Key

Studio	Private Balcony	Core-Entrance	Cycle Store (Office)	Cycle Store (Retail)	Office (B1)	Plant-Gas Meters	Refuse Store (Rest. / Cafe)	Resident's Storage
1b2p	Private Terrace	Core-Lobby	Cycle Store (Rest. /Cafe)	Hub-Fire Escape	Plant-Access	Plant-Mech Vent	Refuse Store (Rest.)	Restaurant (A3)
2b3p	Car Park	Core-Stair	Cycle Store	Hub Storage	Plant-Com Unit Air Handling	Plant-Substation	Refuse Store (Retail)	Retail (A1/A2/A3/A4)
2b4p	Concierge	Core-Store	Cycle Store (Rest.)	Lightwell	Plant-Gas Booster	Refuse Store (Office)	Refuse Store	Yacht Facility (B1)

0 10m 20m 30m 40m 50m

CZWG Architects LLP
17 Bowling Green Lane
London EC1R 0QB

Telephone: 020 7253 2523
Fax: 020 7250 0594
mail@czwgarchitects.co.uk
www.czwg.com

Notes:
All elevation values are expressed in meters and relate to their height Above Ordanance Datum (Newlyn)
All trees shown here are indicative. Please refer to Landscape Architect's masterplan for further details on tree/shrubs position and size.
The road junction proposals shown here are indicative. Please refer to the Transport Consultant's documentation for further details.

Rev: T01 **Date:** 31.07.18 **Drw:** EC **Chk:** SR
Issued for RIBA Stage 3 Gateway, and 1st Stage Tender Documentation

Client:
Southern Housing Group

Project:
Free Wharf, Shoreham-By-Sea

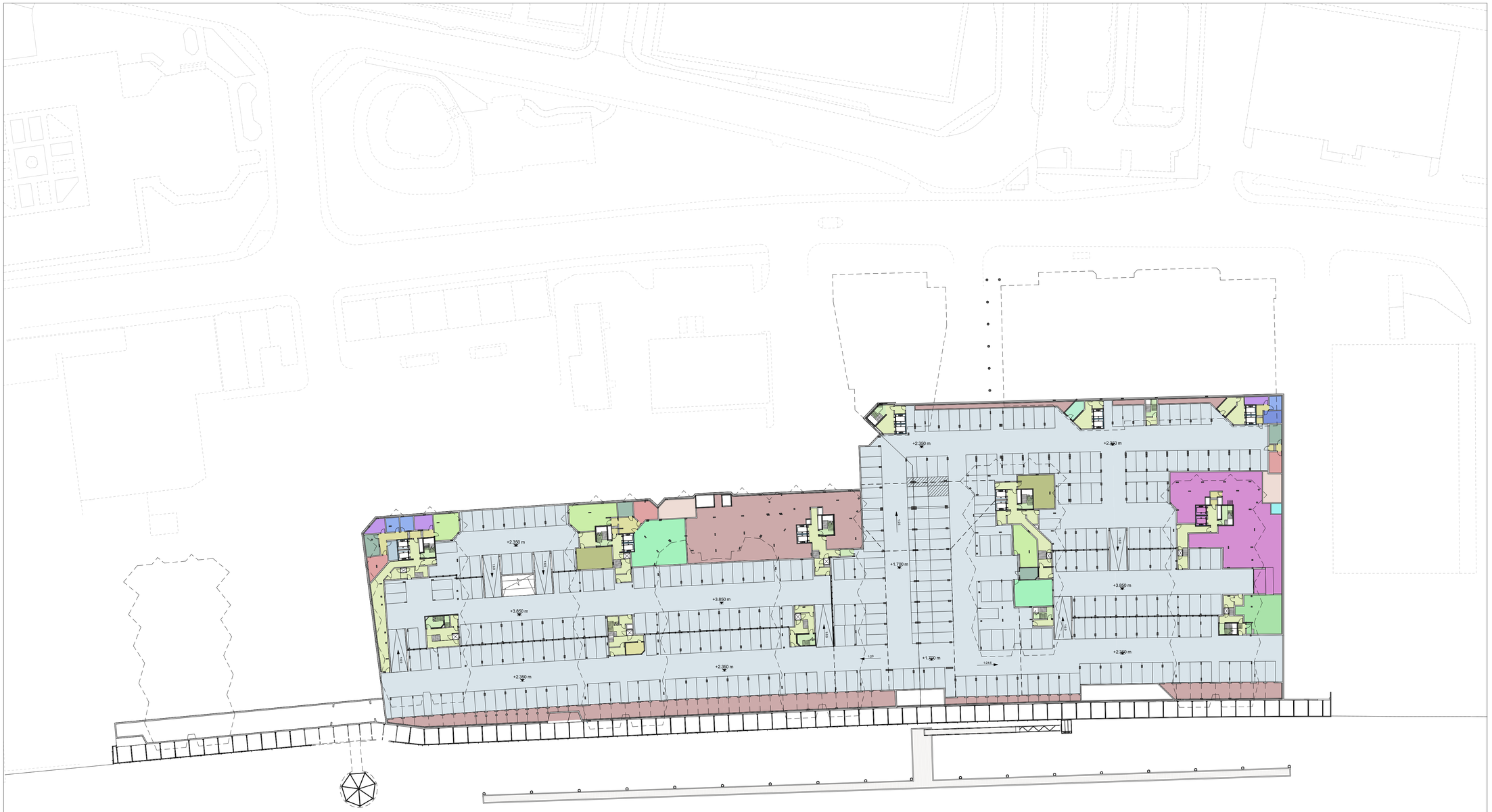
Title:
Site Wide Ground Floor GA Plan

Drawing status:
For Tender

Scale @ A1
1 : 500

Drawing No: 2052-00-DR-0110
Rev: T01

File Name: 2052_00_RV_PM_0002 Site Wide Model_Central



Key

■ Car Park
■ Core-Lobby
■ Core-Stair
■ Core-Store

■ Core Store
■ Plant-Access
■ Plant-Alt Comms
■ Plant-BT Comms

■ Plant-Cable Entry
■ Plant-CWS Irrigation
■ Plant-CWS Pumps
■ Plant-District Htg

■ Plant-Energy Ctr
■ Plant-Generator
■ Plant-LV (Com)
■ Plant-LV (Life)

■ Plant-LV (Resi)
■ Plant-Mech Vent
■ Plant-Store
■ Resident's Storage

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Notes:
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Rev: T01 **Date:** 31.07.18 **Drw:** EC **Chk:** SR
Issued for RIBA Stage 3 Gateway, and 1st Stage Tender Documentation

Do not scale off this drawing
Report all errors and omissions to the Architect
Dimensions to be checked on site
Plot date: 31/07/2018 22:06:52

Client:
Southern Housing Group

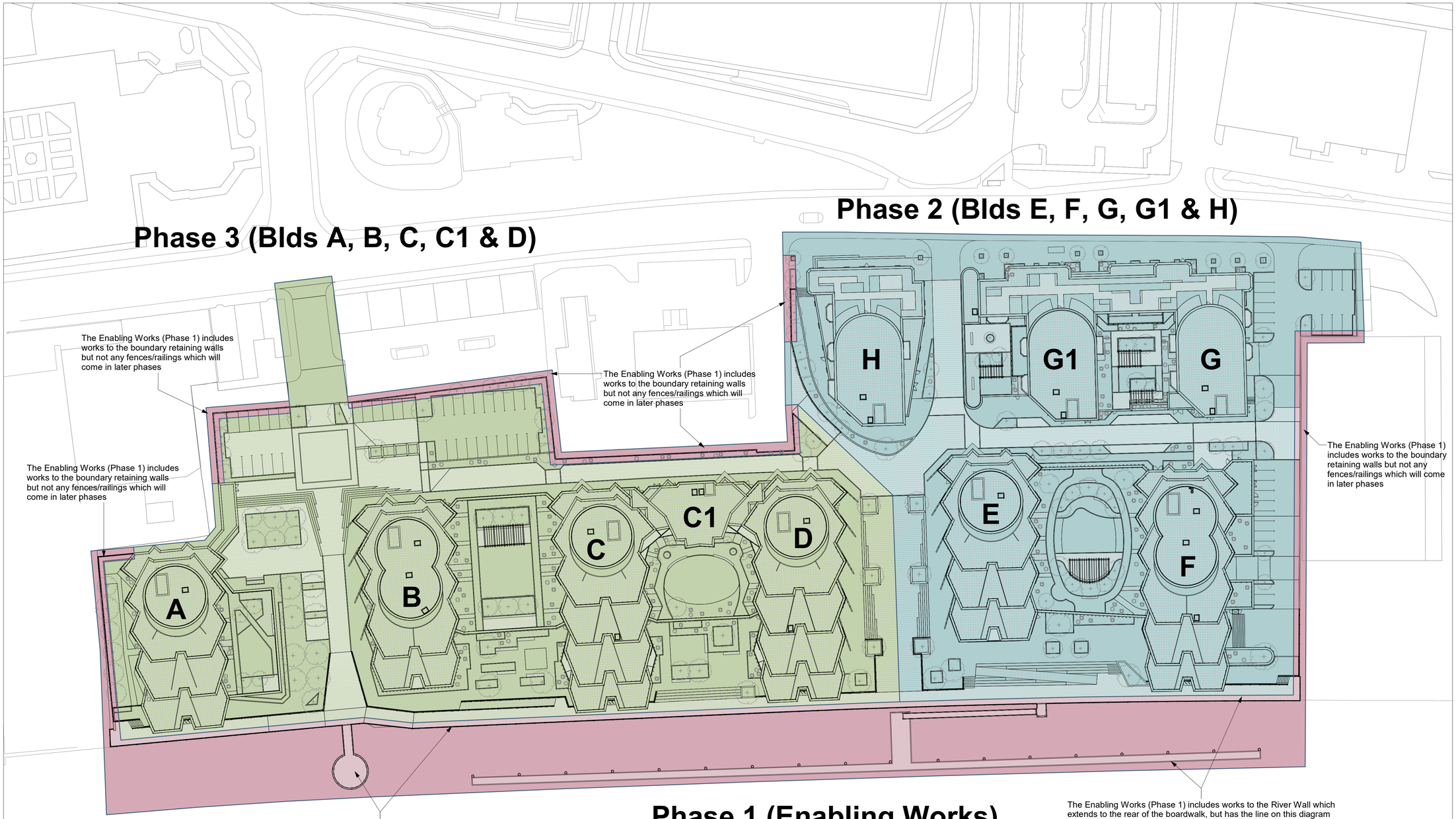
Project:
Free Wharf, Shoreham-By-Sea

Title:
Site Wide Lower Ground Floor GA Plan

Drawing status:
For Tender

CZWG

Scale @ A1
1 : 500
Drawing No:
2052-00-DR-0109
Rev:
T01



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Rev: T01 **Date:** 31.07.18 **Drw:** EC **Chk:** SR
Issued for RIBA Stage 3 Gateway, and 1st Stage Tender Documentation

Do not scale off this drawing
Report all errors and omissions to the Architect
Dimensions to be checked on site
Plot date: 31/07/2018 22:06:48

Client:
Southern Housing Group

Project:
Free Wharf, Shoreham-By-Sea

Title:
Site Wide Phasing Plan

Drawing status:
For Tender

CZWG

Scale @ A1
1 : 500

Drawing No: 2052-00-DR-0008

Rev: T01

File Name: 2052_00_RV_PM_0002 Site Wide Model_Central

GeoDyne

APPENDIX III

Planning Permission (Including Environment Agency Correspondence)

Adur District Council

Development Management

Mr Jon Murch
Davies Murch
3rd Floor
86-90 Paul Street
London
TW7 6DH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1497/17

Details of Development

REDEVELOPMENT OF THE SITE TO PROVIDE TEN BUILDINGS, CONTAINING 540 NEW HOMES (OF WHICH TWO WILL BE STUDIOS, 179 X ONE BED, 323 X TWO BED AND 38 X THREE BED), 2,707SQM OF COMMERCIAL FLOORSPACE AT GROUND FLOOR LEVEL WITHIN USE CLASSES, A1 (RETAIL), A3 (CAFES AND RESTAURANTS), B1 (BUSINESS) AND D1 (NON-RESIDENTIAL INSTITUTIONS). THE DEVELOPMENT ALSO INCLUDES 512 PARKING SPACES, OF WHICH 438 WILL BE FOR RESIDENTS AND 74 WILL BE FOR THE COMMERCIAL SPACE/VISITORS, RECONSTRUCTION OF THE RIVER WALL, CONSTRUCTION OF MOORING PONTOONS AND OBSERVATION PLATFORM AT THE END OF HUMPHREY'S GAP, PROVISION OF A RIVERSIDE PEDESTRIAN/CYCLE ROUTE, AREAS OF SEMI-PRIVATE AND PUBLICLY ACCESSIBLE OPEN SPACE, INTERNAL ACCESS ROADS, 596 CYCLE PARKING SPACES AND ASSOCIATED ANCILLARY AREAS. THE APPLICATION IS A DEPARTURE FROM THE DEVELOPMENT PLAN. THE APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT.

Location of Development

FREE WHARF BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 2nd October 2017.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

Ref: AWDM/1497/17

Gary Peck
Planning Services Manager

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Site Wide Drawings

2052-00-DR-0001-P02	Existing Site Location Plan
2052-00-DR-0002-P02	Existing Site Application Boundary
2052-00-DR-0003-P03	Site Wide Block Plan
2052-00-DR-0109-P03	Site Wide Lower Ground Floor GA Plan
2052-00-DR-0110-P03	Site Wide Ground Floor GA Plan
2052-00-DR-0111-P03	Site Wide Level 01 GA Plan
2052-00-DR-0112-P03	Site Wide Level 02 GA Plan
2052-00-DR-0113-P03	Site Wide Level 03 GA Plan
2052-00-DR-0114-P03	Site Wide Level 04 GA Plan
2052-00-DR-0115-P03	Site Wide Level 05 GA Plan
2052-00-DR-0116-P03	Site Wide Level 06 GA Plan
2052-00-DR-0117-P03	Site Wide Level 07 GA Plan
2052-00-DR-0118-P03	Site Wide Level 08 GA Plan
2052-00-DR-0119-P03	Site Wide Roof Plan
2052-00-DR-0600-P02	Site Wide Elevations Riverfront and Roadside
2052-00-DR-0601-P02	Site Wide Elevations Mid Site
2052-00-DR-0602-P02	Site Wide Elevations Building A
2052-00-DR-0603-P02	Site Wide Elevations B & H
2052-00-DR-0604-P02	Site Wide Elevations D & H
2052-00-DR-0605-P02	Site Wide Elevations E & G1
2052-00-DR-0606-P02	Site Wide Elevations F & G

Site Wide Bay Studies

2052-00-DR-1600-P01	Building B Part North Elevation Bay Study 01
2052-00-DR-1601-P01	Building B Part North Elevation Bay Study 02
2052-00-DR-1602-P01	Building B Part West Elevation Bay Study 03
2052-00-DR-1603-P01	Building B Part West Elevation Bay Study 04
2052-00-DR-1604-P01	Building C Part South Elevation Bay Study 05
2052-00-DR-1605-P01	Building D Part East Elevation Bay Study 06
2052-00-DR-1606-P01	Building D Part East Elevation Bay Study 07
2052-00-DR-1607-P01	Building D Part East Elevation Bay Study 08
2052-00-DR-1608-P01	Building D Part East Elevation Bay Study 09
2052-00-DR-1609-P01	Building E Part West Elevation Bay Study 10
2052-00-DR-1610-P01	Building E Part South Elevation Bay Study 11
2052-00-DR-1611-P01	Building F Part East Elevation Bay Study 12
2052-00-DR-1612-P01	Building G Part West Elevation Bay Study 13
2052-00-DR-1613-P01	Building G Part West Elevation Bay Study 14
2052-00-DR-1614-P02	Building G Part North Elevation Bay Study 15

2052-00-DR-1615-P02	Building H Part West Elevation Bay Study 16

Building A

2052-10-DR-0110-P01	Building A Ground Floor GA Plan
2052-10-DR-0111-P01	Building A Level 01 GA Plan (02-03 Similar)
2052-10-DR-0114-P01	Building A Level 04 GA Plan
2052-10-DR-0115-P01	Building A Level 05 GA Plan
2052-10-DR-0116-P01	Building A Level 06 Penthouse GA Plan
2052-10-DR-0117-P01	Building A Roof GA Plan
2052-10-DR-0600-P01	Building A GA Elevations

Building B

2052-21-DR-0109-P01	Building B Lower Ground Floor GA Plan
2052-21-DR-0110-P01	Building B Ground Floor GA Plan
2052-21-DR-0111-P01	Building B Level 01 GA Plan
2052-21-DR-0112-P01	Building B Level 02 GA Plan (03-05 Similar)
2052-21-DR-0116-P01	Building B Level 06 GA Plan
2052-21-DR-0117-P01	Building B Level 07 Penthouse GA Plan
2052-21-DR-0118-P01	Building B Roof GA Plan
2052-21-DR-0600-P01	Building B GA Elevations

Building C

2052-22-DR-0109-P01	Building C Lower Ground Floor GA Plan
2052-22-DR-0110-P01	Building C Ground Floor GA Plan
2052-22-DR-0111-P01	Building C Level 01 GA Plan
2052-22-DR-0112-P01	Building C Level 02 GA Plan (03-04 Similar)
2052-22-DR-0115-P01	Building C Level 05 GA Plan
2052-22-DR-0116-P01	Building C Level 06 GA Plan
2052-22-DR-0117-P01	Building C Level 07 GA Plan
2052-22-DR-0118-P01	Building C Level 08 Penthouse GA Plan
2052-22-DR-0119-P01	Building C Roof GA Plan
2052-22-DR-0600-P01	Building C GA Elevations

Building C1

2052-23-DR-0109-P01	Building C1 Lower Ground Floor GA Plan
2052-23-DR-0110-P01	Building C1 Ground Floor GA Plan
2052-23-DR-0111-P01	Building C1 Level 01 GA Plan
2052-23-DR-0112-P01	Building C1 Level 02 GA Plan (03-04 Similar)
2052-23-DR-0115-P01	Building C1 Level 05 Penthouse GA Plan
2052-23-DR-0116-P01	Building C1 Roof GA Plan
2052-23-DR-0600-P01	Building C1 GA Elevations

Building D

2052-24-DR-0109-P01	Building D Lower Ground Floor GA Plan
2052-24-DR-0110-P01	Building D Ground Floor GA Plan
2052-24-DR-0111-P01	Building D Level 01 GA Plan
2052-24-DR-0112-P01	Building D Level 02 GA Plan (03-04 Similar)
2052-24-DR-0115-P01	Building D Level 05 GA Plan
2052-24-DR-0116-P01	Building D Level 06 GA Plan
2052-24-DR-0117-P01	Building D Level 07 GA Plan

2052-24-DR-0118-P01	Building D Level 08 Penthouse GA Plan
2052-24-DR-0119-P01	Building D Roof GA Plan`
2052-24-DR-0600-P01	Building D GA Elevations

Building E

2052-31-DR-0109-P01	Building E Lower Ground Floor GA Plan
2052-31-DR-0110-P01	Building E Ground Floor GA Plan
2052-31-DR-0111-P01	Building E Level 01 GA Plan
2052-31-DR-0112-P01	Building E Level 02 GA Plan (03-05 Similar)
2052-31-DR-0116-P01	Building E Level 06 GA Plan
2052-31-DR-0117-P01	Building E Level 07 GA Plan
2052-31-DR-0118-P01	Building E Level 08 Penthouse GA Plan
2052-31-DR-0119-P01	Building E Roof GA Plan
2052-31-DR-0600-P01	Building E GA Elevations

Building F

2052-32-DR-0109-P01	Building F Lower Ground Floor GA Plan
2052-32-DR-0110-P01	Building F Ground Floor GA Plan
2052-32-DR-0111-P01	Building F Level 01 GA Plan
2052-32-DR-0112-P01	Building F Level 02 GA Plan (03-04 Similar)
2052-32-DR-0115-P01	Building F Level 05 GA Plan
2052-32-DR-0116-P01	Building F Level 06 GA Plan
2052-32-DR-0117-P01	Building F Level 07 Penthouse GA Plan
2052-32-DR-0118-P01	Building F Roof GA Plan
2052-32-DR-0600-P01	Building F GA Elevations

Building G & G1

2052-41-DR-0110-P02	Building G & G1 Ground Floor GA Plan
2052-41-DR-0111-P02	Building G & G1 Level 01 GA Plan
2052-41-DR-0112-P01	Building G & G1 Level 02 GA Plan (03-05 Similar)
2052-41-DR-0116-P01	Building G & G1 Level 06 GA Plan
2052-41-DR-0117-P01	Building G & G1 Level 07 GA Plan
2052-41-DR-0118-P02	Building G & G1 Roof GA Plan
2052-41-DR-0600-P02	Building G & G1 North & South GA Elevations
2052-41-DR-0601-P02	Building G & G1 East & West GA Elevations

Building H

2052-42-DR-0110-P02	Building H Ground Floor GA Plan
2052-42-DR-0111-P02	Building H Level 01 GA Plan
2052-42-DR-0112-P01	Building H Level 02 GA Plan (03-04 Similar)
2052-42-DR-0115-P01	Building H Level 05 GA Plan
2052-42-DR-0116-P01	Building H Level 06 GA Plan
2052-42-DR-0117-P02	Building H Roof GA Plan
2052-42-DR-0600-P02	Building H GA Elevations

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with the Adur District Plan 2017.

02. The development hereby permitted shall begin before the expiration of five years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

03. Prior to commencement of enabling works, full details shall be submitted to and approved in writing by the Local Planning Authority, which includes the following:

- Replacement of river wall sheet piling and construction of new permanent concrete river wall including associated permanent piling;
- Marine piling for river moorings and jetty;
- Boundary retaining walls and associated fencing / barriers;
- Excavation; remediation of possible contamination (including watching brief) and reprofiling of ground levels and piling mat;
- Diversion and laying of primary services, ducting and primary drainage; and
- Base layers of spine roads to assist with provision of clean access during main construction phase.

Reason: To ensure that the proposed development is satisfactorily provided with required infrastructure in accordance with paragraph 156 of the National Planning Policy Framework.

04. Prior to commencement of enabling works an archaeological investigation of the area subject to those works shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works, excluding demolition.

Reason: To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works. Policy: National Planning Policy Framework paragraphs 135, 141; Adur Local Plan 2017 Policy 16.

05. Prior to commencement of enabling works no development shall take place, until a Construction Management Plan in respect of these works has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

a) the anticipated number, frequency and types of vehicles used during construction,
b) the method of access and routing of vehicles during construction,
c) the parking of vehicles by site operatives and visitors,
d) the loading and unloading of plant, materials and waste,
e) the storage of plant and materials used in construction of the development,
f) the erection and maintenance of security hoarding,

g) the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
h) details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Phasing Programme

06. Prior to commencement of any works on site, save for those identified as Enabling Works in Condition 03. to 05., a phasing programme shall be submitted to and agreed by the Local Planning Authority. The planning conditions shall be submitted in accordance with that phasing programme.

Reason: To ensure the comprehensive phased development of the site in accordance with the general and site specific policies set out in the Adur District Local Plan 2017 and Submission Version Joint Area Action Plan.

Pre-Commencement Main Site Works Excluding Enabling Works

07. No development shall take place, excluding Enabling Works, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

08. No work except Enabling Works shall take place until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, the recommendations of the National Planning Policy Framework and the SUDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. No building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with Policy 36 of the Adur Local Plan 2017.

09. No works except Enabling Works shall take place until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing, by the Local Planning Authority in consultation with Southern Water. The development will then be carried out to comply with the agreed scheme.

Reason: To ensure that the proposed development is satisfactorily drained.

10. No works except Enabling Works shall take place until an investigation and risk assessment has been undertaken to establish if the site is contaminated and to determine the potential for pollution in accordance with the requirements of DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and to the natural and historical environment must be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority the remediation scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 34 of the Adur Local Plan. These details are required prior to commencement in order that any changes to satisfy this condition are incorporated into the development before the design is too advanced to make changes.

11. No work except Enabling Works shall take place until details of any foundation design using penetrative methods shall be provided to the LPA to show that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To prevent development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution in accordance with the National Planning Policy Framework. Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

12. No below ground work, apart from the Enabling Works shall take place until the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

    - Details which identify the supply of all space heating and hot water in the buildings by a centralised, communal wet system
    - Details which identify and safeguard plant room space for the future installation of heat interface equipment, and/or other plant, required for future connection to a future heat network
    - Details of a safeguarded pipe run into, though, and out of the site to connect the plant rooms with the proposed heat network
    - A strategy to facilitate the connection of the network to the development; and
    - A strategy to facilitate access to the site and plant rooms for the heat network developer to carry out works required to connect the site to the Shoreham Heat Network, lay underground infrastructure within the roads, footpaths, open space and public areas of the development, and carry out repair and maintenance work to any heat network infrastructure

    Reason: To enable the delivery and operation of the planned Shoreham Heat Network having regard to Policies 8 and 19 of the Adur Local Plan and Policy SH1 of the Proposed Submission Shoreham Harbour Joint Area Action Plan.

13. An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification (written scheme of investigation) to be submitted to and agreed by the Local Planning Authority in writing before the commencement of building works, excluding demolition.

    Reason: To ensure appropriate investigation and recording of archaeological heritage assets on the site prior to commencement of new building works. Policy: National Planning Policy Framework paragraphs 135, 141; Adur Local Plan 2017 Policy 16.

14. The development will be required to meet the optional water efficiency requirement of 110 litres per person per day as set out in Part G2 of the Building Regulations. No above ground works, excluding Enabling Works, shall commence until details of the developers approach to meeting this requirement have been submitted to and approved in writing by the Local Planning Authority.

    Reason: To comply with Policy 18 of the Adur Local Plan and Policy SH1 of the Proposed Submission Shoreham Harbour Joint Area Action Plan.

15. No above ground works, excluding Enabling Works, shall take place until the following details shall be submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out in accordance with the approved details:

    a) particulars and samples of the materials to be used on all external faces of the building;

b) details of all elevations to show typical details of all external components including details of drainage;
c) details of the balconies and wind mitigation measures including details of drainage;
d) details of ground floor elevations including entrances;
e) details of escape doors, gates, doors bin storage entrance and bicycle storage entrance;
f) details of soffits, hand rails and balustrades;
g) details of ground level surfaces including materials to be used;
h) details of external lighting attached to the building including anti-collision lights, lighting to the soffits and lighting to pedestrian routes;
i) details of plant and ductwork to serve the commercial uses;
j) details of ventilation and air-conditioning for the commercial uses;

Reason: To ensure that the Local Planning Authority may be satisfied with the detail of the proposed development and to ensure a satisfactory external appearance in accordance with the policy 19 of the Adur Local Plan 2017.

16. Prior to the commencement of any development above ground level, excluding Enabling Works, details of the landscaping shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Details of materials
b) Street furniture and lighting
c) Planters, tree pits and planting
d) A timetable for the implementation of the hard and soft landscaping,
e) A maintenance plan to ensure establishment of the soft landscaping.

Development shall thereafter be carried out, and the planting maintained, in accordance with the approved details and timetable.

Reason: To protect and enhance the character of the site and the area and to ensure that its appearance is satisfactory.

17. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

18. No part of the development shall be first occupied until such time as until a Servicing Management Plan for has been submitted and approved in writing by the Local Planning Authority. This shall set out the arrangements for the loading and unloading of deliveries associated with the residential and commercial uses. Once occupied servicing shall be carried out only in accordance with the approved plan.

Reason: To safeguard the operation of the public highway.

19. Prior to the basement car parking being brought into use, a plan shall be submitted to and approved by the Local Planning Authority detailing measures to incorporate facilities for charging plug-in and other ultra-low emission vehicles that will be provided in the public and private parking areas. The approved plans shall be implemented thereafter.

    Reason: In accordance with Paragraph 34 of the National Planning Policy Framework.

20. No part of the development shall be first occupied until such time as the vehicular accesses, including the provision of advanced stop lines at the A259 Eastern Avenue traffic signals, has been constructed in accordance with the details indicatively shown on drawing number 5910-GA-002 revision I.

    Reason: In the interests of road safety

21. No part of the development shall be first occupied until the car parking spaces serving that respective part of the development has been constructed in accordance with the approved plans. These spaces shall thereafter be retained at all times for their designated use.

    Reason: To provide car-parking space for the use.

22. No part of the development shall be first occupied until details of accommodation arrangements for the parking of all trade and service vehicles relating to both residents, commercial businesses and property maintenance activities within the site have been submitted to and approved in writing by the Local Planning Authority. The details thereby approved shall be adhered to in perpetuity.

    Reason: In the interests of road safety

23. No part of the development shall be first occupied details of a cycle route to Shoreham town centre as indicatively shown on drawing number 5910-GA-005B revision C have been submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of road safety

24. No part of the development shall be first occupied until cycle parking serving that respective part of the development have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

    Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

25. The proposed commercial units sharing a party element with residential premises shall be designed and constructed to provide resistance to the transmission of sound. The sound insulation shall be sufficient to ensure that NR25 is not exceeded in the proposed residential premises due to noise from the neighbouring commercial premises and shall be permanently maintained thereafter.

A test shall be carried out after completion but prior to occupation of the commercial units to show the criterion above have been met and the results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of occupiers of the building in accordance with the following policy of the Local Plan Policy 16

26. The commitments in the approved Energy Strategy and Sustainability Statement Revision 1 dated 29th September 2017 shall be installed prior to the first occupation of the development and shall be implemented in accordance with the approved strategy and retained as operational thereafter.

Reason: To ensure that the development incorporates renewable energy and contributes to meeting targets to reduce carbon dioxide emissions as set out in the approved Energy and Renewables Statement.

27. Prior to any of part of the development coming into use the communal waste and recycling areas as shown on the approved plans will be available for use by residents and arrangements made for waste collection and clearance.

Reason: In the interests of Highway safety and neighbour amenity.

28. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and the following mitigation measures detailed within the FRA:

Finished floor levels are set no lower than the above Ordnance Datum (AOD) identified within the FRA and approved drawings.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/ phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the LPA.

Reason: The site is located partially within Flood Zones 3 and 2, according to our Flood Map. These indicate a high (0.5% AEP1) and medium (0.1% AEP) probability of tidal flooding, respectively. The 0.5% AEP (1 in 200 year) tidal flood level, including an allowance for climate change, is shown as 5.25m AOD. Furthermore, due to the close proximity of the site to the foreshore the site in a severe storm scenario will be vulnerable to overtopping, white water flooding and windblown debris. The above condition is therefore required in order to reduce the risk of flooding to the proposed development and future occupants.

29. External lighting in association with this development shall comply with Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light, Obtrusive Light Limitations for Exterior Lighting Installations for Zone E2.

Reason: To safeguard the residential amenities of the local area in accordance with Policy 19 of the Adur Local Plan.

30. Notwithstanding the provision of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) planning permission shall be obtained before any change of use of the following components of the scheme:

- Building D - Restaurant (A3) 281 m² GIA
- Building E - Restaurant (A3) 365 m² GIA
- Building F - Restaurant (A3) 105 m² GIA; Yacht Facility (D1) 88 m² GIA
- Building G&G1 - Office (B1) 1,326 m² GIA
- Building H - Retail (A1/A2/A3/A4) 541 m² GIA

to any use other than Use Classes as detailed in the Town & Country Planning (Use Classes) Order 2010 (or any Order revoking or re- enacting that Order with or without modification).

Reason: In order that the Local Planning Authority can retain control over further uses which it considers could be harmful to the vitality and viability of the designated centres in accordance with adopted Adur Local Plan 2017.

31. The commercial units shall only be open for trade in accordance with the following:

A1/ A2 use class between the hours of 07.00 and 23.00 Monday to Saturday and 09:00 to 23:00 on Sunday. Any unit greater than 280 sq.m will comply with the Sunday Trading Act 1994 (or subsequent replacement) on Sundays.

A3/ A4 use class between the hours of 07.00 and 23.00 Monday to Thursday, 07.00 to 00.00 Friday and Saturday and 09:00 to 23:00 on Sunday. Any unit greater than 280 sq.m will comply with the Sunday Trading Act 1994 (or subsequent replacement) on Sundays.

B1 use class between the hours of 07.00 and 23.00 Monday to Saturday and 09:00 to 18:00 on Sunday. Any unit greater than 280 sq.m will comply with the Sunday Trading Act 1994 (or subsequent replacement) on Sundays.

D1 use class between the hours of 07.00 and 23.00 Monday to Saturday and 09:00 to 21:00 on Sunday.

Reason: To comply with Adur Local Plan Policy 16, and in accordance with the National Planning Policy Framework.

32. Deliveries to the commercial units shall only be made between the hours of 07.00 and 20.00 Monday to Saturday and 09.00 to 18.00 on Sundays.

Reason: To safeguard the residential amenity of the area in accordance with the Adur Local Plan.

33. Demolition and construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 09.00 hours to 14.030 hours on Saturday. There will be no construction on Sundays or Bank Holidays.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: To safeguard the residential amenity of the area in accordance with Policy 19 of the Adur Local Plan

Informatives

- The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

- The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

- Approval should be sought from the Environment Agency for a Flood Risk Management Plan

- Consent from the Marine Management Organisation is required.

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).

creating a better place

Environment Agency

Mr Cian Cronin
Adur & Worthing Councils
Development Control
Portland House
Richmond Road
Worthing
West Sussex
BN11 1LF

Our ref: HA/2017/119846/01-L01
Your ref: AWDM/1497/17

Date: 12 January 2018

Dear Mr Cronin

Redevelopment of site for erection of ten buildings providing 540 residential units; 2,707m^2 of commercial floorspace; access and parking; reconstruction of river wall and provision of observation platform and riverside walk/ cycleway; open space; and associated works

Free Wharf, Shoreham-by-Sea, West Sussex

Thank you for consulting the Environment Agency on further information submitted in support of the above planning application.

In our previous response we objected because we considered the development would result in an unacceptable impact on the intertidal habitat of the Adur, and were not confident that the layout was compatible with environmental permitting requirements for development near flood defences.

The applicant has since submitted further clarification on the impacts of the development on the intertidal habitat, and how maintenance of defences will be managed. We have reviewed this additional information and have the following comments.

Environment Agency Position

We would be able to remove our objection to the development, **subject to the inclusion of the below conditions** and **subject to agreement of a reasonable planning obligation** towards the improvement of intertidal habitat elsewhere in the Adur.

We maintain our position that the development as proposed would result in an unacceptable impact on biodiversity and nature conservation, and if these impacts cannot be avoided they require further mitigation or compensation to make them acceptable in planning terms.

We recognize the challenge identified by the applicant in directly compensating for intertidal habitat in the Adur Estuary.

We are now satisfied that adequate information has been submitted to demonstrate that the requirements of an Environmental Permit for Flood Risk Activity could be met. Please see below for further information.

Biodiversity
The clarification on biodiversity impacts provided by the applicant indicates that approximately 40m^2 of mudflat will be directly lost as a result of the development, and 470m^2 will be overshadowed (albeit mitigated by the design of the structures).

We are pleased to see that the development includes the creation of habitat via the terraces underneath the walkway. However, we reiterate our previous concerns that this will not provide like for like habitat.

The Adur Estuary, together with Rye Harbour, represent the only significant areas of intertidal habitat between Pagham Harbour to the west and Sandwich Bay to the east, making the estuary a very important site in terms of its local ecological value.

The intertidal foreshore provides a sensitive, unique and ecologically rich habitat that supports an abundance of invertebrates and associated wading and wintering wildfowl. Mudflats are a priority habitat in the Government's UK Biodiversity Action Plan (BAP), and highlighted as under threat in the Sussex local BAP. One of the main objectives is to maintain at least its present extent and regional distribution.

Policy 8 ‘Shoreham Harbour Regeneration Area’ of the Adur Local Plan (adopted December 2017) states that ‘all development will be required to protect and enhance the area’s important environmental assets and wildlife habitats’. It goes on to state that redevelopment of sites in the Western Harbour Arm will need to enhance the area’s natural biodiversity.

Paragraph 118 of the National Planning Policy Framework (NPPF) states that if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

This is also supported by Policy 32 ‘Biodiversity’ of the Adur Local Plan, and Policy SH7 ‘Natural Environment, *etc*’ of the Proposed Submission Shoreham Harbour Joint Area Action Plan (JAAP).

Whilst there is benefit in providing tidal terraces as additional intertidal habitat, we are not satisfied that it completely mitigates for the loss created by the development, nor provides like for like compensation in terms of habitat quality and accessibility to fauna.

The net loss and degradation of intertidal habitat would therefore result in significant adverse impacts on one of the area’s most important environmental assets. The development would therefore result in an unacceptable impact on biodiversity and make the proposals contrary to the development plan and the NPPF.

Cont/d..

Planning obligation
In light of the difficulties found by the developer in providing direct like for like compensation, a planning obligation to fund improvement to the Adur estuary environment could be agreeable and ensure the development is in accordance with the above referenced development plan policies to protect and improve the natural environment, and mitigation hierarchy at paragraph 118 the NPPF.

If secured via a section 106 agreement, it would need to be clear that the improvement directly relates to the improvement of intertidal habitat in the Adur. We are exploring options with partners for the identification of enhancement opportunities, and such funds could contribute to their implementation.

Such a contribution would be consistent with the PPG as it would serve as mitigation for the otherwise unacceptable impact on intertidal habitat. It would therefore make the development acceptable in planning terms, and satisfy the first test of regulation 122 of the Community Infrastructure Levy Regulations 2010 (the 'CIL regs').

The detail of a section 106 agreement would need to include a reasonable and adequate sum, and wording that secures improvement to the Adur estuary's intertidal habitat, to ensure it complies with the second and third tests of regulation 122 of the CIL regs.

We would welcome discussion on the detail of any agreement.

The applicant can otherwise overcome our objection on biodiversity grounds by submitting development proposals that will not result in a net loss and detrimental impact on the intertidal habitat, and ideally that the development is enhancing the environmental asset of the Adur estuary's mudflats as required by the adopted Adur Local Plan and emerging Shoreham Harbour JAAP.

The applicant has stated that they have exhausted investigating the opportunities to directly compensate for the loss of intertidal.

If the prospect of a planning contribution is not considered to be appropriate by the local authority or applicant, then we recommend that further consideration is given to how the impacts could otherwise be avoided, mitigated or compensated for.

Planning conditions

If the outstanding issue of impacts on biodiversity can be addressed, we recommend the following conditions on any planning permission.

Without the inclusion of these conditions, we would consider the development to have unacceptable impacts on biodiversity and pose unacceptable risks to flooding and groundwater quality, and therefore be inconsistent with the development plan.

Condition 1 – Flood risk mitigation
The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (HOP ref 14576/HOP/RPT/01, dated September 2017) and the following mitigation measures detailed within the FRA:

- Finished floor levels for habitable rooms are set no lower than 7.3 metres above

Ordnance Datum (AOD); and
- Finished floor levels for commercial units are set no lower than 5.6 metres above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons
The site is located within tidal Flood Zone 3 of our Flood Map. This indicates land with a high probability (1 in 200 year) of tidal flooding, in accordance with the national Planning Practice Guidance (PPG) (ref. 7-065-20140306).

Policy 36 ('Flood Risk and Sustainable Drainage') of the Adur Local Plan and paragraphs 100 and 102 (part two of the Exceptions Test) of the National Planning Policy Framework (NPPF), require that in order for the development to be acceptable it should be made safe without increasing flood risk elsewhere.

The PPG states that development can be made safe by (amongst other things), designing buildings to avoid flooding by raising floor levels (ref. 7-054-20150415). The emerging Shoreham Harbour JAAP provides guidance on what finished floor levels are expected for residential and commercial development for this site.

The proposed floor levels in the application comply with these requirements and will ensure adequate protection for people and property from flooding, in accordance with national and local planning policy.

Condition 2 – Construction Environment Management Plan
No development shall take place until a construction environmental management plan (CEMP) that is in accordance with the approach outlined in the Environmental Statement, has been submitted to and approved in writing by the local planning authority. This shall deal with the treatment of any environmentally sensitive areas, their aftercare and maintenance as well as a plan detailing the works to be carried out showing how the environment will be protected during the works. The CEMP shall include details of the following:

- Construction methods
- The timing of the works
- Timing and method of piling works
- The measures to be used during the development in order to minimise environmental impact of the works (considering both potential disturbance and pollution)
- A map or plan showing habitat areas to be specifically protected (identified in the ecological report) during the works.
- Any necessary pollution protection methods

The works shall be carried out in accordance with the approved method statement.

Reasons
The construction of the development will involve works near and within the sensitive habitat of the Adur. If appropriate safeguards/ mitigation measures are not implemented in undertaking these works, they pose a risk of detrimental impacts on the habitats and species in this environment.

Cont/d..

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with policy 32 of the Adur Local Plan, policy SH7 of the Proposed Submission Shoreham Harbour JAAP, and paragraphs 109 and 118 of the NPPF.

Condition 3 – Intertidal terrace details
No development below mean high water springs shall take place until details for the design of the intertidal terraces have been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved scheme.

Reasons
The provision of the intertidal terraces beneath the walkway are a significant element of the ecological mitigation proposed for the development.

Details of their final design and how this has been maximised for ecological benefit will therefore be required prior to implementation.

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with policy 32 of the Adur Local Plan, policy SH7 of the Proposed Submission Shoreham Harbour JAAP, and paragraphs 109 and 118 of the NPPF.

Condition 4 – Site investigation and remediation
No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
    - all previous uses
    - potential contaminants associated with those uses
    - a conceptual model of the site indicating sources, pathways and receptors
    - potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Condition 5 – Verification report
No occupation of any part of the permitted development shall take place until a

verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Condition 6 – Long term monitoring and maintenance
No development should take place until a long-term monitoring and maintenance plan in respect of contamination including a timetable of monitoring and submission of reports to the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to and approved in writing by the Local Planning Authority. Any necessary contingency measures shall be carried out in accordance with the details in the approved reports.

On completion of the monitoring specified in the plan a final report demonstrating that all long-term remediation works have been carried out and confirming that remedial targets have been achieved shall be submitted to and approved in writing by the Local Planning Authority.

Condition 7 – Unsuspected contamination
If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Condition 8 - Piling
Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reasons for contaminated land conditions
The site lies above Tarrant Chalk Member which is designated a Principal Aquifer. This designation indicates aquifers that provide significant quantities of water for people and may also sustain rivers, lakes and wetlands.

We have reviewed the Phase I and II land contamination reports (Environmental Statement Volume 4: Technical Appendices part 2.3) produced by Geodyne. The investigations have identified previous historical uses on site that have the potential to cause soil and groundwater pollution.

Policy 34 ‘Pollution and contamination’ of the Adur Local Plan requires that development does not result in pollution of the water environment. Policy 34 requires that adequate investigation and assessment, and if required mitigation, will be needed to ensure that unacceptable pollution does not take place.

This is also supported by paragraphs 109 and 121 of the NPPF.

Cont/d..

The site investigation included a limited number of exploratory holes, and soil samples were sampled and analysed. Heavy metals and hydrocarbons were identified across the site. Investigations were limited at the time as access was not gained in all areas.

The report has made some initial remediation proposals relating to the limited information obtained during the investigations. The report also states that groundwater is unlikely to impacted.

We recommend that additional investigations are carried out including groundwater sampling and testing including risk assessment to identify whether water resources are at potential risk and the development of soil and groundwater remediation if applicable. In addition to this, the proposed piling scheme has the potential to create pathways and drive contamination down in to groundwater if these areas are not adequately assessed or remediated.

Therefore the above conditions are required for any planning permission in order to ensure that the risks to groundwater quality from the proposed development are adequately understood, and that any remediation required is carried out and verified.

Flood warning and evacuation – Advice to local planning authority
In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions.

The PPG states that LPAs should consult their emergency planning staff to ensure evacuation plans are suitable through appropriate planning conditions (Ref. 7-054-20150415).

We therefore recommend seeking comments from the relevant emergency planners.

Please note that it is not our role to assess the detail of flood evacuation or emergency plans. We do not carry out these roles during a flood. Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/ users covered by our flood warning network.

Environmental Permit for Flood Risk Activity – Advice to developer
We are satisfied that the information now submitted by the applicant demonstrates that the site can provide adequate access for maintenance, and we remove our objection on this issue.

The development will still require an Environmental Permit for Flood Risk Activity (FRAP) from us under the Environmental Permitting Regulations for any temporary or permanent proposed works or structures, in, under, over or within 16m from the landward toe of the Adur tidal defences.

We are aware that a Marine Licence has been, or will be, submitted for the proposed development. It is possible that the requirement for a FRAP can be ‘disapplied’ subject to the approval of a Marine Licence that satisfies us that any relevant issues have been addressed.

The following information would be required for any FRAP, and therefore we recommend it is submitted with any Marine Licence, if the developer intends to request that the FRAP requirement be disapplied:

- environmental risk assessment
- management system describing your method of work and what you'll do to manage the risks identified in the risk assessment
- plans and documents describing your activities and any other supporting information

For any further advice, please contact our local team responsible for FRAPs at PSOWestSussex@environment-agency.gov.uk.

This planning response does not prejudice our position on any FRAP or Marine Licence.

Final comments
If you are minded to grant permission without any of the above conditions, please contact me directly before making the formal decision. We would want to have the opportunity to understand the material considerations that outweigh our recommendations, and possibly make further representations.

If you wish to discuss any of the above points, or if I can be of any other assistance, please do not hesitate to contact me.

Yours sincerely

Mr David Griggs
Planning Advisor

Direct dial 02030 259625
Direct e-mail PlanningSSD@environment-agency.gov.uk

cc DaviesMurch

End

GeoDyne

APPENDIX IV

HOP Report & Discharge of Pre-commencement Planning Condition 3

HOP
CONSULTING CIVIL AND STRUCTURAL ENGINEERS

FREE WHARF, SHOREHAM BY SEA

DISCHARGE OF PLANNING CONDITION 3
PLANNING REF: AWDM/1497/17

17 AUGUST 2018

Ref: 14576-HOP-EN-XX-RP-S-5003

HOP Consulting Limited
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CONTENTS

APPENDICES

Client : Southern Housing
Spire Court
Albion Way
Horsham
RH12 1JW

Prepared by	Checked by	Approved by	Revision
Alex Cook	**John Spearman**	**John Spearman**	**XXXXX**

1.0 INTRODUCTION

This report has been produced pursuant to the discharge of condition 3 of the approved planning permission by Adur District Council for Free Wharf, Shoreham-by-Sea Hove ref: AWDM/1497/17.

Planning permission was granted on 9th August 2018 for 'The redevelopment of the site to provide ten buildings, containing 540 new homes (of which two will be studios, 179 x one bed, 323 x two bed and 38 x three bed), 2,707sqm of commercial floor space at ground floor level within use classes, a1 (retail), a3 (cafes and restaurants), b1 (business) and d1 (non-residential institutions). the development also includes 512 parking spaces, of which 438 will be for residents and 74 will be for the commercial space/visitors, reconstruction of the river wall, construction of mooring pontoons and observation platform at the end of Humphrey's gap, provision of a riverside pedestrian/cycle route, areas of semi-private and publicly accessible open space, internal access roads, 596 cycle parking spaces and associated ancillary areas.'

2.0 DETAILS OF PLANNING CONDITION

(3) Prior to commencement of enabling works, full details shall be submitted to and approved in writing by the Local Planning Authority, which includes the following:

- Replacement of river wall sheet piling and construction of new permanent concrete river wall including associated permanent piling;
- Marine piling for river moorings and jetty;
- Boundary retaining walls and associated fencing / barriers;
- Excavation; remediation of possible contamination (including watching brief) and re-profiling of ground levels and piling mat;
- Diversion and laying of primary services, ducting and primary drainage; and
- Base layers of spine roads to assist with provision of clean access during main construction phase.

Reason: To ensure that the proposed development is satisfactorily provided with required infrastructure in accordance with paragraph 156 of the National Planning Policy Framework.

3.0 INFORMATION PRODUCED PURSUANT TO CONDITION DISCHARGE

Initially, attention is drawn to the consultations that have taken place with external consultees and agencies both during the Pre-Application process and the Post Planning phases. As part of the Pre-App Planning process, extensive consultation was undertaken with the EA to clarify concerns with regard to access, effects on ecology and minor loss of habitat. The final scheme as submitted for planning incorporated details and clarifications in accordance with the EA's requirements, along with agreed S106 considerations. Subsequent to the granting of Planning, the Marine Works proposals have been expanded in detail and submitted to the Marine Management Organisation (MMO) for approval. The

MMO have undertaken extensive further marine impact assessment of the works, followed by licencing consultations with all affected regulatory bodies (including EA and Shoreham Port in particular). We understand that at the point of submission of this information package that the Application is in its very final phase of consideration and we are hopeful for the granting of a licence in the next few days, hopefully before the end of August. Noting that EA were a consultee of the MMO process, they confirmed during the Pre-App process that they would be happy for a Flood Related Activities Permit (FRAP) to be issued directly on the basis that their consultation had already taken place both during Pre-App and during the MMO Consultation so as to avoid unnecessary reduplication of effort.

At completion of the MMO process, we are now making a simultaneous application to Shoreham Port for the Port Licence to undertake the works and hope, that this review process can also be completed fairly speedily noting their prior consultation as part of the MMO process.

As part of the aforementioned process, an enabling package has been provided for final Planning Conditions satisfaction as follows:

3.1 Replacement of river wall sheet piling and construction of new permanent Concrete River wall including associated permanent piling;

The main section of work on the river frontage will be to create a new permanent reinforced concrete river wall, set back from the existing steel sheet pile wall line (SSP). This will allow a new intertidal habitat and interactive river frontage to be created at a later date in place of the original solid quay edge. All the river wall works will be formed essentially in a dry land setting (i.e. behind the existing SSP wall acting as a temporary coffer dam) using CFA piling and reinforced concrete construction techniques that will have minimal impact on the river environment, whilst forming a durable structure with minimal need for future maintenance in the marine zone.

The second area of main river works preceding the R.C. wall works will be to replace the existing derelict SSP fronting the old tarmac wharf (approximately 65m), where these original piles have deteriorated to an extent that they are beyond their useful working life and now require replacement. This piling will protect the low level riverbank and create a stable zone for the new intertidal terraces in front of the rear main concrete river wall. The piling will be installed via over piling techniques preceding completion of the new river wall itself.

The 65 metres of over piled SSP will involve positioning the new piles just in front of the existing piles in order to minimise the impact on the river during construction and retain/contain the existing river bank in front of the failed old tarmac wharf SSP. The installation will involve the positioning of two pairs of piles via vibratory and impact hammer to design levels in order to start the process (thereby keeping impact operations to a minimum). Thereafter piles will be installed via a still walker or similar proprietary silent pile press system, with an impact hammer as backup in the unlikely event that the silent press fails to achieve the required penetration, although this is thought highly unlikely.

All works will need to take account of the MMO licence conditions. These are yet to be finalised as part of the licencing application, hoped to be concluded in August.

Particular attention needs to be paid to the local ecology and environment as set out within the MMO licensing conditions, port license and EA FRAP documentations. It is expected that a suitably experienced ecologist will be employed by the Contractor to monitor and

advise where necessary modifications to working practices in order to comply with licensing requirements.

Generally, the sequence of works following the SSP overpiling works required for the river wall construction is anticipated to be as follows:

- Locally remove existing slab via cored holes or strips perpendicular to the existing river wall at the new pile positions and excavate/probe pile locations to ensure no obstructions are present.
- CFA Pile for the new in-board retaining walls avoiding existing sheet pile wall ties for the final building structures.
- Reduce dig along the length of wall to existing sheet pile tie level, suitably temporarily battering back slope.
- Cut and remove the existing river wall anchor ties and anchor blocks where exposed.
- Fill and compact excavations from the anchor block/tie removal to new formation level. Excavate and break down to proposed ground beam level.
- Cast new ground beam on piles. Cast RC retaining wall 'box' across lower ground floor/car parking level.
- Backfill the retaining wall and the cast lower ground floor/car parking level slab.
- Cast the remainder of the RC river wall to ground floor/car parking level.

CFA piles have been proposed to and will be to final specialist design and detail. Currently, 450mm diameter piles have been assumed to bear into the Tarrant chalk as identified within the Site Investigation reports. Whilst any potential contamination on site is proposed to be identified and remediated/removed, CFA piles have been specified to avoid any potential drag down of contamination into underlying strata.

Details of the new steel sheet piles, new permanent concrete river wall and associated piles are detailed on drawings 14576-HOP-EN-XX-DR-S-0300 to 0305, 0311 to 0315, 0321 to 0325, 0331, 0341 and 0342.

3.2 Marine piling for river moorings and jetty;

The last section of marine works will be the installation of approximately 34No. circa 610mm diameter tubular marine piles within the river zone so as to form the primary supports for the access jetties, support structures for the link spans and as guides for the new mooring pontoons for the creation of leisure use along the river frontage. The piles are envisaged to be installed by land based or marine barge based plant.

Vibratory techniques can be employed to install the piles through the high level alluvial deposits with impact hammers used to drive the piles through the lower gravels and chalk in order to achieve design capacities for the marine loadings needed. Impact piling operations will be limited to appropriate ecological timeframes, pollution control measures and appropriate working hours.

Details of the new marine piles are detailed on drawings 14576-HOP-EN-XX-DR-S-0301 to 0305.

3.3 Boundary retaining walls and associated fencing / barriers;

The works include the construction of perimeter reinforced concrete retaining walls around the main future development site as a whole. These are generally constructed at or around existing ground level to then allow the site levels to be raised, typically by about 1.5m.

A temporary steel sheet piled wall approximately 120m long is proposed adjacent to the northern boundary to allow the early construction of the adjacent access road and for primary services to be installed.

Details of the new perimeter retaining walls are shown on drawings 14576-HOP-EN-XX-DR-S-0201 to 0203.

3.4 Excavation; remediation of possible contamination (including watching brief) and re-profiling of ground levels and piling mat;

The site is to be suitably reduced / filled to formation level and a working platform installed using the existing crushed material stockpiled on site and from the slab/foundation demolition, ready for piling works to commence in the main contract.

A copy of the Phase II Intrusive Site Investigation report and Contamination Assessment is attached as part of this package of information. It should be noted that the report identifies a number of areas of minor contamination that will need to be monitored on site via the engagement of a suitably qualified Environmental / Geotechnical Consultant in accordance with the recommendations of the report. Detailed construction plans have been prepared highlighting all the areas currently identified for likely remediation, further investigation and assessment.

Contaminated material on site is required to be identified, remediated, removed or placed beneath areas of future buildings/hard-standings.

A watching brief is required during initial slab removal and earthworks for visual or olfactory evidence of gross TPH contamination especially beneath locations where former tanks have been removed. Any revealed grossly impacted soils should be remediated to suitable hard cover requirements; or as a last resort removed from site. The sides and base of the resultant excavation should be sampled and the test results validated against current Tier 1 GACs for a residential (POS1) end use.

Should any areas of potentially contaminated soil be encountered during site construction works, further environmental consultation should be sought to ensure any potentially contaminated soils can be left in-situ and subjected to further assessment to potentially include further chemical testing and risk assessment, with remediation if necessary.

It is hoped with the enabling package, to include probing at all future main works pile positions prior to installing the piling mat.

The existing below ground obstructions, areas of envisaged minor contamination and details of the proposed earth works are detailed on drawings 14576-HOP-EN-XX-DR-S-0101 to 0105.

3.5 Diversion and laying of primary services, ducting and primary drainage; and

Primary surface and foul water runs are proposed within the site works access road. Surface water runs and flap valves etc. are also proposed through the new reinforced concrete river wall.

Details of the proposed primary services are shown on drawings 14576-HOP-EN-XX-DR-C-0501, 0502 and 0601 to 0603.

3.6 Base layers of spine roads to assist with provision of clean access during main construction phase.

A service access road is proposed to run along the northern boundary of the site in the location of the proposed permanent road. A service access road is also proposed along Humphrey's Gap.

The access road will be constructed up to base course and will provide clean access during the construction phase of the project.

The location of the proposed access road is shown on drawings 14576-HOP-EN-XX-DR-C-0501 and 0502 with details of the service road makeup indicated on drawing 0603.

4.0 CONCLUSION

The enclosed package of drawings and information describes and clarifies the requested details for the enabling works proposed to be carried out at Free Wharf and provides the required infrastructure in accordance with paragraph 156 of the National Planning Policy Framework.

The final proposals include 2 separate areas of environmental watching briefs (ecology protection during marine piling and validation of contamination remediation). These provisions should then account for the suitable identification and treatment of any other aspects encountered during the enabling works construction phase and suitable mitigation / validation to be provided.

APPENDIX I – PHASE II SITE INVESTIGATION REPORT & CONTAMINATION ASSESSMENT BY GEODYNE

APPENDIX II – MAIN DRAWINGS & INFORMATION PACKAGES

ADUR & WORTHING
COUNCILS

Planning and Development

Mr J Murch
Davies Murch
86-90 Paul Street
London
EC2A 4NE

Our Ref: JA/lja
Your Ref:

15th November 2018

Dear Jon,

Further to our telephone conversation and your 3 applications to discharge pre-commencement conditions No's 3, 4 and 5 attached to planning permission AWDM/1497/17.

I can confirm that the details submitted pursuant to these conditions are hereby approved and the conditions are discharged. The only caveat to this is the outstanding matter which you have discussed with the Highway Authority whereby once Southern Housing Group have appointed contractors there are likely to be some additional matters under the Construction Management Plan (CMP) that the appointed Contractors will be able to provide some further clarity on.

I look forward to this exciting project starting on site as soon as possible to start the transformation of Shoreham Harbour.

Yours sincerely

James Appleton
Head of Planning and Development
Tel: 01903 221333
e-mail: james.appleton@adur-worthing.gov.uk

GeoDyne

APPENDIX V

CIRIA C735 Gas Protection Measures Inspection Proforma

A5 Verification pro formas and worked examples

VISUAL INSPECTION OF GAS PROTECTION MEASURES

Site name:	Gas characteristic situation:
Job number:	Type of development and building/block checked: (residential/ commercial/other)
Date:	Building description:
Visit by:	Foundation type: (suspended floor/raft/other)
Weather at time of inspection:	Gas protection type: passive/active

No.	Item	Comments (see notes)
1	*Gas membrane*	
1.1	Condition of sub-grade and underside of gas membrane	
1.2	Gas membrane type	
1.3	Gas membrane condition	
1.4	Joining tape product	
1.5	Lapping design	
1.6	Laps, welds and joints seals	
1.7	Service entries seals	
2	*Passive venting*	
2.1	Sub-floor void	
2.2	External wall airbricks	
2.3	Internal sleeper walls	
2.4	External vent trenches/ducts	
3	*Active venting*	
3.1	System details	

Additional notes:

Notes: Inspection checklist

1.1	Underside of gas membrane	Check that the sub grade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria.
1.2	Gas membrane type	Manufacturer and product specification, gauge, colour, brand/name, material batch/roll numbers, storage arrangements (protected from dirt/damage?)
1.3	Gas membrane condition	Open punctures, tears, rips, stretching? Excessive footprints/evidence of traffic? Presence of debris? Repairs? Signs of weakness such as raised or sunken indentations? Protection plan in place to restrict access to lain gas membrane?
1.4	Joining tape product	Product type, brand, thickness, material, width, colour? Use of double sided tape?
1.5	Lapping design	Joints lapped and sealed in accordance with manufacturer's requirements/ specification? Minimum overlap insured? Sections taped twice?
1.6	Laps and joints sealed	Welds complete? Appropriate joining/double sided tape used?
1.7	Service entries sealed	Top hats seal arrangements fixed around service entries? Use of Jubilee clips?
2.1	Sub-floor void	Is a check possible? Void former? Gravel (type/specification)? Height of void space? Is it clear?
2.2	External wall airbricks	Numbers, size, positions as design drawing?
2.3	Internal sleeper walls	Ventilation holes (honeycomb brickwork/pipe crossings?) – size, spacing, location in accordance with design?
2.4	External vent trenches/ducts	Located and constructed in accordance with design drawings? If open-topped gravel – gravel type/presence of fines? If pipe or other vent, check position and construction for functionality and absence of blockages. Ability of void former to withstand bearing of the superstructure?
3.1	Active venting	Type of air supply: mechanical, natural, combined? Location/condition/number of fans and vents? Location and size of inlets? Provision of air-cleaning devices and air heaters? Supply and exhaust ductwork? Alarm provision/installation? Gas monitoring system in under-floor void?

Photographs

No.	Description

The gas protection measures inspected:	a Are acceptable and comply with the specification
	b Are acceptable but attention is drawn to issues related to item no. xxx
	c Are not acceptable due to the issues related to item no. xxx

Name: **Signature:** **Date:**

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APPENDIX VI

GeoDyne Ltd Site Screening Levels

GeoDyne

GeoDyne Adopted Tier 1 Generic Assessment Criteria (GAC)

	Generic Assessment Criteria GAC (mg/kg)		
Determinand	Residential With Plant Uptake	Residential Without Plant Uptake	Commercial
Metals/Metalloids			
Arsenic	37 S4UL	40 S4UL	640 S4UL
Cadmium	11 S4UL	85 S4UL	190 S4UL
Chromium III	910 S4UL	910 S4UL	8600 S4UL
Chromium VI	6 S4UL	6 S4UL	33 S4UL
Inorganic Mercury*	40 S4UL	56 S4UL	1100 S4UL
Selenium	250 S4UL	430 S4UL	12000 S4UL
Lead	200 C4SL	310 C4SL	2330 C4SL
Nickel (revised August 2015)	130 S4UL	180 S4UL	980 S4UL
Copper	2400 S4UL	7100 S4UL	68000 S4UL
Zinc	3700 S4UL	40000 S4UL	730000 S4UL
Beryllium	1.7 S4UL	1.7 S4UL	12 S4UL
Boron	290 S4UL	11000 S4UL	240000 S4UL
Vanadium	410 S4UL	1200 S4UL	9000 S4UL
PAH's	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Acenaphthene	210/510/1100 S4UL	3000/4700/6000 S4UL	84000/97000/100000 S4UL
Acenaphthylene	170/420/920 S4UL	2900/4600/6000 S4UL	83000/97000/100000 S4UL
Anthracene	2400/5400/11000 S4UL	31000/35000/37000 S4UL	520000/540000/540000 S4UL
Benz[a]anthracene	7.2/11/13 S4UL	11/14/15 S4UL	170/170/180 S4UL
Benzo[a]pyrene	2.2/2.7/3.0 S4UL	3.2/3.2/3.2 S4UL	35/35/36 S4UL
Benzo[b]flouranthene	2.6/3.3/3.7 S4UL	3.9/4.0/4.0 S4UL	44/44/45 S4UL
Benzo[ghi]perylene	320/340/350 S4UL	360/360/360 S4UL	3900/4000/4000 S4UL
Benzo[k]flouranthene	77/93/100 S4UL	110/110/110 S4UL	1200/1200/1200 S4UL
Chrysene	15/22/27 S4UL	30/31/32 S4UL	350/350/350 S4UL
Dibenzo[ah]anthracene	0.24/0.28/0.3 S4UL	0.31/0.32/0.32 S4UL	3.5/3.6/3.6 S4UL
Fluoranthene	280/560/890 S4UL	1500/1600/1600 S4UL	23000/23000/23000 S4UL
Fluorene	170/400/860 S4UL	2800/3800/4500 S4UL	63000/68000/71000 S4UL
Indeno[123-cd]pyrene	27/36/41 S4UL	45/46/46 S4UL	500/510/510 S4UL
Naphthalene	2.3/5.6/13 S4UL	2.3/5.6/13 S4UL	190/460/1100 S4UL
Phenanthrene	95/220/440 S4UL	1300/1500/1500 S4UL	22000/22000/23000 S4UL
Pyrene	620/1200/2000 S4UL	3700/3800/3800 S4UL	54000/54000/54000 S4UL
Coal Tar (BaP as surrogate marker)	0.79/0.98/1.1 S4UL	1.2/1.2/1.2 S4UL	15/15/15 S4UL
BTEX	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Benzene	0.087/0.17/0.37 S4UL	0.38/0.70/1.4 S4UL	27/47/90 S4UL
Toluene	130/290/660 S4UL	880/1900/3900 S4UL	56000/110000/180000 S4UL
Elthyl Benzene	47/110/260 S4UL	83/190/440 S4UL	5700/13000/27000 S4UL
o-xylene	60/140/330 S4UL	88/210/480 S4UL	6600/15000/33000 S4UL
m-xylene	59/140/320 S4UL	82/190/450 S4UL	6200/14000/31000 S4UL
p-xylene	56/130/310 S4UL	79/180/430 S4UL	5900/14000/30000 S4UL
Speciated TPH	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Aliphatic EC5-6	42/78/160 S4UL	42/78/160 S4UL	3200/5900/12000 S4UL
Aliphatic EC>6-8	100/230/530 S4UL	100/230/530 S4UL	7800/17000/40000 S4UL
Aliphatic EC>8-10	27/65/150 S4UL	27/65/150 S4UL	2000/4800/11000 S4UL
Aliphatic EC>10-12	130/330/760 S4UL	130/330/770 S4UL	9700/23000/47000 S4UL
Aliphatic EC>12-16	1100/2400/4300 S4UL	1100/2400/4400 S4UL	59000/82000/90000 S4UL
Aliphatic EC>16-35	65000/92000/110000 S4UL	65000/92000/110000 S4UL	1600000/1700000/1800000 S4UL
Aliphatic EC>35-44	65000/92000/110000 S4UL	65000/92000/110000 S4UL	1600000/1700000/1800000 S4UL
Aromatic EC5-7 (= benzene)	70/140/300 S4UL	370/690/1400 S4UL	26000/46000/86000 S4UL
Aromatic EC>7-8 (=toluene)	130/290/660 S4UL	860/1800/3900 S4UL	56000/110000/180000 S4UL
Aromatic EC>8-10	34/83/190 S4UL	47/110/270 S4UL	3500/8100/17000 S4UL
Aromatic EC>10-12	74/180/380 S4UL	250/590/1200 S4UL	16000/28000/34000 S4UL
Aromatic EC>12-16	140/330/660 S4UL	1800/2300/2500 S4UL	36000/37000/38000 S4UL
Aromatic EC>16-21	260/540/930 S4UL	1900/1900/1900 S4UL	28000/28000/28000 S4UL
Aromatic EC>21-35	1100/1500/1700 S4UL	1900/1900/1900 S4UL	28000/28000/28000 S4UL
Aromatic EC>35-44	1100/1500/1700 S4UL	1900/1900/1900 S4UL	28000/28000/28000 S4UL
Aliphatic+Aromatic EC >44-70	1600/1800/1900 S4UL	1900/1900/1900 S4UL	28000/28000/28000 S4UL
Chloroalkanes & alkenes	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
1,2-Dichloroethane	0.0071/0.011/0.019 S4UL	0.0092/0.013/0.023 S4UL	0.67/0.97/1.7 S4UL
Tetrachloroethene (PCE)	0.18/0.39/0.90 S4UL	0.18/0.40/0.92 S4UL	19/42/95 S4UL
1,1,1-Trichloroethane	8.8/18/39 S4UL	9.0/18/40 S4UL	660/1300/3000 S4UL
Trichloroethene (TCE)	0.016/0.034/0.075 S4UL	0.017/0.036/0.080 S4UL	1.2/2.6/5.7 S4UL
Trichloromethane (Chloroform)	0.91/1.7/3.4 S4UL	1.2/2.1/4.2 S4UL	99/170/350 S4UL
1,1,2,2 Tetrachloroethane	1.6/3.4/7.5 S4UL	3.9/8.0/17 S4UL	270/550/1100 S4UL
1,1,1,2 Tetrachloroethane	1.2/2.8/6.4 S4UL	1.5/3.5/8.2 S4UL	110/250/560 S4UL
Tetrachloromethane (Carbon Tetrachloride)	0.026/0.056/0.13 S4UL	0.026/0.056/0.13 S4UL	2.9/6.3/14 S4UL
Vinyl Chloride (Chloroethene)	0.00064/0.00087/0.0014 S4UL	0.00077/0.0010/0.0015 S4UL	0.059/0.077/0.12 S4UL
Explosives	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
2,4,6 Trinitrotoluene (TNT)	1.6/3.7/8.1 S4UL	65/66/66 S4UL	1000/1000/1000 S4UL
RDX	120/250/540 S4UL	13000/13000/13000 S4UL	210000/210000/210000 S4UL
HMX	5.7/13/26 S4UL	6700/6700/6700 S4UL	110000/110000/110000 S4UL
Pesticides	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Aldrin	5.7/6.6/7.1 S4UL	7.3/7.4/7.5 S4UL	170/170/170 S4UL
Dieldrin	0.97/2/3.5 S4UL	7.0/7.3/7.4 S4UL	170/170/170 S4UL
Atrazine	3.3/7.6/17.4 S4UL	610/620/620 S4UL	9300/9400/9400 S4UL
Dichlorvos	0.032/0.066/0.14 S4UL	6.4/6.5/6.6 S4UL	140/140/140 S4UL
alpha-Endosulfan	7.4/18/41 S4UL	160/280/410 S4UL	5600/7400/8400 S4UL
beta-Endosulfan	7.0/17/39 S4UL	190/320/440 S4UL	6300/7800/8700 S4UL
alpha-Hexachlorocyclohexane	0.23/0.55/1.2 S4UL	6.9/9.2/11 S4UL	170/180/180 S4UL
beta-Hexachlorocyclohexane	0.085/0.2/0.46 S4UL	3.7/3.8/3.8 S4UL	65/65/65 S4UL
gamma-Hexachlorocyclohexane (inc Lindane)	0.06/0.14/0.33 S4UL	2.9/3.3/3.5 S4UL	67/69/70 S4UL
Chlorobenzene	0.46/1.0/2.4 S4UL	0.46/1.0/2.4 S4UL	56/130/290 S4UL
1,2-Dichlorobenzene	23/55/130 S4UL	24/57/130 S4UL	2000/4800/11000 S4UL
1,3-Dichlorobenzene	0.40/1.0/2.3 S4UL	0.44/1.1/2.5 S4UL	30/73/170 S4UL
1,4-Dichlorobenzene	61/150/350 S4UL	61/150/350 S4UL	4400/10000/25000 S4UL
1,2,3-Trichlorobenzene	1.5/3.6/8.6 S4UL	1.5/3.7/8.8 S4UL	102/250/590 S4UL
1,2,4-Trichlorobenzene	2.6/6.4/15 S4UL	2.6/6.4/15 S4UL	220/530/1300 S4UL
1,3,5-Trichlorobenzene	0.33/0.81/1.9 S4UL	0.33/0.81/1.9 S4UL	23/55/130 S4UL
1,2,3,4-Tetrachlorobenzene	15/36/78 S4UL	24/56/120 S4UL	1700/3080/4400 S4UL
1,2,3,5-Tetrachlorobenzene	0.66/1.6/3.7 S4UL	0.75/1.9/4.3 S4UL	49/120/240 S4UL
1,2,4,5-Tetrachlorobenzene	0.33/0.77/1.6 S4UL	0.73/1.7/3.5 S4UL	42/72/96 S4UL
Pentachlorobenzene	5.8/12/22 S4UL	19/30/38 S4UL	640/770/830 S4UL
Hexachlorobenzene	1.8/3.3/4.9 S4UL	4.1/5.7/6.7 S4UL	110/120/120 S4UL
Phenols and Chlorophenol	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Phenol (revised July 2015)	120/200/380 S4UL	440/690/1200 S4UL	440/690/1300 S4UL
Chlorophenols (except Pentachlorophenol)	0.87/2.0/4.5 S4UL	94/150/210 S4UL	3500/4000/4300 S4UL
Pentachlorophenol	0.22/0.52/1.2 S4UL	27/29/31 S4UL	400/400/400 S4UL
Others	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Carbon Disulphide	0.14/0.29/0.62 S4UL	0.14/0.29/0.62 S4UL	11/22/47 S4UL
Hexachloro-1,3-Butadiene	0.29/0.7/1.6 S4UL	0.32/0.78/1.8 S4UL	31/66/120 S4UL
Cyanide	34 ATRISKSOIL	34 ATRISKSOIL	34 ATRISKSOIL

Comments/Key

Assumes Sandy Loam Soil with 6% Soil Organic Matter (unless stated otherwise)

S4UL - LQM/CIEH S4ULs for Human Health Risk Assessment, 2015.

C4SL - Category 4 Screening Level. Detailed within DEFRA SP1010 Policy Companion Document dated December 2014

ATRISKSOIL - Atkins ATRISKSOIL value, March 2011 assuming 1% SOM and sandy soil (6% SOM also available, if applicable)

* - See source document for Elemental Mercury and Methylmercury

GeoDyne

GeoDyne Adopted Tier 1 Generic Assessment Criteria (GAC)

	Generic Assessment Criteria GAC (mg/kg)		
Determinand	POS Residential (POS 1)	POS Park (POS 2)	Allotment
Metals/Metalloids			
Arsenic	79_{S4UL}	170_{S4UL}	43_{S4UL}
Cadmium (revised July 2015)	120_{S4UL}	560_{S4UL}	1.9_{S4UL}
Chromium III	1500_{S4UL}	33000_{S4UL}	18000_{S4UL}
Chromium VI	7.7_{S4UL}	220_{S4UL}	1.8_{S4UL}
Inorganic Mercury	120_{S4UL}	240_{S4UL}	19_{S4UL}
Selenium	1100_{S4UL}	1800_{S4UL}	88_{S4UL}
Lead	630_{C4SL}	1300_{C4SL}	80_{C4SL}
Nickel (revised August 2015)	230_{S4UL}	800_{S4UL}	53_{S4UL}
Copper	12000_{S4UL}	44000_{S4UL}	520_{S4UL}
Zinc	81000_{S4UL}	170000_{S4UL}	620_{S4UL}
Beryllium	2.2_{S4UL}	63_{S4UL}	35_{S4UL}
Boron	21000_{S4UL}	46000_{S4UL}	45_{S4UL}
Vanadium	2000_{S4UL}	5000_{S4UL}	91_{S4UL}
PAH's	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Acenaphthene	$1500/15000/15000_{S4UL}$	$29000/30000/30000_{S4UL}$	$34/85/200_{S4UL}$
Acenaphthylene	$1500/15000/15000_{S4UL}$	$29000/30000/30000_{S4UL}$	$28/69/160_{S4UL}$
Anthracene	$74000/74000/74000_{S4UL}$	$150000/150000/150000_{S4UL}$	$380/950/2200_{S4UL}$
Benz[a]anthracene	$29/29/29_{S4UL}$	$49/56/62_{S4UL}$	$2.9/6.5/13_{S4UL}$
Benzo[a]pyrene	$5.7/5.7/5.7_{S4UL}$	$11/12/13_{S4UL}$	$0.97/2.0/3.5_{S4UL}$
Benzo[b]flouranthene	$7.1/7.2/7.2_{S4UL}$	$13/15/16_{S4UL}$	$0.99/2.1/3.9_{S4UL}$
Benzo[ghi]perylene	$640/640/640_{S4UL}$	$1400/1500/1600_{S4UL}$	$290/470/640_{S4UL}$
Benzo[k]flouranthene	$190/190/190_{S4UL}$	$370/410/440_{S4UL}$	$37/75/130_{S4UL}$
Chrysene	$57/57/57_{S4UL}$	$93/110/120_{S4UL}$	$4.1/9.4/19_{S4UL}$
Dibenzo[ah]anthracene	$0.57/0.57/0.58_{S4UL}$	$1.1/1.3/1.4_{S4UL}$	$0.14/0.27/0.43_{S4UL}$
Fluoranthene	$3100/3100/3100_{S4UL}$	$6300/6300/6400_{S4UL}$	$52/130/290_{S4UL}$
Fluorene	$9900/9900/9900_{S4UL}$	$20000/20000/20000_{S4UL}$	$27/67/160_{S4UL}$
Indeno[123-cd]pyrene	$82/82/82_{S4UL}$	$150/170180_{S4UL}$	$9.5/21/39_{S4UL}$
Naphthalene	$4900/4900/4900_{S4UL}$	$1200/1900/3000_{S4UL}$	$4.1/10/24_{S4UL}$
Phenanthrene	$3100/3100/3100_{S4UL}$	$6200/6200/6300_{S4UL}$	$15/38/90_{S4UL}$
Pyrene	$7400/7400/7400_{S4UL}$	$15000/15000/15000_{S4UL}$	$110/270/620_{S4UL}$
Coal Tar (BaP as surrogate marker)	$2.2/2.2/2.2_{S4UL}$	$4.4/4.7/4.8_{S4UL}$	$0.32/0.67/1.2_{S4UL}$
BTEX	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Benzene	$72/72/73_{S4UL}$	$90/100/110_{S4UL}$	$0.017/0.034/0.075_{S4UL}$
Toluene	$56000/56000/56000_{S4UL}$	$87000/95000/100000_{S4UL}$	$22/51/120_{S4UL}$
Elthyl Benzene	$24000/24000/25000_{S4UL}$	$17000/22000/27000_{S4UL}$	$16/39/91_{S4UL}$
o-xylene	$41000/42000/43000_{S4UL}$	$17000/24000/33000_{S4UL}$	$28/67/160_{S4UL}$
m-xylene	$41000/42000/43000_{S4UL}$	$17000/24000/32000_{S4UL}$	$31/74/170_{S4UL}$
p-xylene	$41000/42000/43000_{S4UL}$	$17000/23000/31000_{S4UL}$	$29/69/160_{S4UL}$
Speciated TPH	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Aliphatic EC5-6	$570000/590000/600000_{S4UL}$	$95000/130000/180000_{S4UL}$	$730/1700/3900_{S4UL}$
Aliphatic EC>6-8	$600000/610000/620000_{S4UL}$	$150000/220000/320000_{S4UL}$	$2300/5600/13000_{S4UL}$
Aliphatic EC>8-10	$13000/13000/13000_{S4UL}$	$14000/18000/21000_{S4UL}$	$320/770/1700_{S4UL}$
Aliphatic EC>10-12	$13000/13000/13000_{S4UL}$	$21000/23000/24000_{S4UL}$	$2200/4400/7300_{S4UL}$
Aliphatic EC>12-16	$13000/13000/13000_{S4UL}$	$25000/25000/26000_{S4UL}$	$11000/13000/13000_{S4UL}$
Aliphatic EC>16-35	$250000/250000/250000_{S4UL}$	$450000/480000/490000_{S4UL}$	$260000/270000/270000_{S4UL}$
Aliphatic EC>35-44	$250000/250000/250000_{S4UL}$	$450000/480000/490000_{S4UL}$	$260000/270000/270000_{S4UL}$
Aromatic EC5-7 (= benzene)	$56000/56000/56000_{S4UL}$	$76000/84000/92000_{S4UL}$	$13/27/57_{S4UL}$
Aromatic EC>7-8 (=toluene)	$56000/56000/56000_{S4UL}$	$87000/95000/100000_{S4UL}$	$22/51/120_{S4UL}$
Aromatic EC>8-10	$5000/5000/5000_{S4UL}$	$7200/8500/9300_{S4UL}$	$8.6/21/51_{S4UL}$
Aromatic EC>10-12	$5000/5000/5000_{S4UL}$	$9200/9700/10000_{S4UL}$	$13/31/74_{S4UL}$
Aromatic EC>12-16	$5100/5100/5000_{S4UL}$	$10000/10000/10000_{S4UL}$	$23/57/130_{S4UL}$
Aromatic EC>16-21	$3800/3800/3800_{S4UL}$	$7600/7700/7800_{S4UL}$	$46/110/260_{S4UL}$
Aromatic EC>21-35	$3800/3800/3800_{S4UL}$	$7800/7800/7900_{S4UL}$	$370/820/1600_{S4UL}$
Aromatic EC>35-44	$3800/3800/3800_{S4UL}$	$7800/7800/7900_{S4UL}$	$370/820/1600_{S4UL}$
Aliphatic+Aromatic EC >44-70	$3800/3800/3800_{S4UL}$	$7800/7800/7900_{S4UL}$	$1200/2100/3000_{S4UL}$
Chloroalkanes & alkenes	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
1,2-Dichloroethane	$29/29/29_{S4UL}$	$21/24/28_{S4UL}$	$0.0046/0.0083/0.016_{S4UL}$
Tetrachloroethene (PCE)	$1400/1400/1400_{S4UL}$	$810/1100/1500_{S4UL}$	$0.65/1.5/3.6_{S4UL}$
1,1,1-Trichloroethane	$140000/140000/140000_{S4UL}$	$57000/76000/100000_{S4UL}$	$48/110/240_{S4UL}$
Trichloroethene (TCE)	$120/120/120_{S4UL}$	$70/91/120_{S4UL}$	$0.041/0.091/0.21_{S4UL}$
Trichloromethane (Chloroform)	$2500/2500/2500_{S4UL}$	$2600/2800/3100_{S4UL}$	$0.42/0.83/1.7_{S4UL}$
1,1,2,2 Tetrachloroethane	$1400/1400/1400_{S4UL}$	$1800/2100/2300_{S4UL}$	$0.41/0.89/2.0_{S4UL}$
1,1,1,2 Tetrachloroethane	$1400/1400/1400_{S4UL}$	$1500/1800/2100_{S4UL}$	$0.79/1.9/4.4_{S4UL}$
Tetrachloromethane (Carbon Tetrachloride)	$890/920/950_{S4UL}$	$190/270/400_{S4UL}$	$0.45/1.0/2.4_{S4UL}$
Vinyl Chloride (Chloroethene)	$3.5/3.5/3.5_{S4UL}$	$4.8/5.0/5.4_{S4UL}$	$0.00055/0.0010/0.0018_{S4UL}$
Explosives	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
2,4,6 Trinitrotoluene (TNT)	$130/130/130_{S4UL}$	$260/270/270_{S4UL}$	$0.24/0.58/1.40_{S4UL}$
RDX	$26000/26000/27000_{S4UL}$	$49000/51000/53000_{S4UL}$	$17/38/85_{S4UL}$
HMX	$13000/13000/13000_{S4UL}$	$23000/23000/24000_{S4UL}$	$0.86/1.9/3.9_{S4UL}$
Pesticides	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Aldrin	$18/18/18_{S4UL}$	$30/31/31_{S4UL}$	$3.2/6.1/9.6_{S4UL}$
Dieldrin	$18/18/18_{S4UL}$	$30/30/31_{S4UL}$	$0.17/0.41/0.96_{S4UL}$
Atrazine	$1200/1200/1200_{S4UL}$	$2300/2400/2400_{S4UL}$	$0.50/1.2/2.7_{S4UL}$
Dichlorvos	$16/16/16_{S4UL}$	$26/26/27_{S4UL}$	$0.0049/0.010/0.022_{S4UL}$
alpha-Endosulfan	$1200/1200/1200_{S4UL}$	$2400/2400/2500_{S4UL}$	$1.2/2.9/6.8_{S4UL}$
beta-Endosulfan	$1200/1200/1200_{S4UL}$	$2400/2400/2500_{S4UL}$	$1.1/2.7/6.4_{S4UL}$
alpha-Hexachlorocyclohexane	$24/24/24_{S4UL}$	$47/48/48_{S4UL}$	$0.035/0.087/0.21_{S4UL}$
beta-Hexachlorocyclohexane	$8.1/8.1/8.1_{S4UL}$	$15/15/16_{S4UL}$	$0.013/0.032/0.077_{S4UL}$
gamma-Hexachlorocyclohexane (inc Lindane)	$8.2/8.2/8.2_{S4UL}$	$14/15/15_{S4UL}$	$0.0092/0.023/0.054_{S4UL}$
Chlorobenzene	$11000/13000/14000_{S4UL}$	$1300/2000/2900_{S4UL}$	$5.9/14/32_{S4UL}$
1,2-Dichlorobenzene	$90000/95000/98000_{S4UL}$	$24000/36000/51000_{S4UL}$	$94/230/540_{S4UL}$
1,3-Dichlorobenzene	$300/300/300_{S4UL}$	$390/440/470_{S4UL}$	$0.25/0.6/1.5_{S4UL}$
1,4-Dichlorobenzene	$17000/17000/17000_{S4UL}$	$36000/36000/36000_{S4UL}$	$15/37/88_{S4UL}$
1,2,3-Trichlorobenzene	$1800/1800/1800_{S4UL}$	$770/1100/1600_{S4UL}$	$4.7/12/28_{S4UL}$
1,2,4-Trichlorobenzene	$15000/17000/19000_{S4UL}$	$1700/2600/4000_{S4UL}$	$55/140/320_{S4UL}$
1,3,5-Trichlorobenzene	$1700/1700/1800_{S4UL}$	$380/580/860_{S4UL}$	$4.7/12/28_{S4UL}$
1,2,3,4-Tetrachlorobenzene	$830/830/830_{S4UL}$	$1500/1600/1600_{S4UL}$	$4.4/11/26_{S4UL}$
1,2,3,5-Tetrachlorobenzene	$78/79/79_{S4UL}$	$110/120/130_{S4UL}$	$0.38/0.90/2.2_{S4UL}$
1,2,4,5-Tetrachlorobenzene	$13/13/13_{S4UL}$	$25/26/26_{S4UL}$	$0.06/0.16/0.37_{S4UL}$
Pentachlorobenzene	$100/100/100_{S4UL}$	$190/190/190_{S4UL}$	$1.2/3.1/7.0_{S4UL}$
Hexachlorobenzene	$16/16/16_{S4UL}$	$30/30/30_{S4UL}$	$0.47/1.1/2.5_{S4UL}$
Phenols and Chlorophenol	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Phenol (revised July 2015)	$440/690/1300_{S4UL}$	$440/690/1300_{S4UL}$	$23/42/83_{S4UL}$
Chlorophenols (except Pentachlorophenol)	$620/620/620_{S4UL}$	$1100/1100/1100_{S4UL}$	$0.13/0.30/0.70_{S4UL}$
Pentachlorophenol	$60/60/60_{S4UL}$	$110/120/120_{S4UL}$	$0.03/0.08/0.19_{S4UL}$
Others	1%/2.5%/6% SOM	1%/2.5%/6% SOM	1%/2.5%/6% SOM
Carbon Disulphide	$11000/11000/12000_{S4UL}$	$1300/1900/2700_{S4UL}$	$4.8/10/23_{S4UL}$
Hexachloro-1,3-Butadiene	$25/25/25_{S4UL}$	$48/50/51_{S4UL}$	$0.25/0.61/1.4_{S4UL}$
Free Cyanide	$34_{ATRISKSOIL}$	$34_{ATRISKSOIL}$	$34_{ATRISKSOIL}$

Comments/Key

Assumes Sandy Loam Soil with 6% Soil Organic Matter (unless stated otherwise)

S4UL - LQM/CIEH S4ULs for Human Health Risk Assessment, 2015. Copyright Land Quality Management Limited reproduced with permission; publication number S4UL3026.

C4SL - Category 4 Screening Level. Detailed within DEFRA SP1010 Policy Companion Document dated December 2014

ATRISKSOIL - Atkins ATRISKSOIL value, March 2011 assuming 1% SOM and sandy soil (6% SOM also available, if applicable)

* - See source document for Elemental Mercury and Methylmercury

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APPENDIX VII

HOP Summary of Contamination/Hotspots/Tanks Drawing

NOTE

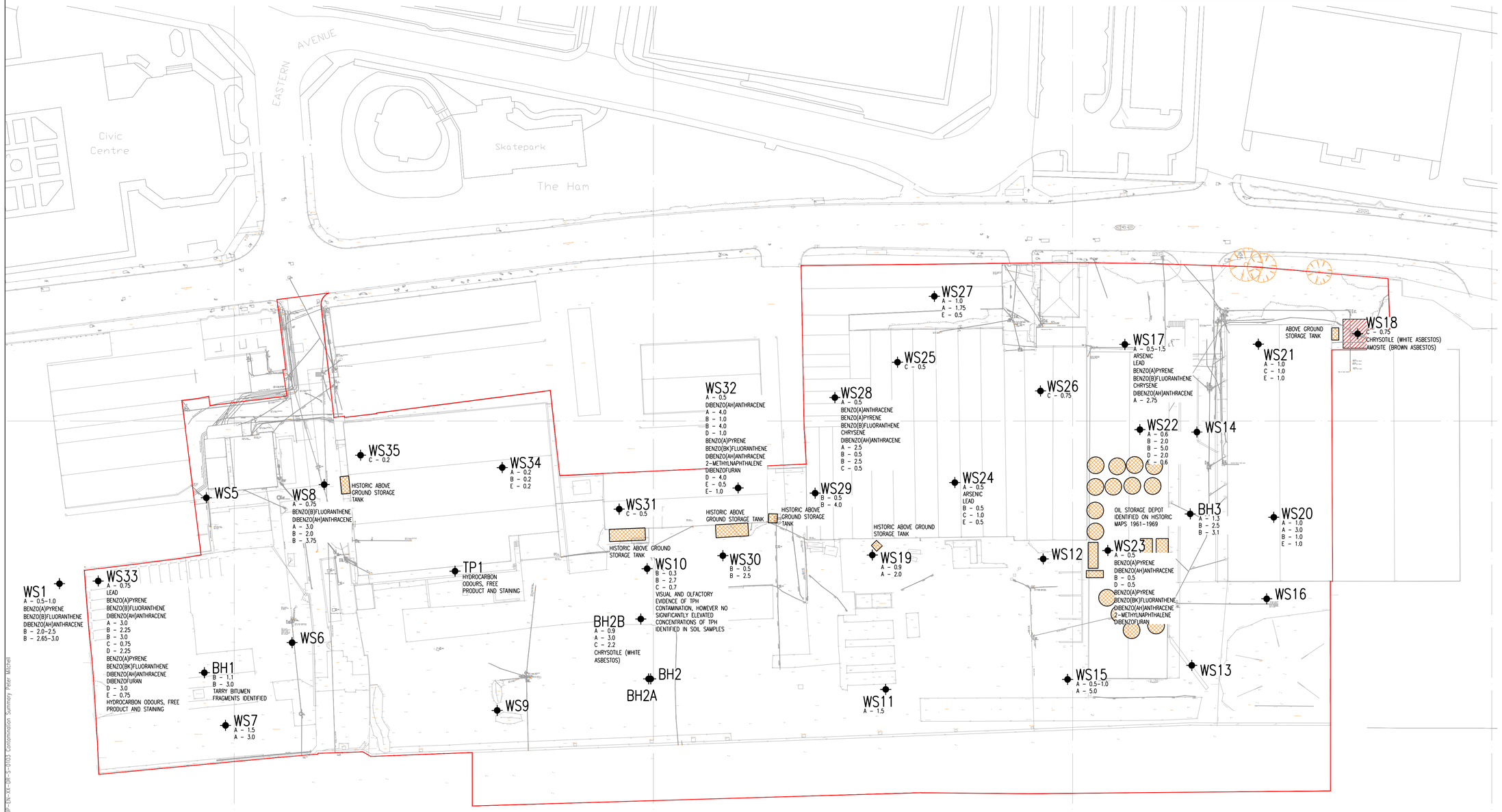
A WATCHING BRIEF IS RECOMMENDED DURING DEMOLITION AND EARTHWORKS FOR VISUAL OR OLFACTORY EVIDENCE OF GROSS TPH CONTAMINATION ESPECIALLY BENEATH LOCATIONS WHERE EXISTING TANKS HAVE BEEN REMOVED ANY REVEALED GROSSLY IMPACTED SOILS SHOULD BE REMOVED FROM SITE. THE SIDES AND BASE OF THE RESULTANT EXCAVATION SHOULD BE SAMPLED AND THE TEST RESULTS VALIDATED AGAINST CURRENT TIER 1 GAC's FOR A RESIDENTIAL (POS1) END USE

LOCALISED EXCAVATION OF IMPACTED SOILS PERCHED WATER SAMPLES LOCALLY CONTAINED ELEVATED CONCENTRATIONS OF TOTAL TPH. THEREFORE, ANY IMPACTED AREAS WHERE PILES ARE REQUIRED TO BE ADVANCED SHOULD BE SUITABLY REMEDIATED TO PREVENT THE INTRODUCTION OF A DOWNWARD PATHWAY FOR THE HYDROCARBON CONTAMINATION INTO THE AQUAFER

SHOULD ANY AREAS OF POTENTIALLY CONTAMINATED SOIL BE ENCOUNTERED DURING SITE CONSTRUCTION WORKS, FURTHER CONSULTATION SHOULD BE SORT TO ENSURE ANY POTENTIALLY CONTAMINATED SOILS SHOULD BE LEFT IN-SITU AND SUBJECTED TO FURTHER ASSESSMENT TO POTENTIALLY INCLUDE FURTHER CHEMICAL TESTING AND RISK ASSESSMENT

N

INDICATIVE ONLY



CONTAMINATION SUMMARY

(1:500)

Project/Task No. 14576 Scale: AS SHOWN ORIGINAL DRAWING SIZE A1

1. GENERAL

(i) This drawing is not to be scaled, work to figured dimensions only, confirmed on site.

(ii) This drawing is to be read in conjunction with all relevant architectural drawings, detailed specifications where applicable and all associated drawings in this series.

(iii) Any discrepancy on this drawing is to be reported immediately to the partnership for clarification.

(iv) The contractor is responsible for all temporary works and for the stability of the works in progress.

2. REFER TO DRAWING 14576-HOP-EN-XX-DR-S-6003 FOR ADDITIONAL NOTES

LEGEND

———	DENOTES SITE BOUNDARY
XXX	HATCH DENOTES POTENTIAL CONTAMINATION SOURCES CURRENTLY IDENTIFIED ON SITE
XXX	HATCH DENOTES POTENTIAL CONTAMINATION SOURCES IDENTIFIED FROM HISTORIC MAPS
A – XX	DENOTES STANDARD CONTAMINATION SUITES AT DEPTH BELOW GROUND LEVEL
B – XX	DENOTES SPECIATED FRACTION BANDED TOTAL PETROLEUM HYDROCARBON (TPH) TESTS AT DEPTH BELOW GROUND LEVEL
C – XX	DENOTES ASBESTOS IDENTIFICATION SCREENS
D – XX	DENOTES VOLATILE ORGANIC COMPOUNDS AND SEMI-VOLATILE ORGANIC COMPOUND (VOC / SVOC) SCREENS
E – XX	DENOTES POLYCHLORINATED BIPHENYL (PCB) SCREENS

CONTAMINATION

NATURAL STRATA CONSIDERED UNCONTAMINATED ASSUMING RESIDENTIAL (POS1) END USE

MADE GROUND CONTAMINATED WITH RESPECT TO A RESIDENTIAL (POS1) END USE WITH RESPECT TO ARSENIC, LEAD AND PAH COMPOUNDS AND POTENTIALLY LOCALISED SVOC IMPACTION.

CONTAMINATES IN THE MADE GROUND RECORDED AS EXCEEDING RESIDENTIAL (POS1) END USE TIER 1 SAC ARE LISTED AGAINST EACH BOREHOLE SAMPLED.

GROUND GAS

RETURN GAS MONITORING VISITS HAVE REVEALED THE SITE FALLS WITHIN CHARACTERISTIC SITUATION 2 (CS2) BY VIRTUE OF THE PRESENCE OF METHANE IN EXCESS OF 1% AND CARBON DIOXIDE IN EXCESS OF 5% WITH RELATIVELY HIGH POSITIVE GAS FLOW RATES POTENTIALLY DUE TO TIDAL EFFECTS.

SULPHATE CLASSIFICATION

THE SITE IS INDICATED TO FALL INTO DESIGN SULPHATE CLASS DS-2 AND AN AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE (ACEC) CLASSIFICATION OF AC-2

SITE INVESTIGATION

REFER TO SITE INVESTIGATION REPORTS LISTED BELOW BY GEODYNE FOR FULL DETAILS.

COMBINED PHASE I DESK STUDY AND INITIAL PHASE II EXPLORATORY INVESTIGATION FOR OPTIMISATION DEVELOPMENTS LTD DATED 28/09/2012

COMBINED GROUND INVESTIGATION AND GEOPHYSICAL SURVEY REPORT FOR BSCP LTD AND WM MORRISONS DATED 09/07/2013

REVIEW OF PREVIOUS REPORTS AND SUPPLEMENTARY PHASE II EXPLORATORY INVESTIGATION FOR THE NEWBRIDGE GROUP / SOUTHERN HOUSING GROUP DATED 30/06/2015

⚠ EXISTING SERVICES

EXISTING SERVICES SHOWN INDICATIVELY ONLY. FOR FURTHER DETAILS REFER TO UTILITIES SURVEY BY TECHNICS GEOSPATIAL CONSULTANT SURVEYORS, REFERENCE SP16059 DATED FEB 2016 – POSSIBILITY OF FURTHER UNKNOWN SERVICES

Description	By	Aprvd.	Date	Rev.
ISSUED FOR TENDER	P.M	J.S	02.07.18	P1

TENDER DRAWING

NOT FOR CONSTRUCTION

Title: CONTAMINATION SUMMARY

Project: FREE WHARF – ENABLING WORKS SHOREHAM-BY-SEA

Client: SOUTHERN HOUSING GROUP

HOP

CONSULTING CIVIL AND STRUCTURAL ENGINEERS

HOP House, 41 Church Road
Hove, East Sussex BN3 2BE
www.hop.uk.com
ask@hop.uk.com
+44 (0)1273 223900

Drawing No. 14576-HOP-EN-XX-DR-S-0103 Status D2 Rev. P1

1:20 0 0.2m 0.4m 0.6m 0.8m 1m

1:50 0 0.5m 1m 1.5m 2m 2.5m

1:100 0 1m 2m 3m 4m 5m

P:\PROJECTS\14576 Free Wharf, Brighton Road, Shoreham\Drawings\HOP\14576-HOP-EN-XX-DR-S-0103 Contamination Summary Peter Mitchell

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APPENDIX VII

Conditions and Limitations

Conditions & Limitations

Phase I Desk Studies

1. Works undertaken to provide the basis of the Phase I Desk Study report comprise a review of information available from a number of sources/parties (potentially also including the Client) together with a walk over of the site (where applicable and included within the quotation). The opinions given in the Phase I Desk Study are based on the information available from third parties/sources that has been obtained within the available timeframe. GeoDyne Limited assumes all third party information to be true and correct and therefore cannot accept liability for the accuracy of such information supplied.

2. Should additional information become available that may affect the comments and opinions made within the Phase I Desk Study, GeoDyne Limited reserves the right to review such information and make modifications to comments/opinions as appropriate.

3. It should be borne in mind that a Phase I Desk Study collates available information to generate a conceptual model of the site. The actual geotechnical and environmental considerations can only be fully quantified by intrusive investigation works to confirm the accuracy of the conceptual site model.

Phase II Intrusive Investigations

1. Our quotation assumes that access to the site will be arranged by others at no cost to ourselves.

2. We have assumed that free access is available throughout to the entire site and that works can be undertaken during a single mobilisation. Where restricted access is encountered, or where additional unscheduled mobilisations are required, additional costs may be incurred to the client.

3. We have assumed that all available information relating to buried services will be supplied by the Client at no cost to ourselves. No responsibility will be accepted for damage to underground services that have not been brought to our prior attention by the Client.

4. All excavations/boreholes will be backfilled with compacted arisings upon completion, with any excess arisings left proud of ground levels. Excess arisings will not be removed from the site unless specifically requested by the Client. Where we are requested to remove excess arisings, all associated costs will be passed to the Client.

5. We will attempt to leave the site in a clean and tidy state, however, it must be understood that some disturbance of the site is unavoidable during intrusive works.

6. Exploratory holes are positioned approximately on site by GeoDyne Limited. Should the client require precise locations of all exploratory points, additional fees will be incurred. It must be borne in mind that backfilled trial pits can create ‘soft spots’, therefore, should the Client wish to designate ‘no dig’ zones, for example under the footprint of proposed structures, these must be brought to our attention prior to commencement of works.

7. Groundwater observations relate to conditions encountered at the time of investigation. It must be understood that groundwater levels may vary as a result of recent climatic conditions or seasonal variation.

8. Trial pits and boreholes examine only a small proportion of the total site area. No liability can be accepted for conditions not revealed in exploratory holes, particularly between positions. All extrapolations of available data are given in good faith.

Payment

1 Payment terms are strictly 28 days from the invoice date.

2 Prior to commencement of works, we require receipt of formal written instruction from the party accepting full financial responsibility for the work. In the absence of such an instruction, we would expect the instructing Consulting Engineers/Architects to accept full financial responsibility for the works.

3 Receipt of instruction to commence work shall be taken as acceptance and compliance of the foregoing conditions.

Liability

1. GeoDyne Limited offer £5,000,000.00 Professional Indemnity Insurance (in aggregate over the year). This shall be the limit of our liability for works undertaken. No individual liability shall be implied to, or accepted by, any employee for works undertaken for and on the behalf of GeoDyne Limited.

Appendix E

GROUNDSURE REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo
Insight

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Order Details

Date: 02/08/2024

Your ref: P104067UK001

Our Ref: WSP-F84-MQL-1BH-J5Z

Site Details

Location: 522198 105091

Area: 0.3 ha

Authority: Adur and Worthing Council

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

Certified B Corporation

Summary of findings

Page	Section	Past land use>	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses>	10	8	19	78	-
20 >	1.2 >	Historical tanks>	0	4	15	102	-
24 >	1.3 >	Historical energy features>	1	0	12	21	-
26	1.4	Historical petrol stations	0	0	0	0	-
26 >	1.5 >	Historical garages>	0	0	7	2	-
27	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped>	On site	0-50m	50-250m	250-500m	500-2000m
28 >	2.1 >	Historical industrial land uses>	11	10	24	93	-
34 >	2.2 >	Historical tanks>	0	4	15	121	-
39 >	2.3 >	Historical energy features>	2	0	33	40	-
42	2.4	Historical petrol stations	0	0	0	0	-
42 >	2.5 >	Historical garages>	0	0	12	5	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
44	3.1	Active or recent landfill	0	0	0	0	-
44	3.2	Historical landfill (BGS records)	0	0	0	0	-
45	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
45	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
45 >	3.5 >	Historical waste sites>	1	0	0	2	-
46 >	3.6 >	Licensed waste sites>	0	0	0	6	-
47 >	3.7 >	Waste exemptions>	0	1	2	5	-
Page	Section	Current industrial land use>	On site	0-50m	50-250m	250-500m	500-2000m
49 >	4.1 >	Recent industrial land uses>	3	6	23	-	-
51 >	4.2 >	Current or recent petrol stations>	0	0	2	0	-
52	4.3	Electricity cables	0	0	0	0	-
52	4.4	Gas pipelines	0	0	0	0	-
52 >	4.5 >	Sites determined as Contaminated Land>	0	0	0	1	-

53 >	4.6 >	Control of Major Accident Hazards (COMAH)	0	0	1	0	-
53	4.7	Regulated explosive sites	0	0	0	0	-
53 >	4.8 >	Hazardous substance storage/usage	0	0	0	4	-
54	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
54	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
54 >	4.11 >	Licensed pollutant release (Part A(2)/B)	0	1	3	2	-
55	4.12	Radioactive Substance Authorisations	0	0	0	0	-
55 >	4.13 >	Licensed Discharges to controlled waters	0	0	8	6	-
57	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
58	4.15	Pollutant release to public sewer	0	0	0	0	-
58	4.16	List 1 Dangerous Substances	0	0	0	0	-
58	4.17	List 2 Dangerous Substances	0	0	0	0	-
58 >	4.18 >	Pollution Incidents (EA/NRW)	0	0	4	2	-
59	4.19	Pollution inventory substances	0	0	0	0	-
59	4.20	Pollution inventory waste transfers	0	0	0	0	-
60	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	5.1 >	Superficial aquifer	Identified (within 500m)				
63 >	5.2 >	Bedrock aquifer	Identified (within 500m)				
65 >	5.3 >	Groundwater vulnerability	Identified (within 50m)				
66 >	5.4 >	Groundwater vulnerability- soluble rock risk	Identified (within 0m)				
66	5.5	Groundwater vulnerability- local information	None (within 0m)				
67 >	5.6 >	Groundwater abstractions	4	0	0	0	1
69 >	5.7 >	Surface water abstractions	0	0	0	0	1
69	5.8	Potable abstractions	0	0	0	0	0
70 >	5.9 >	Source Protection Zones	0	0	0	1	-
70	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	6.1 >	Water Network (OS MasterMap)	0	0	1	-	-

72 >	6.2 >	Surface water features >	0	0	1	-	-
72 >	6.3 >	WFD Surface water body catchments	1	-	-	-	-
72 >	6.4 >	WFD Surface water bodies	0	1	0	-	-
73 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	7.1 >	Risk of flooding from rivers and the sea	High (within 50m)				
75	7.2	Historical Flood Events	0	0	0	-	-
75	7.3	Flood Defences	0	0	0	-	-
75	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
75	7.5	Flood Storage Areas	0	0	0	-	-
76 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
77 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
78 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
80 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	10.1 >	Sites of Special Scientific Interest (SSSI)	0	0	0	0	2
82	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
82	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
82	10.4	Special Protection Areas (SPA)	0	0	0	0	0
82	10.5	National Nature Reserves (NNR)	0	0	0	0	0
83 >	10.6 >	Local Nature Reserves (LNR)	0	0	0	0	3
83	10.7	Designated Ancient Woodland	0	0	0	0	0
83 >	10.8 >	Biosphere Reserves	1	0	0	0	0
84	10.9	Forest Parks	0	0	0	0	0
84	10.10	Marine Conservation Zones	0	0	0	0	0
84	10.11	Green Belt	0	0	0	0	0
84	10.12	Proposed Ramsar sites	0	0	0	0	0

84	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
85	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
85	10.15	Nitrate Sensitive Areas	0	0	0	0	0
85 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	2
86 >	10.17 >	SSSI Impact Risk Zones	1	-	-	-	-
87 >	10.18 >	SSSI Units >	0	0	0	0	8
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
91	11.1	World Heritage Sites	0	0	0	-	-
92	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
92	11.3	National Parks	0	0	0	-	-
92	11.4	Listed Buildings	0	0	0	-	-
92 >	11.5 >	Conservation Areas >	0	0	1	-	-
93	11.6	Scheduled Ancient Monuments	0	0	0	-	-
93	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
95	12.2	Open Access Land	0	0	0	-	-
95	12.3	Tree Felling Licences	0	0	0	-	-
95	12.4	Environmental Stewardship Schemes	0	0	0	-	-
95	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	13.1 >	Priority Habitat Inventory >	0	0	26	-	-
98 >	13.2 >	Habitat Networks >	1	0	3	-	-
98	13.3	Open Mosaic Habitat	0	0	0	-	-
99	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	14.1 >	10k Availability >	Identified (within 500m)				
101 >	14.2 >	Artificial and made ground (10k) >	1	0	1	2	-
103 >	14.3 >	Superficial geology (10k) >	1	0	4	2	-

104	14.4	Landslip (10k)	0	0	0	0	-
105 >	14.5 >	Bedrock geology (10k) >	1	1	2	1	-
106	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
107 >	15.1 >	50k Availability >	Identified (within 500m)				
108 >	15.2 >	Artificial and made ground (50k) >	1	0	1	0	-
109 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
110 >	15.4 >	Superficial geology (50k) >	2	0	2	0	-
111 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
111	15.6	Landslip (50k)	0	0	0	0	-
111	15.7	Landslip permeability (50k)	None (within 50m)				
112 >	15.8 >	Bedrock geology (50k) >	1	1	0	1	-
113 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
113	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
114 >	16.1 >	BGS Boreholes >	0	3	11	-	-
Page	Section	Natural ground subsidence >					
116 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
117 >	17.2 >	Running sands >	Very low (within 50m)				
118 >	17.3 >	Compressible deposits >	Very low (within 50m)				
120 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
121 >	17.5 >	Landslides >	Very low (within 50m)				
122 >	17.6 >	Ground dissolution of soluble rocks >	Very low (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
124 >	18.1 >	BritPits >	0	0	1	2	-
125 >	18.2 >	Surface ground workings >	4	3	6	-	-
126	18.3	Underground workings	0	0	0	0	0
126	18.4	Underground mining extents	0	0	0	0	-
126 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-

127 >	18.6 >	Non-coal mining>	1	0	0	0	0
127	18.7	JPB mining areas	None (within 0m)				
127	18.8	The Coal Authority non-coal mining	0	0	0	0	-
127 >	18.9 >	Researched mining>	0	0	0	1	-
128	18.10	Mining record office plans	0	0	0	0	-
128	18.11	BGS mine plans	0	0	0	0	-
128	18.12	Coal mining	None (within 0m)				
128	18.13	Brine areas	None (within 0m)				
129	18.14	Gypsum areas	None (within 0m)				
129	18.15	Tin mining	None (within 0m)				
129	18.16	Clay mining	None (within 0m)				

Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
130	19.1	Natural cavities	0	0	0	0	-
130	19.2	Mining cavities	0	0	0	0	0
130	19.3	Reported recent incidents	0	0	0	0	-
130	19.4	Historical incidents	0	0	0	0	-
131	19.5	National karst database	0	0	0	0	-

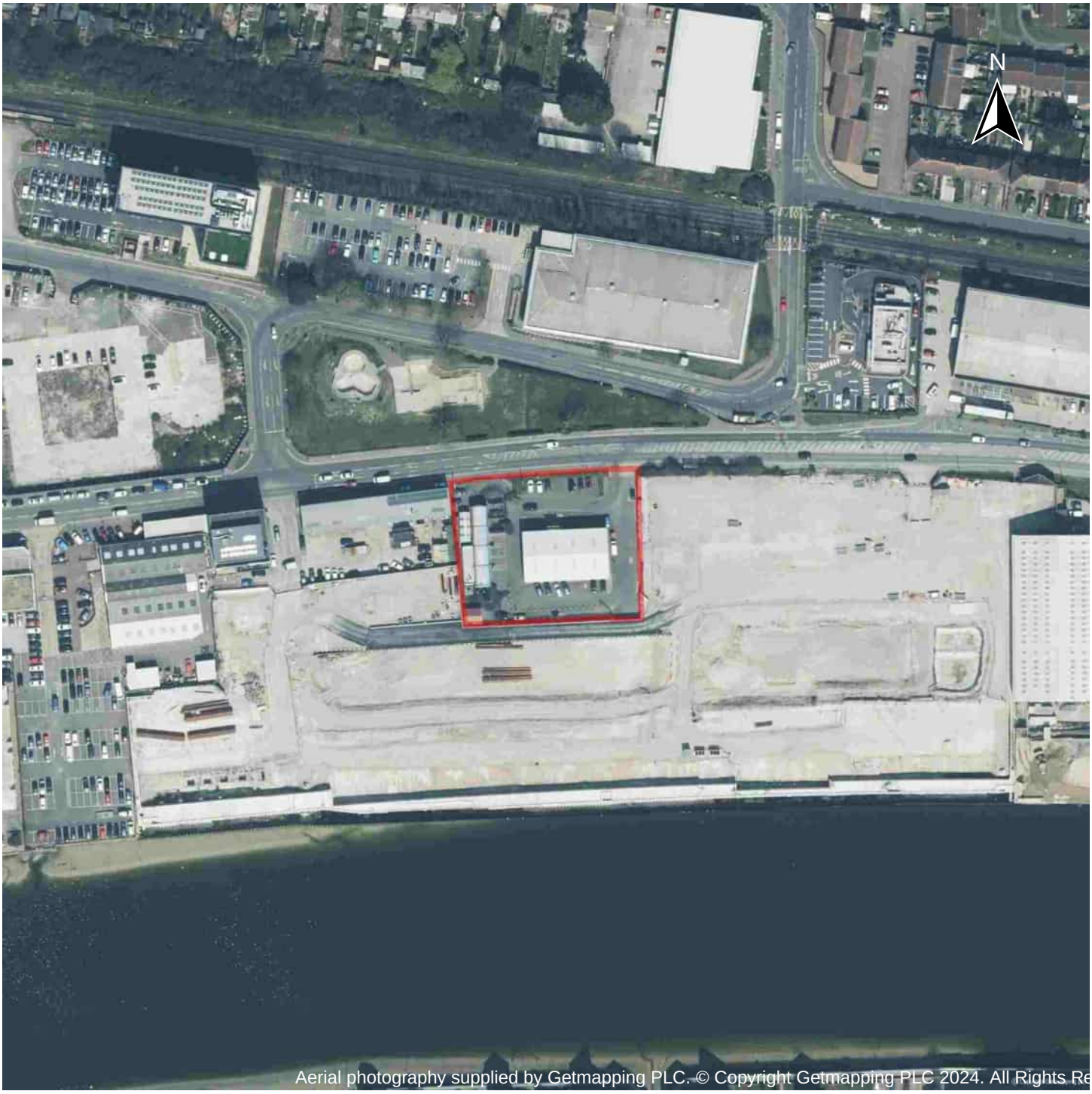
Page	Section	Radon >
132 >	20.1 >	Radon > Between 3% and 5% (within 0m)

Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
134 >	21.1 >	BGS Estimated Background Soil Chemistry>	2	2	-	-	-
134	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
135	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects>	On site	0-50m	50-250m	250-500m	500-2000m
136	22.1	Underground railways (London)	0	0	0	-	-
136	22.2	Underground railways (Non-London)	0	0	0	-	-
137	22.3	Railway tunnels	0	0	0	-	-
137 >	22.4 >	Historical railway and tunnel features>	0	9	18	-	-
138	22.5	Royal Mail tunnels	0	0	0	-	-

138	22.6	Historical railways	0	0	0	-	-
139 >	22.7 >	Railways>	0	0	5	-	-
139	22.8	Crossrail 1	0	0	0	0	-
139	22.9	Crossrail 2	0	0	0	0	-
139	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2021

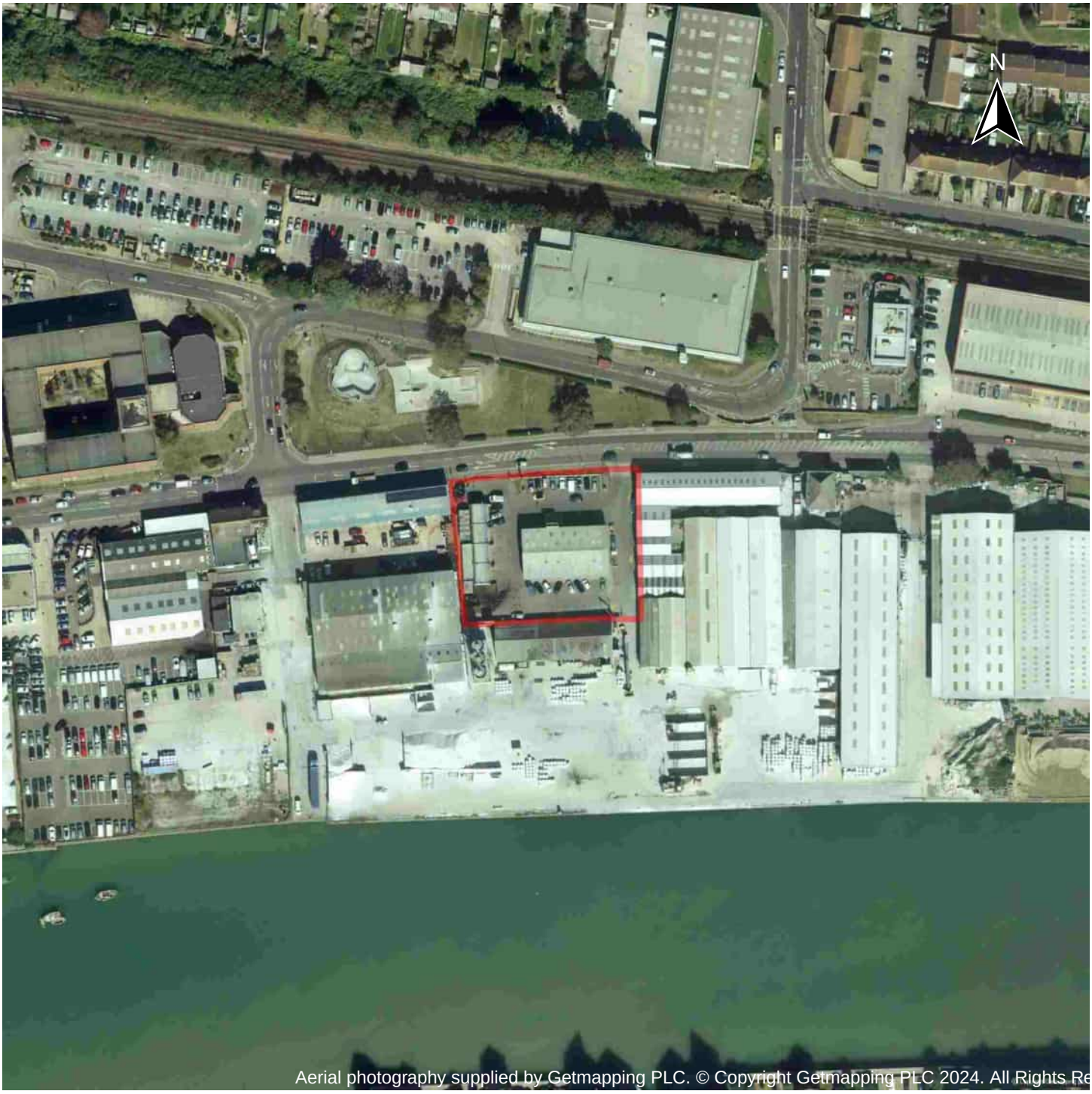
Site Area: 0.3ha

Recent site history - 2018 aerial photograph

Capture Date: 28/06/2018

Site Area: 0.3ha

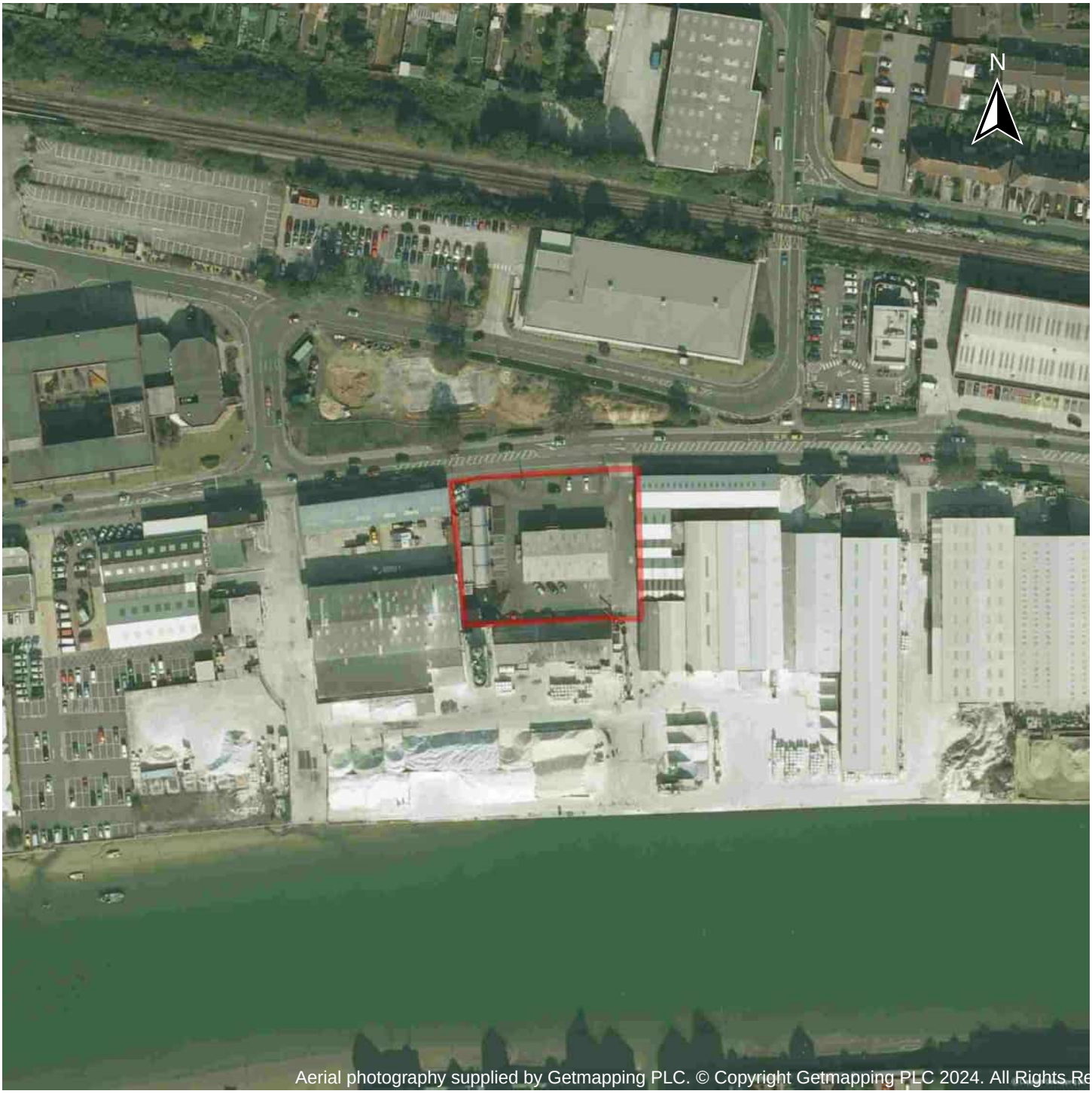
Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.3ha

Recent site history - 2009 aerial photograph



Capture Date: 27/09/2009

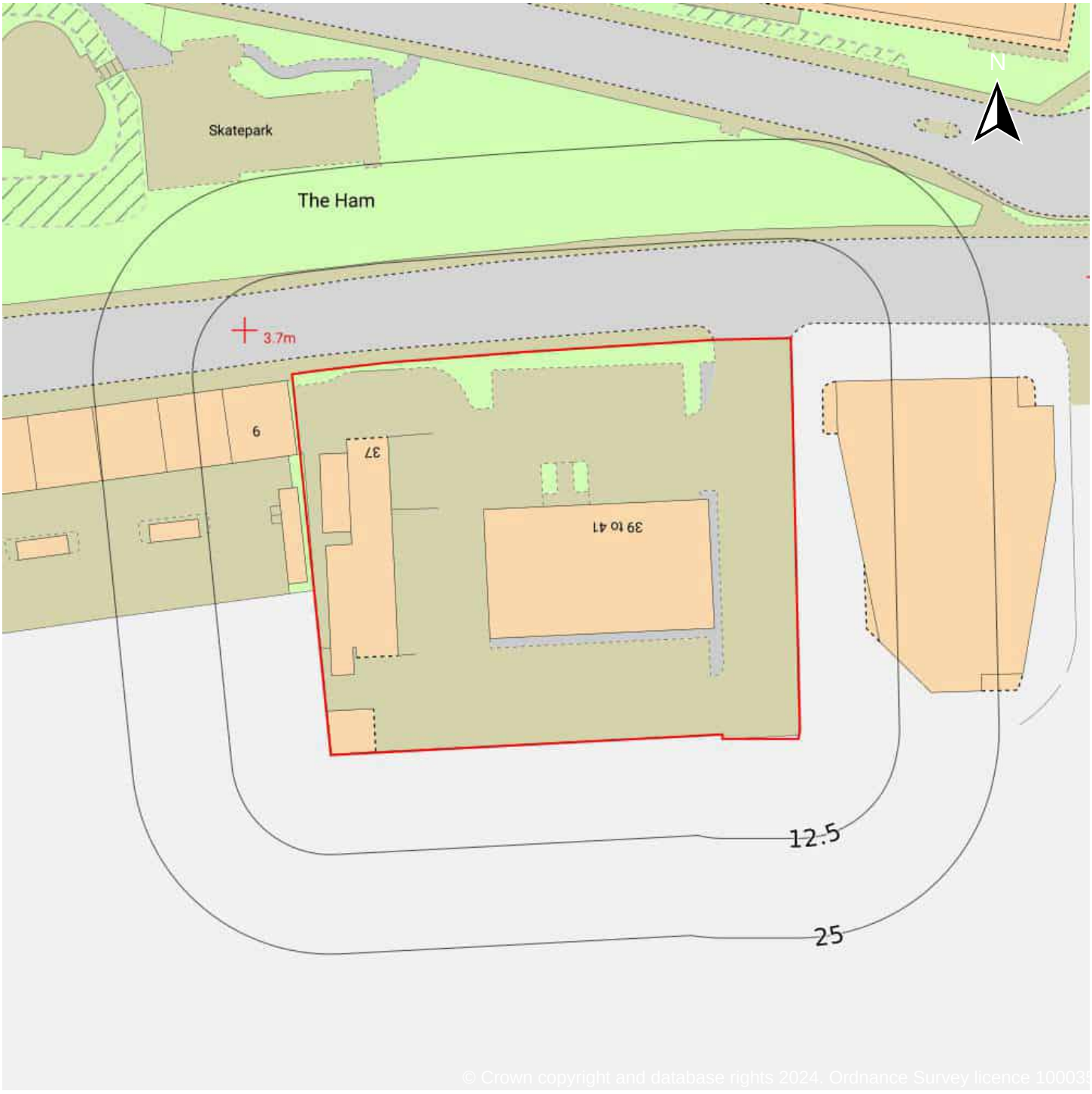
Site Area: 0.3ha

Recent site history - 1999 aerial photograph

Capture Date: 04/09/1999

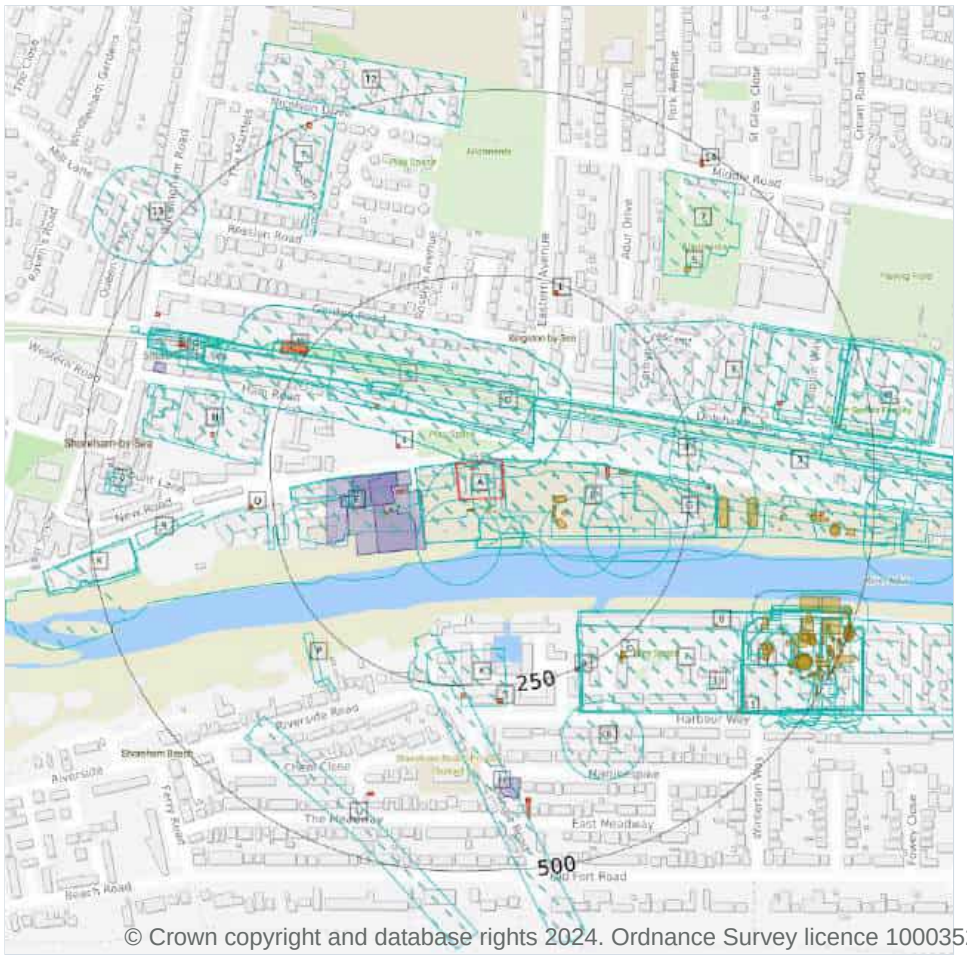
Site Area: 0.3ha

OS MasterMap site plan



Site Area: 0.3ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	115

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

Features are displayed on the Past land use map on page 15>

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Works	1982	2182863

ID	Location	Land use	Dates present	Group ID
A	On site	Timber Ponds	1873 - 1896	2295984
A	On site	Unspecified Wharf	1896	2302457
B	On site	Unspecified Depots	1982	2184380
B	On site	Unspecified Warehouse	1968	2189575
B	On site	Unspecified Depot	1972	2261142
B	On site	Timber Pond	1909	2271811
B	On site	Unspecified Depot	1963	2296181
C	On site	Goods Yard	1909	2265610
C	On site	Goods Yard	1948	2290131
A	1m SW	Unspecified Wharf	1982	2276839
A	26m SE	Unspecified Wharf	1912	2256150
C	32m NE	Goods Yard	1912	2264307
D	32m NE	Railway Sidings	1912	2242982
C	37m NE	Goods Yard	1963	2248546
C	37m NE	Railway Sidings	1963 - 1968	2313352
D	44m NE	Railway Sidings	1909	2259063
D	44m NE	Railway Sidings	1948	2297355
C	57m NE	Railway Sidings	1972	2218252
E	62m W	Unspecified Works	1972	2215042
B	63m SE	Unspecified Wharf	1909	2332143
D	72m N	Railway Sidings	1896	2306180
B	109m E	Timber Pond	1912	2234484
C	118m NW	Goods Yard	1968	2261735
B	120m E	Unspecified Wharf	1982	2273774
C	120m NW	Railway Building	1972	2196481
E	136m W	Unspecified Works	1963 - 1968	2312062
F	164m NE	Brick Field	1896	2271597
G	178m E	Unspecified Depot	1982	2327666

ID	Location	Land use	Dates present	Group ID
H	183m S	Tramway Sidings	1909 - 1912	2300155
I	183m SE	Unspecified Commercial/Industrial	1972	2171429
I	183m SE	Timber Yard	1982	2200878
J	183m SE	Unspecified Depot	1982	2325224
I	197m SE	Unspecified Depot	1968	2269246
K	200m S	Unspecified Works	1963 - 1968	2273736
2	211m E	Coastguard Station	1909 - 1912	2265849
3	224m E	Brick Field	1873	2324894
N	260m W	Unspecified Old Workhouse	1896	2158522
P	267m SW	Boat House	1963 - 1968	2320462
G	288m E	Unspecified Tanks	1982	2168692
P	297m SW	Boat House	1896	2172724
6	298m SE	Hospital	1896	2194991
N	323m W	Unspecified Workhouse	1873	2180853
F	323m E	Brick Field	1912	2273941
F	326m E	Brick Field	1909	2291968
7	331m NE	Brick Field	1909	2158722
G	332m E	Unspecified Tanks	1982	2168691
9	345m W	Unspecified Wharf	1948	2189823
R	347m NW	Railway Station	1896	2226251
R	352m NW	Railway Station	1873	2258931
G	353m E	Unspecified Works	1982	2226508
R	355m NW	Railway Station	1909 - 1912	2287511
R	358m NW	Railway Station	1948	2243997
R	359m NW	Railway Station	1963	2215628
S	361m NE	Unspecified Tank	1909	2192119
T	362m NW	Nursery	1931 - 1947	2245067
J	364m SE	Chemical Works	1896	2310190

ID	Location	Land use	Dates present	Group ID
J	366m SE	Unspecified Works	1963	2183002
J	367m SE	Unspecified Wharf	1909	2263978
R	367m NW	Railway Station	1968 - 1982	2323189
F	369m E	Unspecified Mill	1963	2173497
J	369m SE	Chemical Works	1948	2307212
J	369m SE	Chemical Works	1909	2316669
J	369m SE	Chemical Works	1912	2251284
10	372m SE	Unspecified Tank	1963	2192073
F	374m E	Sawmill	1982	2201003
J	384m SE	Railway Sidings	1912	2278865
J	386m SE	Railway Sidings	1909	2204596
R	389m W	Police Station	1982	2201543
T	390m NW	Nursery	1963	2267209
J	391m SE	Unspecified Depot	1968 - 1972	2289908
J	392m SE	Unspecified Wharf	1912	2278060
J	392m SE	Unspecified Wharf	1948	2243494
U	393m SW	Rifle Range	1896	2169549
J	395m SE	Unspecified Tanks	1948	2168806
J	403m SE	Unspecified Depot	1968 - 1972	2295398
G	418m E	Railway Sidings	1963	2205154
G	418m E	Unspecified Works	1963	2228582
G	428m E	Railway Sidings	1968 - 1972	2310654
J	439m SE	Unspecified Tank	1963	2192070
V	440m W	Police Station	1873	2252768
W	441m E	Soap Works	1896	2271554
X	441m W	Shipbuilding Yard	1909	2275867
X	441m W	Shipbuilding Yard	1948	2329693
G	441m E	Unspecified Tank	1963	2191603

ID	Location	Land use	Dates present	Group ID
X	442m W	Ship Building Yard	1912	2198309
J	443m SE	Unspecified Tanks	1909	2207078
J	443m SE	Unspecified Tanks	1948	2231235
J	444m SE	Unspecified Tanks	1912	2242271
W	449m E	Unspecified Works	1963 - 1968	2269160
W	450m E	Soap Works	1948	2257412
V	451m W	Police Station	1972	2312007
J	451m SE	Unspecified Tanks	1963	2256387
W	451m E	Soap Works	1909 - 1912	2330193
12	453m N	Nursery	1947	2317091
J	453m SE	Unspecified Tank	1896	2192068
13	455m NW	Disused Windmill	1896	2201723
W	457m E	Unspecified Commercial/Industrial	1972	2171368
W	457m E	Unspecified Warehouses	1982	2199173
J	457m SE	Unspecified Ground Workings	1963	2164474
R	462m NW	Railway Building	1931 - 1947	2246952
J	464m SE	Railway Sidings	1948	2233036
J	464m SE	Railway Sidings	1912	2305522
J	469m SE	Unspecified Heap	1948	2187487
J	471m SE	Unspecified Heaps	1912	2245492
J	471m SE	Unspecified Heaps	1909	2244800
G	482m E	Railway Sidings	1948	2325502
G	488m E	Unspecified Works	1968 - 1972	2303916
G	488m E	Steam Sawing and Planning Mills	1873	2167150
G	488m E	Sawing and Planing Mills	1948	2330161
G	488m E	Railway Sidings	1873	2285064
J	492m E	Unspecified Tanks	1948	2252873
J	492m E	Unspecified Tanks	1909	2293065

ID	Location	Land use	Dates present	Group ID
J	492m E	Unspecified Tanks	1912	2247821
J	499m SE	Unspecified Tank	1963	2192069

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	121

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

Features are displayed on the Past land use map on page 15>

ID	Location	Land use	Dates present	Group ID
A	13m S	Tanks	1991	379444
A	14m S	Unspecified Tank	1991	392438
A	14m S	Unspecified Tank	1994	392445
A	16m SE	Unspecified Tank	1994	392446
E	51m W	Unspecified Tank	1994	401181
E	51m W	Unspecified Tank	1991	416854
B	67m E	Tanks	1969	379445
B	68m E	Unspecified Tank	1991	392439
B	68m E	Tanks	1969	379446
B	70m SE	Tanks	1969	379448
B	76m SE	Tanks	1969	379449
E	81m W	Unspecified Tank	1951	408717
E	81m W	Unspecified Tank	1951	418216
B	82m E	Tanks	1969	379447
E	92m W	Unspecified Tank	1969	392431
E	98m W	Unspecified Tank	1969	392432

ID	Location	Land use	Dates present	Group ID
B	126m E	Unspecified Tank	1994	427940
B	126m E	Unspecified Tank	1991	411979
B	157m E	Unspecified Tank	1969	392440
O	260m SE	Unspecified Tank	1979 - 1994	423565
O	262m SE	Unspecified Tank	1969	416386
O	267m SE	Unspecified Tank	1979 - 1994	421125
G	290m E	Tanks	1985 - 1995	420178
G	329m E	Tanks	1985 - 1995	430026
8	332m SE	Unspecified Tank	1950	394183
G	341m E	Unspecified Tank	1995	407412
G	342m E	Unspecified Tank	1985	409586
S	355m NE	Unspecified Tank	1912	393504
J	364m SE	Unspecified Tank	1912	394176
G	374m E	Unspecified Tank	1985	392447
G	375m E	Tanks	1985	379451
G	377m E	Unspecified Tank	1965	392435
J	385m SE	Tanks	1912	379864
J	399m SE	Tanks	1930	408711
J	403m SE	Tanks	1950	404652
J	403m SE	Tanks	1950	408053
G	416m E	Unspecified Tank	1985	412697
G	416m E	Unspecified Tank	1985	406817
J	417m SE	Unspecified Tank	1950	426485
J	422m E	Unspecified Tank	1912	394184
G	422m E	Unspecified Tank	1985	401605
J	427m SE	Unspecified Tank	1912	394186
G	428m E	Unspecified Tank	1985	416372
J	433m SE	Unspecified Tank	1930	394178

ID	Location	Land use	Dates present	Group ID
J	434m SE	Unspecified Tank	1912	408364
J	435m SE	Unspecified Tank	1898	394185
J	438m E	Tanks	1912	379865
J	441m SE	Unspecified Tank	1950	411679
J	442m SE	Tanks	1950	401915
J	442m SE	Tanks	1950	420472
G	443m E	Unspecified Tank	1951 - 1965	410823
G	443m E	Unspecified Tank	1951	426213
J	444m SE	Unspecified Tank	1912 - 1930	424833
G	445m E	Unspecified Tank	1951	392430
J	447m SE	Unspecified Tank	1950	406399
J	449m SE	Unspecified Tank	1930	406008
J	450m E	Unspecified Tank	1912	394171
J	450m SE	Unspecified Tank	1930	394182
J	450m SE	Unspecified Tank	1950	407763
J	451m SE	Unspecified Tank	1898	427318
J	453m SE	Unspecified Tank	1930	413169
J	453m SE	Tanks	1950	379863
J	453m SE	Tanks	1950	413793
J	453m SE	Unspecified Tank	1950	398823
W	454m E	Tanks	1965	379443
J	455m SE	Unspecified Tank	1898	426740
J	456m SE	Tanks	1950	420952
J	459m E	Unspecified Tank	1930	394167
G	465m E	Tanks	1951	423661
J	468m SE	Tanks	1912	379854
J	468m SE	Tanks	1950	430701
J	469m SE	Tanks	1950	402994

ID	Location	Land use	Dates present	Group ID
J	471m SE	Tanks	1950	416512
J	475m SE	Tanks	1950	431809
J	475m SE	Tanks	1950	425158
J	476m SE	Tanks	1950	418538
J	477m SE	Unspecified Tank	1898	394173
J	477m SE	Tanks	1979	379859
J	480m SE	Tanks	1930	414219
J	481m E	Tanks	1912	379861
J	481m SE	Tanks	1950	403747
J	481m SE	Tanks	1950	417603
J	481m SE	Unspecified Tank	1950	394170
J	482m SE	Tanks	1950	379855
J	482m SE	Tanks	1898	406283
J	482m E	Unspecified Tank	1912	394174
J	484m SE	Tanks	1950	404940
J	485m SE	Tanks	1950	419307
J	485m SE	Tanks	1950	417166
J	487m SE	Unspecified Tank	1950	403328
J	488m SE	Tanks	1950	417750
J	488m SE	Tanks	1950	431947
J	488m SE	Tanks	1950	421139
J	489m SE	Tanks	1950	421882
J	489m SE	Tanks	1898	421910
J	490m SE	Tanks	1950	419821
J	491m E	Tanks	1930	427417
J	491m SE	Unspecified Tank	1950	394165
J	491m SE	Tanks	1950	379860
W	491m E	Unspecified Tank	1965	392434

ID	Location	Land use	Dates present	Group ID
J	492m SE	Tanks	1950	416994
J	493m SE	Tanks	1950	408343
J	493m SE	Unspecified Tank	1950	394166
J	494m E	Tanks	1898	403670
J	494m E	Unspecified Tank	1950	426132
J	494m E	Unspecified Tank	1950	426983
J	495m SE	Tanks	1912	427615
J	496m SE	Unspecified Tank	1950	429634
J	496m SE	Tanks	1950	398132
J	496m SE	Unspecified Tank	1950	419326
J	497m SE	Unspecified Tank	1898	394172
J	497m E	Tanks	1950	428058
J	497m SE	Tanks	1950	409938
J	497m SE	Tanks	1950	407209
J	497m E	Tanks	1950	431929
J	497m E	Tanks	1950	428104
J	498m SE	Tanks	1898	379862
J	498m SE	Tanks	1950	418957
J	498m SE	Tanks	1950	416126
J	499m E	Tanks	1930	426560
J	499m SE	Tanks	1950	416000

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	34

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

Features are displayed on the Past land use map on page 15>

ID	Location	Land use	Dates present	Group ID
A	On site	Electricity Substation	1980 - 1985	307255
E	70m W	Electricity Substation	1951	292452
E	73m W	Electricity Substation	1989 - 1994	313207
E	75m W	Electricity Substation	1969	283979
1	79m W	Electricity Substation	1969	267362
E	86m W	Electricity Substation	1980 - 1985	292619
C	130m NW	Electricity Substation	1980 - 1994	286464
B	139m E	Electricity Substation	1994	320086
B	139m E	Electricity Substation	1951 - 1991	310542
L	235m N	Electricity Substation	1994	310898
L	235m N	Electricity Substation	1969 - 1989	287515
L	236m N	Electricity Substation	1991	289995
4	249m SE	Electricity Substation	1994	273923
M	251m NW	Electricity Substation	1951	291086
M	251m NW	Electricity Substation	1974	283616
M	252m NW	Electricity Substation	1979 - 1986	290908
K	261m S	Electricity Substation	1994	273924
5	270m S	Electricity Substation	1950	305692
G	274m E	Electricity Substation	1985 - 1995	318898
Q	278m W	Electricity Substation	1974	298818
Q	278m W	Electricity Substation	1979 - 1986	304196
N	328m W	Electricity Substation	1986	272652
F	330m E	Electricity Substation	1985 - 1995	296330
F	378m E	Electricity Substation	1985 - 1995	304237
H	405m S	Electricity Substation	1979	298645
H	405m S	Electricity Substation	1994	289416
H	406m S	Electricity Substation	1969	282327

ID	Location	Land use	Dates present	Group ID
U	410m S	Electricity Substation	1969 - 1979	279952
U	411m S	Electricity Substation	1994	298056
11	424m SE	Electricity Substation	1979 - 1994	306500
G	427m E	Electricity Substation	1985 - 1995	279098
R	446m NW	Electricity Substation	1974 - 1986	302327
14	477m NE	Electricity Substation	1969 - 1994	300074
T	493m NW	Electricity Substation	1972 - 1994	319763

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	9

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

Features are displayed on the Past land use map page 15>

ID	Location	Land use	Dates present	Group ID
E	51m W	Garage	1989	85854
E	62m W	Garage	1991	84660
E	81m W	Garage	1980 - 1985	91728
E	81m W	Garage	1951	87429

ID	Location	Land use	Dates present	Group ID
E	81m W	Garage	1969	89376
E	82m W	Garage	1994	85806
E	140m W	Garage	1989 - 1994	86803
H	376m S	Garage	1950	81674
R	411m W	Garage	1966 - 1986	93133

This data is sourced from Ordnance Survey / Groundsure.

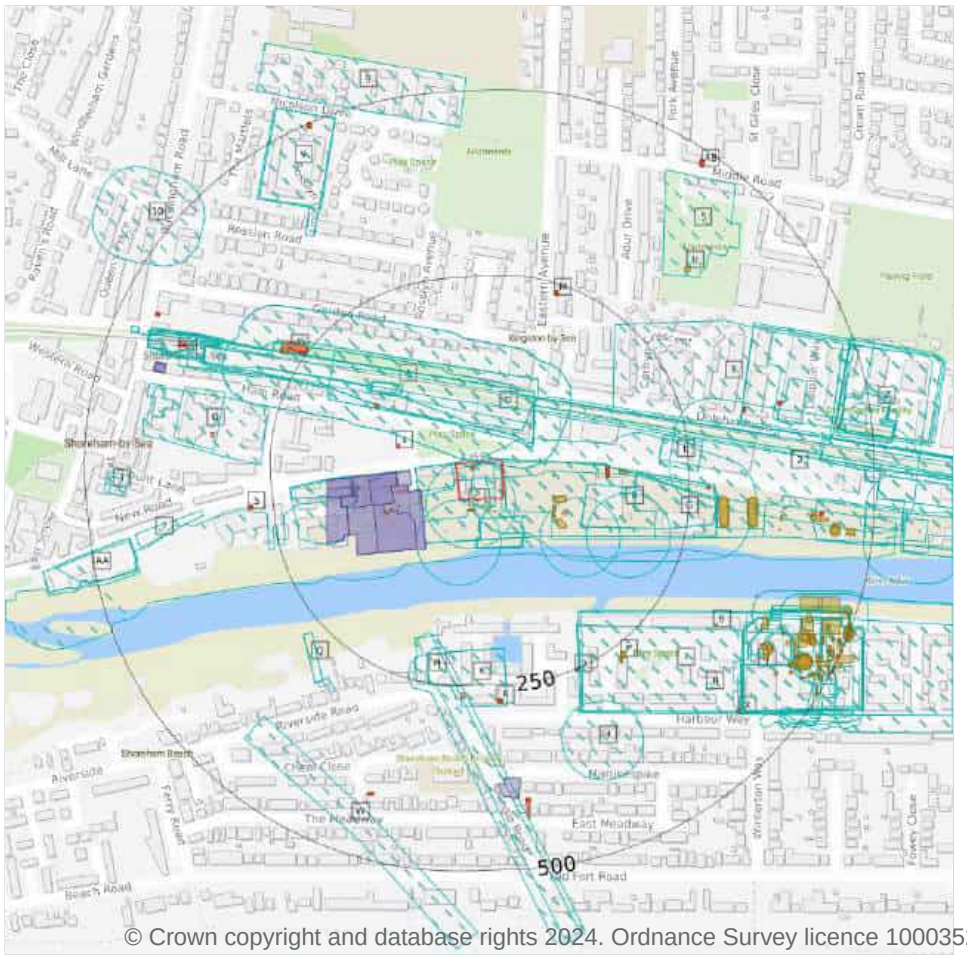
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	138

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

Features are displayed on the Past land use - un-grouped map on page 28.

ID	Location	Land Use	Date	Group ID
A	On site	Goods Yard	1948	2290131
A	On site	Goods Yard	1909	2265610
B	On site	Timber Pond	1909	2271811

ID	Location	Land Use	Date	Group ID
B	On site	Unspecified Depot	1963	2296181
B	On site	Unspecified Warehouse	1968	2189575
B	On site	Unspecified Depot	1972	2261142
B	On site	Unspecified Depots	1982	2184380
C	On site	Timber Ponds	1873	2295984
C	On site	Timber Ponds	1896	2295984
C	On site	Unspecified Wharf	1896	2302457
C	On site	Unspecified Works	1982	2182863
C	1m SW	Unspecified Wharf	1982	2276839
C	26m SE	Unspecified Wharf	1912	2256150
C	26m SE	Unspecified Wharf	1912	2256150
A	32m NE	Goods Yard	1912	2264307
D	32m NE	Railway Sidings	1912	2242982
A	37m NE	Railway Sidings	1963	2313352
A	37m NE	Goods Yard	1963	2248546
A	37m NE	Railway Sidings	1968	2313352
D	44m NE	Railway Sidings	1948	2297355
D	44m NE	Railway Sidings	1909	2259063
A	57m NE	Railway Sidings	1972	2218252
E	62m W	Unspecified Works	1972	2215042
B	63m SE	Unspecified Wharf	1909	2332143
D	72m N	Railway Sidings	1896	2306180
B	109m E	Timber Pond	1912	2234484
B	109m E	Timber Pond	1912	2234484
A	118m NW	Goods Yard	1968	2261735
B	120m E	Unspecified Wharf	1982	2273774
A	120m NW	Railway Building	1972	2196481
E	136m W	Unspecified Works	1963	2312062

ID	Location	Land Use	Date	Group ID
E	136m W	Unspecified Works	1968	2312062
F	164m NE	Brick Field	1896	2271597
G	178m E	Unspecified Depot	1982	2327666
H	183m S	Tramway Sidings	1909	2300155
I	183m SE	Unspecified Commercial/Industrial	1972	2171429
I	183m SE	Timber Yard	1982	2200878
J	183m SE	Unspecified Depot	1982	2325224
H	185m S	Tramway Sidings	1912	2300155
I	197m SE	Unspecified Depot	1968	2269246
K	200m S	Unspecified Works	1963	2273736
K	200m S	Unspecified Works	1968	2273736
L	211m E	Coastguard Station	1912	2265849
L	211m E	Coastguard Station	1909	2265849
2	224m E	Brick Field	1873	2324894
O	260m W	Unspecified Old Workhouse	1896	2158522
Q	267m SW	Boat House	1963	2320462
Q	267m SW	Boat House	1968	2320462
G	288m E	Unspecified Tanks	1982	2168692
Q	297m SW	Boat House	1896	2172724
4	298m SE	Hospital	1896	2194991
O	323m W	Unspecified Workhouse	1873	2180853
F	323m E	Brick Field	1912	2273941
F	323m E	Brick Field	1912	2273941
F	326m E	Brick Field	1909	2291968
5	331m NE	Brick Field	1909	2158722
G	332m E	Unspecified Tanks	1982	2168691
7	345m W	Unspecified Wharf	1948	2189823
T	347m NW	Railway Station	1896	2226251

ID	Location	Land Use	Date	Group ID
T	352m NW	Railway Station	1873	2258931
G	353m E	Unspecified Works	1982	2226508
T	355m NW	Railway Station	1912	2287511
T	358m NW	Railway Station	1948	2243997
T	358m NW	Railway Station	1909	2287511
T	359m NW	Railway Station	1963	2215628
U	361m NE	Unspecified Tank	1909	2192119
V	362m NW	Nursery	1947	2245067
V	362m NW	Nursery	1931	2245067
J	364m SE	Chemical Works	1896	2310190
J	366m SE	Unspecified Works	1963	2183002
J	367m SE	Unspecified Wharf	1909	2263978
T	367m NW	Railway Station	1968	2323189
T	367m NW	Railway Station	1972	2323189
T	367m NW	Railway Station	1982	2323189
F	369m E	Unspecified Mill	1963	2173497
J	369m SE	Chemical Works	1948	2307212
J	369m SE	Chemical Works	1909	2316669
J	369m SE	Chemical Works	1912	2251284
8	372m SE	Unspecified Tank	1963	2192073
F	374m E	Sawmill	1982	2201003
J	384m SE	Railway Sidings	1912	2278865
J	386m SE	Railway Sidings	1909	2204596
T	389m W	Police Station	1982	2201543
V	390m NW	Nursery	1963	2267209
J	391m SE	Unspecified Depot	1968	2289908
J	391m SE	Unspecified Depot	1972	2289908
J	392m SE	Unspecified Wharf	1912	2278060

ID	Location	Land Use	Date	Group ID
J	392m SE	Unspecified Wharf	1912	2278060
J	392m SE	Unspecified Wharf	1948	2243494
W	393m SW	Rifle Range	1896	2169549
J	395m SE	Unspecified Tanks	1948	2168806
J	403m SE	Unspecified Depot	1968	2295398
J	403m SE	Unspecified Depot	1972	2295398
G	418m E	Unspecified Works	1963	2228582
G	418m E	Railway Sidings	1963	2205154
G	428m E	Railway Sidings	1968	2310654
G	428m E	Railway Sidings	1972	2310654
J	439m SE	Unspecified Tank	1963	2192070
Y	440m W	Police Station	1873	2252768
Z	441m E	Soap Works	1896	2271554
AA	441m W	Shipbuilding Yard	1948	2329693
AA	441m W	Shipbuilding Yard	1909	2275867
G	441m E	Unspecified Tank	1963	2191603
AA	442m W	Ship Building Yard	1912	2198309
J	443m SE	Unspecified Tanks	1948	2231235
J	443m SE	Unspecified Tanks	1909	2207078
J	444m SE	Unspecified Tanks	1912	2242271
Z	449m E	Unspecified Works	1963	2269160
Z	450m E	Soap Works	1948	2257412
Y	451m W	Police Station	1972	2312007
J	451m SE	Unspecified Tanks	1963	2256387
Z	451m E	Soap Works	1909	2330193
Z	451m E	Soap Works	1912	2330193
9	453m N	Nursery	1947	2317091
J	453m SE	Unspecified Tank	1896	2192068

ID	Location	Land Use	Date	Group ID
10	455m NW	Disused Windmill	1896	2201723
Z	457m E	Unspecified Commercial/Industrial	1972	2171368
Z	457m E	Unspecified Warehouses	1982	2199173
J	457m SE	Unspecified Ground Workings	1963	2164474
Z	461m E	Unspecified Works	1968	2269160
T	462m NW	Railway Building	1947	2246952
T	462m NW	Railway Building	1931	2246952
J	464m SE	Railway Sidings	1948	2233036
J	464m SE	Railway Sidings	1912	2305522
J	469m SE	Unspecified Heap	1948	2187487
J	471m SE	Unspecified Heaps	1912	2245492
J	471m SE	Unspecified Heaps	1912	2245492
J	471m SE	Unspecified Heaps	1909	2244800
G	482m E	Railway Sidings	1948	2325502
G	488m E	Unspecified Works	1968	2303916
G	488m E	Unspecified Works	1972	2303916
G	488m E	Steam Sawing and Planning Mills	1873	2167150
G	488m E	Sawing and Planing Mills	1948	2330161
G	488m E	Railway Sidings	1873	2285064
J	492m E	Unspecified Tanks	1948	2252873
J	492m E	Unspecified Tanks	1909	2293065
J	492m E	Unspecified Tanks	1912	2247821
J	499m SE	Unspecified Tank	1963	2192069

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	140

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

Features are displayed on the Past land use - un-grouped map on page 28.

ID	Location	Land Use	Date	Group ID
C	13m S	Tanks	1991	379444
C	14m S	Unspecified Tank	1991	392438
C	14m S	Unspecified Tank	1994	392445
C	16m SE	Unspecified Tank	1994	392446
E	51m W	Unspecified Tank	1994	401181
E	51m W	Unspecified Tank	1991	416854
B	67m E	Tanks	1969	379445
B	68m E	Unspecified Tank	1991	392439
B	68m E	Tanks	1969	379446
B	70m SE	Tanks	1969	379448
B	76m SE	Tanks	1969	379449
E	81m W	Unspecified Tank	1951	408717
E	81m W	Unspecified Tank	1951	418216
B	82m E	Tanks	1969	379447
E	92m W	Unspecified Tank	1969	392431
E	98m W	Unspecified Tank	1969	392432
B	126m E	Unspecified Tank	1994	427940
B	126m E	Unspecified Tank	1991	411979
B	157m E	Unspecified Tank	1969	392440
P	260m SE	Unspecified Tank	1994	423565
P	260m SE	Unspecified Tank	1979	423565
P	262m SE	Unspecified Tank	1969	416386
P	267m SE	Unspecified Tank	1994	421125

ID	Location	Land Use	Date	Group ID
P	268m SE	Unspecified Tank	1979	421125
G	290m E	Tanks	1995	420178
G	291m E	Tanks	1985	420178
G	329m E	Tanks	1995	430026
G	330m E	Tanks	1985	430026
6	332m SE	Unspecified Tank	1950	394183
G	341m E	Unspecified Tank	1995	407412
G	342m E	Unspecified Tank	1985	409586
U	355m NE	Unspecified Tank	1912	393504
J	364m SE	Unspecified Tank	1912	394176
G	374m E	Unspecified Tank	1985	392447
G	375m E	Tanks	1985	379451
G	377m E	Unspecified Tank	1965	392435
J	385m SE	Tanks	1912	379864
J	399m SE	Tanks	1930	408711
J	403m SE	Tanks	1950	404652
J	403m SE	Tanks	1950	408053
G	416m E	Unspecified Tank	1985	412697
G	416m E	Unspecified Tank	1985	406817
J	417m SE	Unspecified Tank	1950	426485
J	417m SE	Unspecified Tank	1950	426485
J	422m E	Unspecified Tank	1912	394184
G	422m E	Unspecified Tank	1985	401605
J	427m SE	Unspecified Tank	1912	394186
G	428m E	Unspecified Tank	1985	416372
J	433m SE	Unspecified Tank	1930	394178
J	434m SE	Unspecified Tank	1912	408364
J	435m SE	Unspecified Tank	1898	394185

ID	Location	Land Use	Date	Group ID
J	438m E	Tanks	1912	379865
J	441m SE	Unspecified Tank	1950	411679
J	442m SE	Unspecified Tank	1950	411679
J	442m SE	Tanks	1950	401915
J	442m SE	Tanks	1950	420472
G	443m E	Unspecified Tank	1965	410823
G	443m E	Unspecified Tank	1951	410823
G	443m E	Unspecified Tank	1951	426213
J	444m SE	Unspecified Tank	1912	424833
J	444m SE	Unspecified Tank	1930	424833
G	445m E	Unspecified Tank	1951	392430
J	447m SE	Unspecified Tank	1950	406399
J	447m SE	Unspecified Tank	1950	406399
J	449m SE	Unspecified Tank	1930	406008
J	450m E	Unspecified Tank	1912	394171
J	450m SE	Unspecified Tank	1930	394182
J	450m SE	Unspecified Tank	1950	407763
J	451m SE	Unspecified Tank	1950	407763
J	451m SE	Unspecified Tank	1898	427318
J	453m SE	Unspecified Tank	1930	413169
J	453m SE	Tanks	1950	379863
J	453m SE	Tanks	1950	413793
J	453m SE	Unspecified Tank	1950	398823
Z	454m E	Tanks	1965	379443
J	455m SE	Unspecified Tank	1898	426740
J	456m SE	Tanks	1950	420952
J	459m E	Unspecified Tank	1930	394167
G	465m E	Tanks	1951	423661

ID	Location	Land Use	Date	Group ID
G	465m E	Tanks	1951	423661
J	468m SE	Tanks	1912	379854
J	468m SE	Tanks	1950	430701
J	468m SE	Tanks	1950	430701
J	469m SE	Tanks	1950	402994
J	469m SE	Tanks	1950	402994
J	471m SE	Tanks	1950	416512
J	471m SE	Tanks	1950	416512
J	475m SE	Tanks	1950	431809
J	475m SE	Tanks	1950	425158
J	476m SE	Tanks	1950	418538
J	477m SE	Unspecified Tank	1898	394173
J	477m SE	Tanks	1979	379859
J	480m SE	Tanks	1930	414219
J	481m E	Tanks	1912	379861
J	481m SE	Tanks	1950	403747
J	481m SE	Tanks	1950	417603
J	481m SE	Unspecified Tank	1950	394170
J	482m SE	Tanks	1950	379855
J	482m SE	Tanks	1898	406283
J	482m E	Unspecified Tank	1912	394174
J	484m SE	Tanks	1950	404940
J	485m SE	Tanks	1950	419307
J	485m SE	Tanks	1950	417166
J	487m SE	Tanks	1950	417166
J	487m SE	Unspecified Tank	1950	403328
J	487m SE	Unspecified Tank	1950	403328
J	488m SE	Tanks	1950	417750

ID	Location	Land Use	Date	Group ID
J	488m SE	Tanks	1950	431947
J	488m SE	Tanks	1950	421139
J	489m SE	Tanks	1950	421882
J	489m SE	Tanks	1898	421910
J	490m SE	Tanks	1950	419821
J	491m E	Tanks	1930	427417
J	491m SE	Unspecified Tank	1950	394165
J	491m SE	Tanks	1950	379860
Z	491m E	Unspecified Tank	1965	392434
J	492m SE	Tanks	1950	416994
J	493m SE	Tanks	1950	408343
J	493m SE	Unspecified Tank	1950	394166
J	494m E	Tanks	1898	403670
J	494m E	Unspecified Tank	1950	426132
J	494m E	Unspecified Tank	1950	426983
J	495m SE	Tanks	1950	408343
J	495m SE	Tanks	1912	427615
J	496m SE	Unspecified Tank	1950	429634
J	496m SE	Tanks	1950	398132
J	496m SE	Unspecified Tank	1950	419326
J	496m SE	Tanks	1950	398132
J	497m SE	Unspecified Tank	1898	394172
J	497m E	Tanks	1950	428058
J	497m SE	Tanks	1950	409938
J	497m SE	Tanks	1950	407209
J	497m E	Tanks	1950	431929
J	497m E	Tanks	1950	428104
J	498m SE	Tanks	1898	379862

ID	Location	Land Use	Date	Group ID
J	498m SE	Tanks	1950	418957
J	498m SE	Tanks	1950	416126
J	499m E	Tanks	1930	426560
J	499m SE	Tanks	1950	416000
J	499m SE	Tanks	1950	416000

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	75

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

Features are displayed on the Past land use - un-grouped map on page 28>

ID	Location	Land Use	Date	Group ID
C	On site	Electricity Substation	1980	307255
C	On site	Electricity Substation	1985	307255
E	70m W	Electricity Substation	1951	292452
E	71m W	Electricity Substation	1951	292452
E	73m W	Electricity Substation	1989	313207
E	73m W	Electricity Substation	1989	313207
E	74m W	Electricity Substation	1994	313207
E	75m W	Electricity Substation	1969	283979
E	75m W	Electricity Substation	1991	313207
1	79m W	Electricity Substation	1969	267362
E	86m W	Electricity Substation	1980	292619
E	86m W	Electricity Substation	1985	292619
A	130m NW	Electricity Substation	1980	286464
A	130m NW	Electricity Substation	1985	286464
A	130m NW	Electricity Substation	1989	286464

ID	Location	Land Use	Date	Group ID
A	130m NW	Electricity Substation	1989	286464
A	130m NW	Electricity Substation	1994	286464
A	130m NW	Electricity Substation	1991	286464
B	139m E	Electricity Substation	1994	320086
B	139m E	Electricity Substation	1951	310542
B	139m E	Electricity Substation	1991	310542
B	139m E	Electricity Substation	1969	310542
B	140m E	Electricity Substation	1980	310542
B	140m E	Electricity Substation	1985	310542
B	140m E	Electricity Substation	1989	310542
B	140m E	Electricity Substation	1989	310542
B	140m E	Electricity Substation	1951	310542
M	235m N	Electricity Substation	1994	310898
M	235m N	Electricity Substation	1969	287515
M	236m N	Electricity Substation	1991	289995
M	236m N	Electricity Substation	1980	287515
M	236m N	Electricity Substation	1985	287515
M	236m N	Electricity Substation	1989	287515
M	236m N	Electricity Substation	1989	287515
3	249m SE	Electricity Substation	1994	273923
N	251m NW	Electricity Substation	1951	291086
N	251m NW	Electricity Substation	1951	291086
N	251m NW	Electricity Substation	1974	283616
N	252m NW	Electricity Substation	1979	290908
N	252m NW	Electricity Substation	1986	290908
K	261m S	Electricity Substation	1994	273924
R	270m S	Electricity Substation	1950	305692
R	270m S	Electricity Substation	1950	305692

ID	Location	Land Use	Date	Group ID
G	274m E	Electricity Substation	1995	318898
G	275m E	Electricity Substation	1985	318898
S	278m W	Electricity Substation	1974	298818
S	278m W	Electricity Substation	1979	304196
S	278m W	Electricity Substation	1986	304196
O	328m W	Electricity Substation	1986	272652
F	330m E	Electricity Substation	1995	296330
F	331m E	Electricity Substation	1985	296330
F	378m E	Electricity Substation	1995	304237
F	379m E	Electricity Substation	1985	304237
H	405m S	Electricity Substation	1979	298645
H	405m S	Electricity Substation	1994	289416
H	406m S	Electricity Substation	1969	282327
W	410m S	Electricity Substation	1979	279952
W	411m S	Electricity Substation	1994	298056
W	411m S	Electricity Substation	1969	279952
X	424m SE	Electricity Substation	1979	306500
X	424m SE	Electricity Substation	1987	306500
X	425m SE	Electricity Substation	1994	306500
G	427m E	Electricity Substation	1995	279098
G	428m E	Electricity Substation	1985	279098
T	446m NW	Electricity Substation	1979	302327
T	446m NW	Electricity Substation	1986	302327
T	447m NW	Electricity Substation	1974	302327
AB	477m NE	Electricity Substation	1969	300074
AB	478m NE	Electricity Substation	1979	300074
AB	478m NE	Electricity Substation	1984	300074
AB	478m NE	Electricity Substation	1994	300074

ID	Location	Land Use	Date	Group ID
AB	478m NE	Electricity Substation	1974	300074
V	493m NW	Electricity Substation	1994	319763
V	493m NW	Electricity Substation	1972	319763
V	494m NW	Electricity Substation	1984	319763

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	17

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

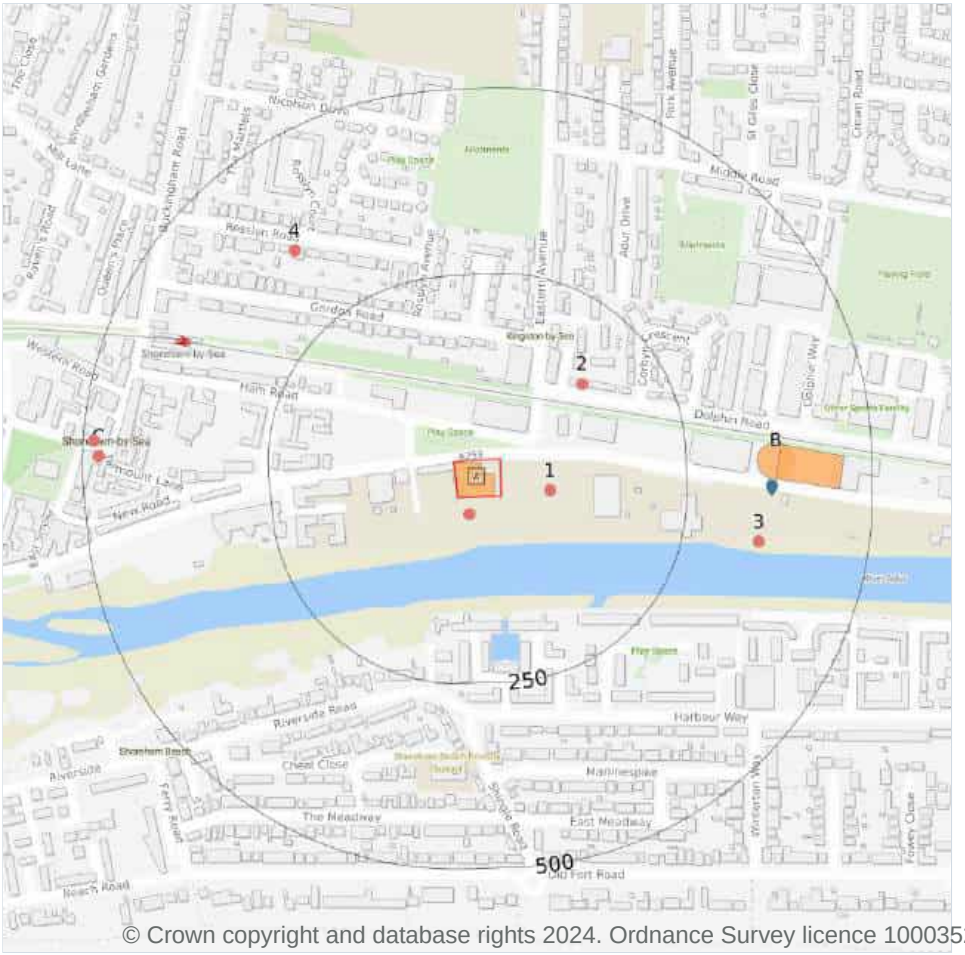
Features are displayed on the Past land use - un-grouped map on page 28>

ID	Location	Land Use	Date	Group ID
E	51m W	Garage	1989	85854
E	51m W	Garage	1989	85854
E	62m W	Garage	1991	84660
E	81m W	Garage	1980	91728
E	81m W	Garage	1985	91728
E	81m W	Garage	1951	87429
E	81m W	Garage	1969	89376
E	82m W	Garage	1994	85806
E	140m W	Garage	1989	86803

ID	Location	Land Use	Date	Group ID
E	140m W	Garage	1989	86803
E	142m W	Garage	1991	86803
E	143m W	Garage	1994	86803
H	376m S	Garage	1950	81674
T	411m W	Garage	1979	93133
T	411m W	Garage	1986	93133
T	411m W	Garage	1966	93133
T	411m W	Garage	1974	93133

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	3

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

Features are displayed on the Waste and landfill map page 44>

ID	Location	Address	Further Details	Date
A	On site	Site Address: N/A	Type of Site: Scrap Metal Depot Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1969
B	345m E	Site Address: Shoreham Civic Amenity Tip, Brighton Road, SHOREHAM-BY-SEA, West Sussex, BN43	Type of Site: Recycling Station Planning application reference: ADC/0453/06 Description: Scheme comprises operation of a bulking station for recyclables for a temporary period of up to 6 months. An application (ref: ADC/0453/06) for detailed planning permission was submitted to Adur D.C. Data source: Historic Planning Application Data Type: Point	-
B	370m E	Site Address: N/A	Type of Site: Amenity Tip Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995

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

3.6 Licensed waste sites

Records within 500m	6

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

Features are displayed on the Waste and landfill map on page 44>

ID	Location	Details		
B	363m E	Site Name: Shoreham H W R C Site Address: Land/ Premises At, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RJ Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: VIR011 EPR reference: EA/EPR/BP3397SU/V004 Operator: Viridor Waste Management Ltd Waste Management licence No: 19726 Annual Tonnage: 24999	Issue Date: 01/09/1995 Effective Date: 28/05/2004 Modified: 08/01/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	363m E	Site Name: Shoreham H W R C Site Address: Shoreham H W R C, Old Brighton Road, Shoreham-by-sea, West Sussex, BN43 6RJ Correspondence Address: Great Western House, Station Approach, Taunton, Somerset, TA1 1QW	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: VIR011 EPR reference: - Operator: Viridor Waste Management Ltd Waste Management licence No: 19726 Annual Tonnage: 0	Issue Date: 01/09/1995 Effective Date: 28/05/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
B	363m E	Site Name: Shoreham H W R C Site Address: Shoreham H W R C, Old Brighton Road, Shoreham-by-sea, West Sussex, BN43 6RJ Correspondence Address: Contract Office - Burgess Hill Transfer Station, Fairbridge Way, Burgess Hill, West Sussex, RH15 8QR	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WYV004 EPR reference: - Operator: Wyvern Waste Services Ltd Waste Management licence No: 19726 Annual Tonnage: 0	Issue Date: 01/09/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	363m E	Site Name: Shoreham H W R C Site Address: Shoreham H W R C, Old Brighton Road, Shoreham By Sea, West Sussex, BN43 6RJ Correspondence Address: Great Western House, Station Approach, Taunton, Somerset, TA1 1QW	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: VIR011 EPR reference: - Operator: Viridor Waste Management Ltd Waste Management licence No: 19726 Annual Tonnage: 15600	Issue Date: 01/09/1995 Effective Date: 28/05/2004 Modified: 29/11/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	363m E	Site Name: Shoreham H W R C Site Address: Land/ Premises At, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RJ Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: VIR011 EPR reference: EA/EPR/BP3397SU/V005 Operator: Viridor Waste Management Limited Waste Management licence No: 19726 Annual Tonnage: 24999	Issue Date: 01/09/1995 Effective Date: 28/05/2004 Modified: 20/10/2020 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
B	363m E	Site Name: Shoreham H W R C Site Address: Land/ Premises At, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RJ Correspondence Address: -	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 641822 EPR reference: EA/EPR/KB3606TX Operator: Syracuse Waste Limited Waste Management licence No: 19726 Annual Tonnage: 24999	Issue Date: 01/09/1995 Effective Date: 01/09/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	8

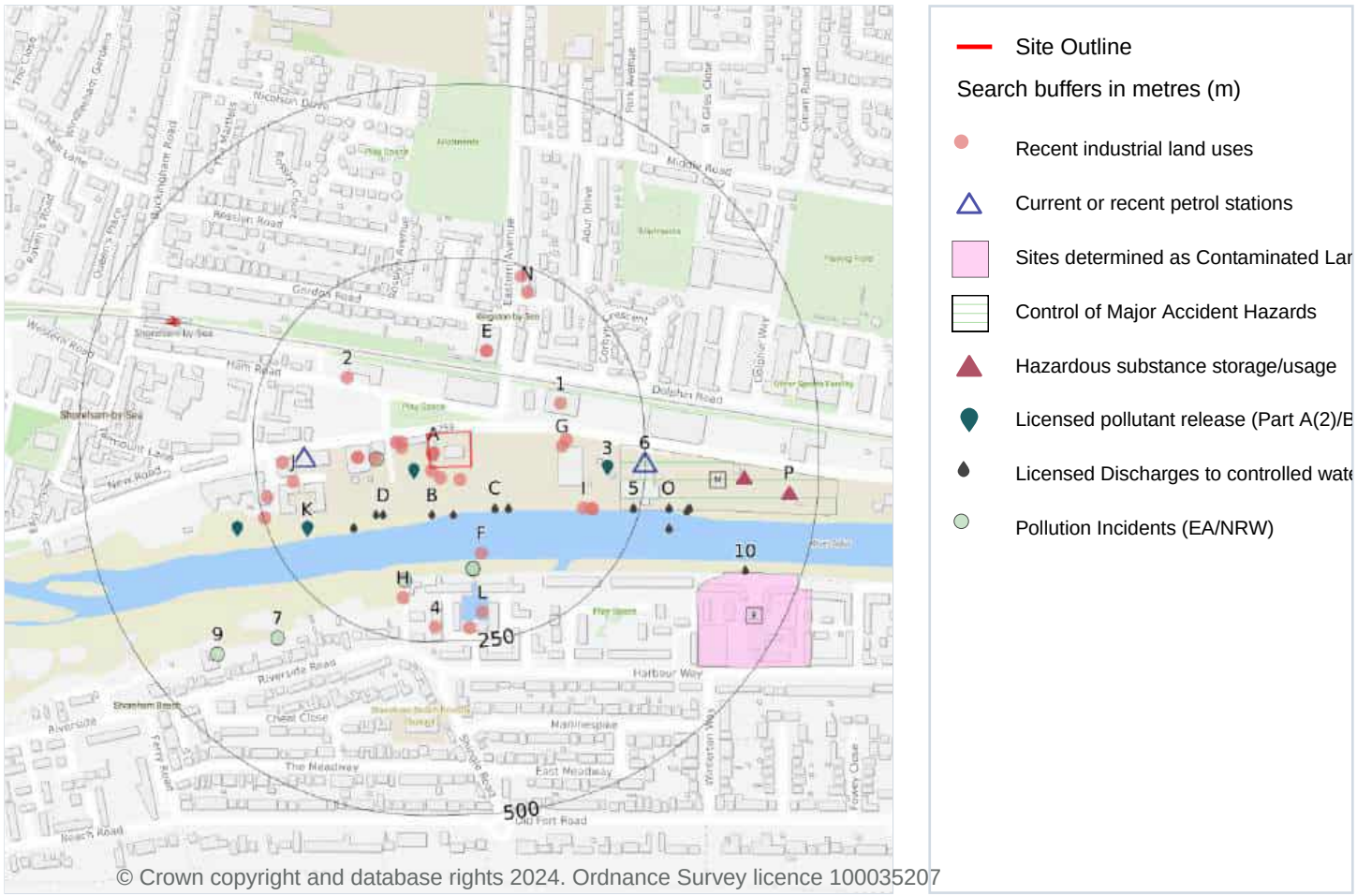
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a pe Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on page 44>

ID	Location	Site	Reference	Category	Sub-Category	Description
A	23m S	-	WEX313599	Using waste exemption	Not on a farm	Use of waste in construction
1	66m E	-	WEX359386	Using waste exemption	Not on a farm	Use of waste in construction
2	149m NE	5, Dolphin Road, Shoreham-By-Sea, Bn43 6pb	WEX107243	Storing waste exemption	Not on a farm	Storage of waste in a secure place
3	352m E	J Davies Building Limited, Lennards Wharf, Brighton Road, Shoreham, Bn43 6rn	WEX385297	Using waste exemption	Not on a farm	Use of waste in construction
4	356m NW	26, Rosslyn Road, Shoreham-By-Sea, Bn43 6wp	WEX288623	Using waste exemption	Not on a farm	Use of waste in construction
C	479m W	1-3, St. Marys Road, Shoreham-By-Sea, Bn43 5za	WEX258628	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	479m W	1-3, St. Marys Road, Shoreham-By-Sea, Bn43 5za	WEX117443	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	486m W	1-3 St. Marys Road Shoreham-By-Sea West Sussex Bn43 5za	EPR/VF0209MZ/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	32

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on page 49

ID	Location	Company	Address	Activity	Category
A	On site	Kwik-Fit (GB) Limited	37-41, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	On site	The Whale Car Wash Ltd	37, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Vehicle Cleaning Services	Personal, Consumer and Other Services

ID	Location	Company	Address	Activity	Category
A	On site	The Whale Car Wash	37, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Vehicle Cleaning Services	Personal, Consumer and Other Services
A	4m SW	Silo	West Sussex, BN43	Hoppers and Silos	Farming
A	15m S	Tank	West Sussex, BN43	Tanks (Generic)	Industrial Features
A	19m S	Tank	West Sussex, BN43	Tanks (Generic)	Industrial Features
A	38m W	Sovereign Surgical	Unit 2 Ham Business Centre, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Industrial Repairs and Servicing	Repair and Servicing
A	39m W	Ham Business Centre	West Sussex, BN43	Business Parks and Industrial Estates	Industrial Features
A	46m W	Powertrain Technology Ltd	Unit 1 Ham Business Centre, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Industrial Engineers	Engineering Services
A	78m W	Electricity Sub Station	West Sussex, BN43	Electrical Features	Infrastructure and Facilities
A	102m W	Dent Magician	69-75, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	102m W	Fix Auto	2, Fix Auto Brighton, 69-75, Brighton Road, Town Centre, Shoreham-by-Sea, West Sussex, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	119m N	Ready Steady Store	1-3, Eastern Avenue, Shoreham-by-Sea, West Sussex, BN43 6PD	Container and Storage	Transport, Storage and Delivery
E	119m N	Boxx Storage	1-3, Eastern Avenue, Shoreham-by-Sea, West Sussex, BN43 6PD	Container and Storage	Transport, Storage and Delivery
F	125m S	Free Wharf	West Sussex, BN43	Moorings and Unloading Facilities	Water
G	131m E	Tank	West Sussex, BN43	Tanks (Generic)	Industrial Features
1	136m NE	Halfords Autocentre	Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	138m E	Electricity Sub Station	West Sussex, BN43	Electrical Features	Infrastructure and Facilities
2	140m NW	Electricity Sub Station	West Sussex, BN43	Electrical Features	Infrastructure and Facilities
I	172m SE	New Wharf	West Sussex, BN43	Moorings and Unloading Facilities	Water

ID	Location	Company	Address	Activity	Category
I	185m SE	K R M Concrete Ltd	New Wharf, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RN	Concrete Products	Industrial Products
I	185m SE	Bee Moved	New Wharf, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RN	Container and Storage	Transport, Storage and Delivery
H	191m S	Slipway	West Sussex, BN43	Moorings and Unloading Facilities	Water
J	198m W	Riverside Business Centre	West Sussex, BN43	Business Parks and Industrial Estates	Industrial Features
L	210m S	Pontoons	West Sussex, BN43	Moorings and Unloading Facilities	Water
J	211m W	Montgomery Motors	Unit A Riverside Business Centre, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
N	216m NE	Miniature Rifle Range	West Sussex, BN43	Shooting Facilities	Sports Complex
4	229m S	Armstrong Lighting	4 King John Court, Emerald Quay, Shoreham-by-Sea, West Sussex, BN43 5JQ	Lampshades and Lighting	Consumer Products
L	232m S	The Quay	West Sussex, BN43	Moorings and Unloading Facilities	Water
N	235m N	Electricity Sub Station	West Sussex, BN43	Electrical Features	Infrastructure and Facilities
J	238m W	Surry Boat Yard	79a, Brighton Road, Shoreham-by-Sea, West Sussex, BN43 6RF	Moorings and Unloading Facilities	Water
J	249m W	Slipway	West Sussex, BN43	Moorings and Unloading Facilities	Water

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on page 49.

ID	Location	Company	Address	LPG	Status
J	180m W	ESSO	69-75, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RT	Not Applicable	Obsolete
6	249m E	CERTAS ENERGY	33, Brighton Road, Lennards Wharf, Shoreham By-Sea, West Sussex, BN43 6SA	No	Non-Retail

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	1

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

Features are displayed on the Current industrial land use map on page 49.

ID	Location	Description	Site name	Category	Year identified
8	371m SE	Former tar distillery. Groundwater issues previously under investigation by the Environment Agency.	Former Tar Distillery, Harbour Way	Potentially Contaminated Land	2010

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	1

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includ historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

Features are displayed on the Current industrial land use mapon page 49>

ID	Location	Company	Address	Operational status	Tier
M	214m E	Calor Gas Ltd	Calor Gas Ltd, Lennards Wharf, Brighton Road, Shoreham, BN43 6RN	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	4

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.

Features are displayed on the Current industrial land use mapon page 49>

ID	Location	Details	
M	391m E	Application reference number: SU/166/98/TP/17671 Application status: Historical Consent Application date: 12/10/1998 Address: Calor Gas Ltd, Lennards Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RN	Details: Storage Of 50 Tonnes Of Liquified Petroleum Gas. Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
M	391m E	Application reference number: SU/166/98/TP/17671 Application status: Approved Application date: 12/01/1998 Address: Jefferson Holdings Limited, Lennards Wharf, Brighton Rd, Shoreham By Sea, West Sussex, England, BN43 6SA	Details: Storage Of Lpg Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Details	
P	458m E	Application reference number: SU/25/01/TP/18970 Application status: Withdrawn Application date: 31/01/2001 Address: Lennards Wharf, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RN	Details: Continued Storage Of 50 Tonnes Of Liquified Petroleum Gas (Renewal Of Hazardous Substances Consent Su/166/98) Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
P	458m E	Application reference number: SU/25/01/TP/18970 Application status: Withdrawn Application date: 31/01/2001 Address: Lennards Wharf, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RN	Details: Continued Storage Of 50 Tonnes Of Liquified Petroleum Gas (Renewal Of Hazardous Substances Consent Su/166/98) Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	6

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

Features are displayed on the Current industrial land use map on page 49>

ID	Location	Address	Details	
A	25m SW	Minelco Specialities Ltd, Brighton Road, Shoreham-by-sea	Process: Other Mineral Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
3	195m E	Aggregate Industries, Brighton Road, Shoreham-by-Sea, BN43 6SA	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	198m SW	Fordamin Co Ltd, Free Wharf, Brighton Rd, BN43 6RE	Process: Quarry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	198m SW	Frosts Cars Ltd, Brighton Rd, BN43 6RT	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
J	291m W	Frosts Cars Ltd, Brighton Rd, BN43 6RT	Process: Waste Oil Burner 0.4 MW Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
J	291m W	Montgomery Motors, Brighton Rd, BN43 6RE	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	14

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

Features are displayed on the Current industrial land use map on page 49.

ID	Location	Address	Details	
B	67m S	FREE WHARF, FREE WHARF, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01301 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: SURRENDERED UNDER EPR 2010 Issue date: 27/10/1987 Effective Date: 27/10/1987 Revocation Date: 01/12/2015
C	67m SE	FREE WHARF, FREE WHARF, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01301 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: SURRENDERED UNDER EPR 2010 Issue date: 27/10/1987 Effective Date: 27/10/1987 Revocation Date: 01/12/2015
B	68m S	FREE WHARF, FREE WHARF, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01301 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: SURRENDERED UNDER EPR 2010 Issue date: 27/10/1987 Effective Date: 27/10/1987 Revocation Date: 01/12/2015
C	79m SE	FREE WHARF, FREE WHARF, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01301 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: SURRENDERED UNDER EPR 2010 Issue date: 27/10/1987 Effective Date: 27/10/1987 Revocation Date: 01/12/2015
D	95m SW	FREE WHARF, FREE WHARF, BRIGHTON ROAD, SHOREHAM BY SEA, WEST SUSSEX, BN43 6RE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01301 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: SURRENDERED UNDER EPR 2010 Issue date: 27/10/1987 Effective Date: 27/10/1987 Revocation Date: 01/12/2015
D	102m SW	BRIGHTON ROAD, BRIGHTON ROAD, SHOREHAM BY SEA, SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01401 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/09/1965 Effective Date: 03/09/1965 Revocation Date: 01/07/1991
D	139m SW	FREE WHARF EFFLUENT TREATMENT SYS, FREE WHARF DEVELOPMENT, FREE WHARF 1, BRIGHTON ROAD, SHOREHAM-BY-SEA, SUSSEX, BN43 6RE	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: EPRMB3791WC Permit Version: 1 Receiving Water: RIVER ADUR	Status: NEW ISSUED UNDER EPR 2010 Issue date: 03/04/2020 Effective Date: 03/04/2020 Revocation Date: -
5	240m E	KINGSTON WHARF, KINGSTON WHARF, LOWER BRIGHTON ROAD, SOUTHWICK, EAST SUSSEX	Effluent Type: TRADE DISCHARGES - UNSPECIFIED Permit Number: S02043 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 12/11/1971 Effective Date: 12/11/1971 Revocation Date: 19/03/1996

ID	Location	Address	Details	
O	289m E	LENNARDS WHARF, LENNARDS WHARF, LOWER BRIGHTON ROAD, SHOREHAM SUSSEX	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: S02134 Permit Version: 1 Receiving Water: SALINE ESTUARY	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 28/12/1972 Effective Date: 28/12/1972 Revocation Date: 11/11/1996
O	297m E	WHARF HOUSE, WHARF HOUSE, NEW WHARF, LOWER BRIGHTON ROAD, SHOREHAM BY SEA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N02747 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/03/1978 Effective Date: 13/03/1978 Revocation Date: -
O	315m E	CPL PETROLEUM, WHARF HOUSE, LENNARDS WHARF, BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6RN	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: S01723 Permit Version: 2 Receiving Water: RIVER ADUR	Status: SURRENDERED UNDER EPR 2010 Issue date: 23/03/2012 Effective Date: 23/03/2012 Revocation Date: 26/06/2017
O	315m E	CPL PETROLEUM, WHARF HOUSE, LENNARDS WHARF, BRIGHTON ROAD, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6RN	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: S01723 Permit Version: 2 Receiving Water: RIVER ADUR	Status: SURRENDERED UNDER EPR 2010 Issue date: 23/03/2012 Effective Date: 23/03/2012 Revocation Date: 26/06/2017
O	319m E	OIL TERMINAL, LENNARDS WHARF, OIL TERMINAL, LENNARDS WHARF, BRIGHTON ROAD, SHOREHAM-BY-SEA,WEST SUSSEX	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: S01723 Permit Version: 1 Receiving Water: CONTROLLED WATER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/1968 Effective Date: 13/07/1968 Revocation Date: 22/03/2012
10	420m E	HARBOUR WAY OFFICE, HARBOUR WAY OFFICE, SHOREHAM BY SEA, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01041 Permit Version: 1 Receiving Water: CONTROLLED WATER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 02/09/1964 Effective Date: 02/09/1964 Revocation Date: 03/03/1994

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substan Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	6

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and (significant) pollution incidents.

Features are displayed on the Current industrial land use map on page 49.

ID	Location	Details	
A	76m W	Incident Date: 03/07/2002 Incident Identification: 89084 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	147m S	Incident Date: 01/08/2002 Incident Identification: 96501 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

ID	Location	Details	
F	147m S	Incident Date: 01/08/2002 Incident Identification: 96501 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
H	165m S	Incident Date: 13/02/2003 Incident Identification: 136889 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
7	328m SW	Incident Date: 22/08/2002 Incident Identification: 102386 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
9	405m SW	Incident Date: 14/06/2001 Incident Identification: 9290 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

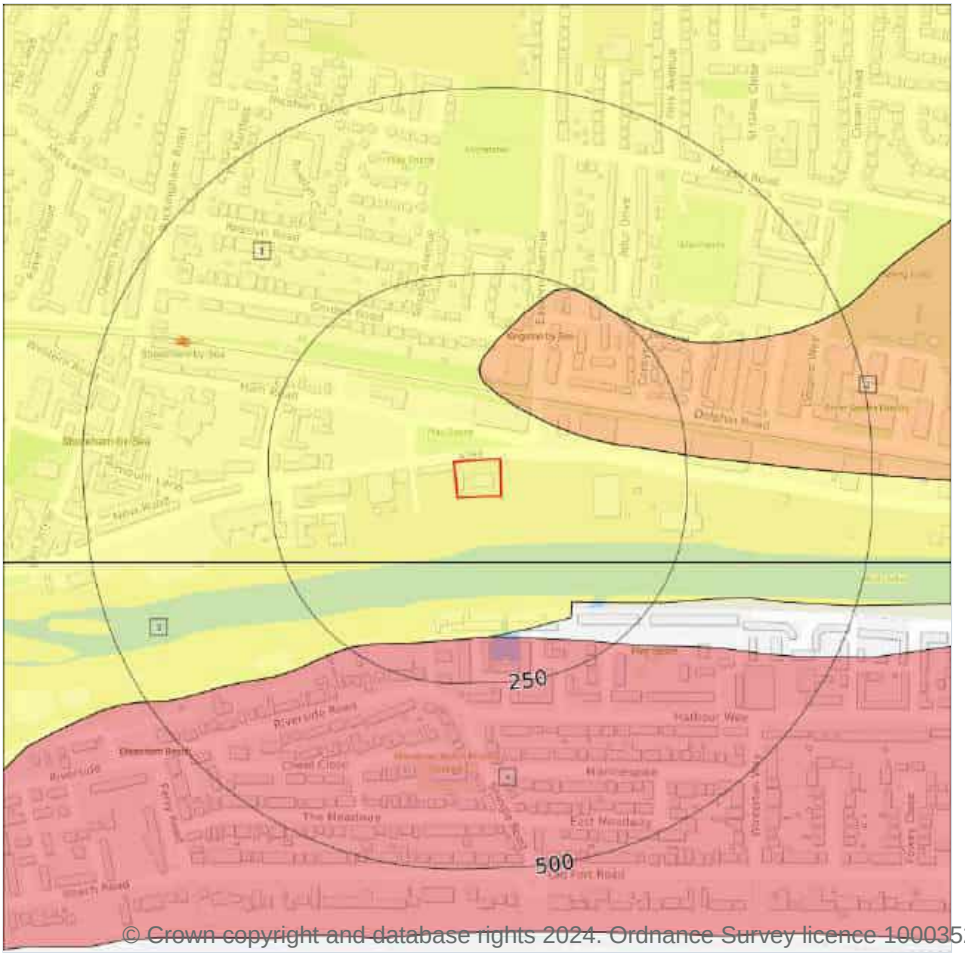
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	4

Aquifer status of groundwater held within superficial geology.

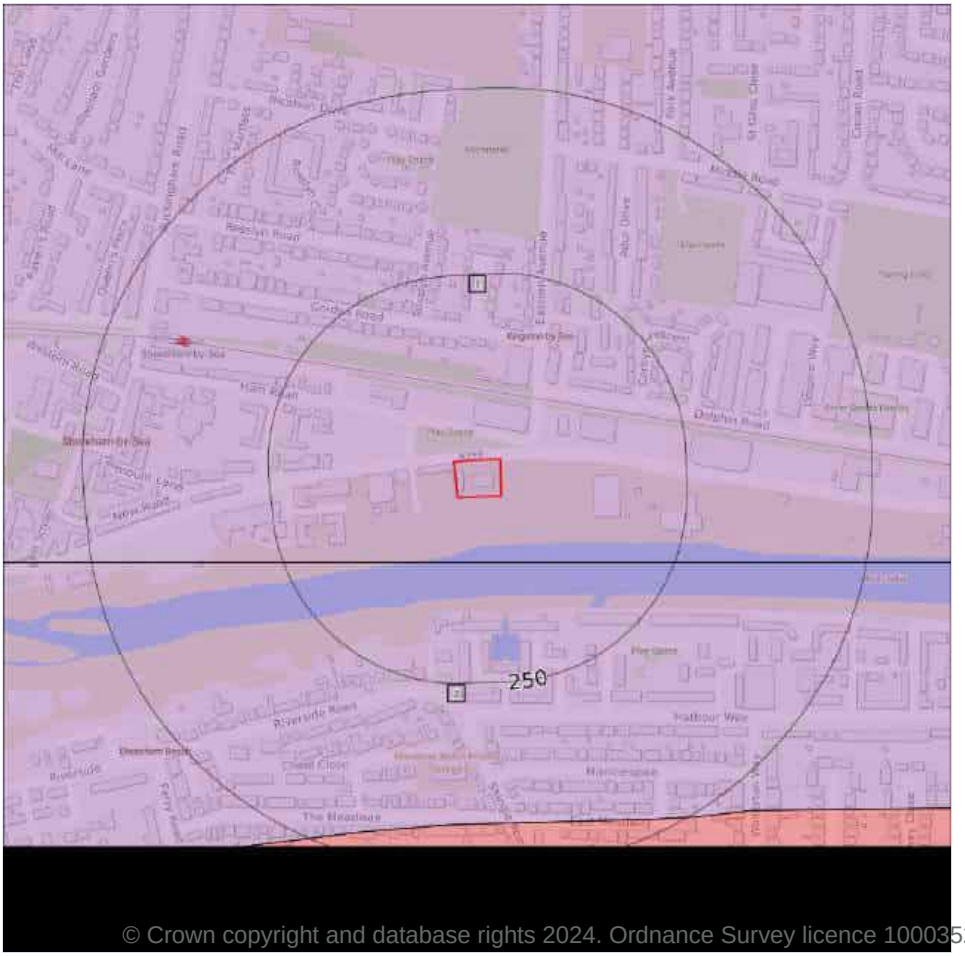
Features are displayed on the Hydrogeology map on page 61>

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock unit. In general these layers have previously been designated as both minor and non aquifer in different locations due to the variable characteristics of the rock type
2	72m NE	Secondary B	Predominantly lower permeability layers which may store/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

ID	Location	Designation	Description
3	87m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type.Ê In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	189m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategi scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	3

Aquifer status of groundwater held within bedrock geology.

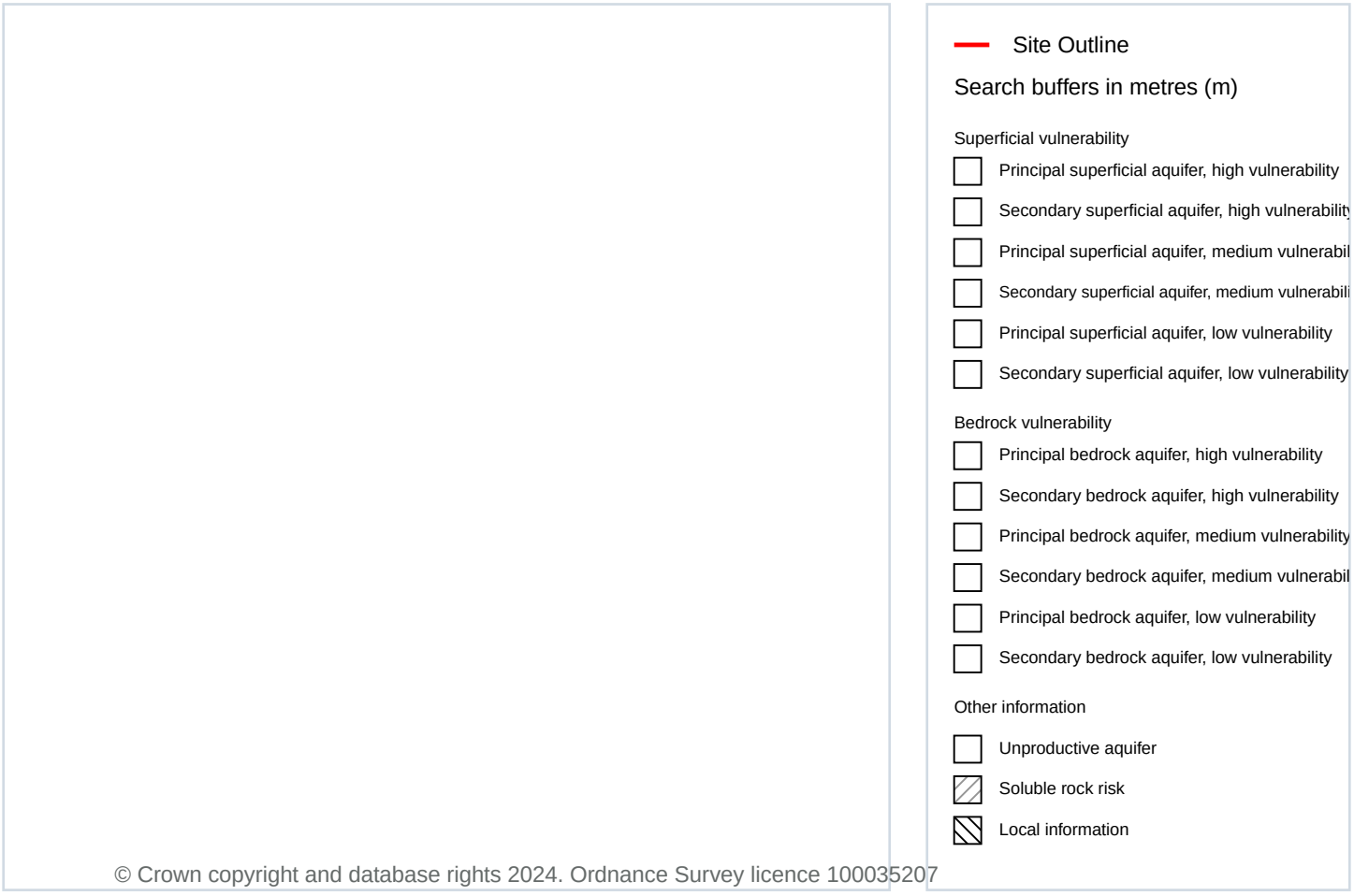
Features are displayed on the Bedrock aquifer map on page 63

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.Ê Generally principal aquifers were previously major aquifers
2	87m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.Ê Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	440m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategi scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map page 65>

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
A	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	1

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
A	Significant soluble rocks are likely to be present. Low possibility of localised subsidence or dissolution-related degradation of bedrock occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow.	12.0%

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

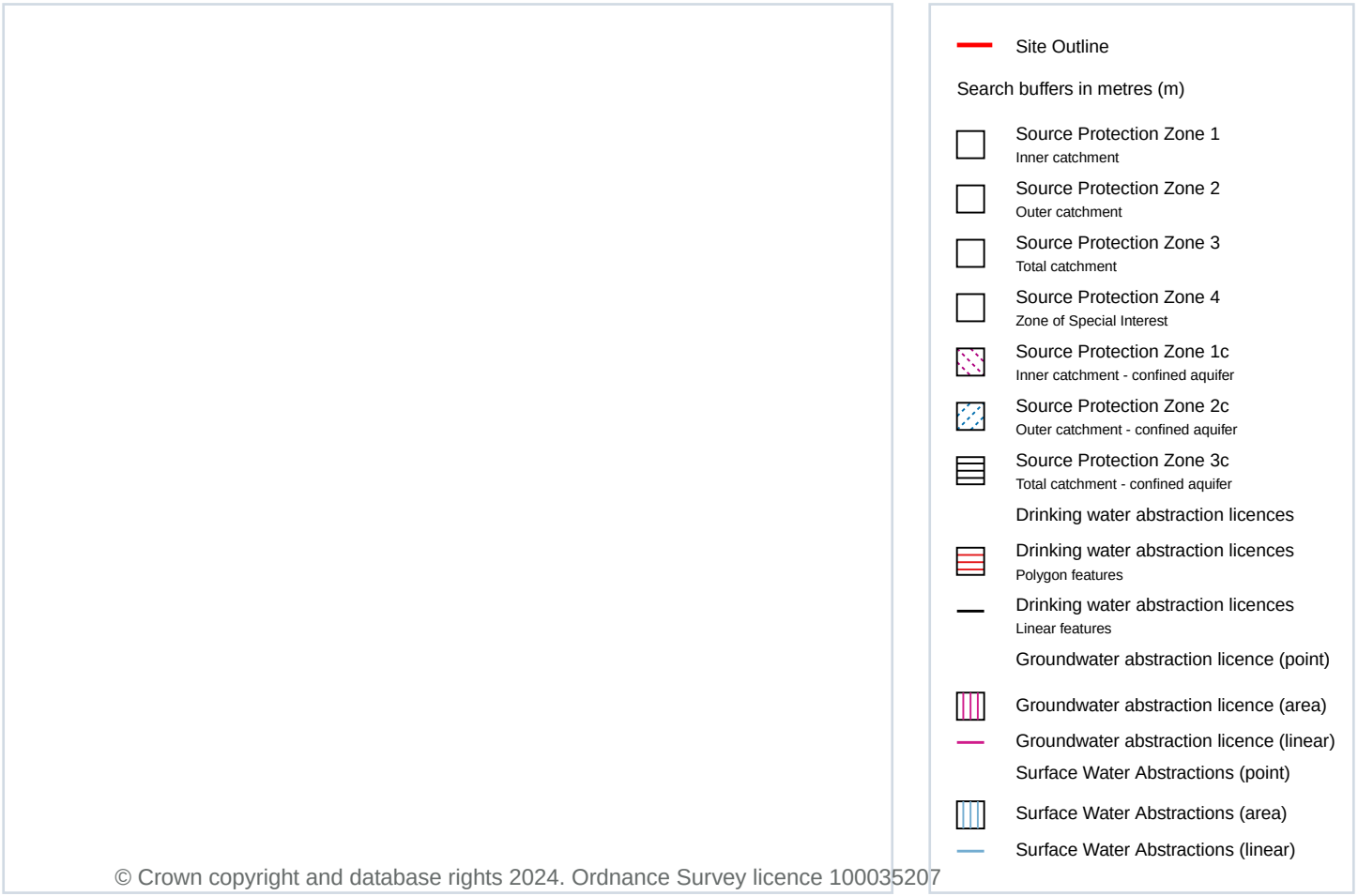
5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local A groundwater team through the Environment Agency National Customer Call Centre on 03708 506 506 or by email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m	5

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and include active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on page 67

ID	Location	Details	
A	On site	Status: Historical Licence No: SO/041/0022/015 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Groundwater Point: UNDERGROUND STRATA AT FREE WHARF SHOREHAM-BY-SEA Data Type: Poly4 Name: Wates Construction Limited Easting: 522110 Northing: 105129	Annual Volume (m^3): 3153600 Max Daily Volume (m^3): 8640 Original Application No: - Original Start Date: 21/02/2020 Expiry Date: 31/03/2021 Issue No: 1 Version Start Date: 21/02/2020 Version End Date: -
A	On site	Status: Historical Licence No: SO/041/0022/015 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Groundwater Point: UNDERGROUND STRATA AT FREE WHARF SHOREHAM-BY-SEA Data Type: Poly4 Name: Wates Construction Limited Easting: 522110 Northing: 105129	Annual Volume (m^3): 3153600 Max Daily Volume (m^3): 8640 Original Application No: - Original Start Date: 21/02/2020 Expiry Date: 31/03/2021 Issue No: 1 Version Start Date: 21/02/2020 Version End Date: -
A	On site	Status: Historical Licence No: SO/041/0022/015L Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Groundwater Point: UNDERGROUND STRATA AT FREE WHARF SHOREHAM-BY-SEA Data Type: Poly4 Name: Wates Construction Limited Easting: 522110 Northing: 105129	Annual Volume (m^3): 3153600 Max Daily Volume (m^3): 8640 Original Application No: - Original Start Date: 01/04/2021 Expiry Date: - Issue No: 1 Version Start Date: 01/04/2021 Version End Date: -
A	On site	Status: Historical Licence No: SO/041/0022/015/R01 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Southern Region Groundwater Point: UNDERGROUND STRATA AT FREE WHARF SHOREHAM-BY-SEA Data Type: Poly4 Name: Southern Home Ownership Limited Easting: 522110 Northing: 105129	Annual Volume (m^3): 3153600 Max Daily Volume (m^3): 8640 Original Application No: NPS/WR/035305 Original Start Date: 09/06/2021 Expiry Date: 31/03/2023 Issue No: 2 Version Start Date: 11/06/2021 Version End Date: -

ID	Location	Details	
-	1758m W	Status: Historical Licence No: SO/041/0022/019 Details: Dewatering Direct Source: Southern Region Groundwater Point: PUMP STATION COFFERDAM AREA AT NEW MONKS FARM Data Type: Poly4 Name: J.T.Mackley & Co.Limited Easting: 520508 Northing: 105801	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: NPS/WR/033395 Original Start Date: 12/06/2020 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 12/06/2020 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on page 67>

ID	Location	Details	
-	1937m NW	Status: Historical Licence No: SO/041/0022/016 Details: Dewatering Direct Source: Southern Region Surface Waters Point: RELIEF CHANNEL AT RIVER ADUR ESTUARY NEW MONKS FARM Data Type: Point Name: J.T.Mackley & Co.Limited Easting: 520415 Northing: 105950	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: NPS/WR/032799 Original Start Date: 05/06/2020 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 05/06/2020 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on page 67>

ID	Location	Type	Description
1	482m NW	3	Total catchment

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

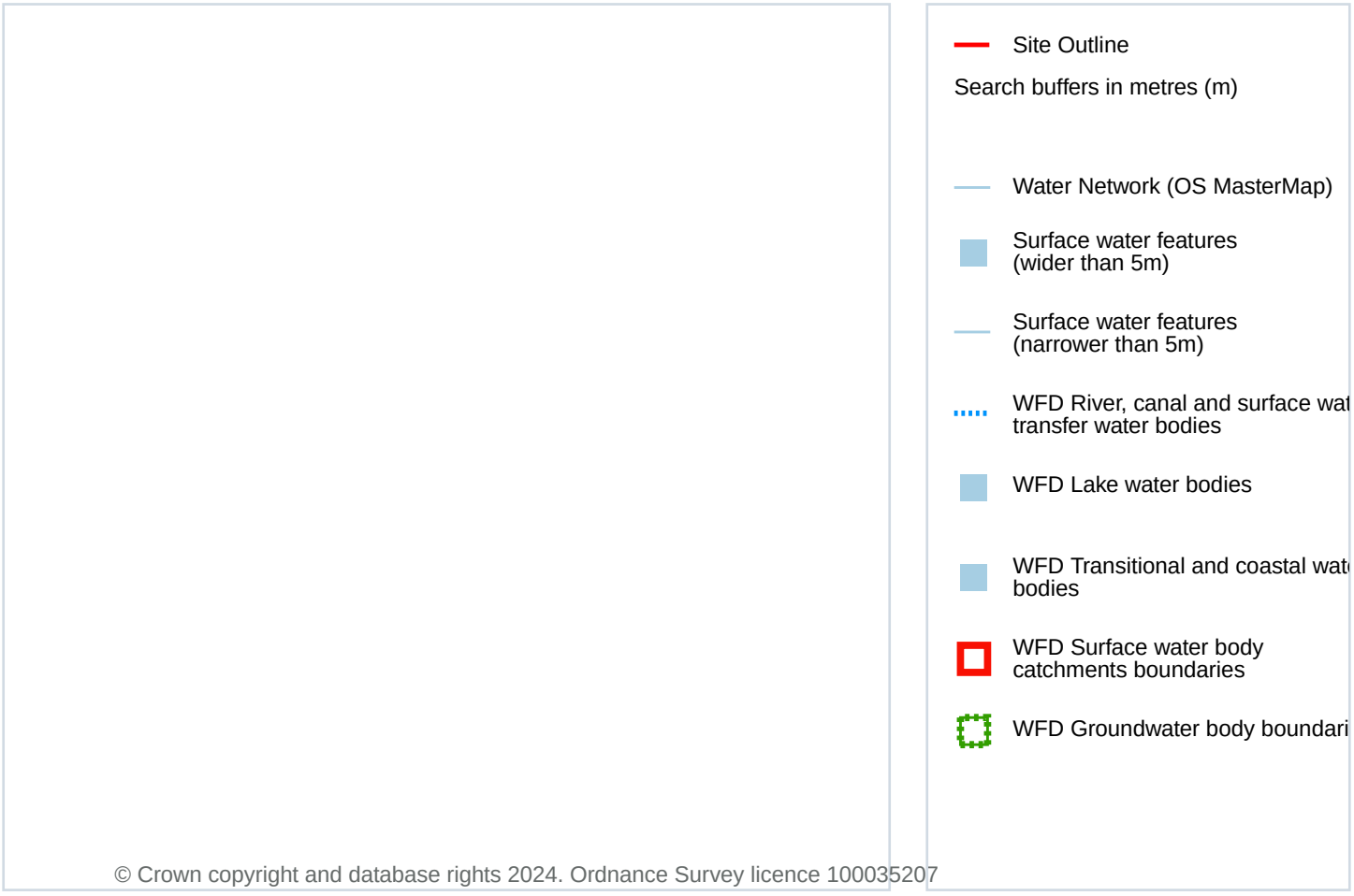
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



6.1 Water Network (OS MasterMap)

Records within 250m	1

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

Features are displayed on the Hydrology map on page 71>

ID	Location	Type of water feature	Ground level	Permanence	Name
4	104m S	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Adur

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	1

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

Features are displayed on the Hydrology map on page 71>

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on page 71>

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	Coastal Catchment	Not part of a river WB catchment	196	Upper Adur	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on th water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on page 71>

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	50m S	Transi	ADUR	GB540704116000	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

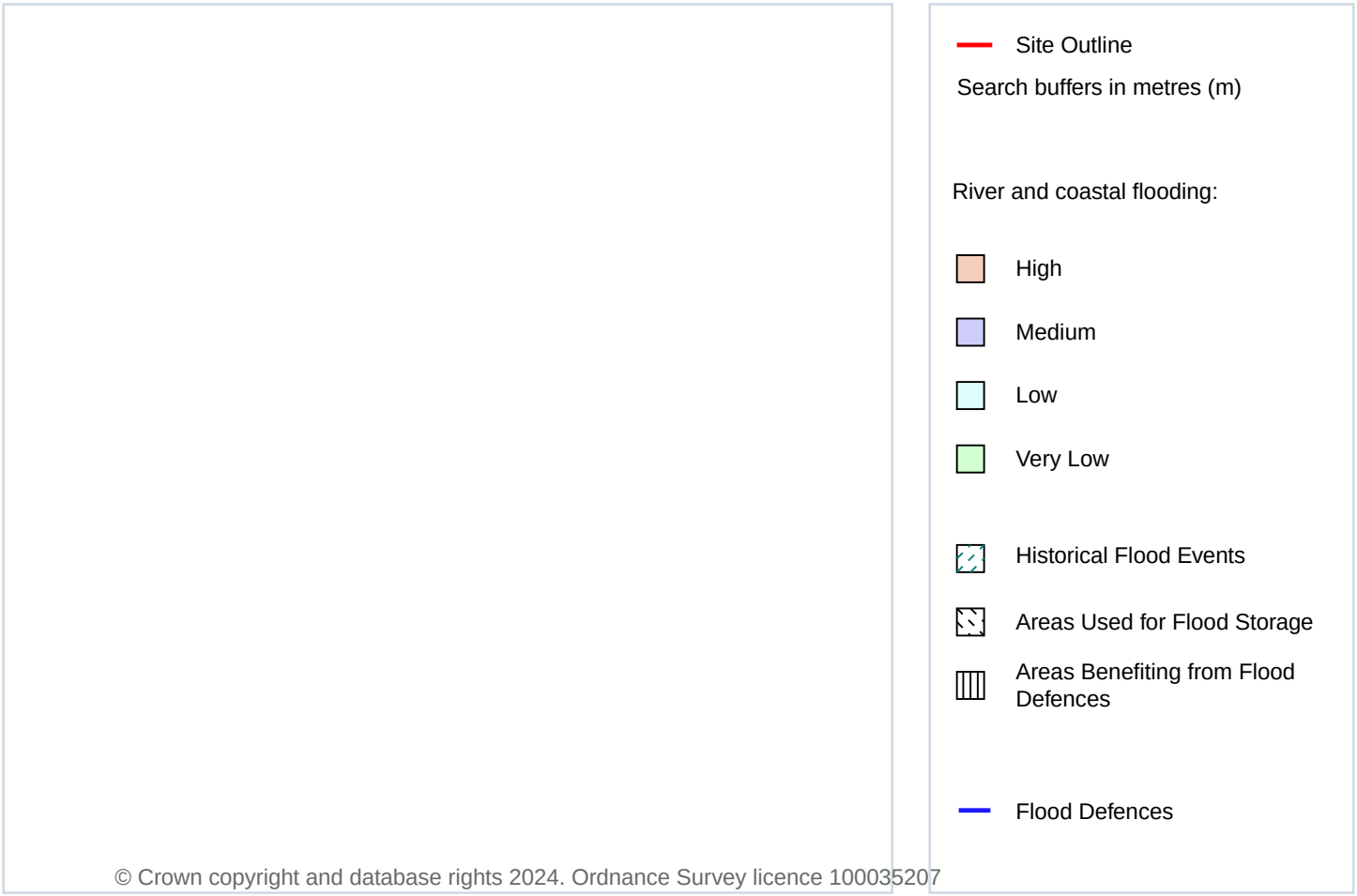
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on page 71>

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Brighton Chalk Block	GB40701G502500	Poor	Poor	Poor	2019

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

7 River and coastal flooding



7.1 Risk of flooding from rivers and the sea

Records within 50m	5

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

Features are displayed on the River and coastal flooding map on page 74>

Distance	Flood risk category
On site	Medium
0 - 50m	High

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on page 74>

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on page 74>

Location	Type
On site	Zone 3 - (Fluvial Models)

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	Negligible
Highest risk within 50m	1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map page 78>

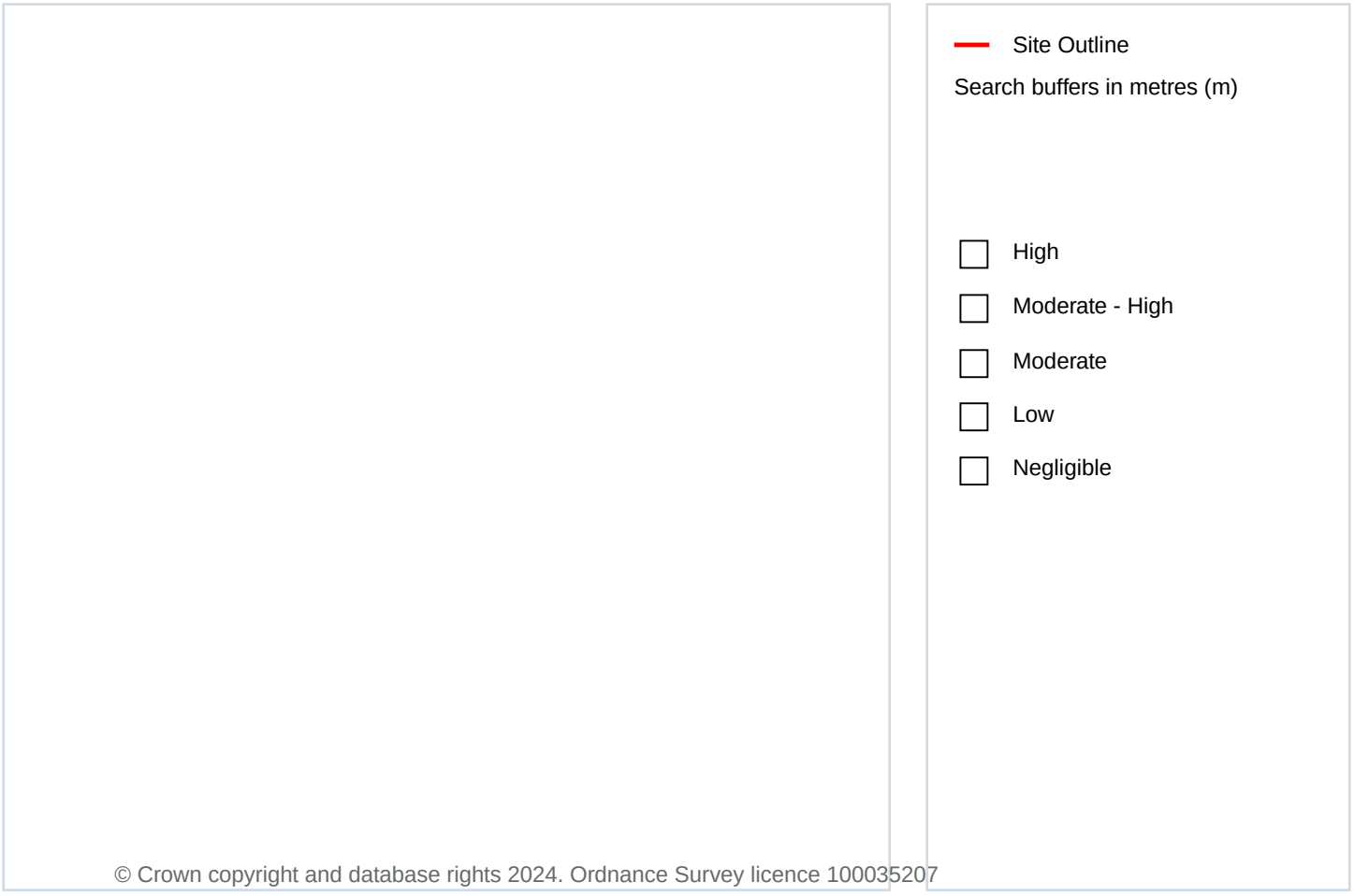
The data shown on the map and in the table above shows the highest likelihood of flood events happening a the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a s

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

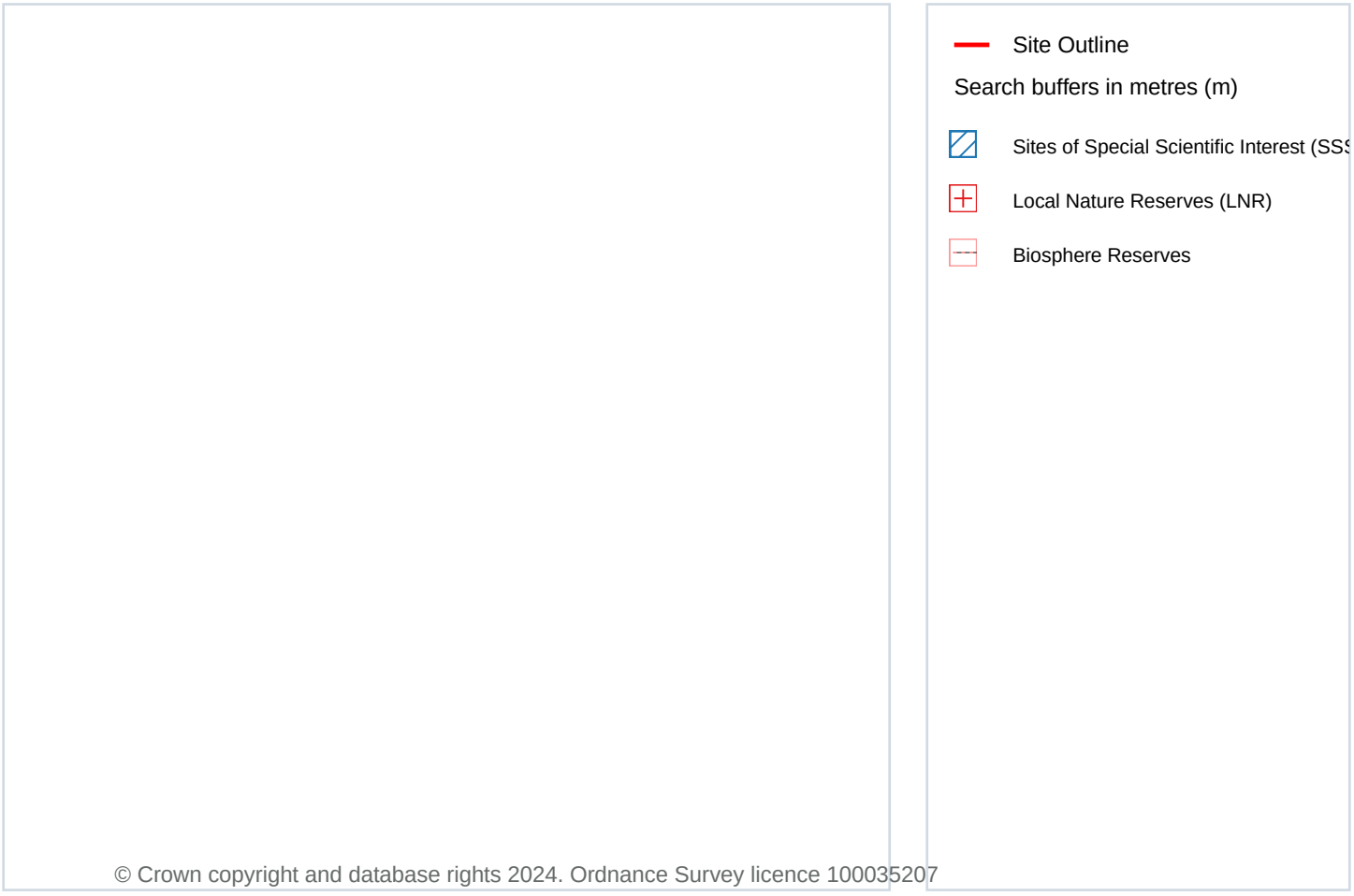
Highest risk on site	High
Highest risk within 50m	High

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on page 80>

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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

Features are displayed on the Environmental designations map on page 81>

ID	Location	Name	Data source
3	585m W	Adur Estuary	Natural England

ID	Location	Name	Data source
-	1938m NW	Adur Estuary	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	3

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

Features are displayed on the Environmental designations map on page 81>

ID	Location	Name	Data source
2	530m S	Shoreham Beach	Natural England
-	1838m SW	Widewater Lagoon	Natural England
-	1885m NW	Mill Hill	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	1

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

Features are displayed on the Environmental designations map on page 81>

ID	Location	Name	Status
1	On site	Brighton and Lewes Downs	Declared

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

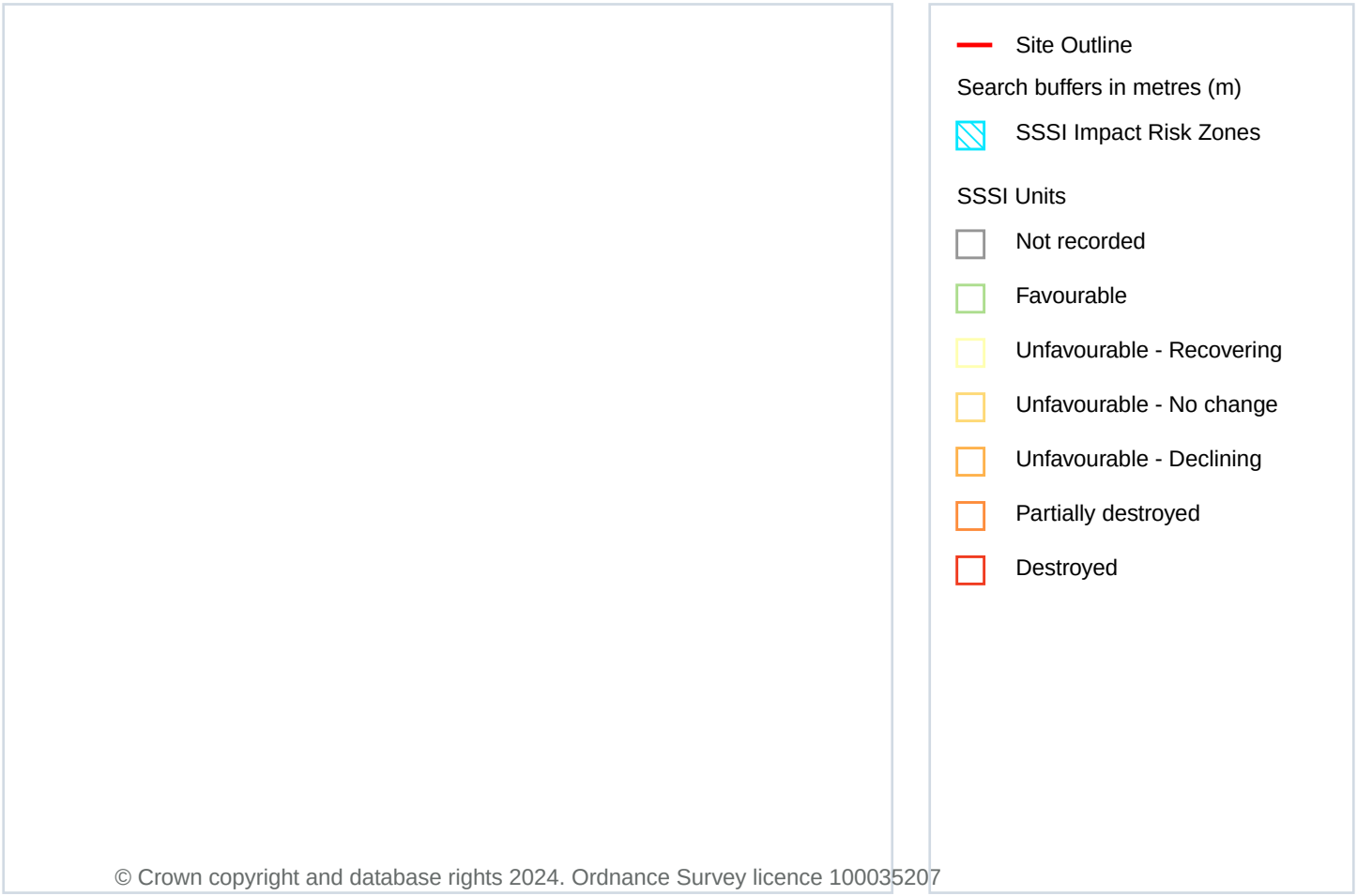
Records within 2000m	3

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

Location	Name	Type	NVZ ID	Status
On site	Sussex Chalk	Groundwater	56	Existing
843m N	Sussex Chalk	Groundwater	56	Existing
1855m E	Sussex Chalk	Groundwater	56	Existing

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

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on page 86

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Minerals, Oil and Gas - Planning applications for quarries: new proposals, extensions, outside or extending outside existing settlements/urban areas affecting greenspace, farmland or semi-natural habitats. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 50 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	8

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

Features are displayed on the SSSI Impact Zones and Units map on page 86>

ID: B
Location: 585m W
SSSI name: Adur Estuary
Unit name: Adur Mudflats
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
Littoral sediment	Not Recorded	01/01/1900

ID: B
Location: 586m W
SSSI name: Adur Estuary
Unit name: 3
Broad habitat: Littoral Sediment
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
Littoral sediment	Favourable	23/10/2008

ID: 8
Location: 598m SW
SSSI name: Adur Estuary
Unit name: Adur Mudflats
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
Littoral sediment	Not Recorded	01/01/1900

ID: 11
Location: 847m W
SSSI name: Adur Estuary
Unit name: 1
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
SM4-28 - Saltmarsh	Unfavourable - Declining	15/02/2021

ID: -
Location: 1327m W
SSSI name: Adur Estuary
Unit name: 1
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
SM4-28 - Saltmarsh	Unfavourable - Declining	15/02/2021

ID: -
Location: 1744m NW
SSSI name: Adur Estuary
Unit name: Adur Mudflats
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
Littoral sediment	Not Recorded	01/01/1900

ID: -
Location: 1771m NW
SSSI name: Adur Estuary
Unit name: Adur Mudflats
Broad habitat: Littoral Sediment
Condition: Unfavourable - Declining
Reportable features:

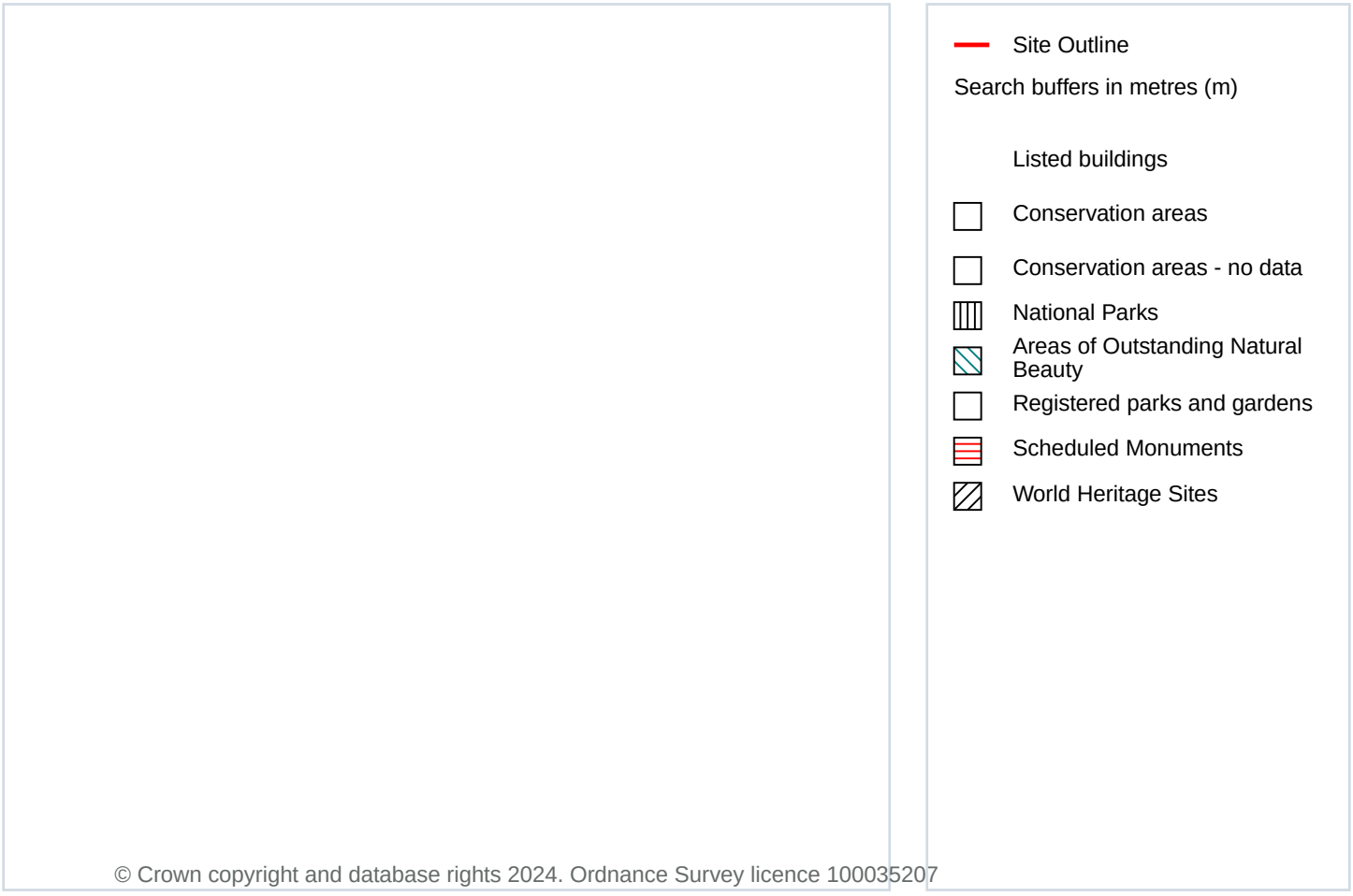
Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
Littoral sediment	Not Recorded	01/01/1900

ID: -
Location: 1938m NW
SSSI name: Adur Estuary
Unit name: Reedbed
Broad habitat: Fen, Marsh And Swamp - Lowland
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Ringed plover, Charadrius hiaticula	Unfavourable - Declining	15/02/2021
SM4-28 - Saltmarsh	Unfavourable - Declining	15/02/2021

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

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on page 91>

ID	Location	Name	District	Date of designation
1	246m NW	Shoreham-by-Sea, Adur	Adur	05/1971

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations

Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate qualit
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on page 94

ID	Location	Classification	Description
1	On site	Urban	-
2	203m S	Urban	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

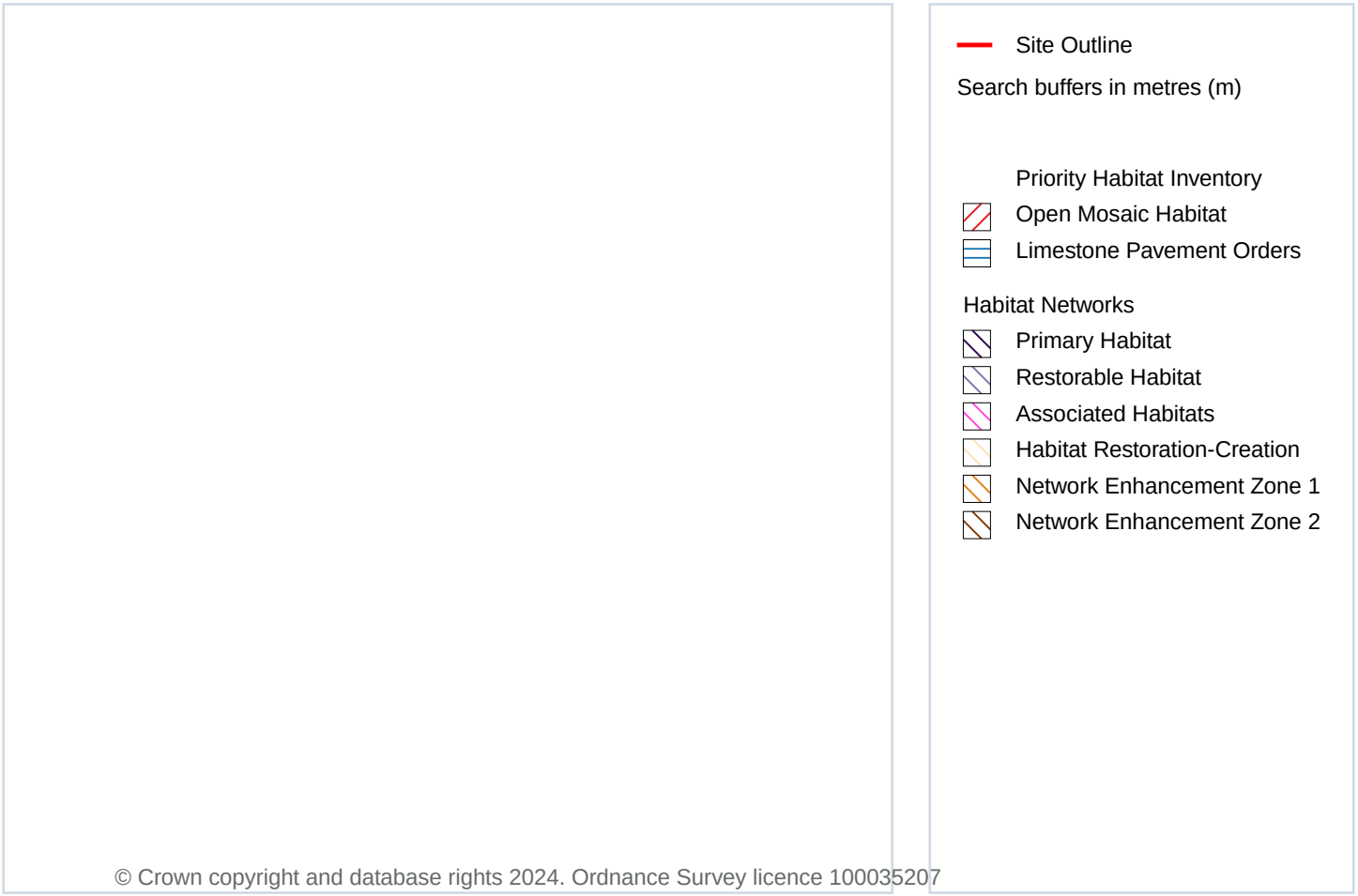
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m	26

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

Features are displayed on the Habitat designations map page 96>

ID	Location	Main Habitat	Other habitats
3	136m S	Mudflats	Main habitat: GQSIG (INV > 50%); MUDFL (INV > 50%)
B	140m S	Mudflats	Main habitat: GQSIG (INV > 50%); MUDFL (INV > 50%); Additional: SALTM (INV 50%)
4	144m S	Mudflats	Main habitat: GQSIG (INV > 50%); MUDFL (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	158m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
C	161m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
C	165m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
C	169m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
D	179m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
D	179m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
D	179m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
D	180m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
6	181m SE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
D	181m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
7	190m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
A	192m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
8	196m SW	Mudflats	Main habitat: MUDFL (INV > 50%)
9	197m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
10	206m SW	Mudflats	Main habitat: MUDFL (INV > 50%)
E	211m SE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
11	213m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
E	221m SE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
E	235m SE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)

ID	Location	Main Habitat	Other habitats
12	236m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
13	237m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
E	238m SE	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
14	247m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	4

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

Features are displayed on the Habitat designations map page 96>

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 2	Not specified
2	63m S	Network Enhancement Zone 1	Not specified
A	137m S	Network Enhancement Zone 2	Not specified
B	140m S	Associated Habitats	Other associated habitats

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means o millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to thei removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability

14.1 10k Availability

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Availability map on page 100.

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ20NW
2	87m S	Full	Full	Full	No coverage	TQ20SW

This data is sourced from the British Geological Survey.

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

Site Outline

Search buffers in metres (m)

- ☐ Reclaimed ground
- ☐ Made ground
- ☐ Worked ground
- ☐ Infilled ground
- ☐ Disturbed ground
- ☐ Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	4

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground page 101>

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	181m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	443m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	458m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	7

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on page 103.

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-DMTN	Head - Diamicton	Diamicton
2	67m NE	BRK-XSZC	Brickearth - Sand, Silt And Clay	Sand, Silt And Clay
3	67m S	TRD-CZ	Tidal River Or Creek Deposits - Silty Clay	Clay, Silty

ID	Location	LEX Code	Description	Rock description
4	87m S	TRD-CZ	Tidal River Or Creek Deposits - Silty Clay	Clay, Silty
5	181m SE	STOB-V	Storm Beach Deposits - Gravel	Gravel
6	443m W	HEAD-DMTN	Head - Diamicton	Diamicton
7	458m W	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	5

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on page 105

ID	Location	LEX Code	Description	Rock age
1	On site	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age
2	27m W	NCK-CHLK	Newhaven Chalk Formation - Chalk	Campanian Age - Santonian Age
3	87m S	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age
4	94m SW	NCK-CHLK	Newhaven Chalk Formation - Chalk	Campanian Age - Santonian Age

ID	Location	LEX Code	Description	Rock age
5	440m S	WRB-CLAY	Woolwich And Reading Beds Formation - Clay	Paleocene Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability

15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on page 107.

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW318_333_brighton_and_worthing_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on page 108.

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	171m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m	4

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on page 110.

ID	Location	LEX Code	Description	Rock description
1	On site	BTFU-XCZSV	BEACH AND TIDAL FLAT DEPOSITS (UNDIFFERENTIATED)	CLAY, SILT, SAND AND GRAVEL
2	On site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	72m NE	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY

ID	Location	LEX Code	Description	Rock description
4	189m S	STOB-V	STORM BEACH DEPOSITS	GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low
On site	Intergranular	High	Very Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that hav moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock

Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	3

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on page 112

ID	Location	LEX Code	Description	Rock age
1	On site	TACH-CHLK	TARRANT CHALK MEMBER - CHALK	CAMPANIAN
2	27m W	NCK-CHLK	NEWHAVEN CHALK FORMATION - CHALK	SANTONIAN
3	440m S	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High
27m W	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

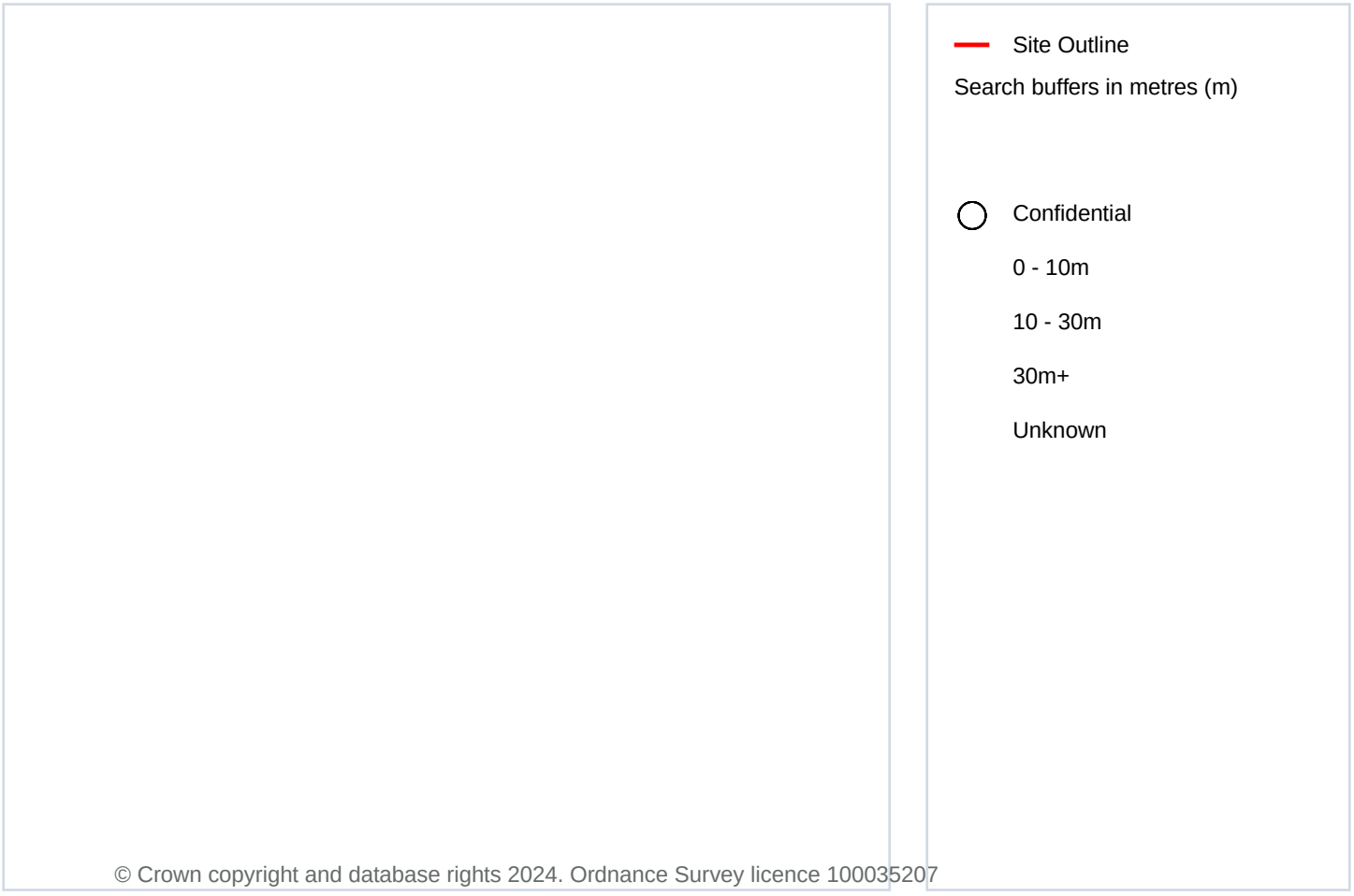
15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	14

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

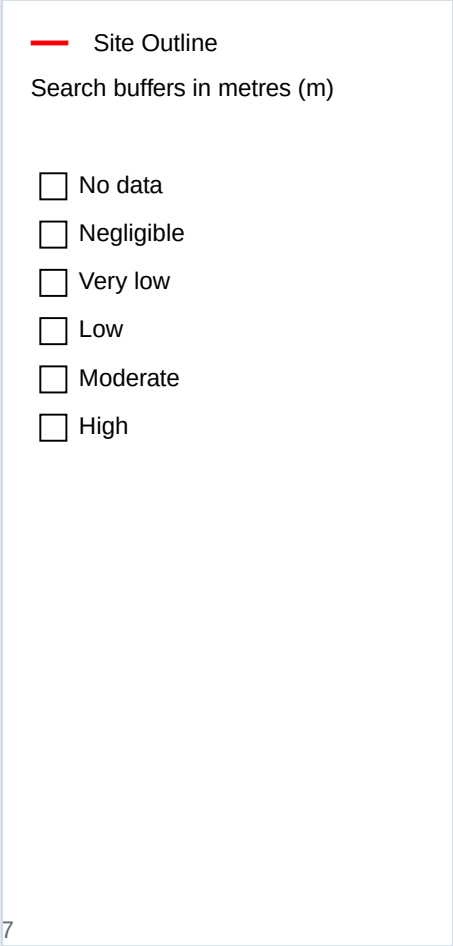
Features are displayed on the Boreholes map on page 114.

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	14m NW	522180 105150	SHOREHAM ROAD BRIDGE THE HAM BH9	15.62	N	583335
2	41m N	522230 105180	SHOREHAM ROAD BRIDGE THE HAM BH10	17.0	N	583336
3	46m NW	522130 105150	SHOREHAM ROAD BRIDGE THE HAM BH8	15.62	N	583334

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	83m W	522090 105140	SHOREHAM ROAD BRIDGE THE HAM BH6	15.47	N	583332!
A	84m W	522090 105120	SHOREHAM ROAD BRIDGE THE HAM BH7	21.39	N	583333!
4	92m N	522200 105230	EASTERN AVENUE SHOREHAM	8.45	N	583440!
5	123m W	522050 105140	SHOREHAM ROAD BRIDGE THE HAM BH4	18.52	N	583330!
6	157m S	522164 104931	SHOREHAM ADUR TIDAL WALLS OCTOBER 2013 WB2/HDP3	10.0	N	20377586!
7	158m W	522020 105080	SHOREHAM ROAD BRIDGE THE HAM BH5	18.59	N	583331!
8	183m N	522190 105320	ROPETACKLE PS BH3	6.15	N	583483!
9	216m W	521960 105090	SHOREHAM ROAD BRIDGE THE HAM BH3	17.0	N	583329!
10	230m S	522136 104861	SHOREHAM ADUR TIDAL WALLS OCTOBER 2013 CP301	4.0	N	20377605!
B	245m SW	522056 104874	SHOREHAM ADUR TIDAL WALLS OCTOBER 2013 WB3/DP1	10.0	N	20377587!
B	245m SW	522056 104874	SHOREHAM ADUR TIDAL WALLS OCTOBER 2013 WB3/WS1	6.0	N	20765152!

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	2

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 116.

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands

Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

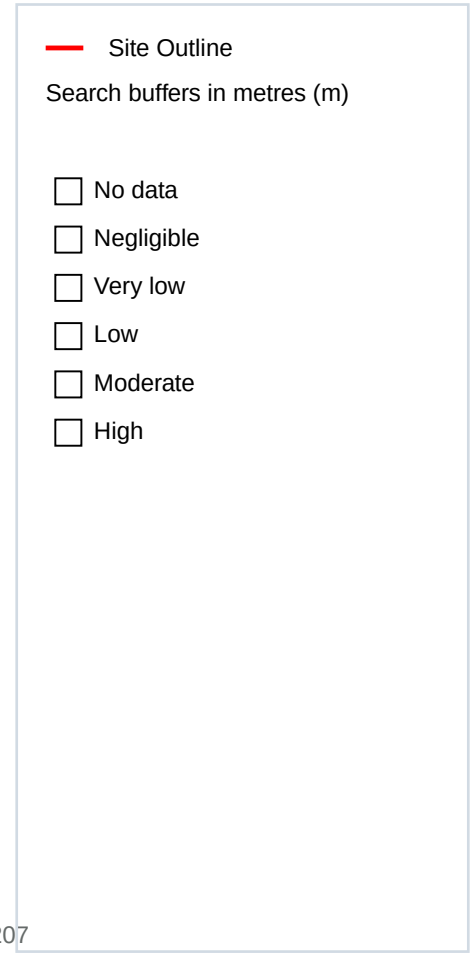
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on page 117 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m	2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits page 118

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
On site	Very low	Compressibility and uneven settlement problems are unlikely to be significant on the site for most land uses.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits

Site Outline

Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.4 Collapsible deposits

Records within 50m	2

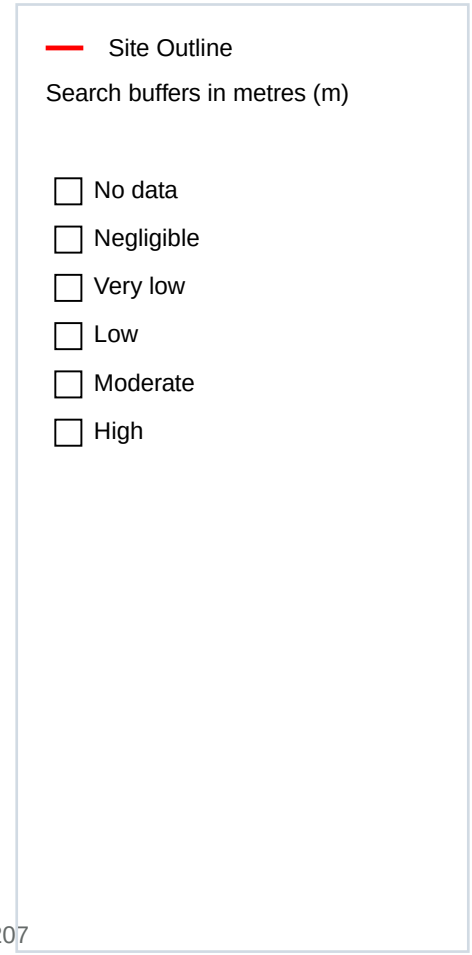
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on page 120.

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

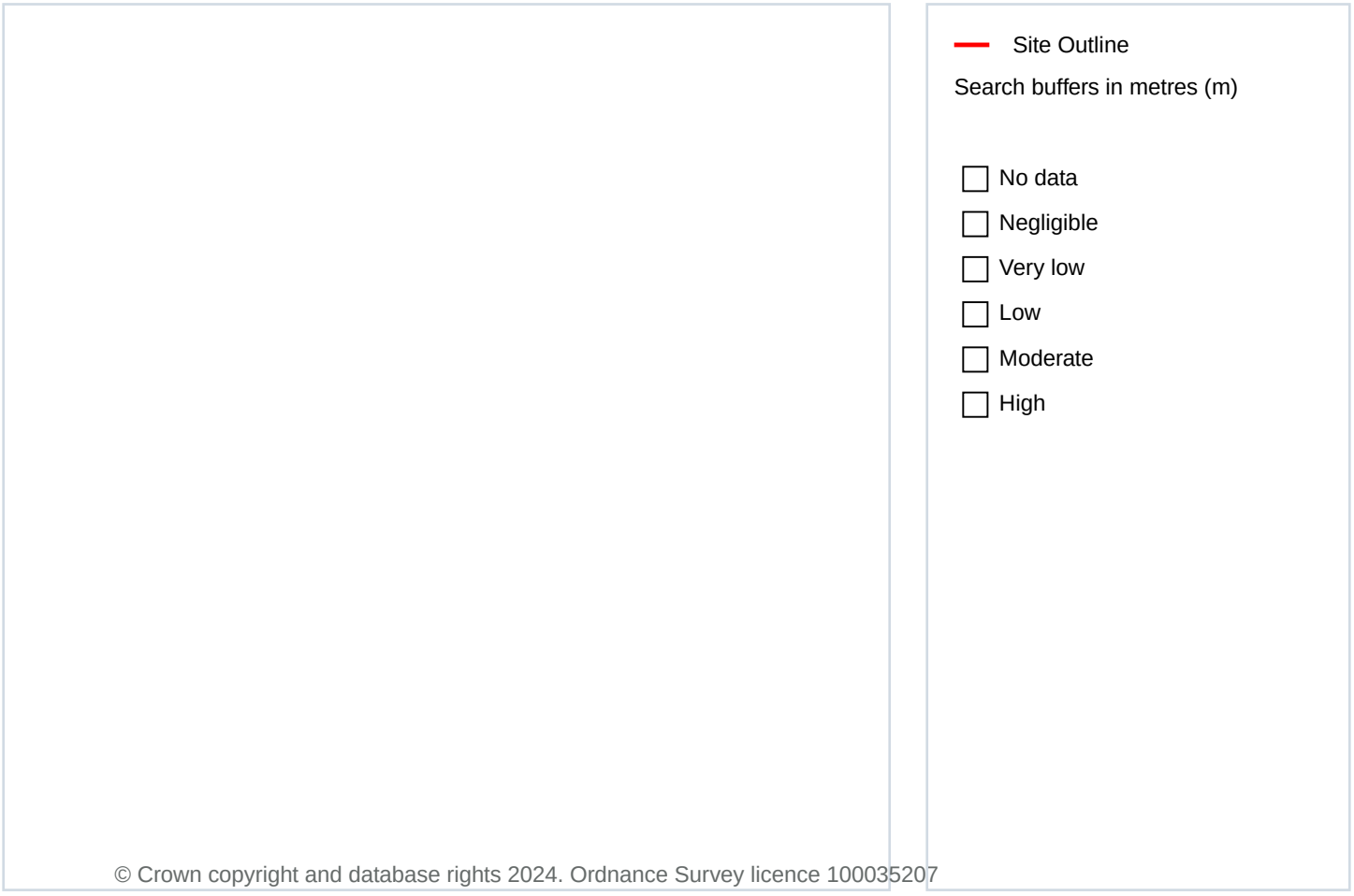
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on page 121.

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m	2

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

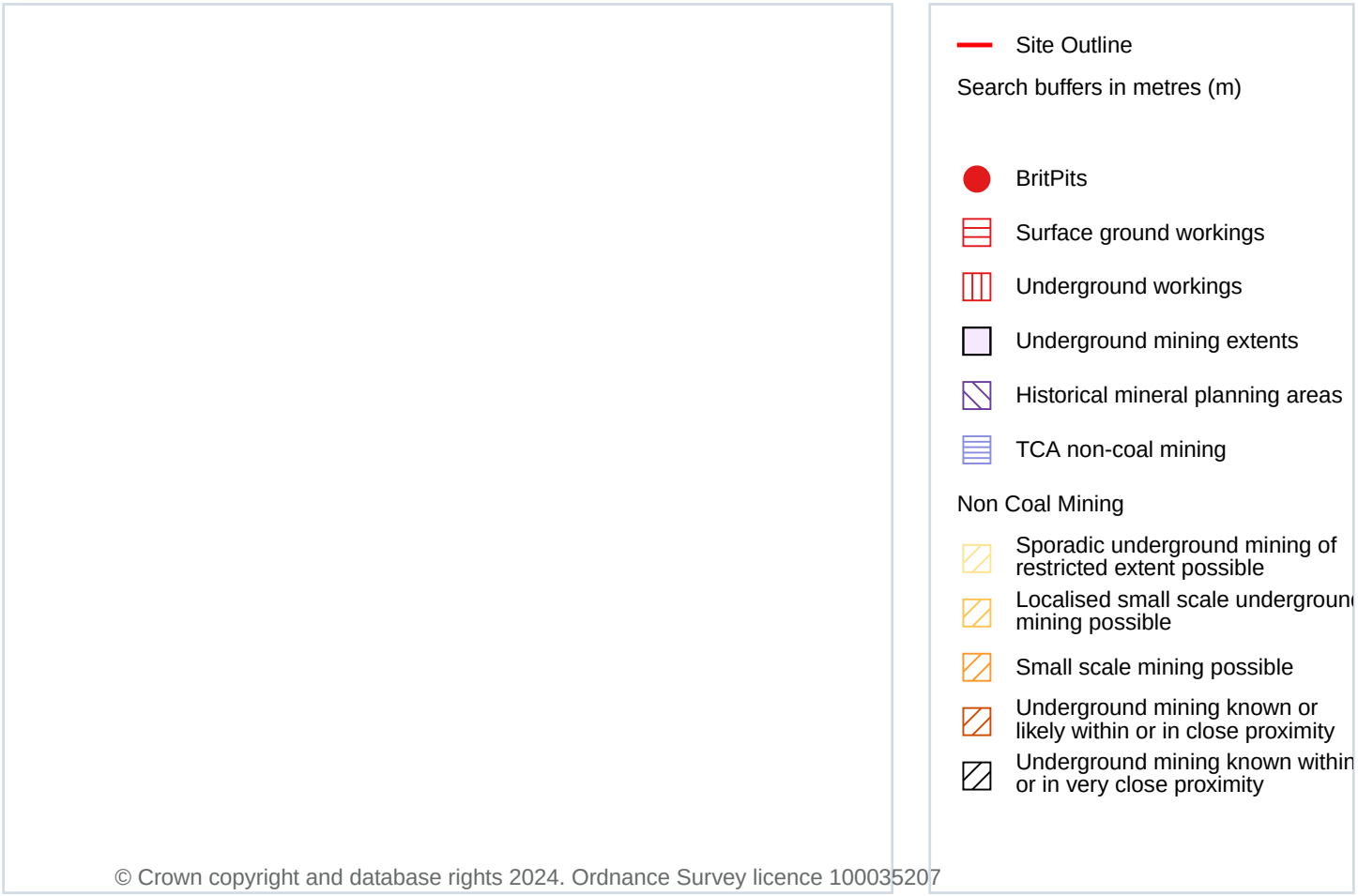
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks page on 122 >

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

Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18 Mining and ground workings



18.1 BritPits

Records within 500m	3

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of current active and closed surface and underground mineral workings. Details of major mineral handling sites, such a wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on page 124.

ID	Location	Details	Description
D	110m SE	Name: Shoreham Aggregate Wharf Address: SHOREHAM-BY-SEA, West Sussex Commodity: Marine Sand & Gravel Status: Active	Type: Sea, river or canal wharf where mineral commodities are unloaded and stored Status description: Site which is actively extracting mineral products, or in the case of wharfs and rail depots, is actively handing minerals

ID	Location	Details	Description
E	381m E	Name: Shoreham Beach Brick Field Address: Shoreham Beach, SHOREHAM-BY-SEA, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
G	415m NE	Name: Kingston by Sea Brick Field Address: Kingston by Sea, SHOREHAM-BY-SEA, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	13

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

Features are displayed on the Mining and ground workings map on page 124

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Timber Pond	1909	1:10560
B	On site	Timber Ponds	1873	1:10560
B	On site	Unspecified Wharf	1896	1:10560
C	On site	Timber Ponds	1896	1:10560
C	1m SW	Unspecified Wharf	1982	1:10000
B	26m SE	Unspecified Wharf	1912	1:10560
B	26m SE	Unspecified Wharf	1912	1:10560
D	63m SE	Unspecified Wharf	1909	1:10560
A	109m E	Timber Pond	1912	1:10560
A	109m E	Timber Pond	1912	1:10560
A	120m E	Unspecified Wharf	1982	1:10000
2	164m NE	Brick Field	1896	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
E	224m E	Brick Field	1873	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 19 (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining and ground workings map on page 124

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
4	365m SE	Kingston Railway Wharf	Sand and gravel (marine dredged)	Surface mineral working	Valid	17/9/80

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	1

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporit and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on page 124.

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Chalk	A	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.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data i

approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
457m W	Stone

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

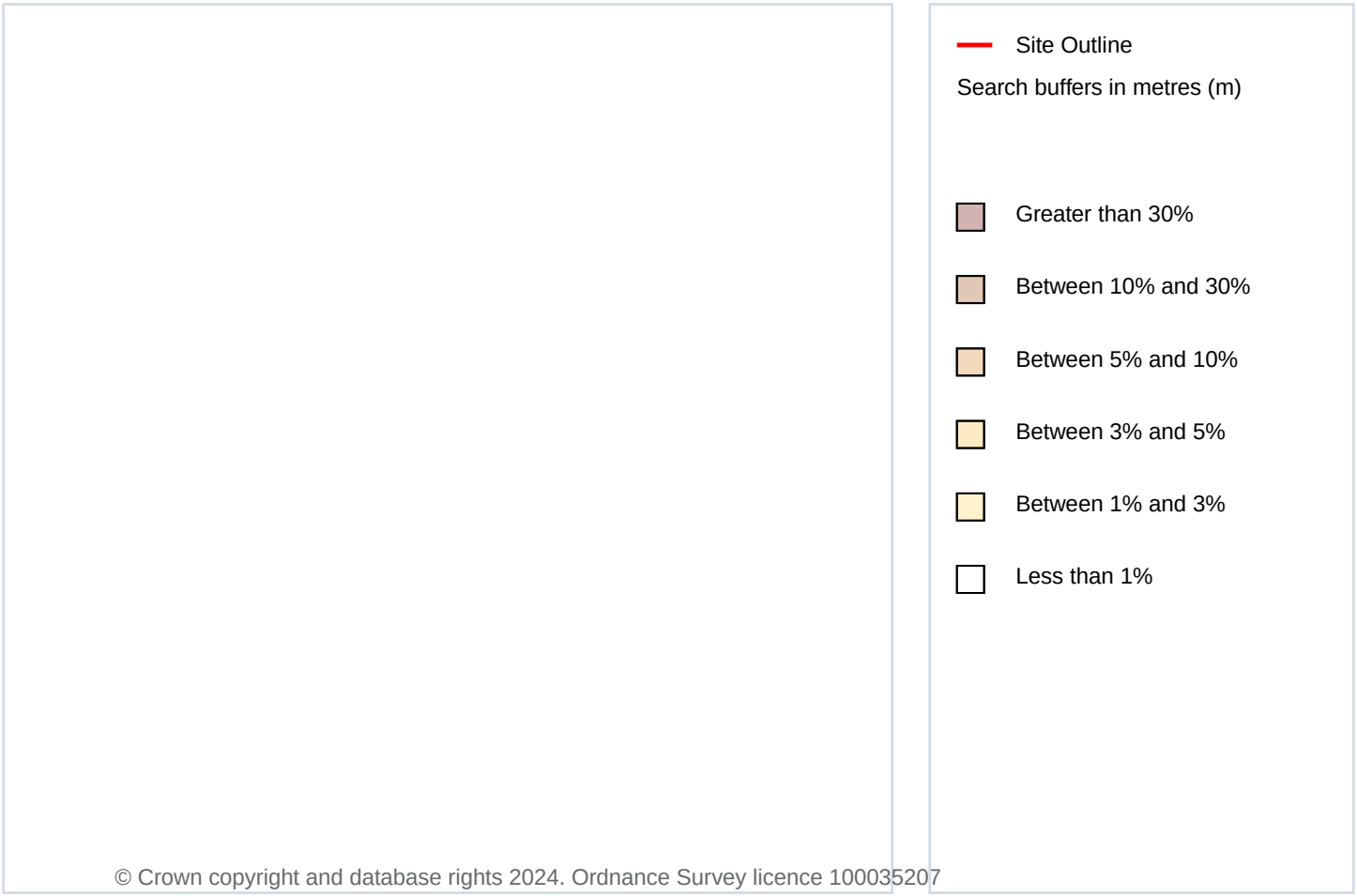
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidenc of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 cav 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not me that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on page 132>

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 3% and 5%	Basic

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

The estimated values provide the likely background concentration of the potentially harmful elements Arseni Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m W	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
27m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	27

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

Features are displayed on the Railway infrastructure and projects map on page 136>

Location	Land Use	Year of mapping	Mapping scale
32m NE	Railway	1909	-
32m NE	Railway Sidings	1912	10560
37m NE	Railway Sidings	1963	10560
37m NE	Railway Sidings	1968	10560
44m NE	Railway Sidings	1948	10560
44m NE	Railway Sidings	1909	10560
45m NE	Railway Sidings	1930	2500
48m NE	Railway Sidings	1951	2500
49m NE	Railway Sidings	1951	1250
57m NE	Railway Sidings	1972	10000
72m N	Railway Sidings	1896	10560
76m N	Railway	1873	-
76m N	Railway	1896	-
77m N	Railway Sidings	1969	1250
79m N	Railway Sidings	1912	2500
113m NW	Railway Sidings	1874	2500
122m NW	Railway Sidings	1898	2500

Location	Land Use	Year of mapping	Mapping scale
123m N	Railway Sidings	1912	2500
158m SW	Tramway Sidings	1912	2500
183m S	Tramway Sidings	1909	10560
185m S	Tramway Sidings	1912	10560
203m NW	Railway Sidings	1951	2500
204m NW	Railway Sidings	1966	1250
204m NW	Railway Sidings	1951	1250
210m NW	Railway Sidings	1951	2500
211m NW	Railway Sidings	1966	1250
211m NW	Railway Sidings	1951	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	5

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

Features are displayed on the Railway infrastructure and projects map on page 136>

Location	Name	Type
86m N	West Coastway Line	rail
88m N	Not given	Multi Track
89m N	West Coastway	rail
90m N	West Coastway Line	rail
167m NW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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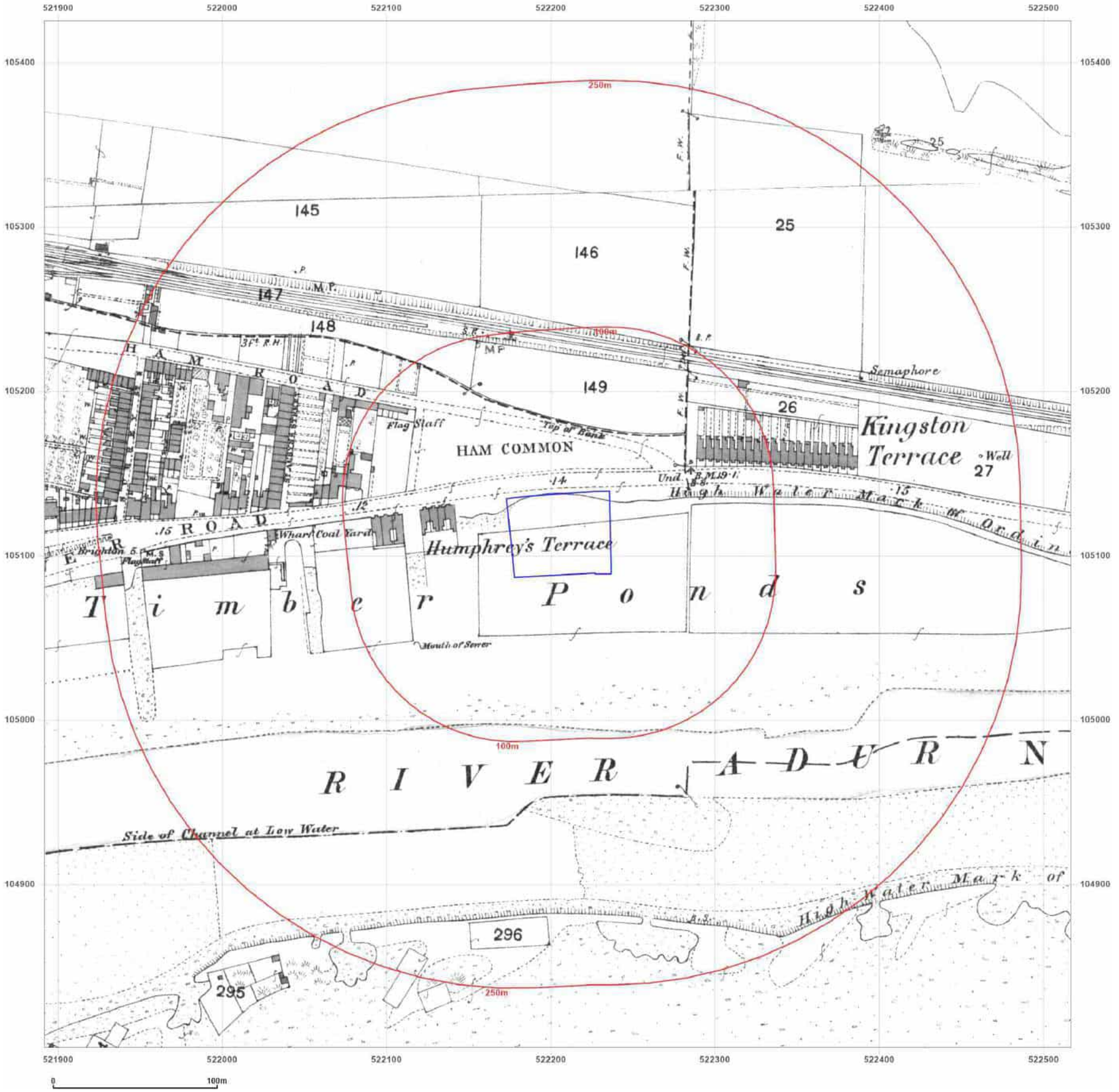

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1873-1874**

Scale: 1:2,500

Printed at: 1:2,500

N
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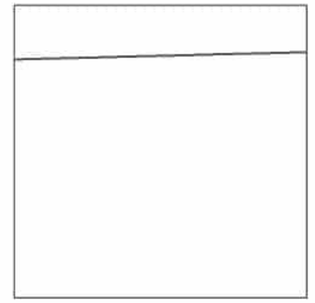
Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1874
Revised 1874
Edition N/A
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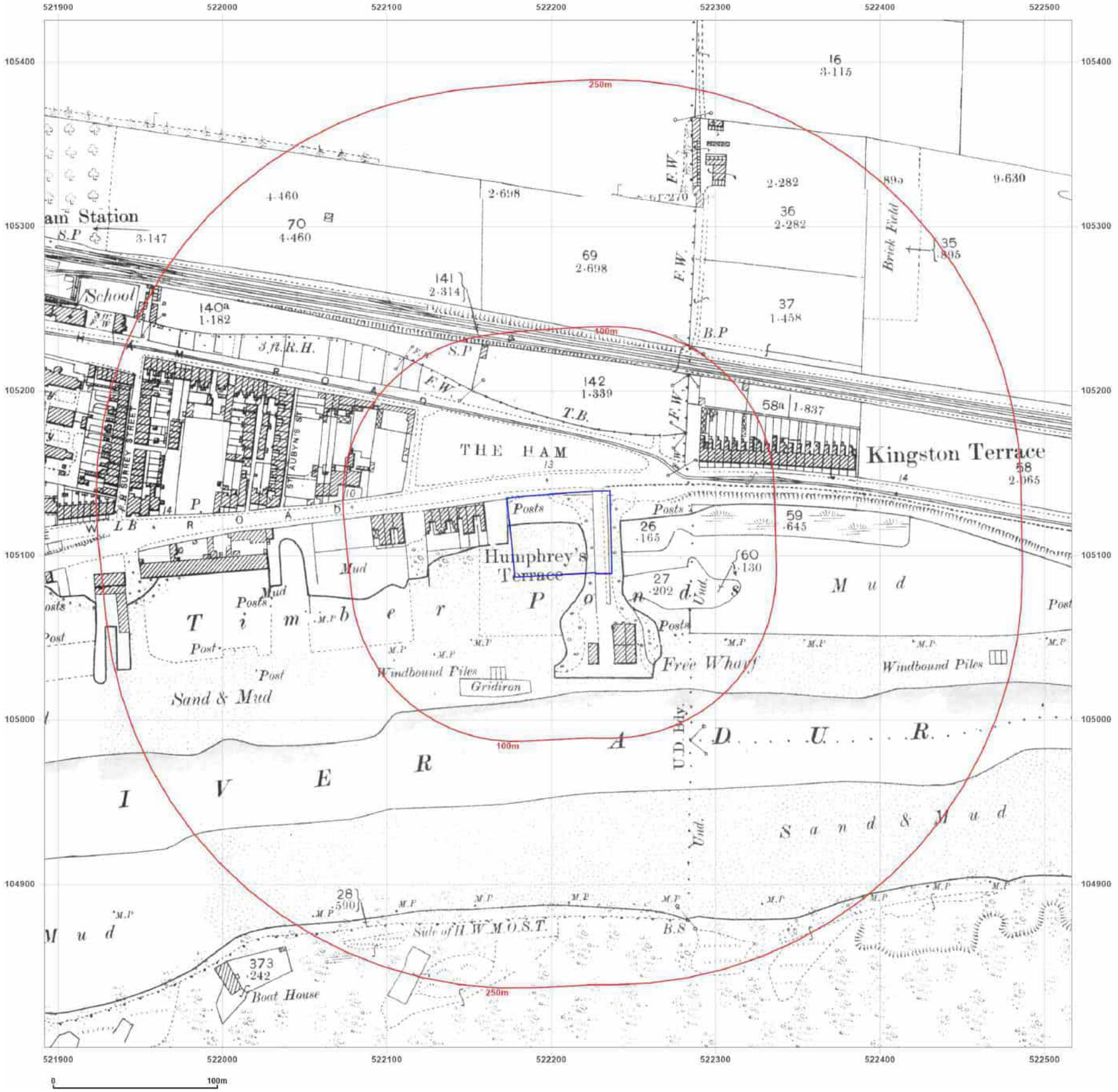

Site Details:

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1898**

Scale: 1:2,500

Printed at: 1:2,500

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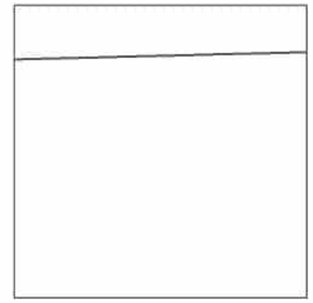
Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A



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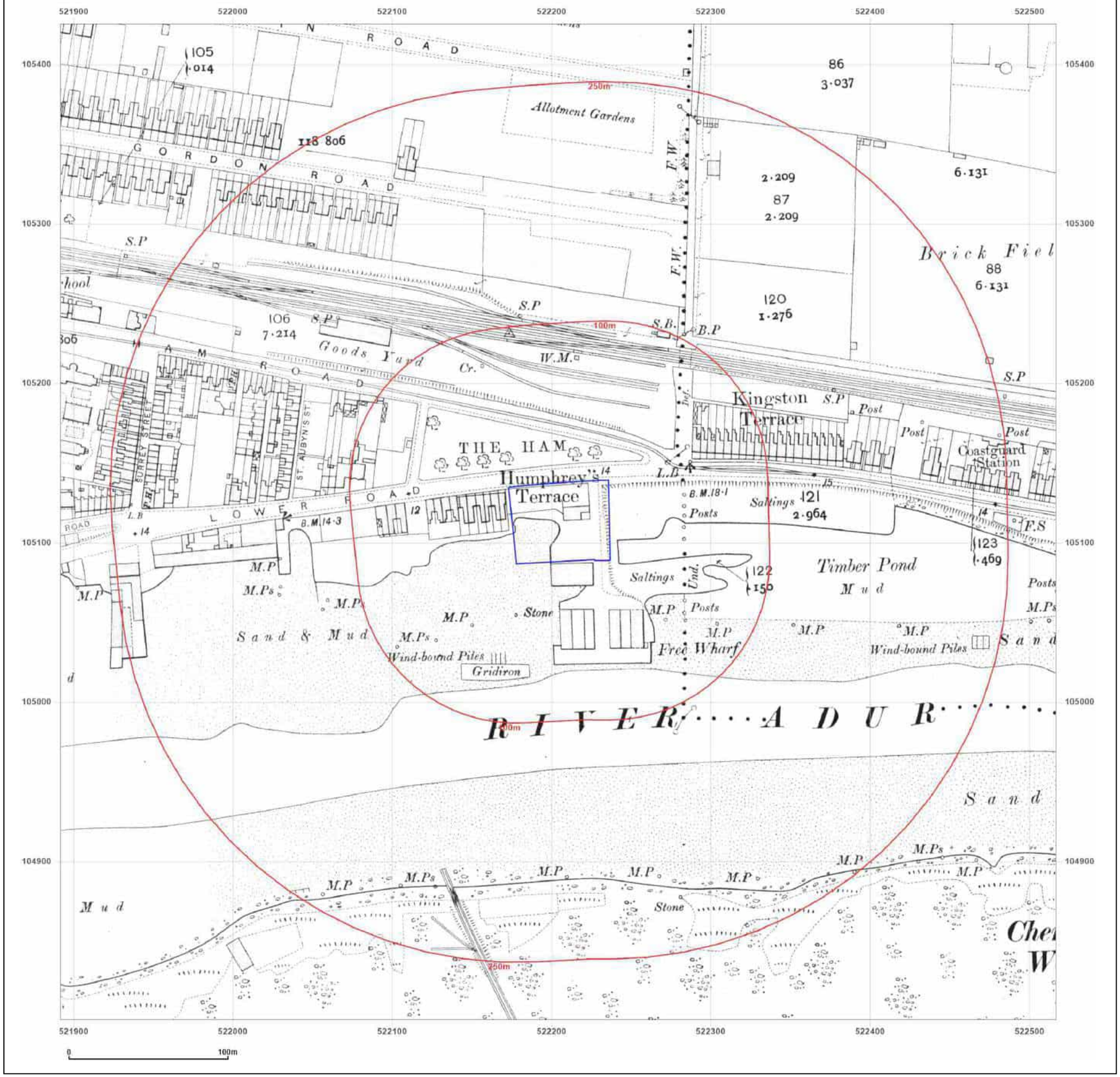

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1912**

Scale: 1:2,500

Printed at: 1:2,500

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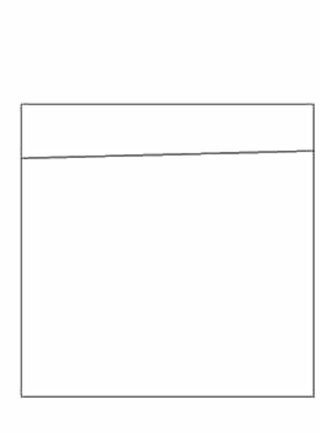

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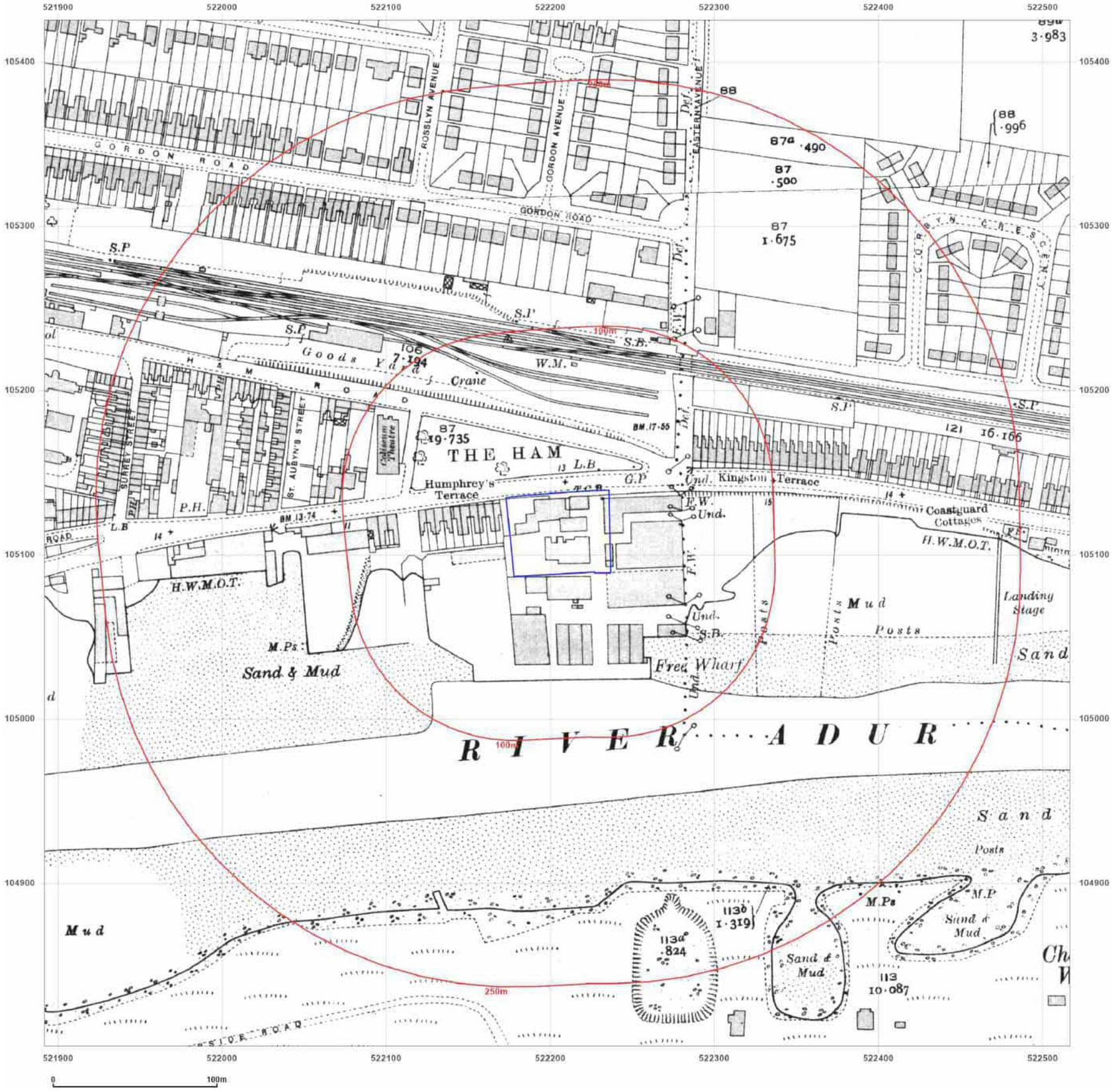

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1930-1933**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1930
Revised 1930
Edition N/A
Copyright N/A
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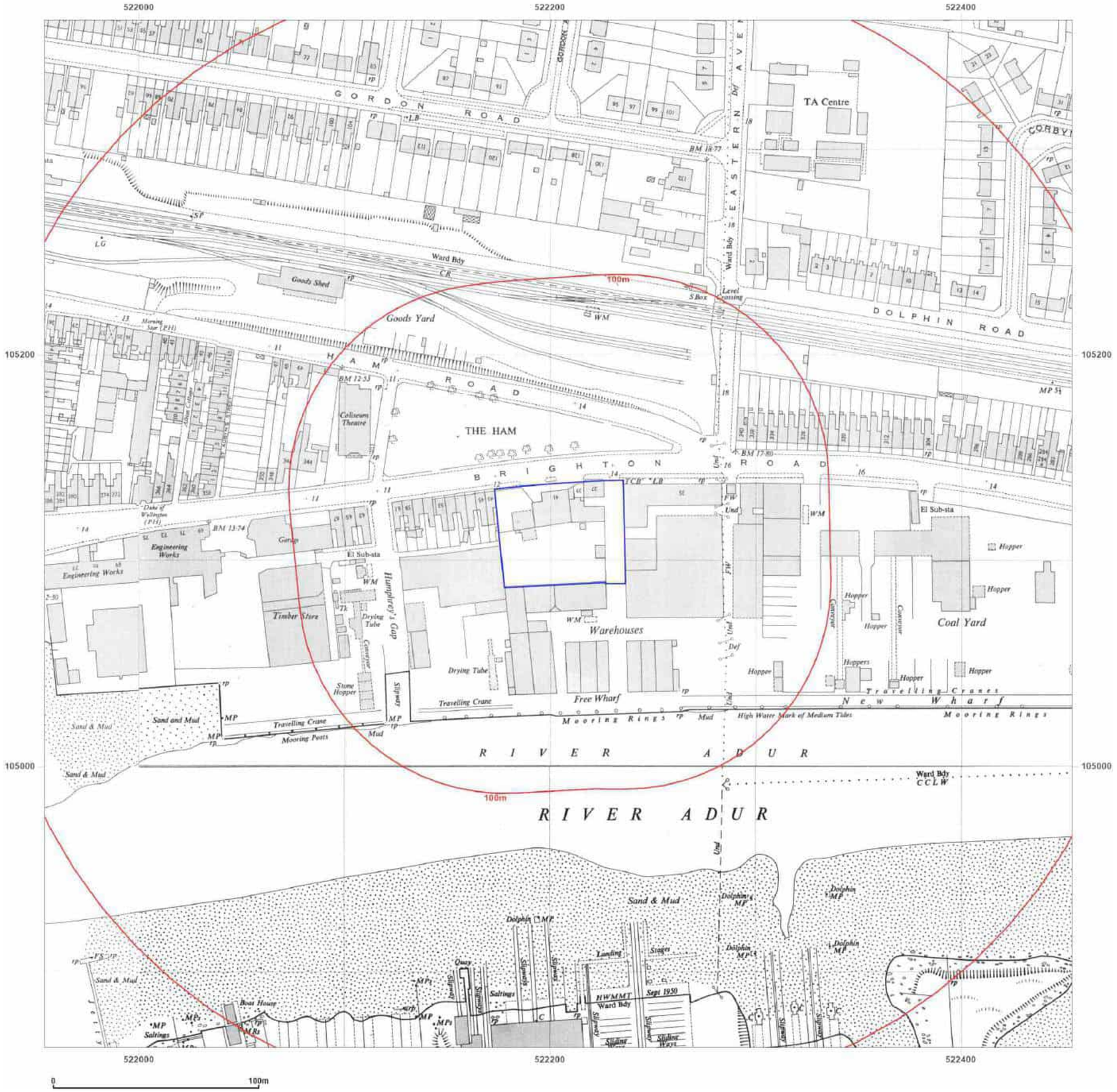

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1950-1951**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1948	~~Surveyed 1951~~ Revised 1951 Edition N/A Copyright N/A Levelled 1948
Surveyed 1951 Revised 1951 Edition N/A Copyright N/A Levelled 1948	Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1948

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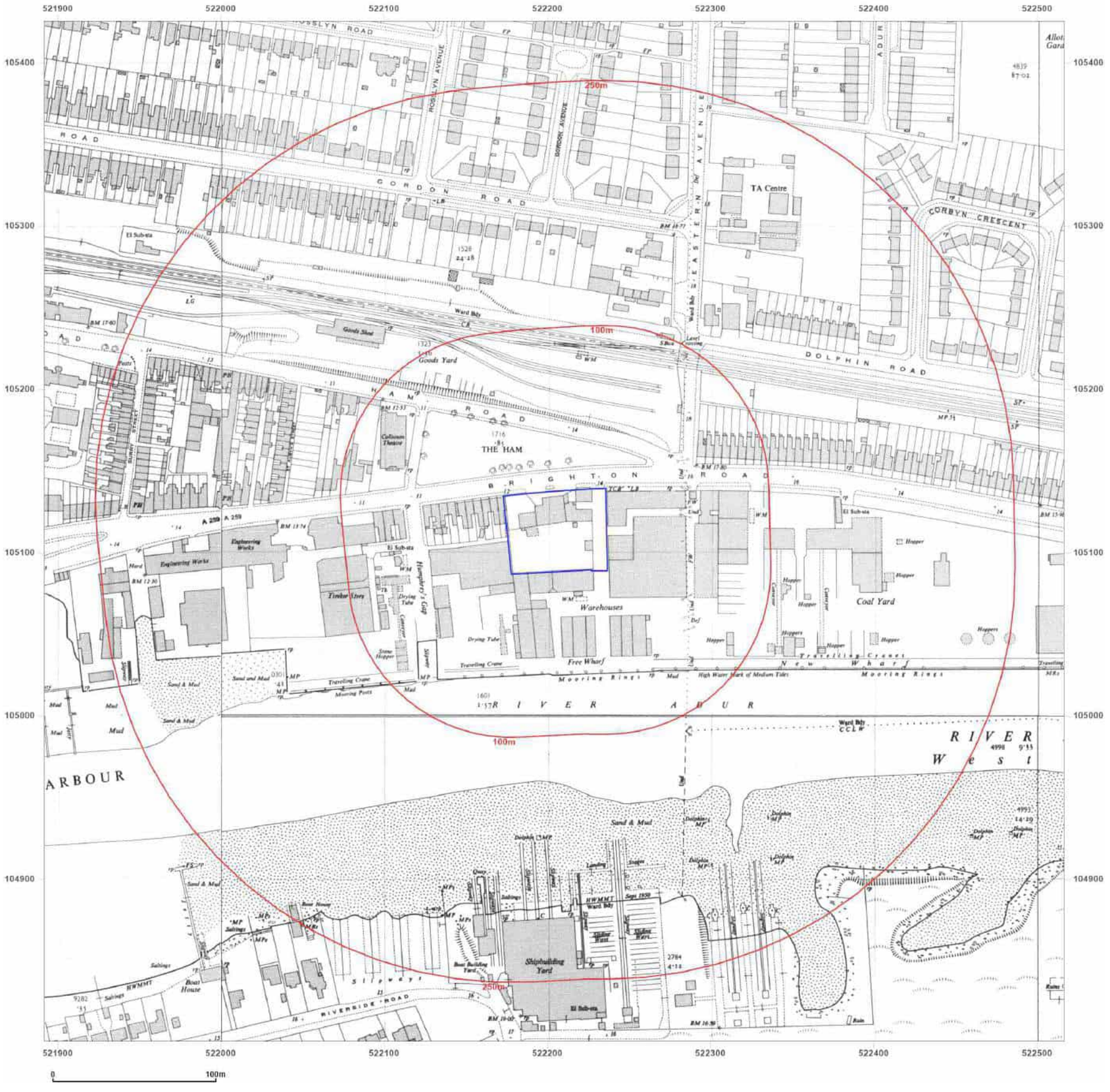

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1950-1951**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1948

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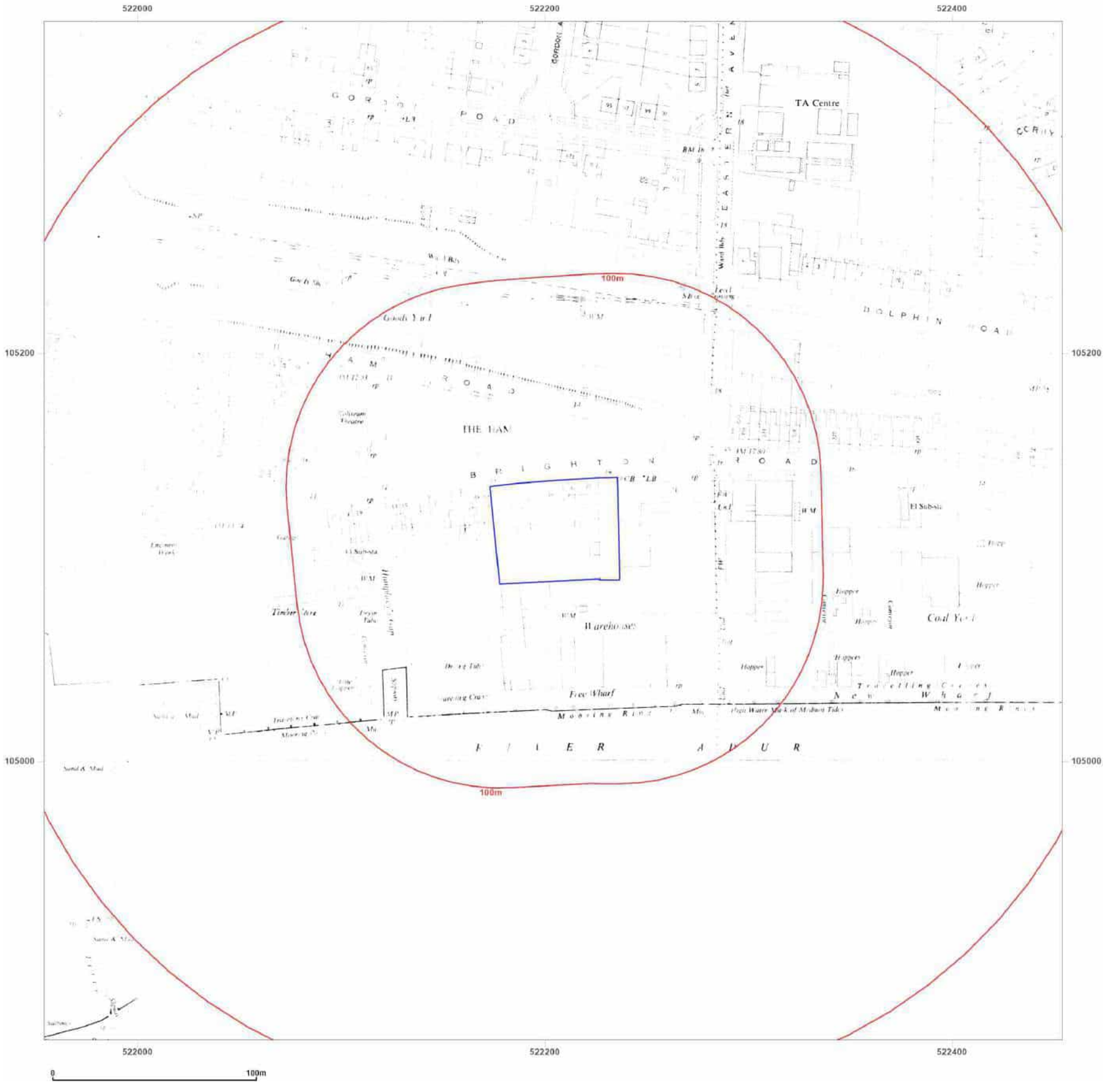

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1952**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1951
Revised N/A
Edition 1952
Copyright N/A
Levelled 1948

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

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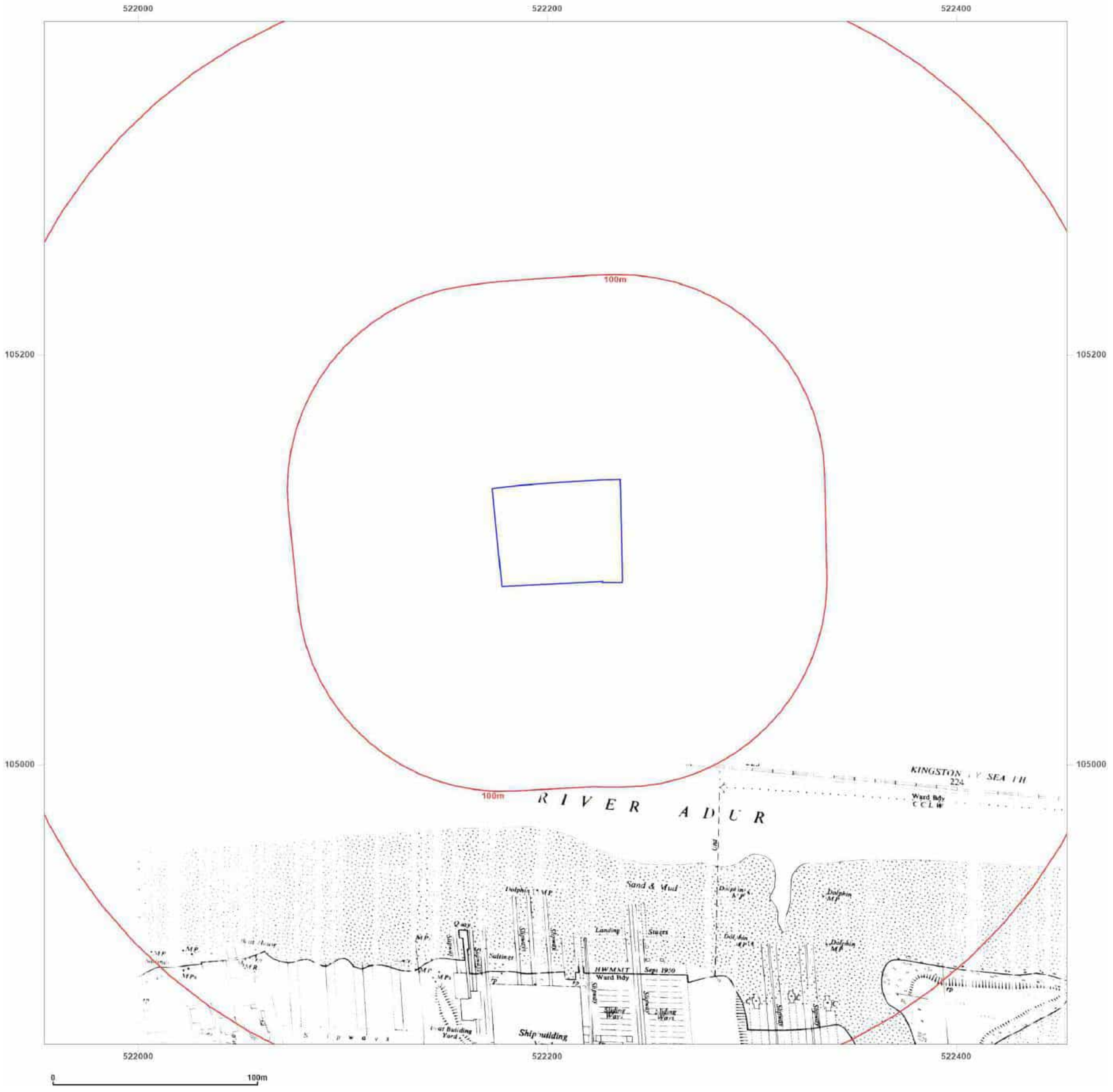

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1962**

Scale: 1:1,250

Printed at: 1:2,000

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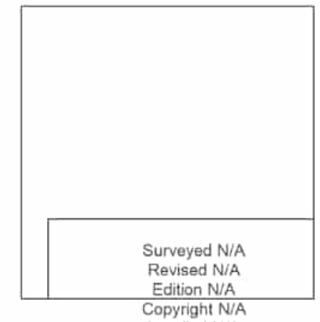

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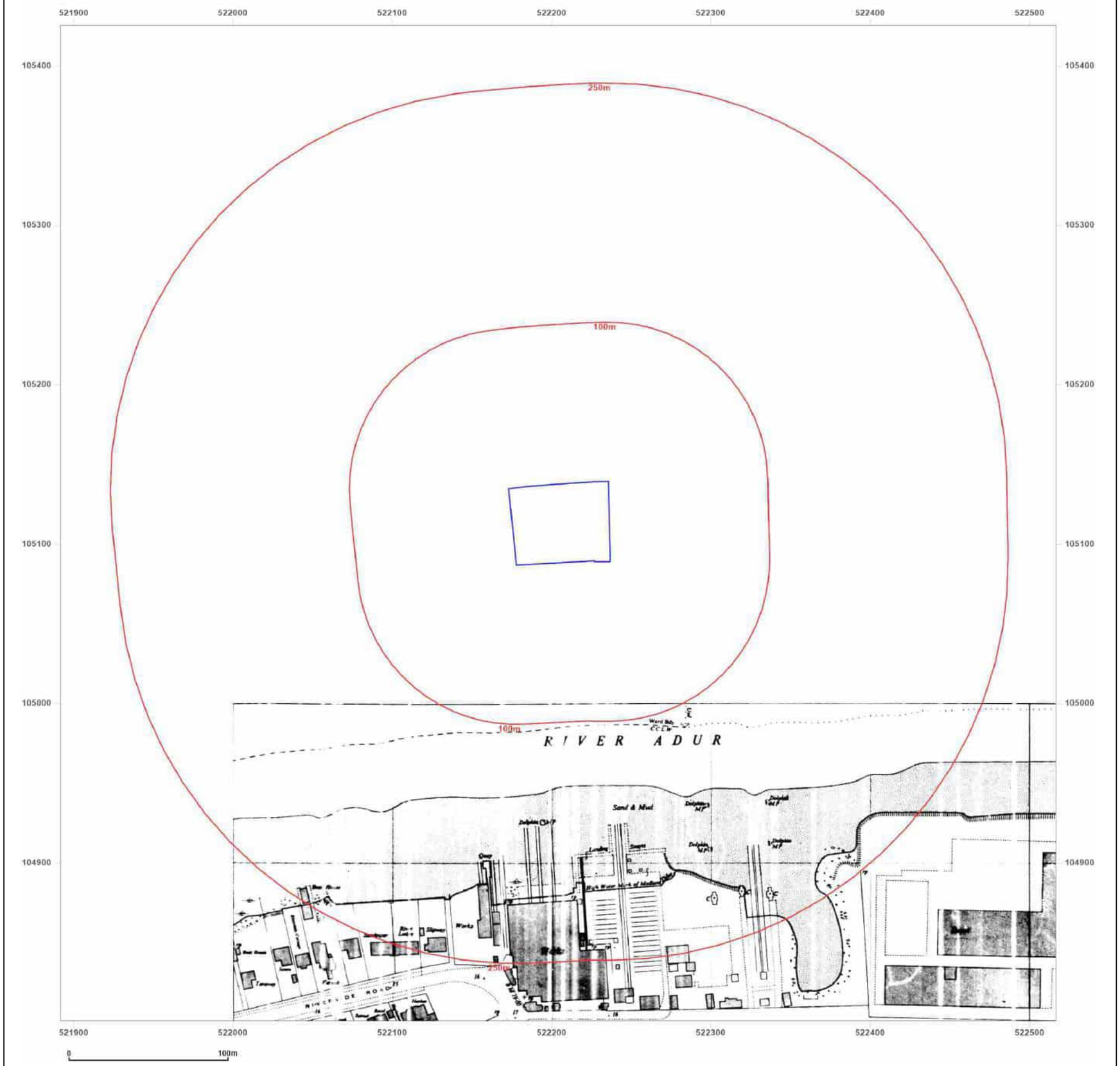

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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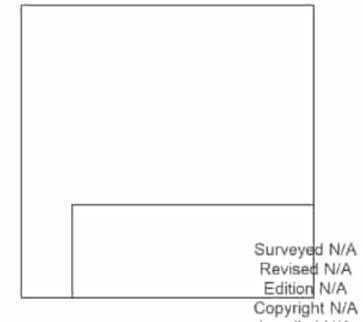

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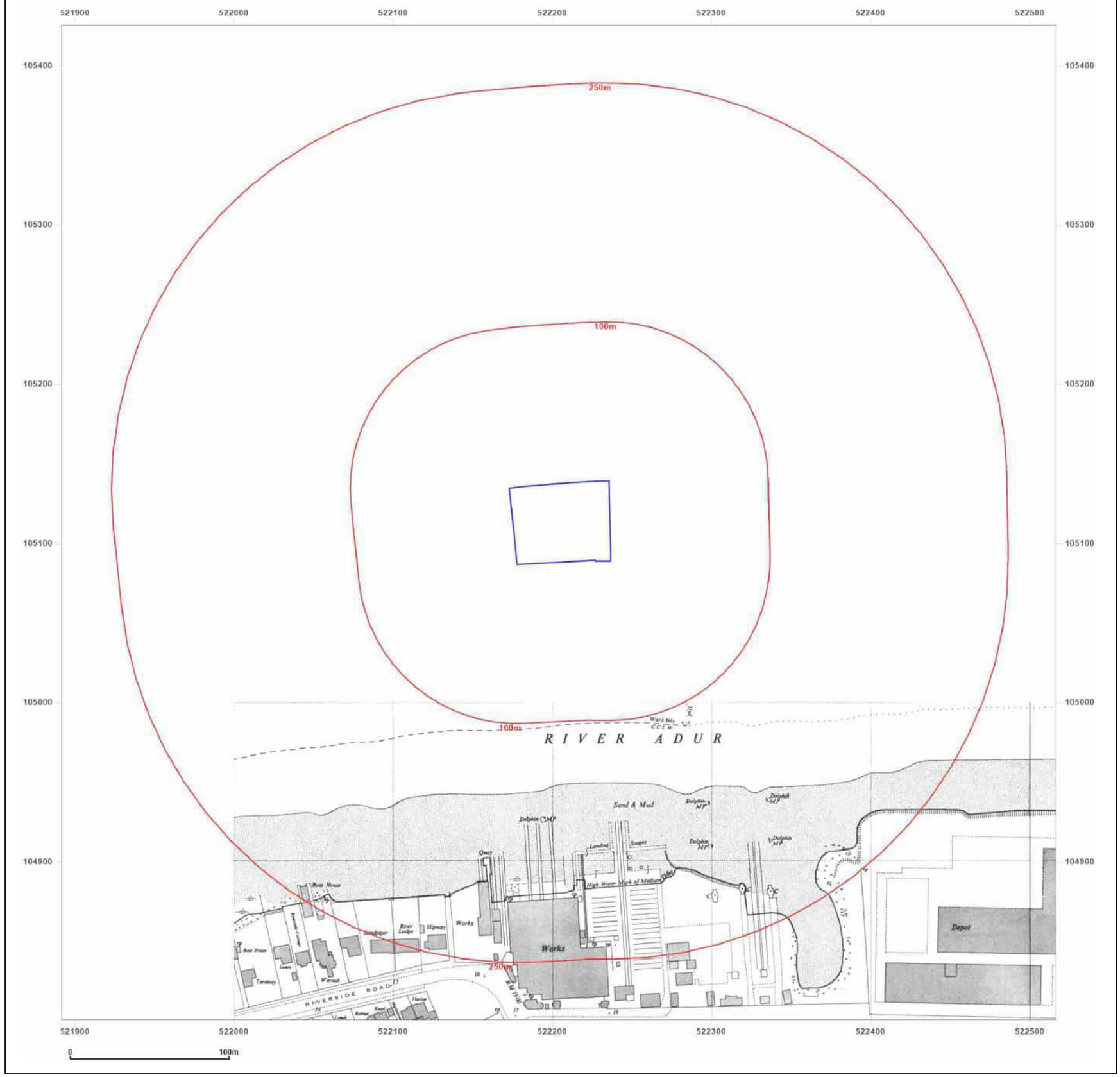

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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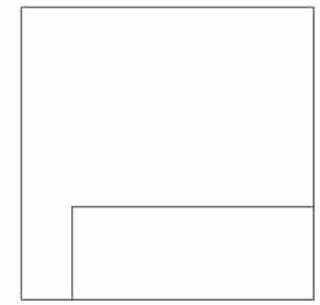

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Revised 1961
Edition 1963
Copyright 1963
Levelled 1948

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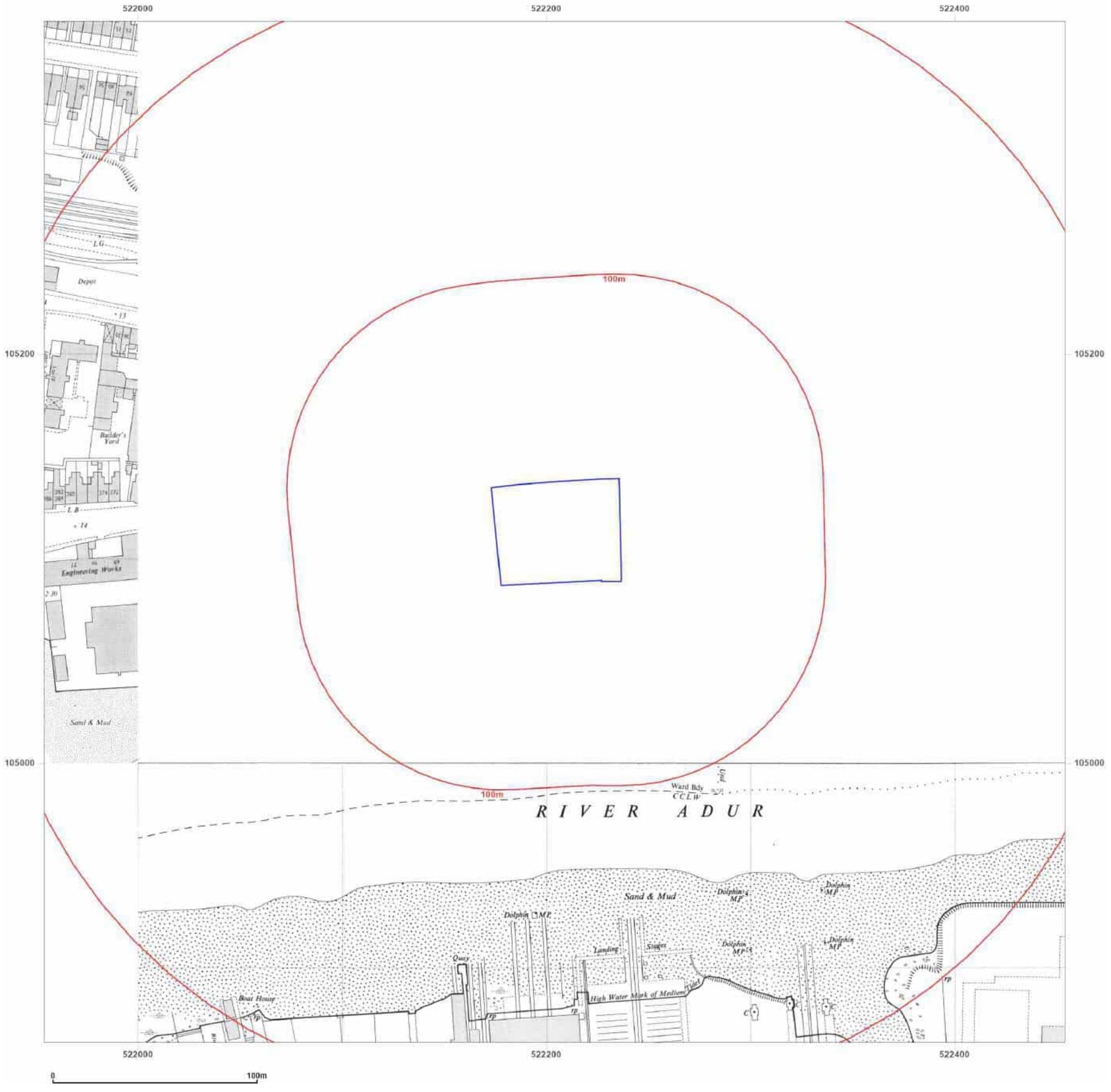

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1962-1966**

Scale: 1:1,250

Printed at: 1:2,000

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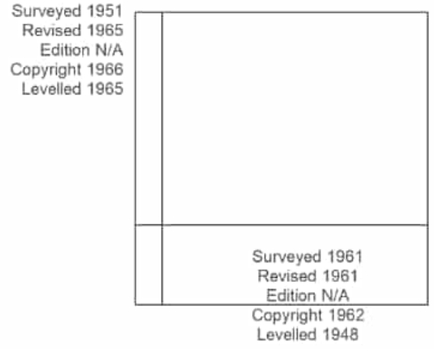

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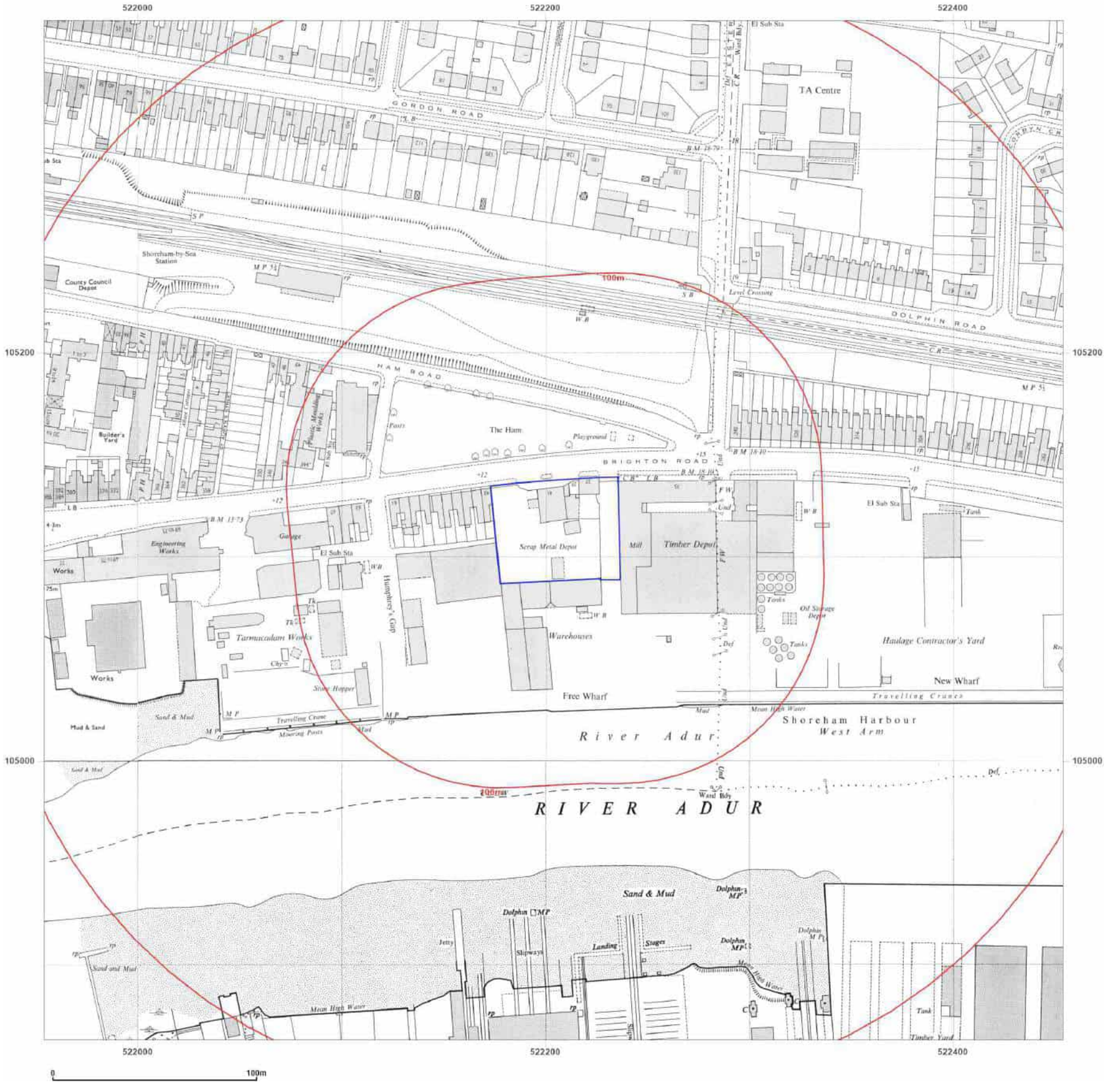

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1969-1974**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1951 Revised 1973 Edition N/A Copyright 1974 Levelled 1965		~~Surveyed 1951~~ Revised 1968 Edition N/A Copyright 1969 Levelled 1965
Surveyed 1951 Revised 1951 Edition N/A Copyright 1969 Levelled 1958		Surveyed 1950 Revised 1968 Edition N/A Copyright 1969 Levelled 1966

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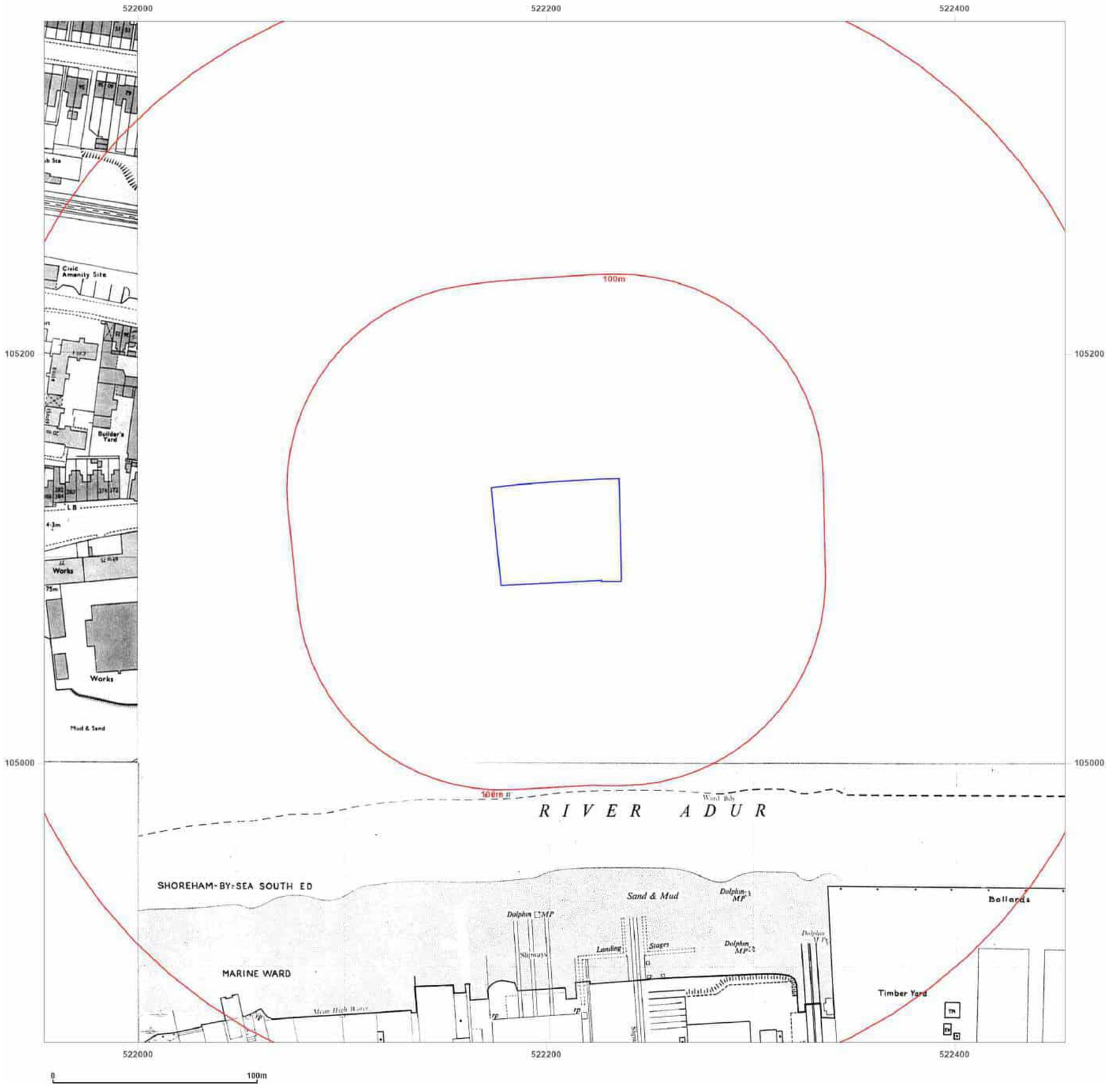

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1974-1979**

Scale: 1:1,250

Printed at: 1:2,000

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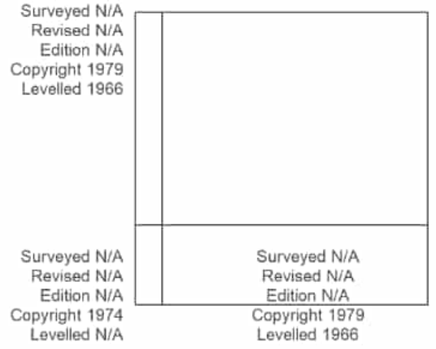

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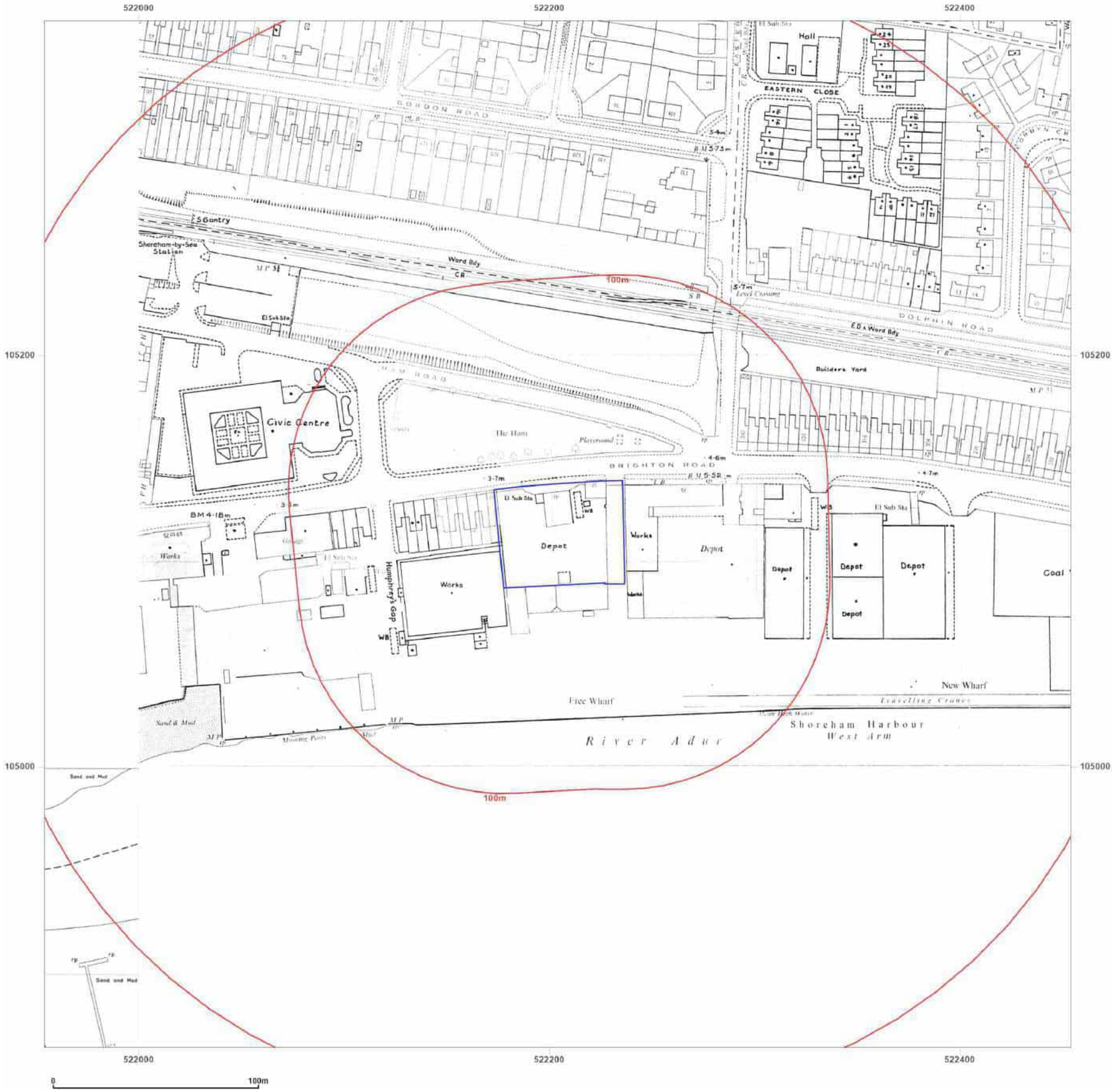

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1980-1984**

Scale: 1:1,250

Printed at: 1:2,000

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~~Surveyed N/A~~
Revised N/A
Edition N/A
Copyright 1980
Levelled 1965

Surveyed 1951
Revised 1983
Edition N/A
Copyright 1984
Levelled 1966

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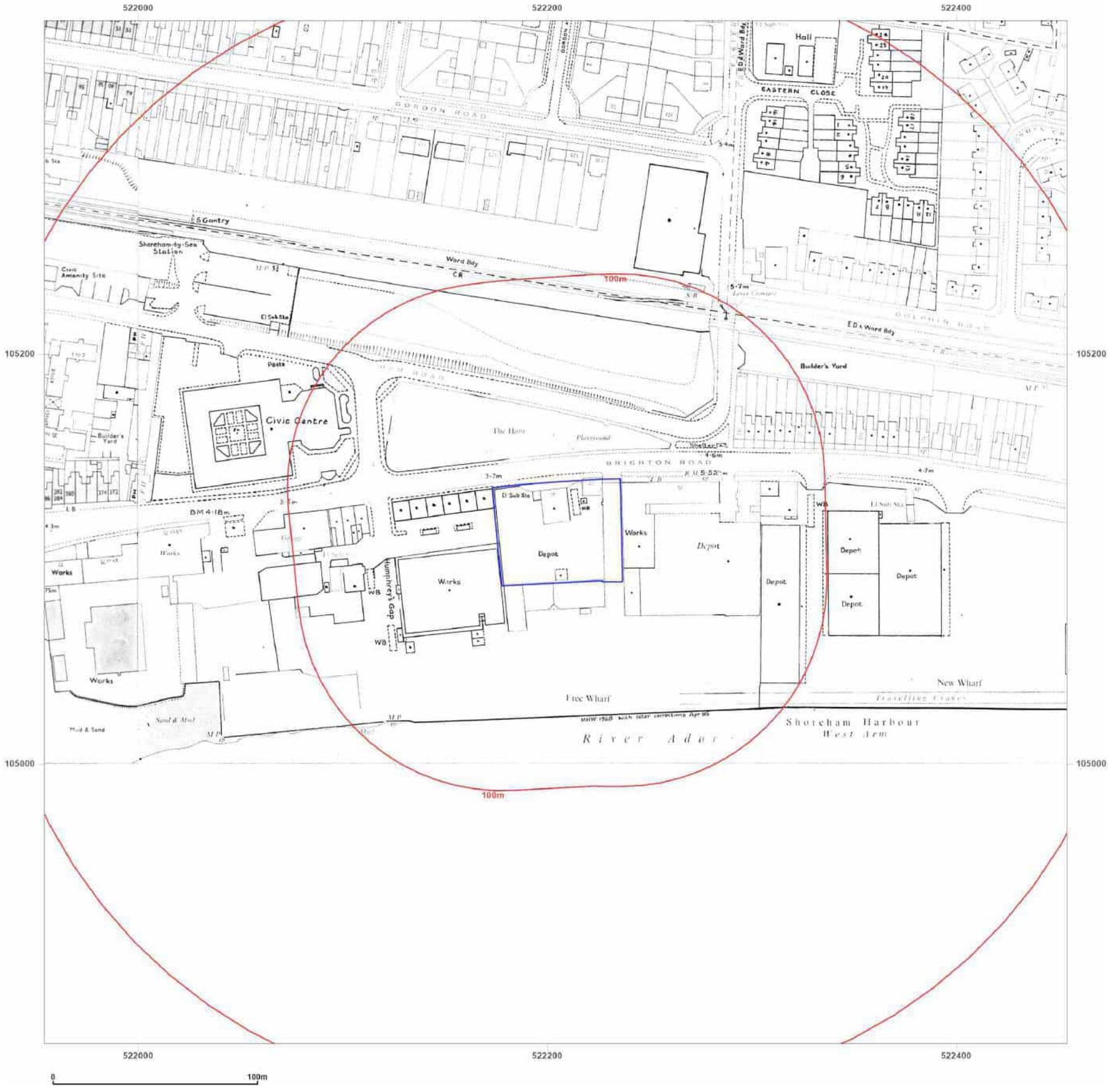

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1985-1986**

Scale: 1:1,250

Printed at: 1:2,000

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Edition N/A
Copyright 1986
Levelled 1966

~~Surveyed 1965~~
Revised 1985
Edition N/A
Copyright 1985
Levelled 1965

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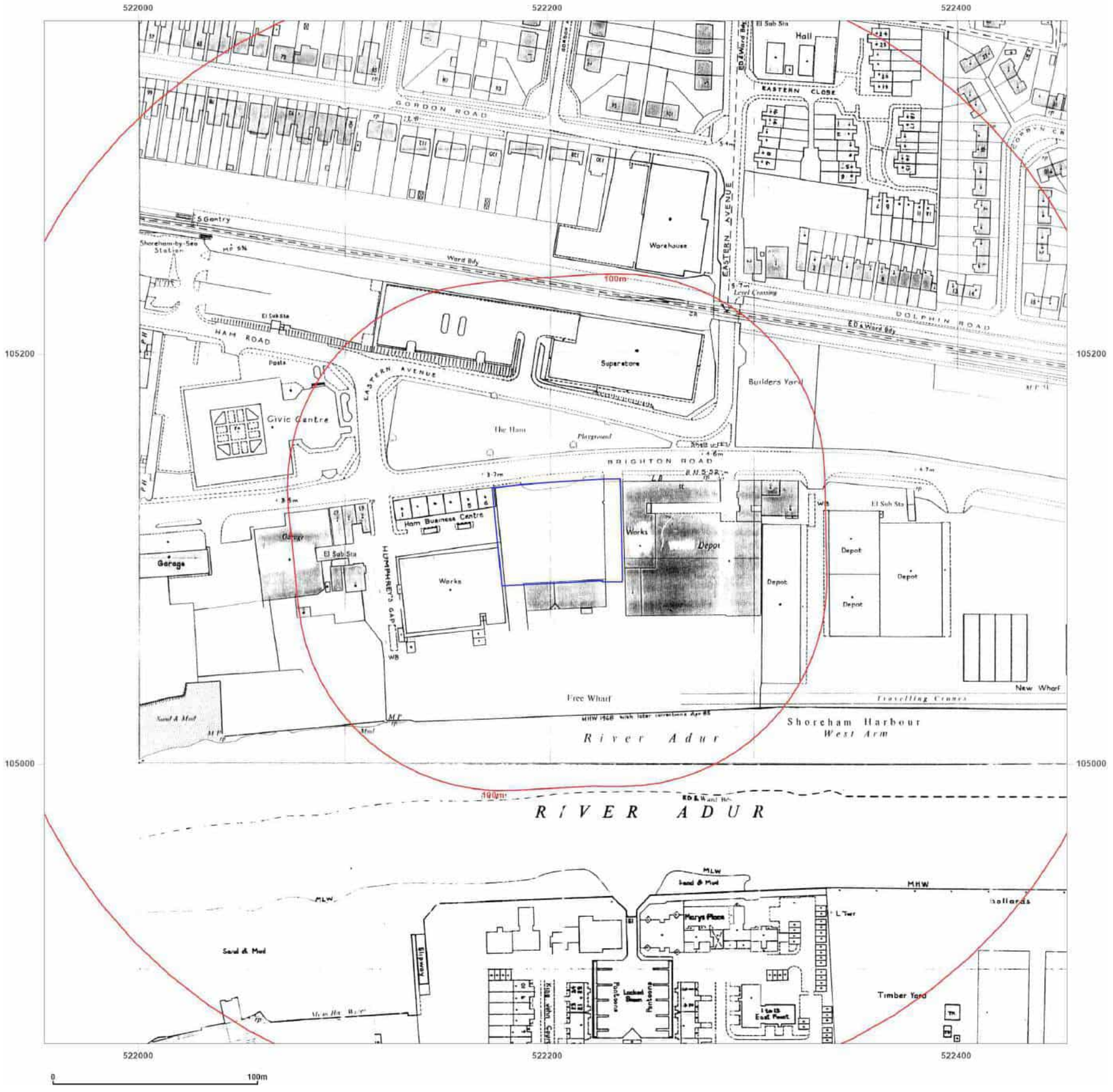

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:1,250

Printed at: 1:2,000

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~~Surveyed 1965~~
Revised 1989
Edition N/A
Copyright 1989
Levelled 1965

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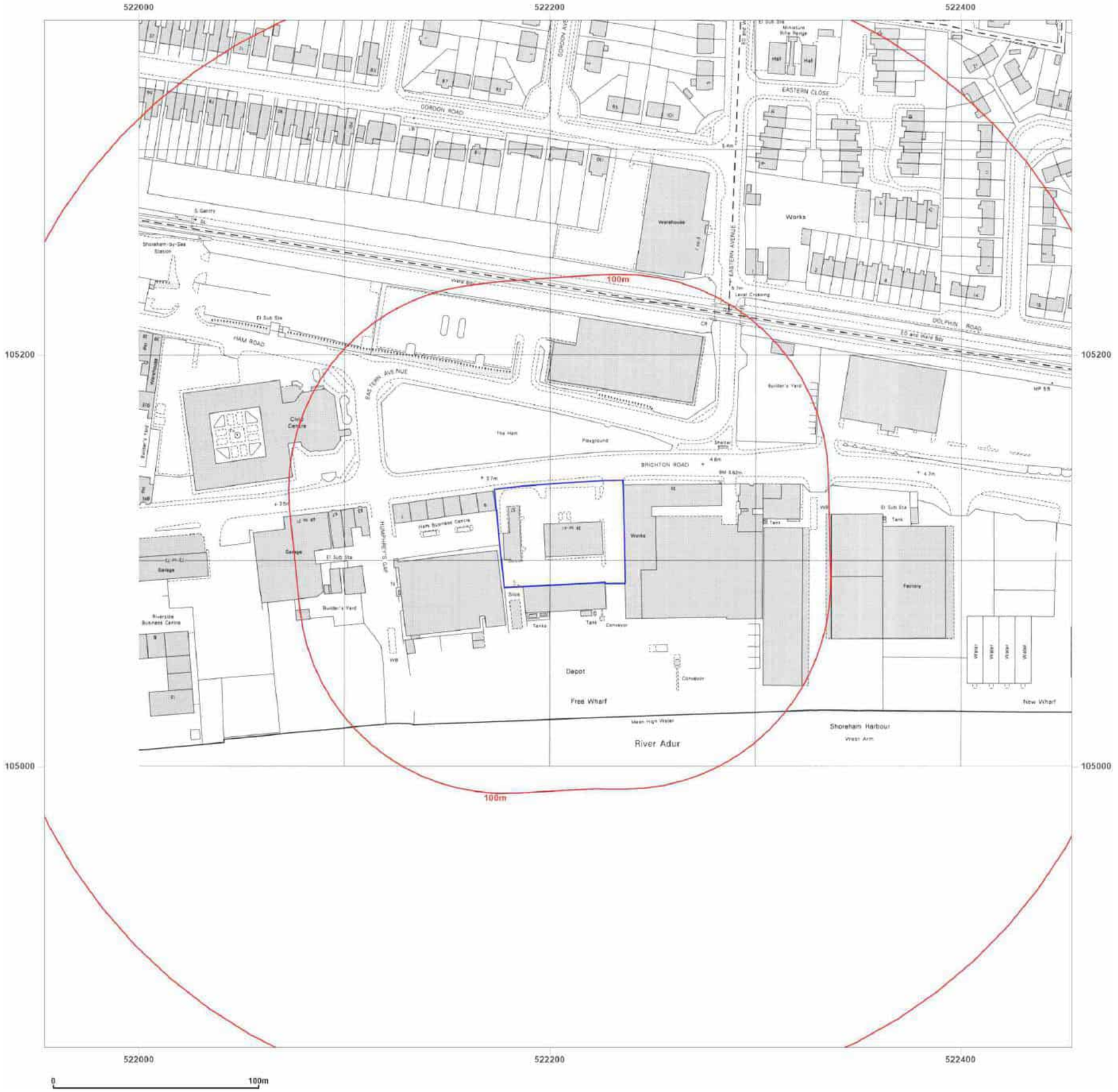

Site Details:

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1991**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1990
Revised 1990
Edition N/A
Copyright 1991
Levelled N/A

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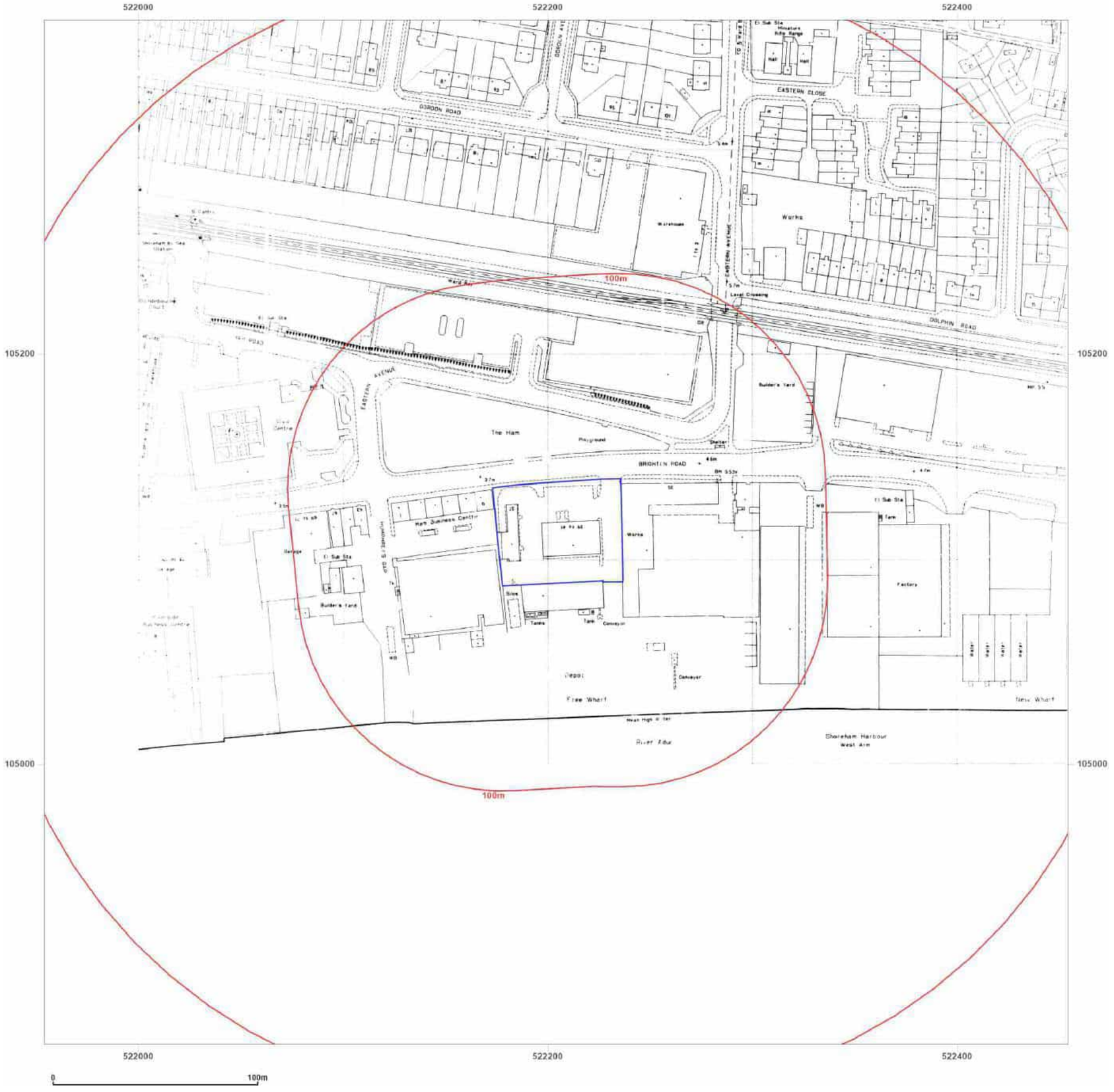

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1994**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

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

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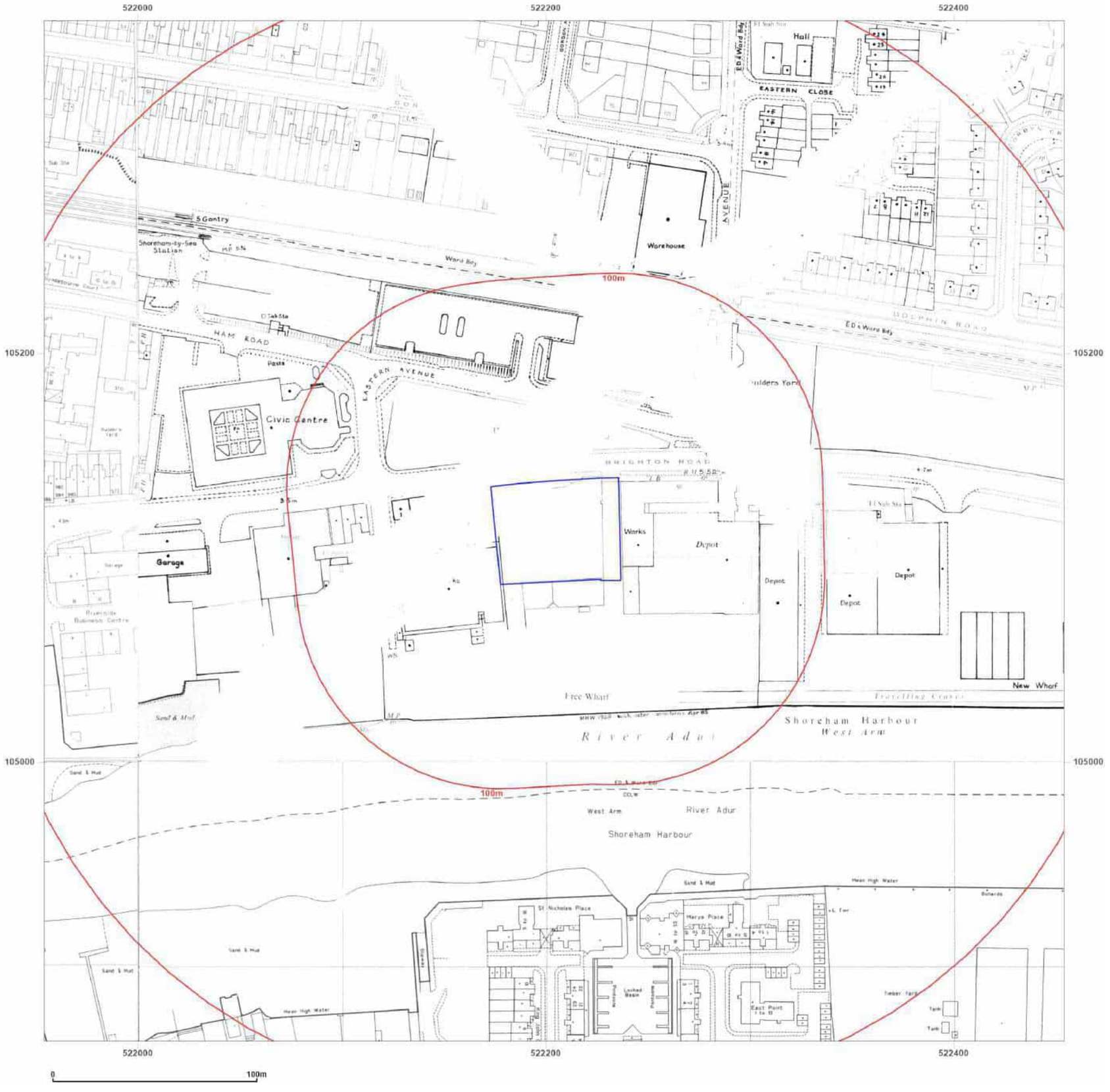

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: National Grid

Map date: **1989-1994**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A		~~Surveyed 1965~~ Revised 1989 Edition N/A Copyright 1989 Levelled 1965
Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A		Surveyed 1994 Revised N/A Edition N/A Copyright 1994 Levelled N/A

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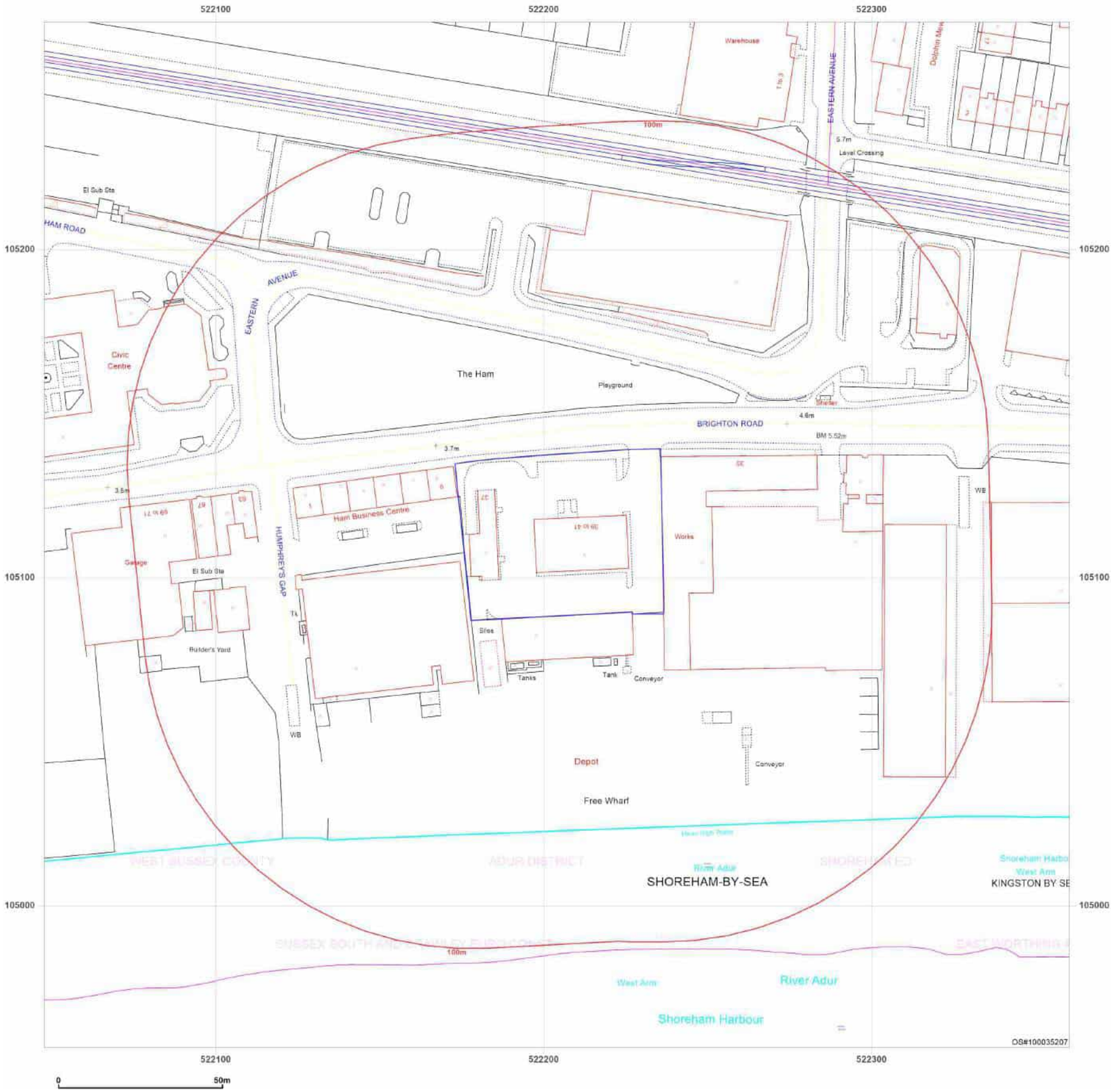

Site Details:

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
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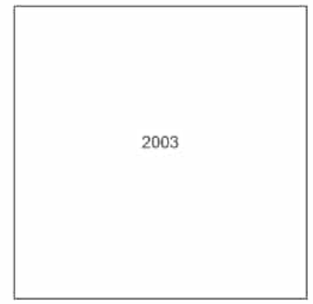

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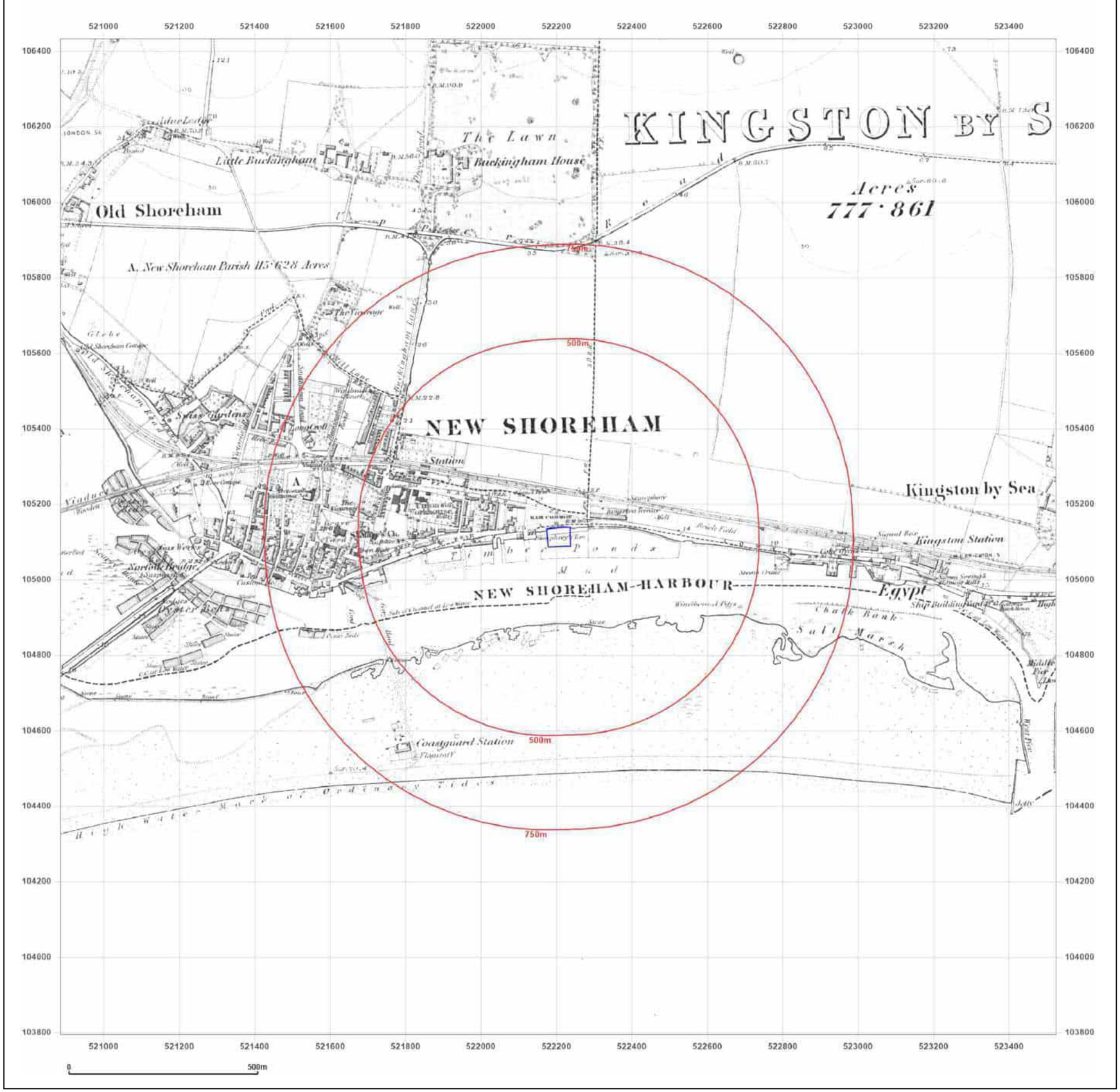

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1873**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1873
Revised 1873
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 08 August 2024

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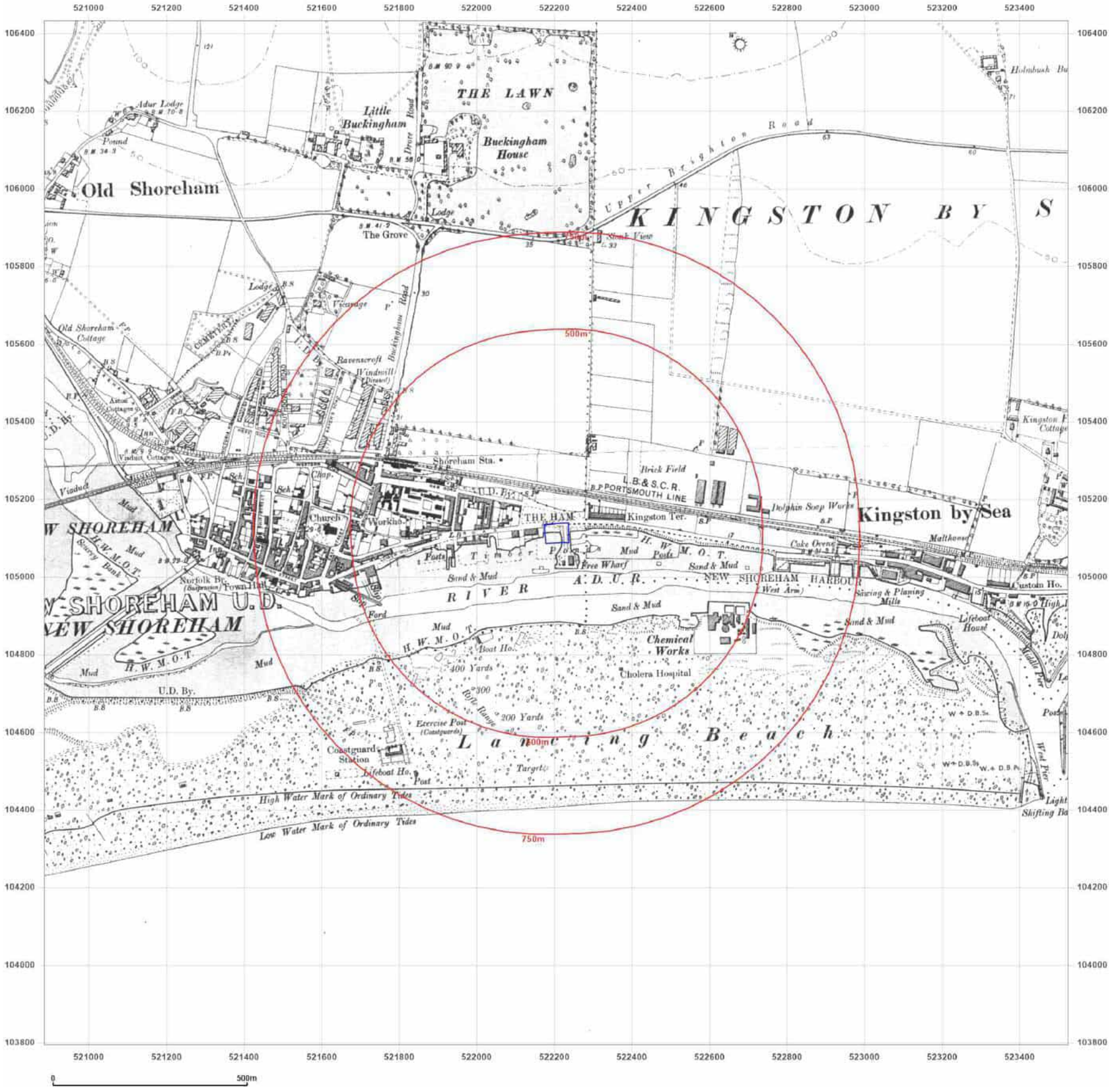

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1873
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1861
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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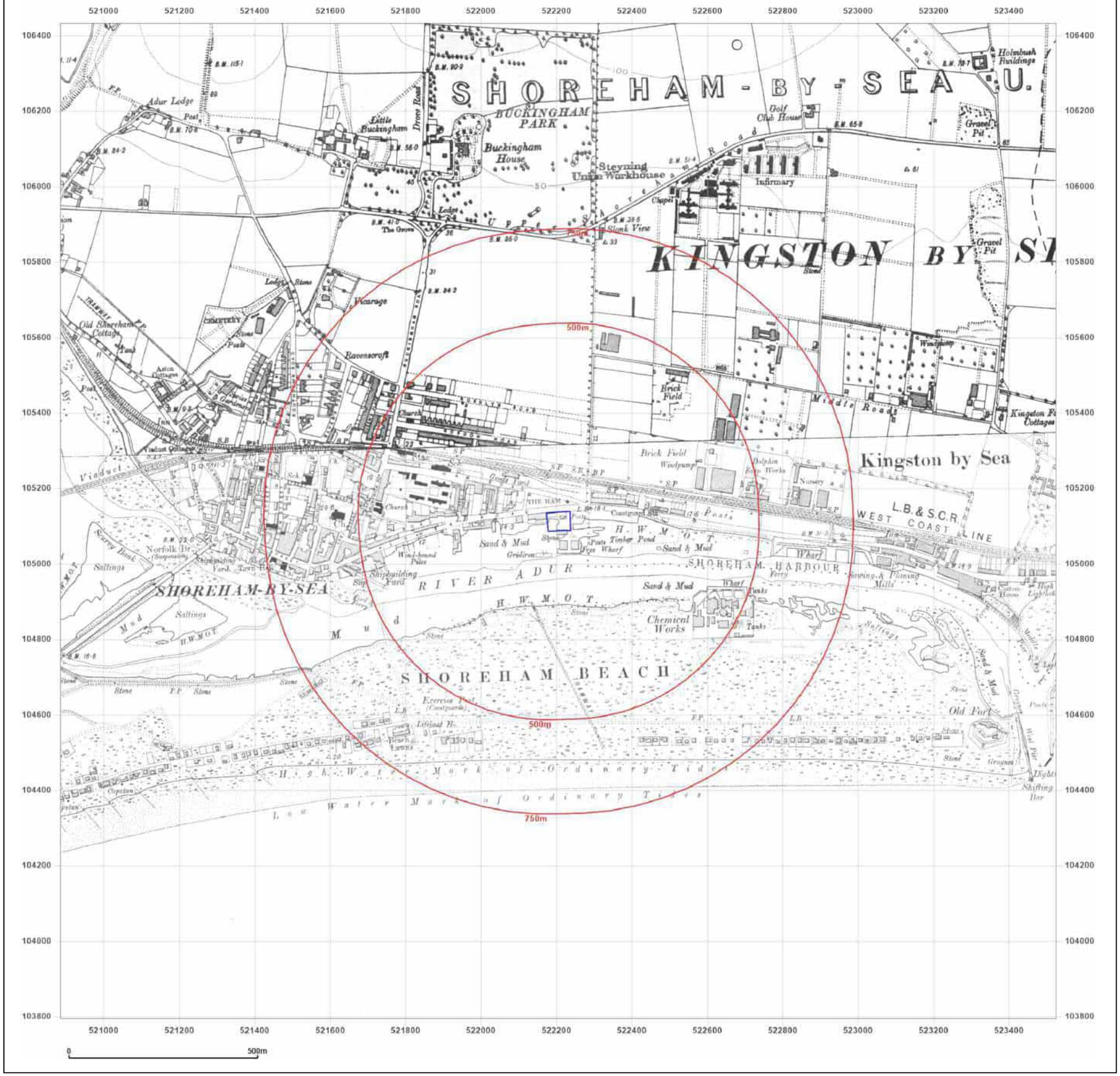

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

N
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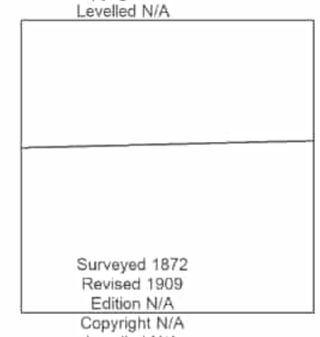
Surveyed 1872
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1872
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

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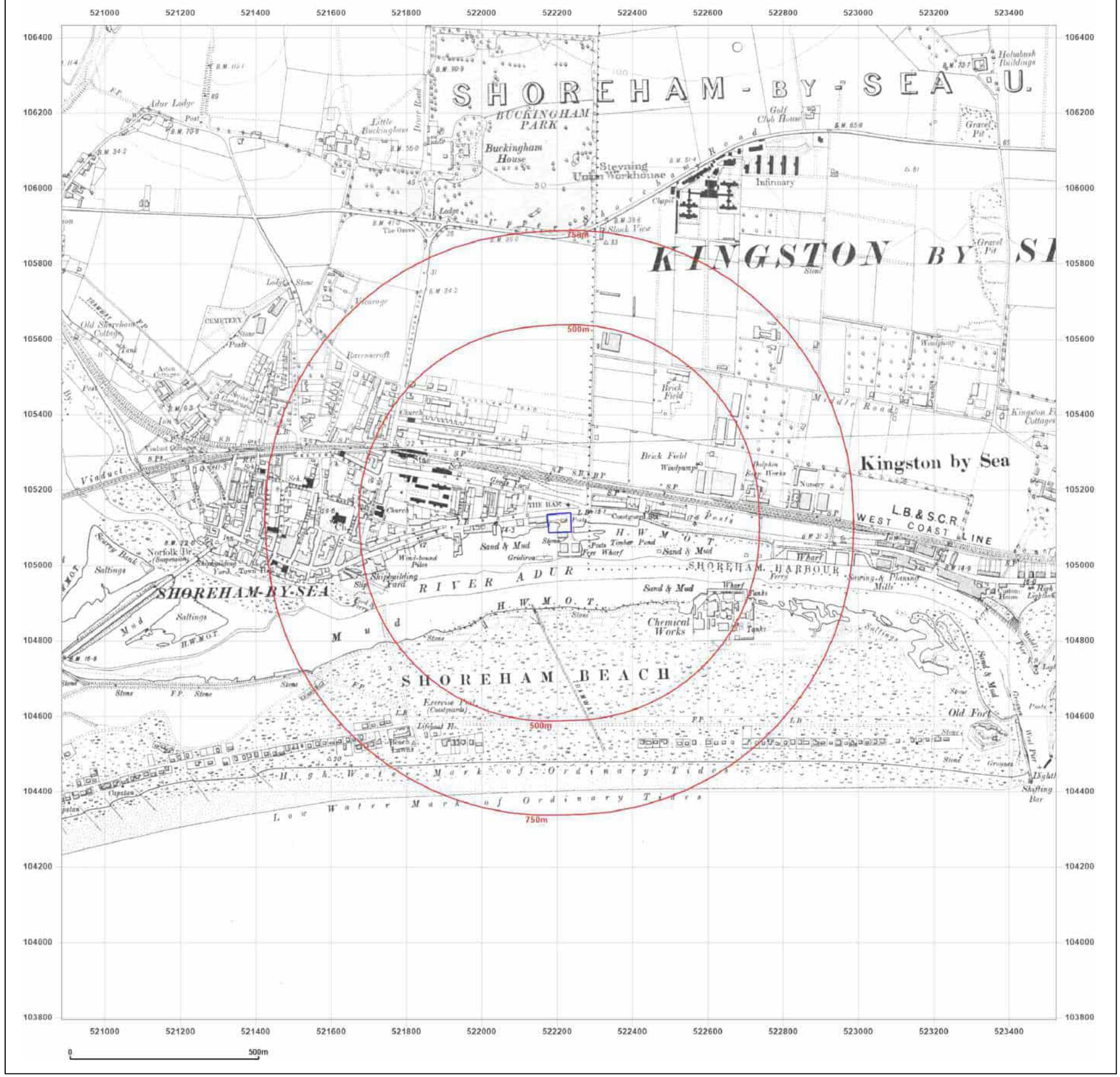

WSP

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1909-1912**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1872
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1912
Edition 1912
Copyright N/A
Levelled N/A

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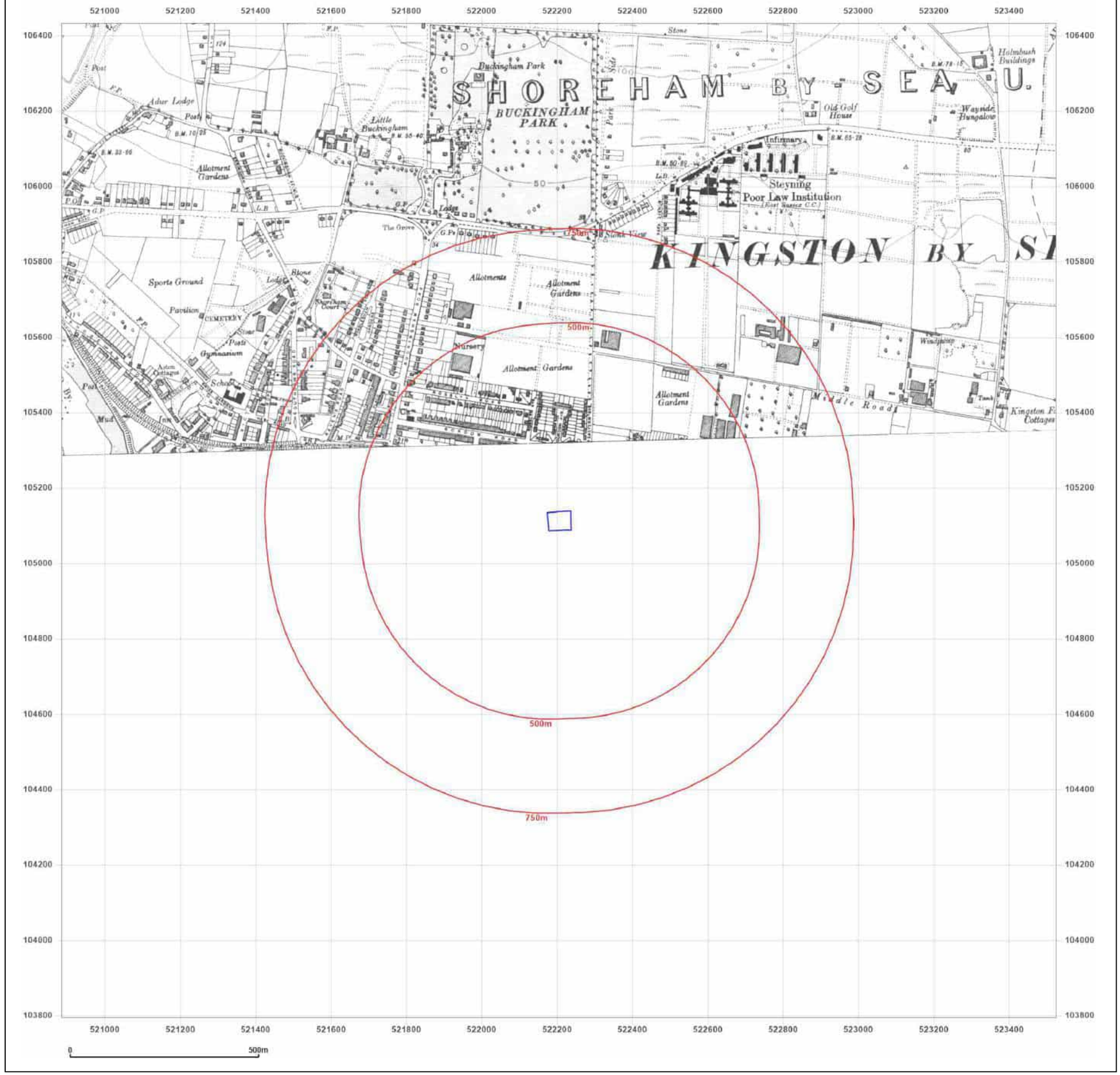

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1931**

Scale: 1:10,560

Printed at: 1:10,560

N
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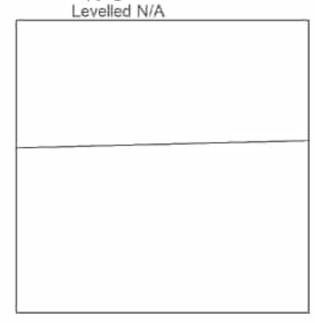
Surveyed 1872
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: County Series

Map date: **1947-1948**

Scale: 1:10,560

Printed at: 1:10,560

N
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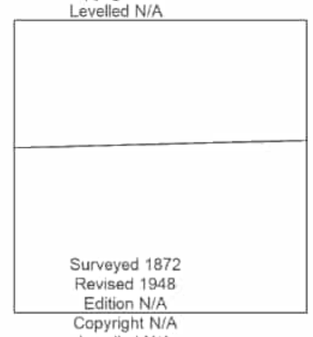
Surveyed 1872
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1872
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

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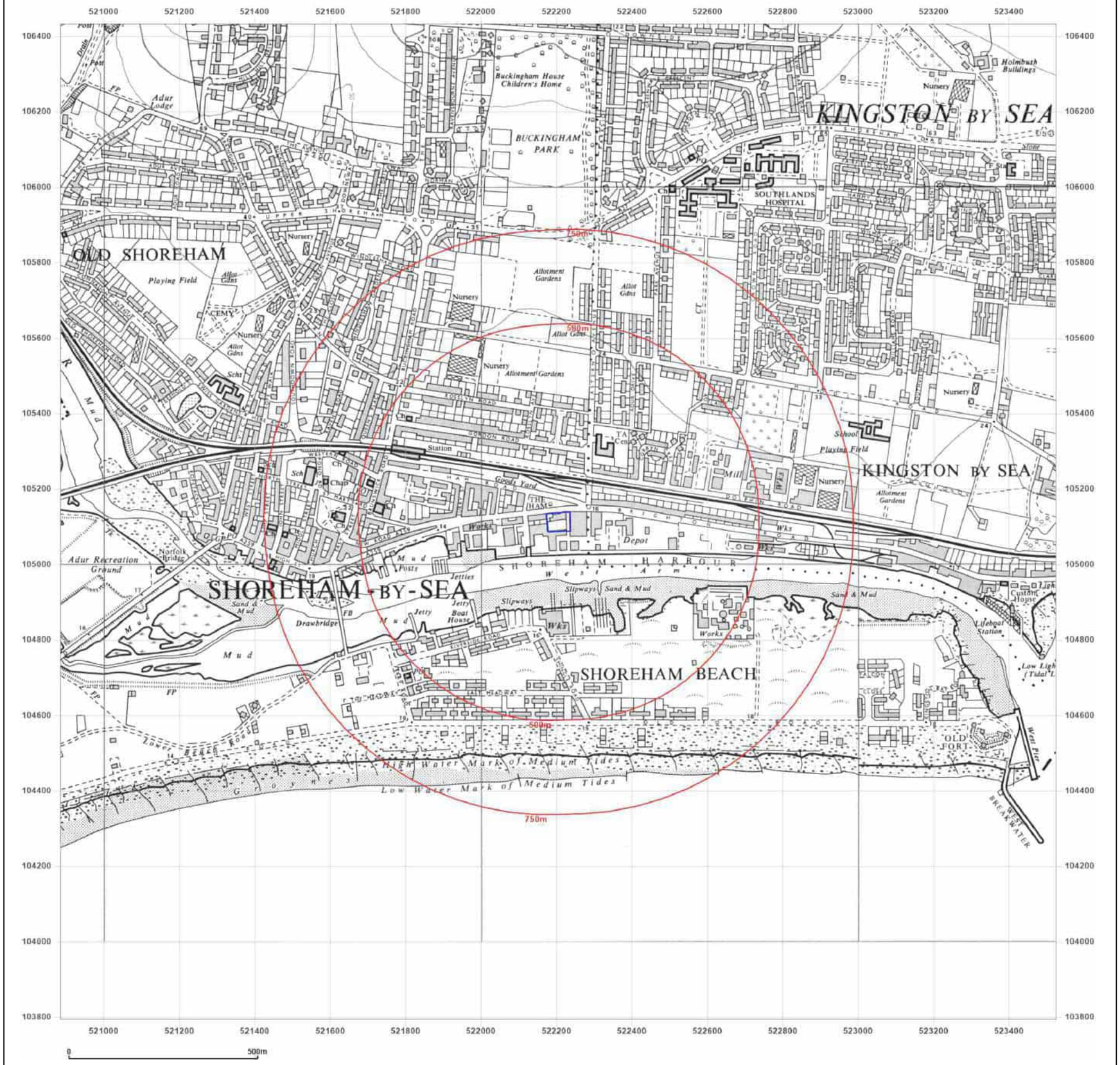

Site Details:

KWIK-FIT, 39-41, BRIGHTON ROAD, SHOREHAM-BY-SEA, BN43 6RE

Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: Provisional

Map date: **1963**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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Client Ref: P104067UK001
Report Ref: WSP-CHS-OKA-HRS-L3D
Grid Ref: 522204, 105113

Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

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