

**Hindsland, Eastbourne Road
Willingdon, East Sussex**
Desk Study & Preliminary Risk Assessment



November 2020

Danescroft (FREOF V Willingdon) LLP

Discovery

Geotechnical & Environmental Engineers

DESK STUDY & PRELIMINARY RISK ASSESSMENT EASTBOURNE ROAD, LOWER WILLINGDON

Carried Out For: DANESCROFT (FREOF V WILLINGDON) LLP

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Report Reference: 20055J-01

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Carried Out For: **Danescroft (FREOF V Willingdon) LLP**

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**DESK STUDY & PRELIMINARY RISK ASSESSMENT
EASTBOURNE ROAD, LOWER WILLINGDON**

C O N T E N T S

1	INTRODUCTION.....	1
1.1	ENGAGEMENT OF DISCOVERY CE	1
1.2	DEVELOPMENT PROPOSAL.....	1
1.3	OBJECTIVES.....	1
1.4	STUDY SCOPE OF WORK & STUDY LIMITATIONS	2
2	SOURCES OF INFORMATION	3
3	THE SITE	5
3.1	SITE WALKOVER AND DESCRIPTION	5
3.2	SITE SURROUNDINGS	8
4	GEOLOGY AND HYDROGEOLOGY	9
4.1	GEOLOGY	9
4.2	HYDROGEOLOGY AND HYDROLOGY	10
4.3	FLOODING.....	12
5	DESK STUDY REVIEW.....	13
5.1	IDOM MERE BROOK REPORT REF. DS-20430-17-11, DATED JUNE 2017	13
5.2	CGMs HERITAGE REPORT REF. 11415, DATED JULY 2017	13
6	SITE HISTORY	15
7	ENVIRONMENTAL DATA.....	17
7.1	ENVIRONMENTAL PERMITS, INCIDENTS AND REGISTER	17
7.2	LANDFILL AND OTHER WASTE SITES	18
7.3	CURRENT LAND USES	18
7.4	DESIGNATED ENVIRONMENTAL SENSITIVE SITES.....	18
7.5	NATURAL HAZARDS	19
7.6	MINING, EXTRACTION AND NATURAL CAVITIES	19
7.7	GROUND WORKINGS	20
7.8	BOREHOLE RECORDS.....	20
7.9	ESTIMATED BACKGROUND SOIL CHEMISTRY	20
7.10	GROUND GAS & RADON	20
8	PRELIMINARY RISK ASSESSMENT	21
8.1	CONCEPTUAL SITE MODEL	21
8.2	SOURCES	21
8.3	PATHWAYS.....	21
8.4	RECEPTORS.....	22
8.5	POTENTIAL POLLUTANT LINKAGES.....	23
8.6	RISK EVALUATION – END USE	23
8.7	RISK EVALUATION – CURRENT USE.....	24
8.8	RISK EVALUATION – CONSTRUCTION WORKERS	24
8.9	STATUTORY RISKS	24
9	DESK STUDY SUMMARY & RECOMMENDATIONS	27

**DESK STUDY & PRELIMINARY RISK ASSESSMENT
EASTBOURNE ROAD, LOWER WILLINGDON**

T A B L E S

Table 1	Historic Flood Events	12
Table 2	Summary of Historic Map Features	15
Table 3	Part A(2) and Part B activities within 500 m of the site.....	17
Table 4	Licensed Discharge to Controlled Waters Permits	17
Table 5	Recorded Pollution Incidents	17
Table 6	Current Industrial Uses	18
Table 7	Surface Ground Workings.....	20
Table 8	Summary of risks greater than LOW	23

F I G U R E S

Figure 1	Site Plan including redline boundary	5
Figure 2	Geological map of the site	9
Figure 3	Groundwater Vulnerability Map.....	11
Figure 4	Surface Water Flood Risk Map taken from the Groundsure report	12
Figure 5	Magnetometer Survey Interpretation	14

P L A T E S

Plate 1	Northern grassed area looking roughly west	6
Plate 2	Former sports pitch area in the centre of the site looking roughly north west	6
Plate 3	View of eastern edge of site including former pavilion area from former sports pitch	7
Plate 4	View of wooden storage sheds looking roughly west	7
Plate 5	View of detached house and along access drive looking roughly north.....	8

A P P E N D I C E S

APPENDIX A – FIGURES & DRAWINGS

APPENDIX B – HISTORICAL MAPS

APPENDIX C – ENVIRONMENTAL DATA

APPENDIX D – PRELIMINARY QUALITATIVE RISK ASSESSMENT

**DESK STUDY & PRELIMINARY RISK ASSESSMENT
EASTBOURNE ROAD, LOWER WILLINGDON**

1 INTRODUCTION

1.1 Engagement of Discovery CE

Discovery CE (DCE) was instructed by Danescroft Land Limited (Danescroft) to carry out a desk study and preliminary risk assessment for the land at Eastbourne Road, Lower Willingdon. The location is shown in Figure A1 – Key Plan in Appendix A.

The offer to carry out the work is contained in DCE proposal ref 20055J-QLO01 dated 27th July 2020 with the instruction to proceed contained in an email from Danescroft to DCE dated 29th July 2020.

1.2 Development Proposal

No development proposals have been supplied at the time of writing, but it is understood the site is likely to be developed for residential housing.

1.3 Objectives

The objective of work presented in this report is to collate sufficient data to identify potential geotechnical and environmental hazards, and to allow a preliminary contaminated land risk assessment to be carried out.

More specifically the objectives are to:

1. Assess the historical activities at the site through inspection of historic Ordnance Survey data, data held by statutory authorities or other readily available published data;
2. Assess the current land use through a site walkover survey;
3. Identify potential geotechnical hazards at the site through inspection of geotechnical reports, maps and memoirs and if available previous investigation reports;
4. Identify likely Contaminants of Concern (COCs) which may be present in the soils or groundwater beneath the site;
5. Identify potential pathways and receptors in the context of the contaminated land regime;
6. Carry out a preliminary risk assessment; and
7. Provide conclusions and recommendations.

The purpose of a preliminary risk assessment is to identify whether or not the potential sources, pathways and receptors may form viable pollutant linkages in the context of the contaminated land regime.

Recommendations have been based on the collation and review of available information on the condition of the land and will be cross referenced with statutory guidance such that decisions can be made on whether:

1. Ground instability is likely to be a risk;
2. There is a “possibility” that pollutant linkages exist on the land; and
3. There is sufficient information already available to enable the Local Authority to make a decision on whether the site is classified as contaminated land.

1.4 Study Scope of Work & Study Limitations

The current scope of work comprised a walkover of the site and an assessment of relevant historical Ordnance Survey maps and readily available environmental records, all of which are published as part of a Groundsure report and presented in Appendix B and C respectively.

A qualitative assessment of the environmental risks associated with the site was undertaken in terms of a conceptual site model (CSM) in the form of a “Source, Pathway, Receptor” pollutant linkage approach. The preliminary risk assessment is shown in Appendix D.

This desk study covers the below ground risks associated with the ground conditions in the context of the readily available information indicated and its current use, but does not address environmental risks associated with the fabric of any buildings on site.

Reasonable standards of professional judgement were used to assess the available information and to develop and evaluate the CSM.

It is possible that there were deficiencies in the data assessed meaning that the Conceptual Site Model is incomplete. Therefore, not all potential pollutant linkages may have been identified, or conversely the presence of non-existent potential pollutant linkages may have been concluded. As more and better data become available the conceptual site model should be updated and re-evaluated.

2 SOURCES OF INFORMATION

The primary sources of site information used in the desk study were:

1. Groundsure Map Insight (small- and large-scale historic maps) Ref: DCE-6930576, dated 31 July 2020, (presented in Appendix B);
2. Groundsure Enviro+Geo Insight report Ref: DCE-6930577, dated 31 July 2020, (presented in Appendix C);
3. Idom Merebrook report Ref: DS-20430-17-11, titled 'Phase 1 Environmental Assessment Land at Mornings Mill Farm', dated June 2017;
4. CgMs Heritage, report Ref: 11415, titled 'Heritage Geophysical Survey Report Polegate & Willingdon Urban Extension East Sussex', dated July 2017; and
5. British Geological Survey Sheet No. 319/334 Lewes and Eastbourne (1:50 000 scale Bedrock and Superficial Edition), dated 2006.

The available data has been reviewed and where deemed appropriate, been included in the Desk Study Review (Section 5 of this report).

The following environmental information was provided in the Groundsure Report (GSR) and is reproduced in Appendix C.

The GSR ENVIRO+GEO INSIGHT section provided the following:

1. Environmental Permits, Incidents and Registers;
2. Landfill and Other Waste Sites;
3. Current land Uses;
4. Geology;
5. Hydrogeology and Hydrology;
6. Flooding;
7. Designated Environmentally Sensitive Sites;
8. Mining.

9. Ground Workings;
10. Mining, Extraction & Natural Cavities;
11. Natural Ground Subsidence;
12. Borehole Records;
13. Estimated Background Soil Chemistry; and
14. Ground Gas and Radon.

The GSR pack also included historical maps relating to the site at a range of scales, see Appendix B.

It should be noted that this database is updated periodically and therefore it may not document recent developments or registrations in the site area or activities, which have not been declared.

3 THE SITE

3.1 Site Walkover and Description

The site is located on the north eastern side of Eastbourne Road, Lower Willingdon, and occupies a roughly rectangular area of approximately 5.5 ha centred on approximate National Grid coordinates 558462, 104181 (as shown in Figure 1 below and Figure A1 in Appendix A).

The site is generally open grassland with a series of level changes which generally run approximately north west to south east. The highest elevation area is the north eastern half of the site which is generally flat locally hummocky. A slope approximately 3 metres high separates this area from the lower central site area, which is predominantly occupied by a flat former sports pitch covered with low scrub vegetation. The ground along the north western and south eastern edges of the site slope less steeply past the ends of the sports pitch. The south western portion of the site drops in elevation from north west to south east resulting in a slope down from the south eastern corner of the sports pitch to the southern corner of the site. The southern corner of the site is occupied by the area of a recently demolished pavilion, several wooden storage sheds, a brick built detached house and small electricity sub-station. The main site access is along a tarmacked drive leading off Eastbourne Road into this area. General views of the site are given in Plates 1 to 5 below.

Figure 1 Site Plan including redline boundary

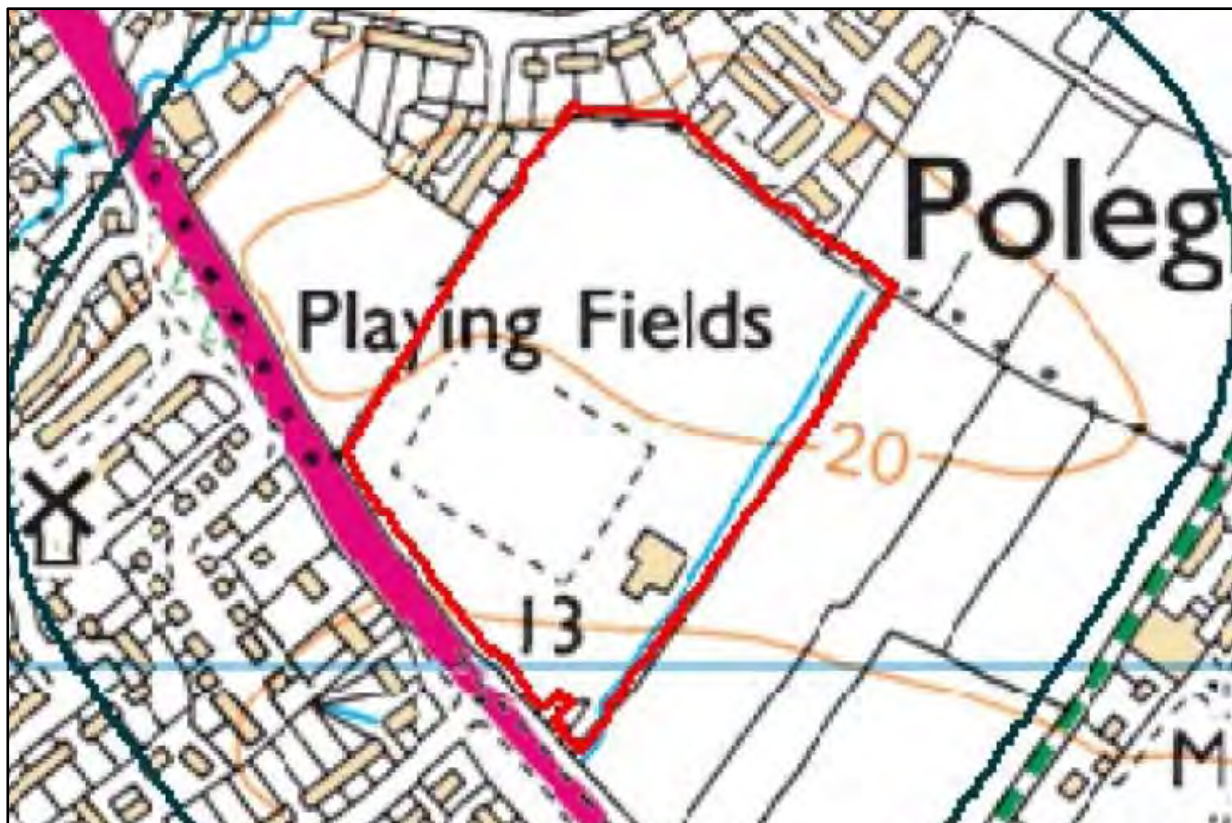


Plate 1 Northern grassed area looking roughly west



Plate 2 Former sports pitch area in the centre of the site looking roughly north west



Plate 3 View of eastern edge of site including former pavilion area from former sports pitch



Plate 4 View of wooden storage sheds looking roughly west



Plate 5 View of detached house and along access drive looking roughly north



The northern site boundary is formed by a wooden fence between the site and neighbouring residential gardens. An unmade footpath follows the northern site boundary along the edge of the site. The eastern site boundary is formed by a fence and tree line which separates the site from neighbouring fields. A drainage ditch runs along this fence however at the time of the site walkover this was dry. The southern and south western site boundary is formed by a wooden fence and hedge/tree line along Eastbourne Road, with the hedges and trees only present at the southern end of the boundary. The western site boundary is formed by a fence and tree line which runs from Eastbourne Road to the residential housing north of the site, and separates the site from a neighbouring area of open grassland.

3.2 Site Surroundings

To the north the site is bordered by residential housing which extend away from the site into Polegate. A railway line is located approximately 500 m north of the site. To the east the site is bordered by open fields, with Mornings Mill Farm located approximately 100 m from the site. To the south the site is bordered by Eastbourne Road which runs roughly north west to south east, beyond which is residential housing of Foulride Green and Wannock. To the west the site is bordered by an area of open ground extending approximately 150 m before giving way to residential housing and a fuel filling station. The residential and intermittent light commercial buildings extend for several hundred metres through Polegate to open fields approximately 750 m from site.

4 GEOLOGY AND HYDROGEOLOGY

4.1 Geology

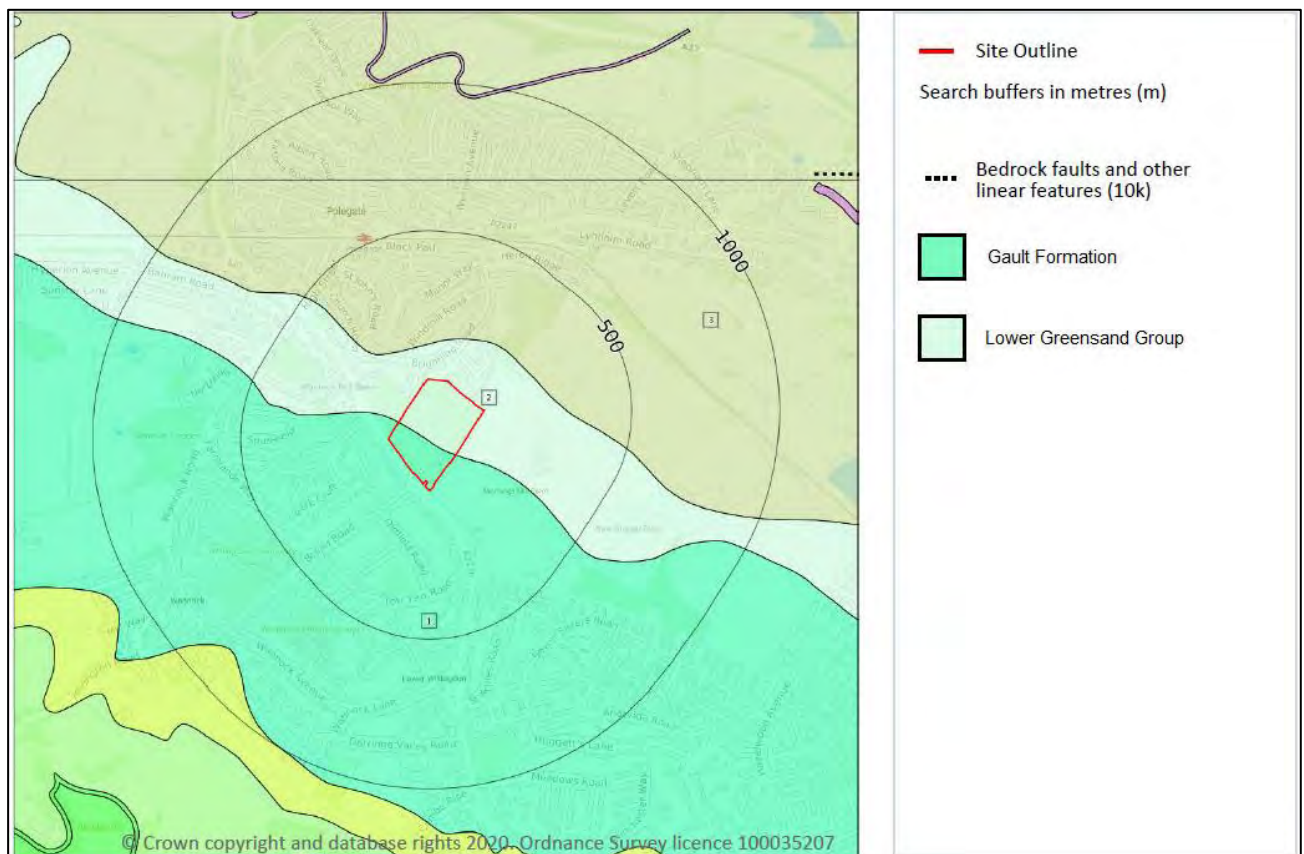
British Geological Survey (BGS) sheet no 319/334, Lewes and Eastbourne (1:50 000 scale Bedrock and Superficial Edition, 2006) indicates that the northern and central areas of the site are underlain by Lower Greensand Group, described as yellow fine sand over grey sandy mudstone and green clay, with the southern portion of the site underlain by Gault Formation described as stiff yellow when weathered dark bluish grey shelly mudstone. These areas are summarised in Figure 2 below.

No superficial deposits are indicated to present on site. However, Head deposits comprising Diamicton are shown just off the north eastern corner of the site

According to the Groundsure reports, no records of artificial or Made Ground have been found within this site area, however based on the developed nature of the southern half of the site and particularly the presence of the sports pitch which is higher in the south eastern corner than the surrounding ground and the existing structures on site, Made Ground is considered likely to be present on site.

There are no records of landslips within 500 m of the site.

Figure 2 Geological map of the site



4.2 Hydrogeology and Hydrology

The Environment Agency (EA) classifies the Lower Greensand Group as a Principal Aquifer and the Gault Formation as Unproductive strata. The definitions of both aquifer types are given below.

“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.”

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

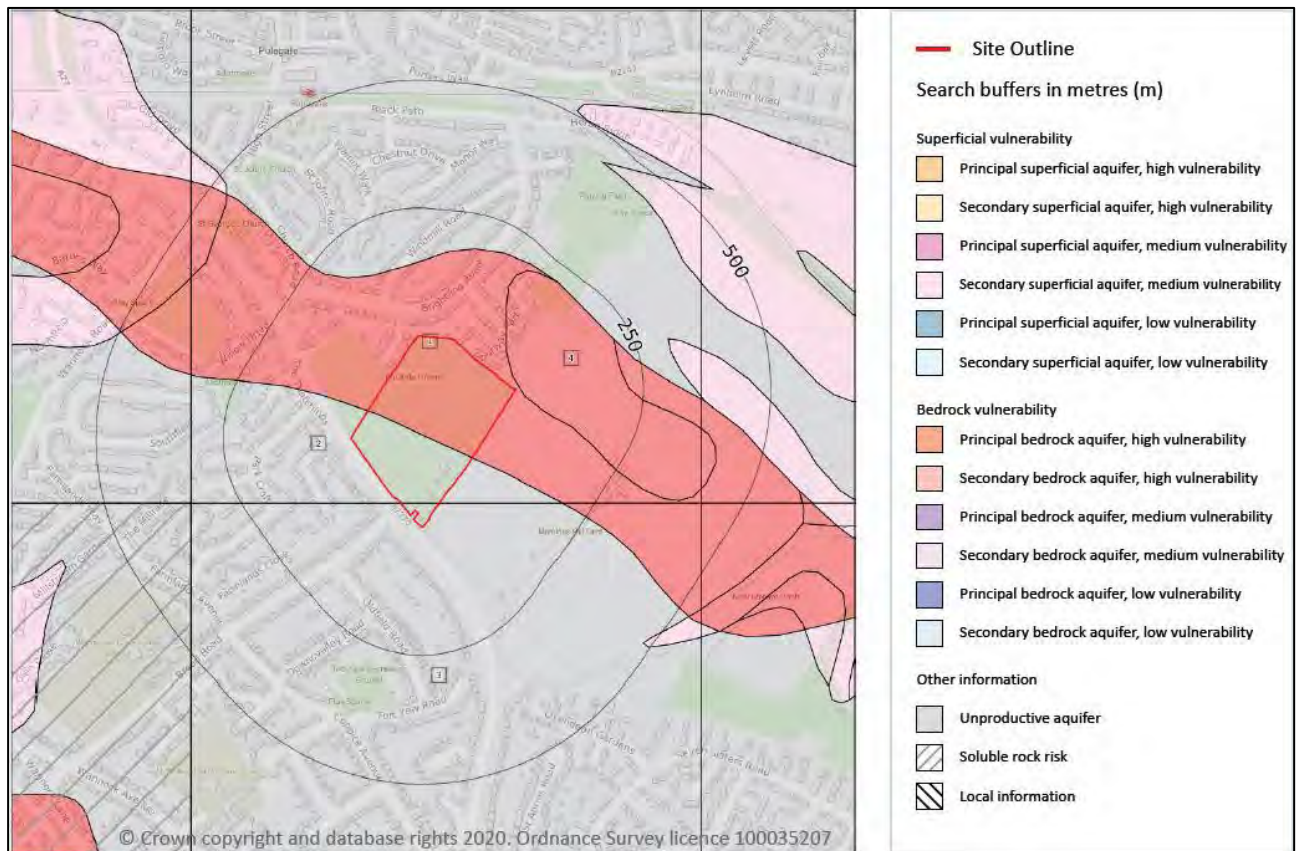
There are no records of superficial aquifers within the study site area. However the Head deposits just off the north eastern corner of site have been classified by the EA as a Secondary Undifferentiated aquifer. This is defined as:

“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.”

Groundwater vulnerability within the area of the Lower Greensand Group has been classified as High. The southern portion of the site in the area of the Gault Formation is classified as an Unproductive Aquifer therefore has no vulnerability classification. (See Figure 3 and Appendix C for further details).

Soil leaching for the study site is classed as Low with infiltration value between 40 – 70 % and dilution between 300 - 500 mm/year.

Figure 3 Groundwater Vulnerability Map



There are no records of any Groundwater Abstraction Licences, Potable Water Abstraction Licences or Source Protection Zones within 500 m of the site. There are two Surface Water Abstraction and Potable Licences both given to South East Water Ltd, however these are 1595 m west and 1664 m southwest of the site respectively.

The nearest watercourse is the New Stream Ditch located just off the southern corner of the site, running roughly north west to south east along Eastbourne Road. The New Stream Ditch turns north east and flows into the Mill Ditch and Willingdon Upper Stream approximately 1 km east of the site.

Biological elements ratings for Langney Sewer (which Willingdon Upper Stream flows into) have been classified as “Moderate” between 2013-2014 and “Poor” between 2015-2016. Chemical Status has been classified as “Fail” between 2013-2014 and “Good” between 2015-2016.

The EA classification scales are as follows:

- Biological elements: High, Good, Moderate, Poor, Bad; and
- Chemical status: Good, Fail.

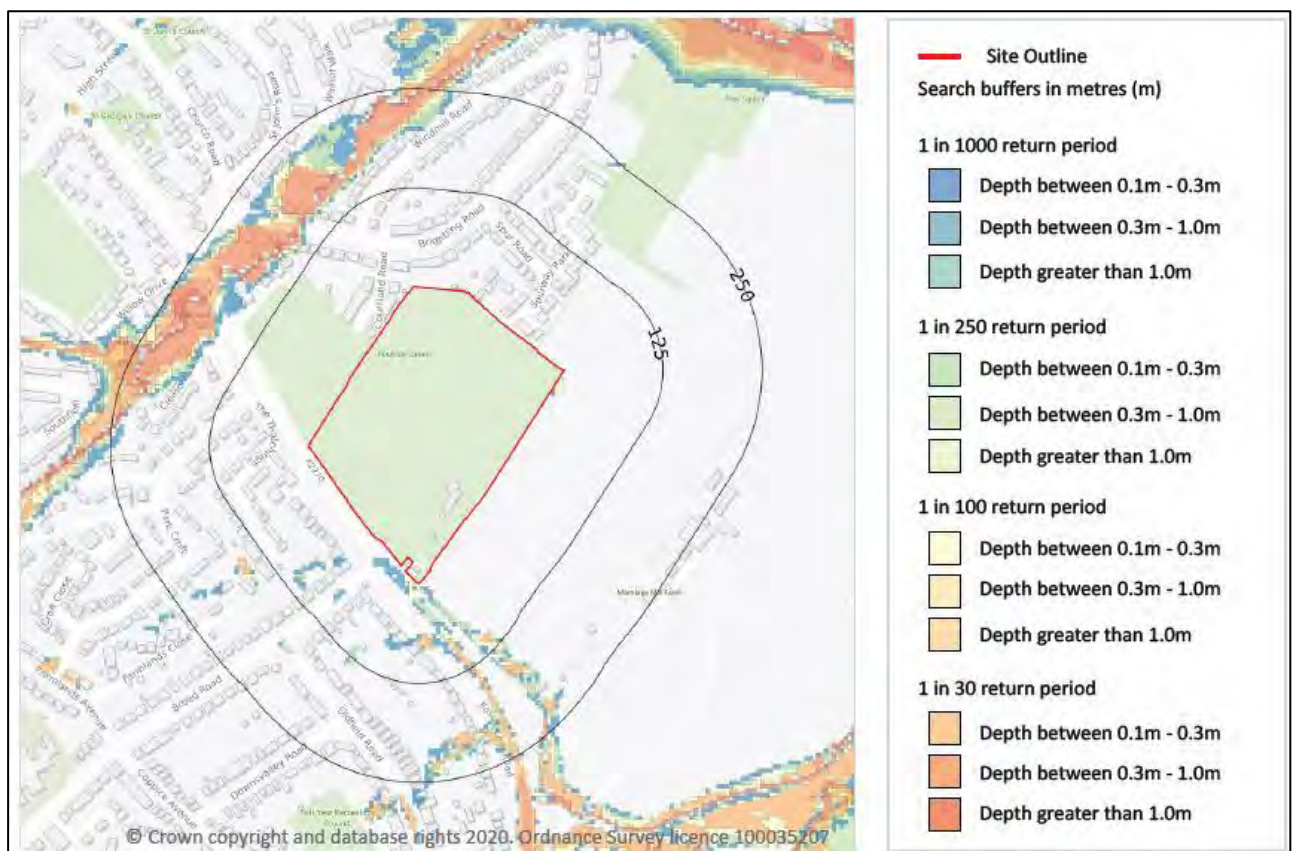
4.3 Flooding

Data indicate the site is not in an area at risk from flooding from rivers or sea.

There are no flood defences or areas used for flood storage present within 250m of the site.

It is reported the highest risk on site or within 50 m of the site boundary for surface water flooding is 0.1 – 0.3 m modelled depth of water during a 1 in 100-year event. The highest risk for groundwater flooding on site is Negligible and within 50 m is Low. The flood risk is summarised in Figure 4.

Figure 4 Surface Water Flood Risk Map taken from the Groundsure report



There have historically been 3 No. flood events within 250 m of the study site, as summarised in Table 1 below. It should be noted these appear to be a single event recorded in multiple locations.

Table 1 Historic Flood Events

Location	Event name	Date of Flood	Source	Cause	Flood
154 m NW	07418k404feo_Mar1995_Polegate_And_Wannock	1995-03-07	Drainage	Local drainage/surface water	Fluvial
156 m NW					
185 m NW					

5 DESK STUDY REVIEW

5.1 Idom Merebrook Report Ref. DS-20430-17-11, dated June 2017

A phase 1 desk study was undertaken by Idom Merebrook ('Phase 1 Environmental Assessment, Land at Mornings Mill Farm, East Sussex', Dated June 2017) which referred to the current site and the farmland to the east around Mornings Mill Farm. This investigation was undertaken to identify any contamination issues which might affect redevelopment of the site into residential housing. The report appendices included historic mapping of the site and extracts from a Groundsure report, but did not reproduce the entire Groundsure report.

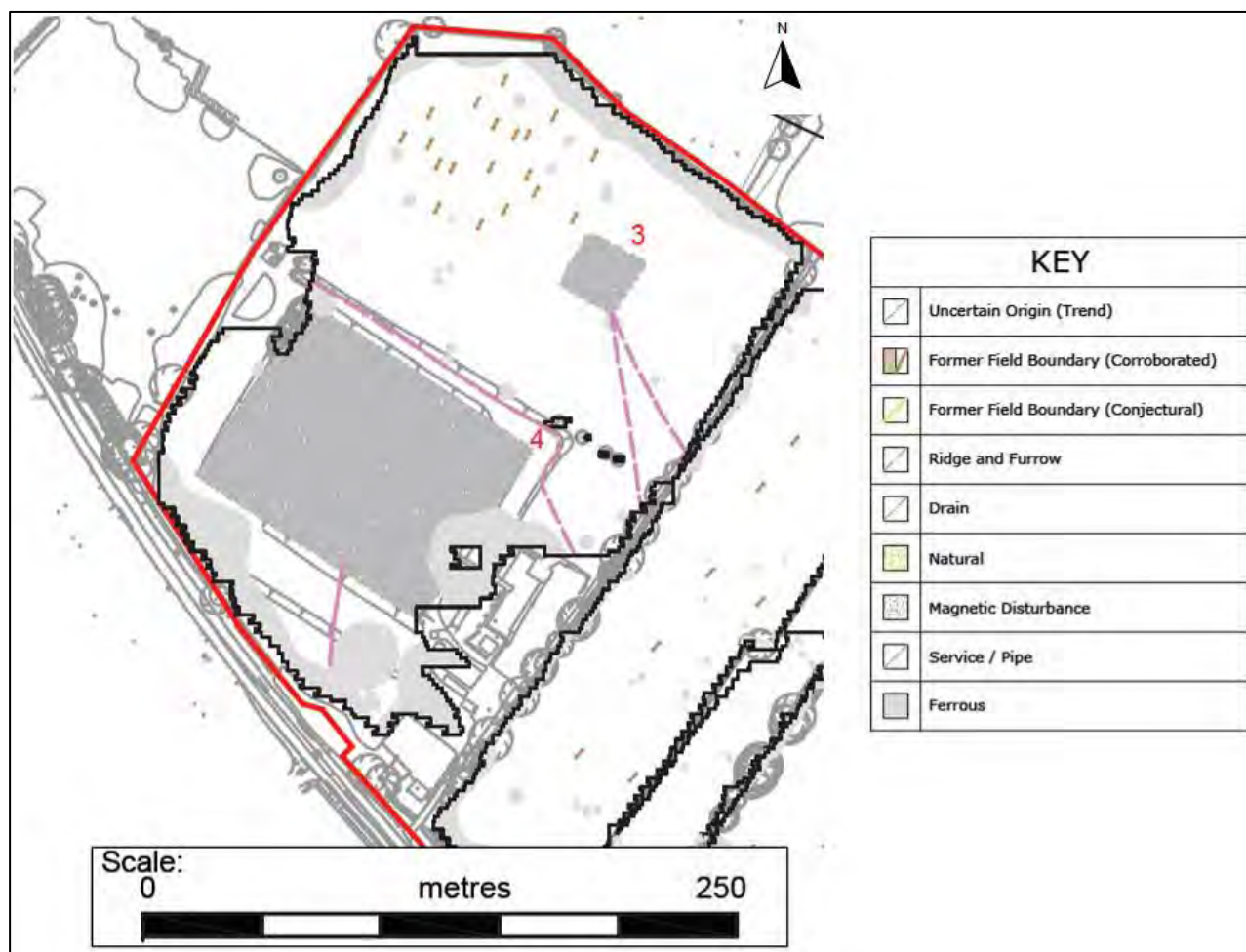
The report contained a summary of a report of a previous investigation undertaken at the fuel filling station to the west of the site in relation to a planning application for new fuel tanks (application ref: WD/2011/1610/F). This suggested there was some localised contamination beneath the filling station. A Detailed Quantitative Risk Assessment (DQRA) was undertaken on the assumption that groundwater flow was away from the current site. This concluded there is no significant risk to surface water. Based on the findings Idom Merebrook concluded it is unlikely the fuel filling station poses a risk to the current site.

Idom Merebrook concluded that the site had been largely undeveloped with the exception of the areas around the farms and the sports pitches on the current site. The potential for contamination was considered to be low overall, but several areas including the current site were highlighted as warranting intrusive investigation. Within the current site area this was in relation to heavy metals and PAHs within Made Ground, as well as possible Asbestos Containing Materials (ACMs) within existing buildings.

5.2 CgMs Heritage Report Ref. 11415, dated July 2017

A geophysical survey of the study area undertaken (CgMs Heritage, report Ref: 11415, titled 'Heritage Geophysical Survey Report Polegate & Willingdon Urban Extension East Sussex', dated July 2017). It shows evidence for ridge and furrow cultivation within the northern portion of the current site. The prominent small square feature [3] shown on Figure 5 is marked as a possible former playing field feature on the LiDAR; nothing is visible on historic mapping to suggest an earlier explanation. However, a local member of the public informed the field team that a gun emplacement was located here during WWII. The magnetic results would support either interpretation; there are two service trenches connected to the feature. The large rectangle of magnetically disturbed results [4] marks the position of a sports field and associated paraphernalia. Electric cable trenches and other services are visible in the data.

Figure 5 **Magnetometer Survey Interpretation**



6 SITE HISTORY

From inspection of historic maps contained within the Groundsure report and shown in Appendix B, the history of the development of the site as summarised Table 2 can be determined.

Table 2 Summary of Historic Map Features

Map Sources	Notable on-site features	Notable features around site
1874-1876, 1:10 560, County Series & 1875, 1:2 500, County Series	The site is depicted as an open parcel of agricultural land. A building, likely a farmhouse, is located on the southern corner of site. An approximately circular feature can be seen north of the building which has been interpreted to be a pond.	Majority of the surrounding areas appears to be open agricultural land with isolated structures. Approximately 250 m east is Morning's Mill with Willingdon Mill (Corn) 75 m west of the site. The nearest water course shown is Wannock Mill stream 170 m northwest of the site. Polegate and Polegate railway are 480 m north with a brickfield directly north of the rail line. Wannock is 850 m southwest.
1898, 1:10 560, County Series & 1899, 1:2 500, County Series	The site remains unchanged.	Morning's Mill has additional rectangular structures orientated northeast to southwest. Polegate has additional large structures next to a newly marked church 200 m northwest. The rail line 480 m north of site has been rerouted with the shorter route disused. An infectious disease hospital is marked 220 m west and roman pottery is marked 400 m west.
1908, 1:10 560 County Series & 1910, 1:2 500 County Series	The site remains unchanged.	There has been substantial expansion in residential development in Polegate. New large structures are present adjacent to a newly marked wind pump 200 m north northwest, a nursery has been marked 330 m north, and a sewage works has been marked 1 km southeast.
1925, 1:10 560, County Series & 1925-1926, 1:10 560 County Series & 1928, 1:2 500 County Series	The site remains unchanged.	There has been an increase in residential development in surrounding areas of Polegate, Wannock and Lower Willingdon. There are also new structures marked with Willows Farm 150 m southeast of the site area.
1937, 1:2 500, County Series & 1938, 1:10 560, County Series	The site remains unchanged.	Residential development is planned within the surrounding area with roads and few properties constructed, notably Broad Road 20 m southwest of the site area and Brightling Road 40 m north of the site area.
1950, 1:10 560, County Series	A new structure is seen in the southern part of site area.	Large scale residential development in Polegate, Wannock and Lower Willingdon. The surrounding area is no longer depicted as open fields but residential housing and assumed mixed businesses with agricultural land in between the three towns.
1957-1961, 1:10 560, Provisional & 1960, 1:2 500, National Grid 1960-1961, 1:1 250, National Grid 1961, 1:1 250, National Grid	The site is now marked as playing fields with the new structure marked as Pavillion and the existing structure south of site as The Hindlands. The pond is no longer shown.	The adjacent field to the west and north northwest is marked as playing field. A newly built small structure west of The Hindlands. A surgery has been marked 30 m southwest. The infectious disease hospital has been redeveloped into residential housing and a school. The Willingdon Windmill has been marked as disused. Sewage works has been unmarked.
1968-1971, 1:1 250, National Grid	The site remains unchanged.	The small structure next to The Hindlands has been marked as electric substation.
1974-1978, 1:10 000, National Grid	Drain is marked on the eastern boundary of the site.	Further residential expansion within the surrounding areas of Polegate, Wannock and Lower Willingdon.
1989-1994, 1:1 250, National Grid	The site remains unchanged.	The surgery has been unmarked.
2001, 1:10 000: National Grid & 2003, 1:1 250, National Grid	The site remains unchanged.	The surrounding area remains relatively unchanged.
2010, 1:10 000, National Grid	The site remains unchanged.	The surrounding area remains relatively unchanged.
2020, 1:10 000, National Grid	The site remains unchanged.	The surrounding area remains relatively unchanged.

The subject site was an open parcel of land believed to be agricultural with a building on the southern corner of site from 1874 (earliest records) and remained relatively unchanged until around 1950. At this time a pavilion can be seen towards the south east of the site and a playing field is present on the southern half of the site.

The area surrounding the site was open farmland until between 1925 and 1938 after which large scale residential development took place, with continued expansion until 1974 after which the area remained relatively unchanged.

An electricity substation off site next to the detached house was constructed before 1976 and therefore may contain PCBs as these were commonly used in substation construction before this date.

7 ENVIRONMENTAL DATA

7.1 Environmental Permits, Incidents and Register

According to Groundsure, there are 2 No. records of Part A(2) and Part B activities within 500 m of the site, as summarised in Table 3.

Table 3 Part A(2) and Part B activities within 500 m of the site

Address	Location	Details	Permit Type	Status
Tesco, 94 Eastbourne Road, Polegate, East Sussex, BN26 5DD	168 m NW	Process: Unloading of Petrol into Storage at Service Stations	Part B	Current Permit
Polegate Service Station, Eastbourne Rd, BN26 5DD	174 m NW	Process: Petrol Vapour Recovery	Part B	Historical Permit

There are 25 No. records of historic and current licensed discharge to controlled waters permits within 500 m of the site. 22 No. of the permits are for discharges of surface water into freshwater rivers, the closest being 106 m southeast. The remaining 3 No. permits are for non-surface water discharge. These are summarised in Table 4, with full details presented in Appendix C.

Table 4 Licensed Discharge to Controlled Waters Permits

Address	Location	Details	Status
Southfield Polegate CSO, Electricity Sub Station, Eastbourne Rd, Polegate, East Sussex, BN26 5DO	183 m NW	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK – WATER COMPANY Receiving Water: WANNOCK MILL STREAM	Active
Foulrde Green, Willingdon, Eastbourne, East Sussex	234 m SE	Effluent Type: UNSPECIFIED Receiving Water: FRESHWATER RIVER	Historic
Water Pipeline, Wannock To Polegate, & From Willingdon To Hamden Park, Eastbourne, East Sussex, BN22 0RS	325 m SE	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT – WATER COMPANY (WTW) Receiving Water: FRESHWATER RIVER	Historic

There have been 5 No. records of pollution incidents within 500 m of the site, these are summarised in Table 5 with full details presented in Appendix D.

Table 5 Recorded Pollution Incidents

Location	Details	Severity
51 m SW	Incident Date: 16/07/2002 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)
176 m N	Incident Date: 17/07/2002 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
212 m NW	Incident Date: 24/09/2002 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
223 m NW	Incident Date: 25/08/2003 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
464 m NW	Incident Date: 05/07/2001 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

There are no other environmental permits, incidents or registers noted for locations within 500 m of the study site.

7.2 Landfill and Other Waste Sites

There are no recorded landfill sites within 250 m of the site. However, the adjacent Mornings Mill Farm has 9 No. waste exemptions for disposing of, treating and using agricultural waste. The Polegate Care home 483 m north west of site has a waste exemption for sorting and de-naturing of controlled drugs for disposal. Full details are presented in Appendix C.

There are no records of landfill sites within 1500 m of the study site.

7.3 Current Land Uses

There are 8 No. records of industrial sites within 250 m of the site, these are summarised in Table 6 with full details presented in Appendix D.

Table 6 Current Industrial Uses

Company	Address	Location	Use
Electricity Substation	East Sussex, BN20	3 m NW	Infrastructure and Facilities
Electricity Substation	East Sussex, BN26	66 m W	Infrastructure and Facilities
Electricity Substation	East Sussex, BN26	82 m NW	Infrastructure and Facilities
Martlet Mobility	219, Eastbourne Road, Polegate, East Sussex, BN265DS	156 m W	Industrial Products
Electricity Substation	East Sussex, BN26	158 m NW	Infrastructure and Facilities
Esso	94, Eastbourne Road, Polegate, East Sussex, BN265DD	169 m NW	Road and Rail
Electricity Substation	East Sussex, BN26	216 m SW	Infrastructure and Facilities
Mands Chauffer Services	9b, Willow Drive, Polegate, East Sussex, BN265DN	230 m W	Hire Services

The industrial sites listed will pose a limited threat of contamination and are not likely to affect ground properties. A previous investigation relating to the fuel filling station and discussed in Section 5.1 suggests groundwater flow direction is away from site and that given the distance between the study site and the fuel station it is unlikely that there would be any impact on the subject site.

The adjacent off-site electrical substation to the south may contain PCBs as these were commonly used during the time period within which the substation was constructed. These may require specialist removal and remediation.

There is no indication of any underground high-pressure oil and gas pipelines within 500 m of the site area.

7.4 Designated Environmental Sensitive Sites

There is 1 No. listed building within 250 m of the site, the Polegate Windmill located 171 m west of the site.

According to the Groundsure report, there are no records of SSSIs, nature reserves, areas of conservation, world heritage sites, or other environmental site within 500 m of the study site. The site is within a SSSI impact risk zone, defined as a zone around a SSSI which reflect the particular sensitivities of the features for which it is notified. As a result, the site requires consultation for planning applications as detailed in Appendix C.

There are no nitrate sensitive or vulnerable zones within 500 m of the study site.

There are no official environmental or ecological designations for the site.

7.5 Natural Hazards

1. The maximum Shrink-Swell hazard rating identified on site is Moderate. This suggests ground conditions are predominantly high plasticity which may require special ground investigation, and increased construction costs or increased financial risk.
2. The maximum Landslide hazard rating identified on site is Very Low. Slope instability problems are unlikely to be present. No special actions are required to avoid problems due to landslides;
3. The maximum Ground Dissolution and Soluble Rocks hazard rating identified on site is Negligible. Soluble rocks are not present in the search area. No special actions are required to avoid problems due to soluble rocks;
4. The maximum Compressible Ground hazard rating identified on site is Negligible. No indicators for compressible deposits have been identified. No special actions are required to avoid problems due to compressible deposits;
5. The maximum Collapsible Rocks hazard rating identified on site is Very Low. Deposits with potential to collapse when loaded and saturated are unlikely to be present; and
6. The maximum Running Sand hazard rating identified on site is Negligible. Running sand conditions are not thought to occur whatever the position of the water table. No special actions are required to avoid problems due to running sand.

7.6 Mining, Extraction and Natural Cavities

The site is within an area of potential for sporadic historical non-coal mining of restricted extent within the Lower Greensand Group. However, potential for difficult ground conditions at the site are unlikely and localised and are at a level where they need not be considered.

There is no evidence of any coal mining cavities, natural cavities, brine extraction, gypsum extraction, tin mining or clay mining within 1000 m of the site boundary.

7.7 Ground Workings

The Groundsure report identifies 5 No. surface ground workings within 250 m of the study area, these are summarised in Table 7 with full details presented in Appendix D.

Table 7 Surface Ground Workings

Location	Land Use	Year of mapping
74 m NW	Cuttings	1957
144 m NW	Pond	1938
144 m NW	Pond	1908
145 m NW	Pond	1898
146 m NW	Pond	1875

There is no evidence for underground workings within 1000 m of the study site.

7.8 Borehole Records

There are no records boreholes within the site boundary. There is 1 No. recorded borehole within 250 m of the study site, this record is 117 m west of site dated 1974 with no strata details.

7.9 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within the site boundary taken from the Groundsure report are as follows:

- Arsenic (As) 15 – 25 mg/kg
- Cadmium (Cd) 1.8 mg/kg
- Chromium (Cr) 60 – 90 mg/kg
- Nickel (Ni) 15 – 30 mg/kg
- Lead (Pb) 100 mg/kg

7.10 Ground Gas & Radon

The site is not in a radon affected area, defined as areas where greater than 1% of homes are above the action level, hence no protective measures are necessary in the construction of new dwellings or extensions.

8 PRELIMINARY RISK ASSESSMENT

In accordance with UK guidance and best practice environmental risks are defined by a pollutant linkage. Hence there needs to be a source of pollution and a receptor on which it can have an adverse effect. In order to complete the linkage there needs to be a route, or pathway, by which the source can affect the receptor as follows:

Source → Pathway → Receptor

The risks have been assessed on the understanding that the proposed end use will likely be a residential development.

8.1 Conceptual Site Model

The generalisations used in generating the conceptual site model (CSM) are based on the former land use a recreational field with light structures and a pavilion with the possibility of Made Ground on site. The risks have been assessed on the understanding that the proposed end use will likely be a residential development.

8.2 Sources

As discussed, the possibility of Made Ground on site cannot be rejected until a detailed intrusive ground investigation has been carried out to assess the nature of the potential fill on site which may contain Contaminants of Concern (COCs) i.e. a source of contamination.

As such a broad suite of COCs have been selected based on this and the site history, including:

Asbestos, arsenic, boron, cadmium, chromium, copper, lead, mercury, nickel, selenium, vanadium, zinc, BTEX, MTBE, polycyclic aromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH).

8.3 Pathways

The key pathway for migration of COCs include the following:

Human Health

1. Ingestion;
2. Inhalation; and
3. Direct skin exposure (dermal contact).

Environmental

As the northern portion of the site is potentially situated on a Principal aquifer, the infiltration, leaching and dissolution of ground source chemicals into underlying groundwater is unknown as it is not known how permeable the material is. However, the following potential environmental pathways exist:

1. On site vertical leaching of COCs from soils to shallow groundwater; and
2. Lateral migration of impacted groundwater towards surface water receptors.

Structural

1. Migration of ground gases into structural voids; and
2. Direct contact with buried structures and services.

8.4 Receptors

The key potential receptors identified are:

Human Health

1. Current site users;
2. Future site users (likely residential); and
3. Site development and maintenance workers.

Environmental

3. Groundwater directly beneath the site; and
4. Run off into the drain to the east leading to New Stream Ditch.

Structural

5. Building foundations and buried infrastructure/services; and
6. Proposed buildings on site.

8.5 Potential Pollutant Linkages

Potential pollutant linkages are listed with their associated risk ratings in Appendix E. The assessment was undertaken in accordance with CIRIA guidance “Contaminated Land Risk Assessment: A Guide to Good Practice”, C552 (2001).

8.6 Risk Evaluation – END USE

The potential pollutant linkages risks have been evaluated based on a likely Residential With Homegrown Produce (RWHP) end use. The majority of the risks were identified as **MODERATE** or **MODERATE/LOW**. A detailed table of the assessed linkages is provided at Appendix D. Risks greater than **LOW** relevant for proposed end use are presented in Table 8.

Table 8 Summary of risks greater than LOW

Source	Pathway	Receptor	Risk Rating	Comments/ Recommendations
Inorganic contaminants within Made Ground on site including Asbestos	Ingestion	Future site users (residential)	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site.
	Inhalation			
	Direct skin exposure (dermal contact)			
Inorganic contaminants within Made Ground on site including Asbestos	Vertical leaching of contaminants in soil	Groundwater below the site	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site.
Organic Contaminants within Made Ground on site (TPH, PAH)	Ingestion	Future site users (residential)	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site.
	Inhalation			
	Direct skin exposure (dermal contact)			
Organic Contaminants within Made Ground on site (TPH, PAH)	Vertical leaching of contaminants in soil	Groundwater below the site	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site.
Soil gases on site	Inhalation	Future site users (residential)	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site.
Soil gases on site	Migration of soil gases	Proposed buildings on site	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site.
Aggressive Made Ground (Sulphates)	Direct contact	Proposed buildings on site	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site.
Aggressive Natural Soils (Sulphates)	Direct contact	Proposed buildings on site	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site.
Impacted Groundwater beneath site	Lateral migration of impacted groundwater	New Stream Ditch	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site.

Note that the majority of the risks identified are associated with the potential for contaminated Made Ground to be present across the site.

Ground investigation works are recommended to address the risks identified. Such works should include recovery of soils and groundwater samples to confirm the degree and extent of any contamination present.

Assessment of ground gases should be included focusing on the Made Ground likely to be present in the southern portion of the site and also providing general coverage across the whole site within all strata which are present.

Such investigation should include a suitable number of exploratory hole locations from which samples should be recovered (soil and water) and analysed for the suite of contaminants listed in Section 8.2 and supplemented with additional analysis as appropriate based on observations during exploration works. Selected exploratory holes should be completed with gas and groundwater monitoring wells sufficient to characterise the ground gas regime and groundwater flow direction.

8.7 Risk Evaluation – CURRENT USE

The risks to current users has been assessed as low with the exception of risks relating to the potential presence of asbestos within Made Ground at the site which is considered may present a Moderate/Low risk. A ground investigation would be recommended to quantify the risk.

8.8 Risk Evaluation – CONSTRUCTION WORKERS

Several Risks greater than low have been identified with respect to construction workers as detailed in Appendix D. Ground investigation works would be recommended to quantify the risk which is likely to be mitigated through provision of appropriate PPE during construction or if necessary remediation works. Any contractors carrying out works at the site should carry out appropriate risk assessment and provide suitable PPE based on the risks identified.

8.9 Statutory Risks

Under Part 2A of the Environmental Protection Act 1990 (Section 78A(2)) **Contaminated Land** is defined as:

“any land which appears to the LOCAL AUTHORITY in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that –

“(a) SIGNIFICANT HARM is being caused or there is a SIGNIFICANT POSSIBILITY of such harm being caused; or

“(b) POLLUTION OF CONTROLLED WATERS is being, or is likely to be, caused”.

It should be noted that under the Water Act 2003, part (b) of the above definition was amended to also include the word “significant”.

The significant possibility of significant harm (SPOSH) is difficult to define and at the time of writing DEFRA has begun a consultation and review in order to clarify what SPOSH means. Notwithstanding, SPOSH must be defined and applied by the relevant local authority or by the EA in the case of special sites (typically heavily polluted sites such as large gas works, military sites, etc.). From the preliminary evaluation of risks it is unlikely that the land at the site would be determined by the local authority as Contaminated Land under the Part 2A regime.

The National Planning Policy Framework (NPPF - 2012) puts the onus on local planning authorities to develop their own guidance and processes for dealing with potentially contaminated land under planning. This was revised and updated in 2019.

The key paragraphs from NPPF - 2019 relating to planning and dealing with land contamination are listed below.

170.	Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, f) wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and g) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
178.	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.
179.	Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

- | | |
|------|---|
| 183. | The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities. |
|------|---|

Neither the site nor land within 500 m of the site boundary are on the Contaminated Land Register of sites designated under Part 2A of the Environmental Protection Act 1990.

Early engagement with the local authority and their environmental health/pollution control staff is advised.

9 DESK STUDY SUMMARY & RECOMMENDATIONS

A summary of research undertaken within this report includes a site walkover, investigation of historical maps and environmental data, review of British Geological Survey data, and a review of previous reports covering the site.

Findings from this investigation include;

1. The site was historically agricultural land before being partially developed into a sports pitch with associated pavilion and storage sheds. During this development a pond which was present in the southern area of the site is likely to have been backfilled.
2. The site walkover indicates the site is vegetated with long grass and localised trees. The site is divided into a series of plateaus separated by steep banks. The central area appears likely to have required the placement of Made Ground in the southern corner to achieve the current levels.
3. British Geological Survey sheet No. 319/334, Lewes and Eastbourne (1:50 000 scale Bedrock and Superficial Edition) indicates the northern and central portions of the site are underlain by Lower Greensand Formation, with the southern portion of the site underlain by Gault Formation. No superficial deposits are shown on site, however Head Diamicton is shown immediately off the north eastern corner of the site.
4. Previous investigations concluded the main risk of contamination is likely to be present in Made Ground on site. A nearby fuel filling station, while showing localised soil and groundwater contamination, was concluded not to pose a risk to the site.
5. Contaminants of Concern are based on a broad suite detailed in Section 8.2 and are primarily associated with the Made Ground at the site.
6. Receptors on site will be current and future site users, including development and maintenance workers and infrastructure. Environmental receptors have been identified to be the groundwater directly beneath the site particularly in the north of the site within the Lower Greensand Group, and the New Stream Ditch off the south eastern corner of the site.
7. The PRA has identified limited risk to current users and a potential risk to construction workers during redevelopment works.

8. For the proposed end use (residential), risks have been identified as Moderate or Moderate/low for residential end users, controlled waters and building infrastructure. These risks are primarily associated with the potential Made Ground at the site.

Prior to any development it is recommended that an intrusive site investigation is carried out focusing on the following factors:

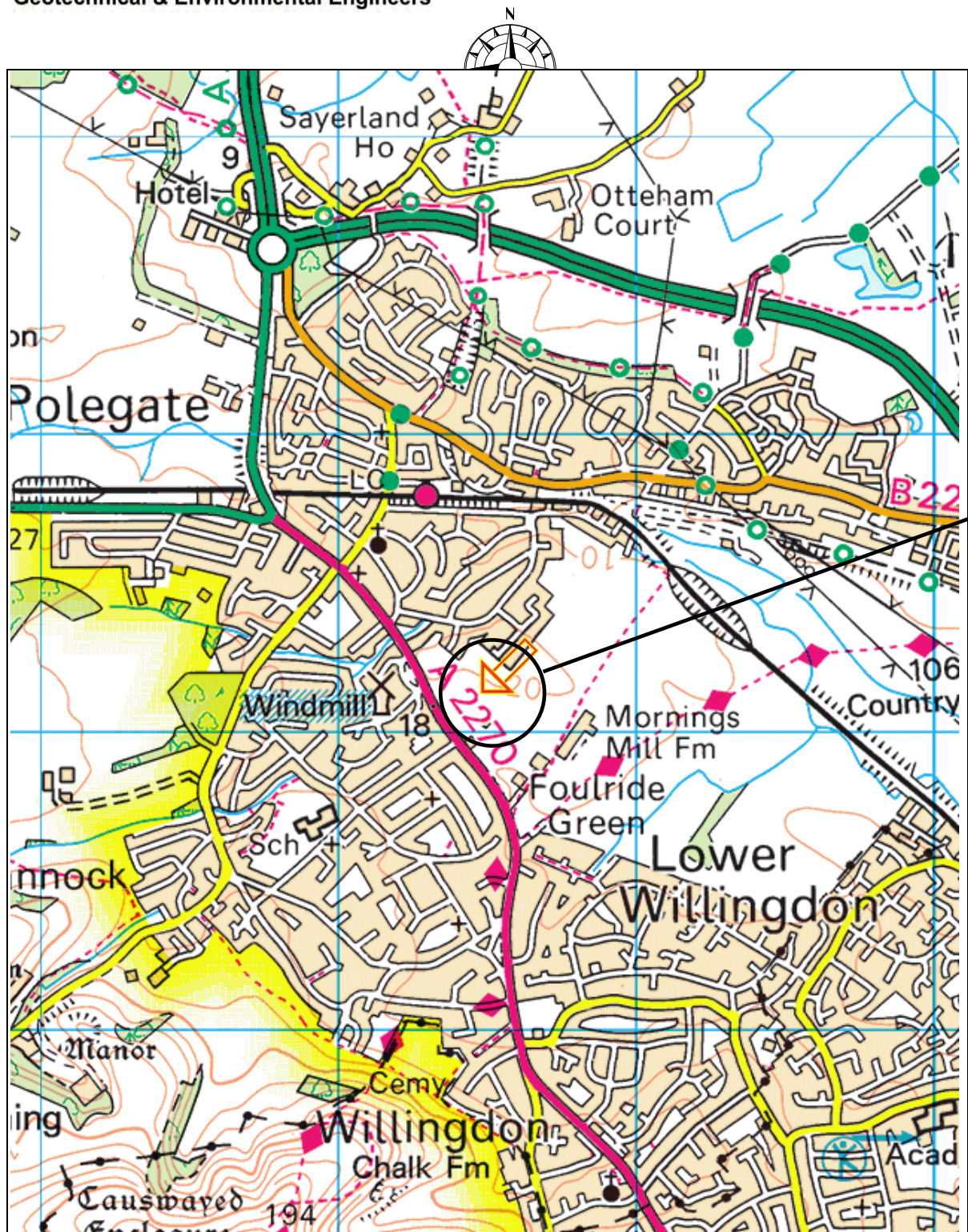
1. Determining the nature of the Made Ground materials across the site;
2. Geotechnical characterisation of the site for the foundations, floor slab and hardstanding design;
3. Chemical analysis of soil and groundwater across the site; and
4. Gas and groundwater monitoring.

For **Discovery CE Limited**

Curtis Tse
BSc (Hons) MSc FGS
Assistant Engineering Geologist

Mike Forrester
BSc (Hons) PGC FGS
Senior Geo-environmental Engineer

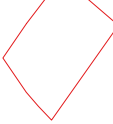
APPENDIX A – FIGURES & DRAWINGS



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Figure A1
Key Plan
Site: EASTBOURNE ROAD, LOWER WILLINGDON
Client: Danescroft (FREOF V Willingdon) LLP
Report No: 20055J



General notes		
Legend to symbols		
TP104  Machine excavated trial pit		
SA202  Soakaway pit		
DS302  Dynamic Sample Borehole		
 Site Boundary		
 Services (Various)		
Revision	Description	
Title		
PROPOSED INVESTIGATION POSITIONS		
Project		
EASTBOURNE ROAD WILLINGDON BH20 9NU		
Client		
Danescroft (FREOF V Willingdon) LLP		
Discovery  Geotechnical & Environmental Engineers		
Date	Drawing No.	Scale
06/08/2020	20055J-01-01	NTS
Drawn By	Checked by	Sheet Size
MF	CG	A3

APPENDIX B – HISTORICAL MAPS

Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1874-1876

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
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Surveyed 1875
Revised 1875
Edition N/A
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Surveyed 1874
Revised 1874
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Surveyed 1876
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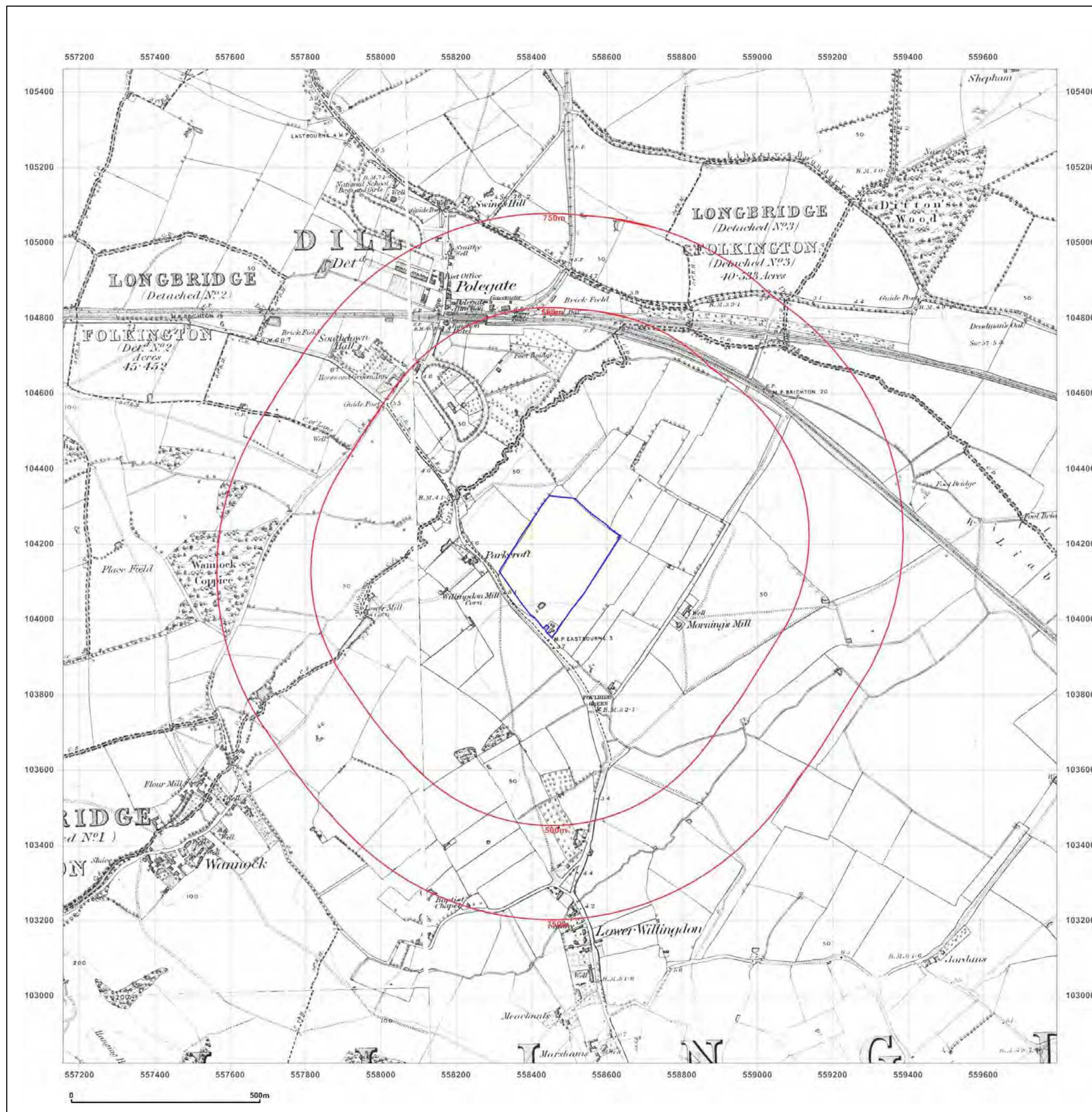


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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1898

Scale: 1:10,560

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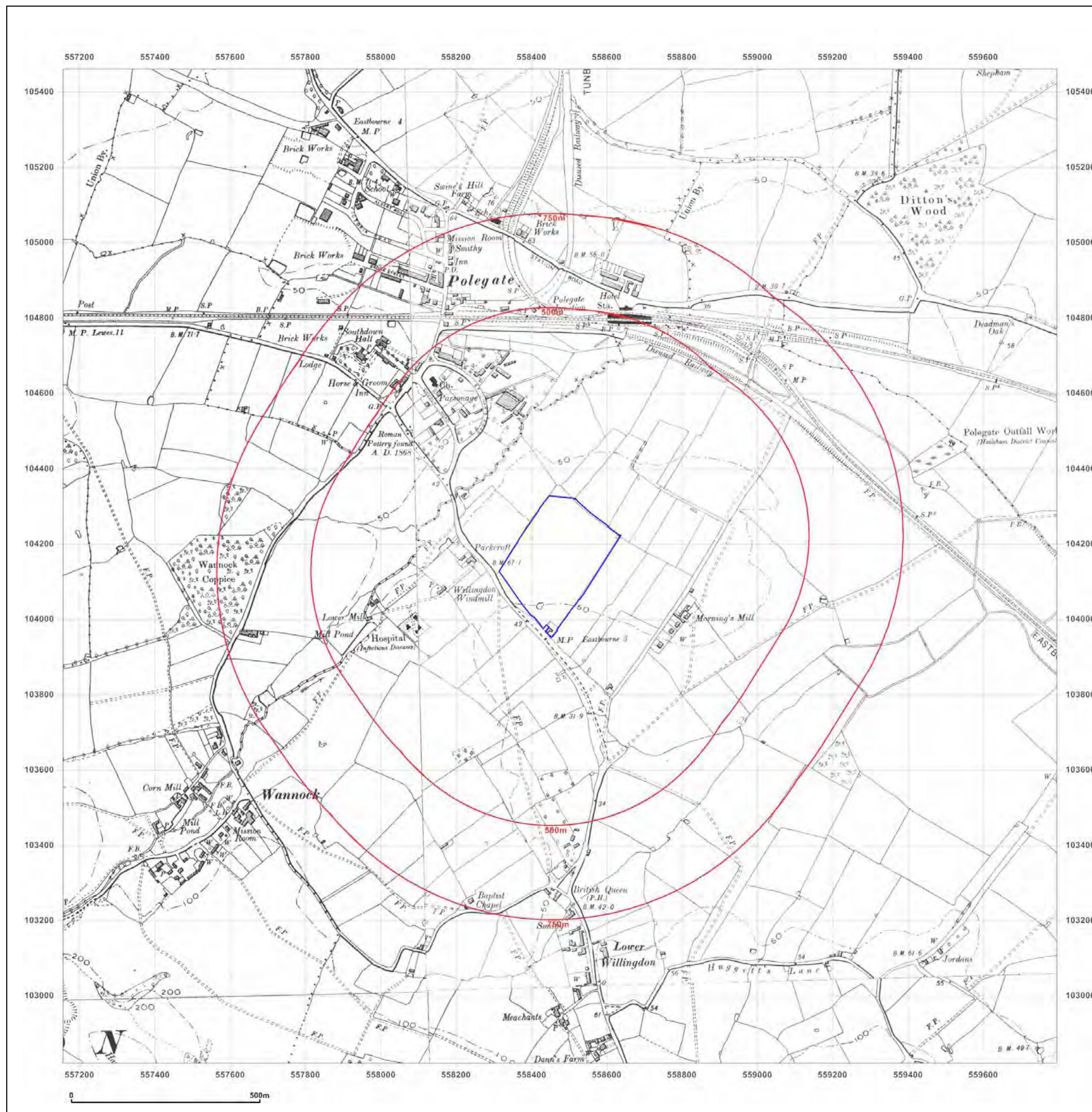


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Site Details:

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104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1908

Scale: 1:10,560

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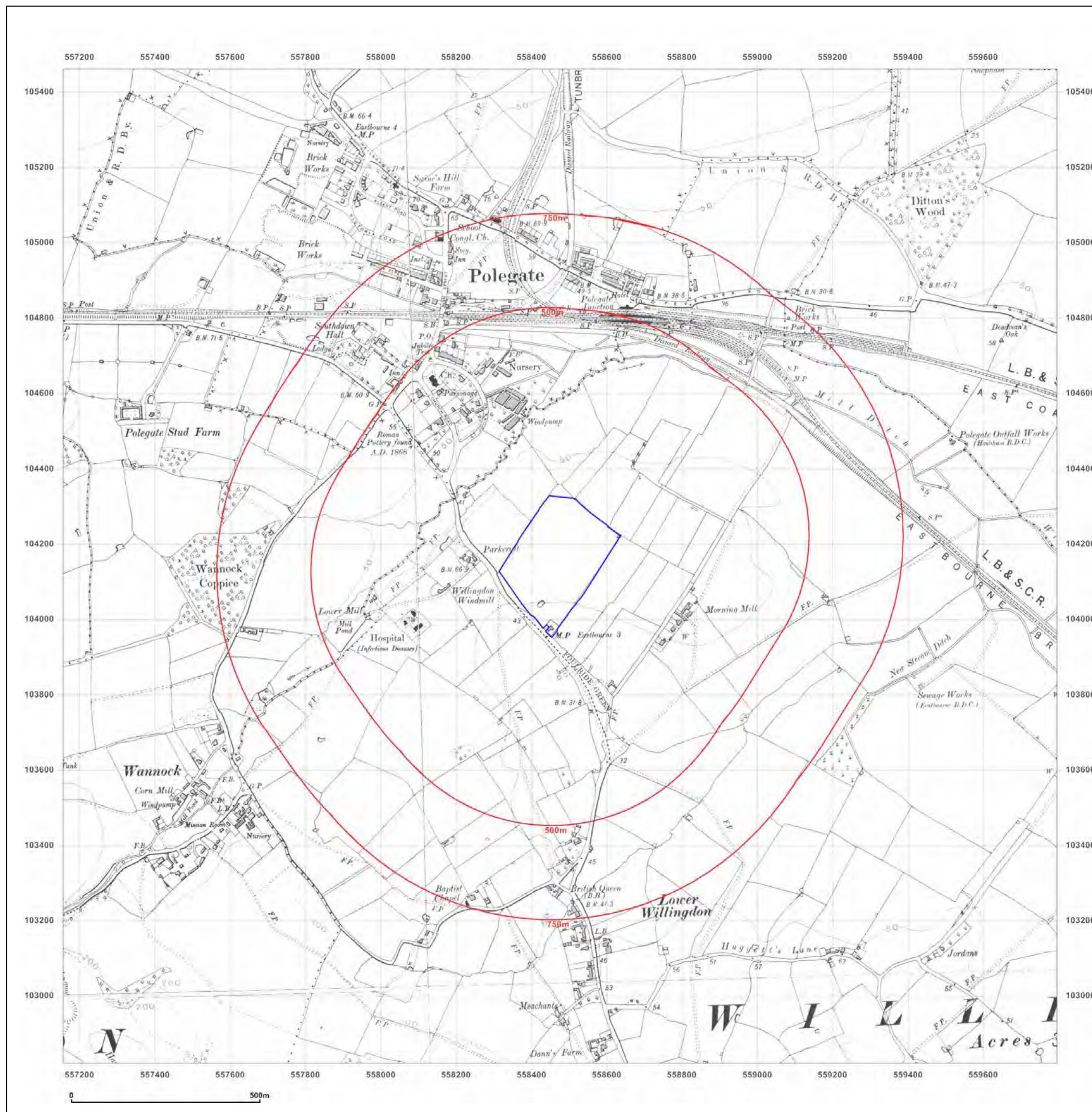


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Site Details:

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104158.8099877992

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Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1925

Scale: 1:10,560

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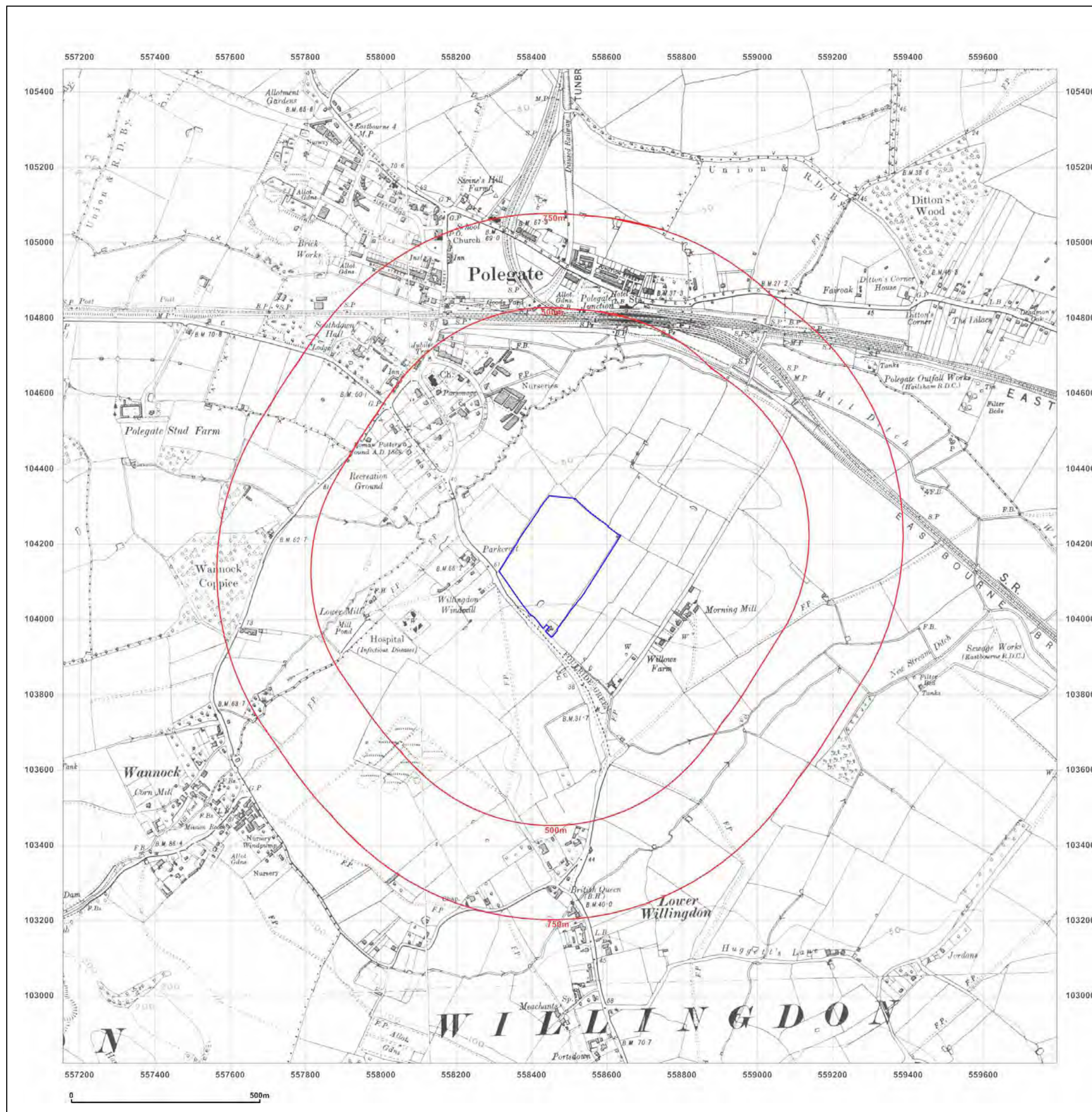


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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1938

Scale: 1:10,560

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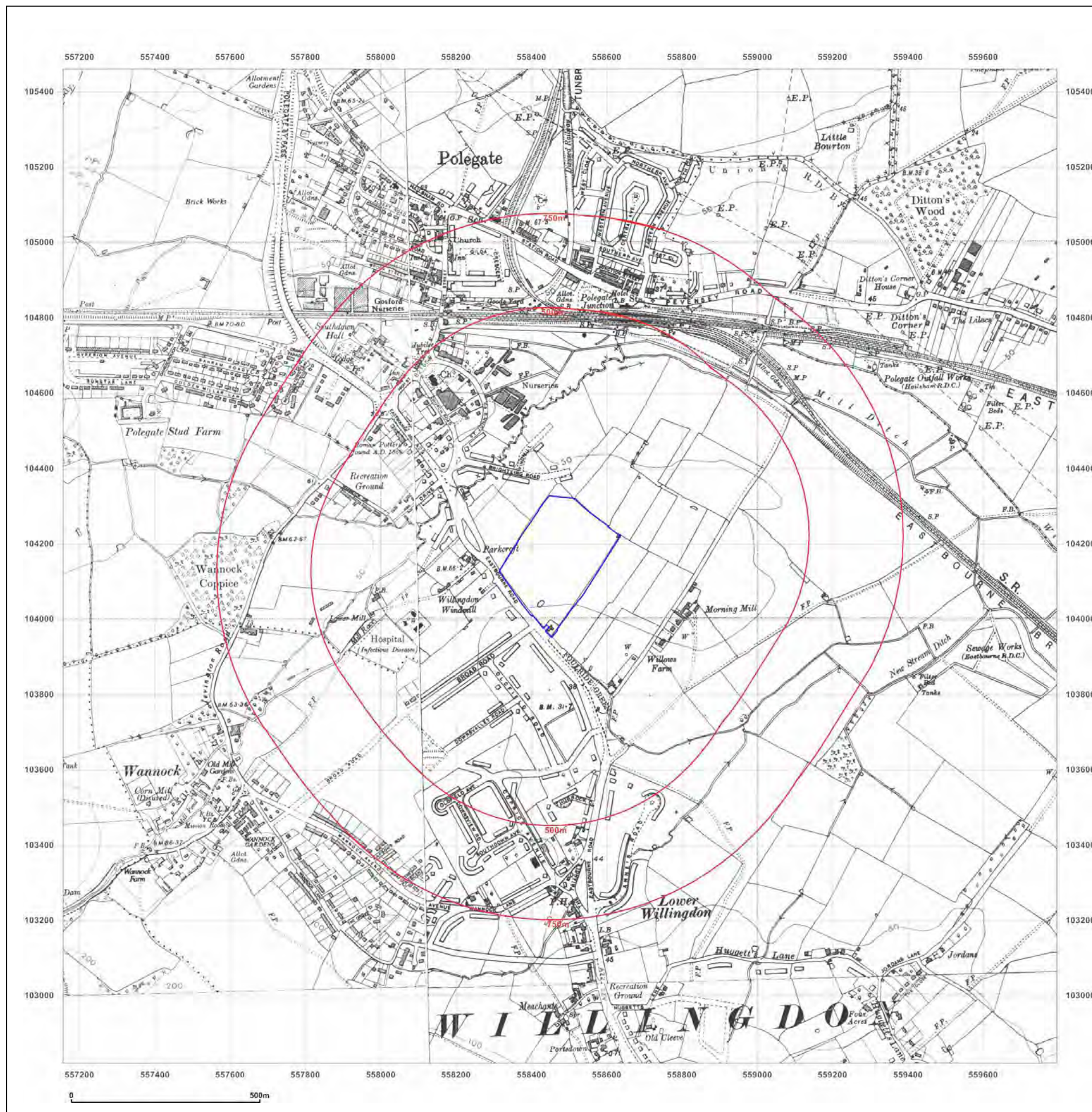


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Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1950

Scale: 1:10,560

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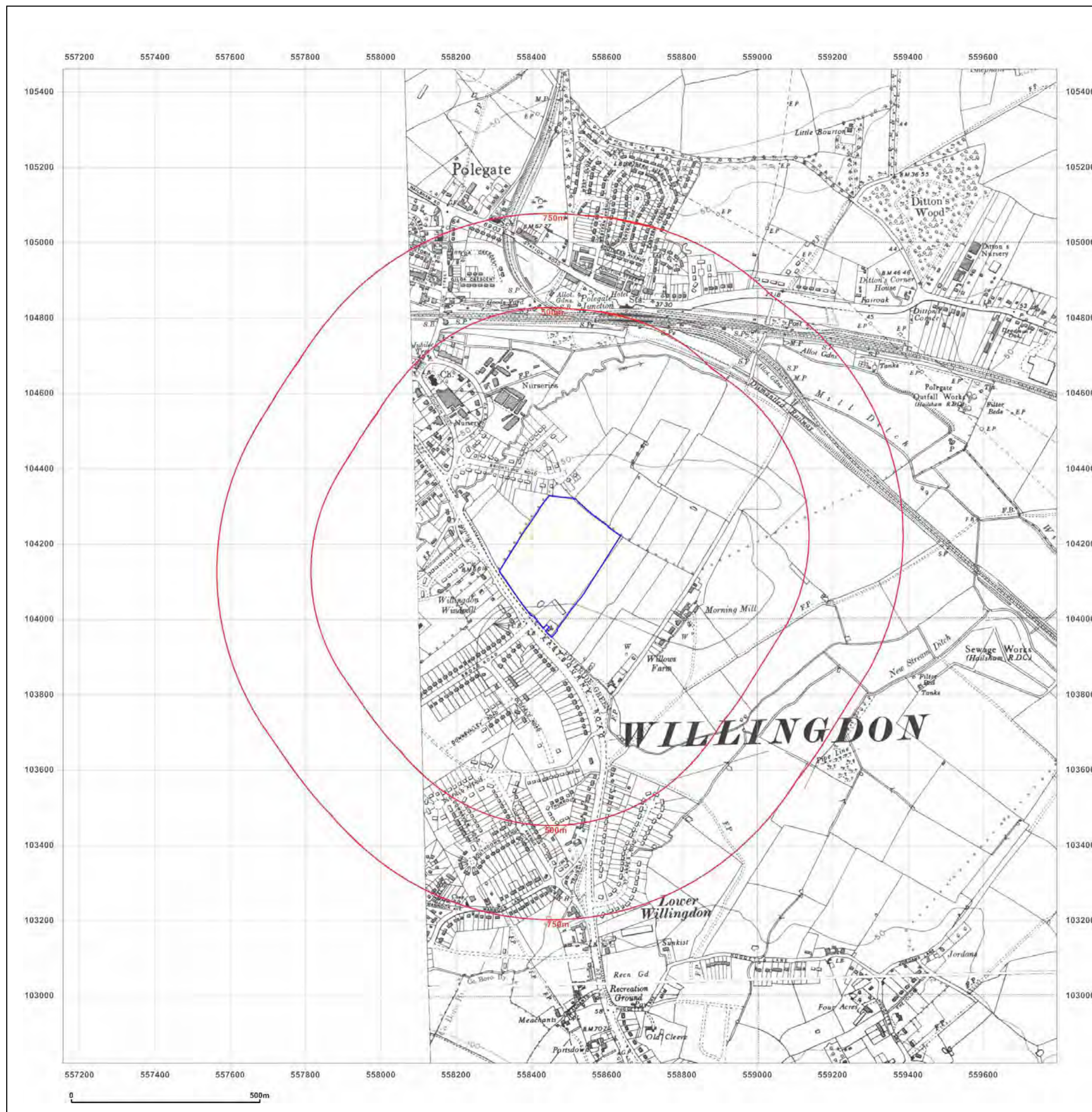


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Site Details:

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104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: Provisional

Map date: 1957-1961

Scale: 1:10,560

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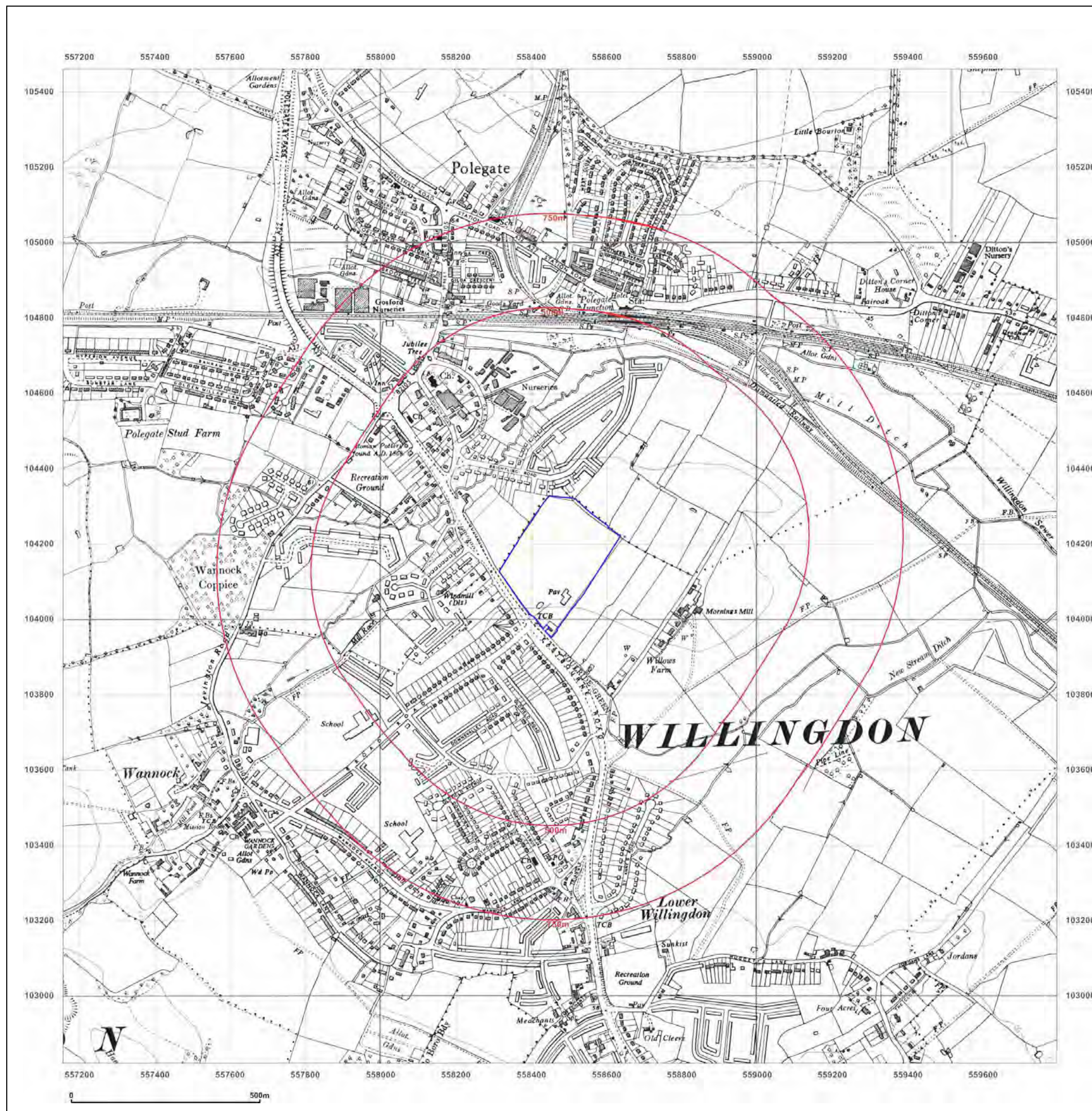


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Site Details:

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104158.8099877992

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Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: National Grid

Map date: 1974-1978

Scale: 1:10,000

Printed at: 1:10,000



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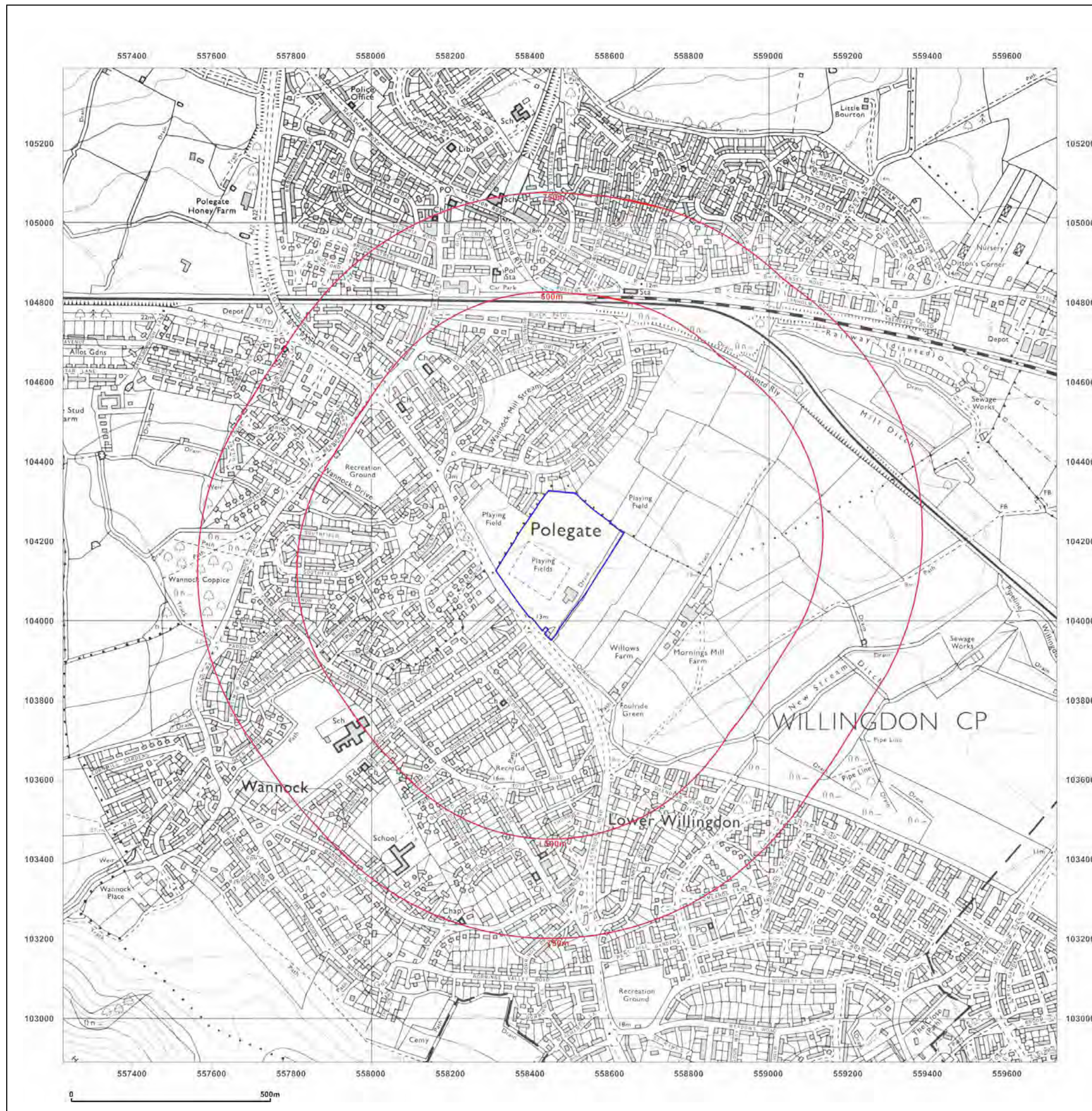


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Site Details:

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Report Ref: DCE-6930576
Grid Ref: 558475, 104140

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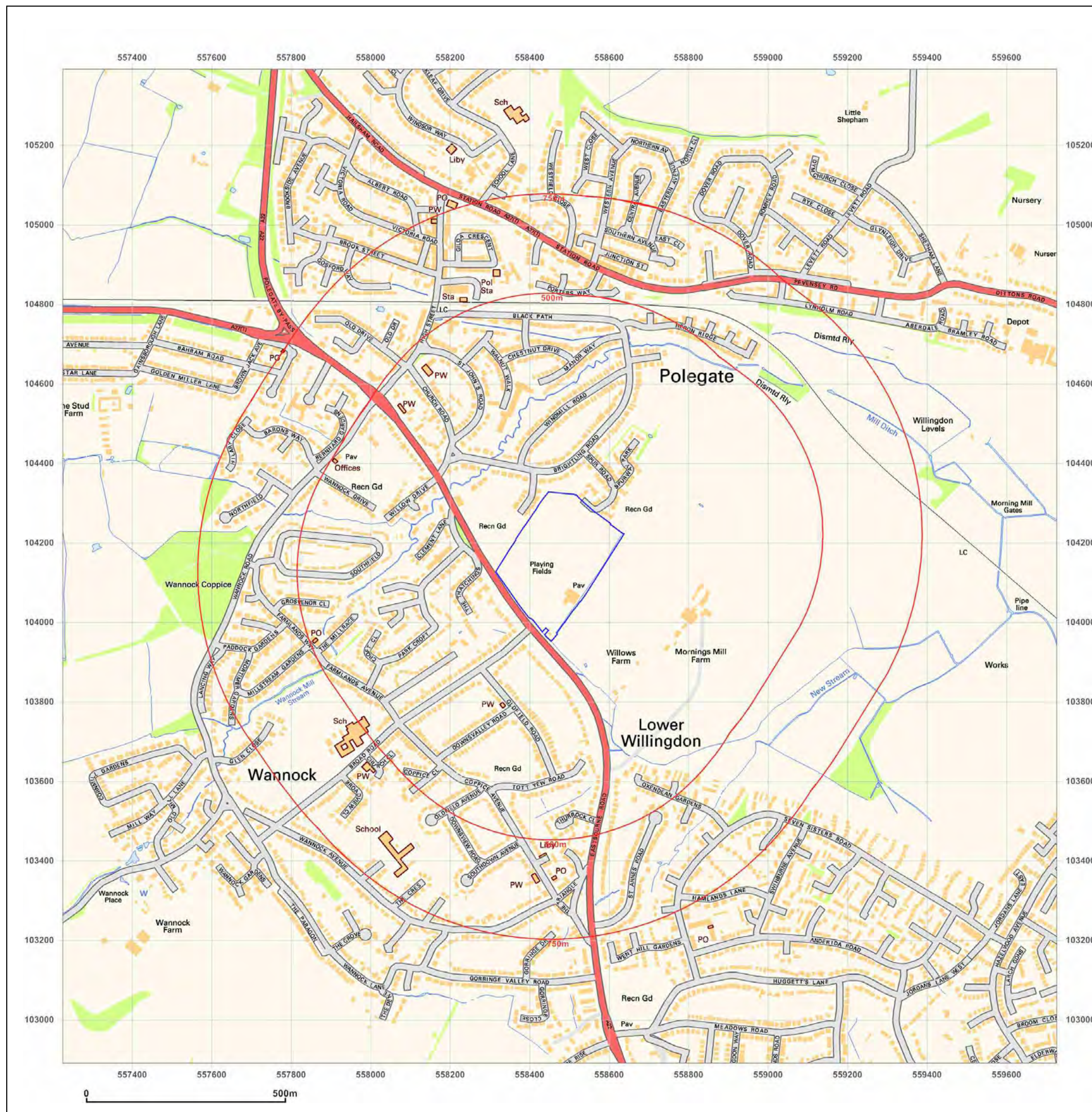


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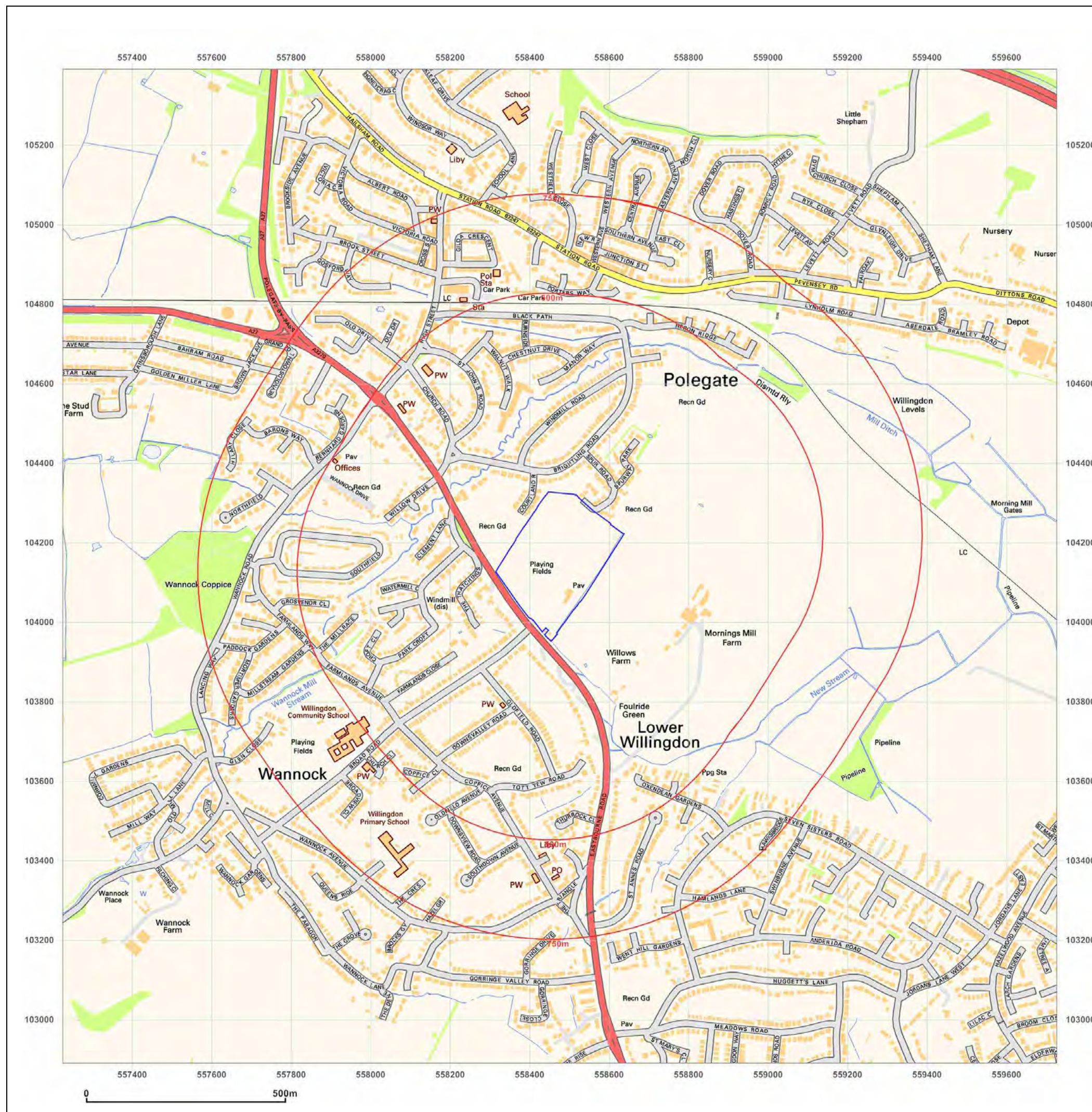


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Site Details:

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Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: National Grid

Map date: 2020

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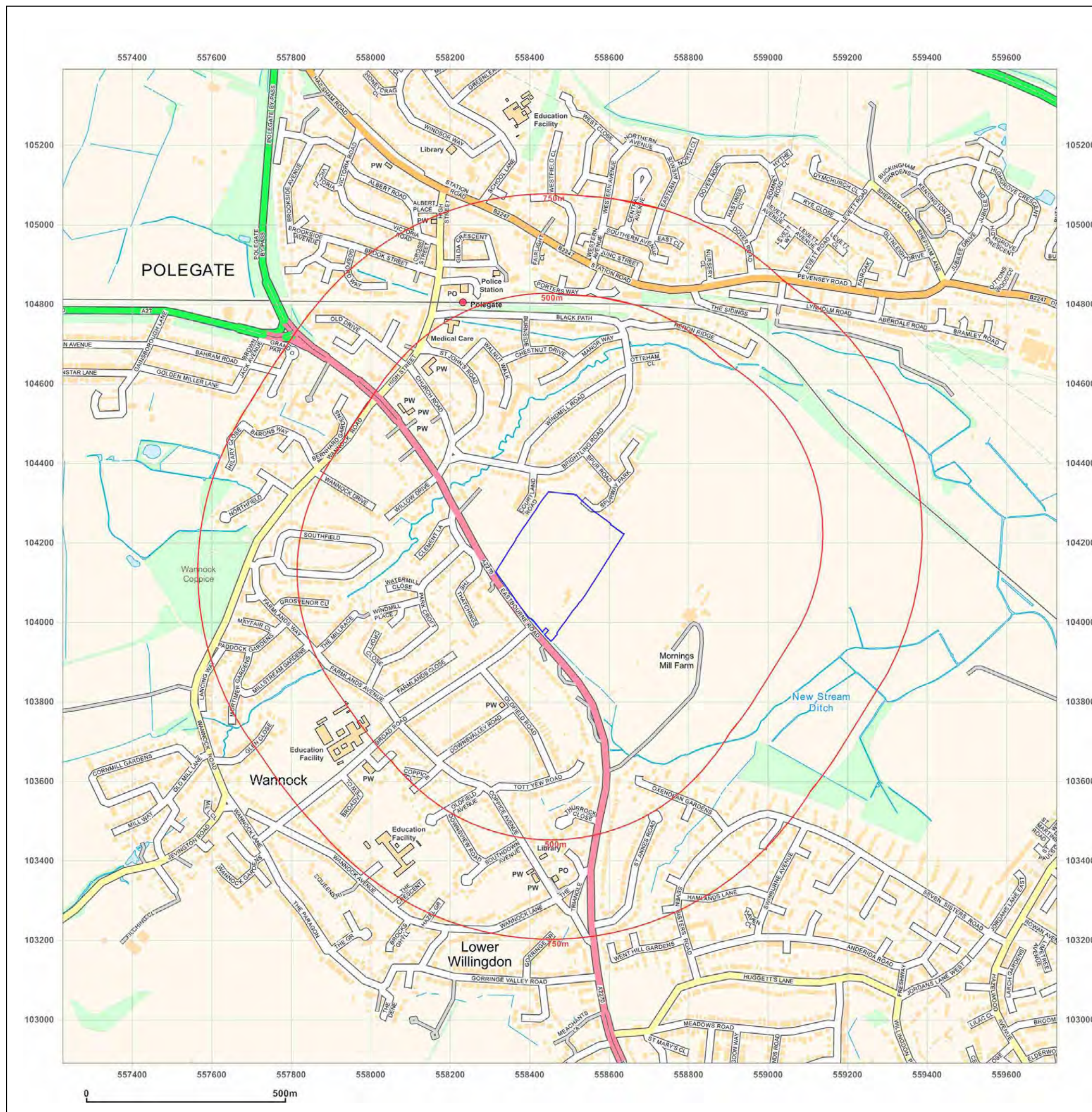


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558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1875

Scale: 1:2,500

Printed at: 1:2,500



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

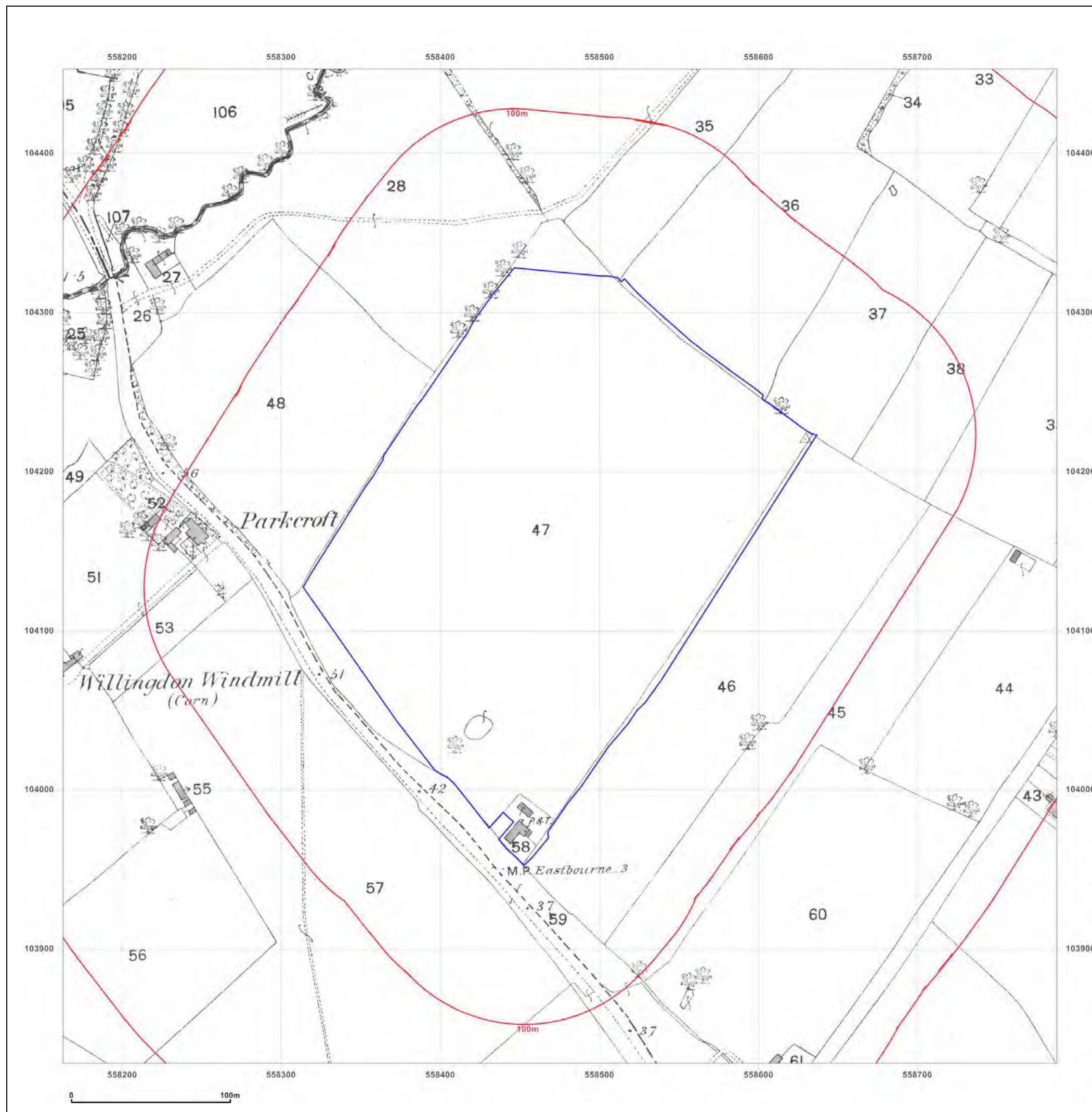


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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1899

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1899
Revised 1899
Edition N/A
Copyright N/A
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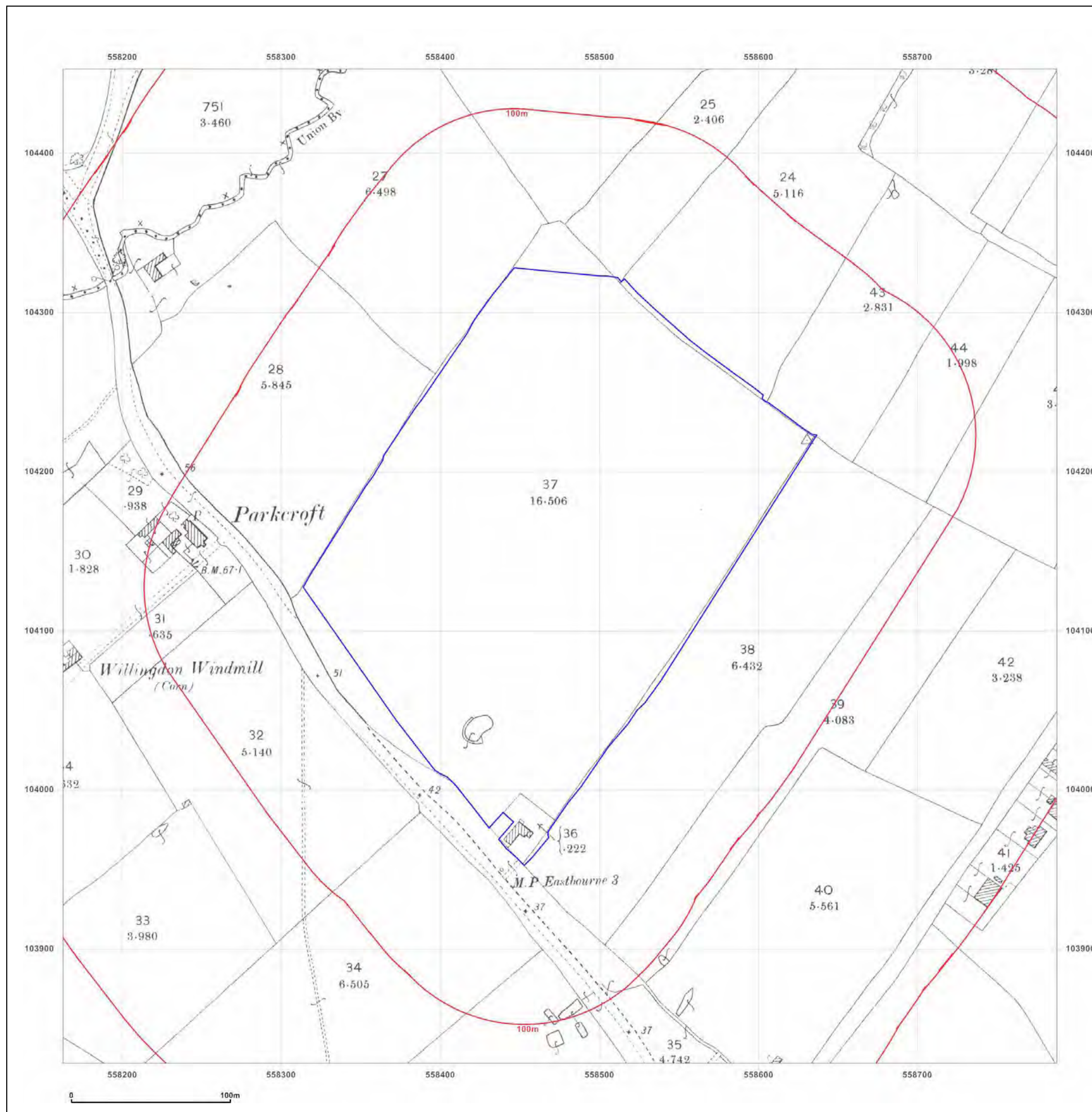


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Site Details:

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Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1910
Edition N/A
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Levelled N/A

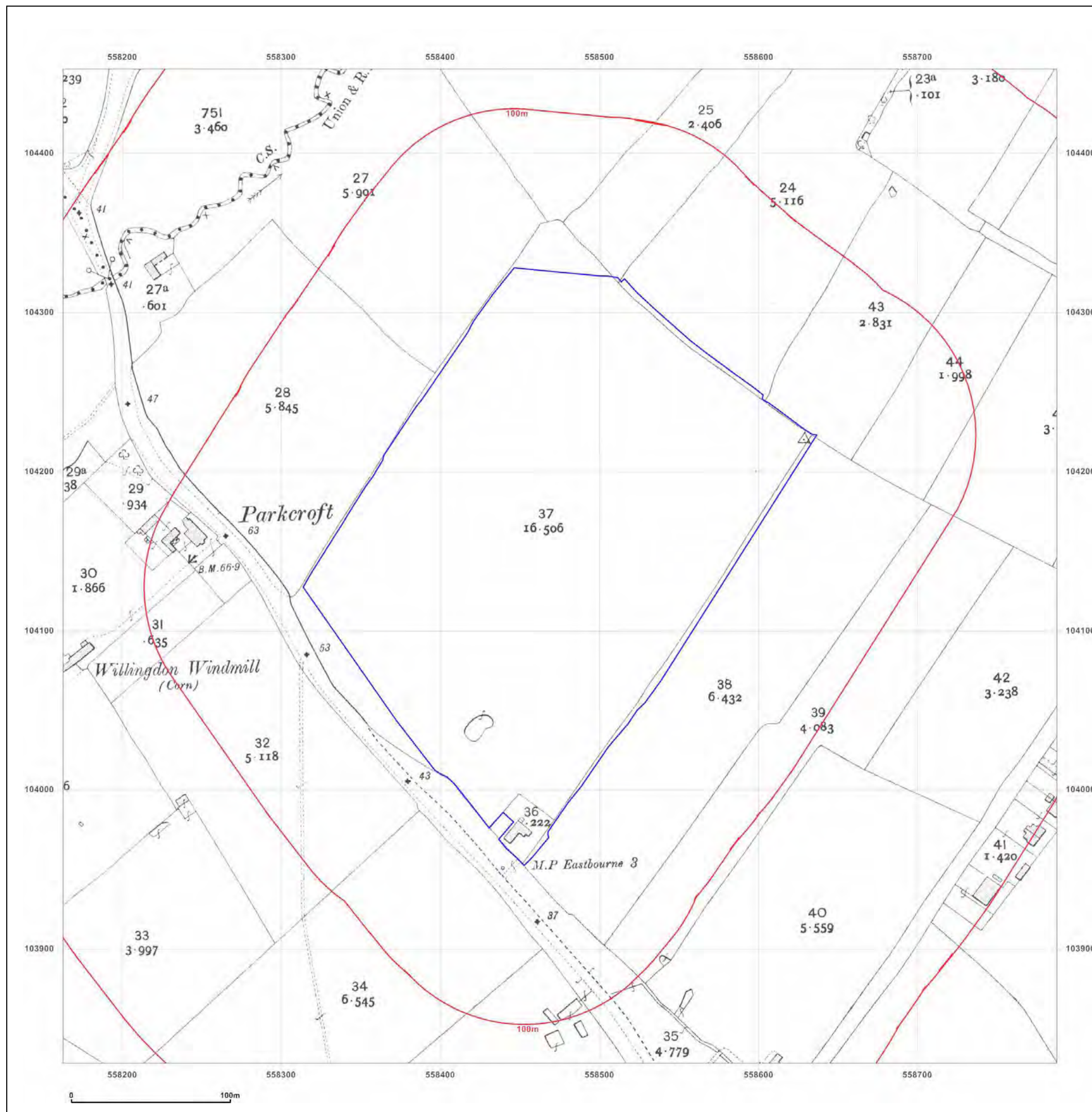


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Production date: 31 July 2020

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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1928

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1928
Revised 1928
Edition N/A
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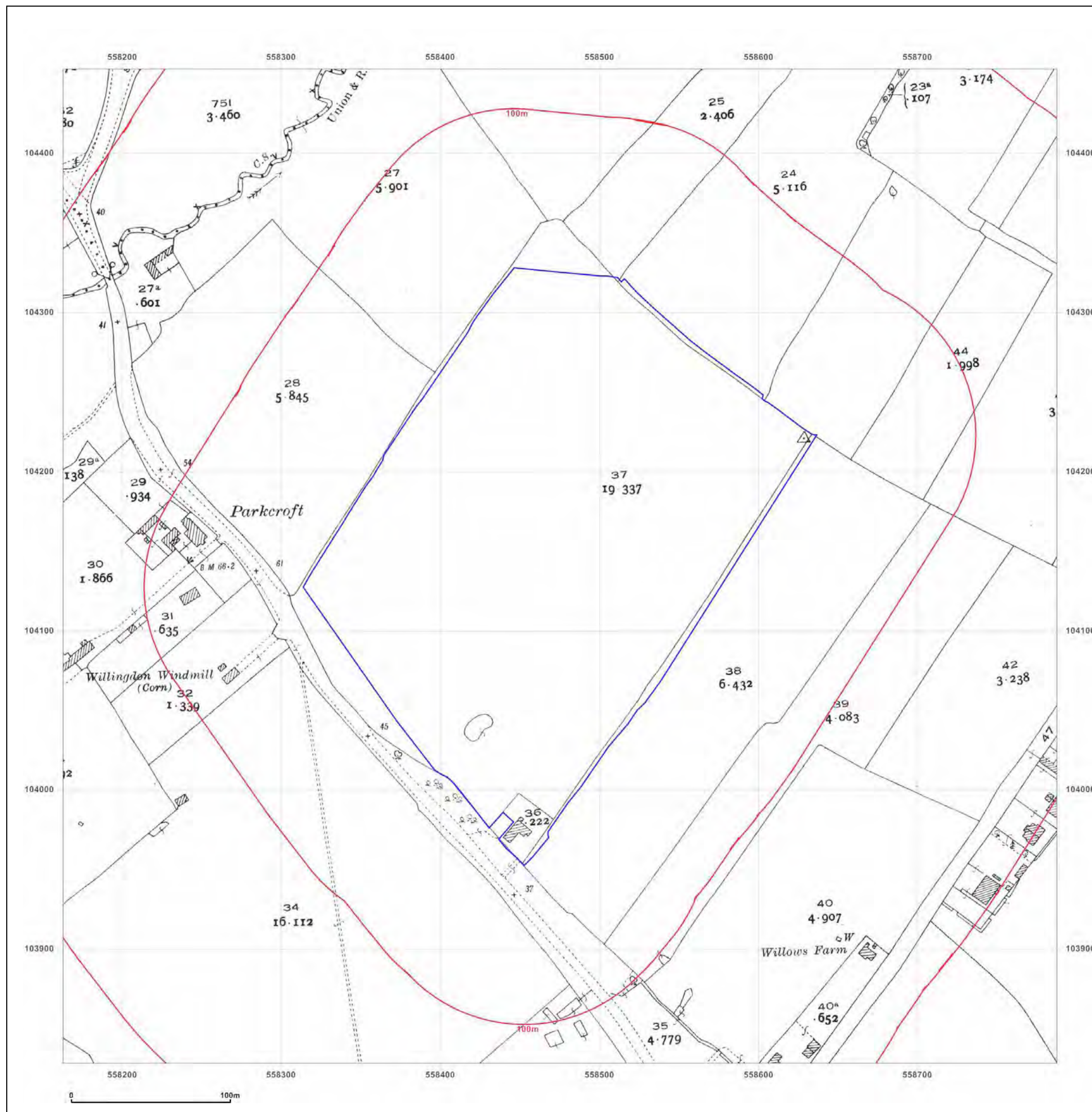


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Production date: 31 July 2020

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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
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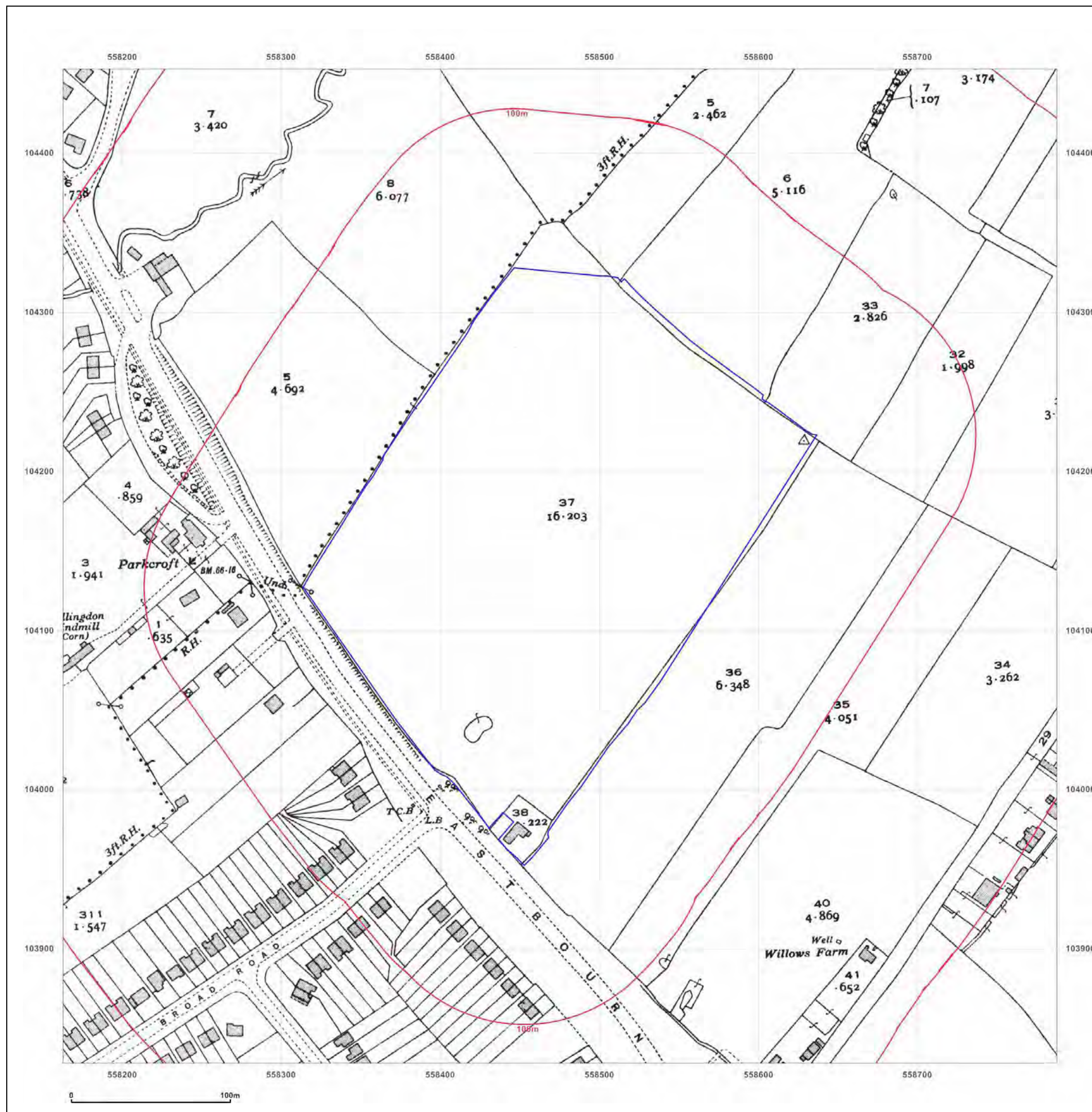


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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: National Grid

Map date: 1960

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition 1961
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Levelled 1951

Surveyed 1960
Revised 1960
Edition 1962
Copyright 1962
Levelled 1951

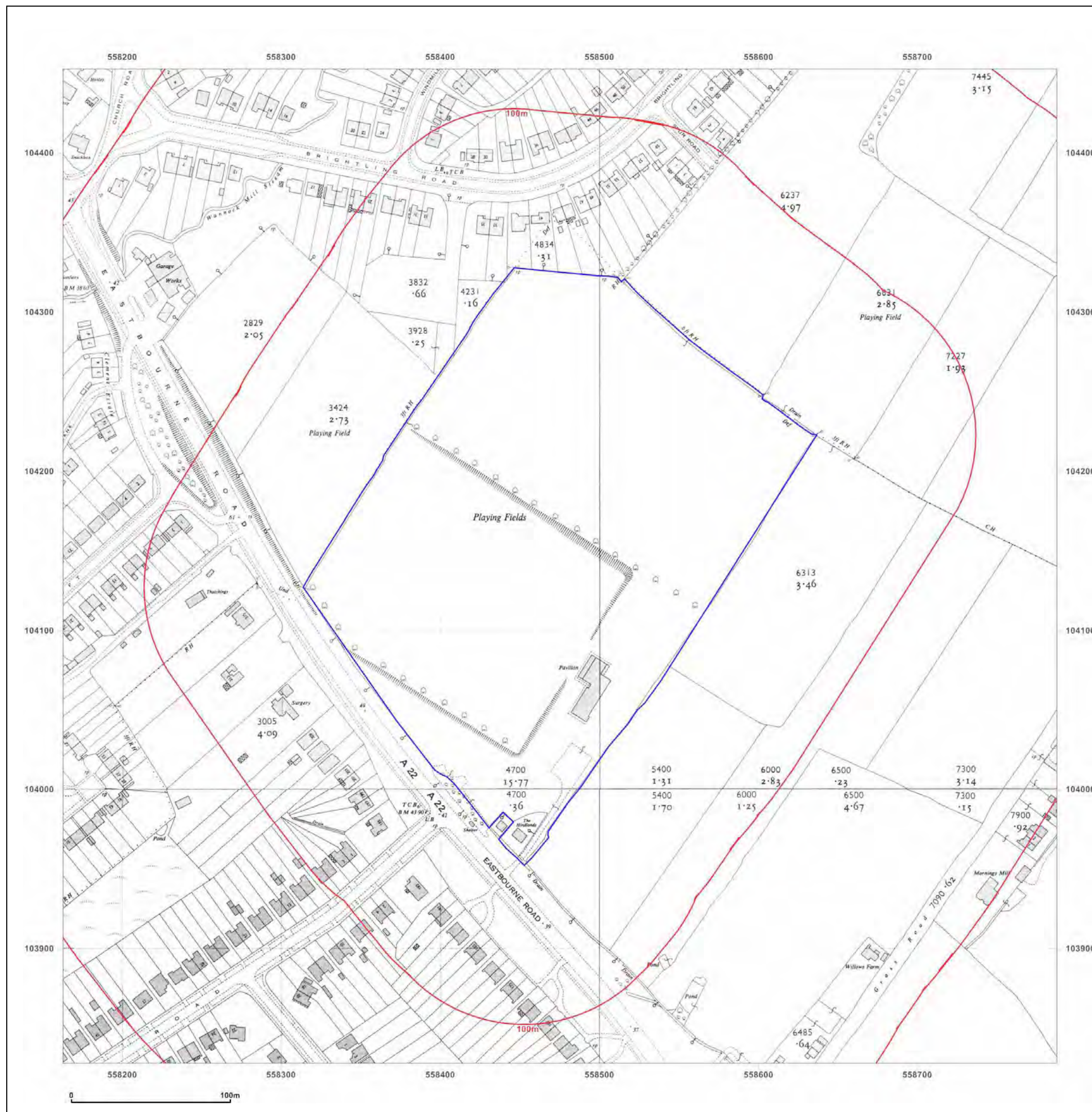


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Site Details:

558450.7562274326,
104158.8099877992

Client Ref: 20055J_Danescroft_Eastbourne
Report Ref: DCE-6930576
Grid Ref: 558475, 104140

Map Name: National Grid

Map date: 1989-1994

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
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Surveyed 1970
Revised 1989
Edition N/A
Copyright 1989
Levelled 1970

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

Surveyed 1970
Revised 1989
Edition N/A
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APPENDIX C – ENVIRONMENTAL DATA

558450.7562274326, 104158.8099877992,

Order Details

Date: 31/07/2020
Your ref: 20055J_Danescroft_Eastbourne
Our Ref: DCE-6930577
Client: Discovery CE Limited

Site Details

Location: 558444 104135
Area: 6.55 ha
Authority: [Wealden District Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.13

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Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	<u>1.1</u>	<u>Historical industrial land uses</u>	0	0	13	28	-
16	<u>1.2</u>	<u>Historical tanks</u>	0	0	1	2	-
17	<u>1.3</u>	<u>Historical energy features</u>	1	0	5	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	<u>1.5</u>	<u>Historical garages</u>	0	0	3	4	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
19	<u>2.1</u>	<u>Historical industrial land uses</u>	0	0	21	47	-
22	<u>2.2</u>	<u>Historical tanks</u>	0	0	1	5	-
23	<u>2.3</u>	<u>Historical energy features</u>	2	0	8	17	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	<u>2.5</u>	<u>Historical garages</u>	0	0	3	6	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26	<u>3.7</u>	<u>Waste exemptions</u>	0	0	0	10	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
28	<u>4.1</u>	<u>Recent industrial land uses</u>	0	1	7	-	-
29	<u>4.2</u>	<u>Current or recent petrol stations</u>	0	0	1	0	-
29	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	2	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	14	11	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.15	Pollutant release to public sewer	0	0	0	0	-
36	4.16	List 1 Dangerous Substances	0	0	0	0	-
36	4.17	List 2 Dangerous Substances	0	0	0	0	-
36	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	4	1	-
37	4.19	Pollution inventory substances	0	0	0	0	-
37	4.20	Pollution inventory waste transfers	0	0	0	0	-
37	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
38	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
40	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
42	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45	5.6	<u>Groundwater abstractions</u>	0	0	0	0	2
46	5.7	Surface water abstractions	0	0	0	0	0
46	5.8	<u>Potable abstractions</u>	0	0	0	0	2
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
48	6.1	<u>Water Network (OS MasterMap)</u>	7	0	11	-	-



50	<u>6.2</u>	<u>Surface water features</u>	1	2	9	-	-
50	<u>6.3</u>	<u>WFD Surface water body catchments</u>	1	-	-	-	-
51	<u>6.4</u>	<u>WFD Surface water bodies</u>	0	0	0	-	-
51	<u>6.5</u>	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
53	<u>7.2</u>	<u>Historical Flood Events</u>	0	0	3	-	-
53	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	None (within 50m)				
55	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
56	<u>8.1</u>	<u>Surface water flooding</u>	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
58	<u>9.1</u>	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
59	<u>10.1</u>	<u>Sites of Special Scientific Interest (SSSI)</u>	0	0	0	0	2
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60	10.5	National Nature Reserves (NNR)	0	0	0	0	0
61	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
61	<u>10.7</u>	<u>Designated Ancient Woodland</u>	0	0	0	0	9
61	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
62	10.11	Green Belt	0	0	0	0	0
62	10.12	Proposed Ramsar sites	0	0	0	0	0



62	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
63	10.16	<u>Nitrate Vulnerable Zones</u>	0	0	0	0	1
64	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
65	10.18	<u>SSSI Units</u>	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
68	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
68	11.3	National Parks	0	0	0	-	-
68	11.4	<u>Listed Buildings</u>	0	0	1	-	-
69	11.5	Conservation Areas	0	0	0	-	-
69	11.6	Scheduled Ancient Monuments	0	0	0	-	-
69	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	12.1	<u>Agricultural Land Classification</u>	Grade 3a (within 250m)				
71	12.2	Open Access Land	0	0	0	-	-
71	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	0	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
73	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
74	14.1	<u>10k Availability</u>	Identified (within 500m)				
75	14.2	<u>Artificial and made ground (10k)</u>	0	0	0	1	-
76	14.3	<u>Superficial geology (10k)</u>	1	0	2	2	-

77	14.4	Landslip (10k)	0	0	0	0	-
78	14.5	<u>Bedrock geology (10k)</u>	2	0	1	0	-
79	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
80	15.1	<u>50k Availability</u>	Identified (within 500m)				
81	15.2	<u>Artificial and made ground (50k)</u>	0	0	0	1	-
82	15.3	Artificial ground permeability (50k)	0	0	-	-	-
83	15.4	<u>Superficial geology (50k)</u>	0	1	0	3	-
84	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
85	15.8	<u>Bedrock geology (50k)</u>	2	0	1	0	-
86	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
86	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
87	16.1	<u>BGS Boreholes</u>	0	0	1	-	-
Page	Section	Natural ground subsidence					
88	17.1	<u>Shrink swell clays</u>	Moderate (within 50m)				
90	17.2	<u>Running sands</u>	Very low (within 50m)				
92	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
93	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
94	17.5	<u>Landslides</u>	Very low (within 50m)				
95	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
96	18.1	Natural cavities	0	0	0	0	-
97	18.2	BritPits	0	0	0	0	-
97	18.3	<u>Surface ground workings</u>	0	0	5	-	-
97	18.4	Underground workings	0	0	0	0	0
97	18.5	Historical Mineral Planning Areas	0	0	0	0	-



98	18.6	<u>Non-coal mining</u>	1	0	1	0	3
98	18.7	Mining cavities	0	0	0	0	0
99	18.8	JPB mining areas	None (within 0m)				
99	18.9	Coal mining	None (within 0m)				
99	18.10	Brine areas	None (within 0m)				
99	18.11	Gypsum areas	None (within 0m)				
99	18.12	Tin mining	None (within 0m)				
100	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
101	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
102	20.1	<u>BGS Estimated Background Soil Chemistry</u>	6	3	-	-	-
103	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
104	21.1	Underground railways (London)	0	0	0	-	-
104	21.2	Underground railways (Non-London)	0	0	0	-	-
104	21.3	Railway tunnels	0	0	0	-	-
104	21.4	Historical railway and tunnel features	0	0	0	-	-
104	21.5	Royal Mail tunnels	0	0	0	-	-
105	21.6	Historical railways	0	0	0	-	-
105	21.7	Railways	0	0	0	-	-
105	21.8	Crossrail 1	0	0	0	0	-
105	21.9	Crossrail 2	0	0	0	0	-
105	21.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 01/04/2019

Site Area: 6.55ha



Recent site history - 2016 aerial photograph



Capture Date: 06/08/2016

Site Area: 6.55ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 6.55ha



Recent site history - 2005 aerial photograph



Capture Date: 15/07/2005

Site Area: 6.55ha



Recent site history - 1999 aerial photograph



Capture Date: 03/09/1999

Site Area: 6.55ha



OS MasterMap site plan



Site Area: 6.55ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

41

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 14**

ID	Location	Land use	Dates present	Group ID
3	74m NW	Cuttings	1957	2130360



ID	Location	Land use	Dates present	Group ID
A	135m W	Windmill	1908	2198052
A	135m W	Windmill	1938 - 1950	2258653
A	137m W	Disused Windmill	1957	2151372
A	145m W	Windmill	1898	2238679
A	146m W	Corn Mill	1875	2153027
C	166m NW	Nurseries	1957	2168363
D	203m SE	Unspecified Mill	1957	2288941
D	229m SE	Unspecified Mill	1875	2295289
D	230m SE	Unspecified Mill	1898 - 1908	2174972
D	230m SE	Unspecified Mill	1938 - 1950	2178390
E	230m SW	Infectious Diseases Hospital	1950	2246153
E	230m SW	Infectious Diseases Hospital	1898 - 1938	2292688
7	305m NW	Nursery	1950	2161930
F	313m N	Nursery	1908	2161929
F	313m N	Nurseries	1938 - 1950	2245784
G	322m SW	Unspecified Mill	1898 - 1938	2263122
8	341m W	Corn Mill	1874	2153024
G	355m SW	Mill Pond	1898 - 1938	2266105
I	446m N	Railway Sidings	1898 - 1908	2246131
I	446m N	Railway Sidings	1938 - 1950	2294003
J	450m N	Goods Yard	1938 - 1950	2192668
I	451m N	Railway Sidings	1957	2289854
13	451m N	Unspecified Ground Workings	1978	2135259
14	458m N	Unspecified Ground Workings	1978	2135258
J	463m N	Unspecified Commercial/Industrial	1875	2131242
J	463m N	Railway Sidings	1875	2191720
I	471m N	Railway Sidings	1978	2254098
I	472m N	Railway Station	1898 - 1908	2183679



ID	Location	Land use	Dates present	Group ID
I	473m N	Railway Station	1957	2208772
K	476m N	Railway Building	1938 - 1957	2278613
I	477m N	Railway Station	1938 - 1950	2211568
I	477m N	Railway Building	1950 - 1957	2182666
K	478m N	Railway Building	1908	2264957
I	482m NE	Unspecified Pit	1908	2127597
L	483m N	Brick Field	1875	2146853
K	487m N	Railway Buildings	1898 - 1908	2192490
L	488m N	Railway Buildings	1957	2163812
K	491m N	Railway Building	1908	2150708
K	495m N	Railway Building	1875	2150707
L	495m N	Railway Building	1938 - 1950	2259261

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

3

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 14**

ID	Location	Land use	Dates present	Group ID
C	237m NW	Unspecified Tank	1968	372559
D	260m SE	Tank or Trough	1875	380272
6	298m NW	Unspecified Tank	1899 - 1937	411370

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

13

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
1	On site	Electricity Substation	1968 - 1994	287310
2	63m W	Electricity Substation	1971 - 1996	283992
4	80m NW	Electricity Substation	1971 - 1996	274068
B	147m NW	Electricity Substation	1971 - 1996	261900
A	221m SW	Electricity Substation	1996	249161
A	224m SW	Electricity Substation	1971	249163
5	270m NW	Electricity Substation	1971 - 1996	270328
9	386m N	Electricity Substation	1968 - 1994	259241
10	397m N	Electricity Substation	1971 - 1990	275900
11	408m SW	Electricity Substation	1994	249162
12	423m SW	Electricity Substation	1968 - 1994	277203
H	437m SE	Electricity Substation	1971	249160
H	447m SE	Electricity Substation	1989 - 1994	261181

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

7

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 14**

ID	Location	Land use	Dates present	Group ID
B	153m NW	Garage	1971	77210
B	171m NW	Garage	1960	77320
B	172m NW	Garage	1960	79286
M	483m NW	Garage	1994	78686
M	484m NW	Garage	1961 - 1968	80310
M	484m NW	Garage	1960	79293
M	484m NW	Garage	1978 - 1983	83516

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

68

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
1	74m NW	Cuttings	1957	2130360
D	135m W	Windmill	1950	2258653
D	135m W	Windmill	1938	2258653



ID	Location	Land Use	Date	Group ID
D	135m W	Windmill	1908	2198052
D	137m W	Disused Windmill	1957	2151372
D	145m W	Windmill	1898	2238679
D	146m W	Corn Mill	1875	2153027
F	166m NW	Nurseries	1957	2168363
G	203m SE	Unspecified Mill	1957	2288941
G	229m SE	Unspecified Mill	1875	2295289
G	230m SE	Unspecified Mill	1950	2178390
G	230m SE	Unspecified Mill	1938	2178390
G	230m SE	Unspecified Mill	1908	2174972
G	230m SE	Unspecified Mill	1898	2174972
H	230m SW	Infectious Diseases Hospital	1950	2246153
H	230m SW	Infectious Diseases Hospital	1938	2292688
H	230m SW	Infectious Diseases Hospital	1908	2292688
H	243m SW	Infectious Diseases Hospital	1938	2292688
H	243m SW	Infectious Diseases Hospital	1925	2292688
H	243m SW	Infectious Diseases Hospital	1908	2292688
H	243m SW	Infectious Diseases Hospital	1898	2292688
2	305m NW	Nursery	1950	2161930
K	313m N	Nurseries	1950	2245784
K	313m N	Nurseries	1938	2245784
K	313m N	Nursery	1908	2161929
L	322m SW	Unspecified Mill	1938	2263122
L	322m SW	Unspecified Mill	1925	2263122
L	322m SW	Unspecified Mill	1908	2263122
L	322m SW	Unspecified Mill	1898	2263122
3	341m W	Corn Mill	1874	2153024
L	355m SW	Mill Pond	1938	2266105



ID	Location	Land Use	Date	Group ID
L	355m SW	Mill Pond	1925	2266105
L	355m SW	Mill Pond	1908	2266105
L	355m SW	Mill Pond	1898	2266105
Q	446m N	Railway Sidings	1950	2294003
Q	446m N	Railway Sidings	1950	2294003
Q	446m N	Railway Sidings	1938	2294003
Q	446m N	Railway Sidings	1908	2246131
Q	446m N	Railway Sidings	1898	2246131
R	450m N	Goods Yard	1950	2192668
R	450m N	Goods Yard	1950	2192668
R	450m N	Goods Yard	1938	2192668
Q	451m N	Railway Sidings	1957	2289854
5	451m N	Unspecified Ground Workings	1978	2135259
6	458m N	Unspecified Ground Workings	1978	2135258
R	463m N	Railway Sidings	1875	2191720
R	463m N	Unspecified Commercial/Industrial	1875	2131242
Q	471m N	Railway Sidings	1978	2254098
Q	472m N	Railway Station	1908	2183679
Q	472m N	Railway Station	1898	2183679
Q	473m N	Railway Station	1957	2208772
S	476m N	Railway Building	1957	2278613
Q	477m N	Railway Station	1950	2211568
Q	477m N	Railway Station	1938	2211568
Q	477m N	Railway Building	1957	2182666
S	478m N	Railway Building	1950	2278613
S	478m N	Railway Building	1938	2278613
S	478m N	Railway Building	1908	2264957
Q	481m N	Railway Building	1950	2182666



ID	Location	Land Use	Date	Group ID
Q	482m NE	Unspecified Pit	1908	2127597
T	483m N	Brick Field	1875	2146853
S	487m N	Railway Buildings	1908	2192490
S	487m N	Railway Buildings	1898	2192490
T	488m N	Railway Buildings	1957	2163812
S	491m N	Railway Building	1908	2150708
S	495m N	Railway Building	1875	2150707
T	495m N	Railway Building	1950	2259261
T	495m N	Railway Building	1938	2259261

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

6

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 19**

ID	Location	Land Use	Date	Group ID
F	237m NW	Unspecified Tank	1968	372559
G	260m SE	Tank or Trough	1875	380272
J	298m NW	Unspecified Tank	1899	411370
J	298m NW	Unspecified Tank	1910	411370
J	298m NW	Unspecified Tank	1928	411370
J	298m NW	Unspecified Tank	1937	411370

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

27

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

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1968	287310
A	On site	Electricity Substation	1994	287310
B	63m W	Electricity Substation	1996	283992
B	63m W	Electricity Substation	1971	283992
C	80m NW	Electricity Substation	1996	274068
C	80m NW	Electricity Substation	1971	274068
E	147m NW	Electricity Substation	1971	261900
E	151m NW	Electricity Substation	1996	261900
D	221m SW	Electricity Substation	1996	249161
D	224m SW	Electricity Substation	1971	249163
I	270m NW	Electricity Substation	1971	270328
I	270m NW	Electricity Substation	1996	270328
M	386m N	Electricity Substation	1968	259241
M	387m N	Electricity Substation	1978	259241
M	387m N	Electricity Substation	1983	259241
M	388m N	Electricity Substation	1994	259241
N	397m N	Electricity Substation	1971	275900
N	398m N	Electricity Substation	1986	275900
N	398m N	Electricity Substation	1990	275900
N	398m N	Electricity Substation	1989	275900
4	408m SW	Electricity Substation	1994	249162
O	423m SW	Electricity Substation	1994	277203
O	423m SW	Electricity Substation	1968	277203



ID	Location	Land Use	Date	Group ID
P	437m SE	Electricity Substation	1971	249160
P	447m SE	Electricity Substation	1994	261181
P	447m SE	Electricity Substation	1989	261181
P	447m SE	Electricity Substation	1989	261181

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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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'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	9
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Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 19**

ID	Location	Land Use	Date	Group ID
E	153m NW	Garage	1971	77210
E	171m NW	Garage	1960	77320
E	172m NW	Garage	1960	79286
U	483m NW	Garage	1994	78686
U	484m NW	Garage	1961	80310
U	484m NW	Garage	1968	80310
U	484m NW	Garage	1960	79293
U	484m NW	Garage	1978	83516
U	484m NW	Garage	1983	83516

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**10**

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.

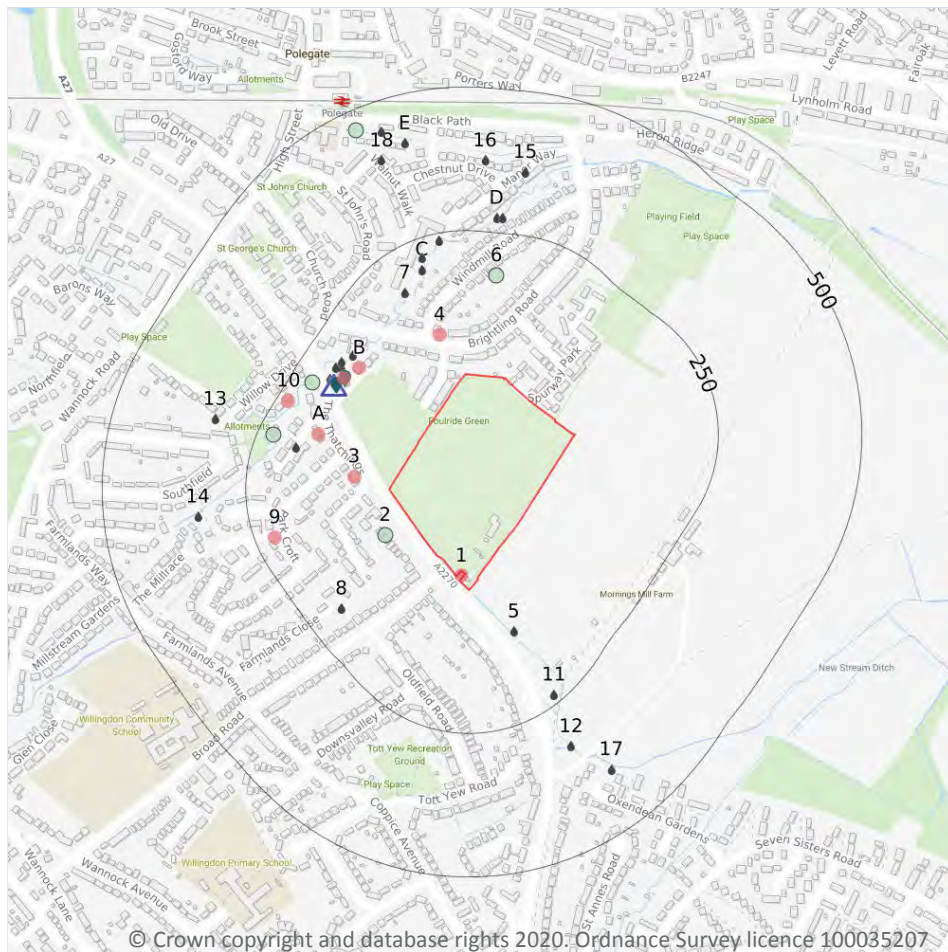
Features are displayed on the Waste and landfill map on **page 25**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Treating waste exemption	Agricultural Waste Only	Aerobic composting and associated prior treatment
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Using waste exemption	Agricultural Waste Only	Use of mulch
A	267m SE	Mornings Mill Farm Lower Willingdon East Sussex BN20 9NY	EPR/VE5784H R/A001	Using waste exemption	Agricultural Waste Only	Use of waste for a specified purpose
1	483m NW	BLACK PATH, POLEGATE, BN26 5AP	WEX165622	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

8

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 28**

ID	Location	Company	Address	Activity	Category
1	3m NW	Electricity Sub Station	East Sussex, BN20	Electrical Features	Infrastructure and Facilities
3	66m W	Electricity Sub Station	East Sussex, BN26	Electrical Features	Infrastructure and Facilities
4	82m NW	Electricity Sub Station	East Sussex, BN26	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	156m NW	Facebook Martlet Mobility	219, Eastbourne Road, Polegate, East Sussex, BN26 5DS	Vehicles	Industrial Products
B	158m NW	Electricity Sub Station	East Sussex, BN26	Electrical Features	Infrastructure and Facilities
B	169m NW	Esso	94, Eastbourne Road, Polegate, East Sussex, BN26 5DD	Petrol and Fuel Stations	Road and Rail
9	216m SW	Electricity Sub Station	East Sussex, BN26	Electrical Features	Infrastructure and Facilities
10	230m NW	Mands Chauffeur Services	9b, Willow Drive, Polegate, East Sussex, BN26 5DN	Vehicle Hire and Rental	Hire Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	1
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 28**

ID	Location	Company	Address	LPG	Status
B	178m NW	ESSO	94, Eastbourne Road, Polegate, Eastbourne, East Sussex, BN26 5DD	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0
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Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 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.

4.10 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.

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

Records within 500m	2
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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 28**

ID	Location	Address	Details	
B	168m NW	Tesco, 94 Eastbourne Road, Polegate, East Sussex, BN26 5DD	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
B	174m NW	Polegate Service Station, Eastbourne Rd, BN26 5DD	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m

25

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 28**

ID	Location	Address	Details	
5	106m SE	DEVELOPMENT AT FARMLANDS AVE, DEVELOPMENT @ FARMLANDS AVE, LOWER WILLINGDON, EASTBOURNE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01261 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/05/1964 Effective Date: 08/05/1964 Revocation Date: 01/07/1991
7	177m NW	NURSERY AT ST. JOHNS ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01811 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/03/1969 Effective Date: 24/03/1969 Revocation Date: 11/11/1996
B	178m NW	33 KV SUBSTATION, POLEGATE MOTORS LTD &, ADJ. E.C.B. PLAYING FIELDS, POLEGATE EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01719 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/05/1968 Effective Date: 08/05/1968 Revocation Date: 14/03/1995
A	178m NW	BROAD ROAD, NE COPPICE AVE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01376 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/01/1956 Effective Date: 13/01/1956 Revocation Date: 01/07/1991
B	183m NW	SOUTHFIELD POLEGATE CSO E'BOURNE RD, SOUTHFIELD POLEGATE CSO, ELECTRICITY SUB STATION, EASTBOURNE RD, POLEGATE, EAST SUSSEX, BN26 5DO	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: A01505 Permit Version: 1 Receiving Water: WANNOCK MILL STREAM	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 11/10/2007 Effective Date: 31/03/2008 Revocation Date: -
8	188m SW	ESTATE DEV AT THE THATCHINGS, OFF EASTBOURNE ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01468 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/04/1966 Effective Date: 12/04/1966 Revocation Date: 31/03/1997



ID	Location	Address	Details	
B	189m NW	POLEGATE SERVICE STATION, EASTBOURNE ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01815 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 31/03/1969 Effective Date: 31/03/1969 Revocation Date: -
B	189m NW	33 KV SUBSTATION, POLEGATE MOTORS LTD &, ADJ. E.C.B. PLAYING FIELDS, POLEGATE EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01719 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/05/1968 Effective Date: 08/05/1968 Revocation Date: 14/03/1995
B	189m NW	POLEGATE SERVICE STATION, EASTBOURNE ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P01338L Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 24/11/1987 Effective Date: 24/11/1987 Revocation Date: 31/03/1997
B	191m NW	POLEGATE SERVICE STATION, A22 LONDON ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P06606R Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 01/04/1997 Effective Date: 01/04/1997 Revocation Date: -
C	197m NW	NURSERY AT ST. JOHNS ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01811 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/03/1969 Effective Date: 24/03/1969 Revocation Date: 11/11/1996
C	215m N	NURSERY AT ST. JOHNS ROAD, POLEGATE, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01811 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 24/03/1969 Effective Date: 24/03/1969 Revocation Date: 11/11/1996
11	234m SE	FOULRIDE GREEN, WILLINGDON, EASTBOURNE, EAST SUSSEX	Effluent Type: UNSPECIFIED Permit Number: D01055 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 01/06/1963 Effective Date: 01/06/1963 Revocation Date: 19/02/2007



ID	Location	Address	Details	
C	236m N	SHED AT ST JOHN'S ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01552 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 10/01/1967 Effective Date: 10/01/1967 Revocation Date: 31/03/1997
D	275m N	WINDMILL ROAD & OTTIEHAM CLOSE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01371 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/07/1956 Effective Date: 20/07/1956 Revocation Date: 01/07/1991
D	276m N	DEVELOPMENT AT ST. JOHN'S NURSERY, DEVELOPMENT AT ST. JOHN'S NURSER, MANOR WAY	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01757 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 11/09/1968 Effective Date: 11/09/1968 Revocation Date: 01/07/1991
12	325m SE	WATER PIPELINE, WANNOCK TO POLEGATE, & FROM WILLINGDON TO HAMDEN PARK, EASTBOURNE, EAST SUSSEX, BN22 0RS	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - WATER COMPANY (WTW) Permit Number: N01597 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 24/04/1978 Effective Date: 24/04/1978 Revocation Date: 30/03/2010
13	327m W	1 THE DRIVE, POLEGATE, SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02852 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 13/09/1963 Effective Date: 13/09/1963 Revocation Date: 31/03/1997
14	336m W	LAND ADJACENT TO MILLDENE, THE MILLRACE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02073 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/03/1976 Effective Date: 08/03/1976 Revocation Date: 01/07/1991
15	359m N	WINDMILL ROAD & OTTIEHAM CLOSE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01371 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/07/1956 Effective Date: 20/07/1956 Revocation Date: 01/07/1991



ID	Location	Address	Details	
16	373m N	BLACK PATH ESTATE	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02179 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 04/06/1973 Effective Date: 04/06/1973 Revocation Date: 31/03/1997
17	398m SE	RESIDENTIAL DEVELOPMENT AREA D, HAMLANDS ESTATE, WILLINGDON, EAST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01712 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 28/06/1968 Effective Date: 28/06/1968 Revocation Date: 06/03/1995
18	399m N	WALNUT WALK	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01291 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/09/1963 Effective Date: 13/09/1963 Revocation Date: 01/07/1991
E	415m N	RESIDENTIAL DEVELOPMENT ADJOINING, RESIDENTIAL DEVELOPMENT ADJOININ, ST JOHN'S ROAD	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01326 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 11/05/1962 Effective Date: 11/05/1962 Revocation Date: 01/07/1991
E	446m N	THE CENTRE, HIGH STREET	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02162 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 05/03/1973 Effective Date: 05/03/1973 Revocation Date: 31/03/1997

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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



4.15 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

5

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 28**

ID	Location	Details	
2	51m SW	Incident Date: 16/07/2002 Incident Identification: 92018 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)
6	176m N	Incident Date: 17/07/2002 Incident Identification: 92247 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
B	212m NW	Incident Date: 24/09/2002 Incident Identification: 110294 Pollutant: Oils and Fuel Pollutant Description: Unidentified Oil	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	223m NW	Incident Date: 25/08/2003 Incident Identification: 184786 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	464m NW	Incident Date: 05/07/2001 Incident Identification: 13843 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	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.

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

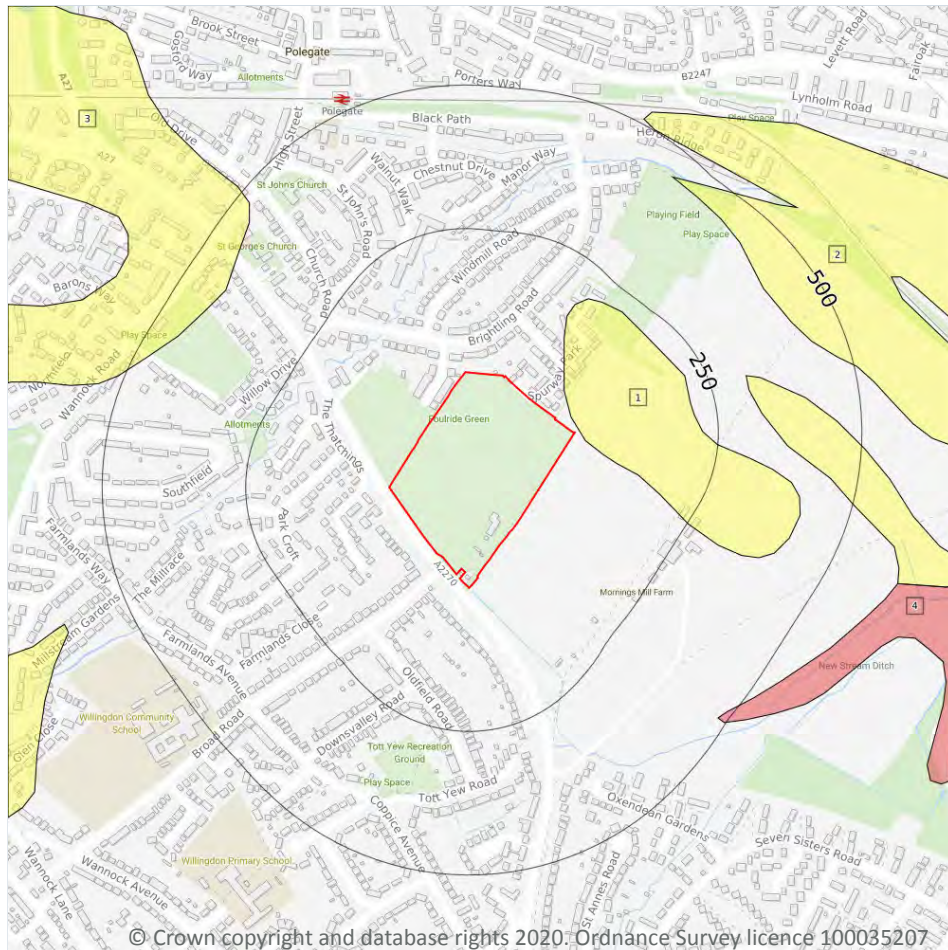
0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 38**

ID	Location	Designation	Description
1	8m NE	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	312m E	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

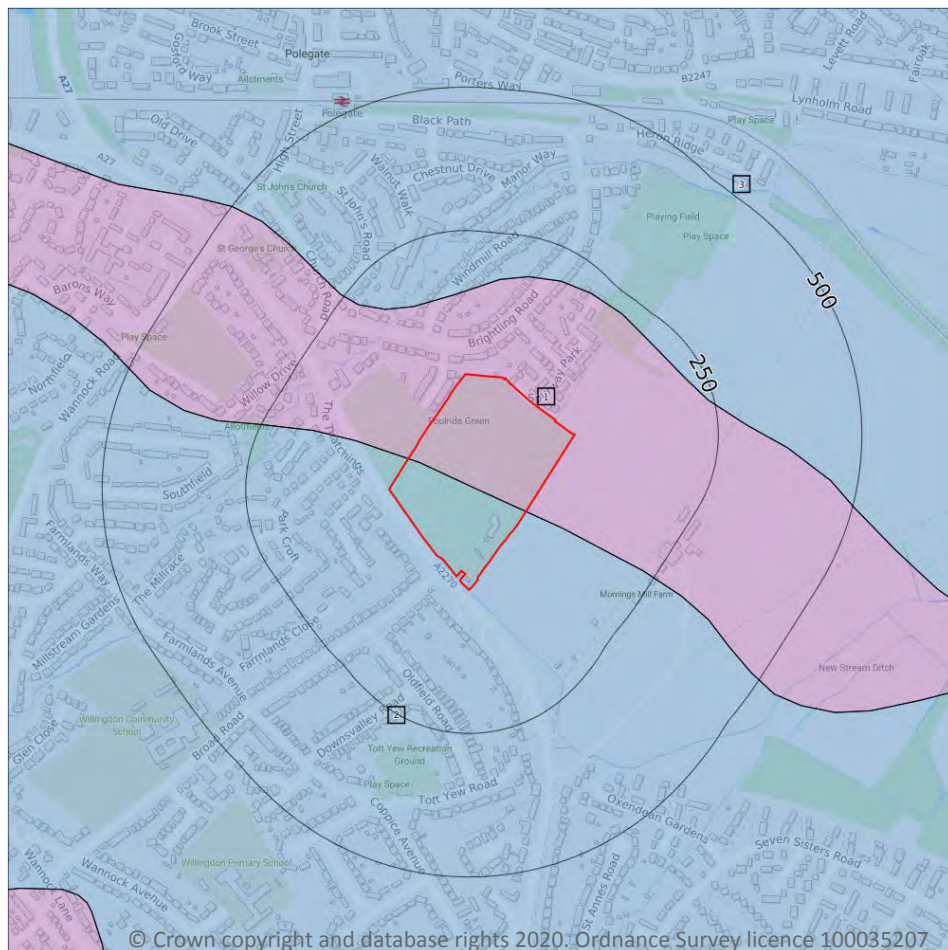


ID	Location	Designation	Description
3	424m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	484m SE	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.



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

3

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 40**

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

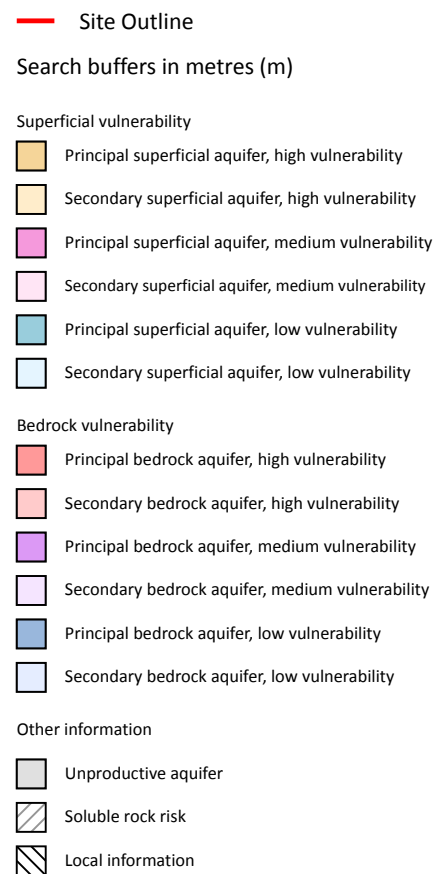
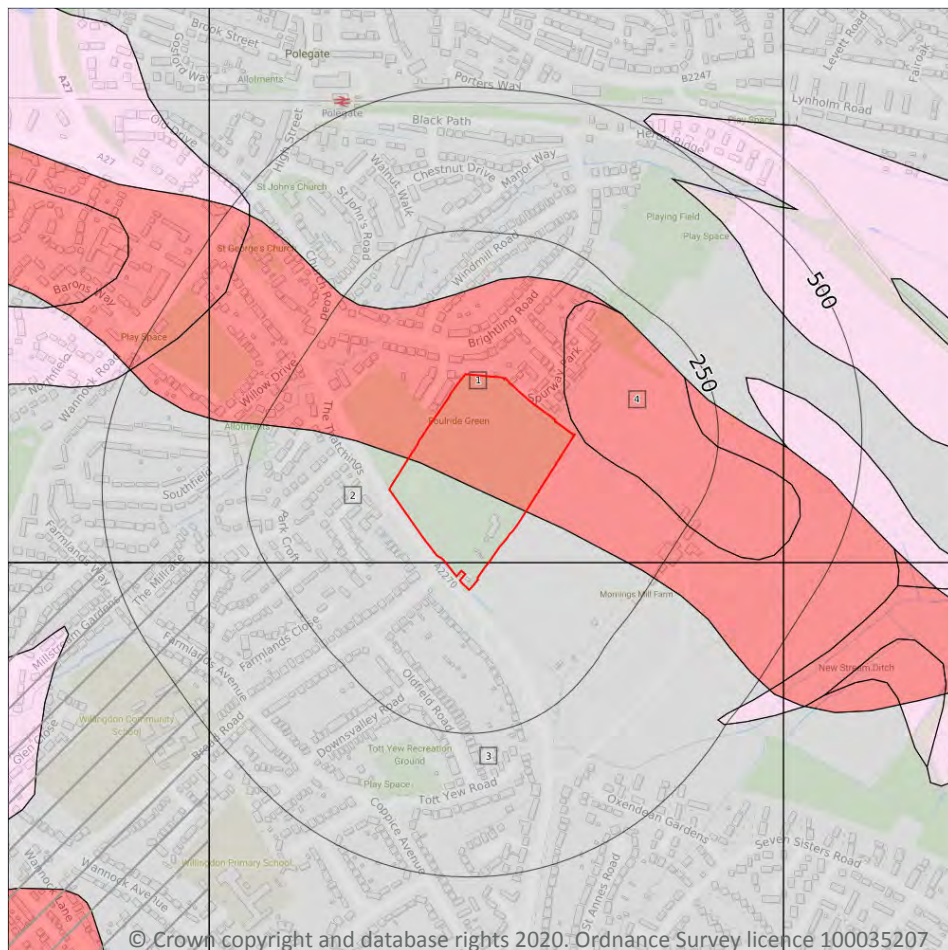


ID	Location	Designation	Description
3	138m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

4

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 42**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
4	8m NE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	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

0

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

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

2

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 45**

ID	Location	Details	
-	1595m W	Status: Active Licence No: 10/41/151301 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: FILCHING SHAFT 1 Data Type: Point Name: South East Water Ltd Easting: 556830 Northing: 103540	Annual Volume (m ³): 10,364,880 Max Daily Volume (m ³): 49,124.30 Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 101 Version Start Date: 16/04/2019 Version End Date: -
-	1664m SW	Status: Active Licence No: 10/41/151301 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: FILCHING SHAFT 2 Data Type: Point Name: South East Water Ltd Easting: 556980 Northing: 103130	Annual Volume (m ³): 10,364,880 Max Daily Volume (m ³): 49,124.30 Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 101 Version Start Date: 16/04/2019 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

2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 45**

ID	Location	Details	
-	1595m W	Status: Active Licence No: 10/41/151301 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: FILCHING SHAFT 1 Data Type: Point Name: South East Water Ltd Easting: 556830 Northing: 103540	Annual Volume (m ³): 10,364,880 Max Daily Volume (m ³): 49,124.30 Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 101 Version Start Date: 16/04/2019 Version End Date: -
-	1664m SW	Status: Active Licence No: 10/41/151301 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: FILCHING SHAFT 2 Data Type: Point Name: South East Water Ltd Easting: 556980 Northing: 103130	Annual Volume (m ³): 10,364,880 Max Daily Volume (m ³): 49,124.30 Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 101 Version Start Date: 16/04/2019 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0
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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.

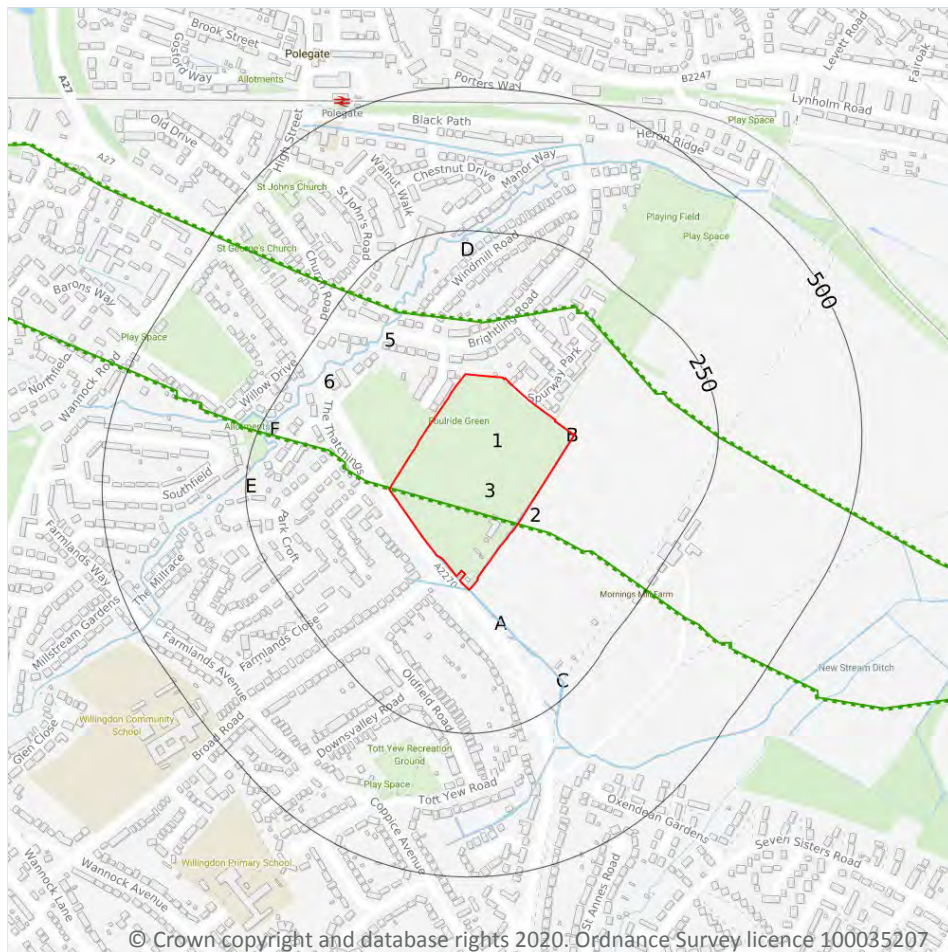
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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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

18

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 48**

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



ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	On site	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	104m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	119m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	125m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	152m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Wannock Mill Stream
5	156m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Wannock Mill Stream
6	156m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Wannock Mill Stream
E	210m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Wannock Mill Stream



ID	Location	Type of water feature	Ground level	Permanence	Name
C	234m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	240m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	242m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	243m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

12

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

Features are displayed on the Hydrology map on **page 48**

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 48**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
3	On site	River WB catchment	Langney Sewer at Eastbourne	GB107041006650	Pevensey	Cuckmere and Pevensey Levels

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 48**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	794m E	River	Langney Sewer at Eastbourne	GB107041006650	Poor	Good	Poor	2016

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

6.5 WFD Groundwater bodies

Records on site	1
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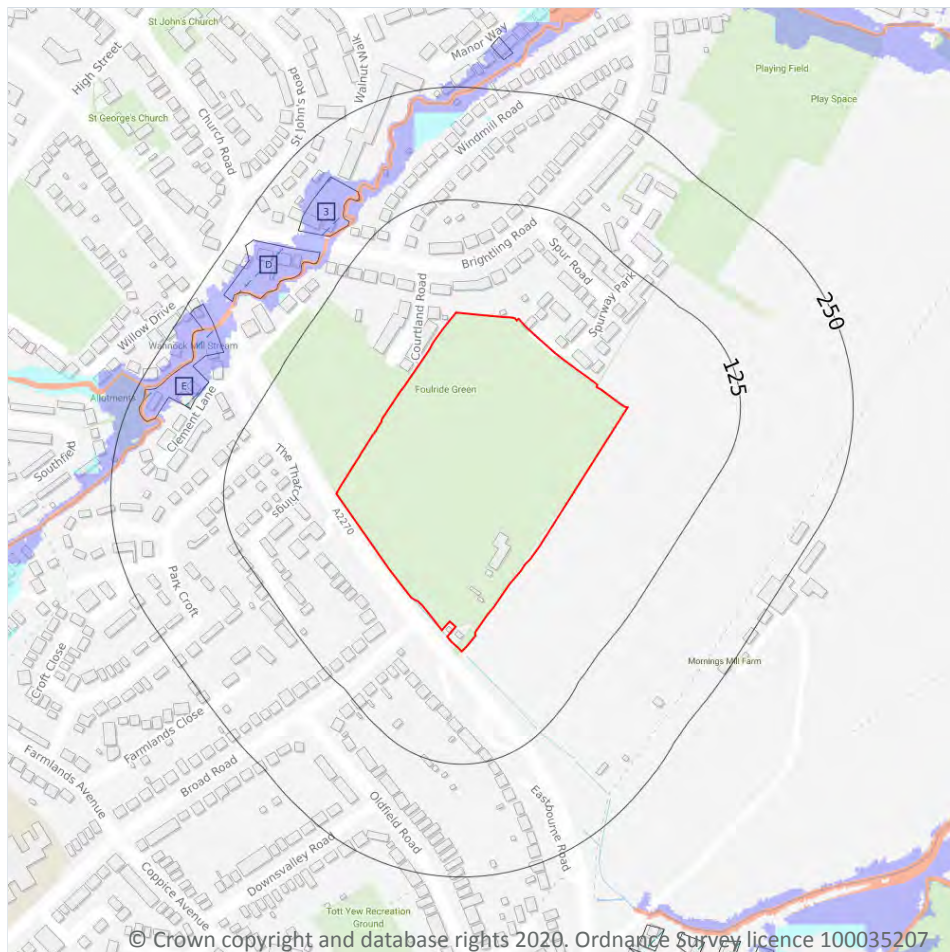
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 48**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Lower Greensand Cuckmere & Pevensey Levels	GB40701G502600	Good	Good	Good	2015

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

7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- Environment Agency 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 Sea (RoFRaS)

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

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

7.2 Historical Flood Events

Records within 250m

3

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.

Features are displayed on the River and coastal flooding map on **page 52**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
3	154m NW	07418k404feo_Mar1995_Polegate_An d_Wannock	1995-03-07 1995-03-07	Drainage	Local drainage/surface water	Fluvial
D	156m NW	07418k404feo_Mar1995_Polegate_An d_Wannock	1995-03-07 1995-03-07	Drainage	Local drainage/surface water	Fluvial
E	185m NW	07418k404feo_Mar1995_Polegate_An d_Wannock	1995-03-07 1995-03-07	Drainage	Local drainage/surface water	Fluvial

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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



7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

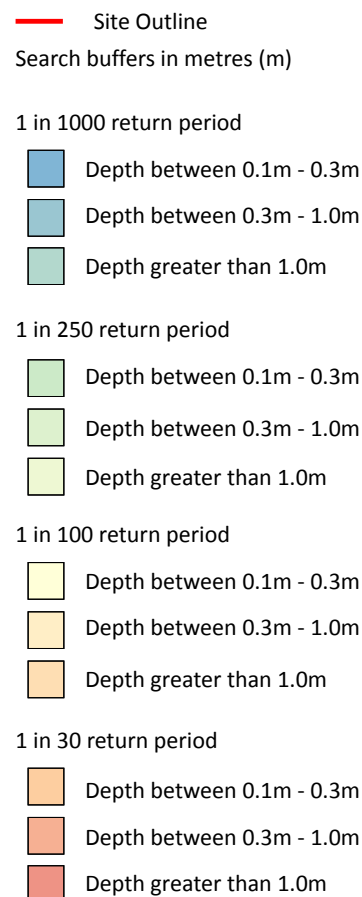
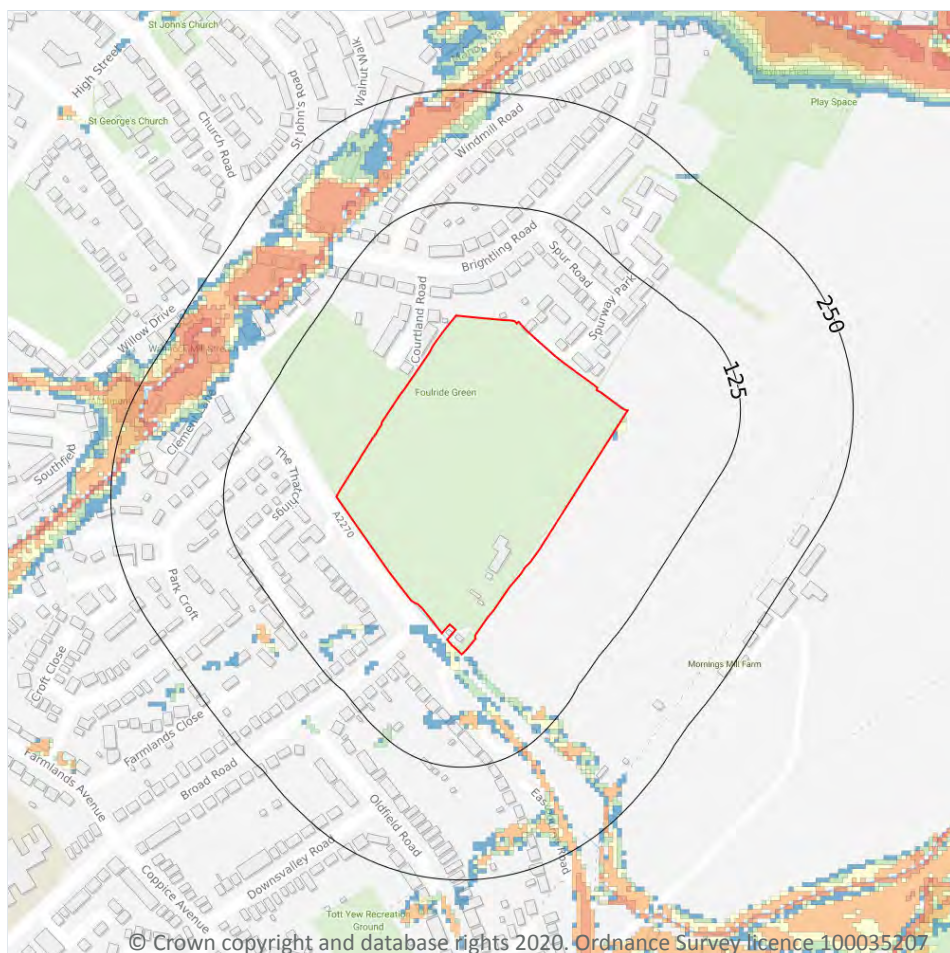
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 100 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 56**

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.

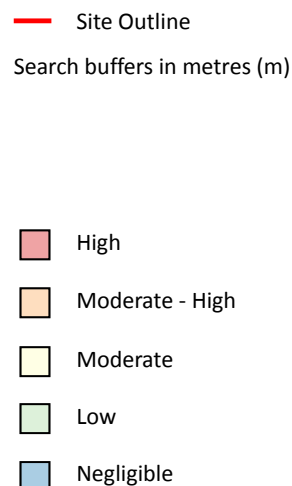
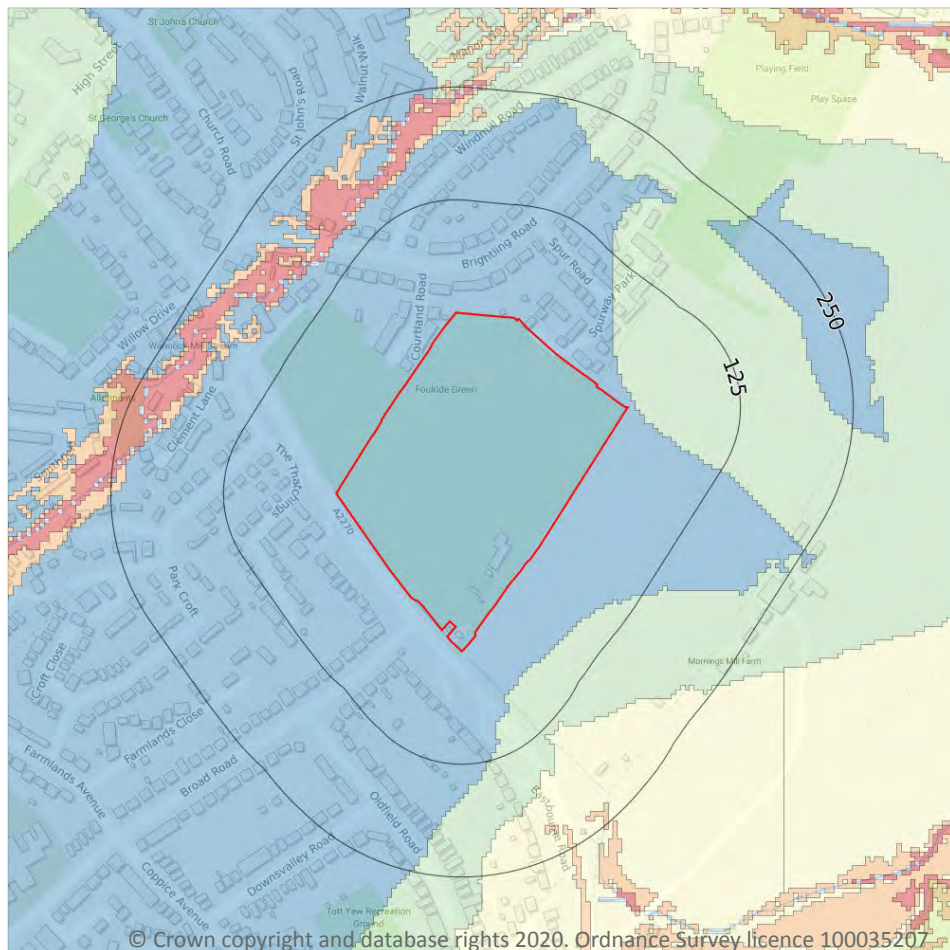
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

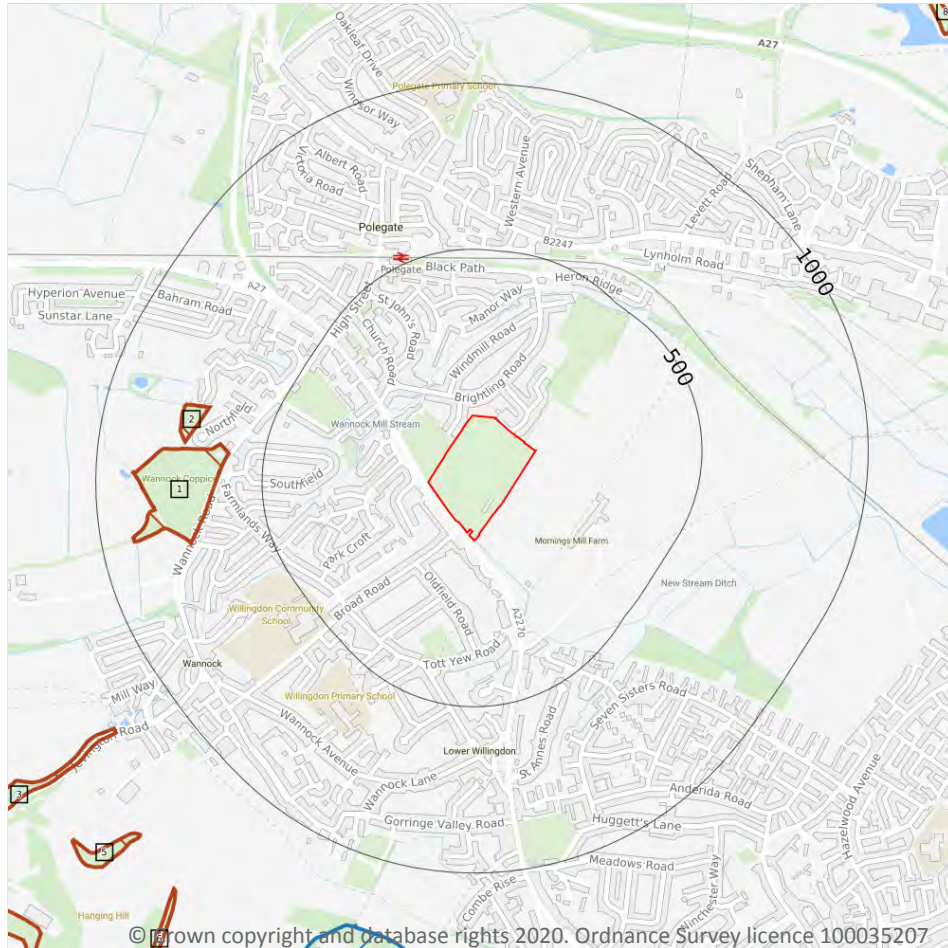
Low

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 58**

This data is sourced from Ambient Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or 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.

Features are displayed on the Environmental designations map on **page 59**

ID	Location	Name	Data source
4	1215m S	Willingdon Down	Natural England



ID	Location	Name	Data source
-	1808m W	Folkington Reservoir	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

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

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

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

10.3 Special Areas of Conservation (SAC)

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

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

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

10.4 Special Protection Areas (SPA)

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

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

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

10.5 National Nature Reserves (NNR)

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

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

9

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

Features are displayed on the Environmental designations map on **page 59**

ID	Location	Name	Woodland Type
1	606m W	Wannock Coppice	Ancient & Semi-Natural Woodland
2	695m W	Wannock Shaw	Ancient & Semi-Natural Woodland
3	1199m SW	Filching Glen	Ancient & Semi-Natural Woodland
5	1338m SW	Hanging Hill Shaw	Ancient & Semi-Natural Woodland
6	1384m SW	Hanging Hill Shaw 2	Ancient & Semi-Natural Woodland
7	1754m SW	Dean Wood	Ancient & Semi-Natural Woodland
8	1755m NE	Shepham Wood	Ancient & Semi-Natural Woodland
-	1911m NE	Drockmill Hill Shaw	Ancient & Semi-Natural Woodland
-	1983m S	THE COOMBE/WARREN	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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



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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

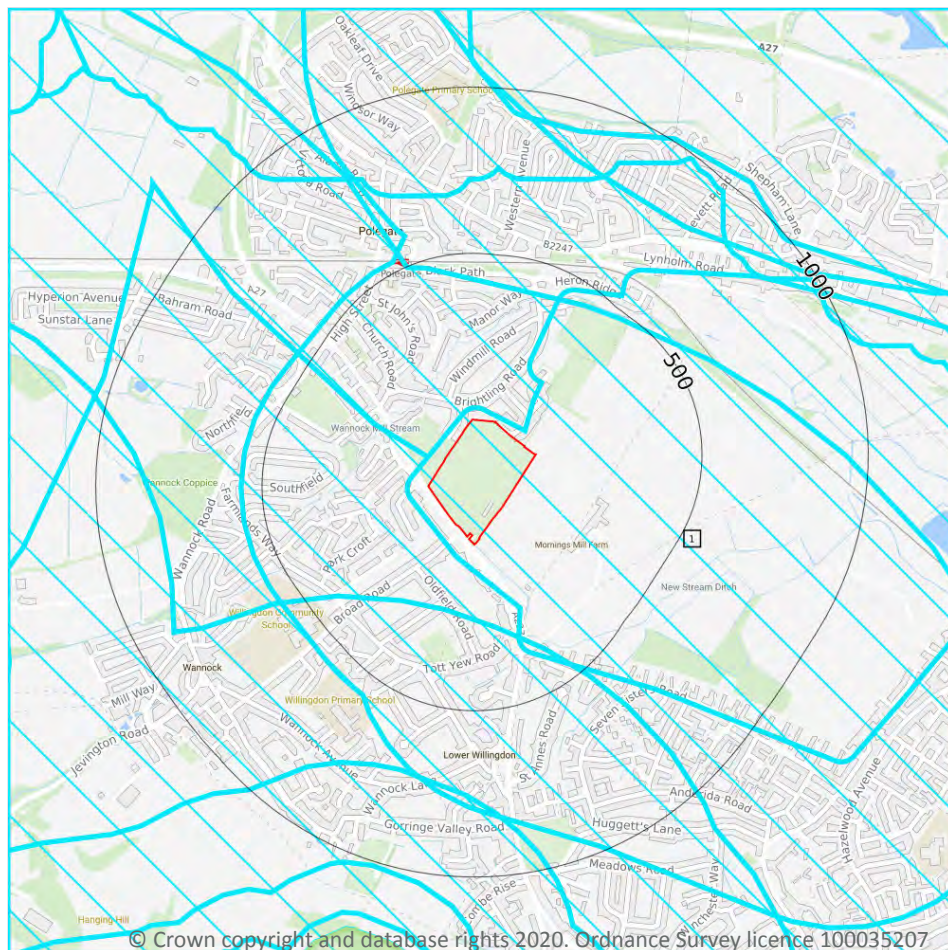
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1216m S	Sussex Chalk	Groundwater	G56	Changed

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 64**

ID	Location	Type of developments requiring consultation
1	On site	All applications - All Planning Applications (Except Householder) Outside Or Extending Outside Existing Settlements/urban Areas Affecting Greenspace, Farmland, Semi Natural Habitats Or Landscape Features Such As Trees, Hedges, Streams, Rural Buildings/structures. Infrastructure - Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Wind and Solar - Solar schemes with footprint > 0.5ha, all wind turbines. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Rural non-residential - Large non residential developments outside existing settlements/urban areas where net additional gross internal floorspace is > 1,000m² or footprint exceeds 0.2ha. Residential - Residential development of 10 units or more. Rural residential - Any residential development of 10 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 200m² & manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
-----------------------------	----------

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 64**

ID: 29
 Location: 1215m S
 SSSI name: Willingdon Down
 Unit name: 1
 Broad habitat: Calcareous Grassland - Lowland
 Condition: Favourable
 Reportable features:

Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG2)	Favourable	02/07/2014



Feature name	Feature condition	Date of assessment
Lowland calcareous grassland (CG3-5)	Favourable	02/07/2014

ID: -
Location: 1808m W
SSSI name: Folkington Reservoir
Unit name: 1
Broad habitat: Calcareous Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Population of Schedule 8 plant - Althaea hirsuta, Rough Marsh-mallow	Favourable	23/06/2011

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on **page 67**

ID	Location	Name	Grade	Reference Number	Listed date
1	171m W	Polegate Windmill, Willington And Jevington, Wealden, East Sussex, BN26	II*	1043086	13/10/1952

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

11.5 Conservation Areas

Records within 250m**0**

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

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

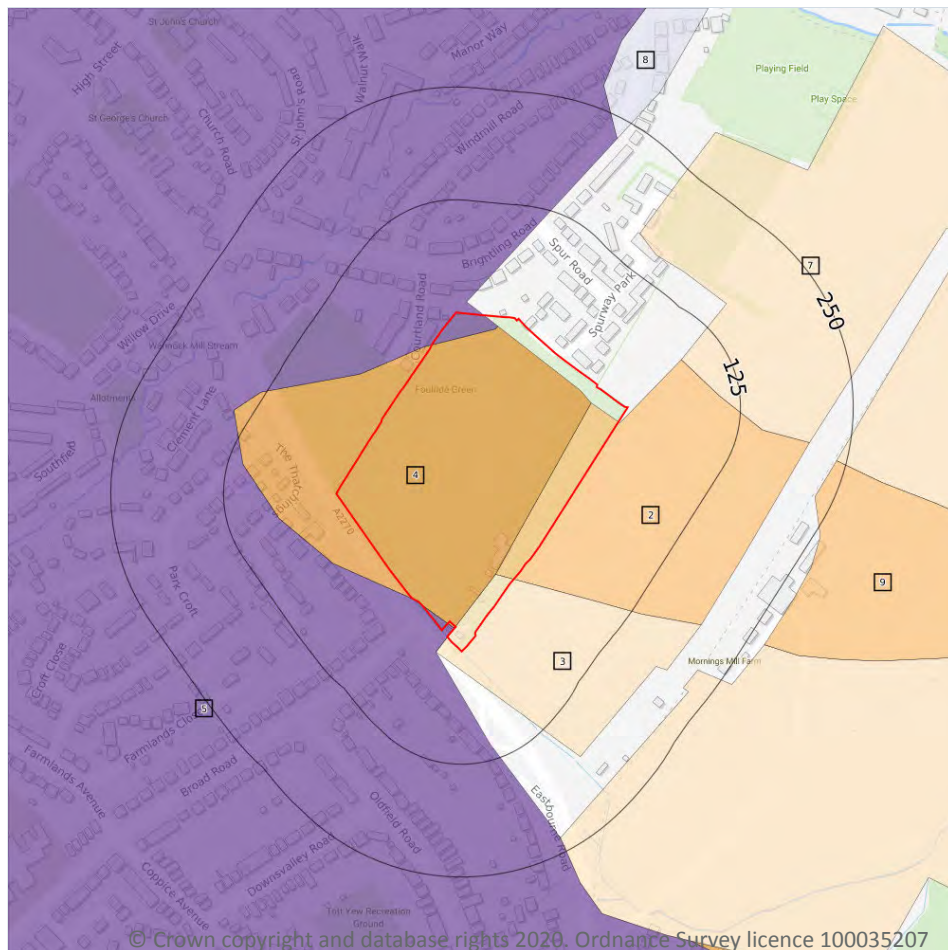
11.7 Registered Parks and Gardens

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 English Heritage, 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

7

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 70**

ID	Location	Classification	Description
2	On site	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.



ID	Location	Classification	Description
3	On site	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
4	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.
5	On site	Urban	-
7	80m NE	Grade 3b	Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.
8	228m NE	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
9	230m SE	Grade 3a	Good quality agricultural land. Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.

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.

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

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

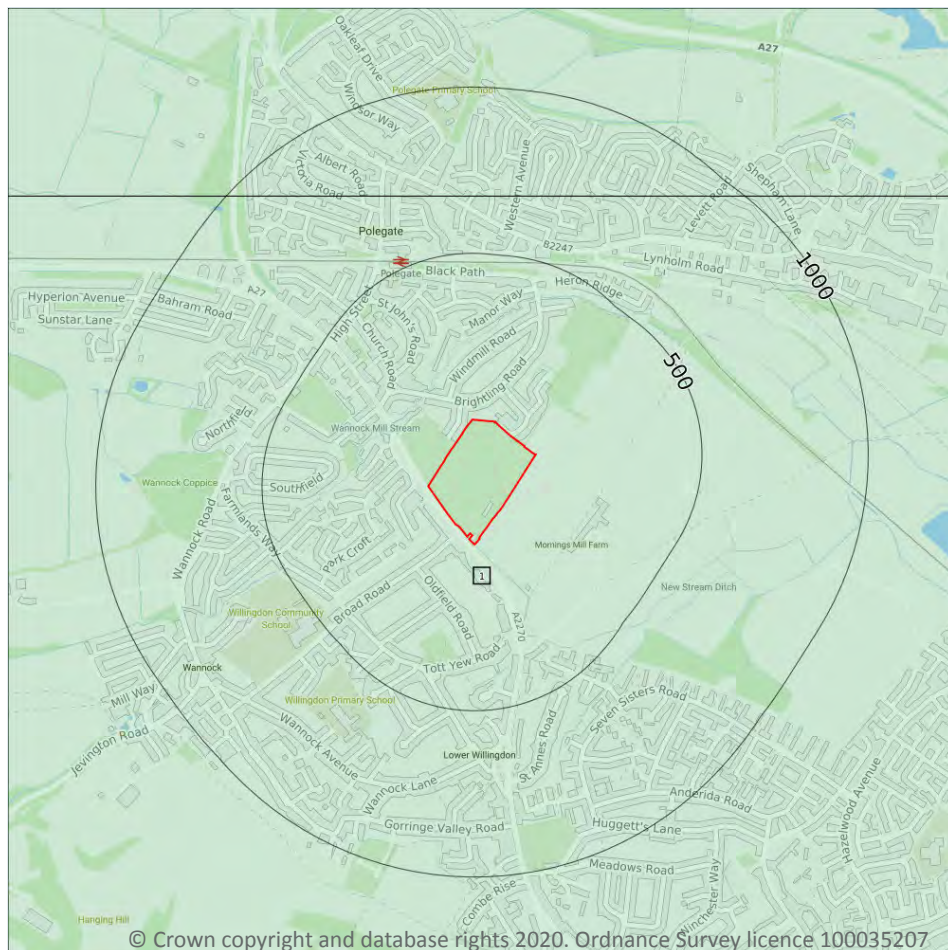
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable 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

1

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 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ50SE

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

1

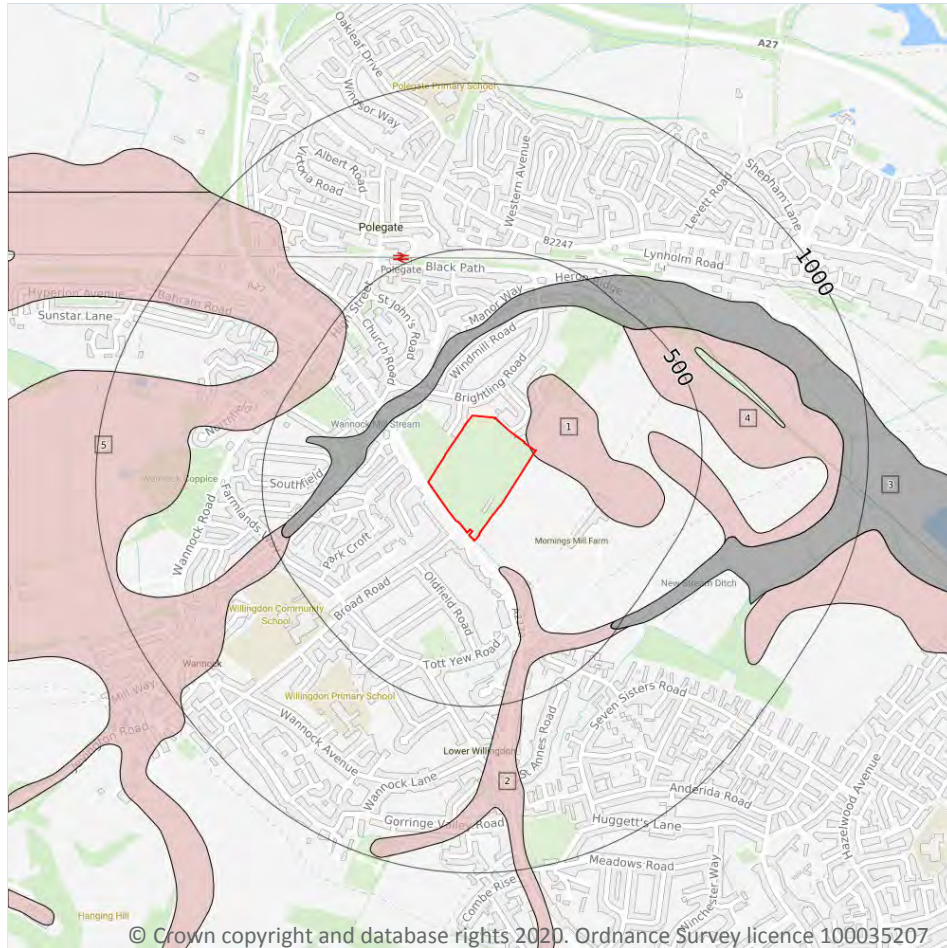
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 75**

ID	Location	LEX Code	Description	Rock description
1	433m N	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

5

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 76**

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-DMTN	Head - Diamicton	Diamicton
2	113m SE	HEAD-DMTN	Head - Diamicton	Diamicton
3	141m NW	ALV-CZ	Alluvium - Silty Clay	Clay, Silty



ID	Location	LEX Code	Description	Rock description
4	340m E	HEAD-DMTN	Head - Diamicton	Diamicton
5	411m NW	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

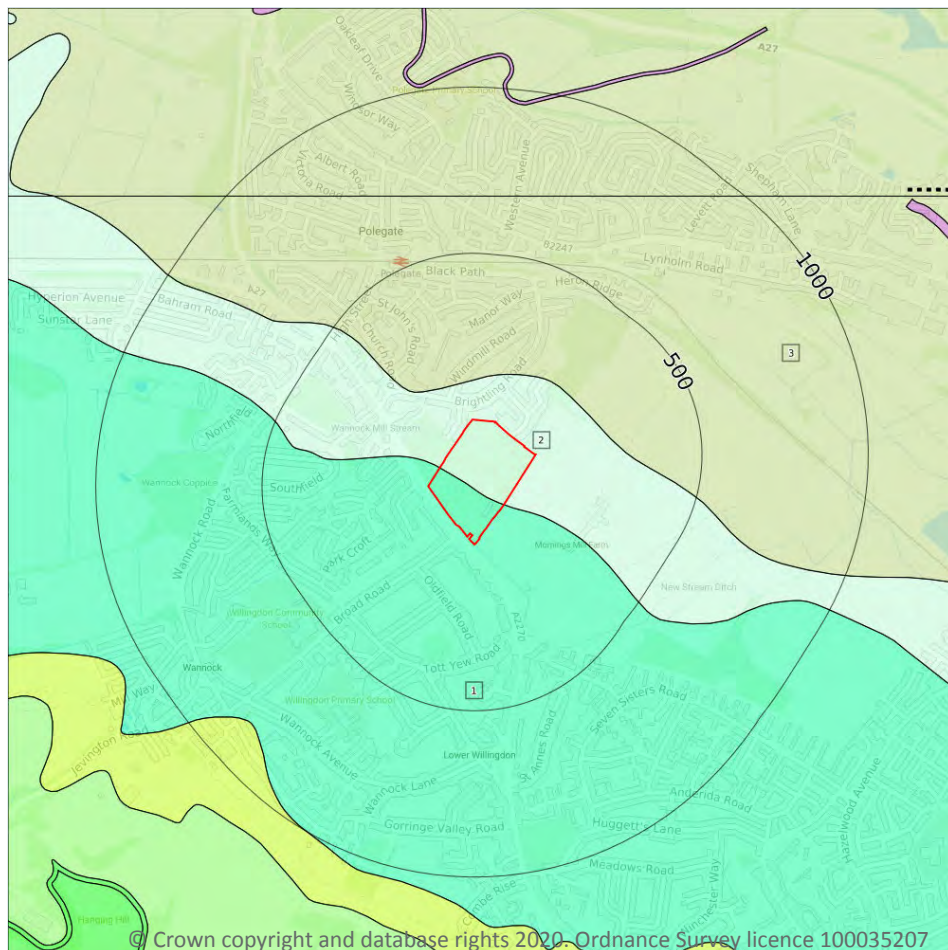
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Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

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

3

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 78**

ID	Location	LEX Code	Description	Rock age
1	On site	GLT-MDST	Gault Formation - Mudstone	Albian Age
2	On site	LGS-SLSST	Lower Greensand Group - Silty Sandstone	Albian Age - Aptian Age
3	114m N	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian 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.

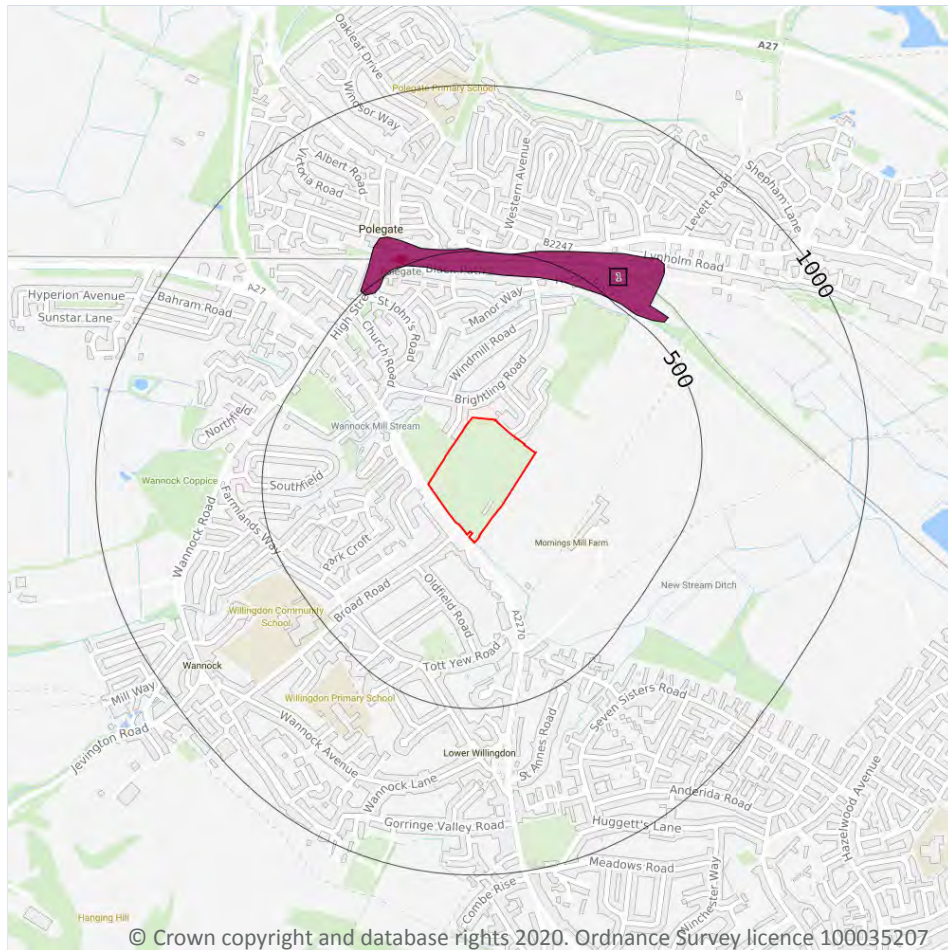
Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW319_334_lewes_and_eastbourne_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

15.2 Artificial and made ground (50k)

Records within 500m

1

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 81**

ID	Location	LEX Code	Description	Rock description
1	434m N	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

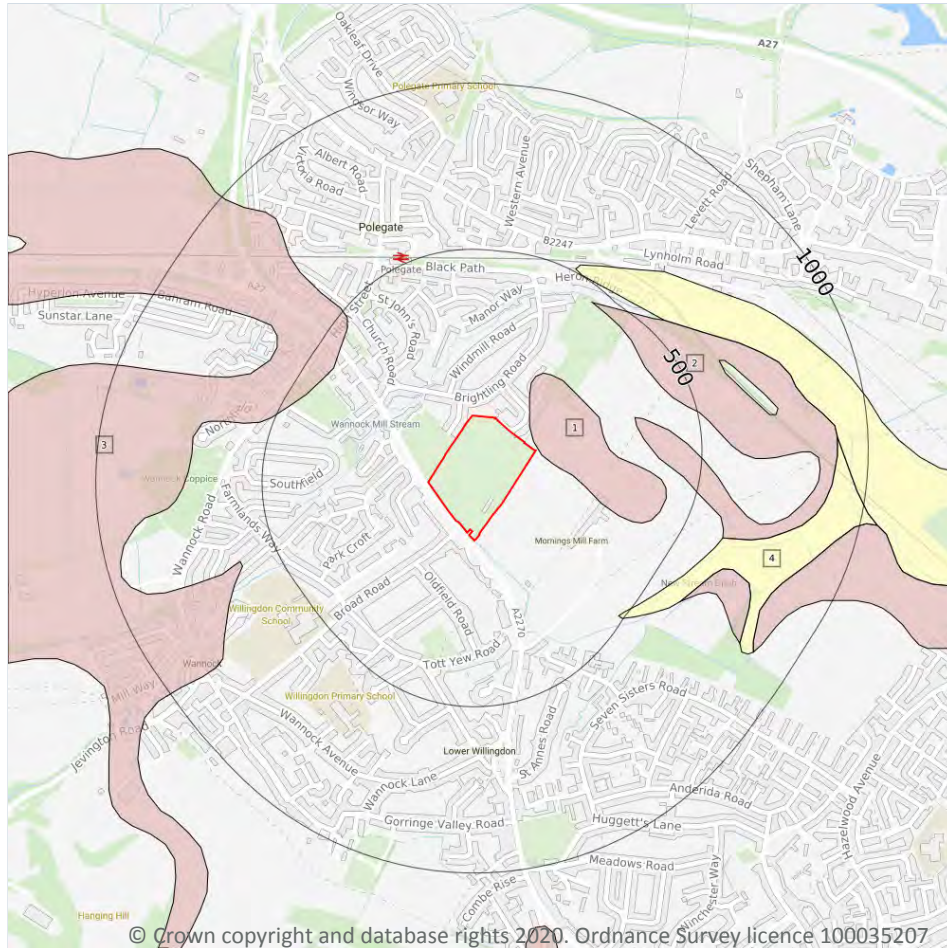
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

4

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 83**

ID	Location	LEX Code	Description	Rock description
1	8m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	312m E	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
3	424m NW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
4	484m SE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial 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 superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
8m E	Mixed	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)

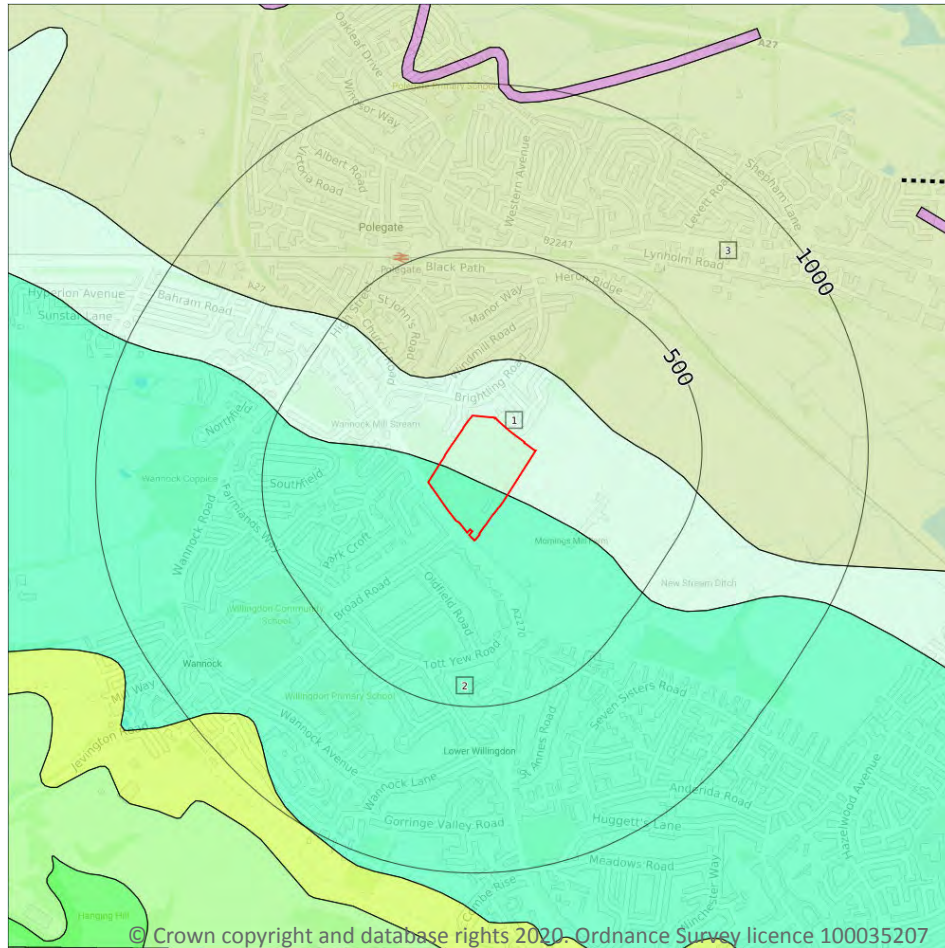
Records within 50m

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 85**

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SDSM	LOWER GREENSAND GROUP - SANDSTONE, SILTSTONE AND MUDSTONE	APTIAN
2	On site	GLT-MDST	GAULT FORMATION - MUDSTONE	ALBIAN
3	138m N	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN



This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



16 Boreholes



Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

1

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.

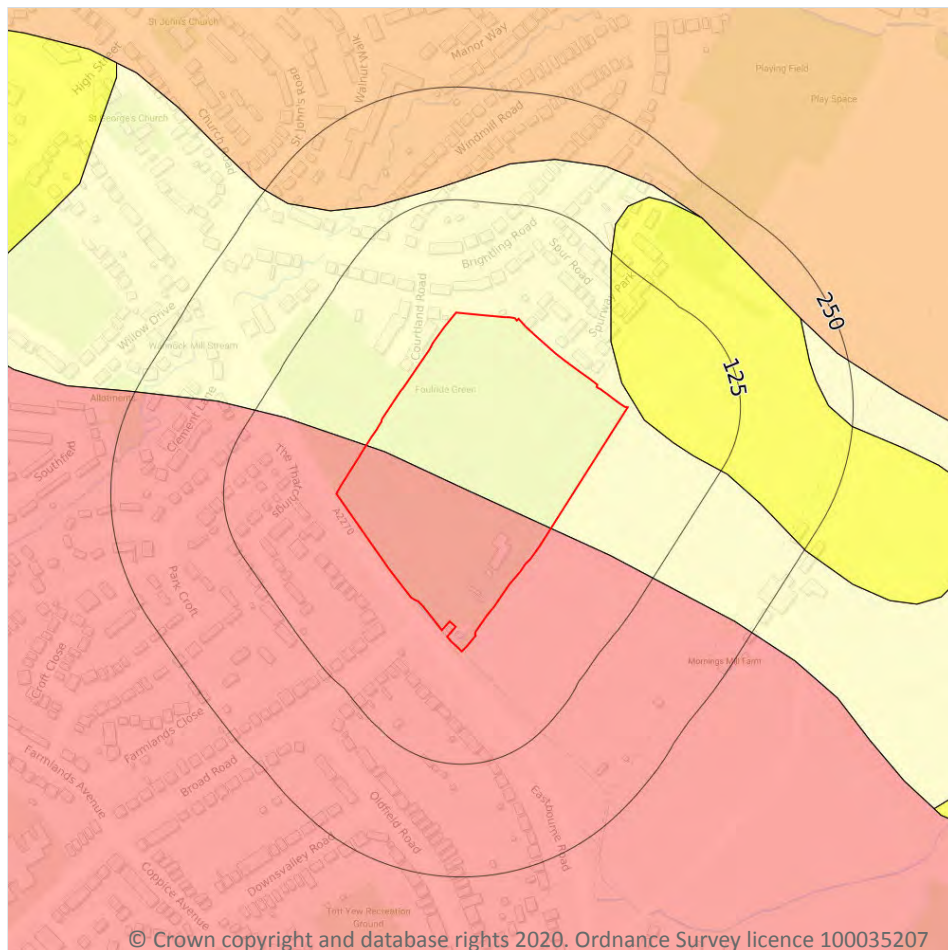
Features are displayed on the Boreholes map on **page 87**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	117m W	558200 104100	PARK CROFT WILLINGDON	45.72	N	632336

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

3

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 88**

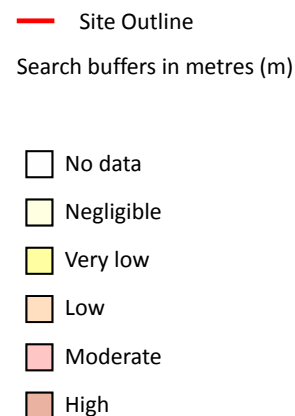
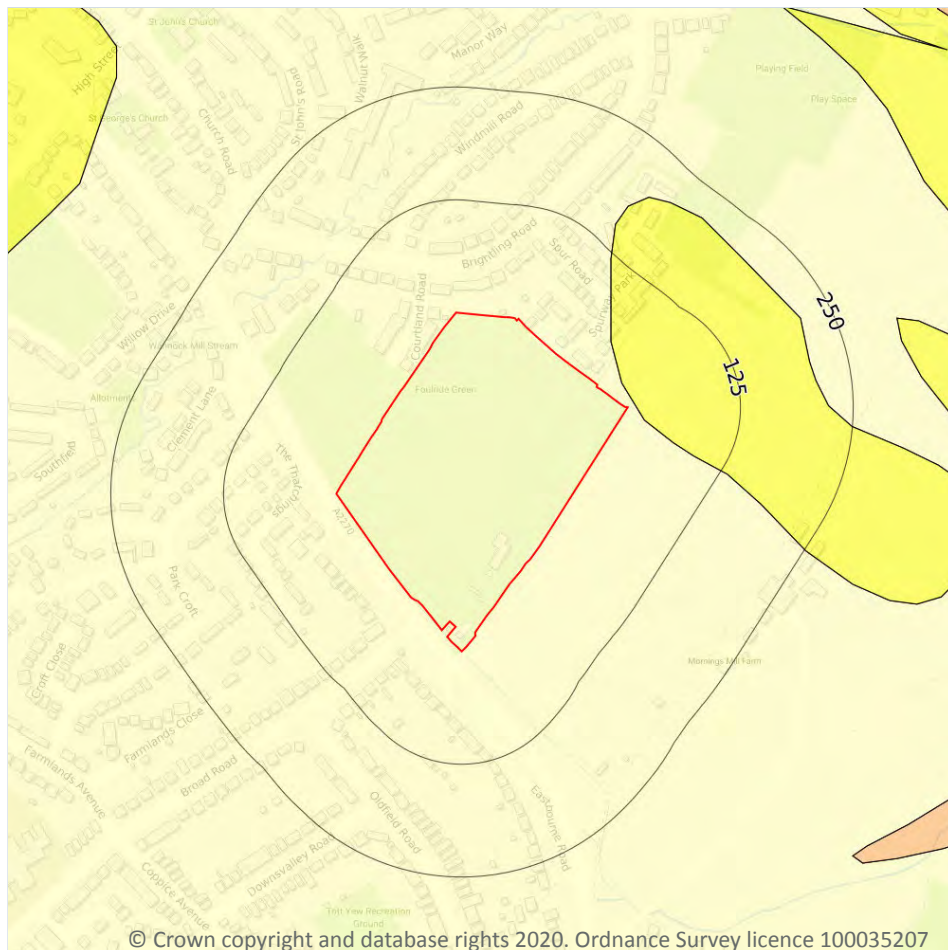
Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Moderate	Ground conditions predominantly high plasticity.
8m NE	Very low	Ground conditions predominantly low plasticity.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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 90**

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

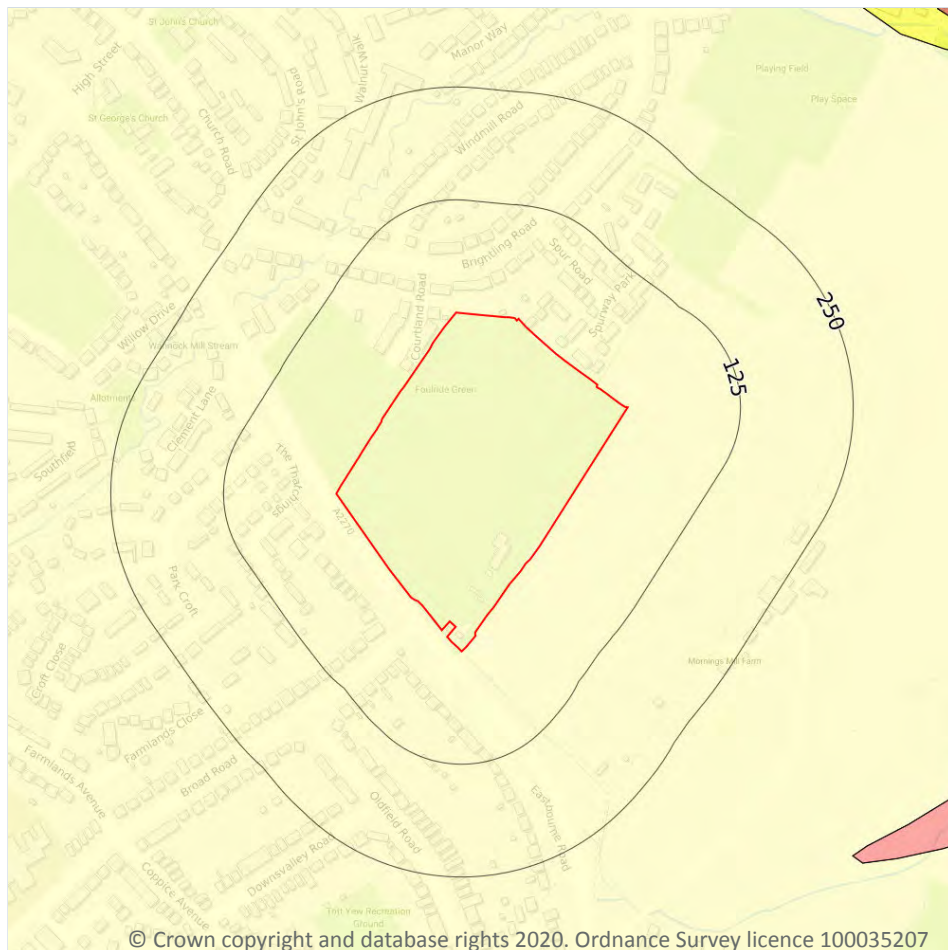


Location	Hazard rating	Details
8m NE	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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.

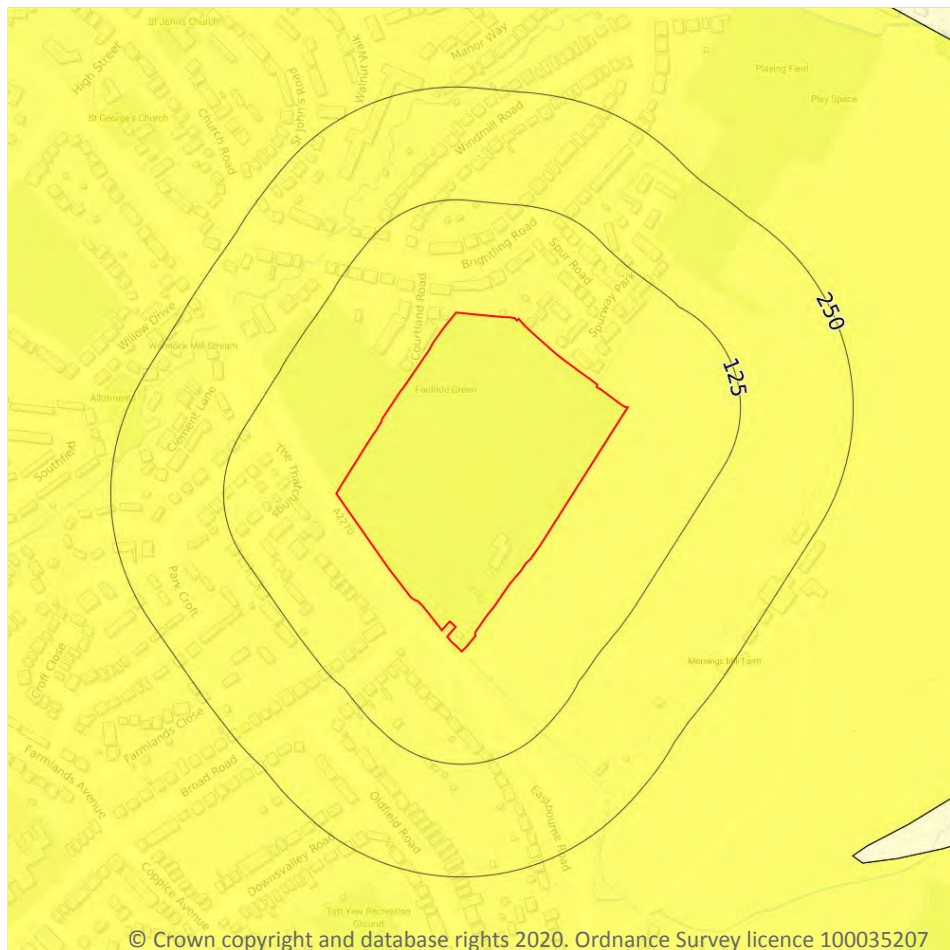
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 92**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

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

1

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.

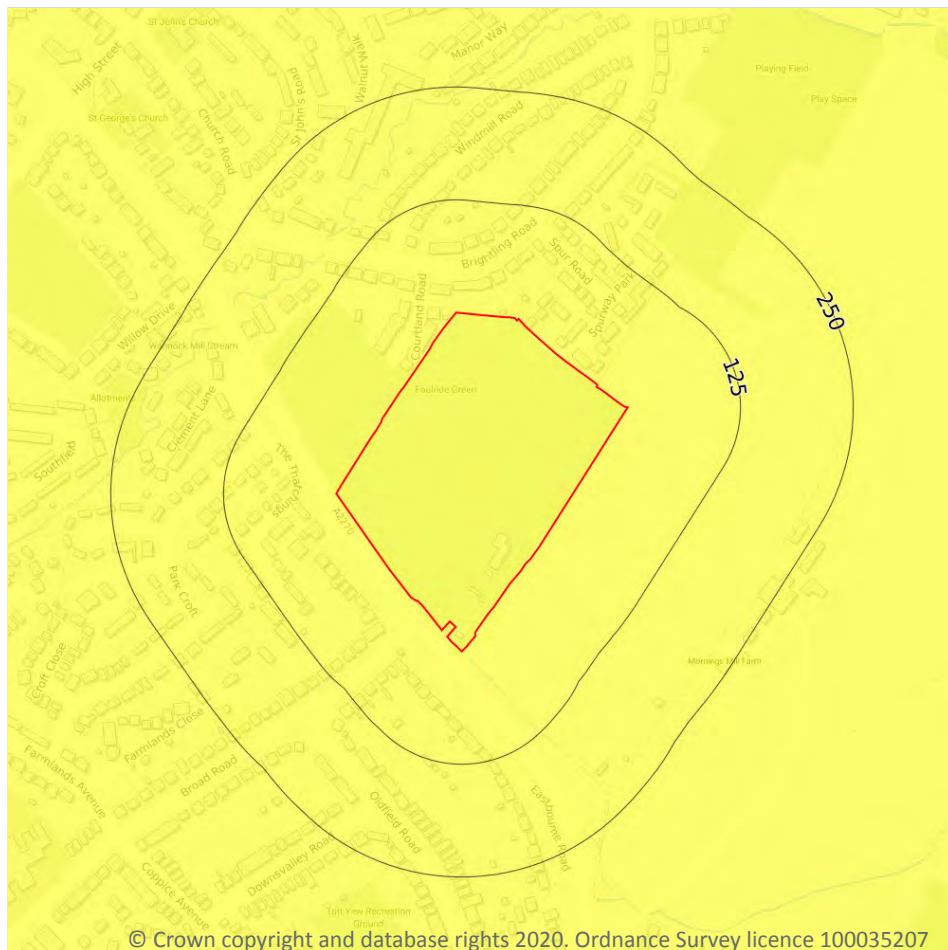
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 93**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- 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.

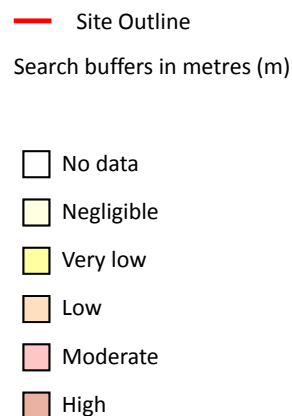
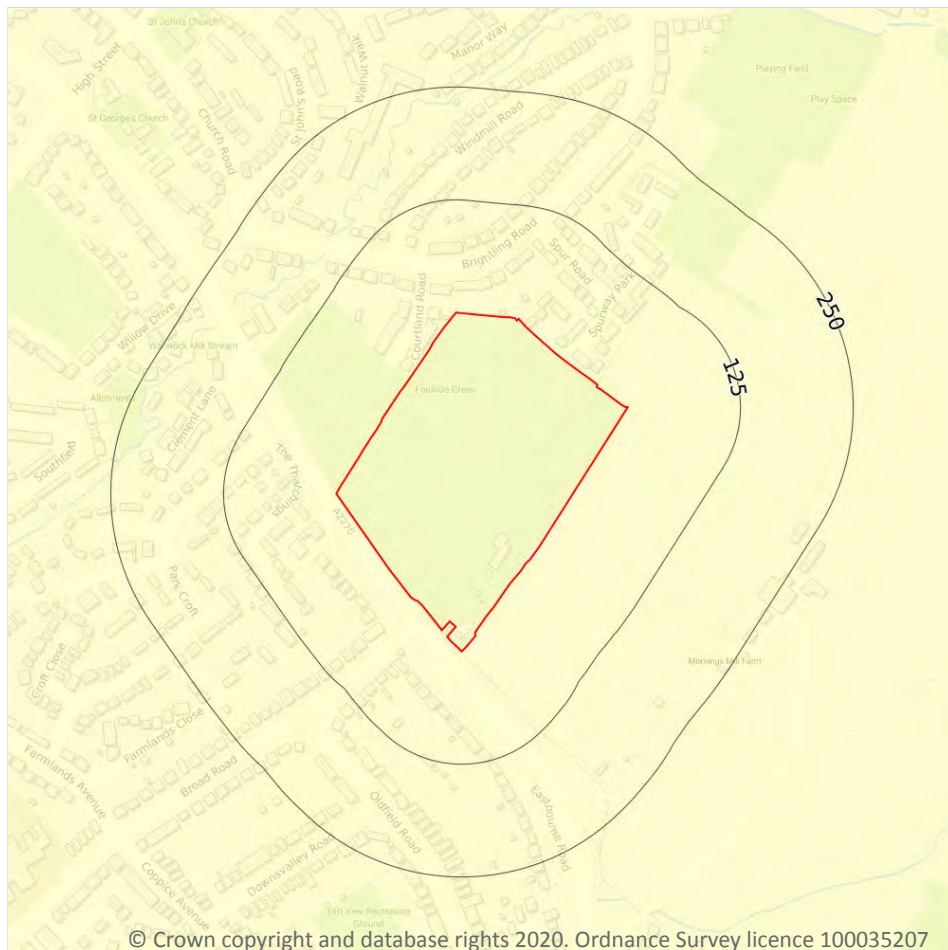
Features are displayed on the Natural ground subsidence - Landslides map on **page 94**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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.

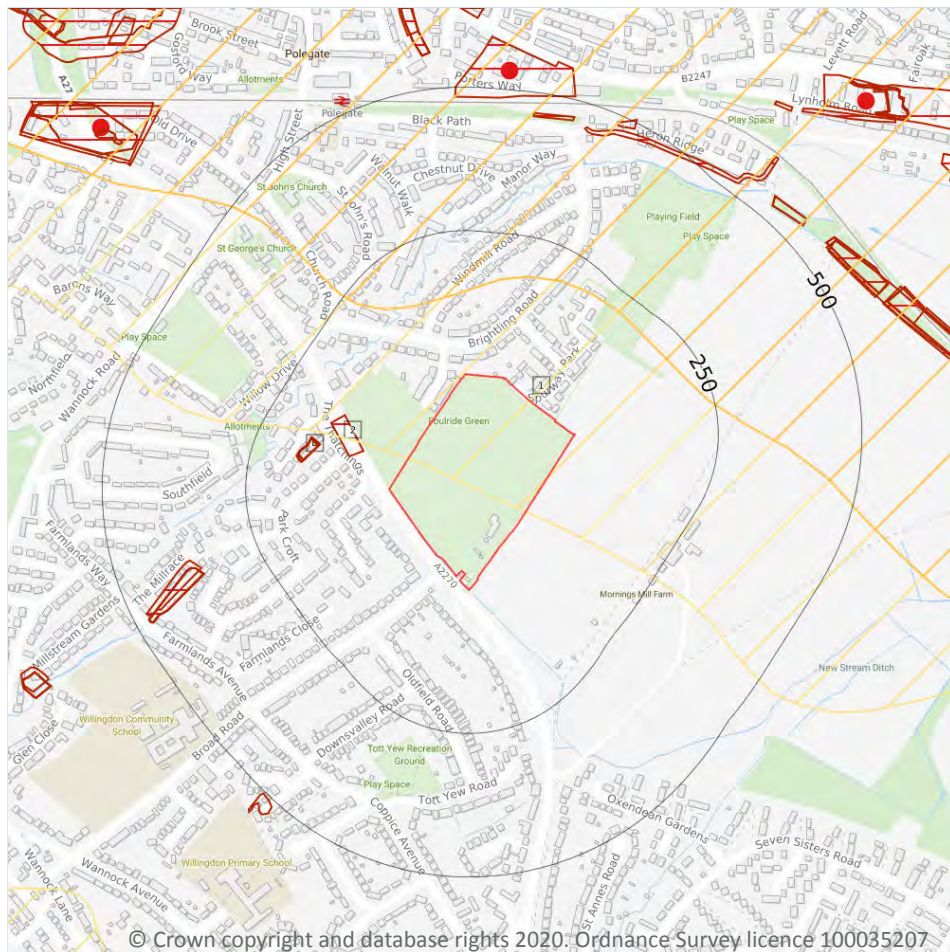
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 95**

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.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
 - Natural cavities (Point)
 - BritPits
 - Surface ground workings
 - Underground workings
 - Historical Mineral Planning Areas
 - Mining Cavities
- 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 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 Peter Brett Associates (PBA).

18.2 BritPits

Records within 500m**0**

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.

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m**5**

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, ground workings and natural cavities map on **page 96**

ID	Location	Land Use	Year of mapping	Mapping scale
2	74m NW	Cuttings	1957	1:10560
B	144m NW	Pond	1938	1:10560
B	144m NW	Pond	1908	1:10560
B	145m NW	Pond	1898	1:10560
B	146m NW	Pond	1875	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m**0**

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 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

5

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, ground workings and natural cavities map on **page 96**

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Sand	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
A	138m N	Not available	Sand/Building Stone	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
-	672m N	Not available	Sand/Building Stone	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
13	858m SW	Not available	Chalk	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	950m N	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 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 Peter Brett Associates (PBA).



18.8 JPB mining areas

Records on site	0
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Areas which could be affected by former coal mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	0
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Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0
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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.

18.11 Gypsum areas

Records on site	0
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Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

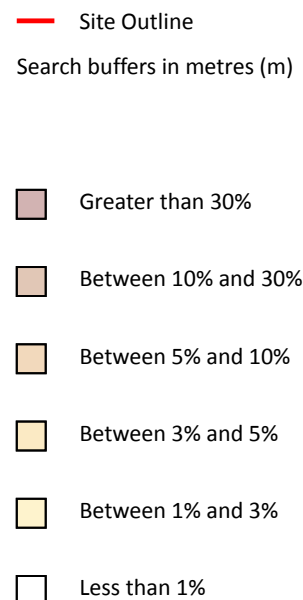
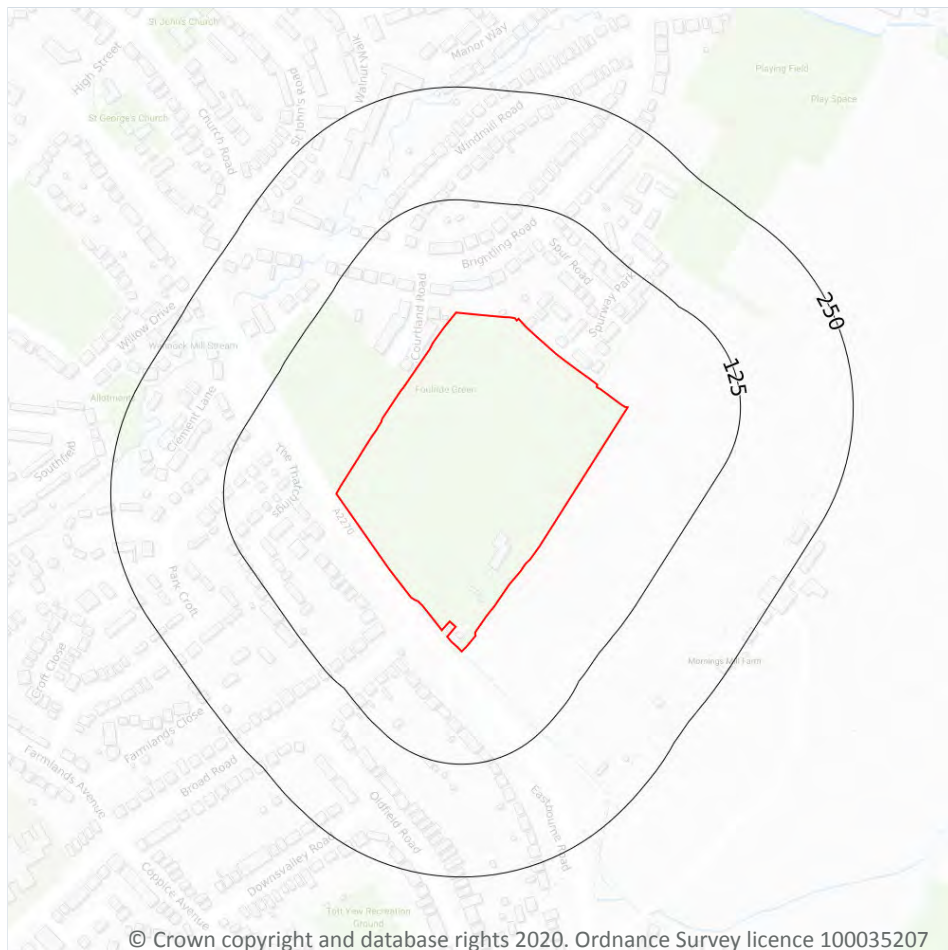
Records on site	0
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Generalised areas that may be affected by kaolin and ball clay extraction.

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



19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 101**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

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 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
8m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
11m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
11m SE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.



20.2 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.

20.3 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.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0
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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.

21.2 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.

21.3 Railway tunnels

Records within 250m	0
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Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0
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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.

21.5 Royal Mail tunnels

Records within 250m	0
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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.

21.6 Historical railways

Records within 250m	0
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Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0
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Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0
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The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0
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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.

21.10 HS2

Records within 500m	0
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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: <https://www.groundsure.com/terms-and-conditions-jan-2020/>.



APPENDIX D – PRELIMINARY QUALITATIVE RISK ASSESSMENT

Project Name :	Eastbourne Road, Lower Willingdon		
Project Number :	20055J		
Client Name :	Danescroft Land Ltd		
Drafted by:	CT	Date:	08/09/2020
Reviewed by:	MF	Date:	08/09/2020

LINKAGE	SOURCE		PATHWAY		RECEPTOR		CURRENT RISK ESTIMATE		CURRENT RISK ESTIMATE	Comments/ Recommendations
ID	ID	Description	ID	Description	ID	Description	Consequence	Likelihood		
L1	S01	Inorganic contaminants within Made Ground on site including Asbestos	P01	Ingestion	R01	Current site users	Medium	Unlikely	LOW	The site is currently vegetated and only used for dog walking and footpaths across the site.
L2	S01	Inorganic contaminants within Made Ground on site including Asbestos	P02	Inhalation	R01	Current site users	Medium	Low Likelihood	MODERATE/LOW	The site is currently vegetated and only used for dog walking and footpaths across the site which may generate dust.
L3	S01	Inorganic contaminants within Made Ground on site including Asbestos	P03	Direct skin exposure (dermal contact)	R01	Current site users	Medium	Unlikely	LOW	The site is currently vegetated and only used for dog walking and footpaths across the site.
L4	S01	Inorganic contaminants within Made Ground on site including Asbestos	P01	Ingestion	R02	Future site users (residential)	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L5	S01	Inorganic contaminants within Made Ground on site including Asbestos	P02	Inhalation	R02	Future site users (residential)	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L6	S01	Inorganic contaminants within Made Ground on site including Asbestos	P03	Direct skin exposure (dermal contact)	R02	Future site users (residential)	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L7	S01	Inorganic contaminants within Made Ground on site including Asbestos	P01	Ingestion	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs.
L8	S01	Inorganic contaminants within Made Ground on site including Asbestos	P02	Inhalation	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs.
L9	S01	Inorganic contaminants within Made Ground on site including Asbestos	P03	Direct skin exposure (dermal contact)	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs.
L10	S01	Inorganic contaminants within Made Ground on site including Asbestos	P06	Vertical leaching of contaminants in soil	R04	Groundwater below the site	Medium	Likely	MODERATE	Contaminated Made Ground may be present on top of a Principal Aquifer. The likely sandy nature of the underlying strata will allow leaching. A ground investigation is recommended to assess whether leaching is occurring.
L11	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P01	Ingestion	R01	Current site users	Medium	Unlikely	LOW	The site is currently vegetated and only used for dog walking and footpaths across the site.

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LINKAGE	SOURCE		PATHWAY		RECEPTOR		CURRENT RISK ESTIMATE		CURRENT	Comments/ Recommendations
ID	ID	Description	ID	Description	ID	Description	Consequence	Likelihood	RISK ESTIMATE	
L12	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P02	Inhalation	R01	Current site users	Medium	Low Likelihood	MODERATE/LOW	The site is currently vegetated and only used for dog walking and footpaths across the site which may generate dust.
L13	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P03	Direct skin exposure (dermal contact)	R01	Current site users	Medium	Unlikely	LOW	The site is currently vegetated and only used for dog walking and footpaths across the site.
L14	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P01	Ingestion	R02	Future site users (residential)	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L15	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P02	Inhalation	R02	Future site users (residential)	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L16	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P03	Direct skin exposure (dermal contact)	R02	Future site users (residential)	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L17	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P01	Ingestion	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs.
L18	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P02	Inhalation	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs.
L19	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P03	Direct skin exposure (dermal contact)	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs.
L20	S02	Organic Contaminants within Made Ground on site (TPH, PAH)	P06	Vertical leaching of contaminants in soil	R04	Groundwater below the site	Medium	Likely	MODERATE	Contaminated Made Ground may be present on top of a Principal Aquifer. The likely sandy nature of the underlying strata will allow leaching. A ground investigation is recommended to assess whether leaching is occurring.
L21	S03	Soil gases on site	P02	Inhalation	R01	Current site users	Mild	Low Likelihood	LOW	The site is currently open fields with nowhere for gases to accumulate.

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L22	S03	Soil gases on site	P02	Inhalation	R02	Future site users (residential)	Medium	Likely	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to future users.
L23	S03	Soil gases on site	P02	Inhalation	R03	Site development and maintenance workers	Medium	Low Likelihood	MODERATE/LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs. Work carried out in open air low unlikely to result in gas inhalation
L24	S03	Soil gases on site	P04	Migration of soil gases	R06	Proposed buildings on site	Medium	Likely	MODERATE	A ground investigation is recommended across the site to establish if the source is present on site. Following this, an appropriate remediation strategy or mitigation measures should be designed and implemented for the site to reduce risks to proposed buildings.
L25	S04	Aggressive Made Ground (Sulphates)	P05	Direct contact	R06	Proposed buildings on site	Medium	Likely	MODERATE	A ground investigation is recommended across the site to establish sulphate conditions and allow suitable concrete design
L26	S05	Aggressive Natural Soils (Sulphates)	P05	Direct contact	R06	Proposed buildings on site	Medium	Likely	MODERATE	A ground investigation is recommended across the site to establish sulphate conditions and allow suitable concrete design
L27	S06	Impacted Groundwater beneath site	P01	Ingestion	R01	Current site users	Medium	Unlikely	LOW	The site is currently open fields with no water source. The drainage ditch along the eastern site boundary is dry.
L28	S06	Impacted Groundwater beneath site	P03	Direct skin exposure (dermal contact)	R01	Current site users	Medium	Unlikely	LOW	The site is currently open fields with no water source. The drainage ditch along the eastern site boundary is dry.
L29	S06	Impacted Groundwater beneath site	P01	Ingestion	R02	Future site users (residential)	Medium	Unlikely	LOW	The site will be developed with suitable drainage to ensure water is not present at ground level or shallow enough to be encountered by residents.
L30	S06	Impacted Groundwater beneath site	P03	Direct skin exposure (dermal contact)	R02	Future site users (residential)	Medium	Unlikely	LOW	The site will be developed with suitable drainage to ensure water is not present at ground level or shallow enough to be encountered by residents.
L31	S06	Impacted Groundwater beneath site	P01	Ingestion	R03	Site development and maintenance workers	Medium	Unlikely	LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs. Dewatering is likely to take place in any areas where groundwater will be encountered.

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L32	S06	Impacted Groundwater beneath site	P03	Direct skin exposure (dermal contact)	R03	Site development and maintenance workers	Medium	Unlikely	LOW	It is recommended that site development workers should wear appropriate PPE during development of the site to mitigate exposure to potential COCs. Dewatering is likely to take place in any areas where groundwater will be encountered.
L33	S06	Impacted Groundwater beneath site	P07	Lateral migration of impacted groundwater	R05	New Stream Ditch	Medium	Low Likelihood	MODERATE/LOW	A ground investigation is recommended across the site to establish if the source is affecting the subject site. Following this, an appropriate remediation strategy or mitigation measures should be derived for the site to reduce risks to future users.

Discovery

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