



Phase I Contaminated Land Assessment

37, Albion Street,
Southwick, West Sussex,
BN42 4DN



Commissioned By
PR Homes Ltd

25th October 2025
Report Reference: OES25-002PRH
Oakridge Environmental Services Limited

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1. INTRODUCTION

1.1. Background

Part IIA of the Environmental Protection Act 1990 (The Act) defines “contaminated land” as any land that appears to be in such a condition, by reason of substances in or under the land that significant harm is being caused or there is a significant possibility of significant harm being caused or pollution to controlled water is being or likely to be caused. The Act provides the regulatory framework for the identification and remediation of “contaminated Land”.

Planning Policy Statement 23: Planning and Pollution Control stated that Land that is potentially affected by contamination is a material consideration for planning purposes.

The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG Land Affected by Contamination) replaced Planning Policy Statement 23 amongst other planning guidance in March 2012. The current version of the NPPF was revised in December 2024.

Section 15 requires contaminated land to be considered and remediated or mitigated at the planning stage. Additionally, the following 2 paragraphs deal directly with land contamination.

196. Planning policies and decisions should ensure that:

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

197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

A potential developer will need to satisfy the local authority that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development. **Land contamination risk management (LCRM)**, How to assess and manage the risks from

land contamination produced by the Environment Agency replaced CLR11 and provides the framework for applying a risk management process for dealing with land affected by contamination.

The NHBC, Environment Agency and the Chartered Institute of Environmental Health (CIEH) produced the 'Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66:2008' to enable good practice in the application of the model procedures by all relevant parties.

Where an assessment of land that is or may be affected by contaminated land is required the guidance comprises a staged approach starting with a Stage I Preliminary Risk Assessment, followed by Tier II Risk Estimation and options appraisal. Where the Stage I & 2 assessments determine the need for action Phase III involves Remediation, design and implementation with verification..

The assessment involves the identification of the Source – Pathway – Receptor and the identification of the relevant plausible pollution linkages. A conceptual model is created to identify the level of risk that a plausible relevant pollution linkage poses. Using the conceptual model, further investigation is planned and implemented to determine quantitative risk and where determined as necessary plan and implement remediation.

This risk assessment based on the current guidance described above, considers the land condition, proposed development, intermediate and end user of the site is considered appropriate for the assessment of this site.

1.2. Brief

Oakridge Environmental Services Limited have been instructed by the landowner to carry out a Phase I Contaminated Land Assessment of a site known as 37, Albion Street, Southwick, West Sussex, BN42 4DN (Now referred to as 'the site') which is a currently disused residential property.

I understand that permission is being sought for the change of use from commercial to residential to permit the construction of a multi storey apartment block.

The assessment comprises a desktop study and site walkover survey for the purpose of identifying potential sources of contamination on or in close proximity to the site and to determine if there is a pathway from the source to a sensitive receptor (relevant pollution linkage). The risk assessment will determine if further investigations are necessary to carry out generic and potentially detailed assessment of risk to human health or controlled waters.

This report is for the sole private and confidential use of the site owner for whom it was carried out for and for any appointed representatives such as. It should not be

relied upon or reproduced in whole or part by any third party without the written permission of Oakridge Environmental Services Limited. The author does not owe an unauthorised third party any duty of care or skill.

Limitations and conditions relating to the use of this report are detailed in APPENDIX 1 of this report.

1.3. Scope Of Work

The scope of work for this phase I contaminated land assessment is to collect and consider sufficient information regarding the site history, Geo environmental information including ground conditions and information on the local environment to create a 'Conceptual Model' to evaluate plausible relevant pollution linkages.

Where appropriate the report will make recommendations on the need for intrusive investigation, chemical sampling and any other analysis that may be required to confirm the condition of the site and whether or not the site poses a significant possibility of significant harm to human health or controlled waters.

2. DESK STUDY

2.1. Information Sources

The desk study is informed from the following sources.

- Groundsure Enviro + Geo Insight (APPENDIX 3)
- Groundsure Historical Maps 1873 – 2025 (APPENDIX 4)
- Google Earth Historical Ariel Photographs

2.2. Detailed Site Description

The site is approximately 0.14 ha in size and is located at grid reference 523806 105007 and is within the jurisdiction of Adur And Worthing Council.

The site is a rectangular plot with a large building located at the northern half of the site and parking/internal roadway to the front with a small single storey building to the eastern side.

The site directly to the west is a multi-storey block of modern flats. Victoria Road borders the east boundary beyond which is a vacant plot of land which appears to be for vehicle parking.

To the north there is an elevated 2 track railway line running West to East, beyond which there are sports fields and a residential housing estate. To the southern border there is the A259 beyond which is an aggregates yard with dock berth.

Photo 1 shows the aerial view with the red line indicative of the site. Site plans are included in APPENDIX 2.

Photo 1 – Google Earth image 2025



2.3. Geology

With reference to the Enviro + Geo Insight report, the superficial deposits listed on site are Head – Diamicton with very low to high permeability. The bedrock deposits are Tarrant Chalk member with very high permeability.

- There are 4 records of Artificial (worked) or made ground within 250m of the site. The nearest is located 13m south of the site at the Shoreham Terminal quay. All of these features are related to docks/harbour areas or the railway
- There are no records of geological faults within 250m of the site.
- **The site is within an area of elevated Radon or Radon Protected Area.** It is reported that basic Radon protection measures are required for buildings or extensions on the site.
- There are 4 records of Brit Pits located within 250m of the site. The nearest is located 87m southeast of the site at Shoreham Harbour.
- There is 2 records of Extraction, Mining or Natural Cavities within 250m of the site. These are located on site and are listed as chalk mining but deemed at level where they do not need to be considered.
- There are 15 records of surface ground workings within 250m of the site. The nearest is located 19m south and is listed as a quay at the shoreham dock front opposite the site.
- There are 10 boreholes recorded within 250m of the site. The nearest being located 39m southwest of the site.

There are estimated ground chemistry records for the site including a 50m buffer zone. The results relate to rural soil on site and are shown in Table 1 below.

Table 1. Basic Soil Chemistry Records

Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
15mg/kg	1.8mg/kg	60-90mg/kg	15-30mg/kg	100-200mg/kg

The above levels in table 1 are estimated background soil chemistry values and levels influenced by human activities such as industrial processes. The Levels for Cadmium,

Chromium, Nickel and Lead are not at levels considered to pose a risk for land used for residential purposes as proposed in this development (Based on Soil Guideline Values (SGV's from the Environment Agency and Generic Assessment Criteria produced by LQM/CIEH 3rd Edition). No further investigation of background soil chemistry is considered necessary for these parameters.

2.4. Hydrogeology and Hydrology

The Groundsure Enviro+Geo Insight search shows a secondary undifferentiated aquifer in the listed superficial geology.

Secondary undifferentiated aquifer within the superficial deposits which shows an aquifer as *'Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non aquifer in different locations due to the variable characteristics of the rock type'*

The site is located over a Principal aquifer within the bedrock deposits. Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.

- There are no groundwater abstraction licenses within 250m of the site.
- There are no Surface Water Abstraction licences within 1000m of the site.
- There are no Potable Water Abstraction licenses within 1000m of the site.
- There are no designated source protection zones within 500m of the site.
- The Environment Agency classifies the soil Leaching class as **INTERMEDIATE**, Infiltration value: **>70%**, Dilution value: **300-550mm/year**.
- The surface and river water features are listed in the Enviro+Geo insight report (APPENDIX 3). There is one feature located on site or within 500m of the site. It is located on site and is listed as Little Ouse River.

2.5. Environmental Search Data

The Groundsure Enviro + Geo Insight report attached in APPENDIX 3 has been reviewed to gain knowledge on publicly available environmental data on the site and the immediate vicinity around the site. The information includes public registers held by statutory agencies including the Local Authority and the Environment Agency.

Past Land Uses

- There are 11 records of **Historical Industrial land** uses within 250m of the site. The nearest is located 19m south and is listed as a quay relating to the Shoreham Terminal and artificial ground workings listed above.
- There are 7 records of **historical tanks** within 250m of the site. The closest being located 91m to the east of the site.
- There are 9 records of **historical energy features** within 250m of the site. The nearest being located 114m to the west of the site and is listed as an electricity substation.
- There are 1 records of **historical garages** within 250m of the site. **There are 5 listed as being on site. The earliest entry is from 1973**

Current Land Uses

There are no records of petrol stations, sites determined as contaminated land, storage of chemicals or controlled substances, or historical licensed industrial activities on the site.

- There are 18 records of **recent industrial land uses** within 250m of the site. The nearest being listed as on site and the company is Montgomery Motors LTD.
- There are no current or **recent petrol stations** within 250m of the site.
- There are 3 **licensed pollutant releases** documented within 250m of the site. The nearest being located 91m east of the site.
- There are 6 **licensed discharges to controlled waters** within 250m from the site. The nearest is located 59m south of the site.
- There are no records **list 2 dangerous substances** shown as being stored within 250m from the site.
- There are 5 **pollution incidents** recorded by the Environment Agency within 250m of the site. The nearest pollution incident occurred **27m southwest** of the site on **08/03/2002**. The pollutant was **oils and fuel**, specifically **unidentified oil**.

The impact was categorized as **Category 3 (Minor)** for water and air, and **Category 4 (No Impact)** for land and is unlikely to have impacted the site.

Landfill and Other Waste Sites

There are no records of active landfills or waste sites within 250m of the site.

- There are no records of a **historical landfill (EA/NRW records)** within 250m of the site.

Designated Environmentally Sensitive Sites

The site is not in an officially designated environmentally sensitive area.

- The site is within a **Nitrate Vulnerable Zone** as recorded by DEFRA.
- The site is not listed as being within a **SSSI Risk zone**.

2.6. Site History

To determine whether there have been any previous land uses on the site that may be considered to be 'potentially contaminative' Oakridge Environmental Services Ltd have consulted historical and modern map extracts dating from 1873 to 2025. These maps are included in APPENDIX 4. Comments will generally be relating to the area within a 250m radius of the site as the impact with regards to potential contaminants on land further than 250m away are considered to be very low risk unless stated otherwise.

1873 County Series (1:10,560)

The site is located approximately 100m to the west of Southwick train station. Kingston station is located approximately 500m to the west of the site. The river Adur is located approximately 450m to the southeast of the site.

it is located around mostly residential and commercial buildings as it is located in Southwick and the town of Kingston by sea is located to the west. There is a salt marsh located approximately 750m to the southwest of the site. The sea is located approximately 400m south of the site.

1874 County Series (1:2,500)

The site is located in land parcel 76 and there is a small rectangular building to the south boundary of the site. A railway is located approximately 10m to the north of the site.

Halftide Quay is located approximately 50m to the south west of the site. There are wharfs located approximately 250m to the east of the site. Kingston house is located approximately 2540m to the northwest of the site. A church located approximately

300m to the northwest of the site. Southwick farm is located approximately 250m to the northeast of the site.

1896 County Series (1:10,560)

Kingston by sea has expanded. Southwick has expanded

1898 County Series (1:2,560)

The previous rectangular building is no longer on site and has been replaced by what appears to be 2 attached rectangular building and 1 residential dwelling that appears to be part of a semi detached development with the eastern half outside of the site boundary.

1909 County Series (1:10,560)

Significant of residential development has happened in the west and northwest of the map with lots of new buildings being built. This map set is incomplete

1909-1912 County Series (1:2,500 & 1:10,560)

There has been lots of residential development in the east and northeast. The small scale map set is incomplete. The large scale map shown that 2 rectangular buildings are no longer present but the residential dwelling on the east side is still present

1930-1931 county series (1:10,560 & 1:2,500)

More buildings have been built to the east of the site. Buildings have now been built on site of unknown use the buildings to the south east of the site appear to be residential. There are what appears to be 5 garages along the north boundary of the site. This small scale map set is incomplete

1938-1940 county series (1:10,560)

There has been development northeast of the site. This map set is incomplete.

1947-1950 county series (1:10,560)

There has been lots development in both towns on the map and also in the northeast and northwest , this is all likely to be residential and commercial development.

1950-1951 National Grid(1:1,250)

2 of the buildings on site are now shown as 1 building (number 37). The semi detached to the east is also 1 single building (number 39) There has been no other significant or identifiable changes to the site or surrounding area on this map layer.

1952 National Grid (1:1,250)

There has been no significant or identifiable changes to the site or surrounding area on this map layer. This map set is incomplete

1950-1953 National Grid 1:2,500)

There has been no significant or identifiable changes to the site or surrounding area on this map layer.

1960 National Grid(1:1,250)

There has been no significant or identifiable changes to the site or surrounding area on this map layer. This map set is incomplete.

1963 National Grid(1:10,500)

A number of buildings have been built throughout the whole of the map, these are likely to be residential.

1959-1964 National Grid(1:1,250)

The site has undergone a significant change with the removal of a single large building towards the front of the site and the garages. A large garage is now located on the norther part of the site and is listed as a Garage. This garage also covers the northern part of 3 residential gardens while the dwellings along the road side remain.

1963-1968 National Grid(1:10,500)

There has been no significant or identifiable changes to the site or surrounding area on this map layer this map set is incomplete.

1968 National Grid(1:10,500)

Lots of development has happened throughout the map, likely to be residential dwellings (schools are listed) and commercial buildings. Lots of buildings have been built in the southeast of the map these are likely to be residential.

1972 National Grid(1:10,500)

There has been no significant or identifiable changes to the site or surrounding area on this map layer

1973 National Grid(1:1,250)

The 3 buildings that were likely to be residential are no longer shown. 2 features in front of the building may indicate fuel pumps. There has been no other significant or identifiable changes to the site or surrounding area on this map layer.

1982 National Grid(1:10,500)

There has been no significant or identifiable changes to the site or surrounding area on this map layer

1984-1985 National Grid(1:1,250)

There has been no significant or identifiable changes to the site or surrounding area on this map layer. This map set is incomplete.

1993 National Grid(1:1,250)

An irregular building with what appears to be a forecourt can be seen on the east and centre of the site in front of the main garage building .

1994 National Grid(1:1,250)

There has been no significant or identifiable changes to the site or surrounding area on this map layer.

2001 National Grid (1:10,000)

There has been no significant or identifiable changes to the site or surrounding area on this map layer.

2003 Landline (1:1,250)

There has been no significant or identifiable changes to the site or surrounding area on this map layer.

2010 National Grid (1:10,000)

There has been no significant or identifiable changes to the site or surrounding area on this map layer.

2025 National Grid (1:10,000)

There is now a port approximately 500m to the south of the site.

Local information

It is understood that there were below ground tanks and fuel delivery on site but this use ceased over 20 years ago. West Sussex Trading standards have not identified any records for fuel storage and delivery on the site.

Further information is being sought form Adur and Worthing District Councils.

Google Earth

The sequence of aerial photos 2 to 5 below show confirmation of the map data since 2000.

The site itself has not really changed and does not clearly show evidence of fuel storage. The site directly to the west shows site clearance and boundary fences in the 2019 indicating preparation works or investigations for redevelopment. The development is shown as complete by 2024 (further google map images not included in this report show the development in progress).

Off site the only other noticeable change is on Shoreham Docks to the south which shows the use for aggregates starting and expanding over the last 20 to 25 years

Photo 2 – Google Earth 2001



Photo 3 – Google Earth 2009



Photo 4 – Google Earth 2019



Photo 5 – Google Earth 2024



3. SITE WALKOVER INSPECTION

A site walkover inspection was carried out on the 14th October 2025.

The site is currently an operational vehicle repair, MOT centre and vehicle body repair centre taking place in the main building on the north of the site. The southern half of the site is mainly for access and parking of vehicles with some storage of waste including tyres to the east boundary either side of the small single storey building on the east boundary.

A drone image in of the site shows (Photo 6) the southern part of the site being fully hard stand with a concrete surface and in current use with vehicles parked. The waste areas are indicated in this area. Cars are also cleaned to the front of the eastern most roller shutter door. The main workshop building is roofed in what appears to be corrugated asbestos cement (ACM) which looks to be in good condition and non-friable.

The main building includes 2 main workshop areas plus a office area for staff and meeting customers on site. One for the workshop areas (eastern most shown in photo 7) is primarily for bodyworks with a spray booth while the other (shown in photo 8) is mainly for mechanical works and includes an inspection pit and high level lifts.

Floors within the building are concrete in good condition.

A paths width along the western boundary was reinstated as part of works to build apartment blocks on the site directly to the western boundary.

Photo 6 – Drone image



Photo 7 – Accident repair workshop



Photo 8 – Inside of garage



4. CONCEPTUAL MODEL

4.1. Introduction

A 'Conceptual Model' is used to assess the potential level of risk to human receptors and controlled waters. It represents the relationship between contaminant sources, pathways and receptors to identify and assess plausible relevant pollutant linkages.

The model is central to the risk assessment process and although formulated during the initial phase of any contaminated land assessment or investigation it is subject to change as information is discovered, and the understanding of the site takes shape.

There are four considerations to the conceptual model which form the basis to determine the level of risk.

Source of contamination refers to any identified substance resulting from current or historic uses of the land or the surrounding area or an incident which may have a negative impact on surface or sub-surface soils or the groundwater.

Pathway refers to the method by which an identified potential contaminant can migrate between the source and an identified receptor.

Receptor refers to human, flora, fauna, groundwater, surface water, building or structure.

Pollutant Linkage refers to where there is plausible pathway to 'link' an identified source to a receptor.

4.2. Sources(s) of Contamination

A review of available information gathered from the search data, historical maps, local knowledge and the site walkover inspection of the site identifies that the current and previous use of the site is one that has the potential to cause ground contamination.

The use of the site for vehicle maintenance and likely former storage of fuel below ground along with made ground from multiple site reconfigurations prior to 1960's makes the presence of the following contaminants plausible.

- Total Petroleum Hydrocarbons (TPH)
- Poly Aromatic hydrocarbons (PAH)
- Metals
- Asbestos Containing Materials (ACM)
- Radon (Naturally occurring source)

4.3. Receptors

Potential receptors for the site have been identified on the basis of the identification of potential on-site sources of contamination.

- Future occupants – Future site users' exposure to the potential sources of contamination within the soil.
- Construction workers –Excavating footings etc, laying services below ground may be exposed to contaminants if they are present within soil on site.
- Water Supply Pipes

4.4. Potential Pathways

The potential pathways for the potential sources of contamination identified are.

- Construction workers may be exposed to contaminants by dermal contact/absorption (through skin or open wounds, ingestion or inhalation of dust or soils during excavation works on onsite.
- Future occupants/site users may be exposed to contaminants Dermal absorption, Inhalation or ingestion of soils/dust.
- Water Supply Pipes may absorb contaminants into the future users drinking water supply

4.5. Plausible Relevant Pollutant Linkages

The relevant pollutant linkages are identified via the conceptual model in Table 2. The level of risk is informed by information in the desk study and observations during the site walkover inspection.

Table 2: Conceptual Model

Source(s)	Pathway	Receptor	Risk
TPH – Fuel oils Engine oils Includes VOC's risk	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Moderate to High Hardstand provides protection from current use, potential below ground tanks justify a high risk rating

	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Moderate to High Hardstand provides protection from current use, potential below ground tanks justify a high risk rating
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	High
PAH engine oil. Fuel Oils	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Moderate to High
	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Moderate
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	Moderate
Metals Made Ground	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Low to Moderate at the surface water drain

	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Low to moderate
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	Low to Moderate at the surface water drain
ACM's Made ground	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Low to moderate
	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Low
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	Low
Ground Gas CO2 from organics should they be present below ground The site is also potentially in an area where radon protection measures may be necessary	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Low
	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Low to moderate
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	NIL

5. CONCLUSIONS

There is evidence from the desk study and site walkover to suggest that previous activities on the site have the potential be the source of contamination.

The risk of plausible pollution linkages impacting the site considered to be **MODERATE to High** for the primary potential contaminants resulting, primarily from petroleum hydrocarbons and lubricant oils.

There is therefore a need for a stage 2 investigation Prior to development should permission be granted.

With regards to radon. The desk study has confirmed that the site is located in an area with maximum radon potential is 5-10% and may require basic protection measures.

6. RECOMMENDATIONS

The conclusions of the Phase I contaminated land assessment based on the known data at the time of writing this report identify that there is no plausible source, pathway and receptor for contaminated land. The following recommendations are deemed proportionate to the information obtained in this tier 1 report

- Intrusive ground investigations should be undertaken to a depth of up to 5m accounting for former tanks. Below ground conditions and profiles should be recorded. At least 5 locations should be identified with 3 around the area where the below ground tanks were believed to be located.
- Soil samples
- If groundwater is encountered, ground water samples should be taken if impacted soils are identified
- Ground gas monitoring should be carried, particularly where impacted soils are encountered
- Compare all sample results to relevant Generic Assessment Criteria (GAC's)
- Update the conceptual model and where risk is above low identify appropriate remediation works and validation requirements.
- Radon Protection measures may be required, this is typically dealt with by Building Control services, but may need to be combined with other ground gas protection measures if identified as necessary.

This report should be submitted to the Local Planning Authority as part of any planning application for planning permission for an apartment block.

Prepared By



Chris Cornish BSc (Hons) MCIEH
25th October 2025

APPENDIX 1 – Report Limitations and Conditions

Information was obtained, reviewed and evaluated in preparing this Report from Groundsure Ltd and other named third parties. Our conclusions, opinions and recommendations are based upon this information and the information obtained during the Site walkover. The Consultant preparing this report does not warrant the accuracy of the information provided and will not be responsible for any opinions expressed, or conclusions reached in reliance upon information which is subsequently proven to be inaccurate. No independent validation of such information has been made by Oakridge Environmental Services Limited.

The conclusion and recommendations contained in this Report represent the author's professional opinions. These opinions were given in accordance with currently accepted Government and Industry Guidance in England and Wales at the time of the investigation and publication, as such this report and the opinions within are not a guarantee that this site is free of contamination, hazardous or potentially hazardous materials or conditions. There can be no warranty against the possibility of future changes to the condition of the site, either above or below ground.

The report and the recommendations contained within is limited to the aspects of land contamination specifically reported on and is necessarily qualified accordingly, no liability shall be accepted by Oakridge Environmental Services Limited for other unidentified and unforeseen aspects which may be the result of gradual or sudden pollution incidents, past or present unrecorded land uses both on- and off-site and the potential for associated contaminant migration. The opinions expressed cannot be absolute due to the limitations of the investigation as stated in the report as well as time and resources imposed by the agreed brief.

The conclusions and any recommendations made in this Report are limited to those that can be made on the basis of the investigation carried out as described in the report. The results of this report should be viewed in the context of the range of data sources consulted, the number of locations where the ground was sampled and the number of soil, gas or groundwater samples tested; no liability can be accepted for information in other data sources or conditions not revealed by the information sources, sampling or testing.

This Report was prepared for the sole and exclusive use of the Land Owner and Appointed agents and for the specific purpose instructed as defined in Section 1 of this report. Use of the Report by any other person is unauthorised and such use is at the risk of the site owner.

This report is written for the purpose stated within; it should not be used for any other purposes without consultation with Oakridge Environmental Services Limited. The professional opinion given in this report has been prepared in relation to the proposed end-use. Should another end-use be intended at any time, re-assessment may be required. It is important to note that that over time practises will improve and the relevant guidance and legislation will be amended or superseded, which may necessitate a re-assessment of the site.

APPENDIX 2 - Site Plans



APPENDIX 3 - Groundsure Enviro+GeoInsight Report

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37, ALBION STREET, SOUTHWICK, WEST SUSSEX, BN42 4DN

Order Details

Date: 10/10/2025
Your ref: OES25-001PRH
Our Ref: GS-C9D-9NB-CEF-3RT

Site Details

Location: 523806 105007
Area: 0.14 ha
Authority: [Adur and Worthing Council](#) ↗



[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	2	9	24	-
17 >	1.2 >	Historical tanks >	0	0	7	7	-
18 >	1.3 >	Historical energy features >	0	0	9	12	-
19 >	1.4 >	Historical petrol stations >	0	0	3	0	-
19 >	1.5 >	Historical garages >	5	4	2	3	-
20	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
21 >	2.1 >	Historical industrial land uses >	0	2	13	40	-
24 >	2.2 >	Historical tanks >	0	0	19	10	-
25 >	2.3 >	Historical energy features >	0	0	12	21	-
26 >	2.4 >	Historical petrol stations >	0	0	3	0	-
27 >	2.5 >	Historical garages >	7	5	3	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
29	3.1	Active or recent landfill	0	0	0	0	-
29	3.2	Historical landfill (BGS records)	0	0	0	0	-
30	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
30	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
30	3.5	Historical waste sites	0	0	0	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
30 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	4.1 >	Recent industrial land uses >	1	2	15	-	-
34 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	2	-	-
34	4.3	Current or recent petrol stations	0	0	0	0	-
34	4.4	Electricity cables	0	0	0	0	-
34	4.5	Gas pipelines	0	0	0	0	-



34	4.6	Sites determined as Contaminated Land	0	0	0	0	-
35 >	4.7 >	Control of Major Accident Hazards (COMAH) >	0	0	0	1	-
35	4.8	Regulated explosive sites	0	0	0	0	-
35 >	4.9 >	Hazardous substance storage/usage >	0	0	0	3	-
36	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
36 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	2	-
37	4.13	Radioactive Substance Authorisations	0	0	0	0	-
37 >	4.14 >	Licensed Discharges to controlled waters >	0	0	6	1	-
38	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.16	Pollutant release to public sewer	0	0	0	0	-
39 >	4.17 >	List 1 Dangerous Substances >	0	0	0	3	-
39 >	4.18 >	List 2 Dangerous Substances >	0	0	0	8	-
40 >	4.19 >	Pollution Incidents (EA/NRW) >	0	5	0	3	-
41	4.20	Pollution inventory substances	0	0	0	0	-
41	4.21	Pollution inventory waste transfers	0	0	0	0	-
41	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
42 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
44 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
46 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
47 >	5.4 >	Groundwater vulnerability- soluble rock risk >	Identified (within 0m)				
47	5.5	Groundwater vulnerability- local information	None (within 0m)				
48 >	5.6 >	Groundwater abstractions >	0	0	0	0	5
50	5.7	Surface water abstractions	0	0	0	0	0
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m



52 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-
53	6.2	Surface water features	0	0	0	-	-
53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	1	0	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
58 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
59 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
61 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
62	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
64	10.7	Designated Ancient Woodland	0	0	0	0	0
64 >	10.8 >	Biosphere Reserves >	1	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	Green Belt	0	0	0	0	0



65	10.12	Proposed Ramsar sites	0	0	0	0	0
65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	1	2
67	10.17	SSSI Impact Risk Zones	0	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69	11.4	Listed Buildings	0	0	0	-	-
69 >	11.5 >	Conservation Areas >	0	1	1	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
72	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	13.1 >	Priority Habitat Inventory >	0	0	2	-	-
74 >	13.2 >	Habitat Networks >	0	0	3	-	-
74	13.3	Open Mosaic Habitat	0	0	0	-	-
74	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
75 >	14.1 >	10k Availability >	Identified (within 500m)				
76 >	14.2 >	Artificial and made ground (10k) >	0	2	2	2	-



78 >	14.3 >	Superficial geology (10k) >	2	1	3	3	-
79	14.4	Landslip (10k)	0	0	0	0	-
80 >	14.5 >	Bedrock geology (10k) >	2	0	2	1	-
81	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
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83 >	15.2 >	Artificial and made ground (50k) >	0	1	0	2	-
84 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
85 >	15.4 >	Superficial geology (50k) >	1	1	3	2	-
86 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
86	15.6	Landslip (50k)	0	0	0	0	-
86	15.7	Landslip permeability (50k)	None (within 50m)				
87 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
88 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
88	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
89 >	16.1 >	BGS Boreholes >	0	7	3	-	-
Page	Section	Natural ground subsidence >					
91 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
92 >	17.2 >	Running sands >	Moderate (within 50m)				
94 >	17.3 >	Compressible deposits >	Moderate (within 50m)				
96 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
97 >	17.5 >	Landslides >	Very low (within 50m)				
98 >	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
100 >	18.1 >	BritPits >	0	0	4	0	-
101 >	18.2 >	Surface ground workings >	0	2	13	-	-
102	18.3	Underground workings	0	0	0	0	0
102	18.4	Underground mining extents	0	0	0	0	-



102	18.5	Historical Mineral Planning Areas	0	0	0	0	-
102 >	18.6 >	Non-coal mining >	2	0	0	2	0
103	18.7	JPB mining areas	None (within 0m)				
103	18.8	The Coal Authority non-coal mining	0	0	0	0	-
104 >	18.9 >	Researched mining >	1	0	0	0	-
104	18.10	Mining record office plans	0	0	0	0	-
104	18.11	BGS mine plans	0	0	0	0	-
104	18.12	Coal mining	None (within 0m)				
105	18.13	Brine areas	None (within 0m)				
105	18.14	Gypsum areas	None (within 0m)				
105	18.15	Tin mining	None (within 0m)				
105	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
106	19.1	Natural cavities	0	0	0	0	-
106	19.2	Mining cavities	0	0	0	0	0
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Between 5% and 10% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	1	-	-	-
110	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
111	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
112	22.1	Underground railways (London)	0	0	0	-	-
112	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113	22.4	Historical railway and tunnel features	0	0	0	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-



113	22.6	Historical railways	0	0	0	-	-
<u>113</u> >	<u>22.7</u> >	<u>Railways</u> >	0	9	6	-	-
114	22.8	Crossrail 2	0	0	0	0	-
114	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 22/04/2021

Site Area: 0.14ha



Recent site history - 2018 aerial photograph



Capture Date: 28/06/2018

Site Area: 0.14ha



Recent site history - 2012 aerial photograph



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Capture Date: 13/09/2012

Site Area: 0.14ha



Recent site history - 2009 aerial photograph



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Capture Date: 27/09/2009

Site Area: 0.14ha



Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 0.14ha



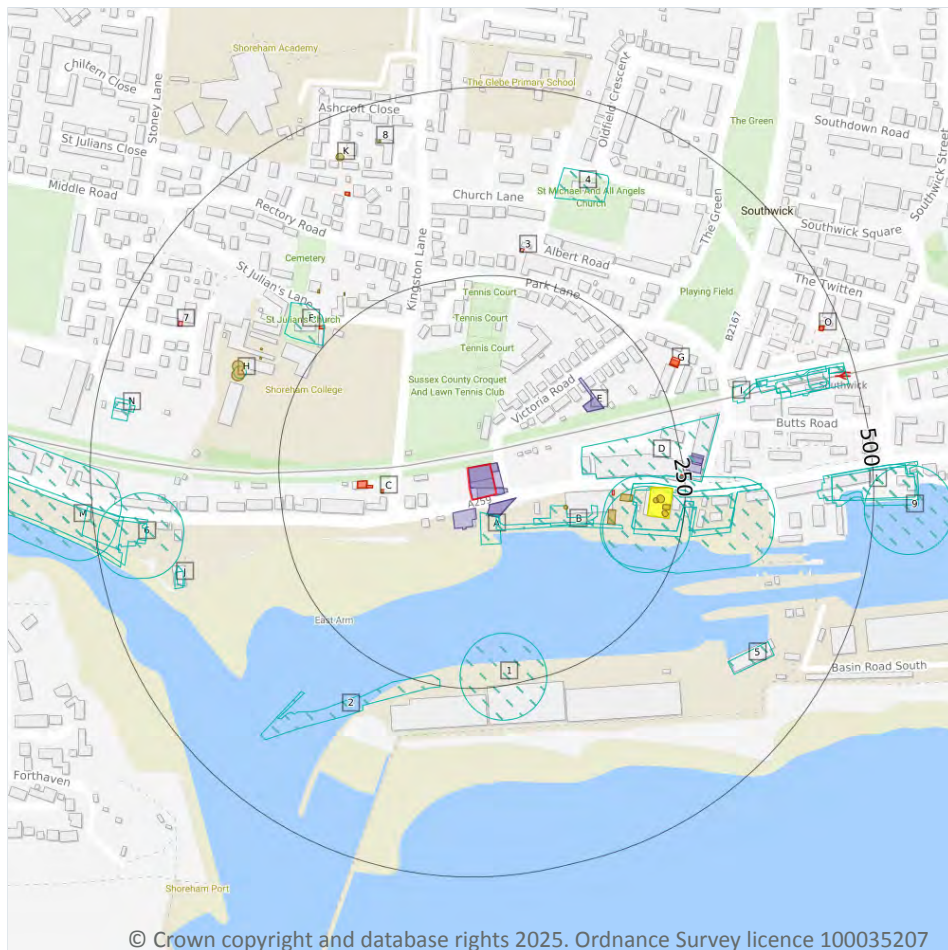
OS MasterMap site plan



Site Area: 0.14ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

35

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

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

ID	Location	Land use	Dates present	Group ID
A	19m S	Quay	1873	2169370



ID	Location	Land use	Dates present	Group ID
B	27m S	Unspecified Wharf	1948	2316898
B	59m SE	Unspecified Beds	1896 - 1909	2228565
D	117m E	Unspecified Works	1982	2182586
D	143m E	Unspecified Wharves	1873	2229515
D	146m E	Unspecified Wharf	1972	2304219
D	177m E	Unspecified Wharves	1948	2281142
D	177m E	Unspecified Wharves	1896 - 1909	2283722
1	180m S	Unspecified Wharf	1972 - 1982	2273519
D	181m E	Unspecified Wharves	1912	2276343
2	239m S	Quay	1948	2169369
F	251m NW	Grave Yard	1873	2165861
H	319m NW	Unspecified Tank	1948	2190893
I	333m E	Railway Station	1873 - 1896	2330785
4	363m N	Grave Yard	1873	2166059
I	368m E	Railway Station	1948	2218708
I	369m E	Railway Building	1896 - 1909	2213165
I	370m E	Railway Station	1963 - 1982	2295747
5	379m SE	Pump House	1972 - 1982	2307753
6	382m W	Lifeboat House	1896	2169596
I	392m E	Railway Station	1909 - 1912	2262920
J	393m W	Boat Station	1963	2183573
J	394m W	Lifeboat Station	1968 - 1982	2308109
L	425m E	Unspecified Wharves	1873	2173036
M	428m W	Sawing and Planing Mills	1948	2330161
M	430m W	Sawing and Planing Mills	1912	2240061
L	444m E	Unspecified Wharf	1930 - 1940	2330962
L	445m E	Unspecified Wharf	1896 - 1909	2295774
N	448m W	Unspecified Station	1982	2273120



ID	Location	Land use	Dates present	Group ID
N	455m W	Unspecified Station	1968 - 1972	2316422
M	460m W	Ship Building Yard	1873	2198310
M	461m W	Steam Sawing and Planning Mills	1873	2167150
I	465m E	Railway Building	1909	2287969
I	465m E	Railway Building	1930 - 1940	2324748
9	488m E	Unspecified Wharf	1963 - 1982	2258805

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	14
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
B	91m E	Unspecified Tank	1950 - 1973	415911
D	150m E	Tanks	1930	379857
D	164m E	Tanks	1930	379858
D	208m E	Unspecified Tank	1930	398947
D	212m E	Unspecified Tank	1951 - 1969	426204
D	221m E	Unspecified Tank	1951 - 1969	420010
D	221m E	Tanks	1951	406380
F	281m NW	Tank or Trough	1874	382129
F	304m NW	Tank or Trough	1874	382130
H	309m NW	Unspecified Tank	1930	392442
H	314m NW	Unspecified Tank	1912	392437
H	320m W	Unspecified Tank	1898 - 1912	401622



ID	Location	Land use	Dates present	Group ID
K	441m N	Unspecified Tank	1933	393497
8	448m N	Unspecified Tank	1912 - 1937	402454

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	21
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Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original 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
C	114m W	Electricity Substation	1991	308938
C	127m W	Electricity Substation	1951	303009
C	127m W	Electricity Substation	1951	317526
C	134m W	Electricity Substation	1985 - 1993	280145
C	135m W	Electricity Substation	1994	294954
D	153m E	Electricity Substation	1950	299733
D	244m E	Electricity Substation	1988	285001
D	244m E	Electricity Substation	1994	322192
D	245m E	Electricity Substation	1985	315195
F	265m NW	Electricity Substation	1985 - 1993	317458
F	265m NW	Electricity Substation	1994	322557
G	272m NE	Electricity Substation	1988 - 1994	304205
G	273m NE	Electricity Substation	-	265756
G	273m NE	Electricity Substation	1951	314810
G	273m NE	Electricity Substation	1985	306399
3	284m N	Electricity Substation	1985 - 1994	285522



ID	Location	Land use	Dates present	Group ID
K	393m NW	Electricity Substation	1973 - 1993	313676
K	394m NW	Electricity Substation	1994	298424
7	423m NW	Electricity Substation	1989 - 1999	309124
O	471m E	Electricity Substation	1985 - 1994	297357
O	471m E	Electricity Substation	-	265757

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

3

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

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

ID	Location	Land use	Dates present	Group ID
D	202m E	Petroleum Depot	1951	4598
D	202m E	Petroleum Depot	1951	4635
D	202m E	Petroleum Depot	1969	4670

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

14

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

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



ID	Location	Land use	Dates present	Group ID
A	On site	Garage	1985	83165
A	On site	Garage	1964	85162
A	On site	Garage	1991	85857
A	On site	Garage	1994	88021
A	On site	Garage	1973	94705
A	11m S	Garage	1950 - 1960	87040
A	11m S	Garage	1973	90579
A	12m S	Garages	1950	82296
A	12m S	Garage	1963	93746
E	145m NE	Garage	1994	87947
E	146m NE	Garage	1985 - 1993	83532
D	253m E	Central Garage	1951 - 1966	88259
D	259m E	Central Garage	-	81020
D	261m E	Garage	1985	81616

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

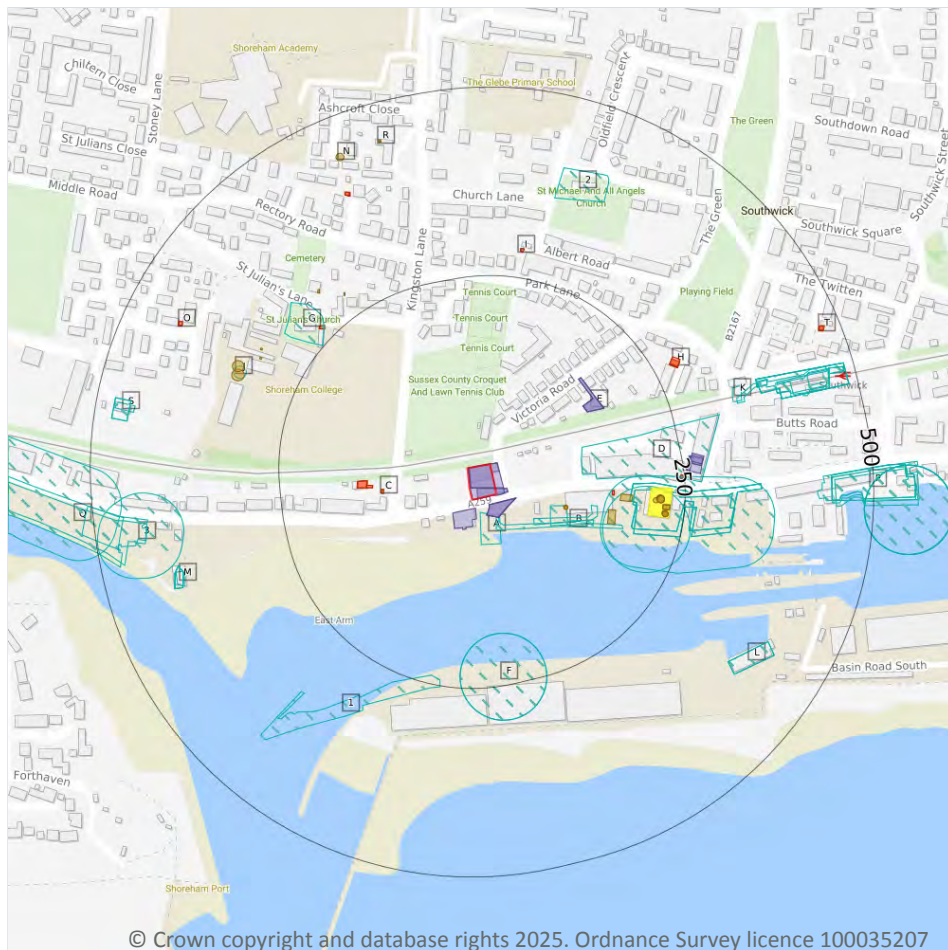
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Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

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 petrol stations
- Historical garages

2.1 Historical industrial land uses

Records within 500m

55

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	19m S	Quay	1873	2169370
B	27m S	Unspecified Wharf	1948	2316898
B	59m SE	Unspecified Beds	1896	2228565



ID	Location	Land Use	Date	Group ID
B	73m E	Unspecified Beds	1909	2228565
D	117m E	Unspecified Works	1982	2182586
D	143m E	Unspecified Wharves	1873	2229515
D	146m E	Unspecified Wharf	1972	2304219
D	177m E	Unspecified Wharves	1948	2281142
D	177m E	Unspecified Wharves	1909	2283722
D	177m E	Unspecified Wharves	1896	2283722
F	180m S	Unspecified Wharf	1972	2273519
F	180m S	Unspecified Wharf	1982	2273519
D	181m E	Unspecified Wharves	1912	2276343
D	181m E	Unspecified Wharves	1912	2276343
1	239m S	Quay	1948	2169369
G	251m NW	Grave Yard	1873	2165861
J	319m NW	Unspecified Tank	1948	2190893
K	333m E	Railway Station	1896	2330785
K	338m E	Railway Station	1873	2330785
2	363m N	Grave Yard	1873	2166059
K	368m E	Railway Station	1948	2218708
K	369m E	Railway Building	1909	2213165
K	369m E	Railway Building	1896	2213165
K	370m E	Railway Station	1963	2295747
K	370m E	Railway Station	1968	2295747
K	370m E	Railway Station	1972	2295747
K	370m E	Railway Station	1982	2295747
L	379m SE	Pump House	1972	2307753
L	379m SE	Pump House	1982	2307753
3	382m W	Lifeboat House	1896	2169596
K	392m E	Railway Station	1912	2262920



ID	Location	Land Use	Date	Group ID
M	393m W	Boat Station	1963	2183573
M	394m W	Lifeboat Station	1968	2308109
M	394m W	Lifeboat Station	1972	2308109
M	394m W	Lifeboat Station	1982	2308109
K	395m E	Railway Station	1909	2262920
P	425m E	Unspecified Wharves	1873	2173036
Q	428m W	Sawing and Planing Mills	1948	2330161
Q	430m W	Sawing and Planing Mills	1912	2240061
P	444m E	Unspecified Wharf	1940	2330962
P	444m E	Unspecified Wharf	1930	2330962
P	445m E	Unspecified Wharf	1909	2295774
S	448m W	Unspecified Station	1982	2273120
P	449m E	Unspecified Wharf	1896	2295774
S	455m W	Unspecified Station	1968	2316422
S	455m W	Unspecified Station	1972	2316422
Q	460m W	Ship Building Yard	1873	2198310
Q	461m W	Steam Sawing and Planning Mills	1873	2167150
K	465m E	Railway Building	1940	2324748
K	465m E	Railway Building	1930	2324748
K	465m E	Railway Building	1909	2287969
P	488m E	Unspecified Wharf	1963	2258805
P	488m E	Unspecified Wharf	1968	2258805
P	488m E	Unspecified Wharf	1972	2258805
P	488m E	Unspecified Wharf	1982	2258805

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

29

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

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
B	91m E	Unspecified Tank	1960	415911
B	91m E	Unspecified Tank	1973	415911
B	91m E	Unspecified Tank	1963	415911
B	91m E	Unspecified Tank	1950	415911
D	150m E	Tanks	1930	379857
D	164m E	Tanks	1930	379858
D	208m E	Unspecified Tank	1930	398947
D	212m E	Unspecified Tank	1968	426204
D	212m E	Unspecified Tank	1951	426204
D	213m E	Unspecified Tank	1960	426204
D	213m E	Unspecified Tank	1969	426204
D	213m E	Unspecified Tank	1951	426204
D	221m E	Unspecified Tank	1968	420010
D	221m E	Unspecified Tank	1951	420010
D	221m E	Tanks	1951	406380
D	221m E	Tanks	1951	406380
D	221m E	Unspecified Tank	1960	420010
D	221m E	Unspecified Tank	1969	420010
D	221m E	Unspecified Tank	1951	420010
G	281m NW	Tank or Trough	1874	382129
G	304m NW	Tank or Trough	1874	382130
J	309m NW	Unspecified Tank	1930	392442
J	314m NW	Unspecified Tank	1912	392437



ID	Location	Land Use	Date	Group ID
J	320m W	Unspecified Tank	1898	401622
J	325m NW	Unspecified Tank	1912	401622
N	441m N	Unspecified Tank	1933	393497
R	448m N	Unspecified Tank	1912	402454
R	448m N	Unspecified Tank	1937	402454
R	448m N	Unspecified Tank	1933	402454

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

33

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 21 >](#)

ID	Location	Land Use	Date	Group ID
C	114m W	Electricity Substation	1991	308938
C	114m W	Electricity Substation	1991	308938
C	127m W	Electricity Substation	1951	303009
C	127m W	Electricity Substation	1951	317526
C	134m W	Electricity Substation	1985	280145
C	134m W	Electricity Substation	1993	280145
C	135m W	Electricity Substation	1994	294954
D	153m E	Electricity Substation	1950	299733
D	154m E	Electricity Substation	1950	299733
D	244m E	Electricity Substation	1988	285001
D	244m E	Electricity Substation	1994	322192
D	245m E	Electricity Substation	1985	315195
G	265m NW	Electricity Substation	1985	317458
G	265m NW	Electricity Substation	1993	317458



ID	Location	Land Use	Date	Group ID
G	265m NW	Electricity Substation	1994	322557
H	272m NE	Electricity Substation	1988	304205
H	273m NE	Electricity Substation	-	265756
H	273m NE	Electricity Substation	1994	304205
H	273m NE	Electricity Substation	1951	314810
H	273m NE	Electricity Substation	1985	306399
I	284m N	Electricity Substation	1994	285522
I	285m N	Electricity Substation	1985	285522
I	285m N	Electricity Substation	1993	285522
N	393m NW	Electricity Substation	1985	313676
N	393m NW	Electricity Substation	1993	313676
N	393m NW	Electricity Substation	1973	313676
N	394m NW	Electricity Substation	1994	298424
O	423m NW	Electricity Substation	1999	309124
O	423m NW	Electricity Substation	1989	309124
T	471m E	Electricity Substation	1994	297357
T	471m E	Electricity Substation	-	265757
T	471m E	Electricity Substation	1988	297357
T	471m E	Electricity Substation	1985	297357

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

3

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

Features are displayed on the Past land use - un-grouped map on [page 21 >](#)

ID	Location	Land Use	Date	Group ID
D	202m E	Petroleum Depot	1951	4598



ID	Location	Land Use	Date	Group ID
D	202m E	Petroleum Depot	1951	4635
D	202m E	Petroleum Depot	1969	4670

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

19

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 21](#) >

ID	Location	Land Use	Date	Group ID
A	On site	Garage	1991	85857
A	On site	Garage	1991	85857
A	On site	Garage	1994	88021
A	On site	Garage	1973	94705
A	On site	Garage	1964	85162
A	On site	Garage	1973	94705
A	On site	Garage	1985	83165
A	11m S	Garage	1960	87040
A	11m S	Garage	1973	90579
A	11m S	Garage	1950	87040
A	12m S	Garages	1950	82296
A	12m S	Garage	1963	93746
E	145m NE	Garage	1994	87947
E	146m NE	Garage	1993	83532
E	146m NE	Garage	1985	83532
D	253m E	Central Garage	1966	88259
D	254m E	Central Garage	1951	88259
D	259m E	Central Garage	-	81020

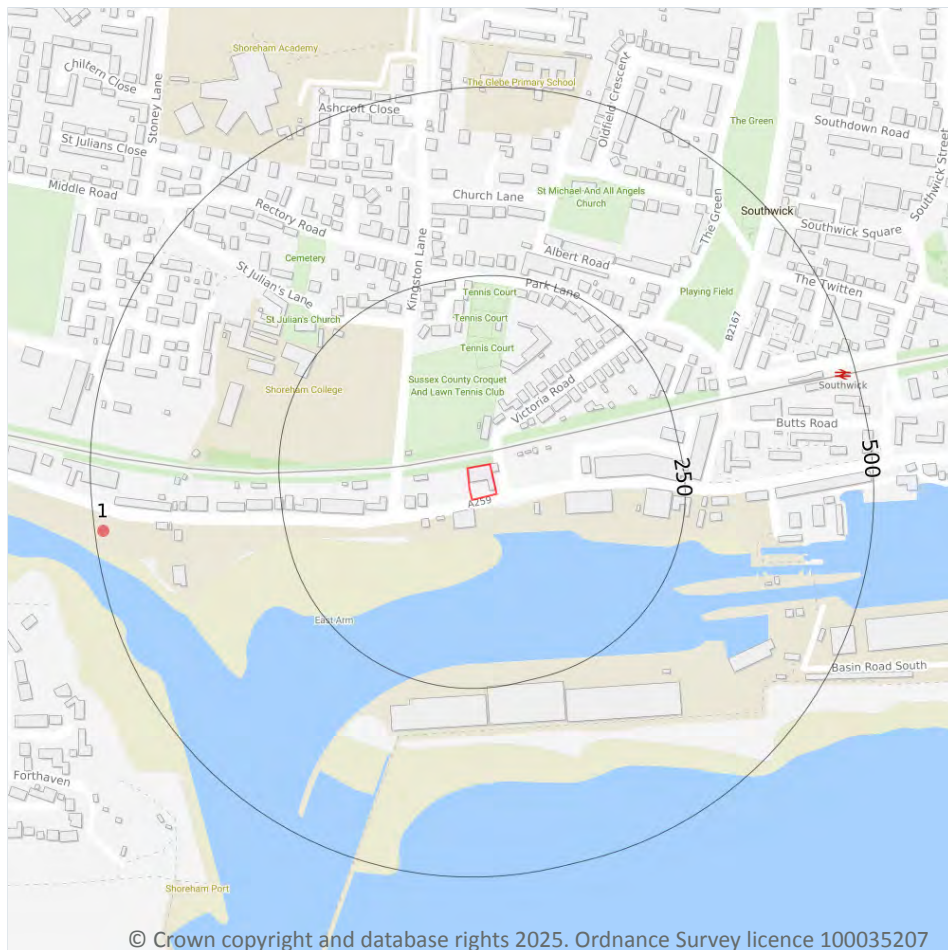


ID	Location	Land Use	Date	Group ID
D	261m E	Garage	1985	81616

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 29](#) >

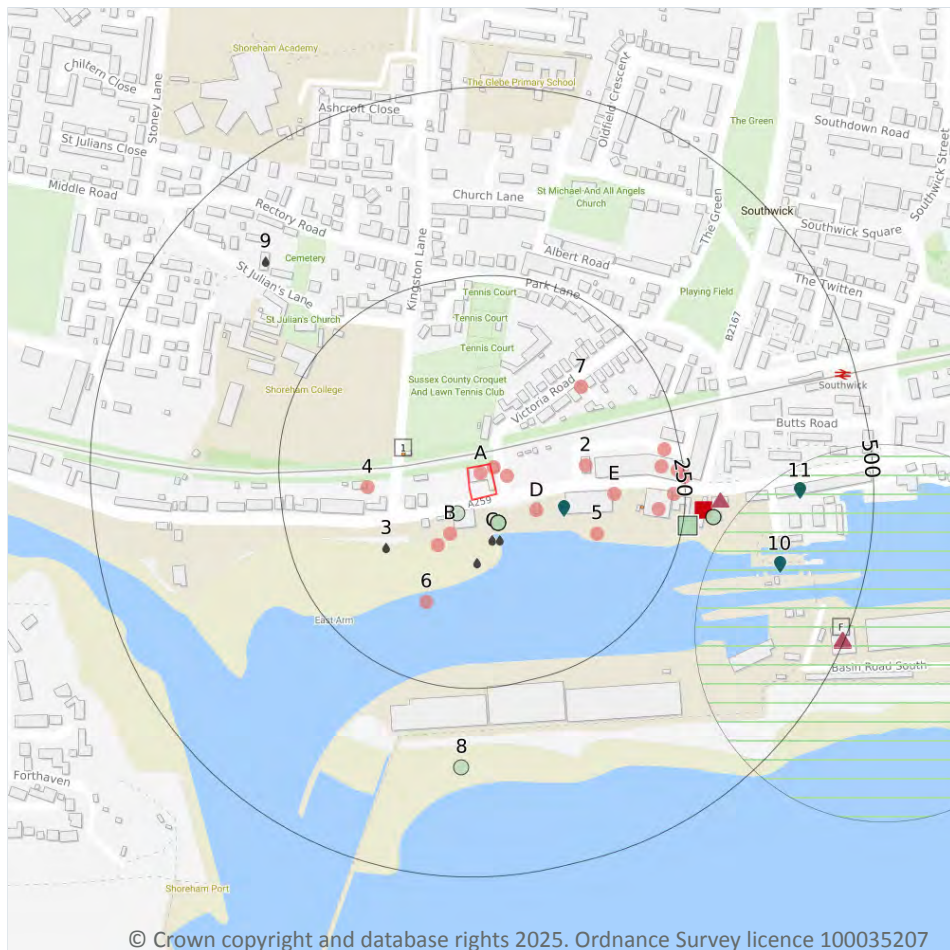
ID	Location	Site	Reference	Category	Sub-Category	Description
1	490m W	J Davies Building Limited, Lennards Wharf, Brighton Road, Shoreham, Bn43 6rn	WEX257302	Using waste exemption	Not on a farm	Use of waste in construction



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- Control of Major Accident Hazards
- ▲ Hazardous substance storage/usage
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters
- List 1 Dangerous Substances
- List 2 Dangerous Substances
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

18

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 32](#) >

ID	Location	Company	Address	Activity	Category
A	On site	Montgomery Motors Ltd	37, Albion Street, Southwick, West Sussex, BN42 4DN	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	4m E	K & K Cars	39, Albion Street, Southwick, West Sussex, BN42 4DN	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	19m E	Pumping Station	West Sussex, BN42	Water Pumping Stations	Industrial Features
B	53m SW	Wharf	West Sussex, BN42	Moorings and Unloading Facilities	Water
D	57m SE	Dudman Haulage Ltd	Dudman Group Ltd, Albion Street, Southwick, Brighton, West Sussex, BN42 4ED	Distribution and Haulage	Transport, Storage and Delivery
B	75m SW	Slipway	West Sussex, BN42	Moorings and Unloading Facilities	Water
2	123m E	Coppard Plant Hire Ltd	Unit 1 Grange Industrial Estate, Albion Street, Southwick, West Sussex, BN42 4EN	Construction and Tool Hire	Hire Services
4	135m W	Electricity Sub Station	West Sussex, BN43	Electrical Features	Infrastructure and Facilities
5	143m E	Turberville Wharf	West Sussex, BN42	Moorings and Unloading Facilities	Water
6	148m SW	Slipway	West Sussex, BN42	Moorings and Unloading Facilities	Water
E	156m E	Electricity Sub Station	West Sussex, BN42	Electrical Features	Infrastructure and Facilities
7	158m NE	Amber Garage Ltd	28, Victoria Road, Southwick, West Sussex, BN42 4DH	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	216m E	Shoreham Port	Basin Road South, Portslade, Brighton, West Sussex, BN41 1WF	Moorings and Unloading Facilities	Water
E	222m E	Wemoto Ltd	Unit 7 Grange Industrial Estate, Albion Street, Southwick, West Sussex, BN42 4EN	Vehicle Components	Industrial Products
E	230m E	The Grange Industrial Estate	West Sussex, BN42	Business Parks and Industrial Estates	Industrial Features
E	235m E	Pumping Station	West Sussex, BN42	Water Pumping Stations	Industrial Features
E	242m E	Worlds End Motor Cycles Distribution	Unit 9 Grange Industrial Estate, Albion Street, Southwick, West Sussex, BN42 4EN	Distribution and Haulage	Transport, Storage and Delivery
E	250m E	Electricity Sub Station	West Sussex, BN42	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



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

Records within 250m

2

Current or recent tanks identified from the Ordnance Survey NGD.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Tank description	Activity	Date first identified
1	85m W	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	03/07/2014
E	192m E	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	03/07/2014

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.



4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Company	Address	Operational status	Tier
F	295m E	Shoreham Port Authority	Shoreham Port Authority, The Port Of Shoreham, Brighton Terminal, Basin Road South, Brighton, East Sussex, BN42 4ED	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

3

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 map on [page 32 >](#)

ID	Location	Details	
E	296m E	Application reference number: No details. Application status: Withdrawn Application date: No Details Address: Shoreham Port Authority, Harbour House, Albion Street, Southwick, Brighton, BN42 4ED	Details: Storage Of Ammonium Nitrate Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	497m SE	Application reference number: ADC/0106/06 Application status: Historical Consent Application date: 22/05/2006 Address: Transit Shed 8, Inner Lay-By, Basin Road, South Southwick, West Sussex, BN41 1WF	Details: Storage of max 2,800 tonnes of ammonium nitrate. Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified



ID	Location	Details	
F	497m SE	Application reference number: ADC/0106/06 Application status: Approved Application date: 18/05/2006 Address: Shoreham Port Authority, Shed 8 Inner Lay-By Terminal, Albion Street, Southwick, Brighton, West Sussex, England, BN41 1PQ	Details: Storage of max 2,800 tonnes of ammonium nitrate (under note 2 of Part A of the Regulations) (application for hazardous substances consent) Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0
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Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0
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Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	3
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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 32 >](#)

ID	Location	Address	Details	
D	91m E	Dudman Waste & Environmental Ltd, Albion Wharf, Southwick, BN15 9JL	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
10	386m E	Bodycare, Lady Bee Marina, Albion St, Southwick, Brighton, East Sussex, BN42 4EP	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



ID	Location	Address	Details	
11	402m E	Bodycare, Lady Bee Marina, Albion St, Southwick, Brighton, East Sussex, BN42 4EP	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.

4.13 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m

7

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 32 >](#)

ID	Location	Address	Details	
C	59m S	THE GREEN SOUTHWICK CSO, CHURCH LANE, THE GREEN, SOUTHWICK, WEST SUSSEX, BN42 4FY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01005 Permit Version: 1 Receiving Water: ADUR ESTUARY	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 21/02/2002 Effective Date: 21/02/2002 Revocation Date: 22/03/2017
C	59m S	THE GREEN SOUTHWICK CSO, CHURCH LANE, THE GREEN, SOUTHWICK, WEST SUSSEX, BN42 4FY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01005 Permit Version: 2 Receiving Water: THE ADUR ESTUARY	Status: VARIED UNDER EPR 2010 Issue date: 23/03/2017 Effective Date: 23/03/2017 Revocation Date: 30/03/2017
C	59m S	THE GREEN SOUTHWICK CSO, CHURCH LANE, THE GREEN, SOUTHWICK, WEST SUSSEX, BN42 4FY	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A01005 Permit Version: 3 Receiving Water: THE ADUR ESTUARY	Status: VARIED UNDER EPR 2010 Issue date: 23/03/2017 Effective Date: 31/03/2017 Revocation Date: -



ID	Location	Address	Details	
C	61m S	SHOREHAM HARBOUR, SHOREHAM HARBOUR, EASTERN ARM, SOUTHWICK SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01562 Permit Version: 1 Receiving Water: CONTROLLED SEA	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 05/07/1979 Effective Date: 05/07/1979 Revocation Date: -
C	84m S	SHOREHAM HARBOUR, SHOREHAM HARBOUR, EASTERN ARM, SOUTHWICK SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01562 Permit Version: 1 Receiving Water: CONTROLLED SEA	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 05/07/1979 Effective Date: 05/07/1979 Revocation Date: -
3	131m SW	SHOREHAM BY-PASS, SHOREHAM BY-PASS, SHOREHAM-BY-SEA, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01737 Permit Version: 1 Receiving Water: CONTROLLED SEA	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 15/10/1968 Effective Date: 15/10/1968 Revocation Date: 31/03/1997
9	383m NW	KINGS MANOR SCHOOL, KINGS MANOR SCHOOL, SHOREHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P03471 Permit Version: 1 Receiving Water: UNDERGROUND WATER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 24/05/1991 Effective Date: 24/05/1991 Revocation Date: 31/03/1995

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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



4.17 List 1 Dangerous Substances

Records within 500m

3

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.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
E	275m E	Portslade Sea Outfall	Not Active	-	-
E	275m E	London & Brighton Plating Co Ltd 100 North St, Portslade	Not Active	English Channel, The Channel, No Site	Mercury (other), Cadmium
E	275m E	Adur Metal Works Ltd, Imperial Ho. Old Shoreham Rd, Shoreham	Not Active	English Channel, The Channel, No Site	Mercury (other), Cadmium

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

4.18 List 2 Dangerous Substances

Records within 500m

8

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.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Name	Status	Receiving Water	Authorised Substances
E	257m E	Mbm Technology, Victoria Road, Portslade	Not Active	-	Chromium, Copper, Lead, Nickel, Zinc
E	257m E	Mbm, Victoria Road, Portslade	Not Active	-	Chromium, Copper, Lead, Nickel, Zinc
E	257m E	Merlin Circuits, Mill Road, Portslade	Not Active	The Channel	Copper, Lead
E	257m E	Adur Metal Works Ltd	Not Active	The Channel	Chromium, Copper, Lead, Nickel, pH, Zinc
E	257m E	Southern United Ltd	Active	The Channel	Chromium, Copper, Nickel, pH, Zinc
E	257m E	C & S Nameplates Co Ltd	Active	The Channel	Chromium, Copper, Lead, Nickel, pH, Zinc
E	257m E	London & Brighton Plating	Active	The Channel	Chromium, Copper, Lead, Nickel, pH, Zinc



ID	Location	Name	Status	Receiving Water	Authorised Substances
E	257m E	M B M Technology Ltd	Active	The Channel	Copper, pH

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

8

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 32 >](#)

ID	Location	Details	
B	27m SW	Incident Date: 08/03/2002 Incident Identification: 62850 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	37m S	Incident Date: 12/02/2002 Incident Identification: 57820 Pollutant: Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Tyres:Vehicles and Vehicle Parts:Other Specific Waste Material	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	37m S	Incident Date: 12/02/2002 Incident Identification: 57820 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	37m S	Incident Date: 12/02/2002 Incident Identification: 57820 Pollutant: Specific Waste Materials Pollutant Description: Other Specific Waste Material	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	37m S	Incident Date: 12/02/2002 Incident Identification: 57820 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	289m E	Incident Date: 15/03/2018 Incident Identification: 1597112 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)
E	289m E	Incident Date: 15/03/2018 Incident Identification: 1597112 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)



ID	Location	Details	
8	354m S	Incident Date: 16/06/2003 Incident Identification: 166132 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m	0
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The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.21 Pollution inventory waste transfers

Records within 500m	0
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The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

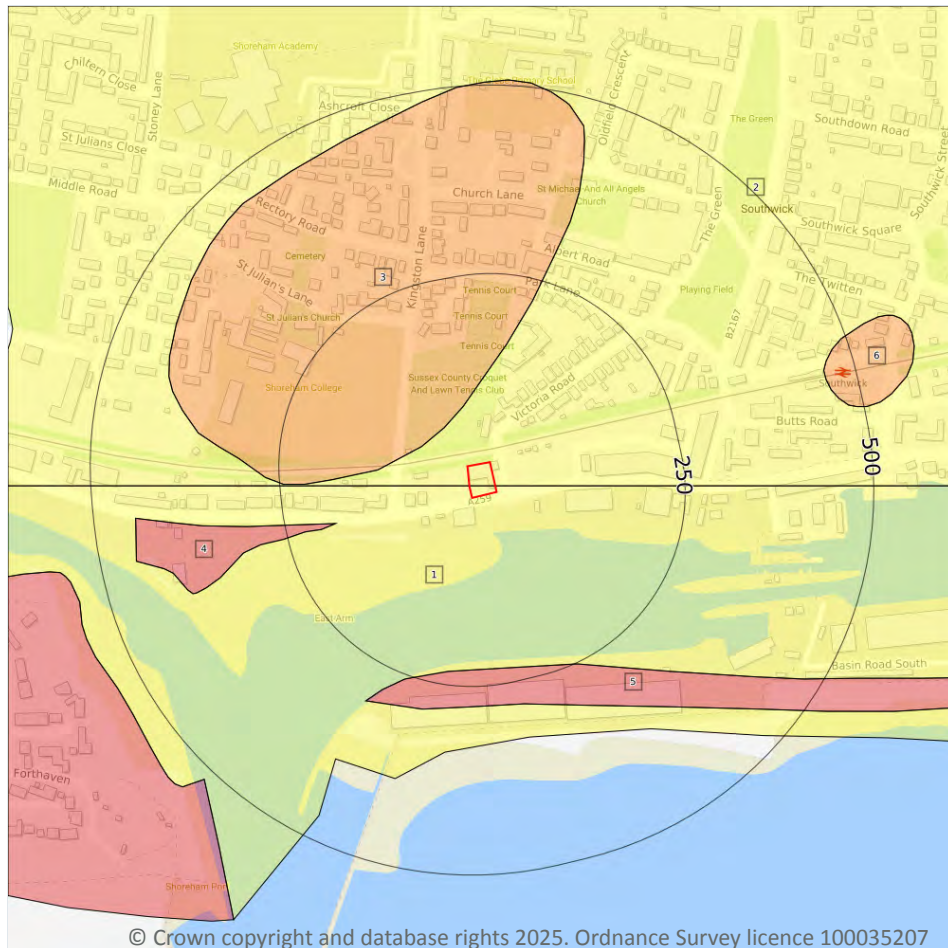
4.22 Pollution inventory radioactive waste

Records within 500m	0
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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

6

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 42 >](#)

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 type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

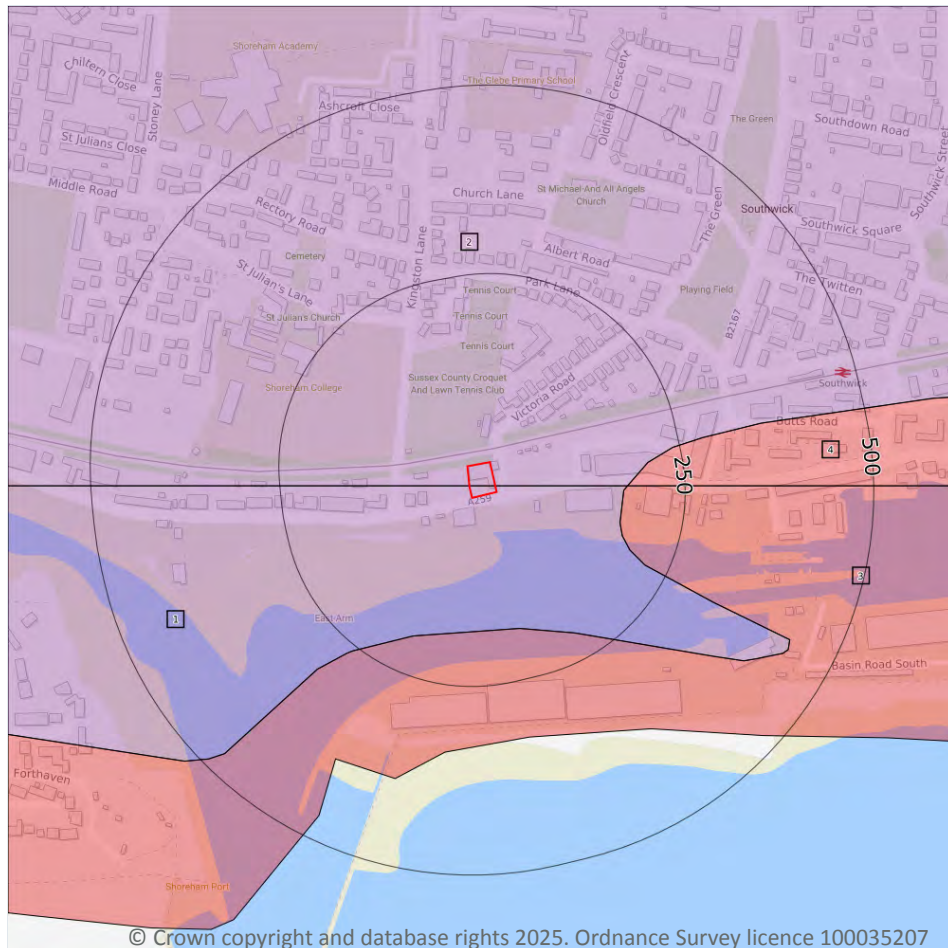


ID	Location	Designation	Description
3	59m NW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	184m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	228m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
6	459m E	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

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 44](#) >

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. Generally principal aquifers were previously major aquifers
2	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. Generally principal aquifers were previously major aquifers

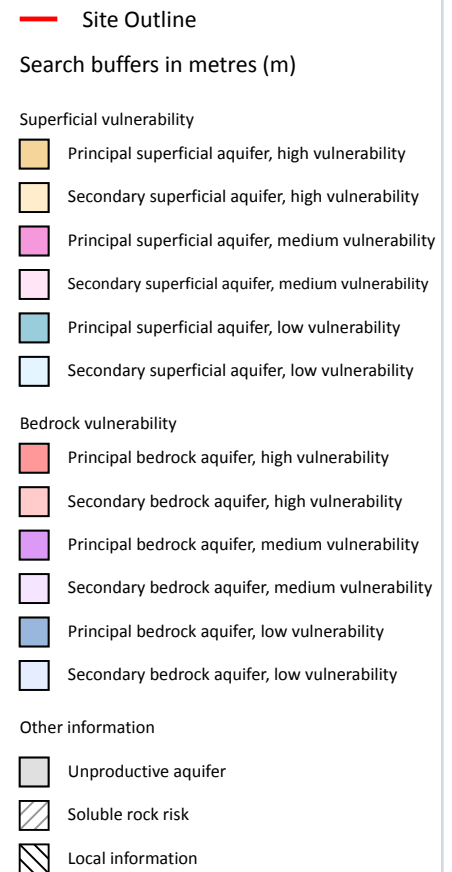
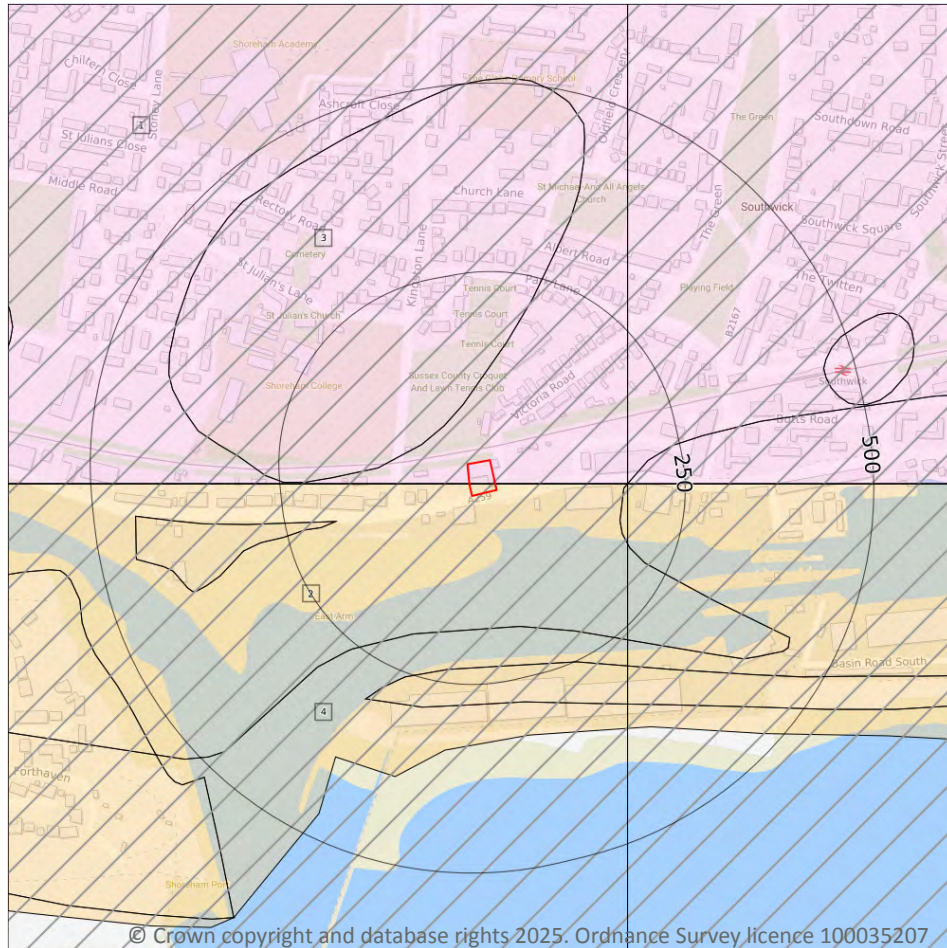


ID	Location	Designation	Description
3	167m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	174m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

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



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

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
3	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	77.0%
4	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	1.0%

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

5.5 Groundwater vulnerability- local information

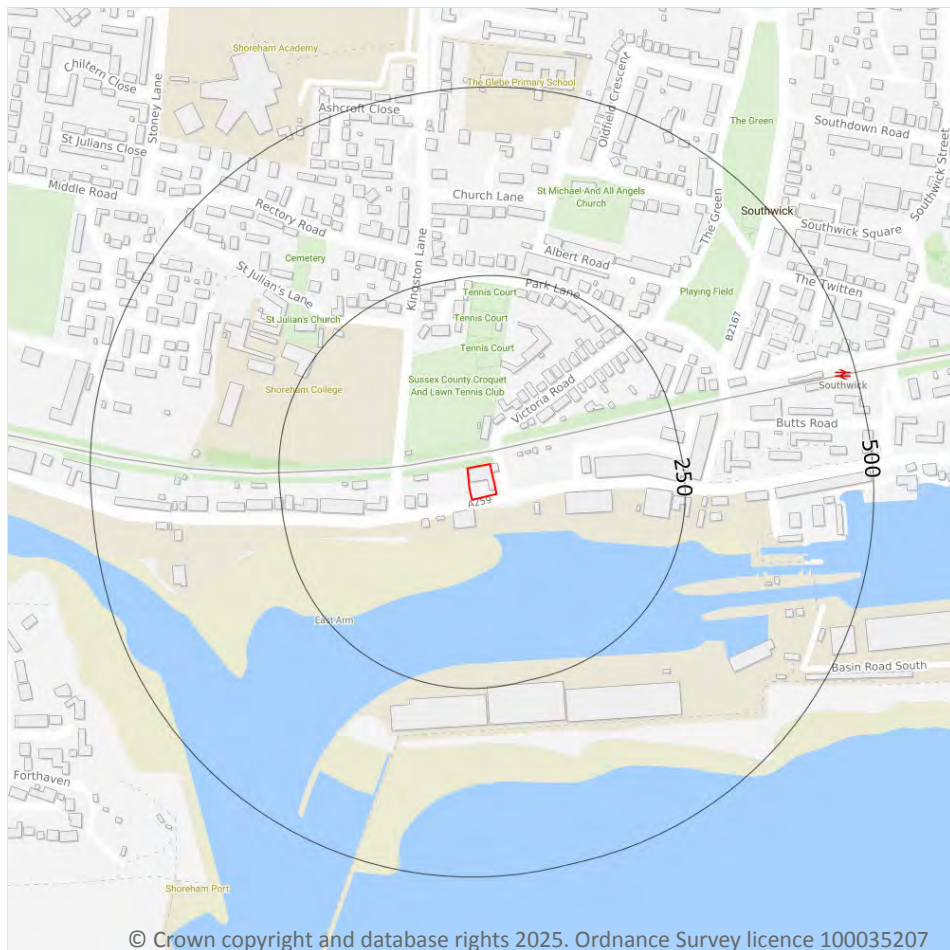
Records on site	0
------------------------	----------

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 Area groundwater team through the Environment Agency National Customer Call Centre on 03798 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



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

5.6 Groundwater abstractions

Records within 2000m

5

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 48](#) >



ID	Location	Details	
-	1065m NE	Status: Historical Licence No: 10/41/310005 Details: Process Water Direct Source: Southern Region Groundwater Point: SOUTHWICK HILL FARM Data Type: Point Name: S D Holdings Ltd Easting: 524260 Northing: 106000	Annual Volume (m ³): 49779 Max Daily Volume (m ³): 136.4 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/09/1993 Version End Date: -
-	1412m W	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: -
-	1412m W	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: -
-	1412m W	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: -



ID	Location	Details	
-	1412m W	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: -

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

5.7 Surface water abstractions

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

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

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

5.8 Potable abstractions

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

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

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

5.9 Source Protection Zones

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

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

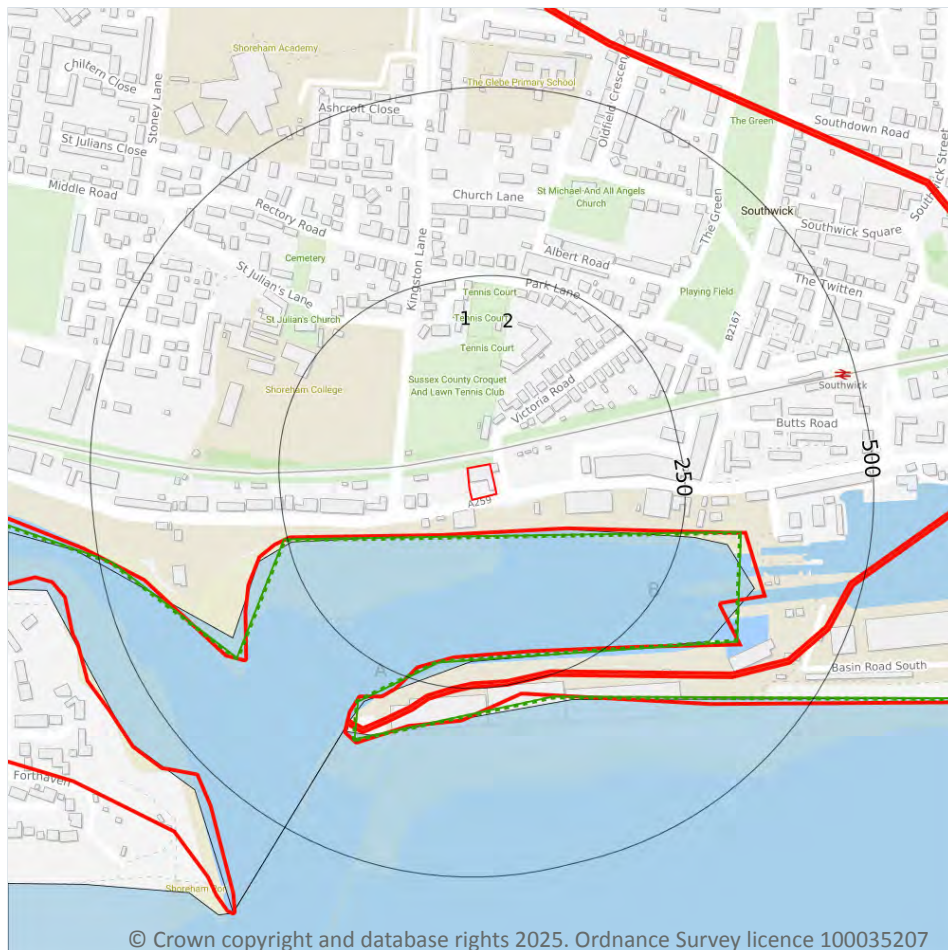
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

3

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 52 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	170m S	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	The Canal



ID	Location	Type of water feature	Ground level	Permanence	Name
B	179m SE	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Arm
B	180m S	Tidal river or stream.	On ground surface	Watercourse contains water year round (in normal circumstances)	East Arm

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

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 52 >](#)

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 the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is



detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 52 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
A	44m 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
------------------------	----------

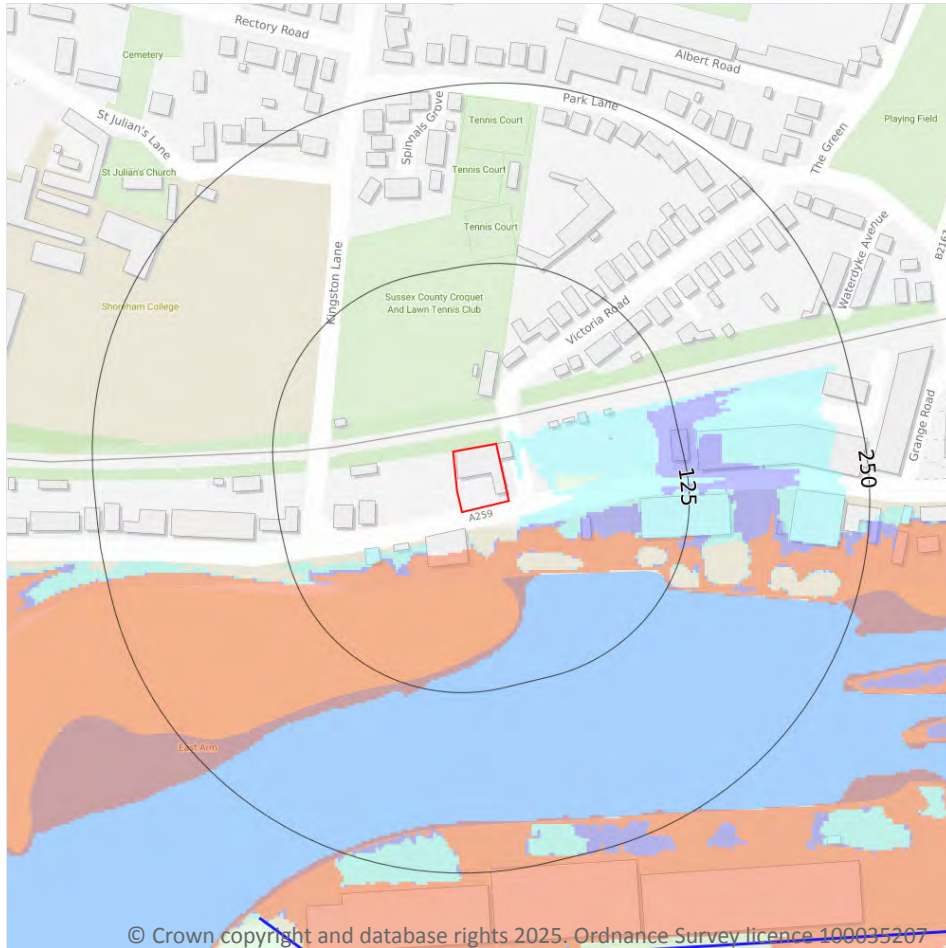
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 52 >](#)

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



- Site Outline
- Search buffers in metres (m)
- 125
- 250
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

8

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

Features are displayed on the River and coastal flooding map on [page 55 >](#)



Distance	Flood risk category
On site	N/A
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 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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

7.5 Flood Storage Areas

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

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 55 >](#)

Location	Type
4m E	Zone 2 - (Fluvial /Tidal Models)

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



7.7 Flood Zone 3

Records within 50m

1

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

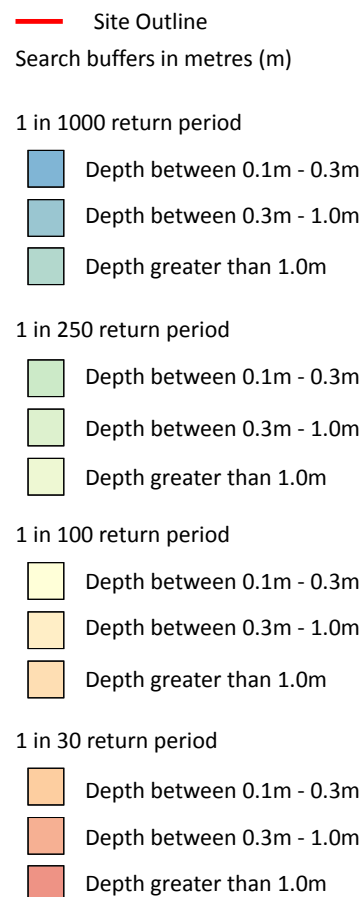
Features are displayed on the River and coastal flooding map on [page 55 >](#)

Location	Type
10m S	Zone 3 - (Fluvial /Tidal Models)

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 59](#) >

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

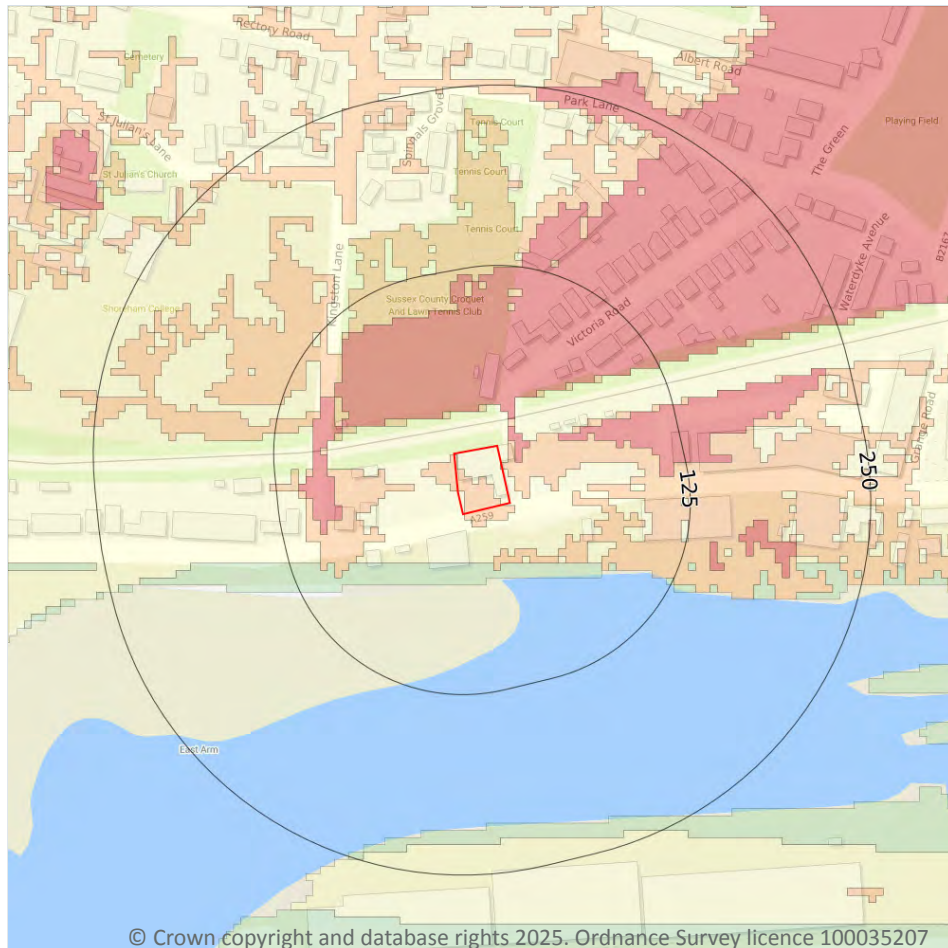
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate-High

Highest risk within 50m

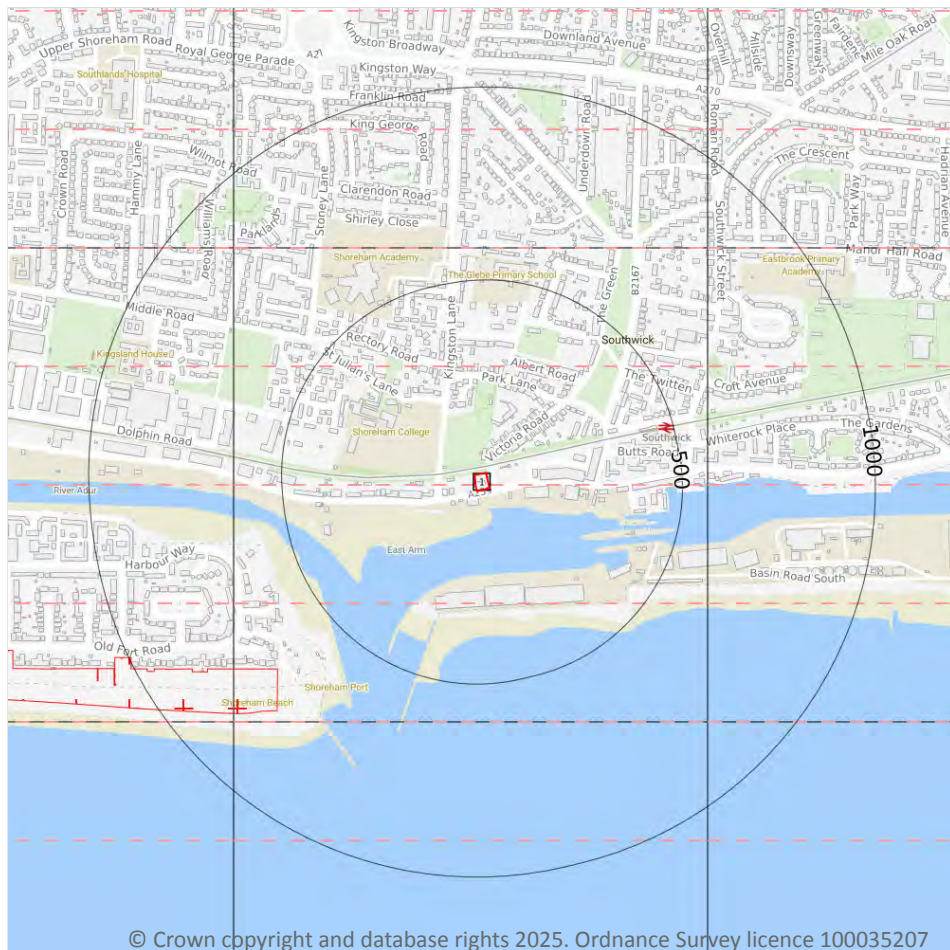
High

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

Features are displayed on the Groundwater flooding map on [page 61](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- Biosphere Reserves

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Data source
2	692m SW	Shoreham Beach	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 62 >](#)

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, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

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

Location	Name	Type	NVZ ID	Status
On site	Sussex Chalk	Groundwater	56	Existing
266m E	Sussex Chalk	Groundwater	56	Existing
951m N	Sussex Chalk	Groundwater	56	Existing
989m N	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

0

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

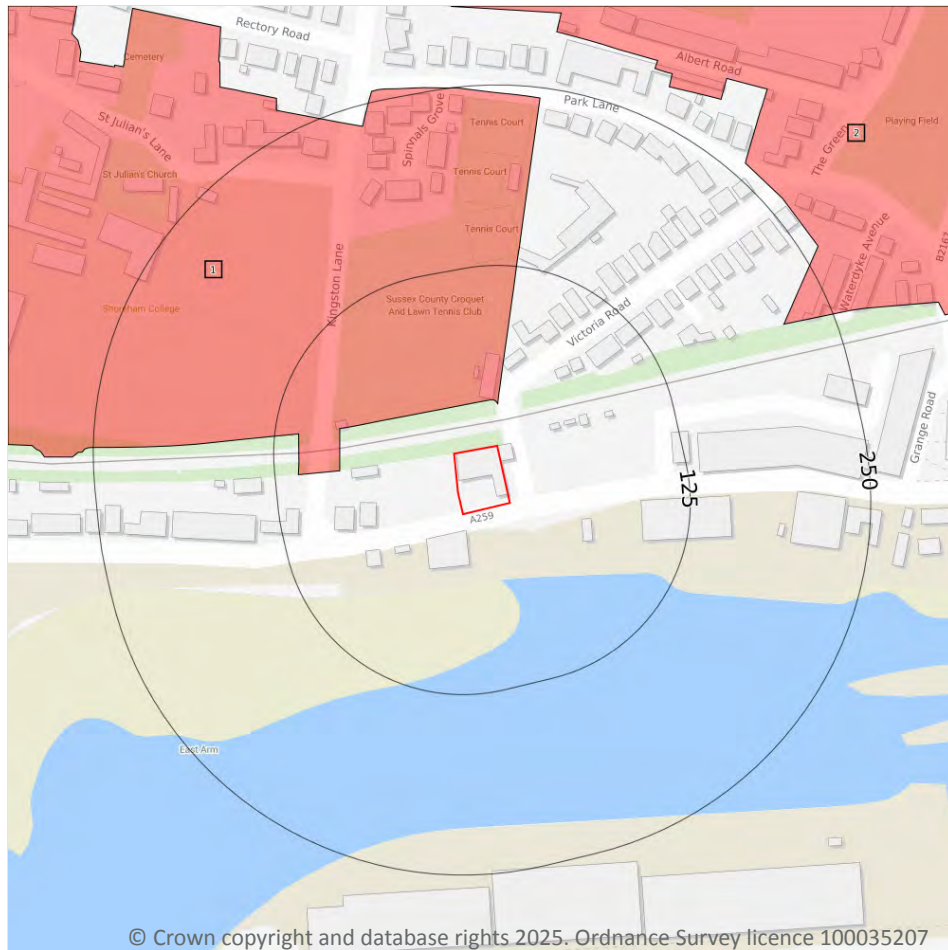
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**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 all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

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

11.5 Conservation Areas

Records within 250m**2**

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



Features are displayed on the Visual and cultural designations map on [page 68](#) >

ID	Location	Name	District	Date of designation
1	29m N	Kingston Buci	Adur	04/1977
2	216m NE	Southwick (Adur)	Adur	06/1976

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

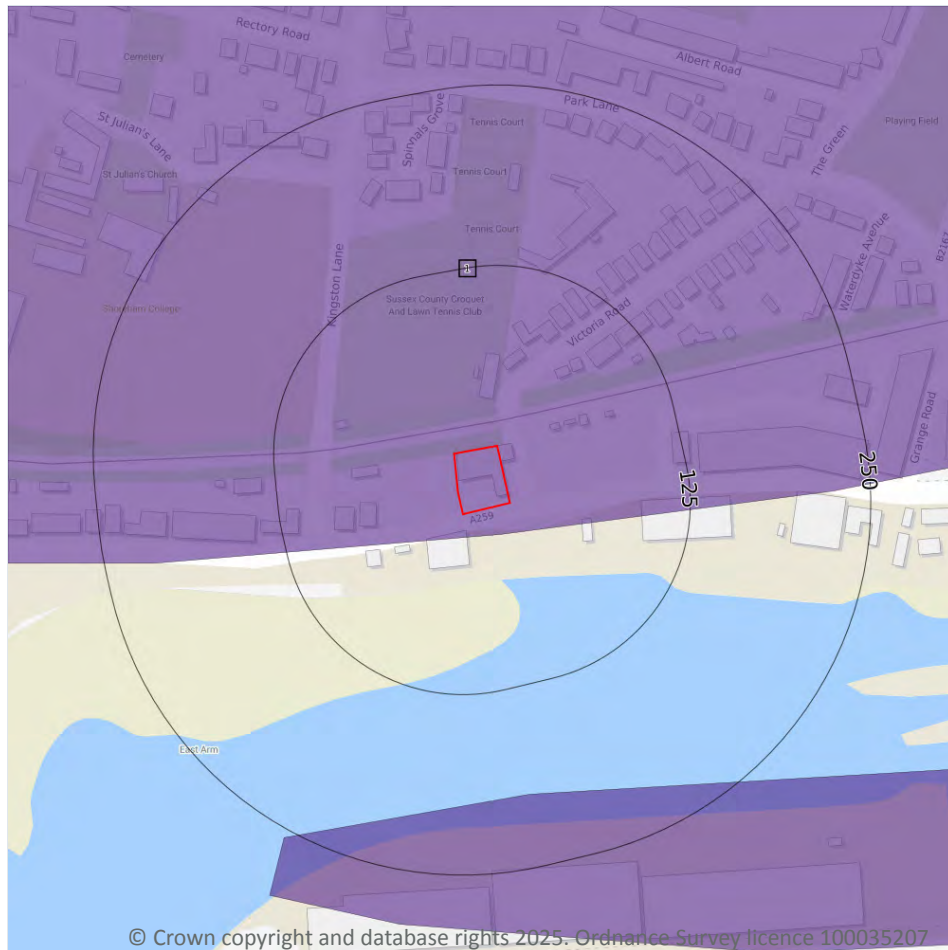
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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 71](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

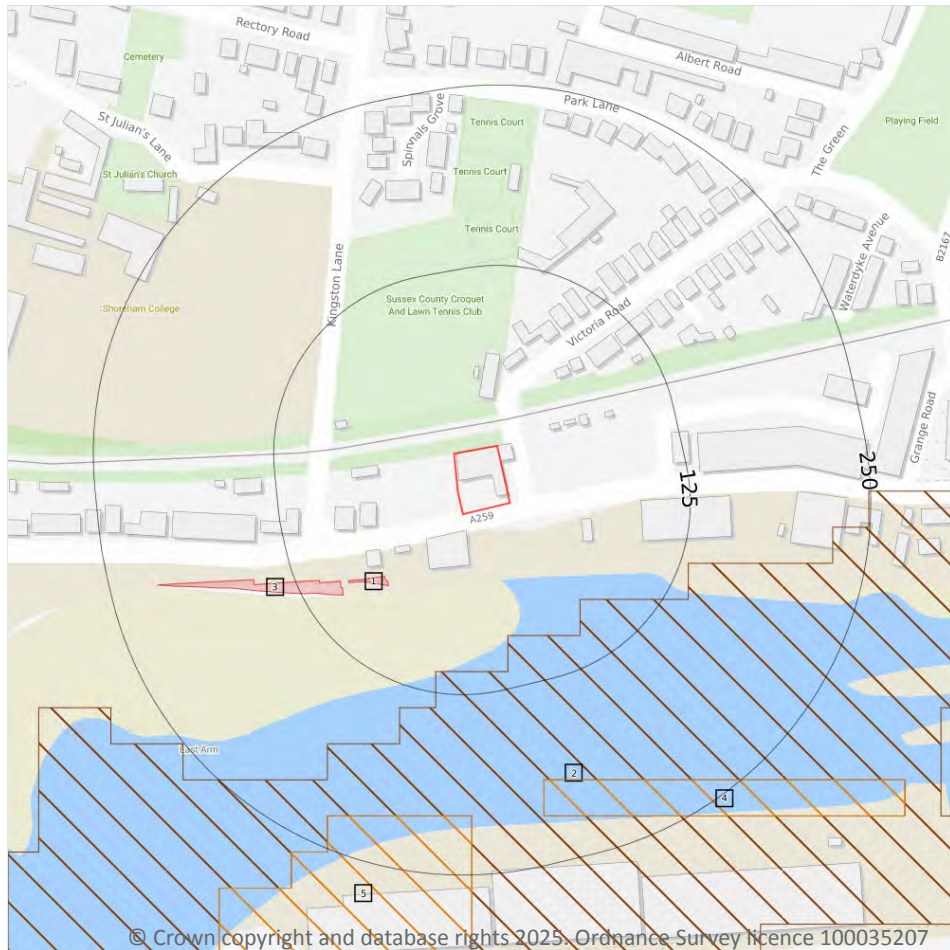
Records within 250m**0**

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

2

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

Features are displayed on the Habitat designations map on [page 73](#) >

ID	Location	Main Habitat	Other habitats
1	69m SW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
3	97m SW	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

3

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 on [page 73 >](#)

ID	Location	Type	Habitat
2	83m SE	Network Enhancement Zone 2	Not specified
4	192m S	Network Enhancement Zone 1	Not specified
5	209m S	Network Enhancement Zone 1	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)**
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

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

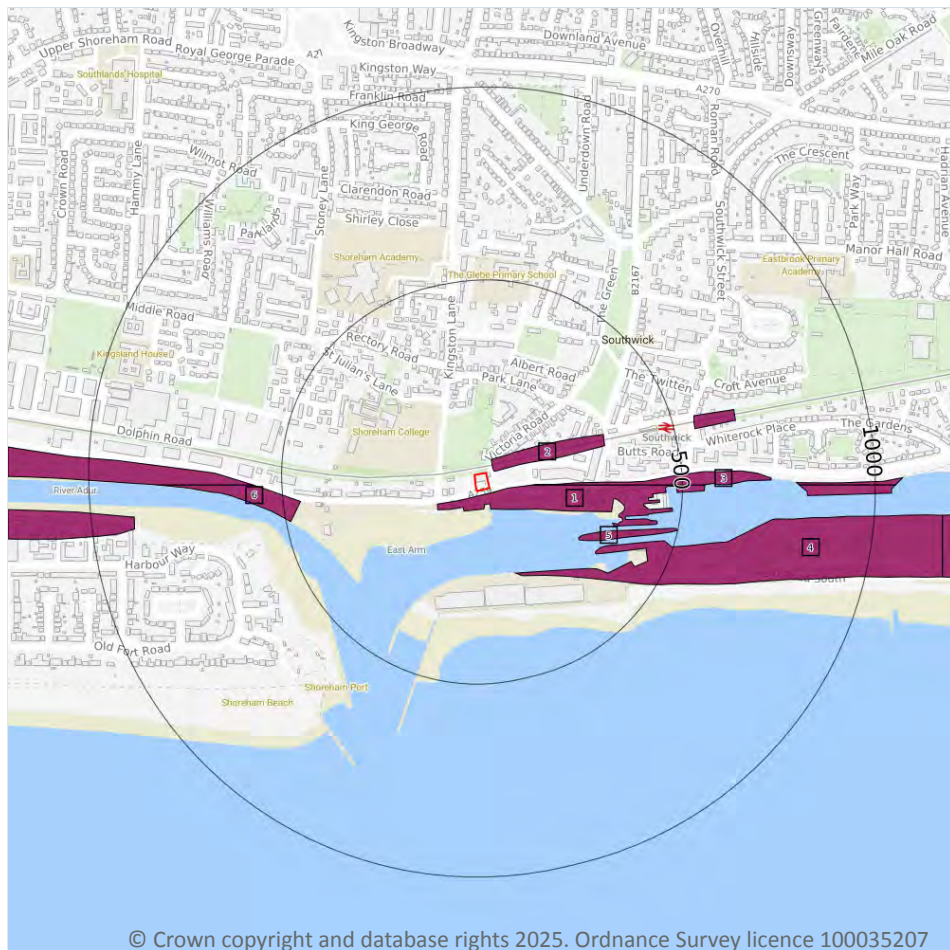
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 75](#) >

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

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

6

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 76](#) >

ID	Location	LEX Code	Description	Rock description
1	13m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	21m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	115m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	231m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

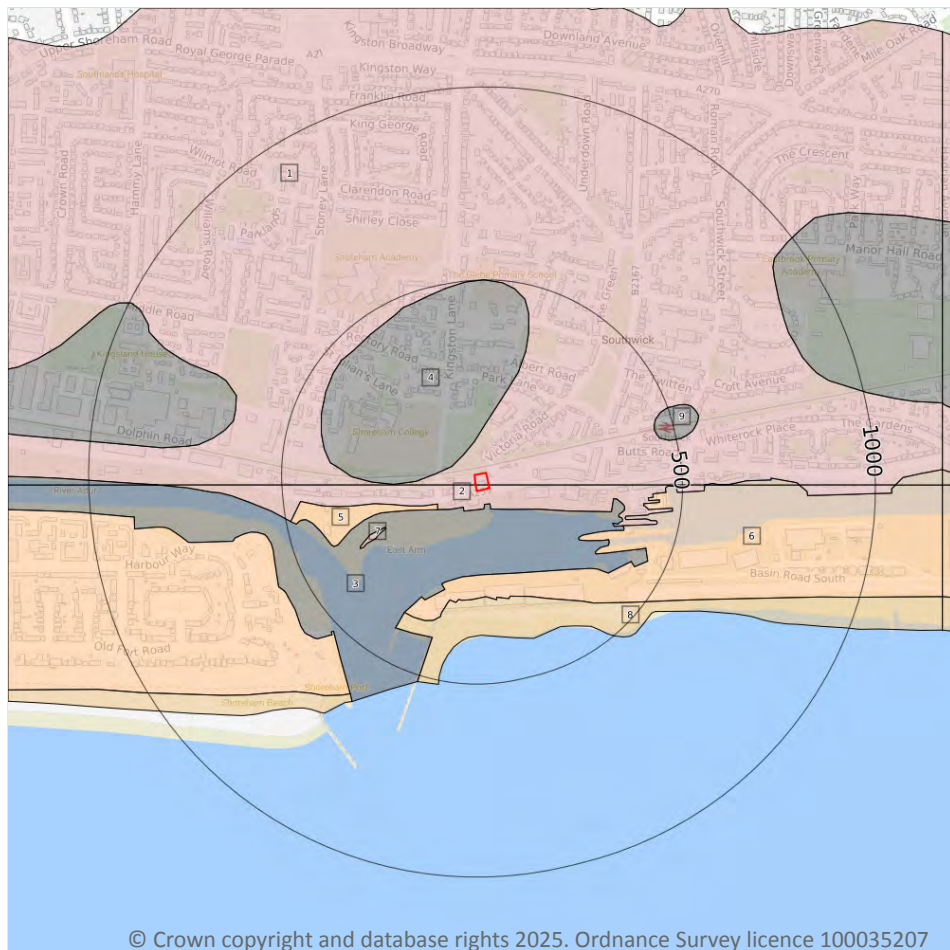


ID	Location	LEX Code	Description	Rock description
5	265m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	456m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

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

9

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 78](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-DMTN	Head - Diamicton	Diamicton
2	On site	HEAD-DMTN	Head - Diamicton	Diamicton
3	38m S	TRD-CZ	Tidal River Or Creek Deposits - Silty Clay	Clay, Silty



ID	Location	LEX Code	Description	Rock description
4	57m NW	BRK-XSZC	Brickearth - Sand, Silt And Clay	Sand, Silt And Clay
5	108m W	STOB-V	Storm Beach Deposits - Gravel	Gravel
6	217m S	STOB-V	Storm Beach Deposits - Gravel	Gravel
7	255m W	HEAD-DMTN	Head - Diamicton	Diamicton
8	274m S	BCHD-XSV	Beach Deposits - Sand And Gravel	Sand And Gravel
9	450m E	BRK-XSZC	Brickearth - Sand, Silt And Clay	Sand, Silt And Clay

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

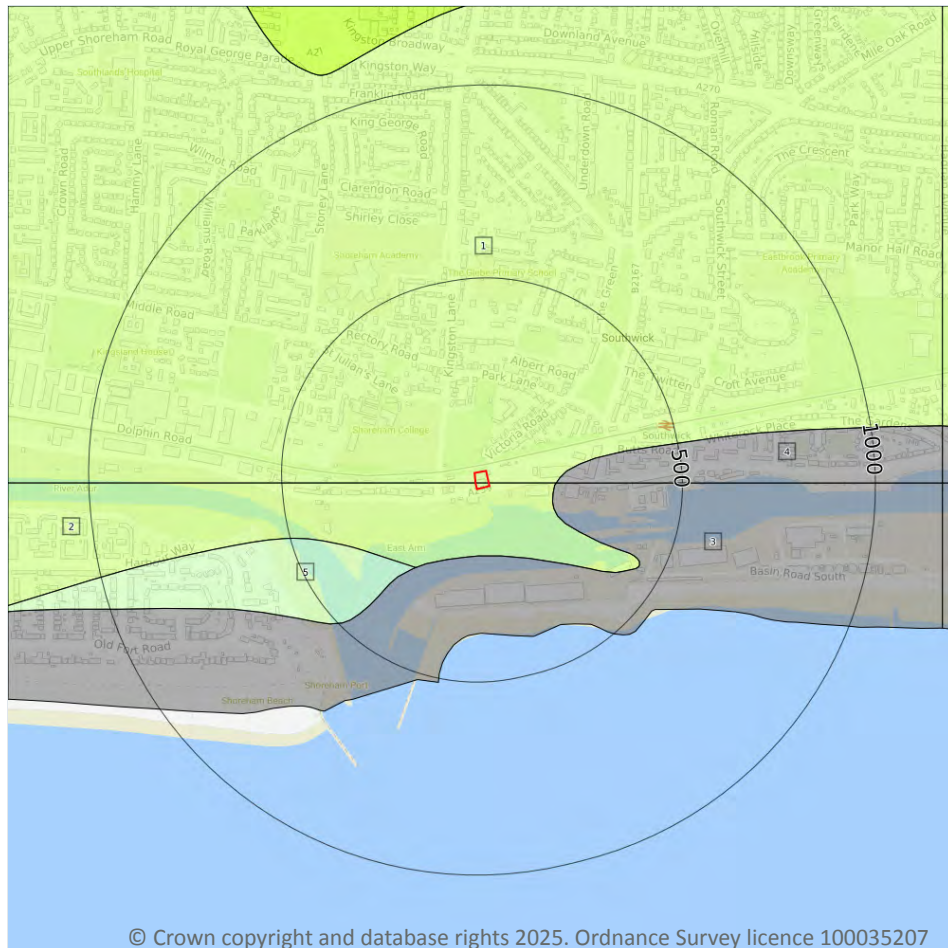
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

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 80](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age
2	On site	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age
3	166m E	WRB-CLAY	Woolwich And Reading Beds Formation - Clay	Paleocene Epoch
4	173m E	WRB-CLAY	Woolwich And Reading Beds Formation - Clay	Paleocene Epoch

ID	Location	LEX Code	Description	Rock age
5	258m SW	SPCH-CHLK	Spetisbury Chalk Member - Chalk	Campanian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m 1

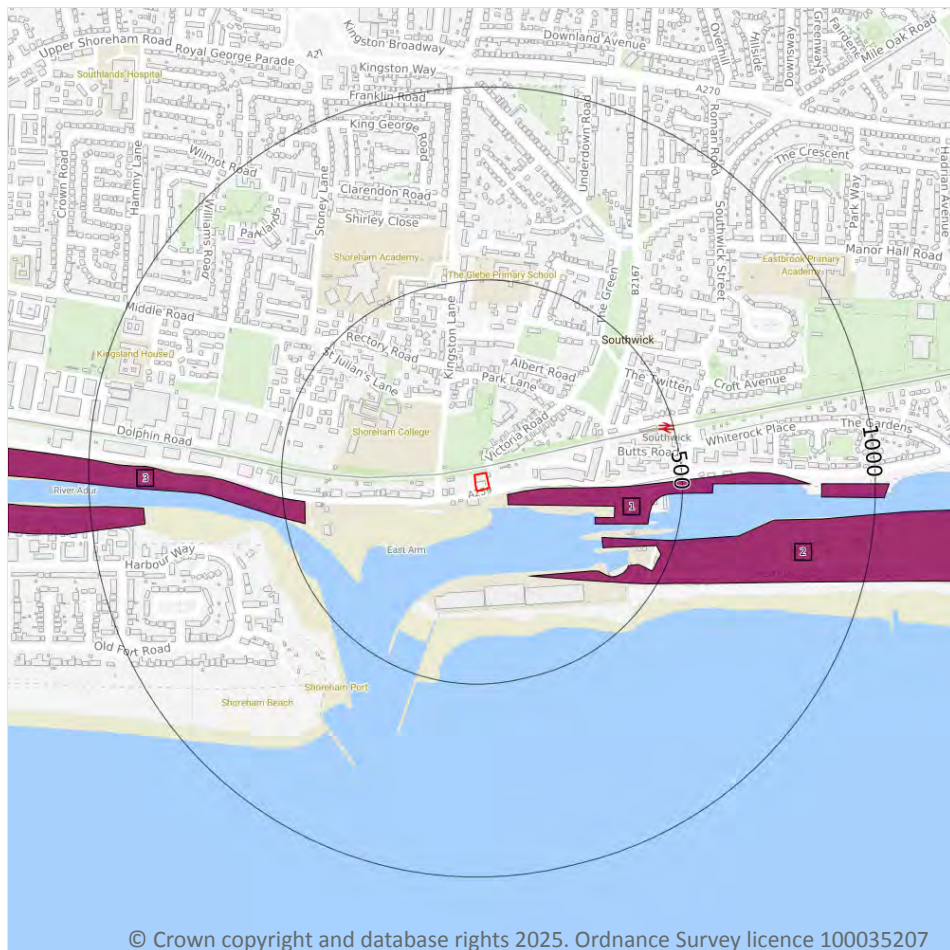
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82](#) >

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



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

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15.2 Artificial and made ground (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 83](#) >

ID	Location	LEX Code	Description	Rock description
1	50m E	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	252m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	444m W	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

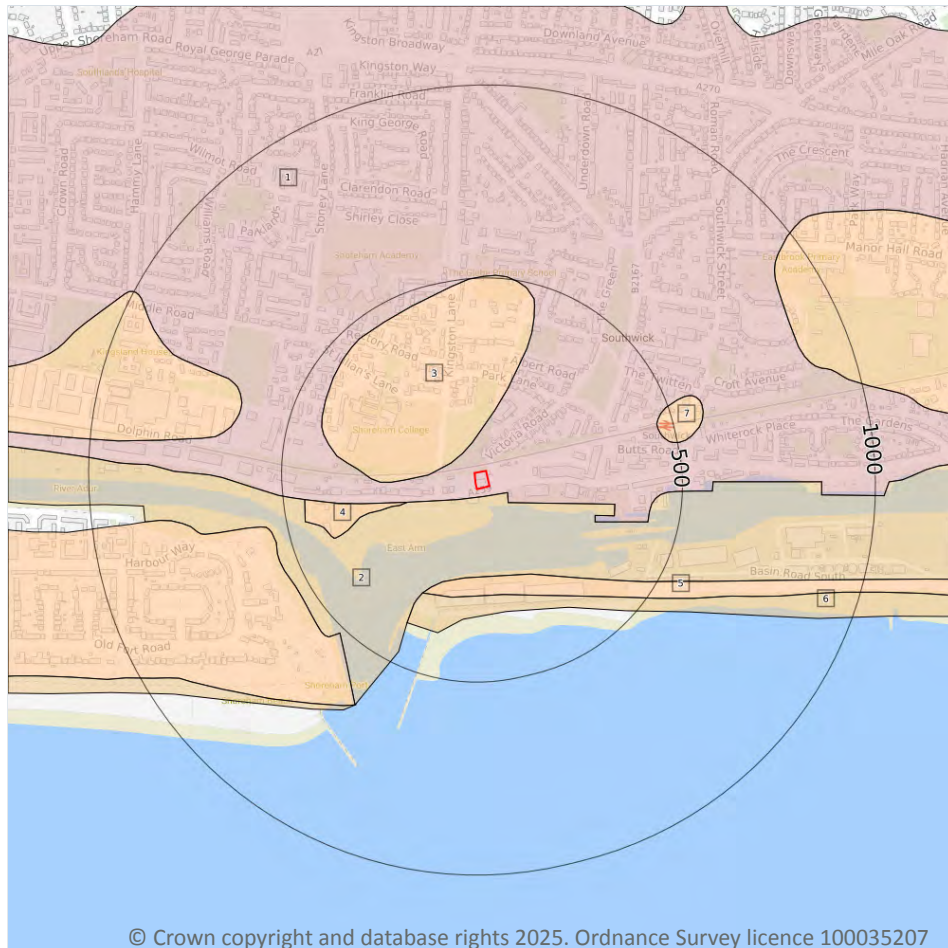
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
50m E	Mixed	Very High	Low

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

7

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 85](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	21m S	BTFU-XCZSV	BEACH AND TIDAL FLAT DEPOSITS (UNDIFFERENTIATED)	CLAY, SILT, SAND AND GRAVEL
3	59m NW	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY



ID	Location	LEX Code	Description	Rock description
4	184m W	STOB-V	STORM BEACH DEPOSITS	GRAVEL
5	228m S	STOB-V	STORM BEACH DEPOSITS	GRAVEL
6	277m S	BTFU-XCZSV	BEACH AND TIDAL FLAT DEPOSITS (UNDIFFERENTIATED)	CLAY, SILT, SAND AND GRAVEL
7	459m E	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY

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 through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Very Low
21m S	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 have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

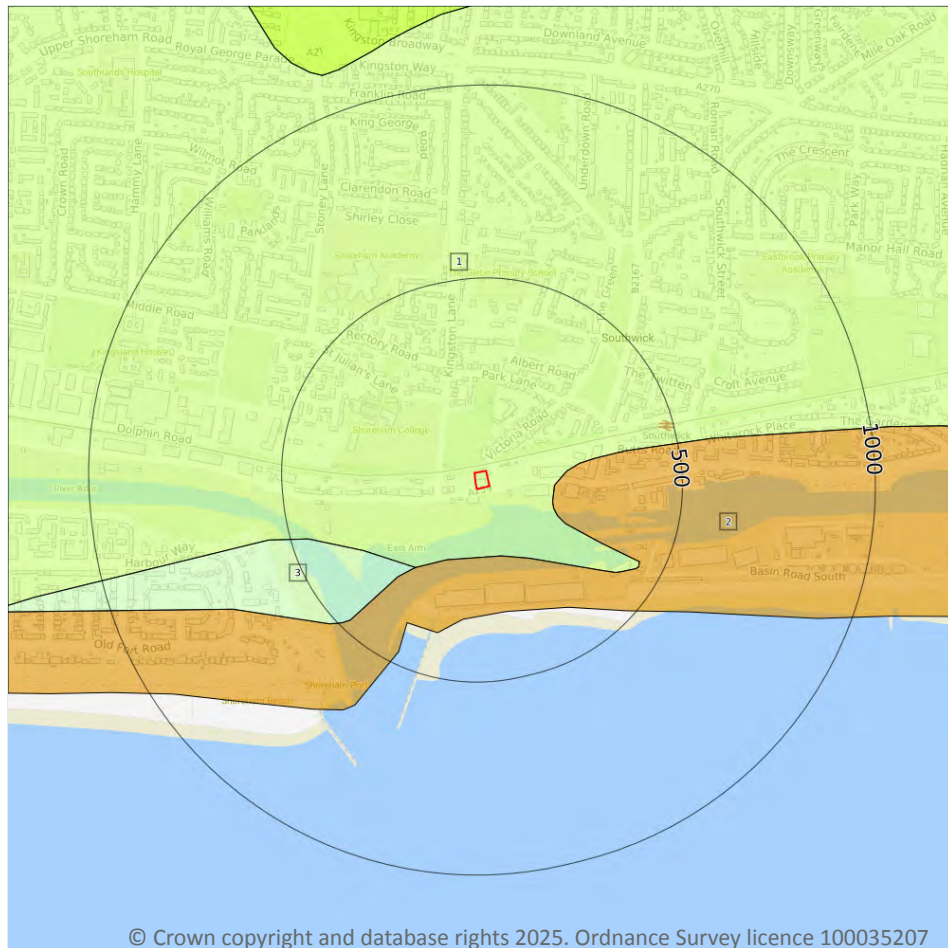
Records within 50m	0
---------------------------	----------

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

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 87](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	TACH-CHLK	TARRANT CHALK MEMBER - CHALK	CAMPANIAN
2	167m E	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN
3	258m SW	SPCH-CHLK	SPETISBURY CHALK MEMBER - CHALK	CAMPANIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Very High	Very High

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

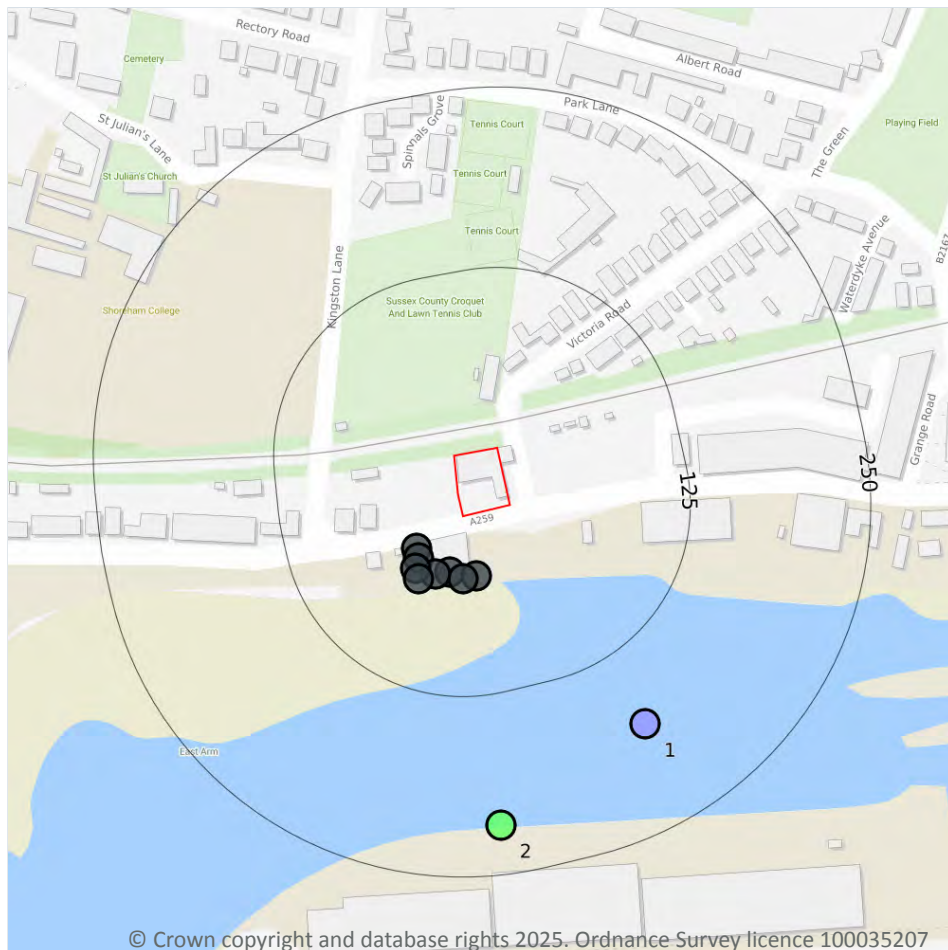
Records within 500m**0**

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



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

10

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

Features are displayed on the Boreholes map on [page 89](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	39m SW	523762 104962	HALF-TIDE QUAY DEVELOPMENT SHOREHAM TP 1	-	Y	N/A
A	40m S	523785 104945	HALF-TIDE QUAY DEVELOPMENT SHOREHAM 3	-	Y	N/A

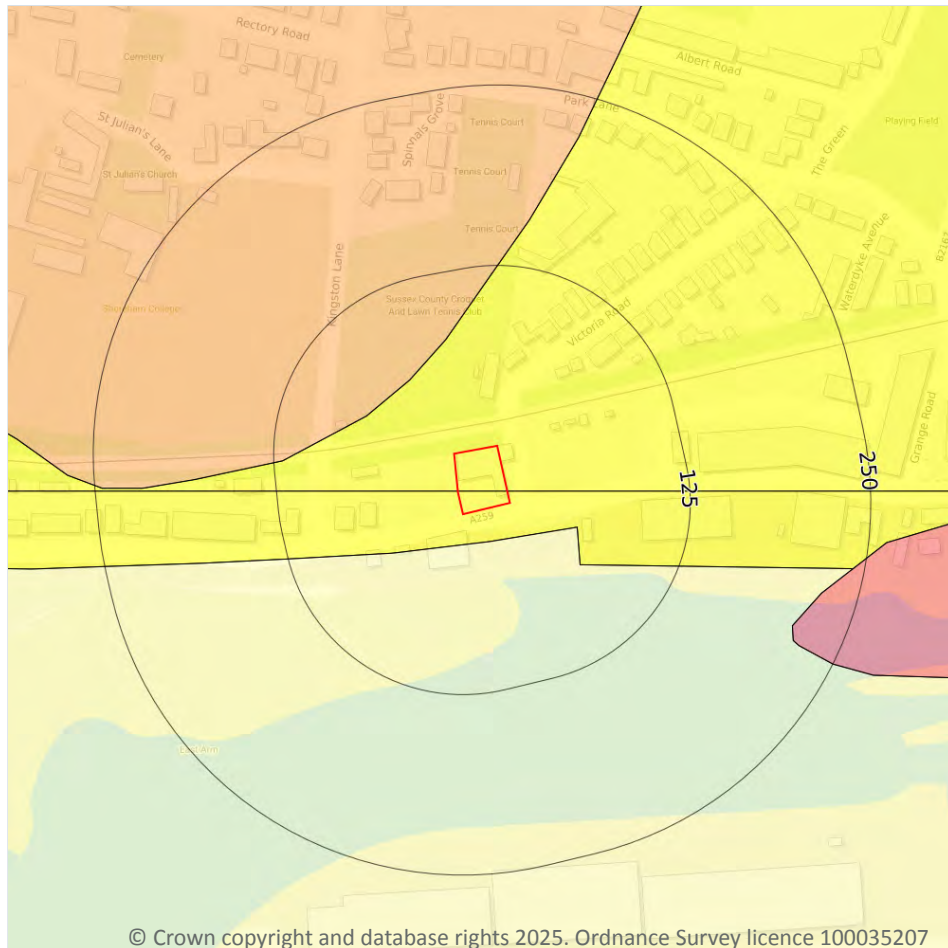


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	42m S	523803 104943	HALF-TIDE QUAY DEVELOPMENT SHOREHAM 4	-	Y	N/A
A	42m SW	523763 104955	HALF-TIDE QUAY DEVELOPMENT SHOREHAM 1	-	Y	N/A
A	43m S	523794 104941	HALF-TIDE QUAY DEVELOPMENT SHOREHAM TP 4	-	Y	N/A
A	44m SW	523775 104944	HALF-TIDE QUAY DEVELOPMENT SHOREHAM TP 3	-	Y	N/A
A	49m SW	523761 104948	HALF-TIDE QUAY DEVELOPMENT SHOREHAM TP 2	-	Y	N/A
A	53m SW	523763 104941	HALF-TIDE QUAY DEVELOPMENT SHOREHAM 2	-	Y	N/A
1	178m SE	523920 104840	CENTRAL ELECTRICITY AUTHORITY BH42	8.83	N	583947 ↗
2	216m S	523820 104770	CENTRAL ELECTRICITY AUTHORITY BH43	15.24	N	583948 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

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 the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

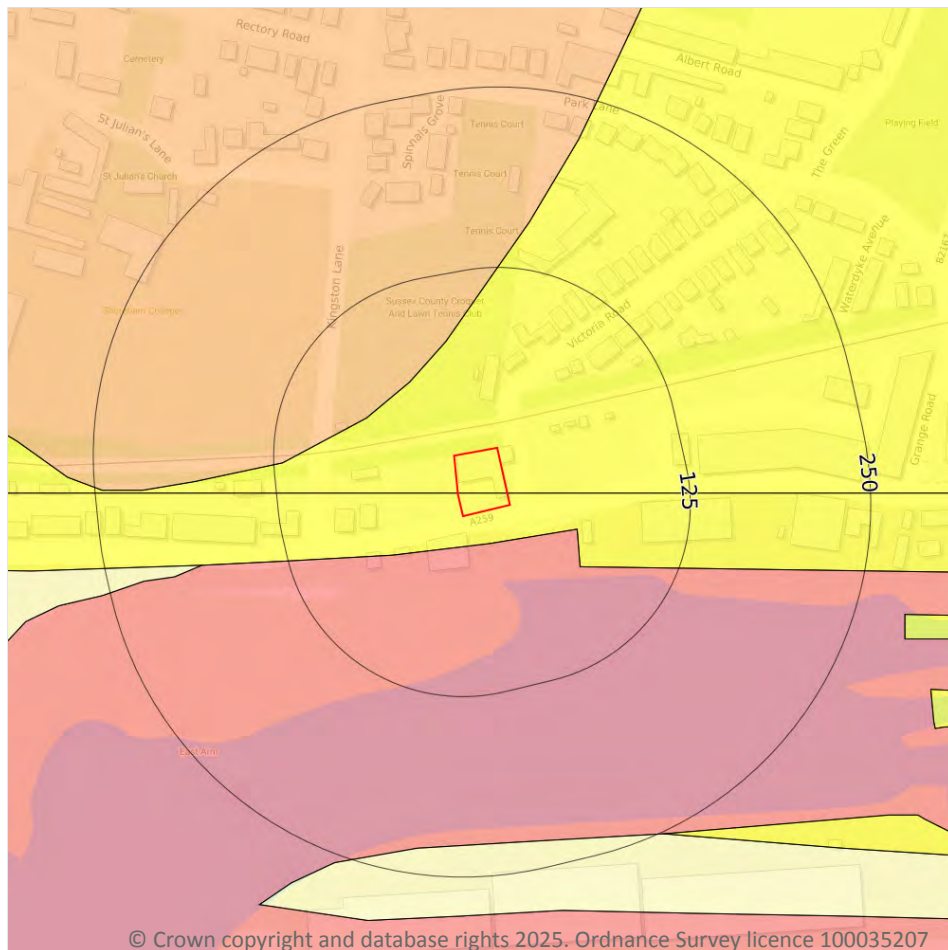
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 91 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
21m S	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 92 >](#)

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

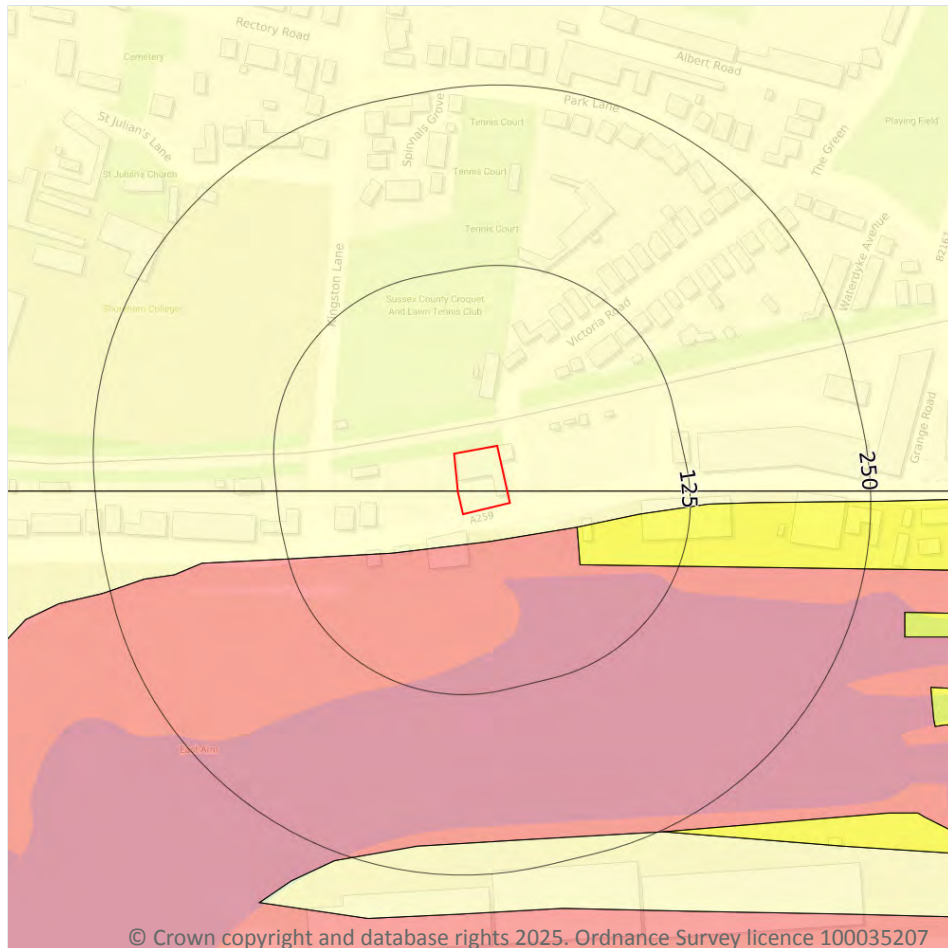


Location	Hazard rating	Details
21m S	Moderate	Running sand conditions are probably present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

3

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 map on [page 94 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.
21m S	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.

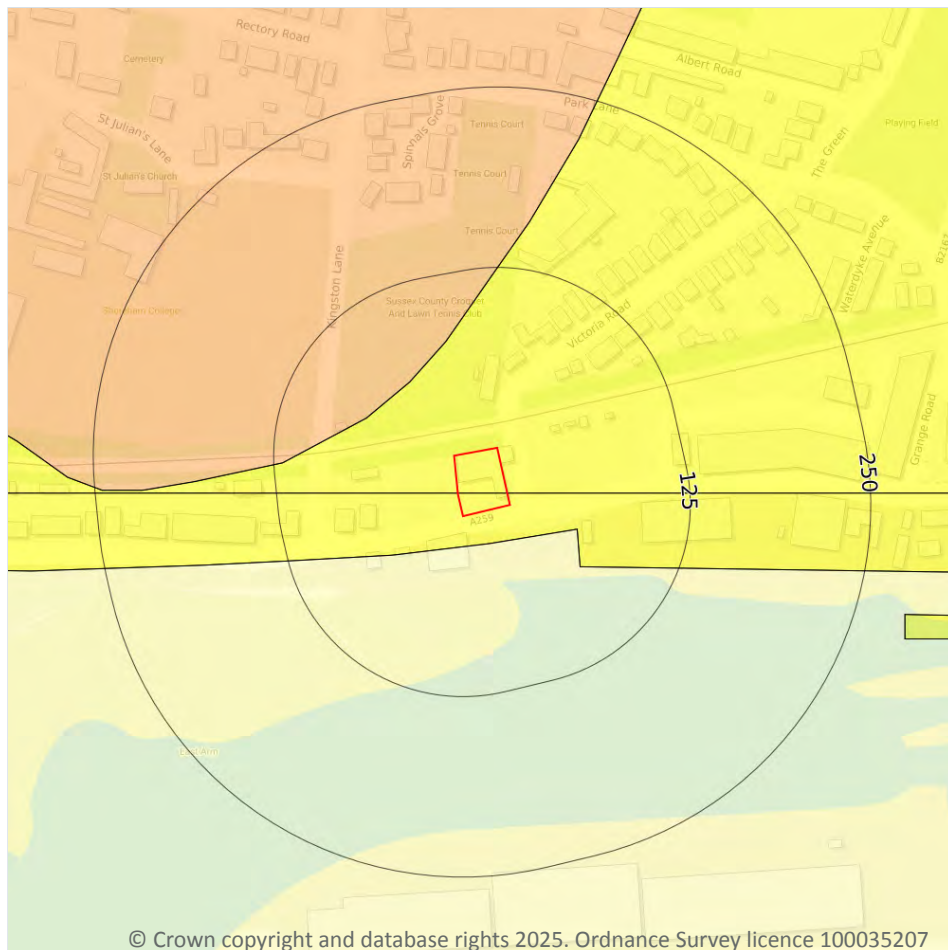


Location	Hazard rating	Details
50m E	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

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.

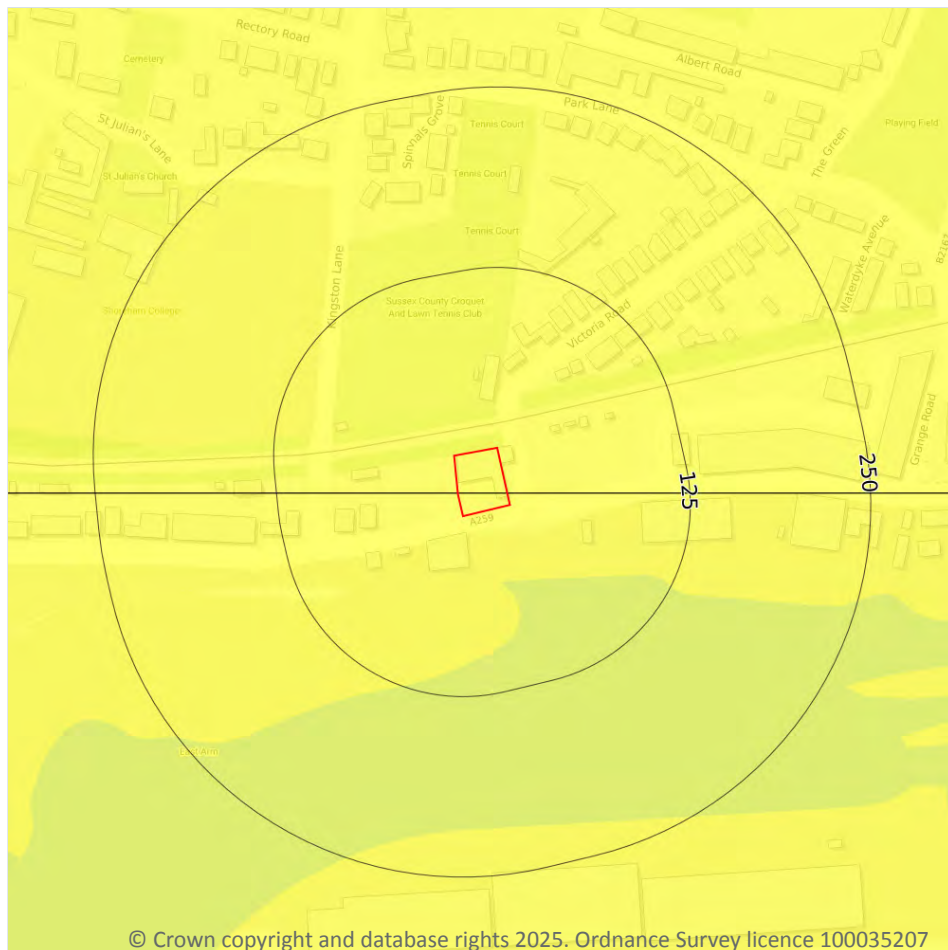
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 96](#) >

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
21m S	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Landslides map on [page 97](#) >

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



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

17.6 Ground dissolution of soluble rocks

Records within 50m

2

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 98](#)

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

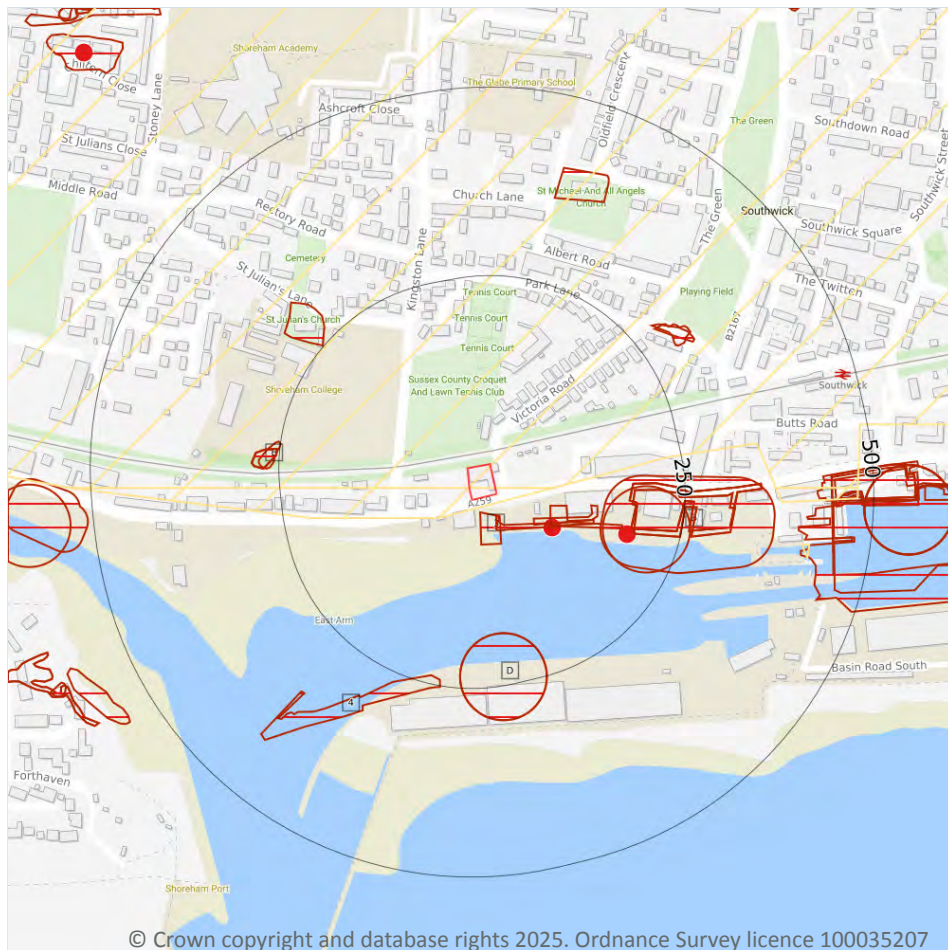


Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

4

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

Features are displayed on the Mining and ground workings map on [page 100](#) >

ID	Location	Details	Description
A	87m SE	Name: Turberville Wharf Address: Shoreham Harbour, Southwick, PORTSLADE-BY-SEA, West Sussex, BN42 4DP Commodity: Marine Sand & Gravel Status: Active	Type: Sea, river or canal wharf where mineral commodities are unloaded and stored or loaded from. Status description: Site which is actively extracting a mineral, or in the case of wharfs and rail depots, is actively handling minerals



ID	Location	Details	Description
A	87m SE	Name: Turberville Wharf Address: Shoreham Harbour, Southwick, PORTSLADE-BY-SEA, West Sussex, BN42 4DP Commodity: Crushed Rock Status: Active	Type: Sea, river or canal wharf where mineral commodities are unloaded and stored or loaded from. Status description: Site which is actively extracting a mineral, or in the case of wharfs and rail depots, is actively handling minerals
C	181m E	Name: Penney's Wharf Address: Albion Street, Southwick, PORTSLADE, West Sussex, BN42 4DP Commodity: Crushed Rock Status: Active	Type: Sea, river or canal wharf where mineral commodities are unloaded and stored or loaded from. Status description: Site which is actively extracting a mineral, or in the case of wharfs and rail depots, is actively handling minerals
C	181m E	Name: Penney's Wharf Address: Albion Street, Southwick, PORTSLADE, West Sussex, BN42 4DP Commodity: Marine Sand & Gravel Status: Active	Type: Sea, river or canal wharf where mineral commodities are unloaded and stored or loaded from. Status description: Site which is actively extracting a mineral, or in the case of wharfs and rail depots, is actively handling minerals

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

15

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

Features are displayed on the Mining and ground workings map on [page 100](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
3	19m S	Quay	1873	1:10560
A	27m S	Unspecified Wharf	1948	1:10560
A	59m SE	Unspecified Beds	1896	1:10560
A	73m E	Unspecified Beds	1909	1:10560
B	143m E	Unspecified Wharves	1873	1:10560
C	146m E	Unspecified Wharf	1972	1:10000
B	177m E	Unspecified Wharves	1948	1:10560
B	177m E	Unspecified Wharves	1909	1:10560
B	177m E	Unspecified Wharves	1896	1:10560
D	180m S	Unspecified Wharf	1972	1:10000
D	180m S	Unspecified Wharf	1982	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
B	181m E	Unspecified Wharves	1912	1:10560
B	181m E	Unspecified Wharves	1912	1:10560
4	239m S	Quay	1948	1:10560
E	250m W	Pond	1873	1:10560

This 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 data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m **0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m **0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m **4**

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



Features are displayed on the Mining and ground workings map on [page 100](#) >

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.
2	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.
7	370m E	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.
8	410m E	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 to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**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 is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
On site	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 be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

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

This data is sourced from the Coal Authority.



18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

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 of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

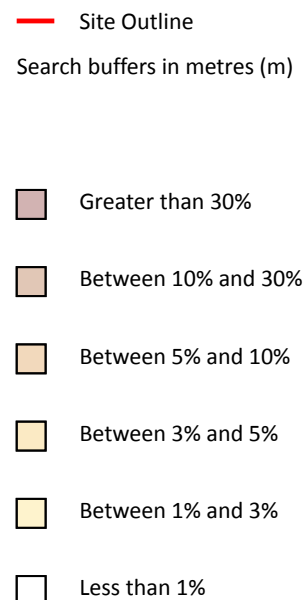
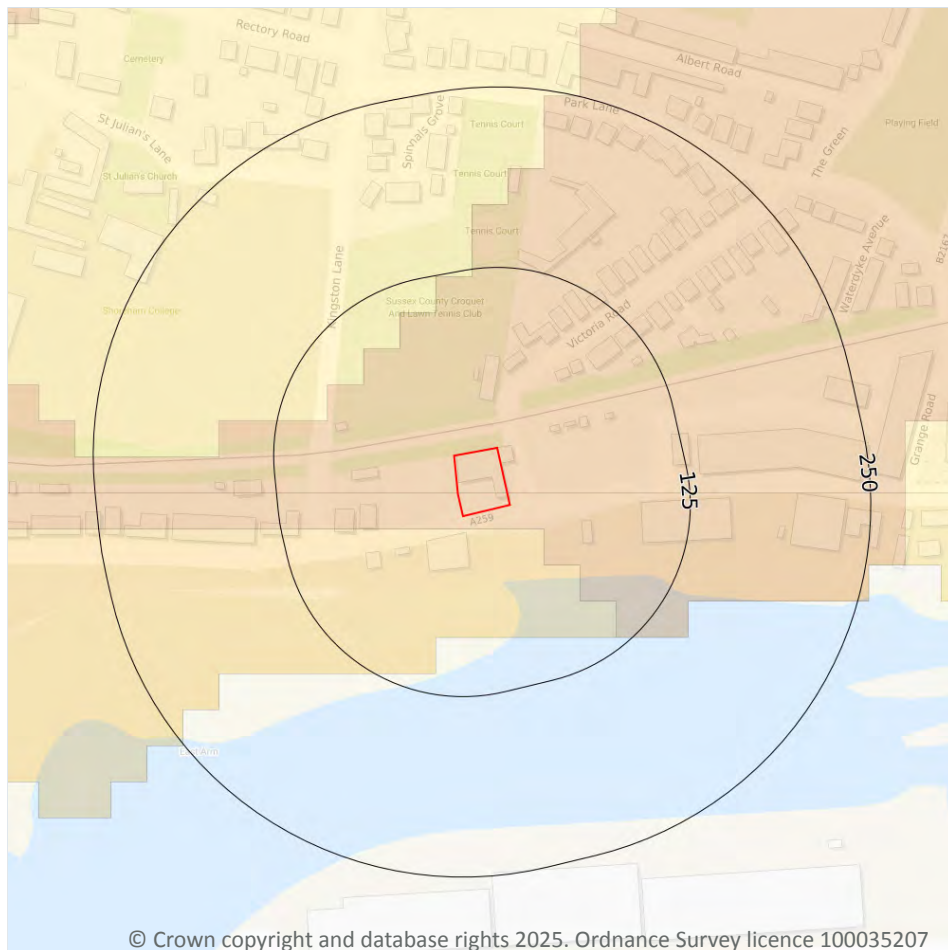
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 108 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 5% and 10%	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 Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 - 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
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
21m S	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 km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

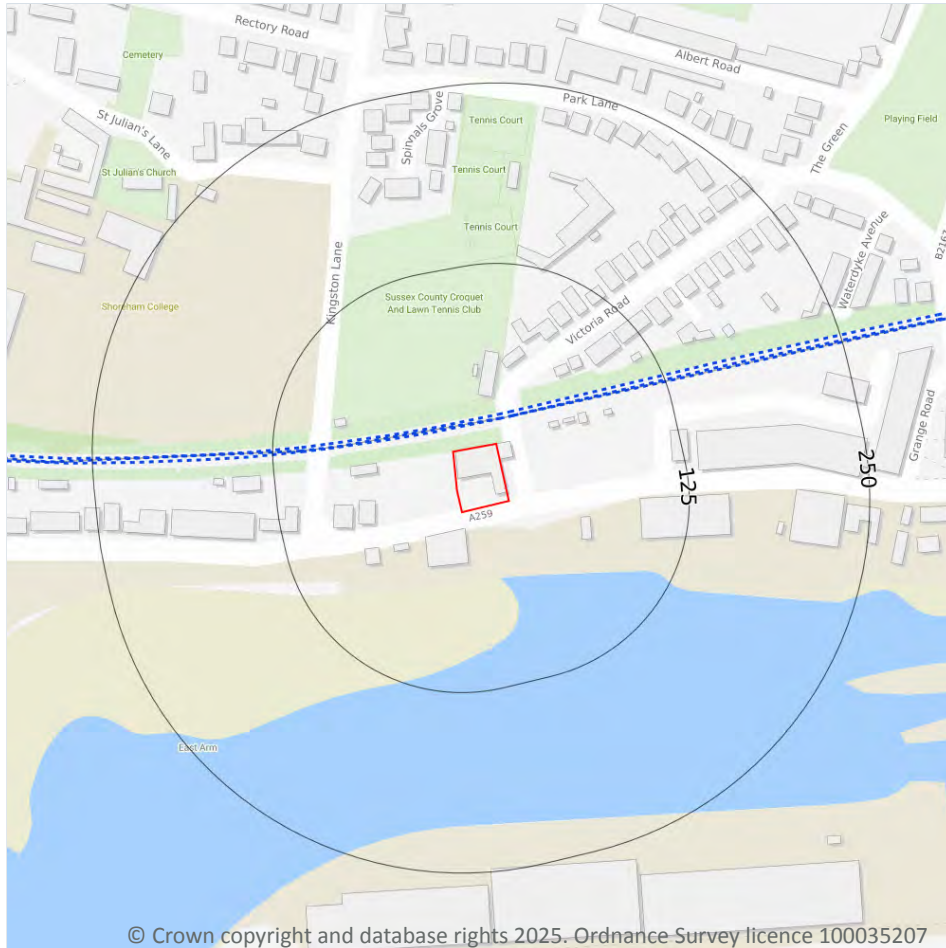
0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

15

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 112](#) >



Location	Name	Type
16m N	West Coastway Line	rail
17m N	Not given	Multi Track
18m N	West Coastway Line	rail
19m N	Not given	Multi Track
19m N	West Coastway Line	rail
21m N	West Coastway Line	rail
22m NE	West Coastway Line	rail
23m NE	Not given	Multi Track
24m NE	West Coastway Line	rail
81m W	Not given	Multi Track
86m W	West Coastway Line	rail
86m W	West Coastway Line	rail
105m W	West Coastway Line	rail
105m W	West Coastway Line	rail
106m W	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



APPENDIX 4 - Groundsure Historical Maps

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Site Details:

37, ALBION STREET,
SOUTHWICK, WEST SUSSEX,
BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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

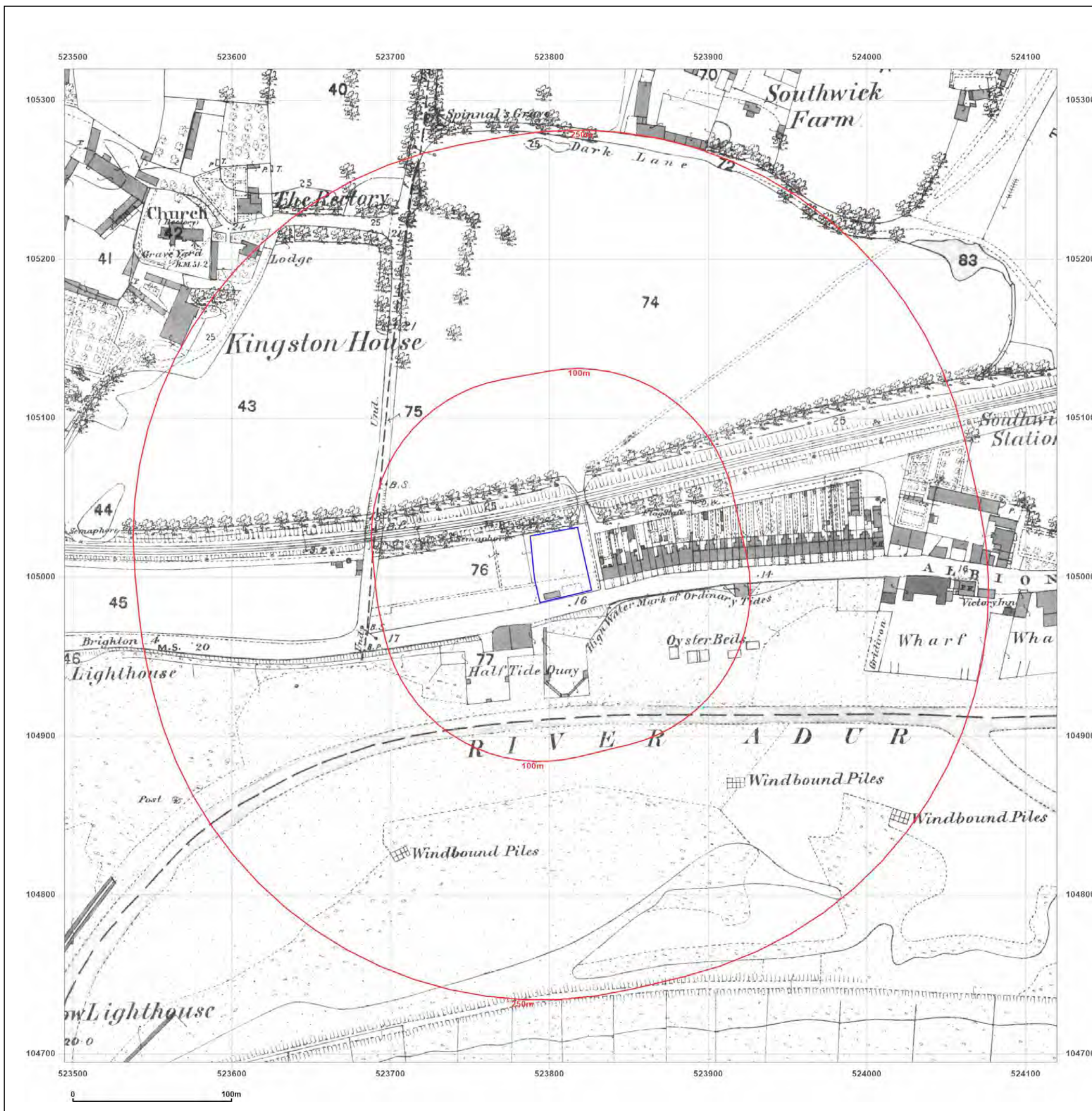


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Production date: 10 October 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



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

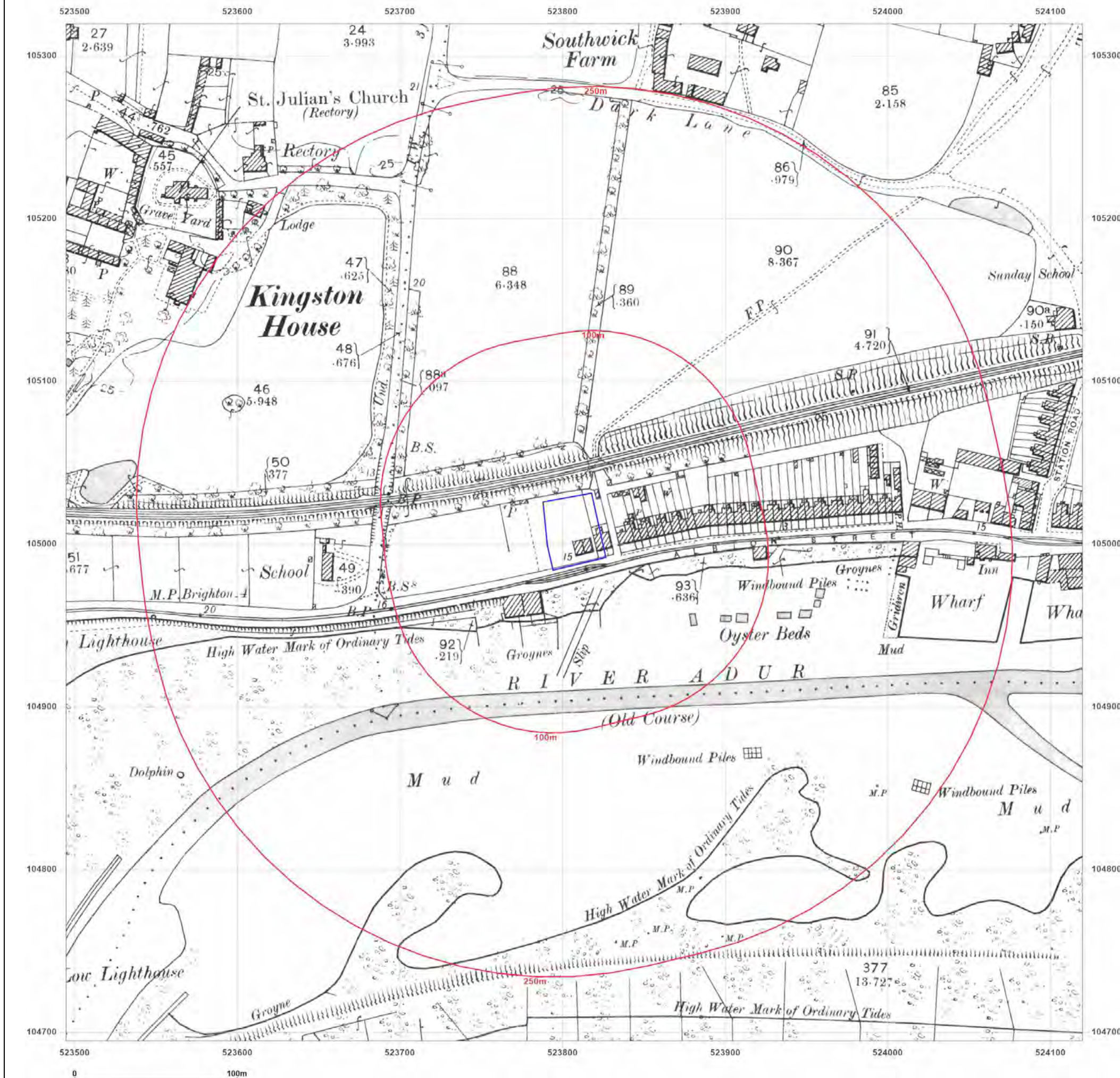


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Map legend available at:
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Site Details:

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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1912

Scale: 1:2,500

Printed at: 1:2,500



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

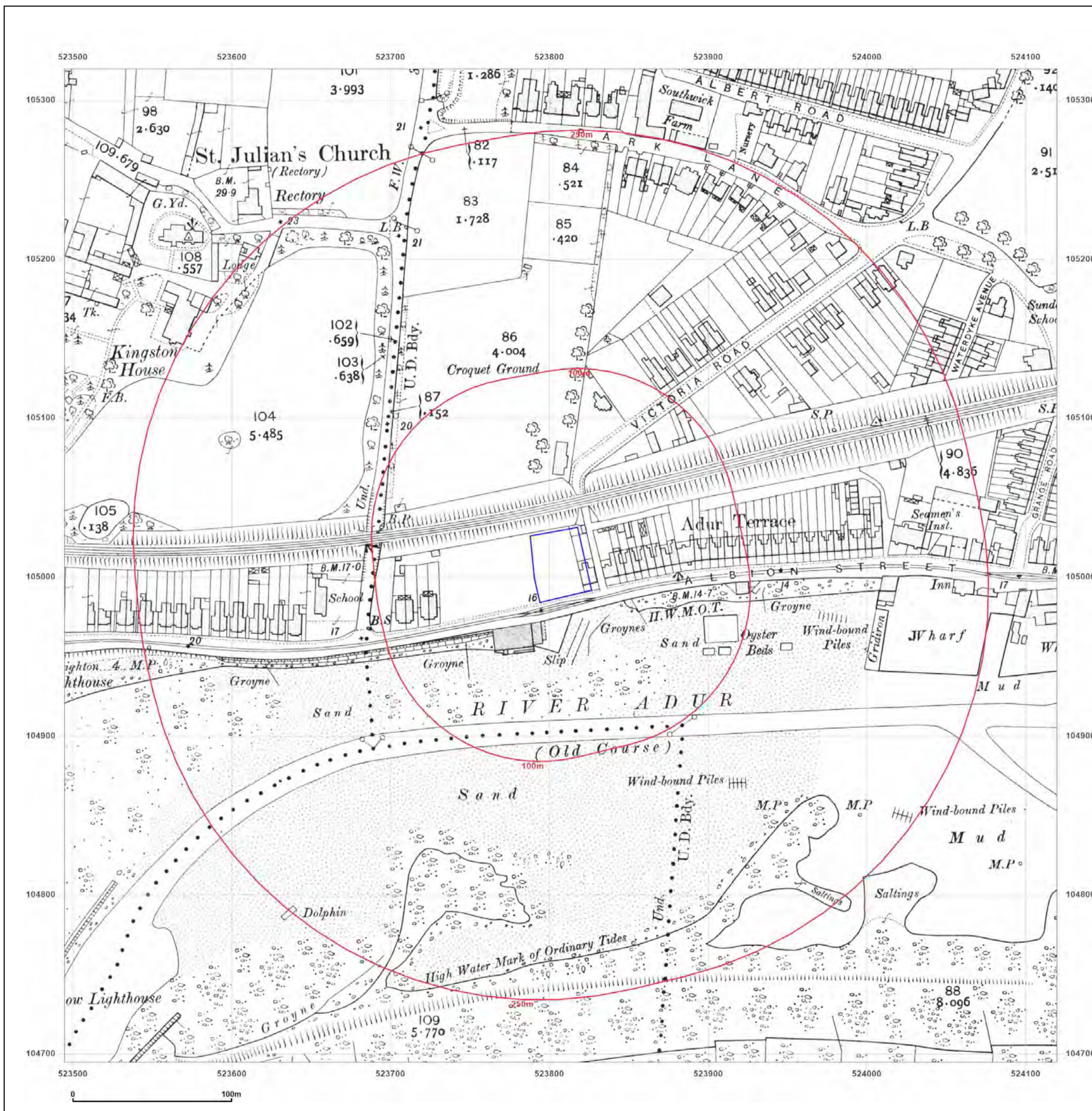


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Site Details:

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SOUTHWICK, WEST SUSSEX,
BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1930

Scale: 1:2,500

Printed at: 1:2,500



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

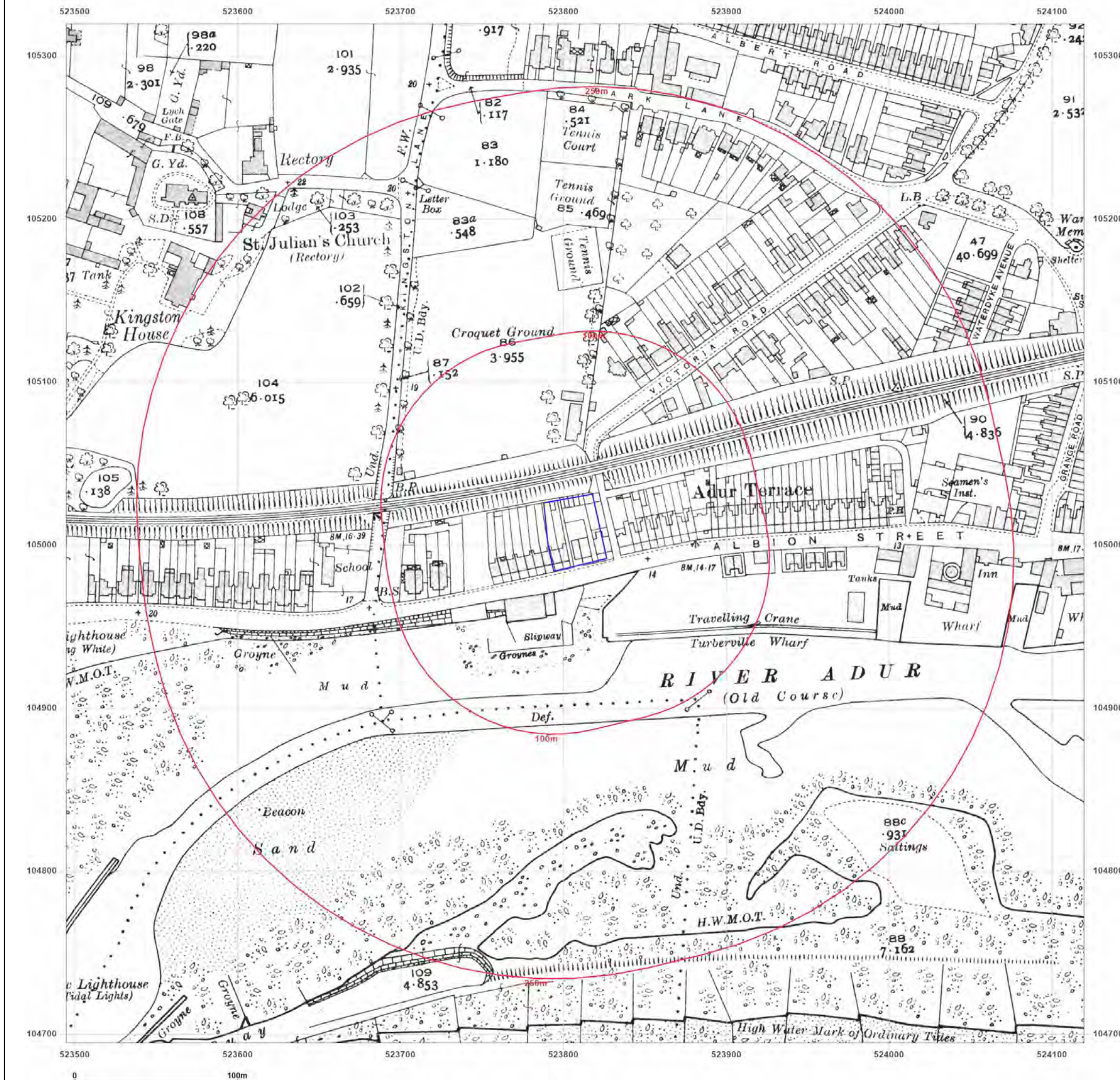


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Site Details:

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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1950-1951

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
Revised 1951
Edition N/A
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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 N/A

Surveyed 1951
Revised 1951
Edition N/A
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Levelled 1948

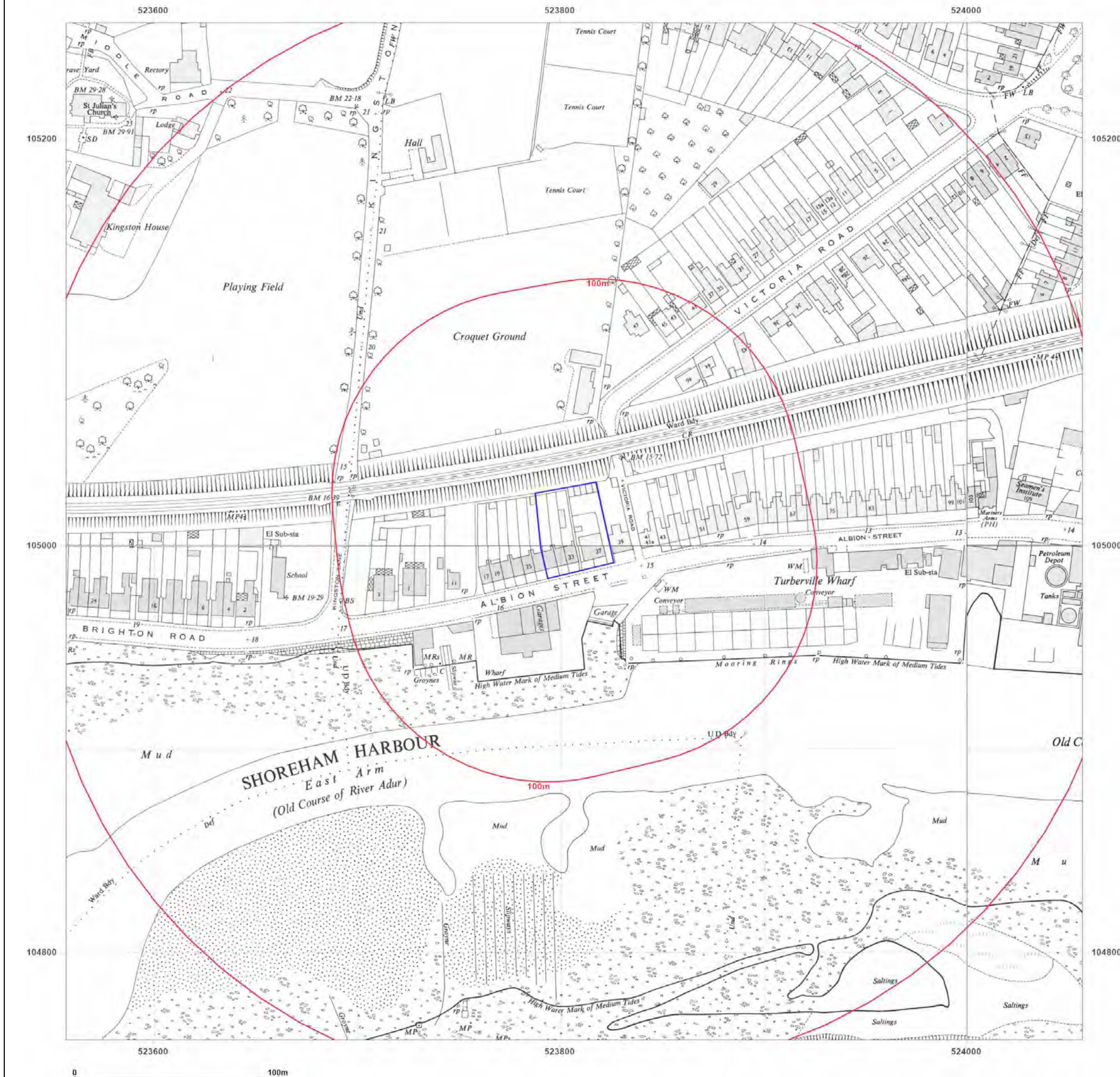


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Map legend available at:
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Site Details:

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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1952

Scale: 1:1,250

Printed at: 1:2,000



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

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Revised N/A
Edition N/A
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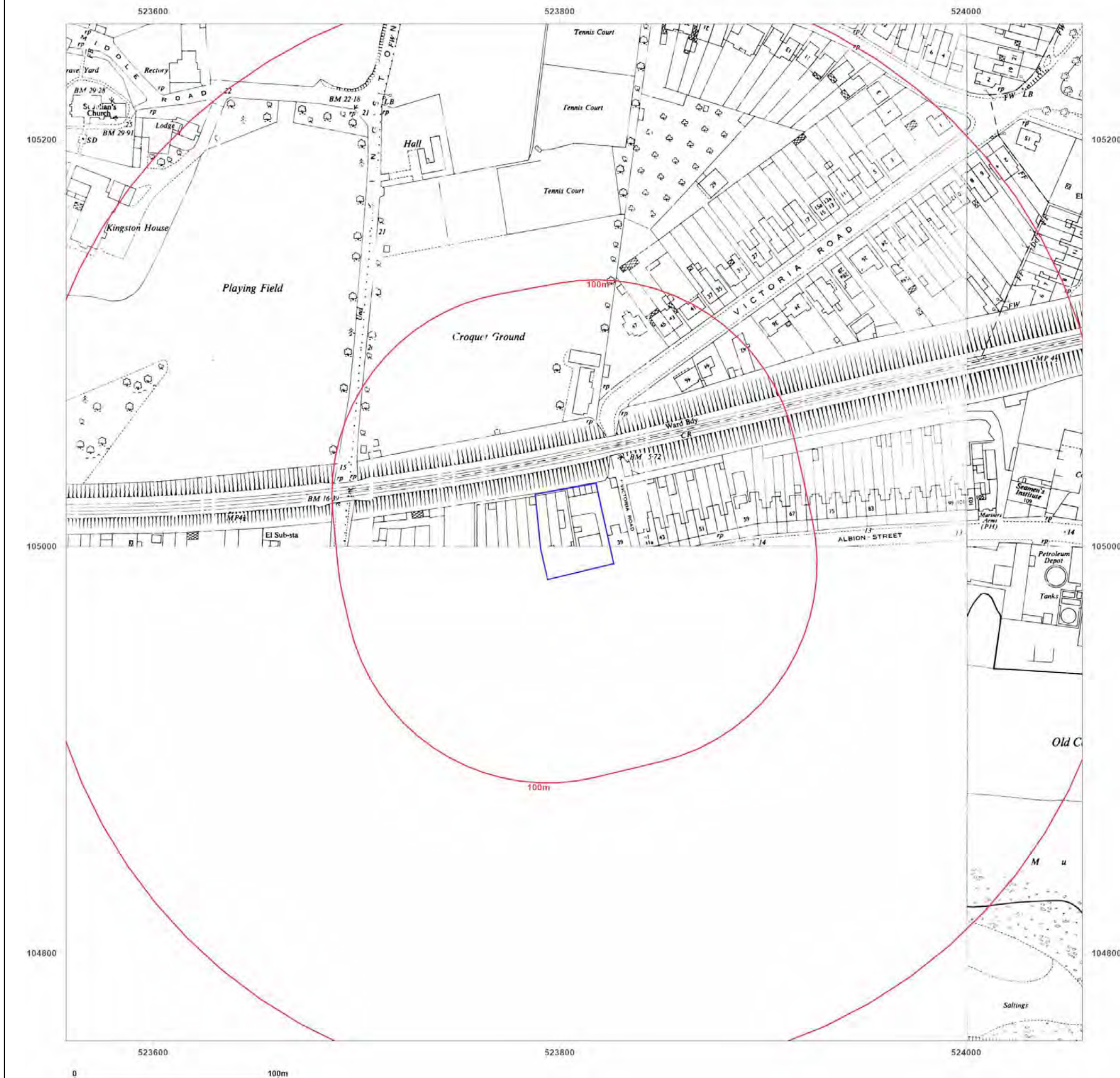


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Site Details:

37, ALBION STREET,
SOUTHWICK, WEST SUSSEX,
BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1950-1953

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed N/A
Revised 1951
Edition 1953
Copyright N/A
Levelled 1948

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

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

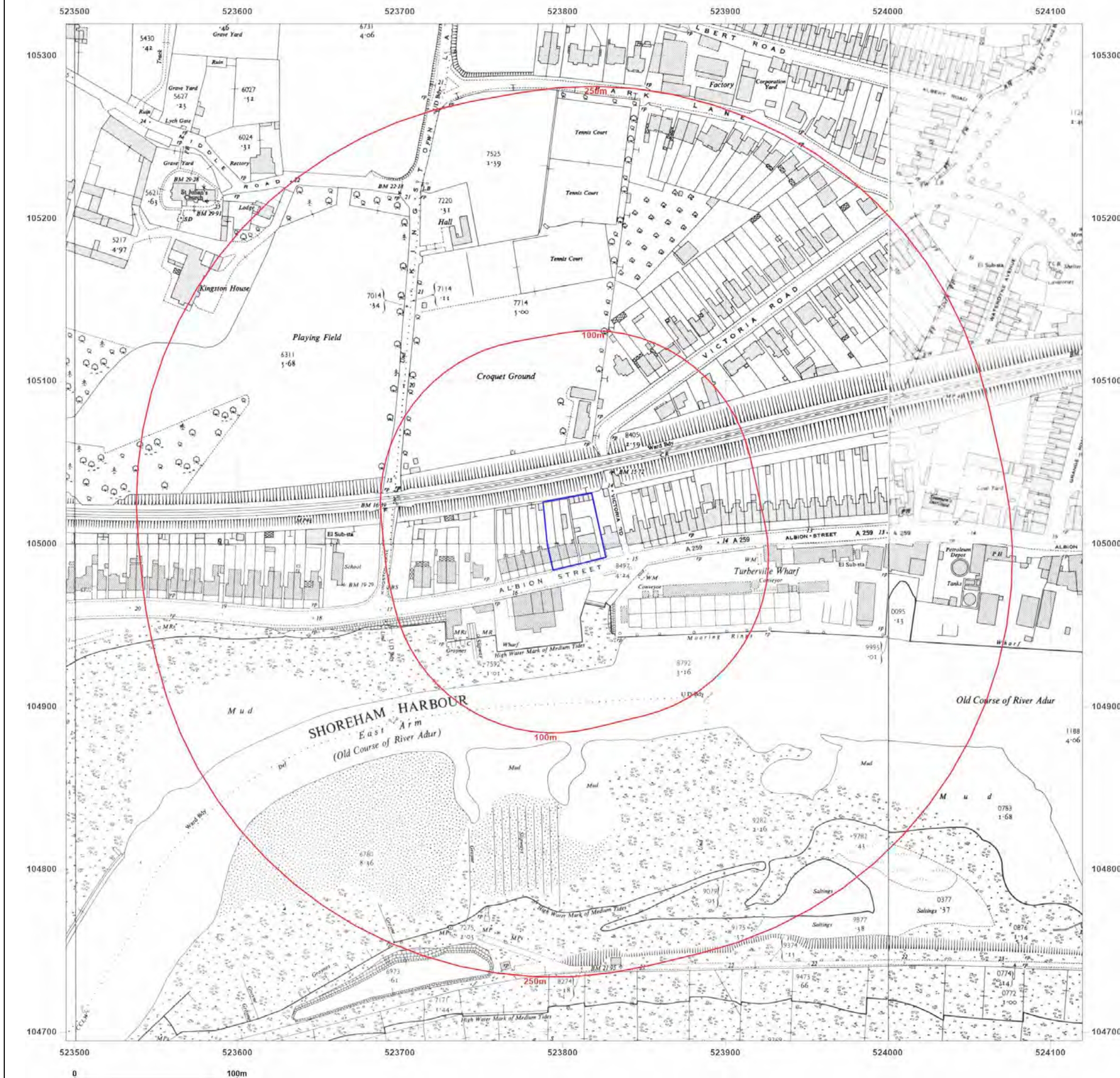


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Site Details:

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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1959
Edition N/A
Copyright 1960
Levelled 1948

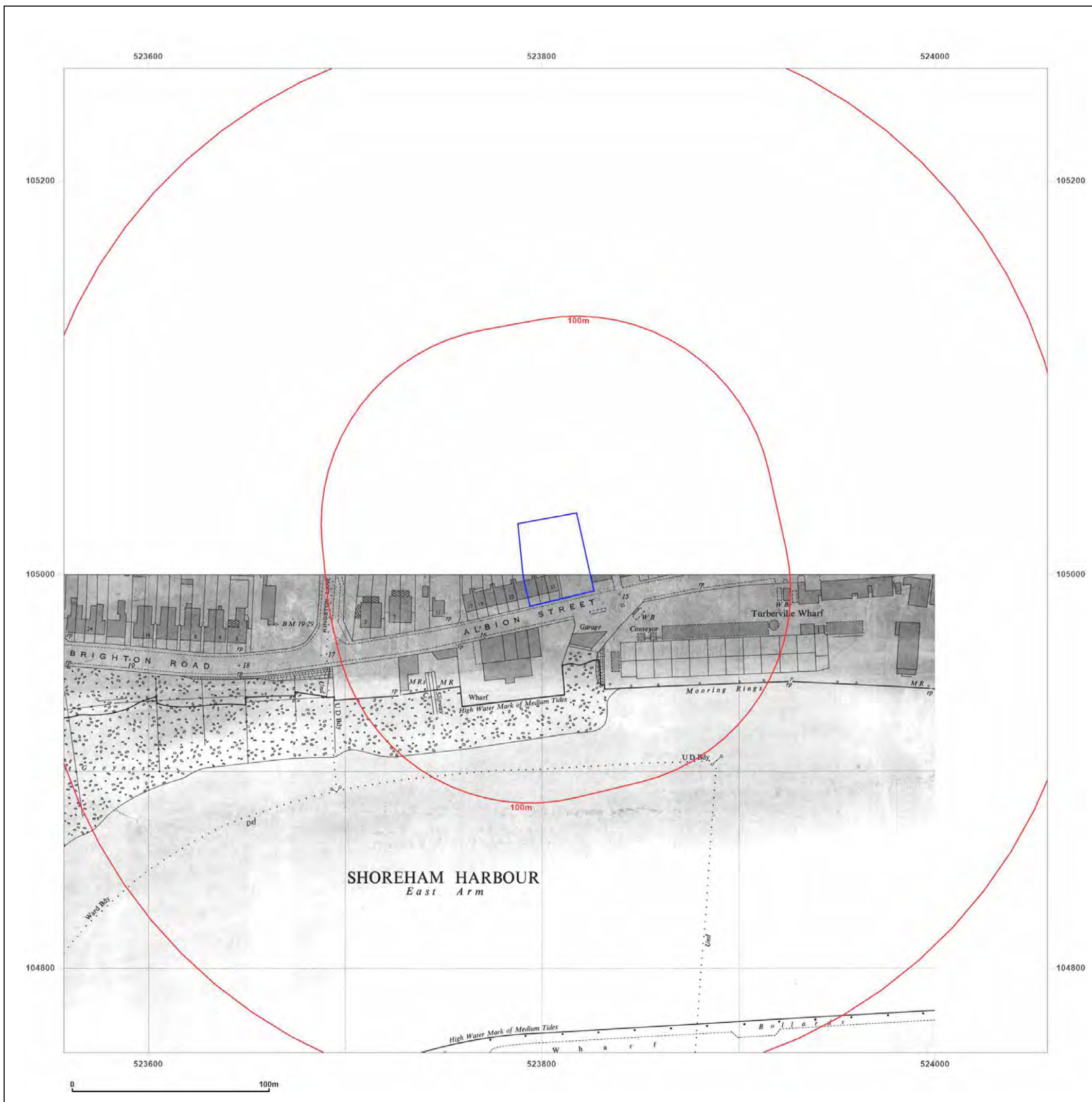


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1959-1964

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
Revised 1963
Edition N/A
Copyright 1964
Levelled 1948

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

Surveyed 1951
Revised 1959
Edition N/A
Copyright 1960
Levelled 1948

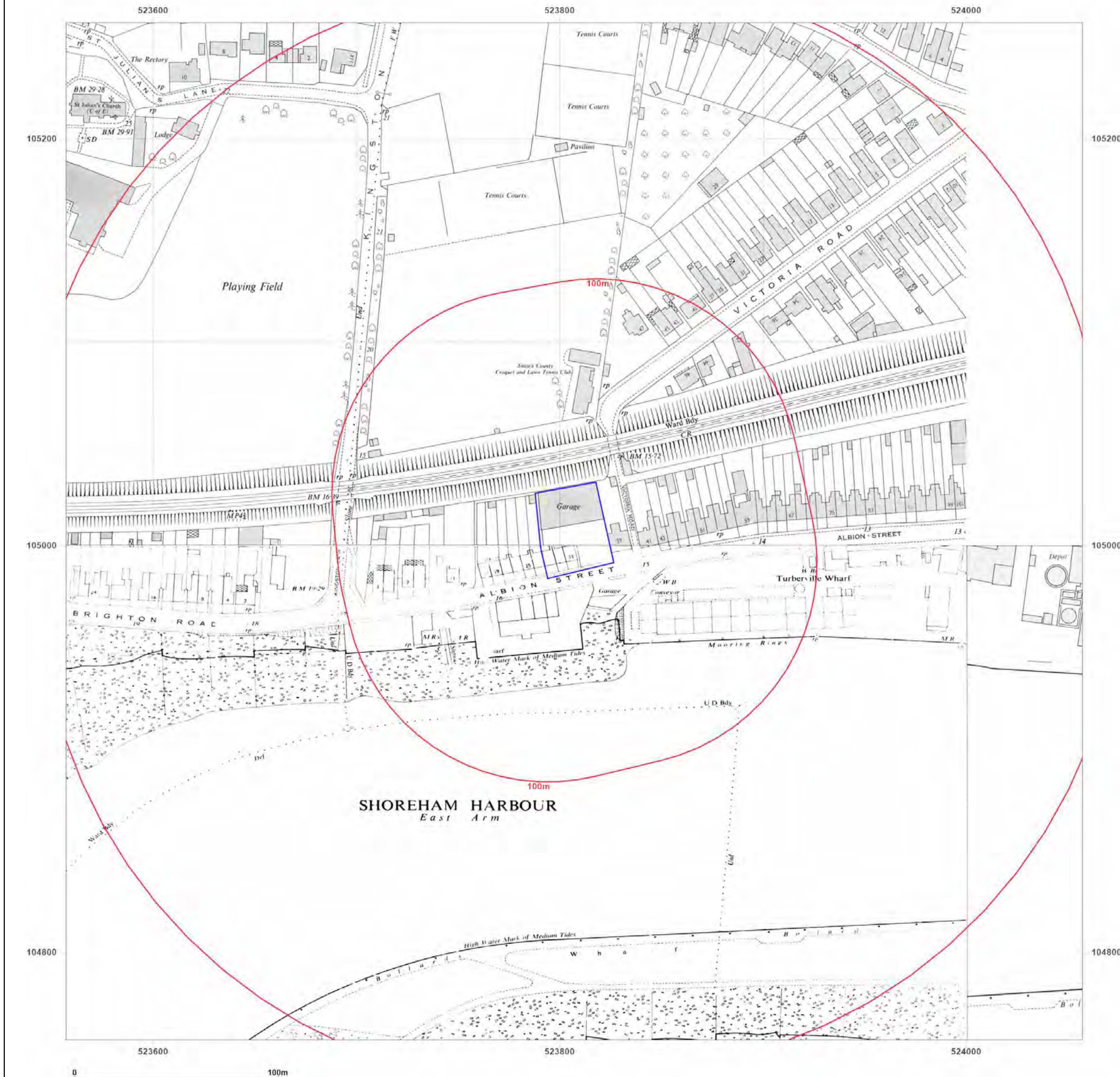


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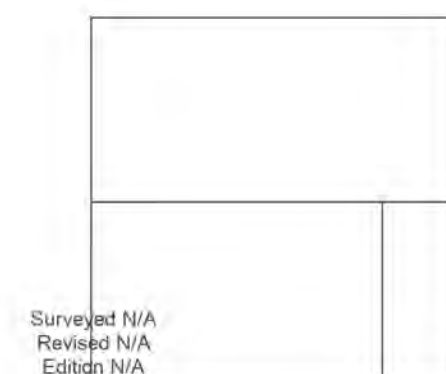
Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1963-1968

Scale: 1:2,500

Printed at: 1:2,500



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

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

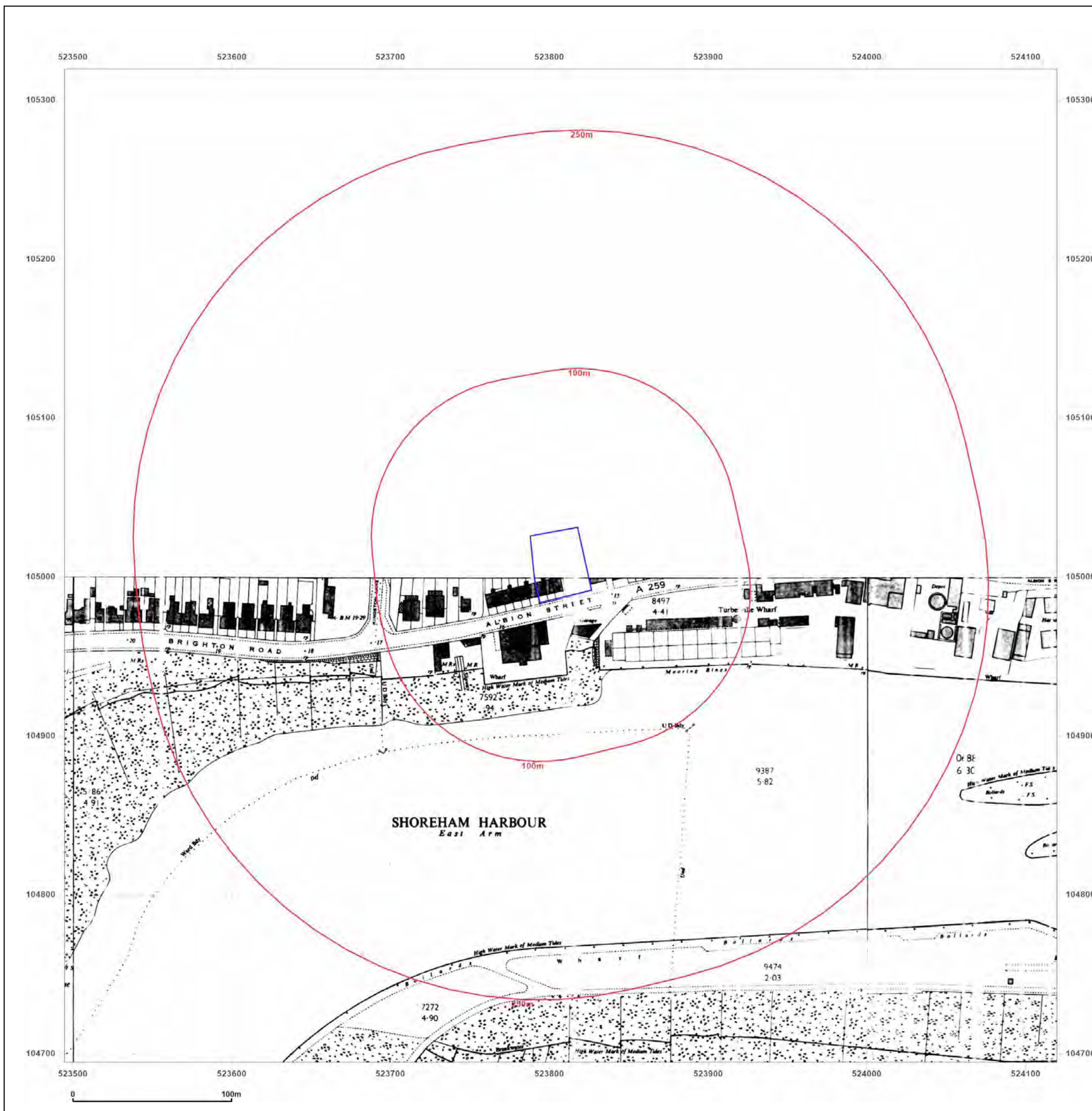


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1963-1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1961
Revised 1961
Edition 1963
Copyright 1963
Levelled 1948

Surveyed 1966
Revised 1968
Edition N/A
Copyright 1968
Levelled 1966

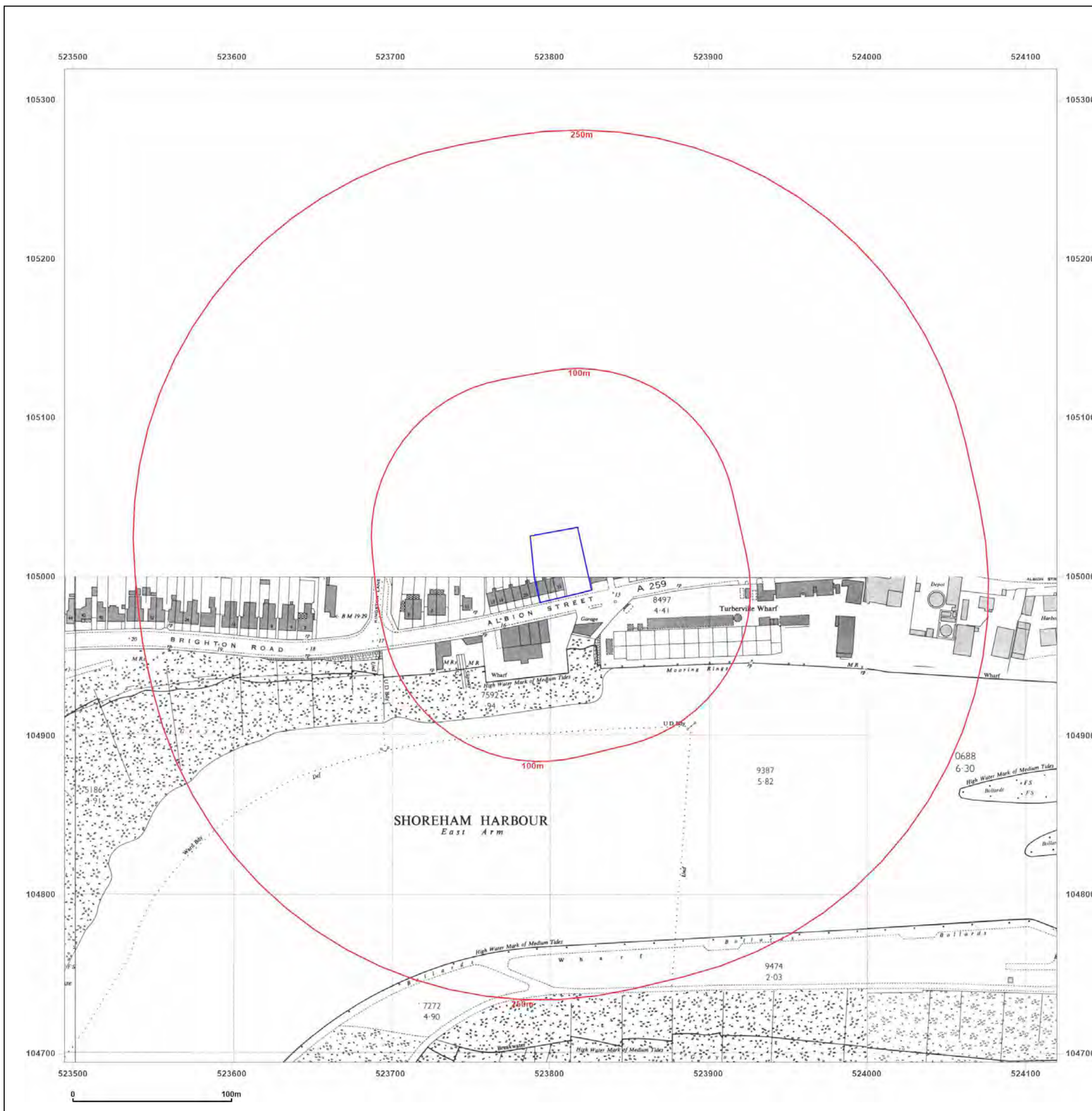


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Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
Revised 1972
Edition N/A
Copyright 1973
Levelled 1966

Surveyed 1950
Revised 1973
Edition N/A
Copyright 1973
Levelled 1966

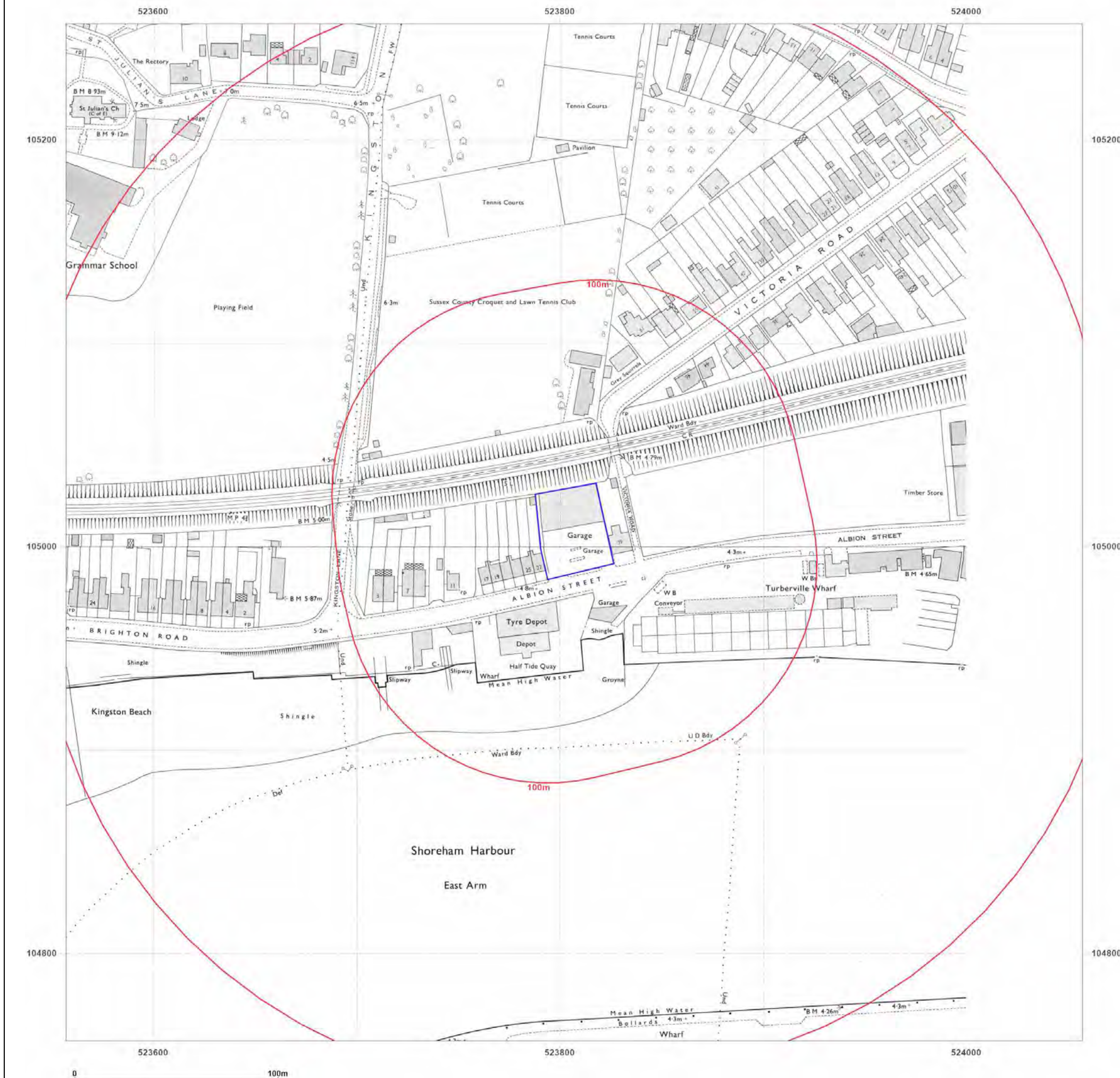


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1984-1985

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1966
Revised 1985
Edition N/A
Copyright 1985
Levelled 1966

Surveyed 1966
Revised 1985
Edition N/A
Copyright 1985
Levelled 1966

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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1988-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A	Surveyed 1951 Revised 1987 Edition N/A Copyright 1988 Levelled 1966
Surveyed 1966 Revised 1991 Edition N/A Copyright 1991 Levelled 1966	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

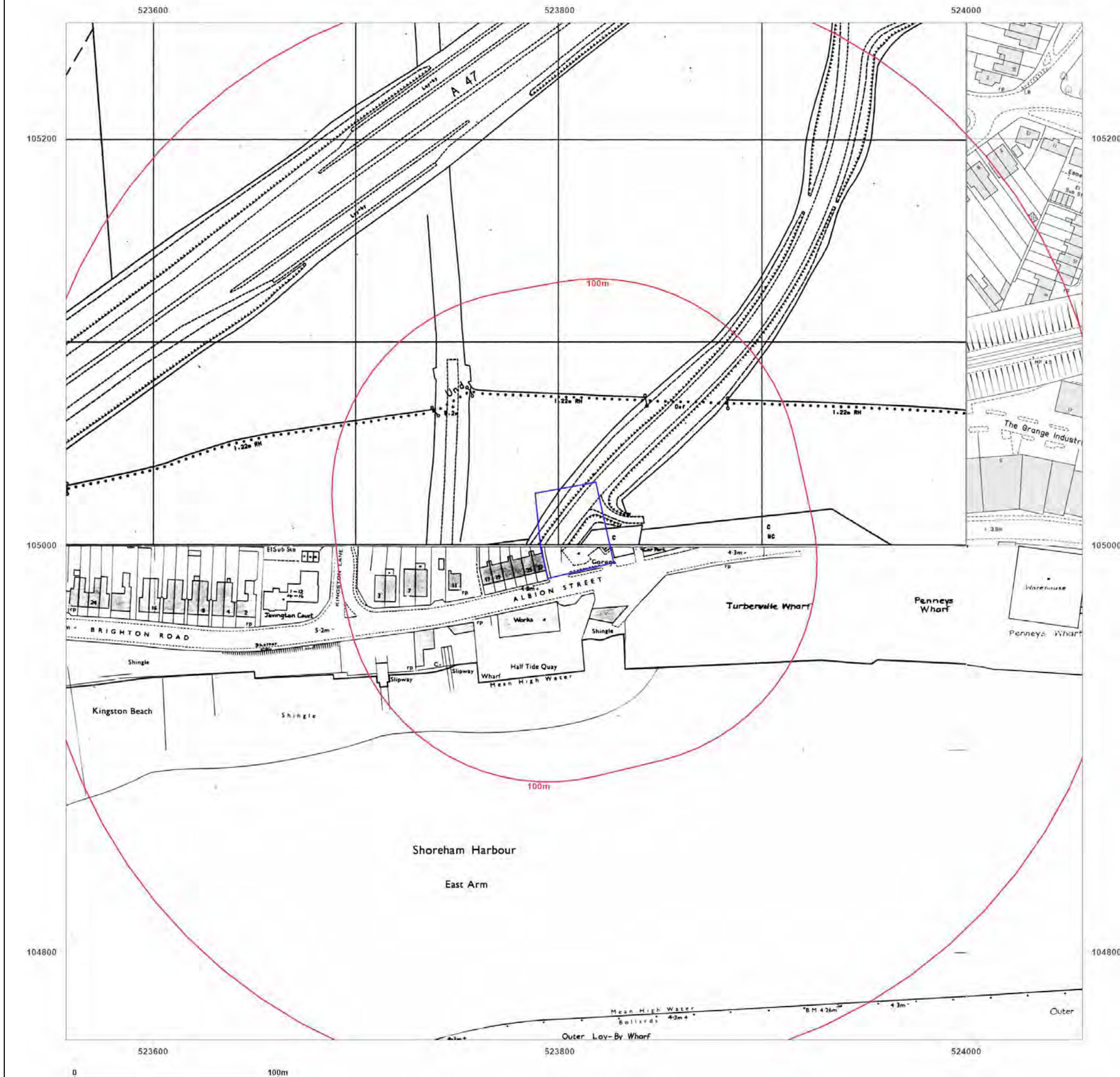


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1989-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1966
Revised 1993
Edition N/A
Copyright 1993
Levelled 1966

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled 1966

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

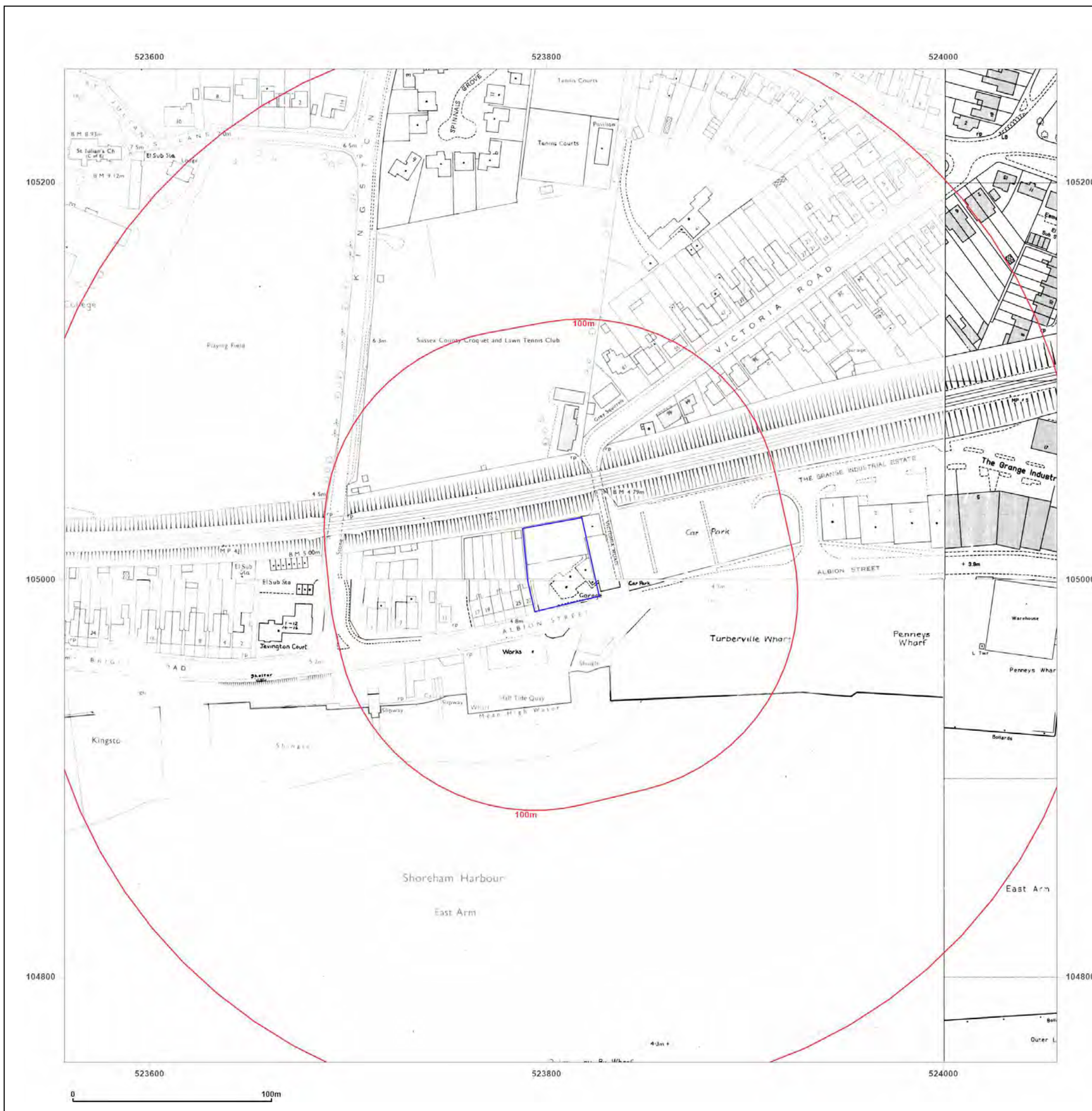


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Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

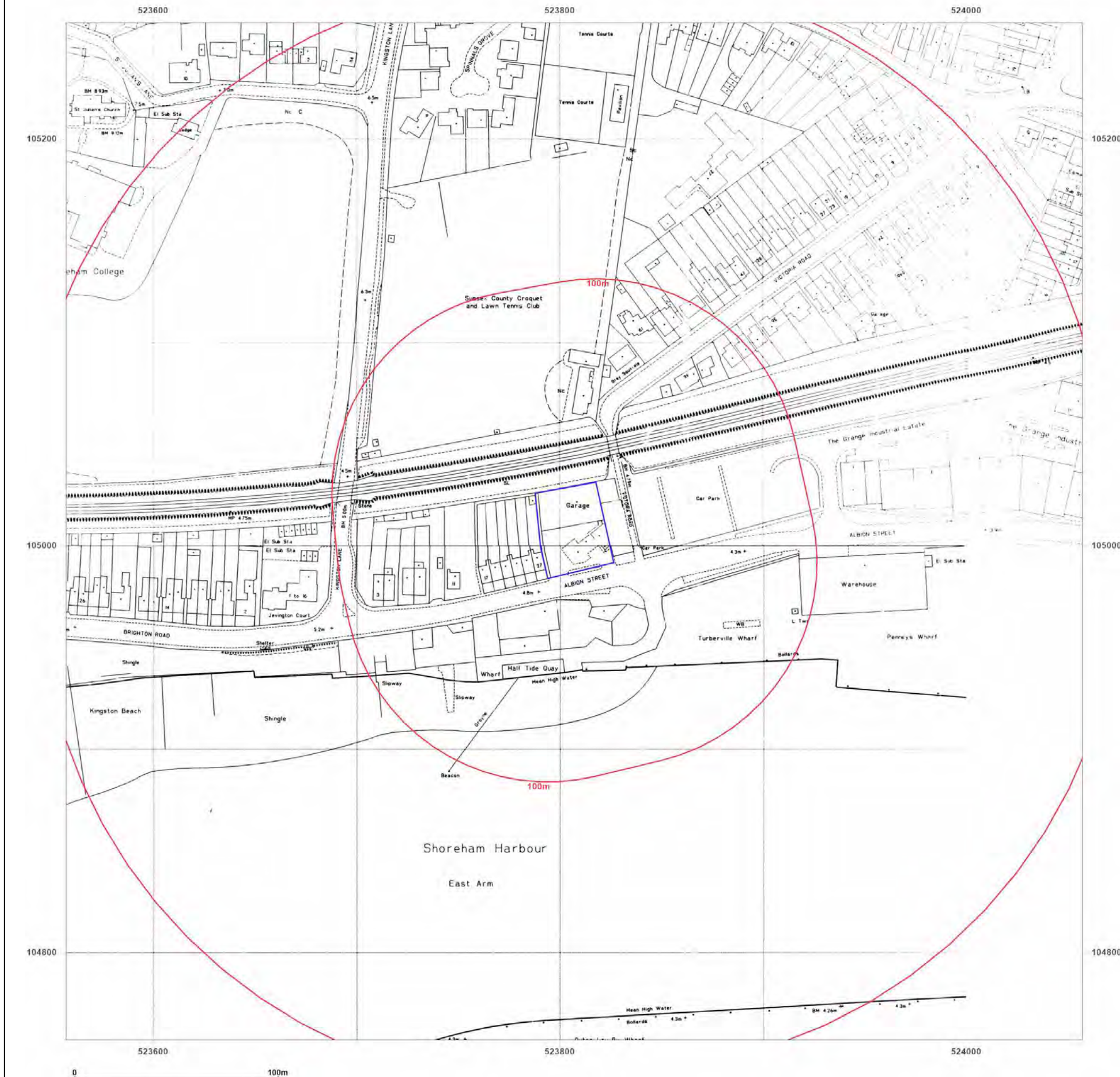


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

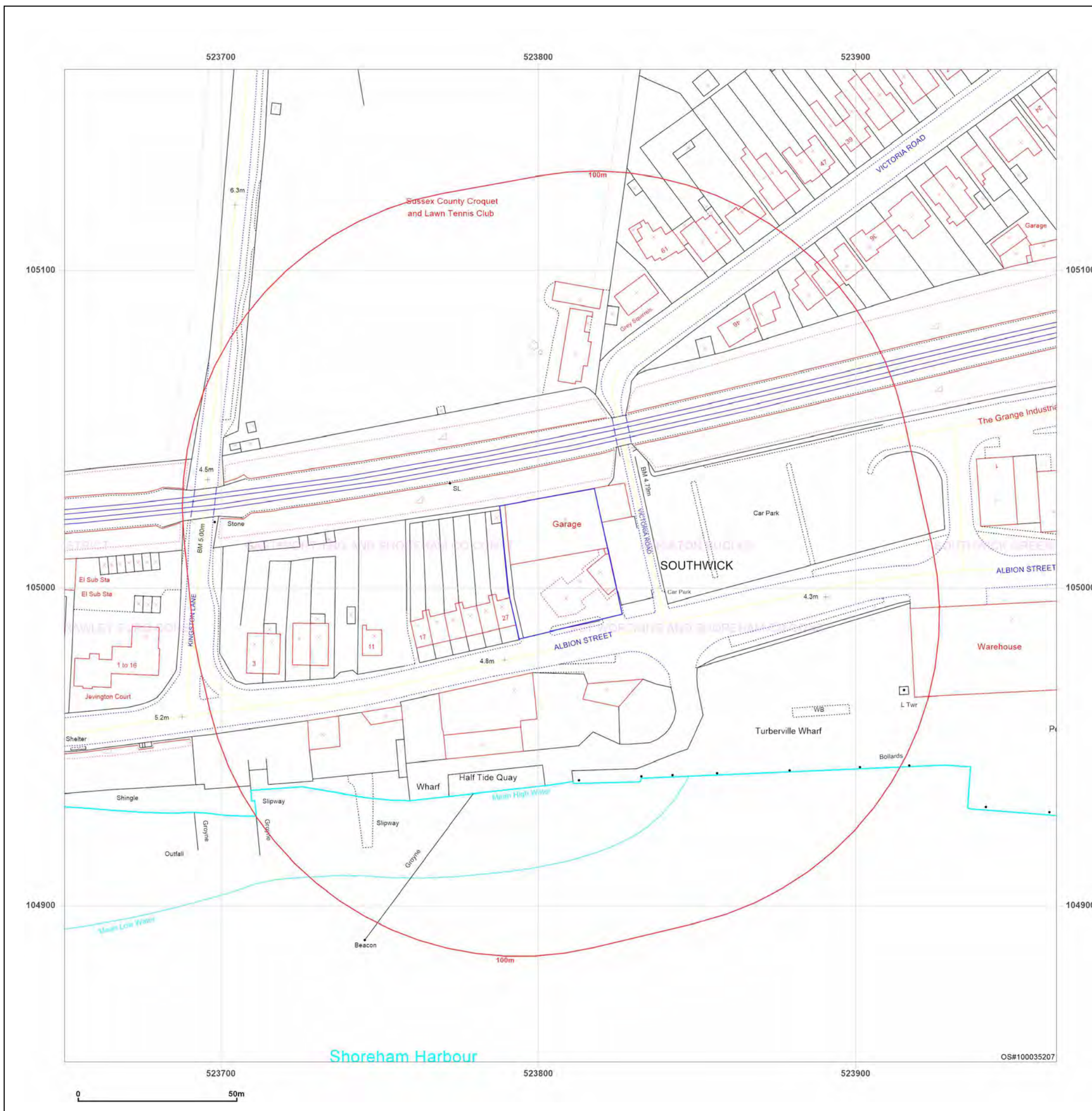


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1873

Scale: 1:10,560

Printed at: 1:10,560



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

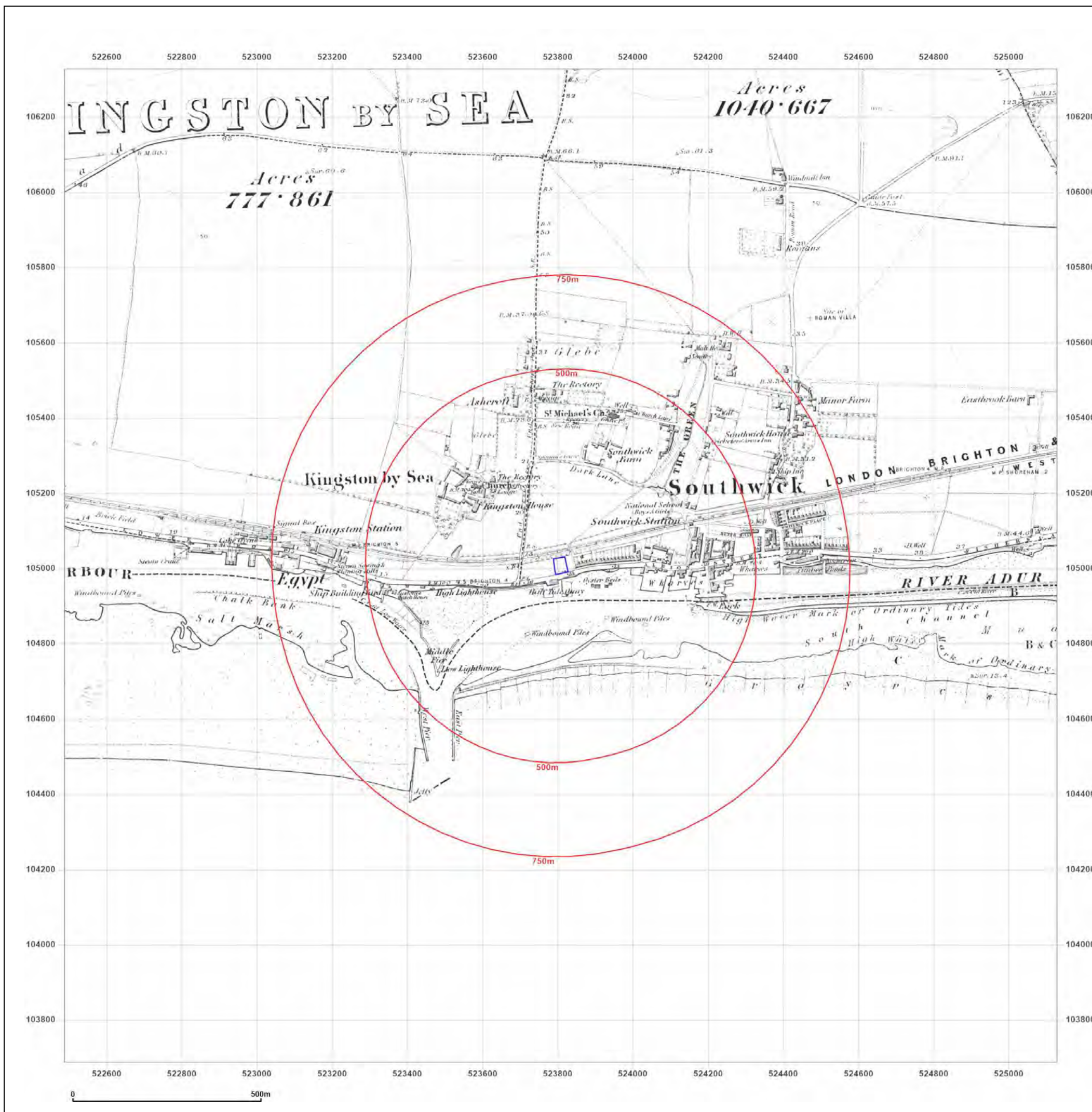


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1861
Revised 1896
Edition N/A
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Surveyed 1875
Revised 1896
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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1909-1912

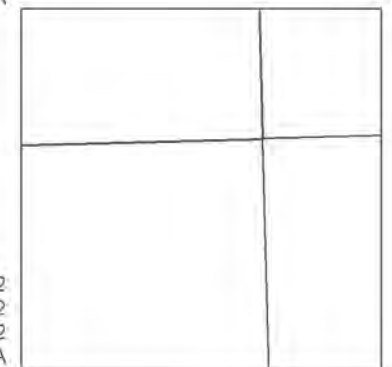
Scale: 1:10,560

Printed at: 1:10,560



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

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



Surveyed 1872
Revised 1912
Edition 1912
Copyright N/A
Levelled N/A

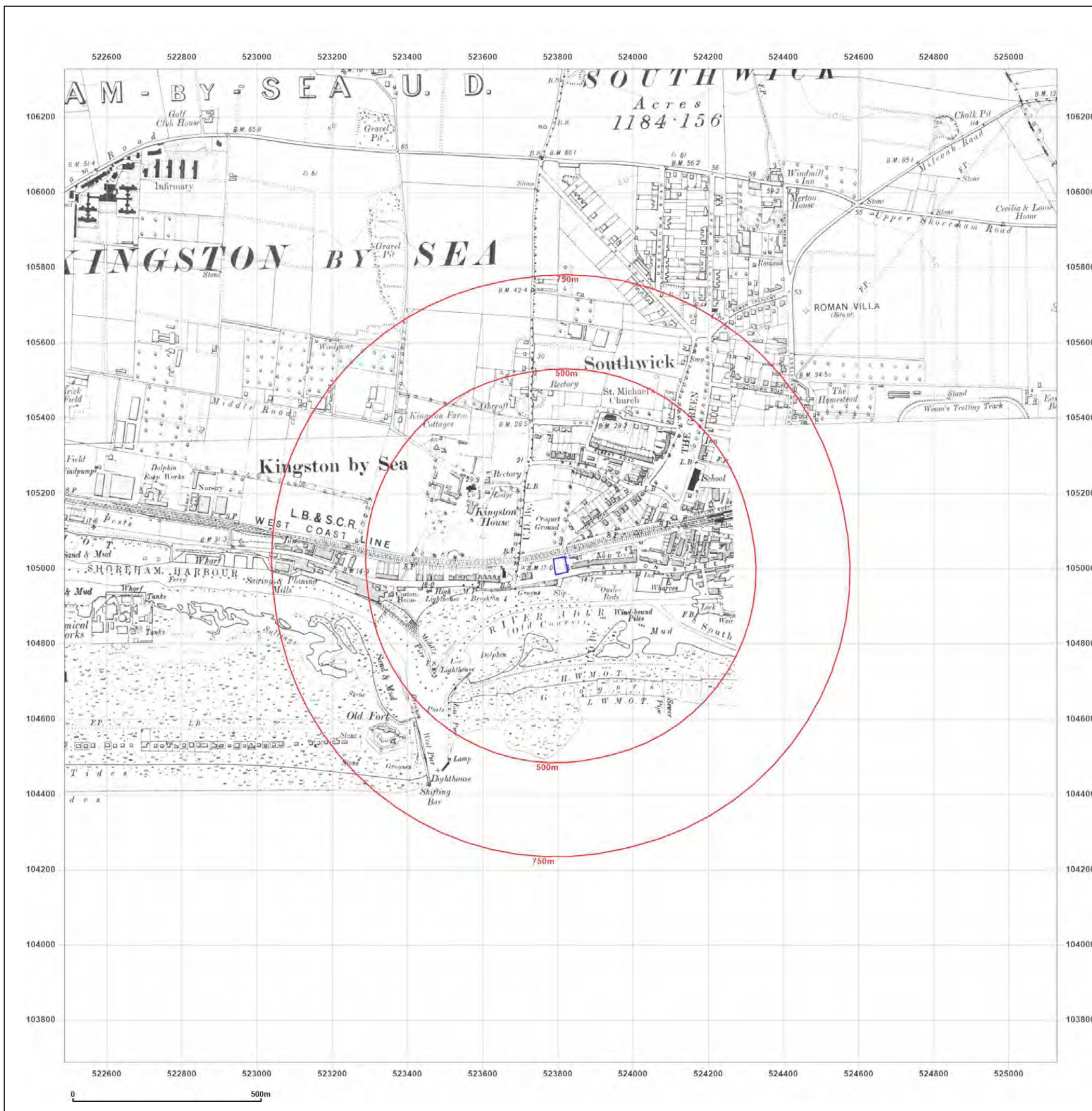


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Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1930-1931

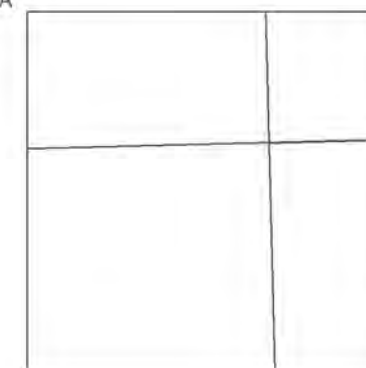
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1875
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

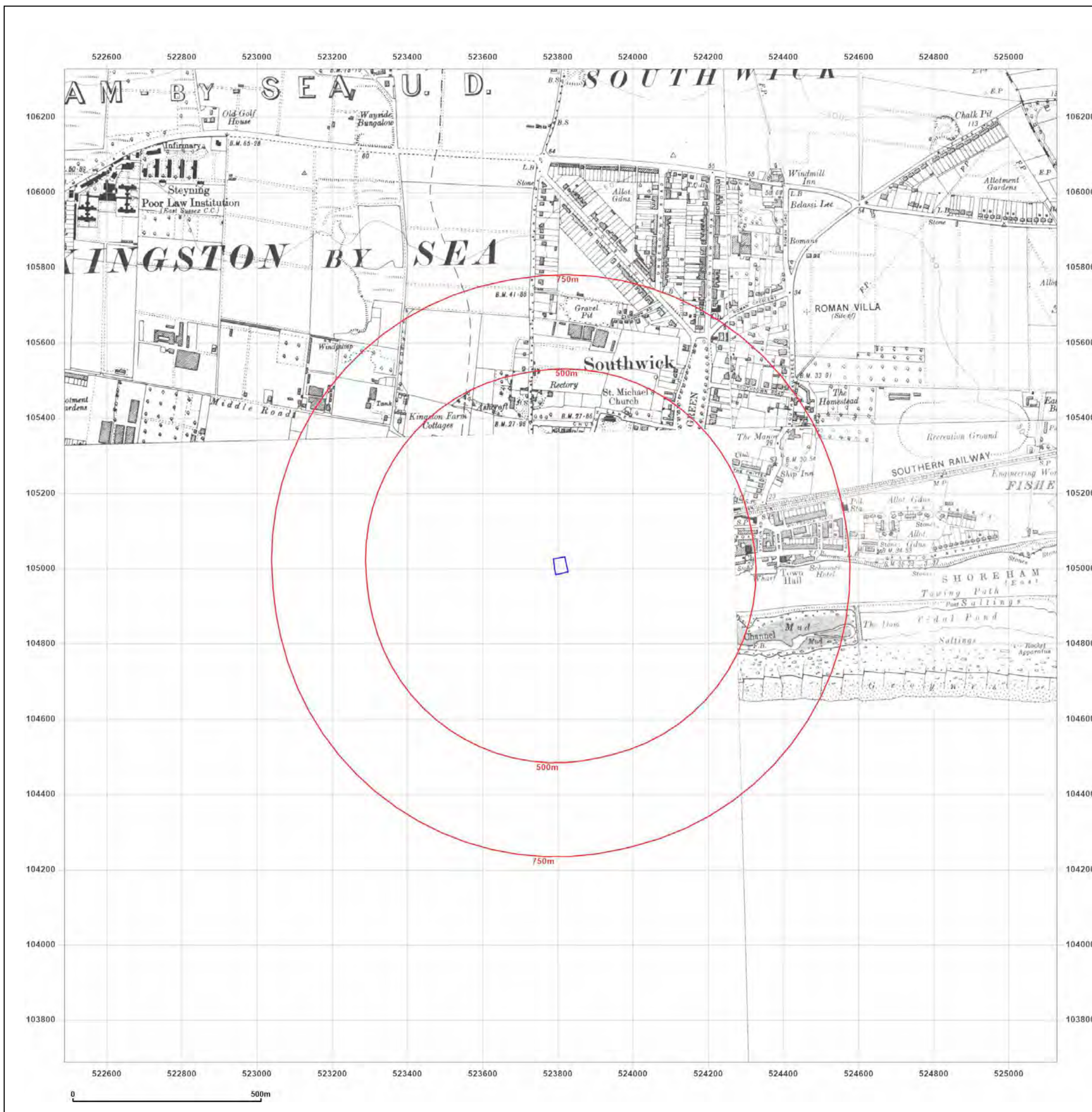


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Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

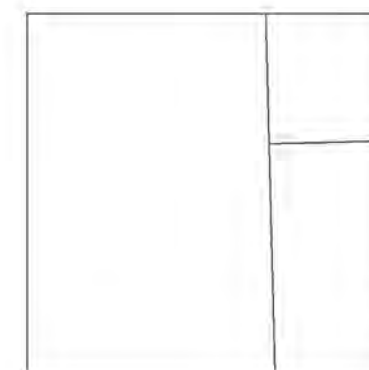
Map date: 1938-1940

Scale: 1:10,560

Printed at: 1:10,560



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



Surveyed 1875
Revised 1940
Edition N/A
Copyright N/A
Levelled N/A

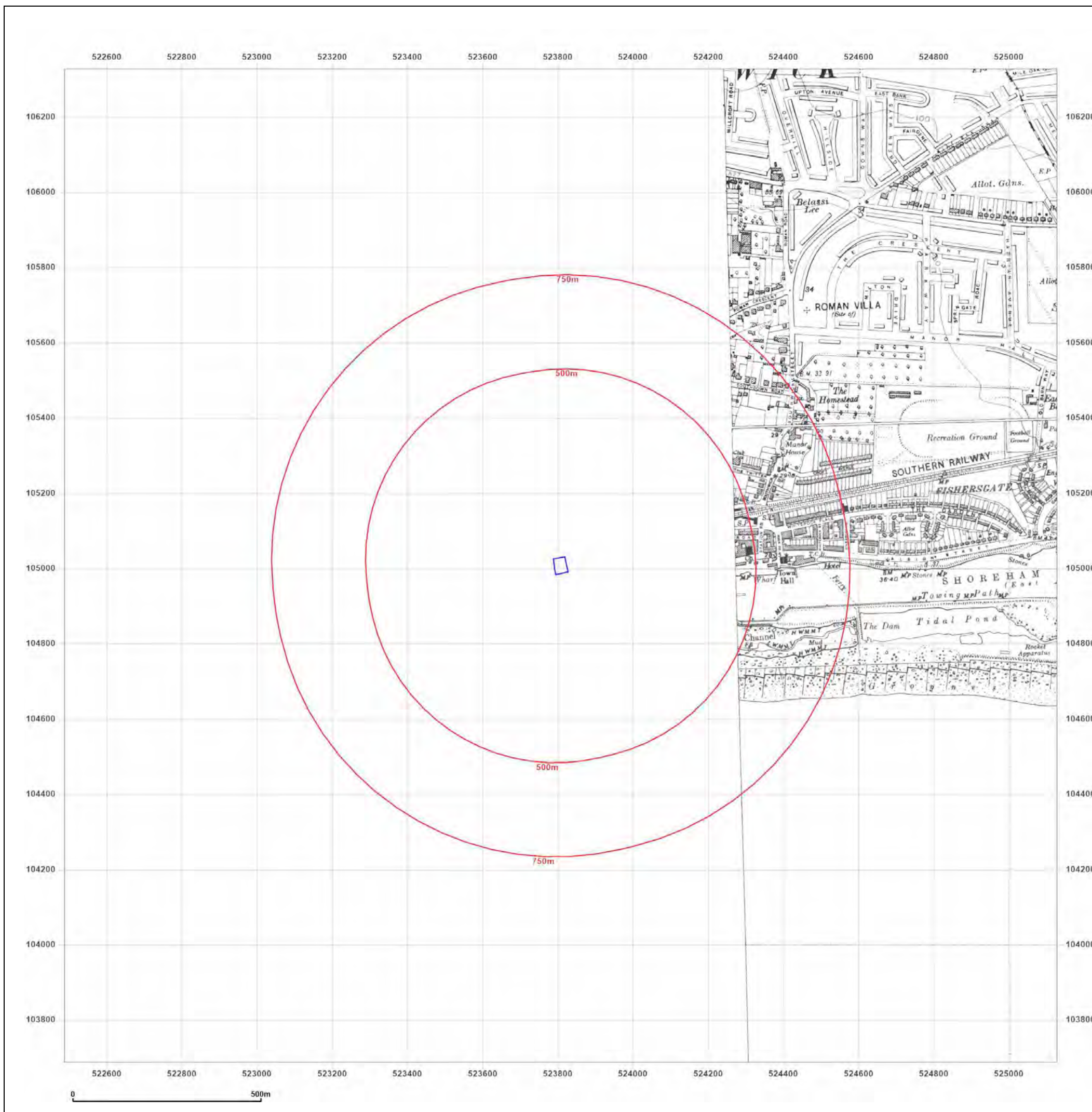


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Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: County Series

Map date: 1947-1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1947
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1948
Edition N/A
Copyright N/A
Levelled N/A

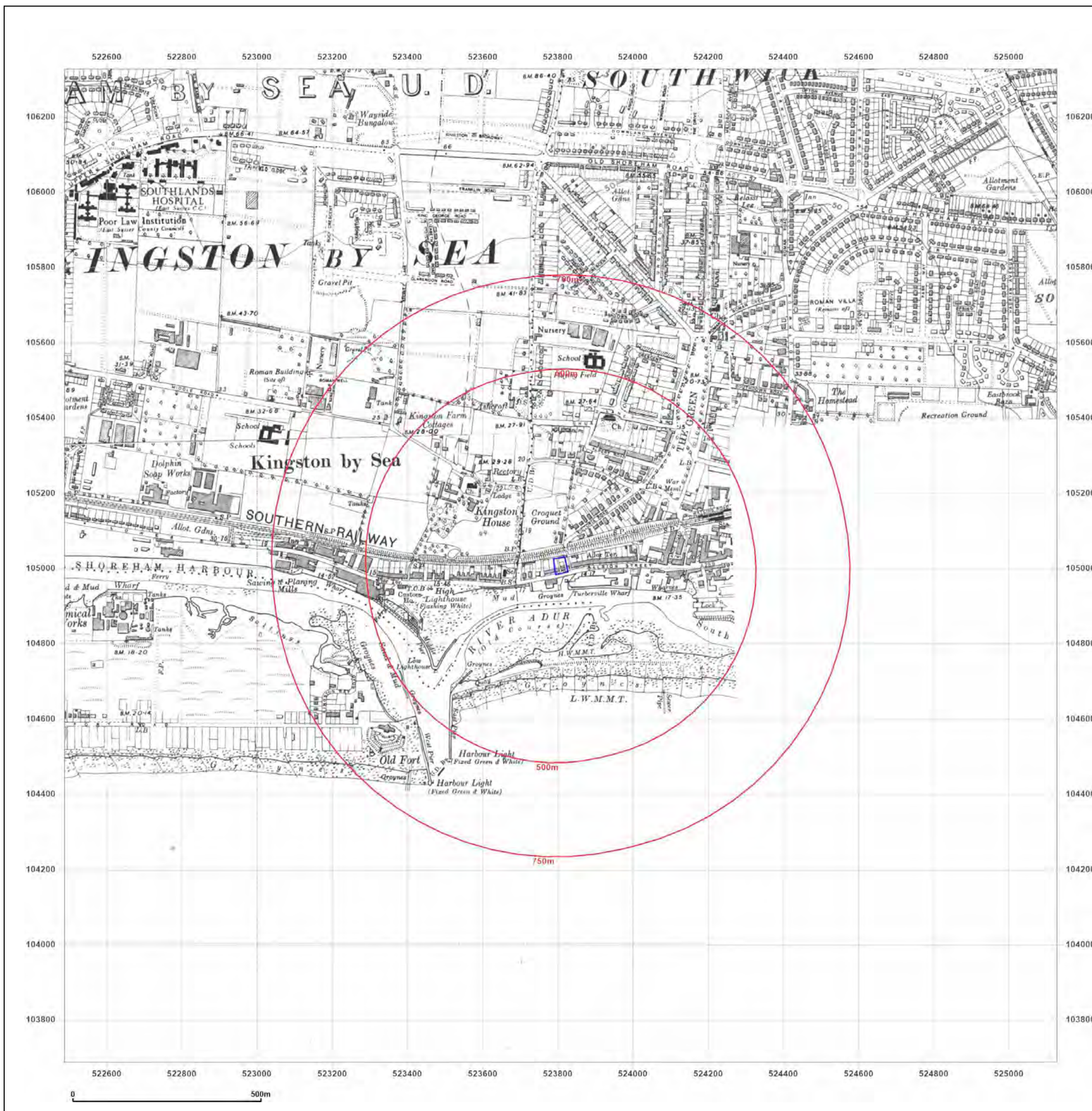


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: Provisional

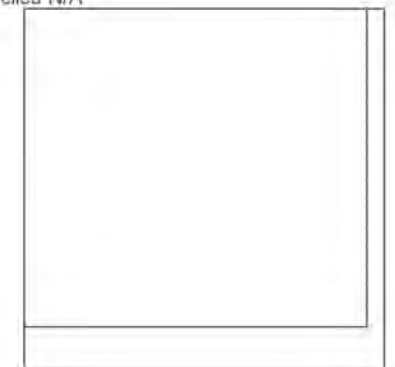
Map date: 1963

Scale: 1:10,560

Printed at: 1:10,560



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

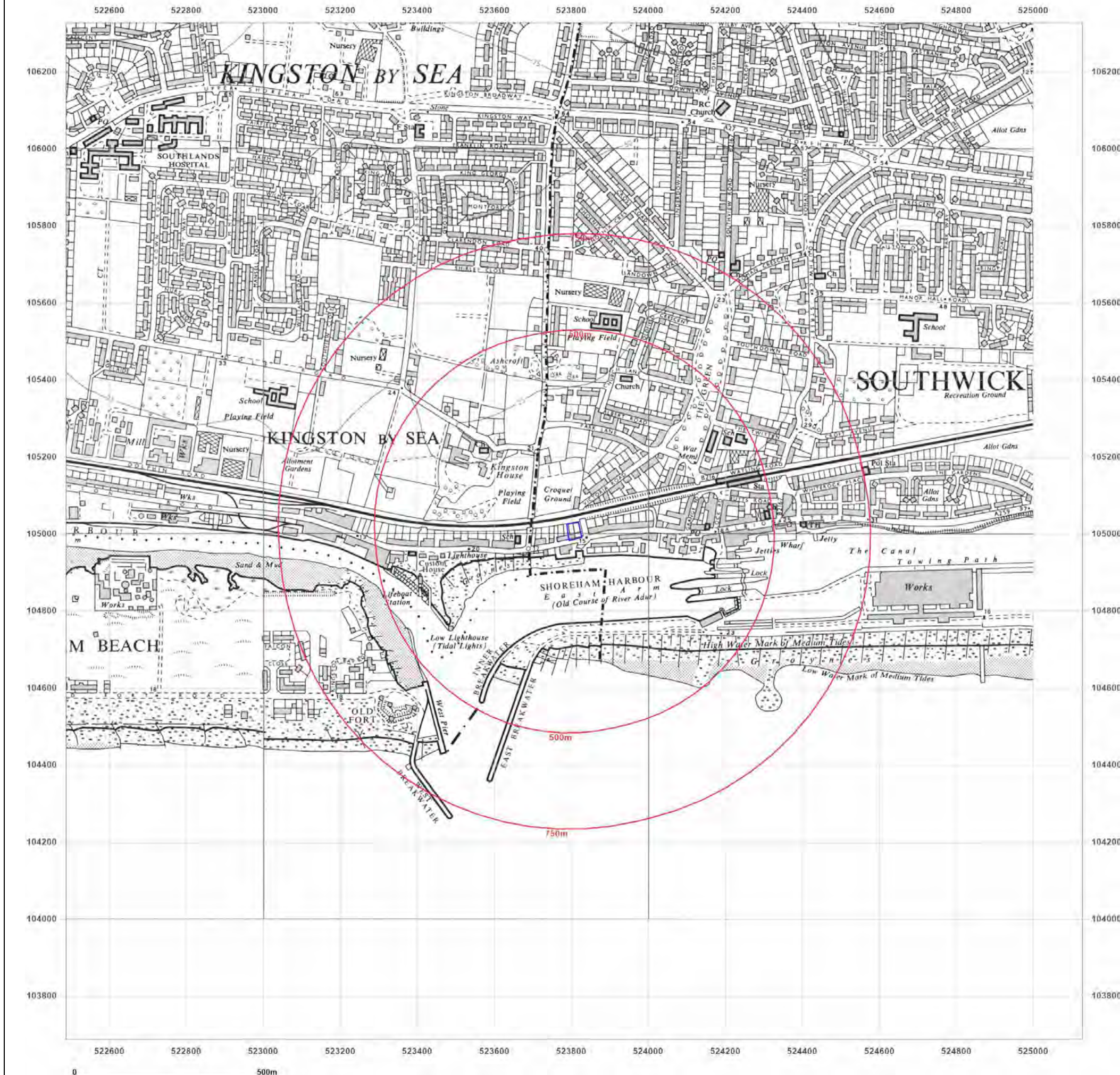


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1972

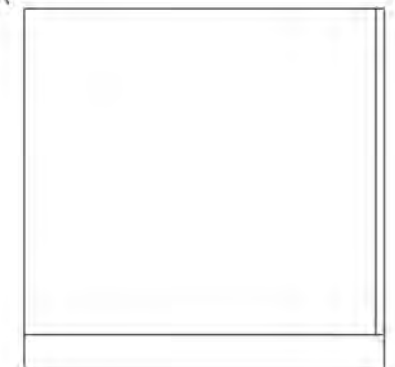
Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1972
Revised 1972
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1972
Edition N/A
Copyright N/A
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Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 1980-1982

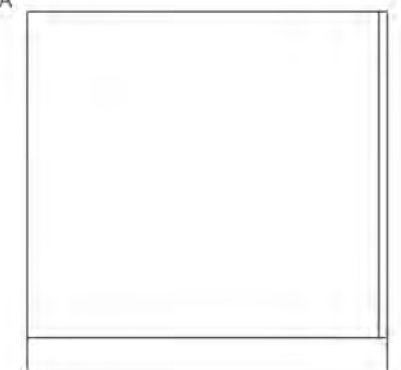
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Printed at: 1:10,000



Surveyed 1980
Revised 1982
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

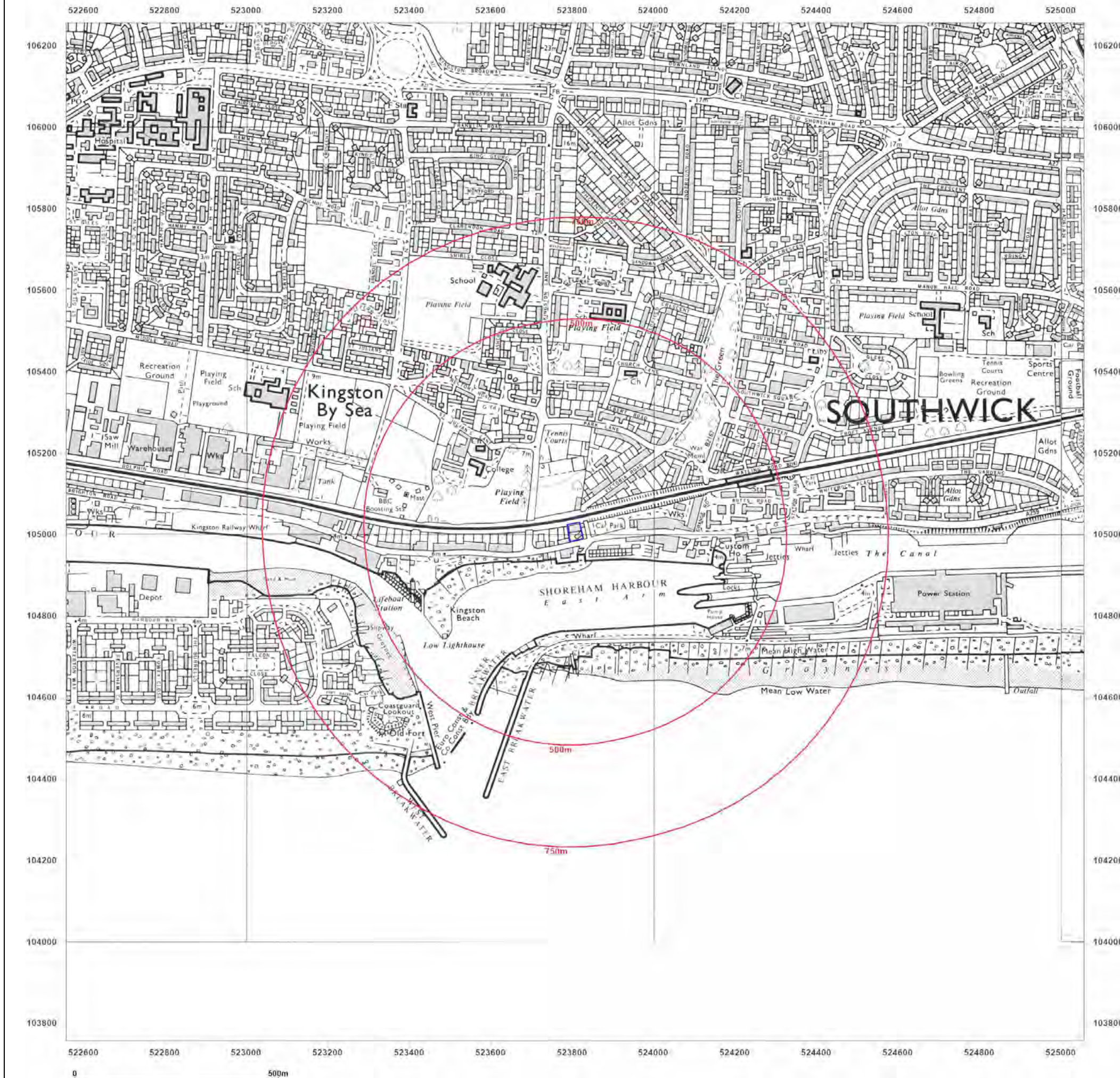


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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

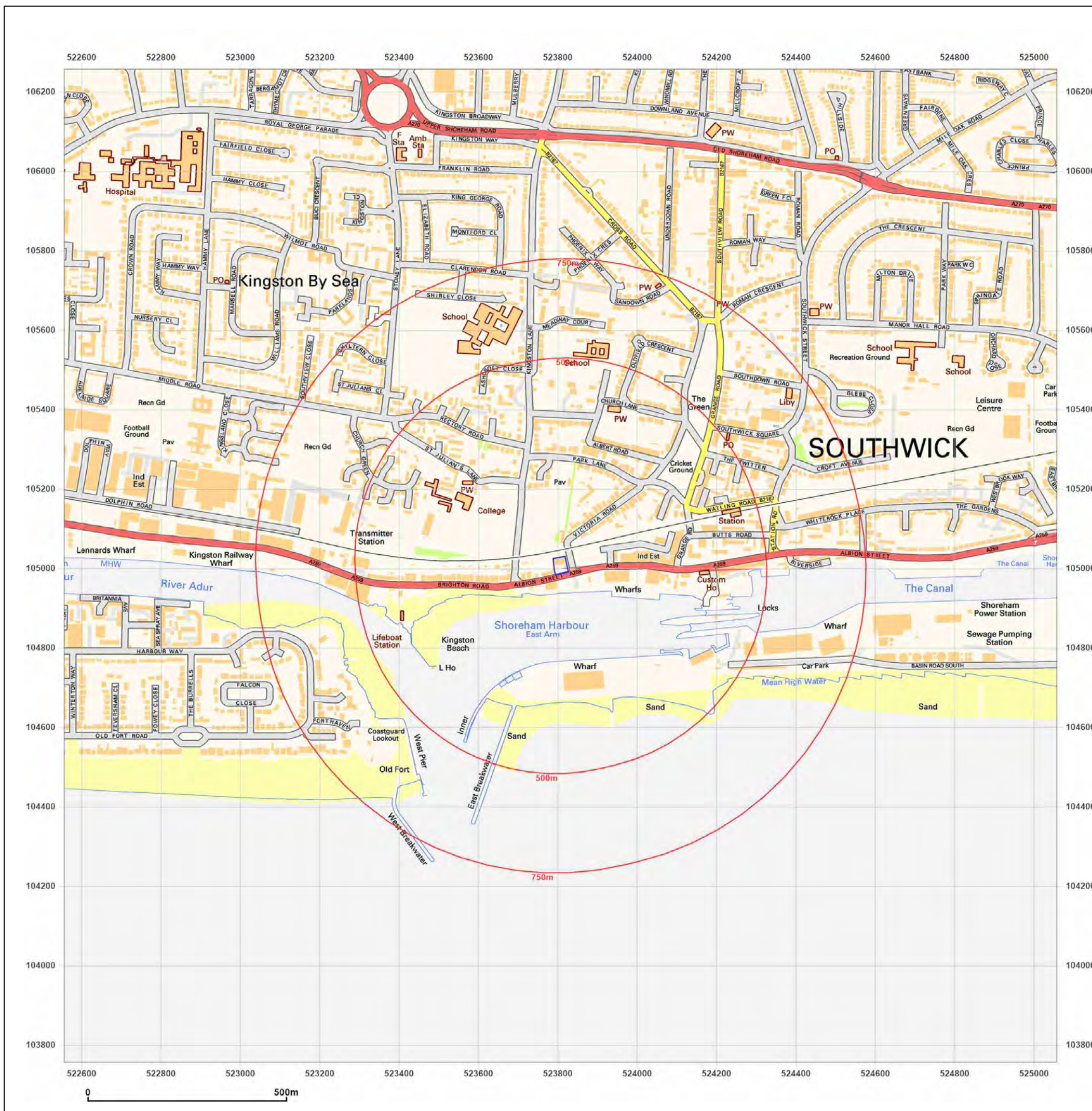


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E: info@groundsure.com
W: www.groundsure.com

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Production date: 10 October 2025

Map legend available at:
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Site Details:

37, ALBION STREET,
SOUTHWICK, WEST SUSSEX,
BN42 4DN

Client Ref: OES25-001PRH
Report Ref: GS-DY2-XGA-XFX-3XJ
Grid Ref: 523807, 105007

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



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