. Therefore, it is possible that it is in area affected by Radon.

9.26 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

9.27 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending on the site's location.

10 RELEVANT PLANNING HISTORY

Adur and Worthing Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified for the site.

10.1 Planning Applications for Adjacent Sites

Table 6 below provides a summary of the previously submitted planning applications identified for nearby sites within a 25m radius of the site. Although other planning applications were identified on adjacent sites; they were not deemed relevant to this report.

Table 6: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
L/166/98/TP/17739	1999	Enclosed Diesel Generator On North-West Side Of Car Park (Revised Location Of L/148/98) (Lloyds TSB Registrars Brooklands House, Blenheim Road Lancing West Sussex – 12m N)	Granted (without a Contaminated Land Condition)
ADC/0339/08	2008	Over-cladding of existing asbestos cladding with metal profile cladding system (The Scout Association Marlborough Road Lancing West Sussex – adjacent E)	Granted (without a Contaminated Land Condition)
ADC/0124/11	2011	Partial change of use of 397sqm of B1 (office) space to D1 (non residential institutions) to provide educational facilities for adult learners (First Floor Brooklands House Marlborough Road Lancing Business Park Lancing West Sussex – 12m N)	Granted (without a Contaminated Land Condition)
AWDM/0379/12	2012	West side and rear extensions to existing factory with additional parking provision to the front of the building (with increased width to existing vehicular access from Marlborough Road). (81 Marlborough Road Lancing Business Park Lancing West Sussex BN15 8UF – 18m W)	Granted (with a Contaminated Land Condition)*
AWDM/1683/23	2025	Demolition of existing building and construction of new building for use as production, warehousing, office and	Granted (with a Watching Brief Condition)**

Application Reference	Date	Description of Proposal	Status
		distribution facility for the Scout Association (75 Marlborough Road Lancing Business Park Lancing West Sussex – adjacent E)	

**No Contaminated Land Reports were identified on the online planning portal at the time of writing. However, information provided by the Council during the Environmental Information Request ([Section 12](#)) indicates that although TPHs were identified in one location, given the area was to be covered in hardstand no remedial measures were considered to be required.*

***Contaminated Land Reports identified in the search are summarised in the sections below.*

11 REVIEW OF PREVIOUSLY SUBMITTED RELEVANT REPORTS

A Geotechnical Ground Investigation Report (ref. SKZ_2151-23_September 2023; October 2023) by AVZGeoEng Ltd was identified on the online planning portal attached to the planning application AWD/1683/23 for the site located adjacent E.

The site investigation works were undertaken on the 7th and 8th September 2023, and comprised 4no. boreholes (BH1 – BH4) to a maximum depth of 5.0mbgl, 2no. soakaway tests in machine dug trial pits (SKW1 – SKW2) to a maximum depth of 2.0mbgl in accordance with BRE 365 digest, and 4no. hand dug trial pits (TP1 – TP4) to a maximum depth of 1.1mbgl. The 4no. boreholes (BH1 – BH4) were installed with standpipes for future groundwater monitoring.

Made Ground was encountered to a maximum depth of 0.5mbgl. Groundwater was not encountered during the investigation. No visual or olfactory evidence of contamination was identified during the investigation, other than fragments of coal ash/clinker encountered within the Made Ground.

4no. soil samples were sent for chemical analysis, and were compared to the GAC for a commercial land use scenario. No exceedances were identified. Asbestos was encountered in TP2 in the form of Chrysotile. AVZGeoEng state that the soils in this area would either be removed as a part of the redevelopment or capped underneath permanent hardstand, meaning the Asbestos would not pose a risk to future site users. However, they recommended that construction workers should be made aware of the potential presence of fragments of ACMs, and that a watching brief should be maintained in case additional materials were encountered, in which case further investigation should be undertaken.

12 STATUTORY REGULATORY LIAISON

The Environmental Health Technician for Adur and Worthing Council was contacted by the Client for information regarding contaminative land uses on and in the vicinity of site.

The Council indicates that the site was historically listed as “Miscellaneous Industry” between 1970-90, and was most recently occupied by a Paper Manufacturer. They confirmed that there were no records of any pollution events at the site, and that there were no historic or current Landfills within 250m of the site.

The full Environmental Information Request is available in [Appendix 4](#).

13 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been provided by the Client, are presented in [Appendix 5](#).

14 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

14.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

In addition, the potential for Made Ground to be present was considered to be a possibility.

A summary is provided in Table 7 below.

Table 7: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Factory (Paper Manufacturer)	Pulp and Paper Manufacturing Works	c.1973-76	Current (2026)	Onsite	0
Above Ground Tank	Tank	Unknown	Current (2026)	Onsite	0
Elevated Radon Levels	-	-	Current (2026)	Onsite	0
Southern Railway Carriage Works/Carriage Works	Engineering Works: Railway Engineering Works	c.1932	c.1970-76	N	Adjacent
2no. Factories	-	c.1970-76	Current (2026)	W W	Adjacent 45
Warehouse	-	c.1979-84	Current (2026)	E	Adjacent
Tank	Tanks	c.1943	c.1970-76	N	20
Infilled Quarry	Unknown Filled Ground	c.1943	Current (2026)	SW	50

Typical contaminants that may be associated with the above PCLUs are:

 Acids & Alkaline

-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  Gases: Methane, Carbon Dioxide and Radon
-  Organic & Inorganic Compounds
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

14.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

14.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

14.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Secondary A Superficial and Bedrock Aquifers.

14.2.3 Potential Surface Water Receptors

Potential surface water receptors include the sea which is located 135m SE of the site.

14.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

14.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

14.3 Potential Pathways

14.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

-  Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
-  Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
-  Inhalation of contaminated soil, fugitive dust and vapours.
-  Explosion of landfill gases leading to death/injury

14.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

14.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

14.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

14.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

14.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site buildings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site buildings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

15 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 6](#).

Table 8 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 8: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site Use as a Factory (Paper Manufacturer), Above Ground Tank, Elevated Radon Levels and Offsite Land Uses as Southern Railway Carriage Works/Carriage Works, 2no. Factories, Warehouse, Tank and an Infilled Quarry, : i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties							Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Secondary A Aquifers	SURFACE WATER Sea 135m SE	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	• Degradation of surface water quality • Ecological impacts	Degradation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)
RISK	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Low to Moderate (6)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Very Low (3)
POTENTIALLY SIGNIFICANT?	YES	NO	NO	NO	NO	NO	YES	NO	NO	YES	NO

15.1 Assessment of Potential Significance of Potential Pollutant Linkages

15.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

As the proposal is for the Industrial redevelopment of the site, it is possible that human health receptors (i.e. future users of the site) could be exposed to potential elevated Radon levels via indoor inhalation as well as from direct contact with the soils after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified in the vicinity of the site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in [Section 17.3](#)) as required by CDM regulations.

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers, construction workers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered unlikely to have the potential to be significant. Although a potential source of explosive ground gases and/or vapours (i.e. Infilled Quarry) was identified in the vicinity of the site, given the area is well established with no known ground gas issues, and that the infilled area has been developed for over 80 years, the risk posed to the site is considered to be low.

15.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on the site, given the similar Industrial history of the surrounding area, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Minable Coal, Petrol Stations etc.) were identified on the site.

15.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of degradation of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered to have the potential to be significant. Given the Above Ground Tank identified onsite, which based on evidence provided by the client appears to still contain Hydrocarbons, and the underlying aquifers are classified as Secondary A, a risk is considered to exist in the case any mobile contaminants have leaked.

15.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of degradation of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered unlikely to have the potential to be significant. The nearest surface water body is the sea which is located 135m from the site, and given the distance, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

15.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of degradation of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

15.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as potentially contaminative land uses were identified on and in the vicinity of the site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant for the same reasons as PPL1b.

16 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application for the Industrial redevelopment of the site.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included a Factory (Paper Manufacturer) and an Above Ground Tank, with a potential onsite source of contamination identified in the form of Elevated Radon Levels. Off site PCLUs include Southern Railway Carriage Works/Carriage Works (Adjacent N), 2no. Factories (adjacent W & 45m W), a Warehouse (Adjacent E), Tank (20m N) and an Infilled Quarry (50m SW).

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 9 below.

Table 9: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
On-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
(Construction Workers)	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Groundwater	Percolation/Leaching	Adverse groundwater quality	Yes	Low to Moderate
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

17 RECOMMENDATIONS

17.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that an intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

17.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client’s Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of ‘contamination’ and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

17.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

-  Provision of appropriate Personal Protective Equipment (PPE);
-  Availability of site welfare;
-  Good personal hygiene, washing and changing procedures;
-  Daily safety briefings.

17.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

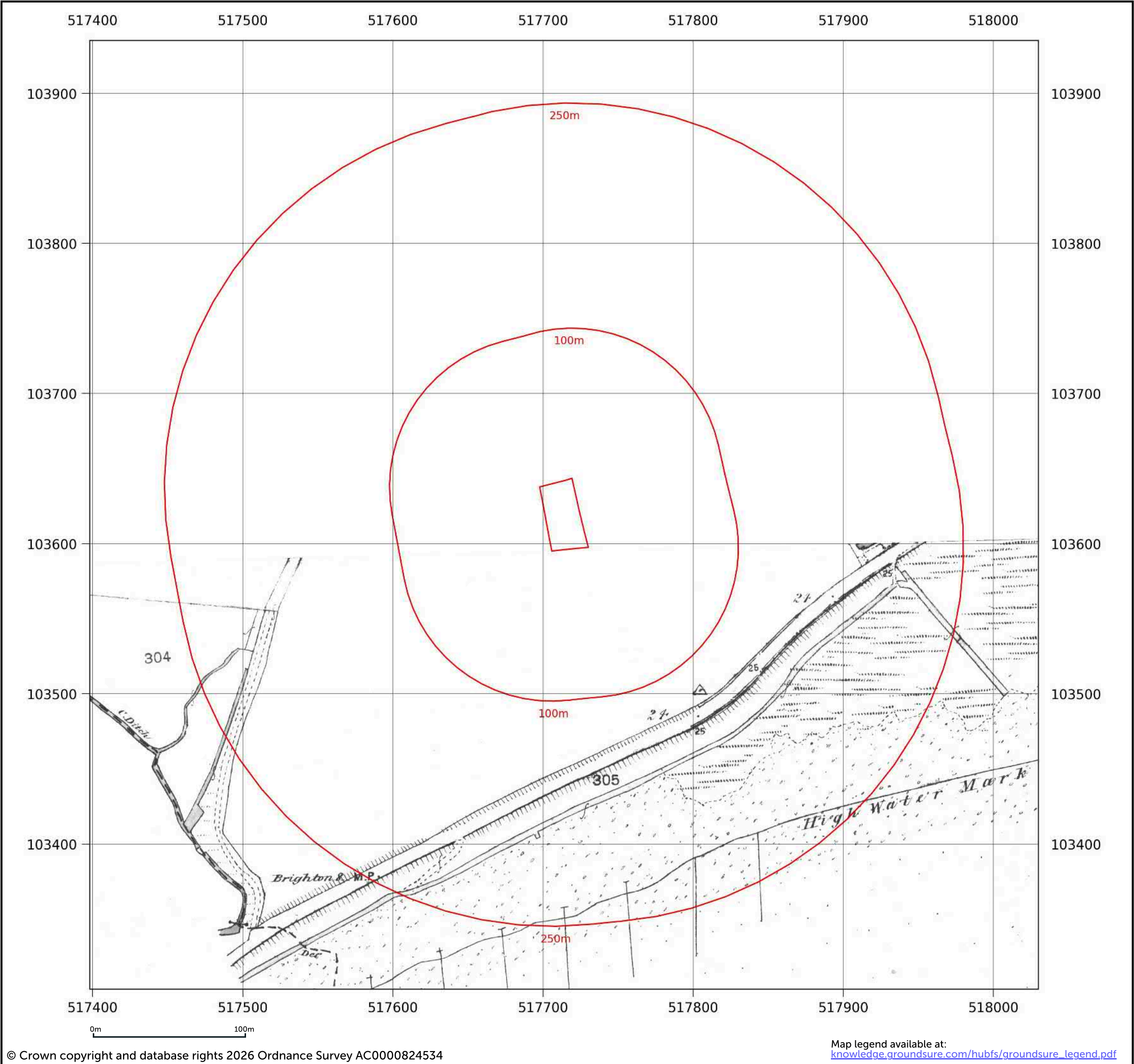
Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

18 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

19 APPENDIX 1 – PROPOSED DEVELOPMENT PLANS

20 APPENDIX 2 – HISTORICAL MAPS

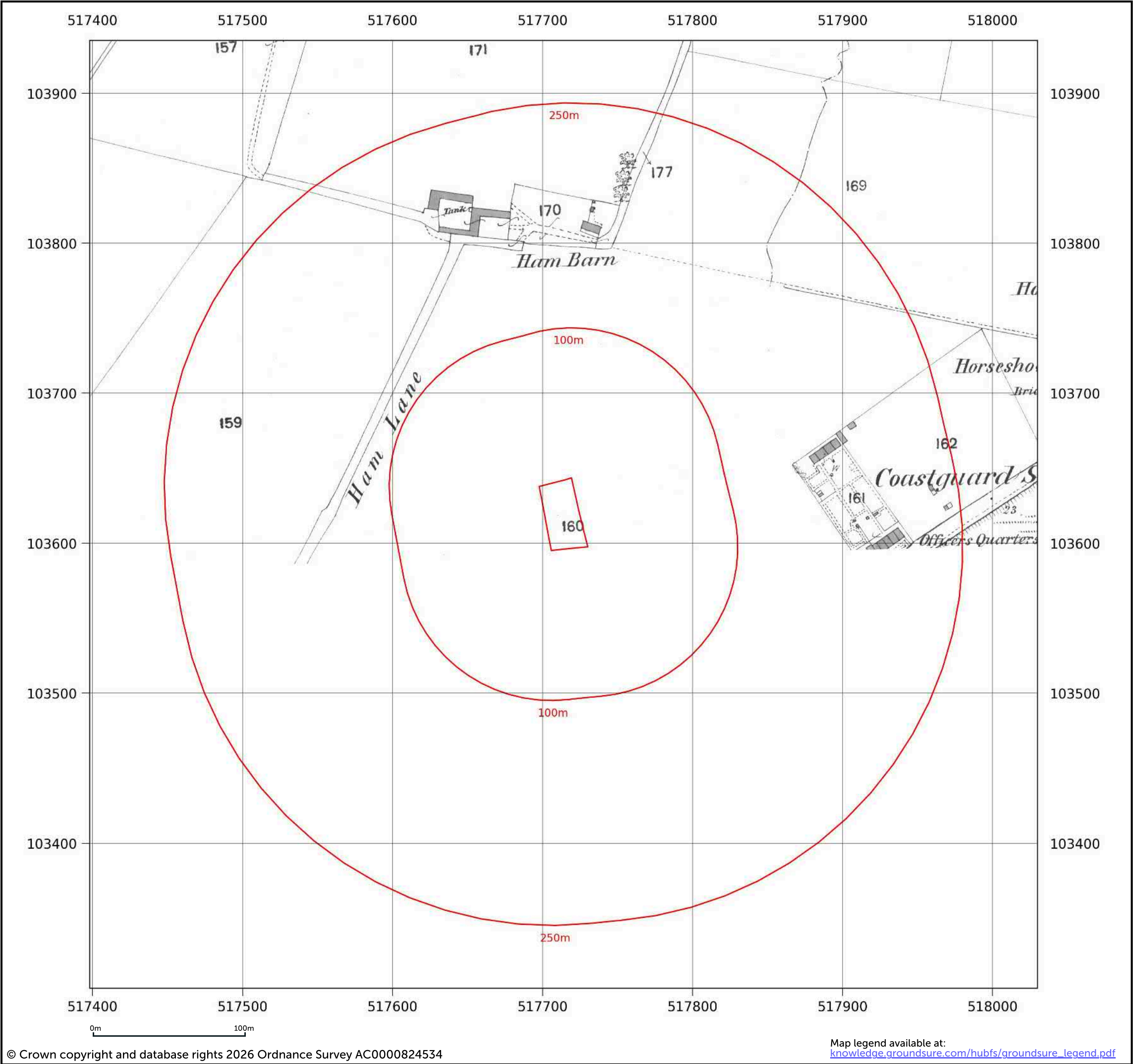


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Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	County Series
Map date:	1873
Scale:	1:2,500
Printed at:	1:2,500

Date: 1873
Surveyed: 1873
Revised: 1873

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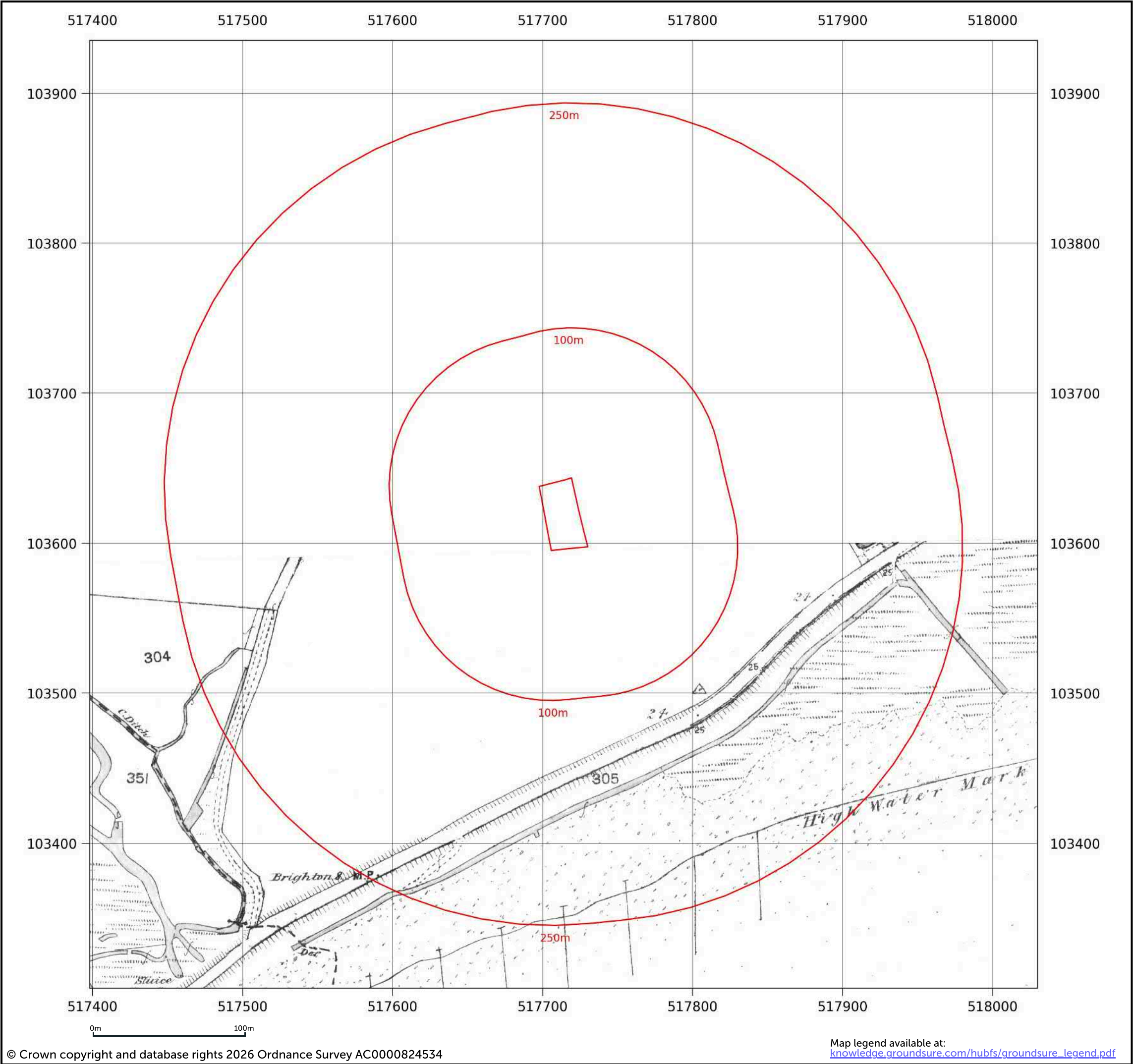
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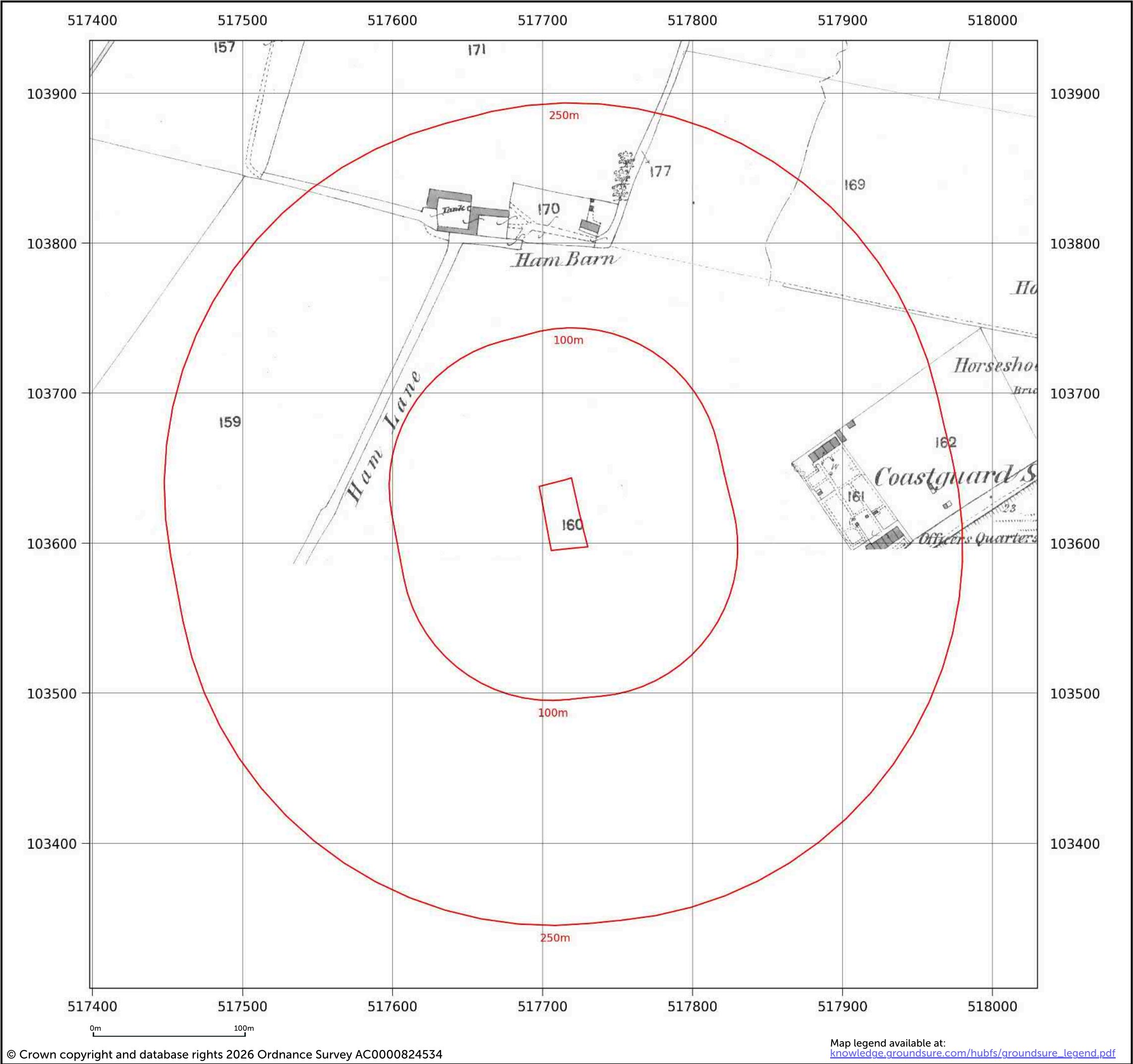
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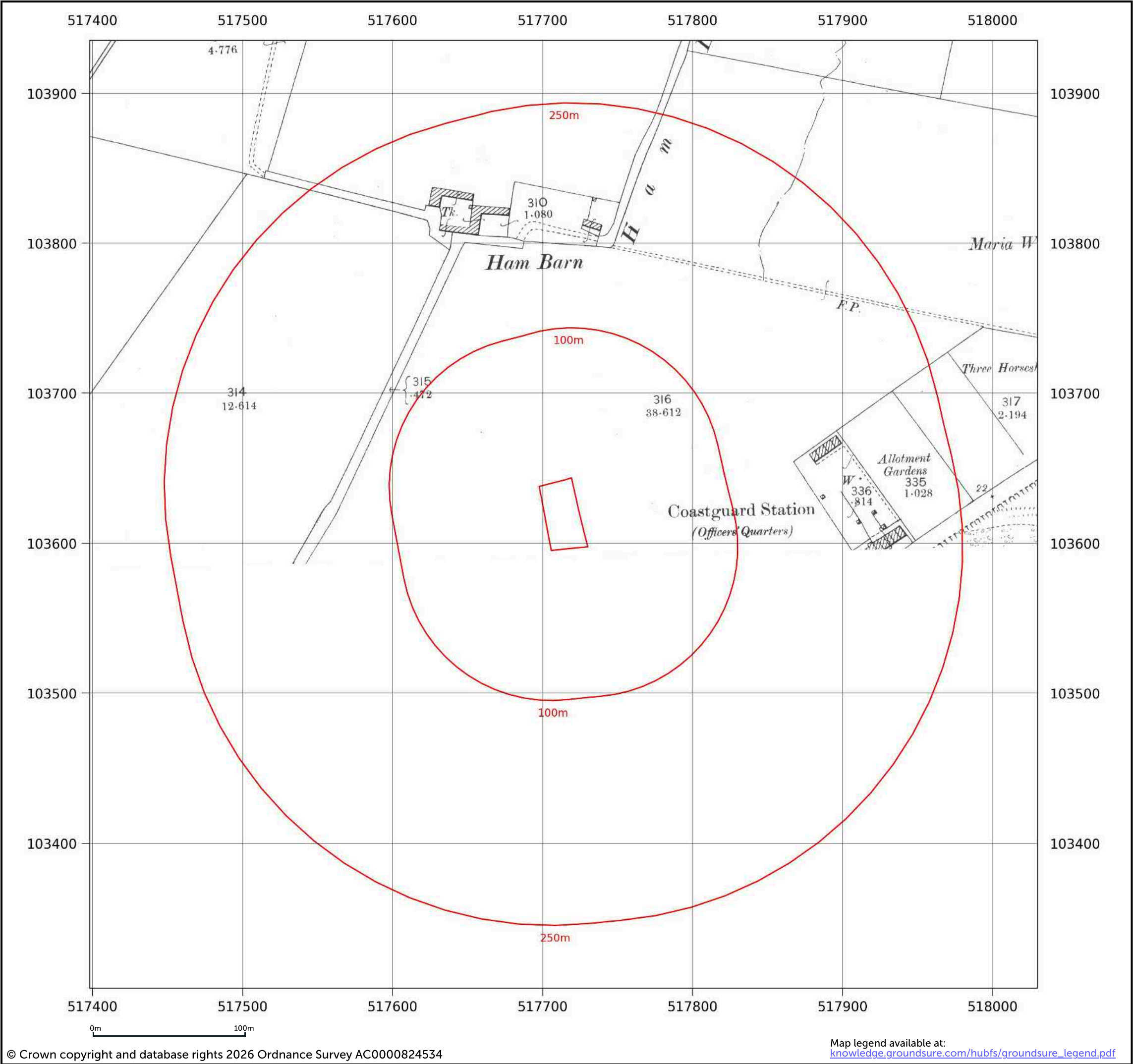
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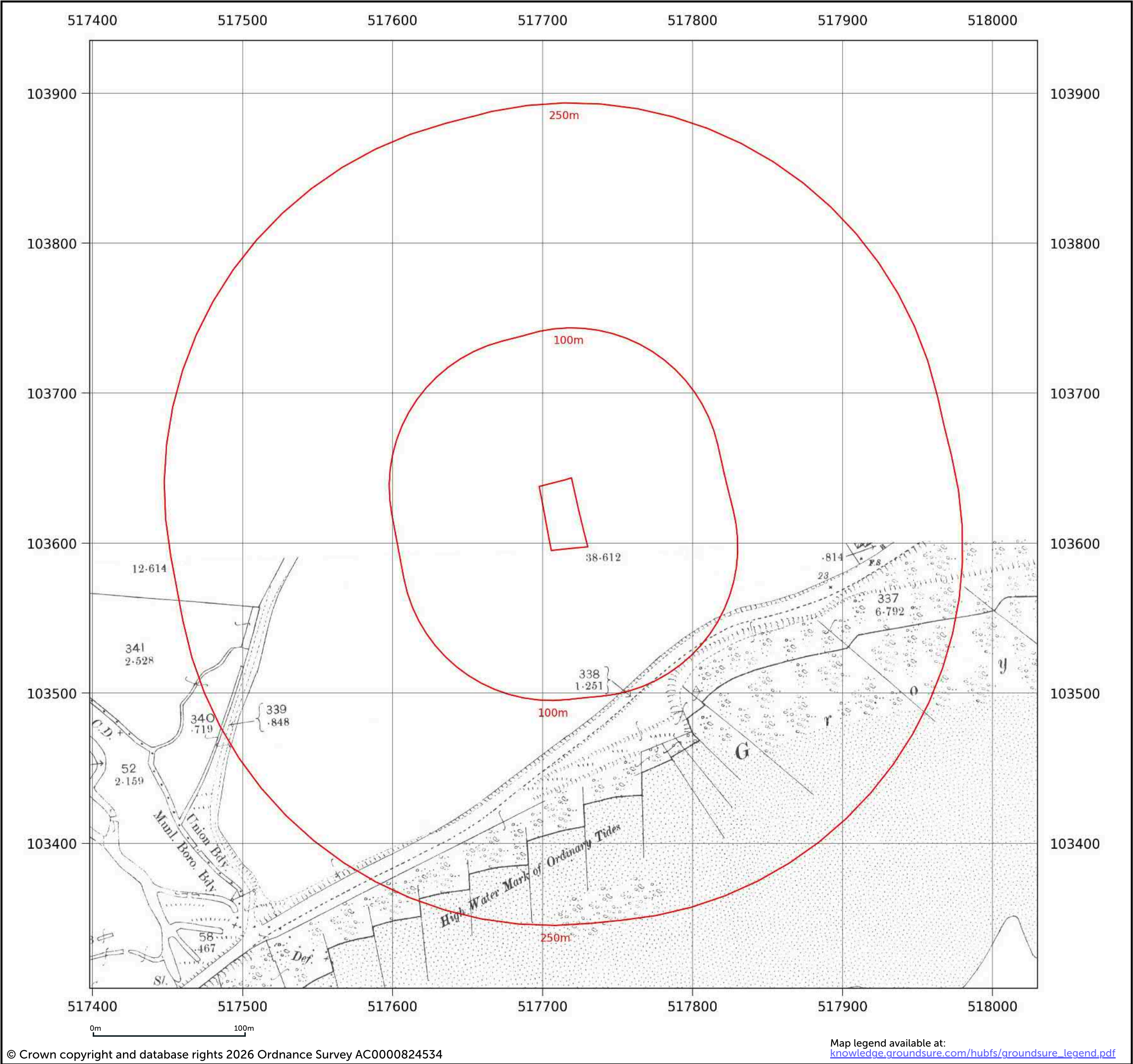


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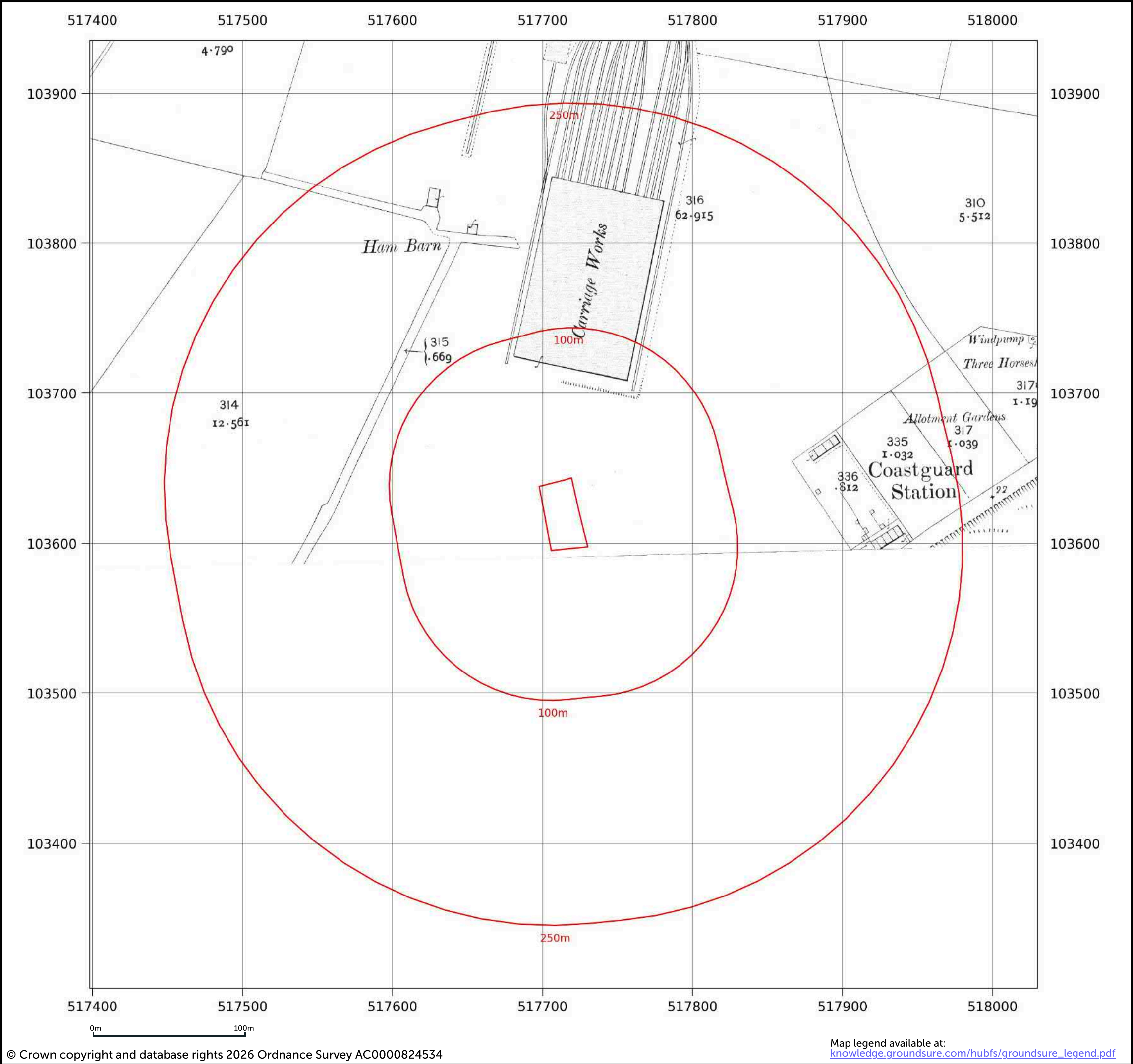


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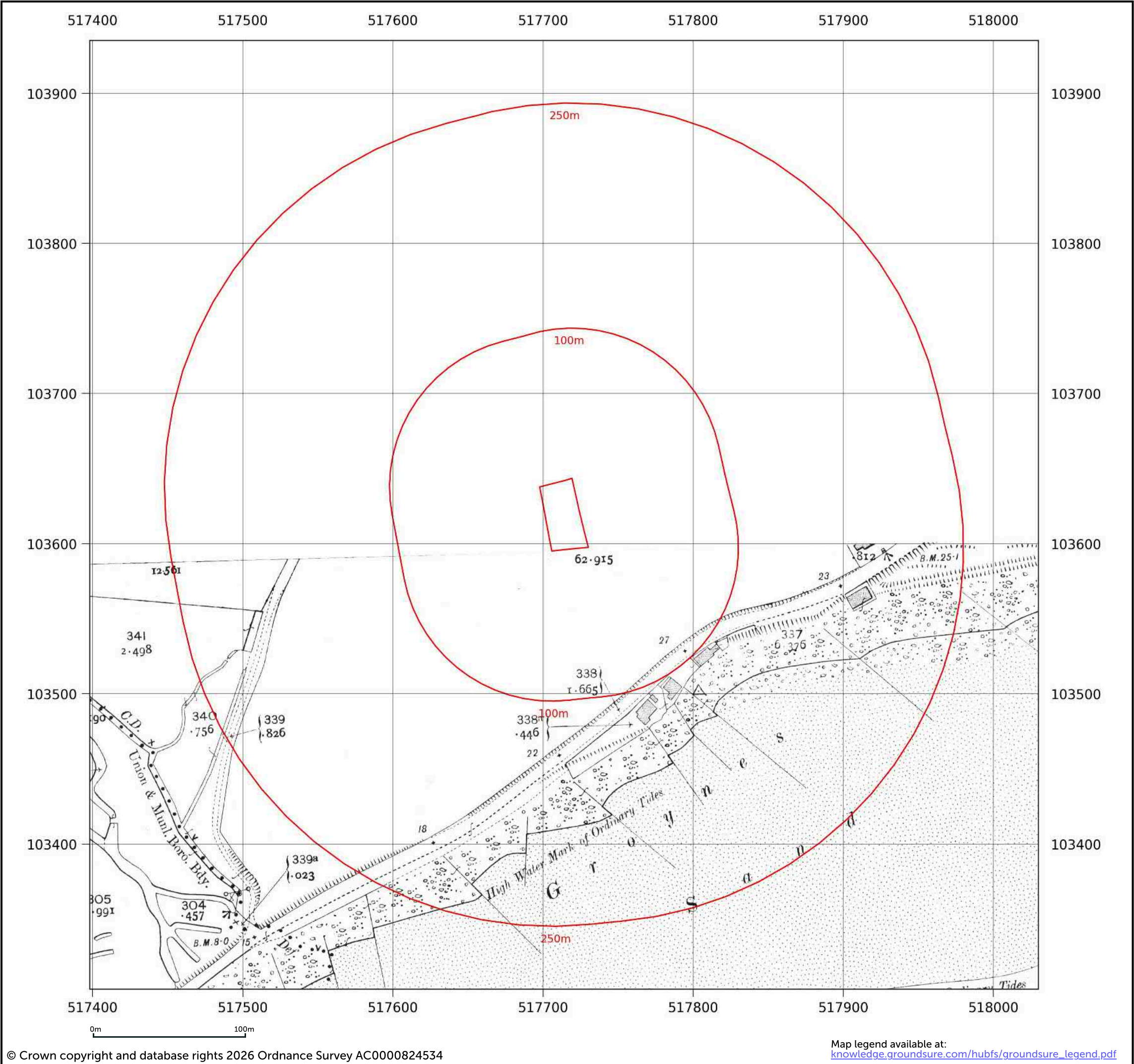
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Surveyed: 1912
Revised: 1912



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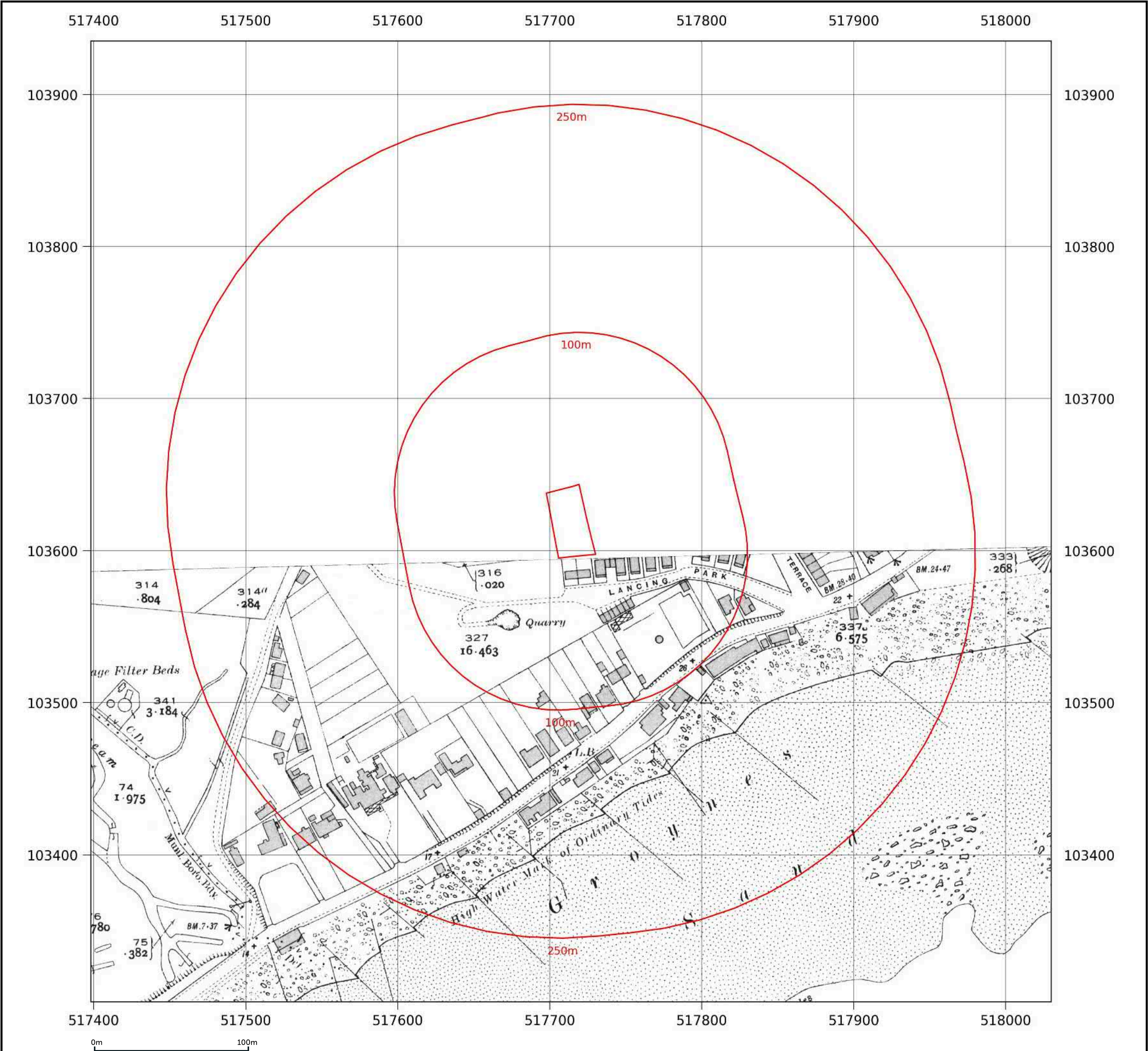
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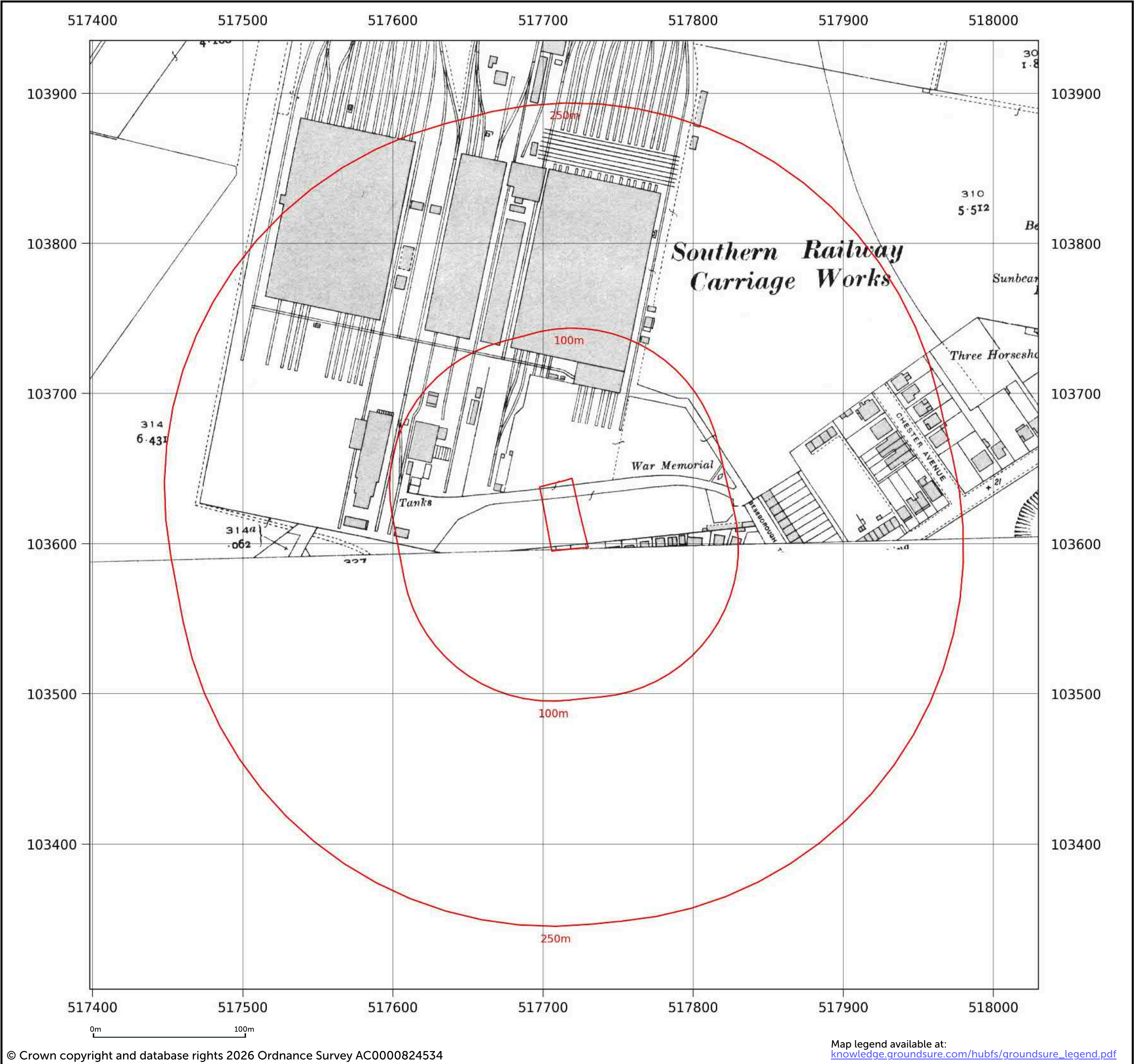


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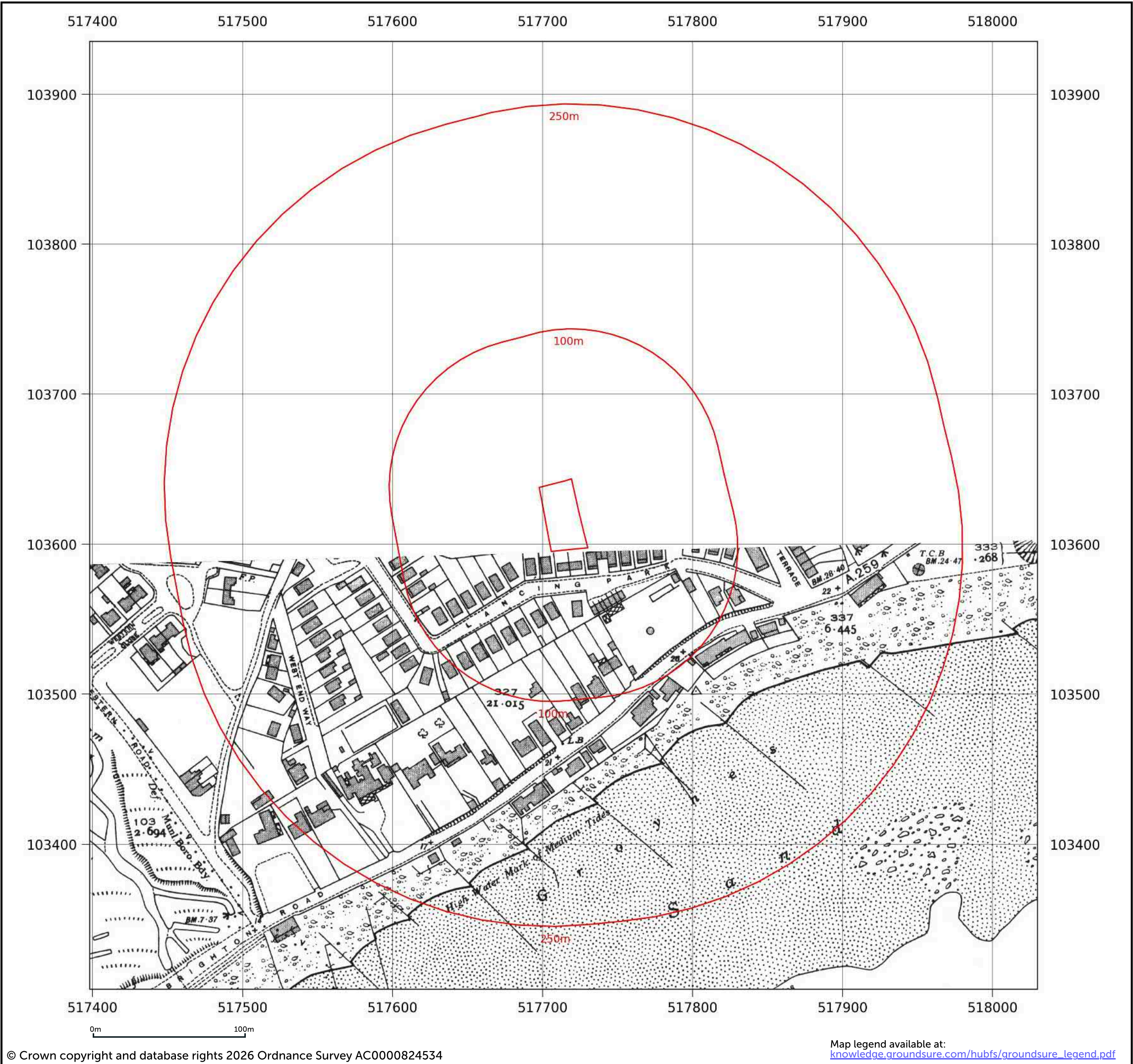
Site details:	77, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UF
Client ref:	PH1-2026-000014
Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	County Series
Map date:	1932
Scale:	1:2,500
Printed at:	1:2,500

Date: 1932
Surveyed: 1932
Revised: 1932



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Site details:	77, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UF
Client ref:	PH1-2026-000014
Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	County Series
Map date:	1943
Scale:	1:2,500
Printed at:	1:2,500

Date: 1943
Surveyed: 1943
Revised: 1943

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Site details:	77, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UF
Client ref:	PH1-2026-000014
Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	County Series
Map date:	1943
Scale:	1:2,500
Printed at:	1:2,500

Date: 1943
Surveyed: 1943
Revised: 1943



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Site details: 77, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



Date: 1951	Date: 1951
Surveyed: 1951	Surveyed: 1951
Revised: 1951	Revised: 1951
Levelled: 1950	Levelled: 1950

Date: 1951	Date: 1951
Surveyed: 1951	Surveyed: 1951
Revised: 1951	Revised: 1951
Levelled: 1949	Levelled: 1949

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Site details: 77, MARLBOROUGH ROAD,
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BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1951

Scale: 1:2,500

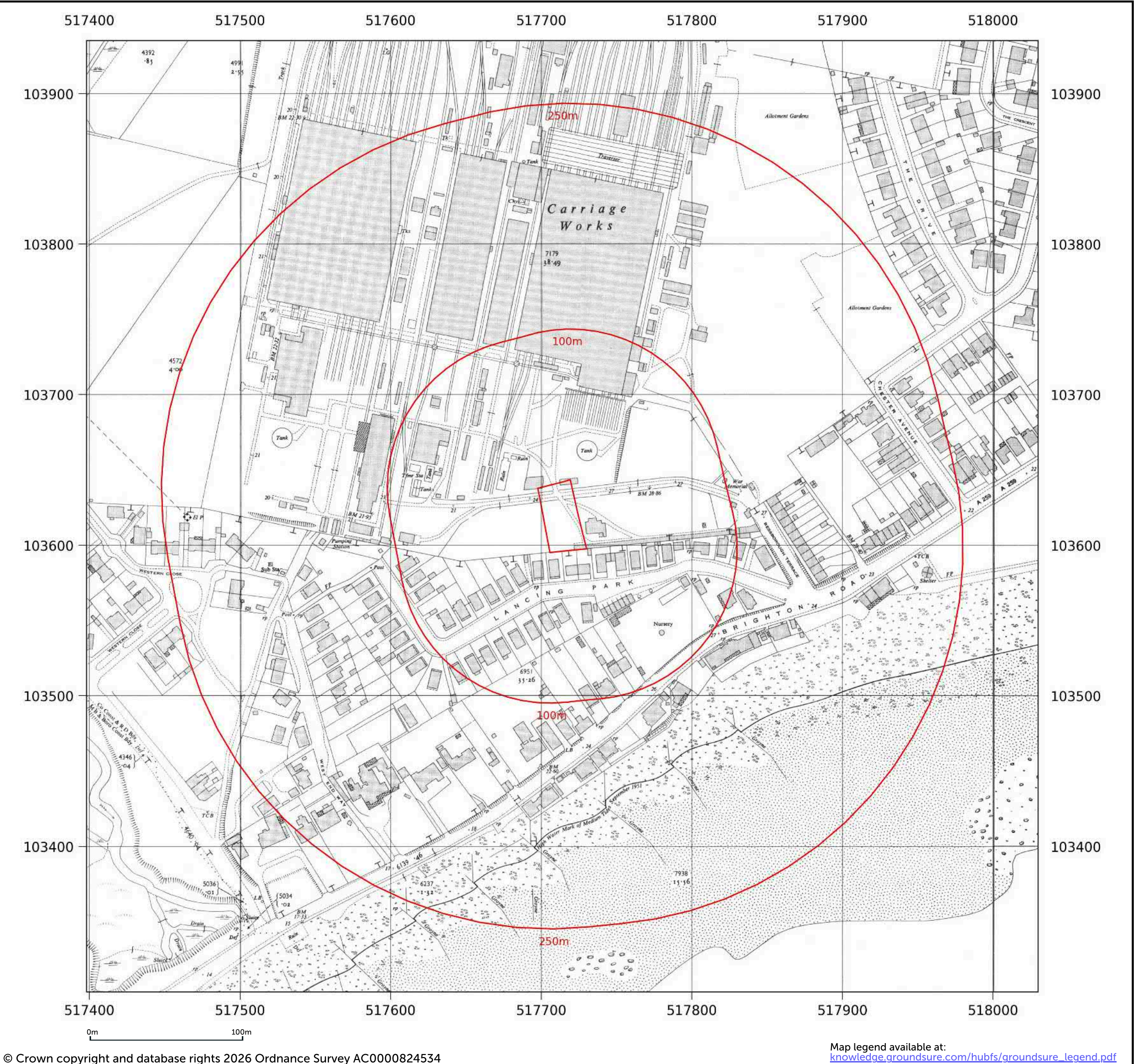
Printed at: 1:2,500



Date: 1951
Surveyed: 1951
Revised: 1951
Levelled: 1950

Date: 1951
Surveyed: 1951
Revised: 1951
Levelled: 1949

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Site details: 77, MARLBOROUGH ROAD,
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BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

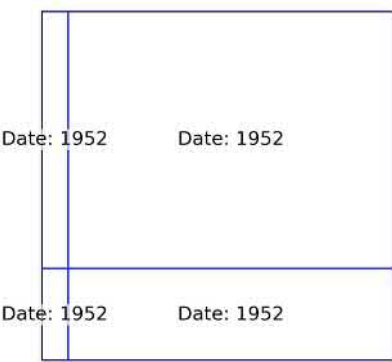
Production date: 17 February 2026

Map name: National Grid

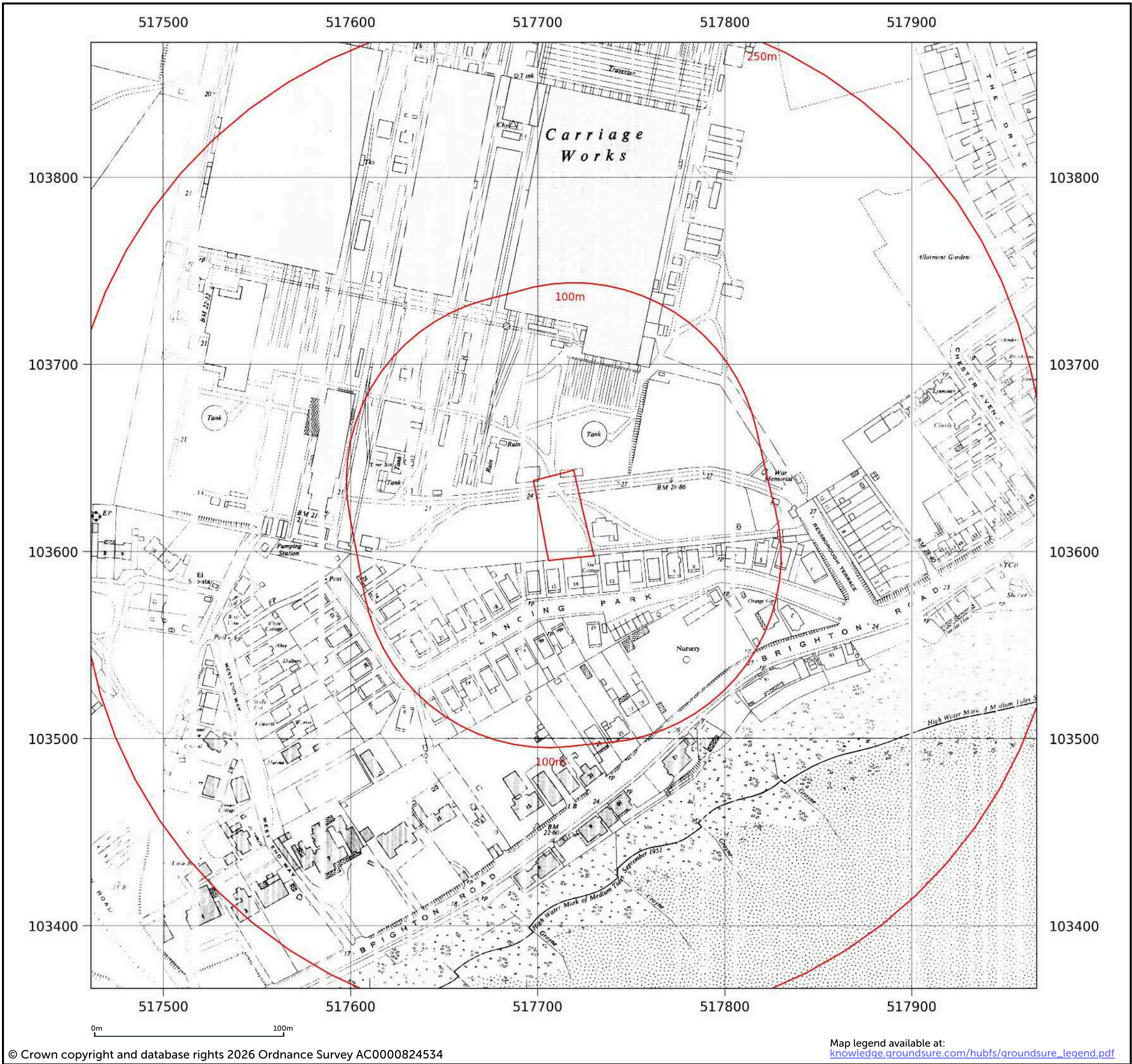
Map date: 1952

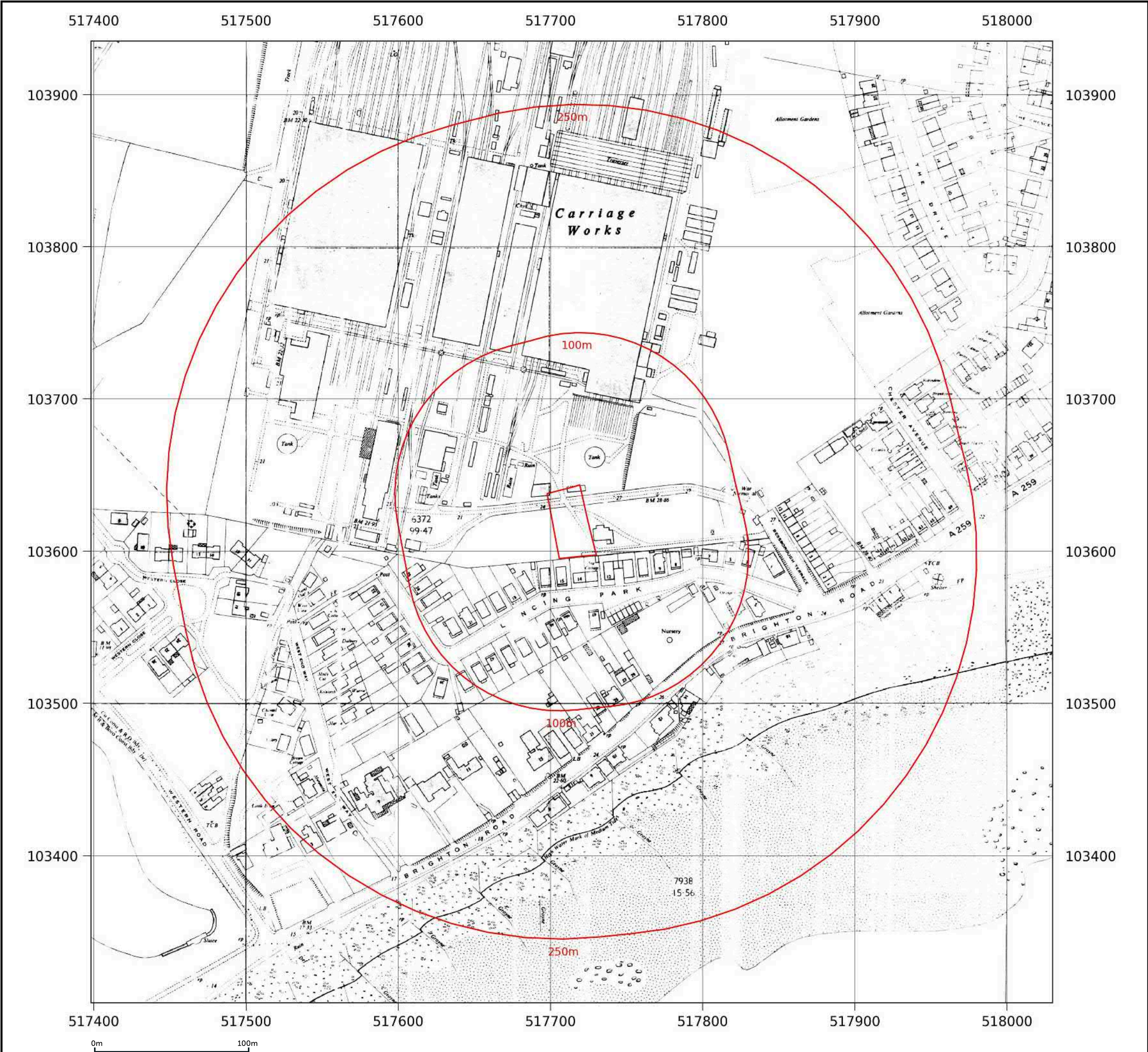
Scale: 1:1,250

Printed at: 1:2,000



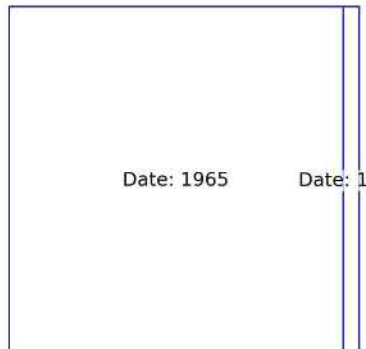
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Site details:	77, MARLBOROUGH ROAD, LANSING BUSINESS PARK, LANSING, WEST SUSSEX, BN15 8UF
Client ref:	PH1-2026-000014
Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	National Grid
Map date:	1965-1968
Scale:	1:2,500
Printed at:	1:2,500



Date: 1965 Date: 1968

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Site details:	77, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UF
Client ref:	PH1-2026-000014
Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	National Grid
Map date:	1965-1968
Scale:	1:2,500
Printed at:	1:2,500

Date: 1965
Surveyed: 1963
Revised: 1963
Edition: 1965
Copyright: 1965
Levelled: 1959

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



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Site details: 77, MARLBOROUGH ROAD,
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BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1964-1969

Scale: 1:1,250

Printed at: 1:2,000



Date: 1964
Surveyed: 1951
Revised: 1963
Copyright: 1964
Levelled: 1959

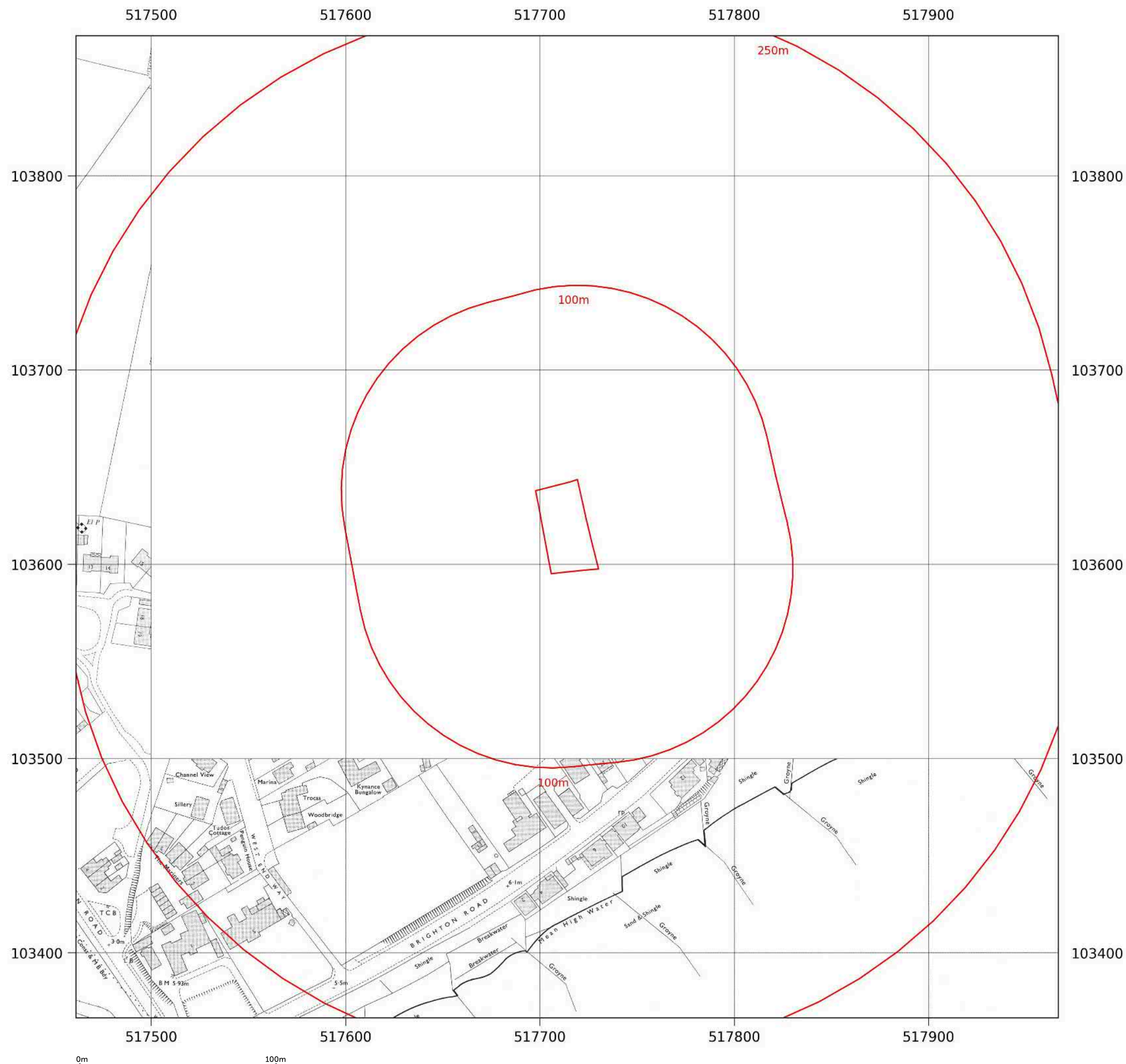
Date: 1969
Surveyed: 1951
Revised: 1969
Copyright: 1969
Levelled: 1966

Date: 1969
Surveyed: 1951
Revised: 1969

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1970-1975

Scale: 1:1,250

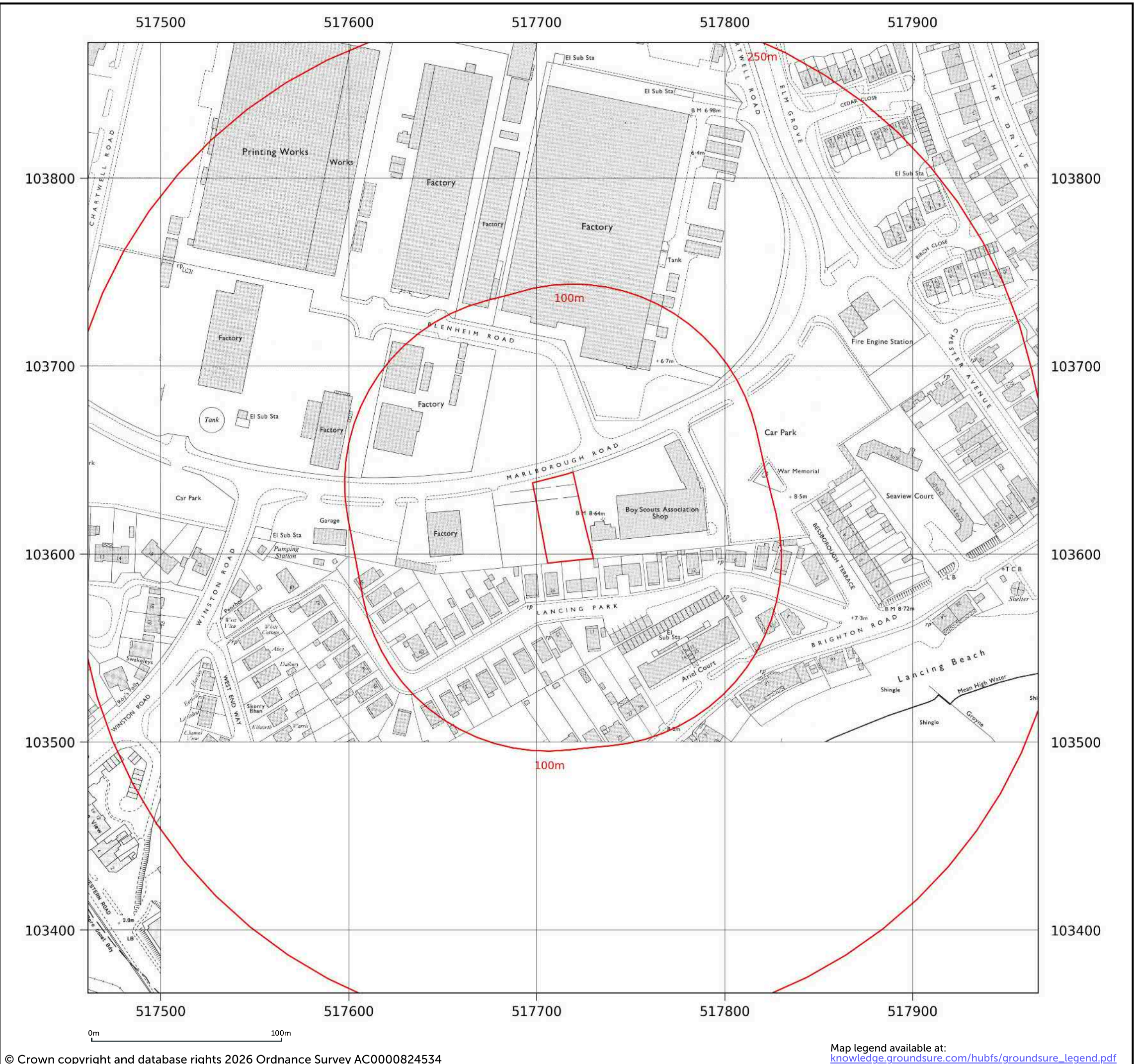
Printed at: 1:2,000



Date: 1971	Date: 1970
Surveyed: 1951	Surveyed: 1951
Revised: 1970	Revised: 1969
Copyright: 1971	Copyright: 1970
Levelled: 1966	Levelled: 1966

Date: 1975
Surveyed: 1951
Revised: 1974
Copyright: 1975
Levelled: 1966

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BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1973-1976

Scale: 1:1,250

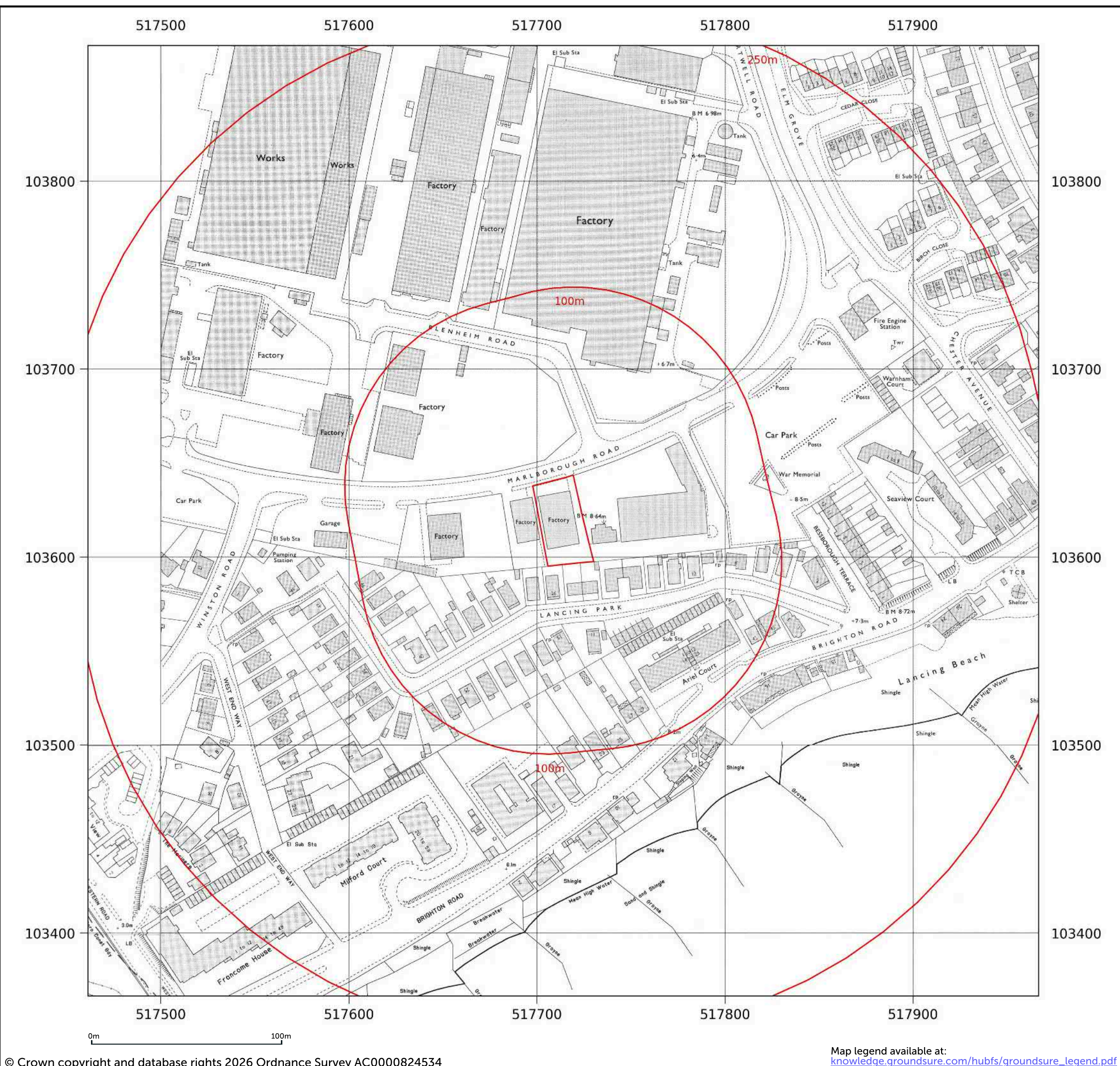
Printed at: 1:2,000



Date: 1973
Surveyed: 1951
Revised: 1973
Copyright: 1973
Levelled: 1966

Date: 1975
Surveyed: 1951
Revised: 1974
Copyright: 1976
Levelled: 1966

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Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1979-1984

Scale: 1:1,250

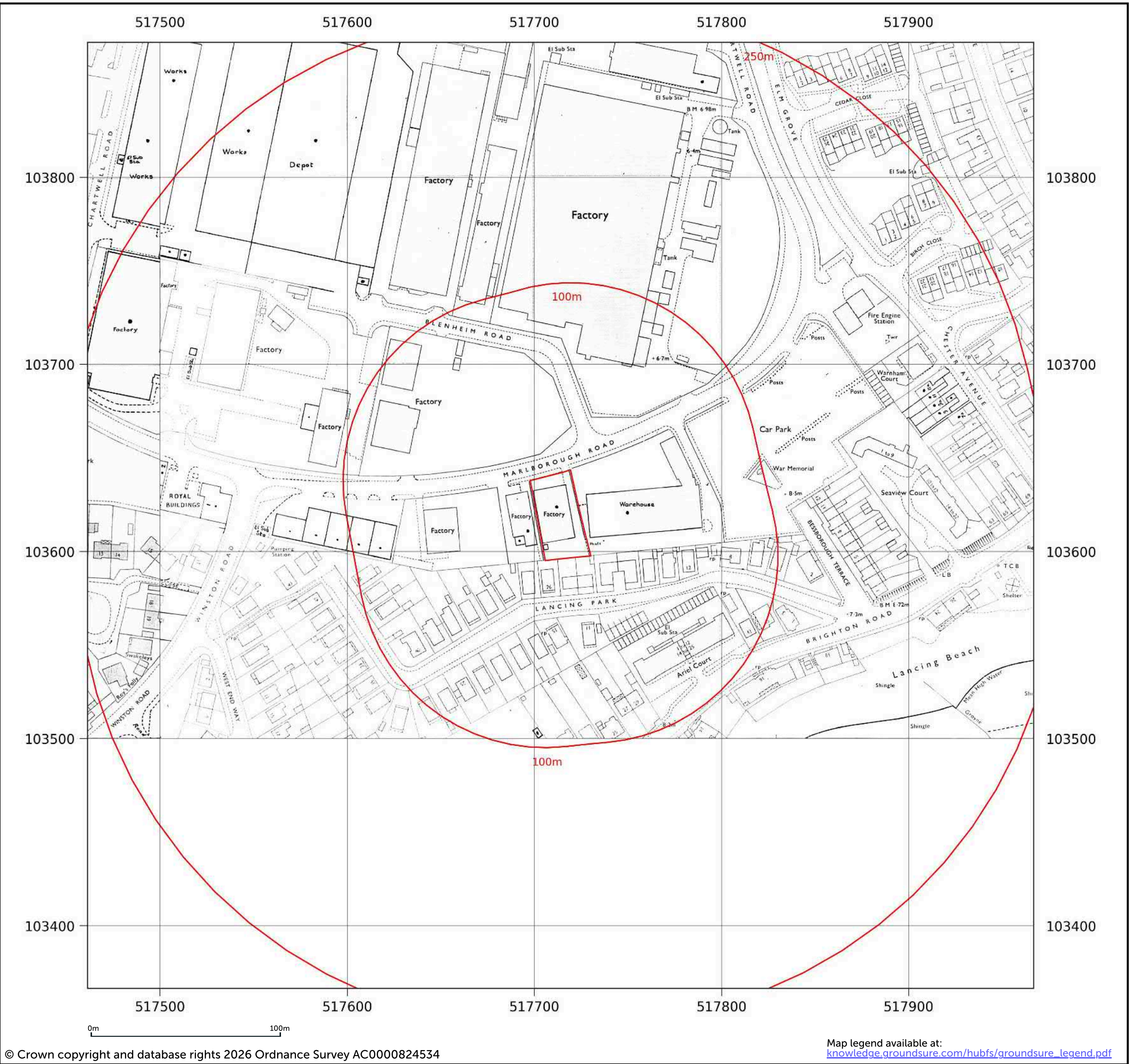
Printed at: 1:2,000



Date: 1979
Surveyed: 1979
Revised: 1979
Levelled: 1961

Date: 1984
Copyright: 1984
Levelled: 1966

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Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: National Grid

Map date: 1994

Scale: 1:1,250

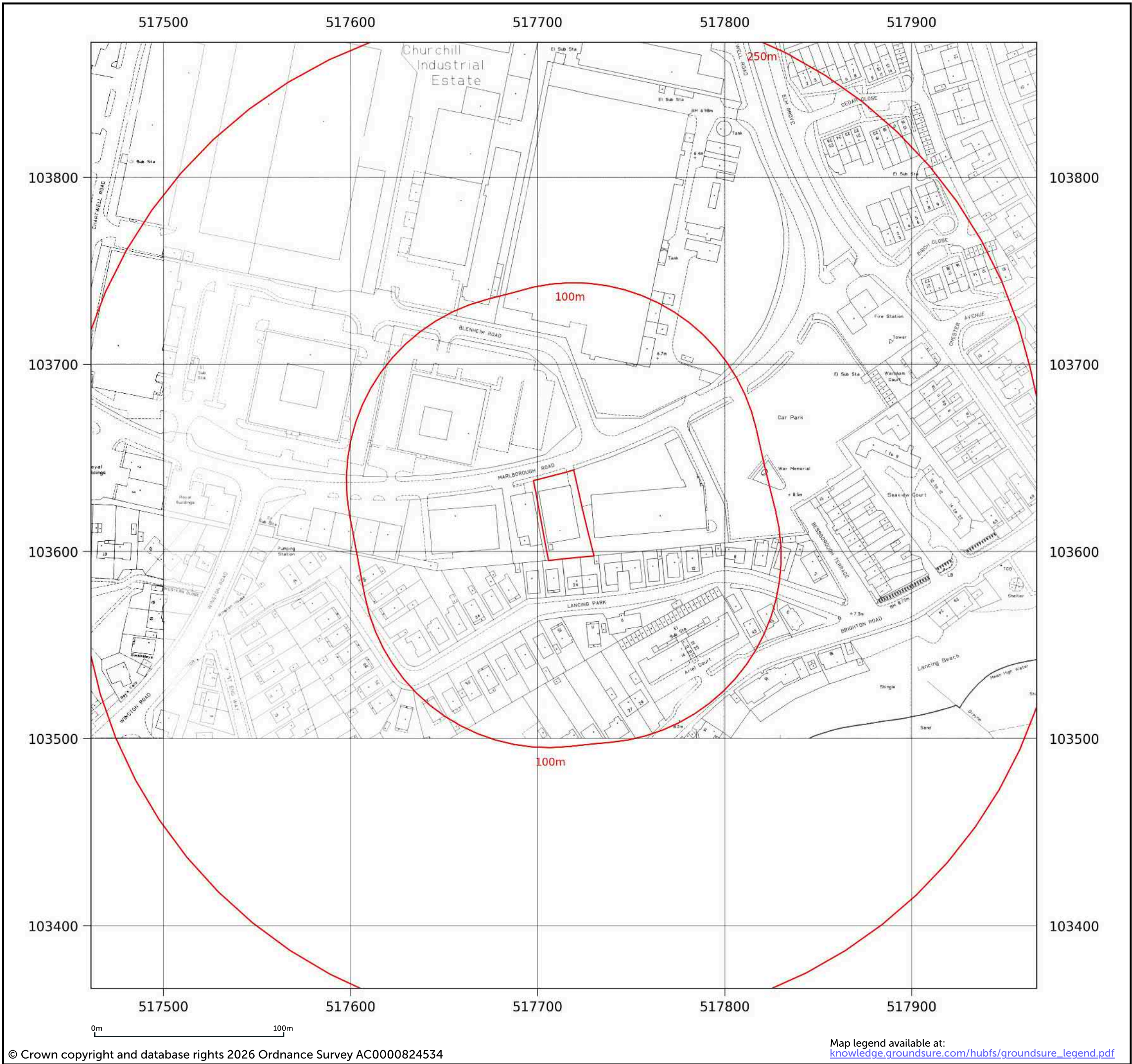
Printed at: 1:2,000



Date: 1994
Copyright: 1994

Date: 1994
Surveyed: 1994
Copyright: 1994

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Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Date: 2003

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: County Series

Map date: 1896

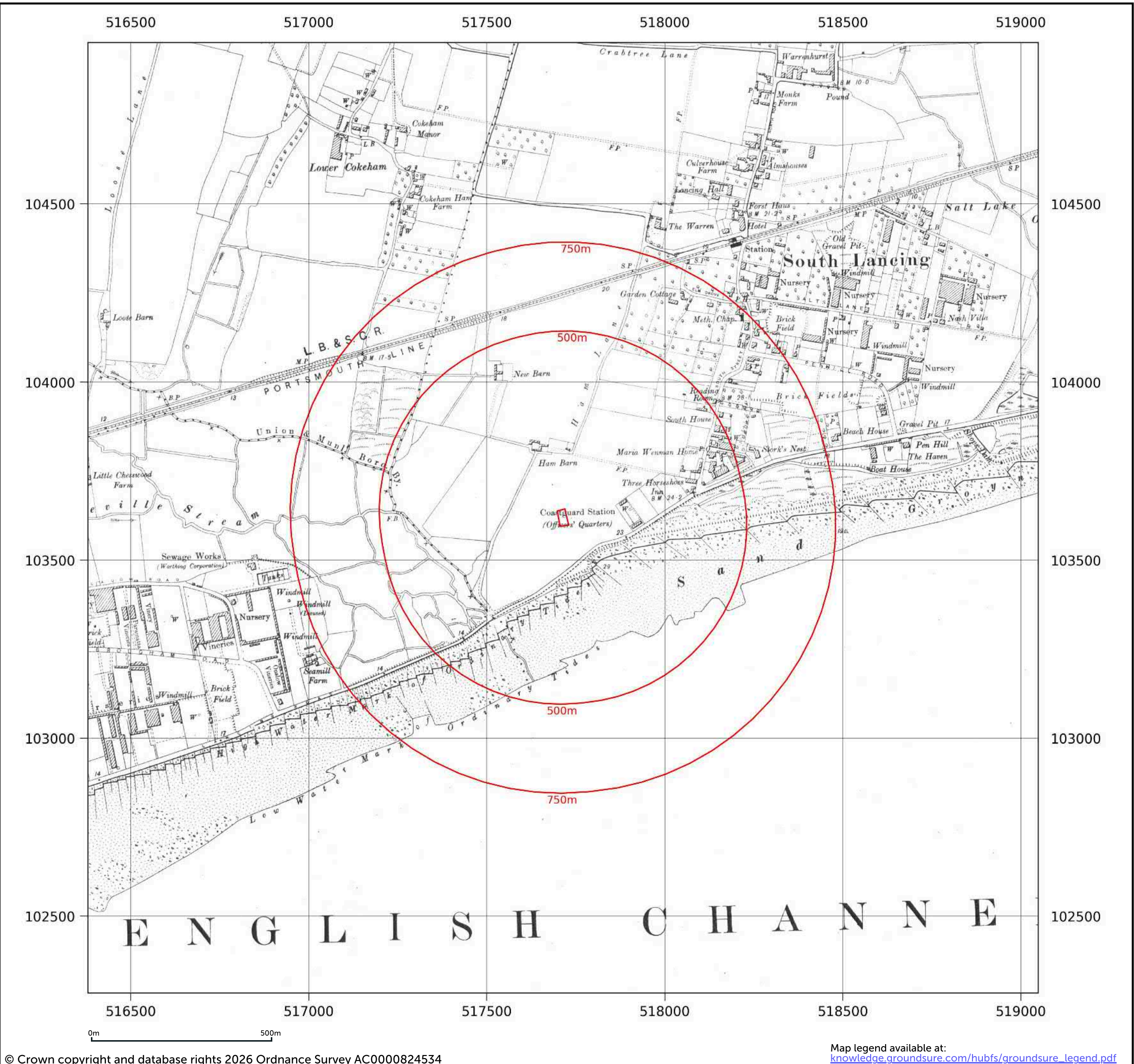
Scale: 1:10,560

Printed at: 1:10,560



Date: 1896
Surveyed: 1875
Revised: 1896

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Site details:

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BN15 8UF

Client ref:

PH1-2026-000014

Report ref:

GS-QYM-UNZ-QNY-BXL

Grid ref:

517713.4, 103618.18

Production date:

17 February 2026

Map name:

County Series

Map date:

1909

Scale:

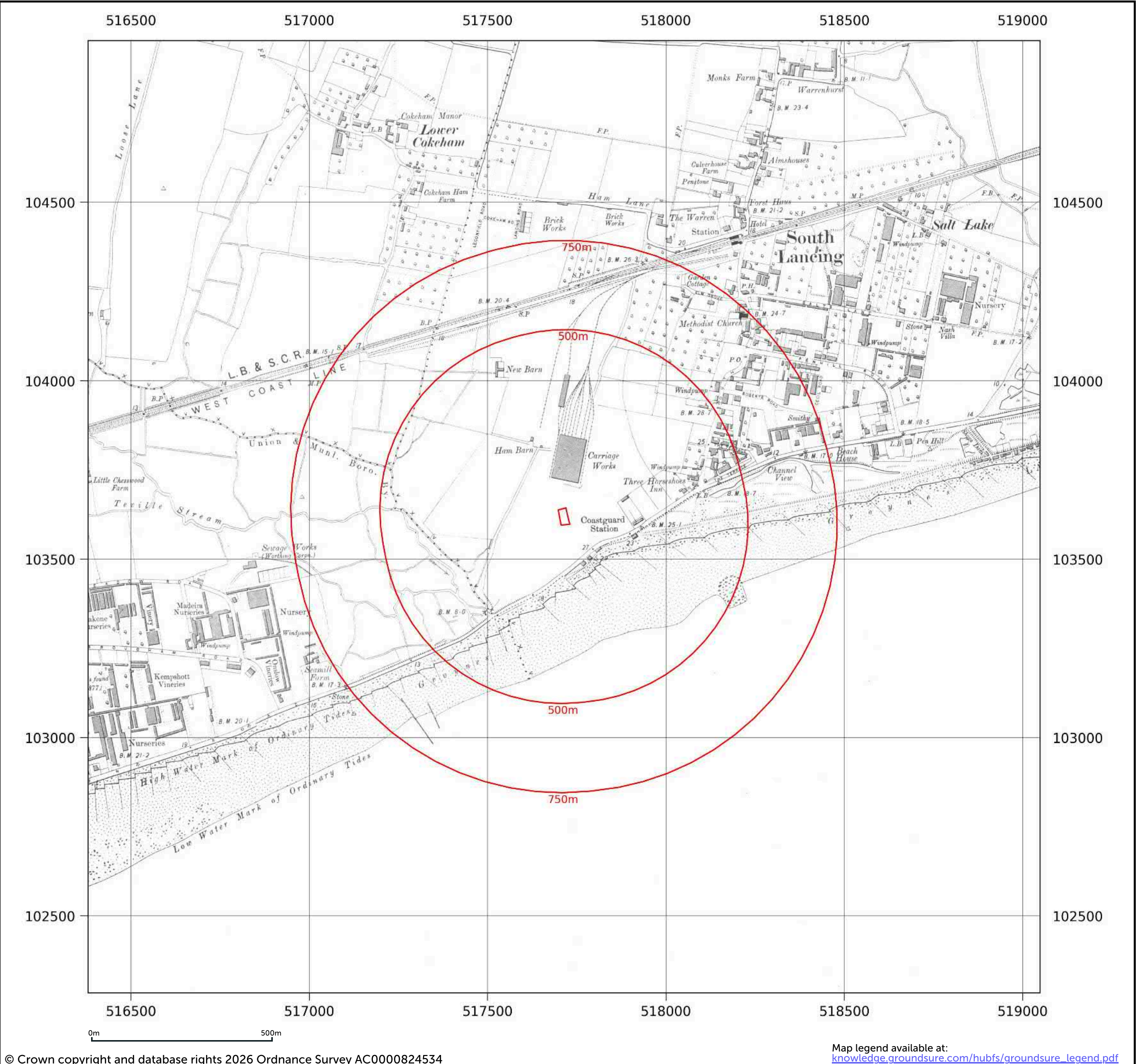
1:10,560

Printed at:

1:10,560

Date: 1909
Surveyed: 1875
Revised: 1909

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Site details: 77, MARLBOROUGH ROAD,
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BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: County Series

Map date: 1909

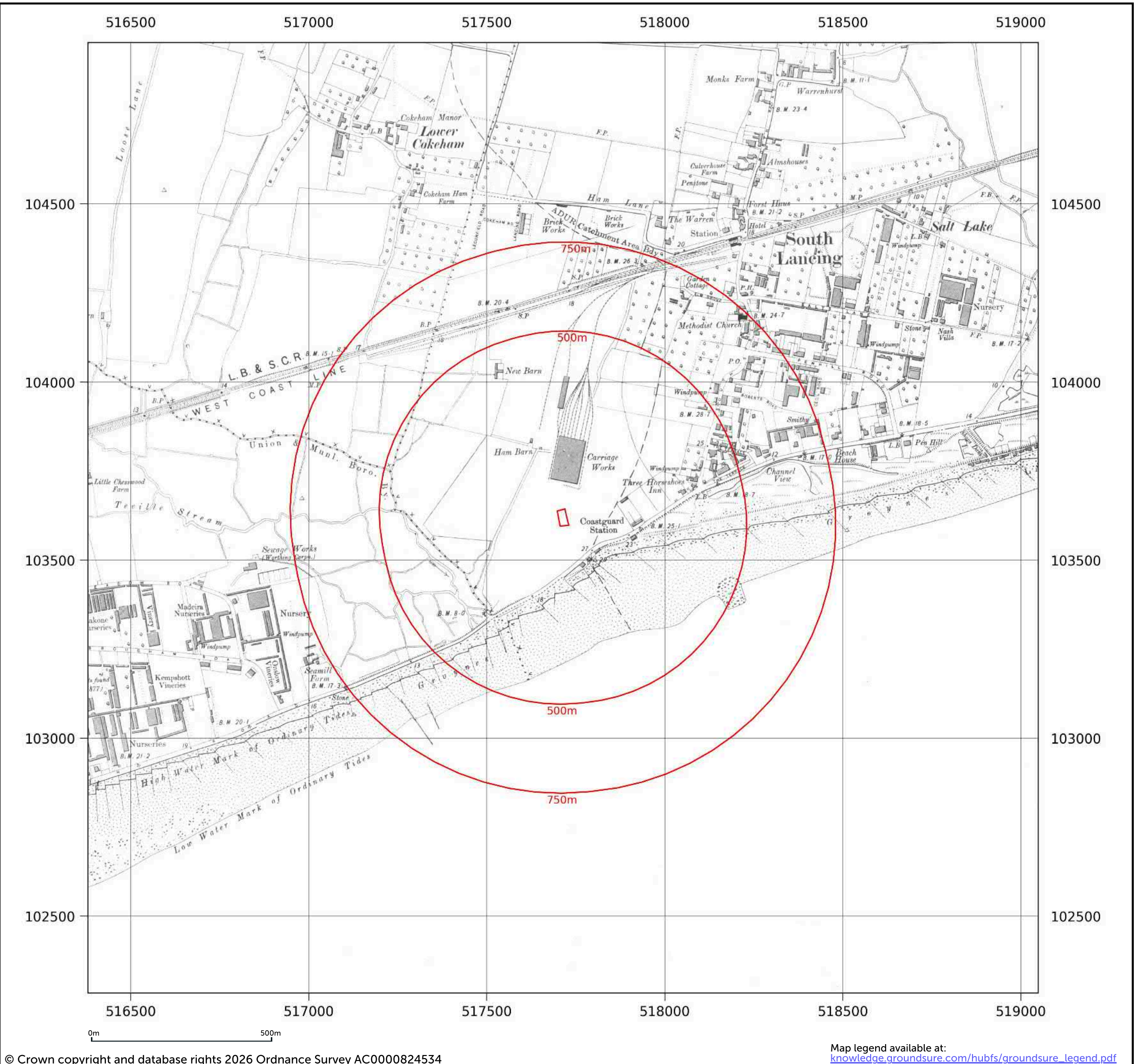
Scale: 1:10,560

Printed at: 1:10,560



Date: 1909
Surveyed: 1875
Revised: 1909

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Site details: 77, MARLBOROUGH ROAD,
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LANCING, WEST SUSSEX,
BN15 8UF

Client ref: PH1-2026-000014

Report ref: GS-QYM-UNZ-QNY-BXL

Grid ref: 517713.4, 103618.18

Production date: 17 February 2026

Map name: County Series

Map date: 1909

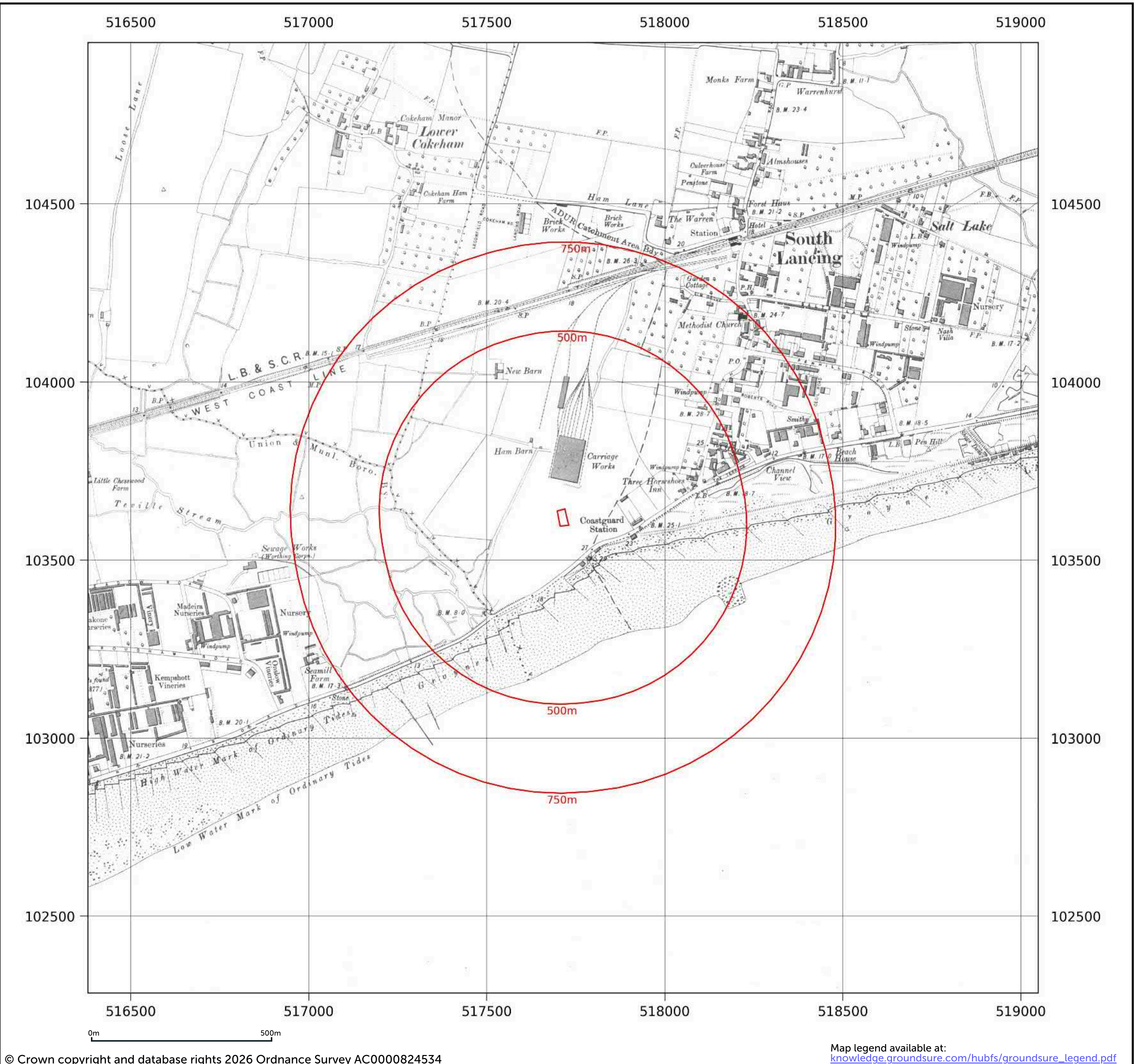
Scale: 1:10,560

Printed at: 1:10,560



Date: 1909
Surveyed: 1875
Revised: 1909

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Site details:	77, MARLBOROUGH ROAD, LANCING BUSINESS PARK, LANCING, WEST SUSSEX, BN15 8UF
Client ref:	PH1-2026-000014
Report ref:	GS-QYM-UNZ-QNY-BXL
Grid ref:	517713.4, 103618.18
Production date:	17 February 2026

Map name:	County Series
Map date:	1932
Scale:	1:10,560
Printed at:	1:10,560



Date: 1932 Surveyed: 1875 Revised: 1932

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