

ID	Location	Name	Grade	Reference Number	Listed date
3	157m N	South and East Boundary Wall To Churchyard Returned To High Street, South Portslade, Brighton and Hove, BN41	II	1209707	02/11/1992
B	158m N	Church of St Nicolas, South Portslade, Brighton and Hove, BN41	II*	1298648	19/07/1950
4	166m N	South and West Boundary Walls To St Mary's Convent, South Portslade, Brighton and Hove, BN41	II	1187577	02/11/1992
5	172m NW	44-50, High Street, South Portslade, Brighton and Hove, BN41	II	1187560	22/09/1971
B	180m N	Remains of Medieval Manorhouse, About 150 Metres West of St Mary's Convent, South Portslade, Brighton and Hove, BN41	II*	1208924	19/07/1950
6	180m SE	8, Lock's Hill, South Portslade, Brighton and Hove, BN41	II	1208675	22/09/1971
C	190m N	Ruin With Grotto Adjoining The West Front of St Mary's Convent, South Portslade, Brighton and Hove, BN41	II	1187576	22/01/1992
7	194m NW	The Stags Head Public House, South Portslade, Brighton and Hove, BN41	II	1187559	22/09/1971
C	201m N	St Mary's Convent, South Portslade, Brighton and Hove, BN41	II	1298643	22/09/1971
D	202m N	57-63, High Street, South Portslade, Brighton and Hove, BN41	II	1280613	22/09/1971
D	207m N	65 and 67, High Street, South Portslade, Brighton and Hove, BN41	II	1298637	22/09/1971
D	216m N	Kemps, With Wall Adjoining To North East, South Portslade, Brighton and Hove, BN41	II	1205680	22/09/1971

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

11.5 Conservation Areas

Records within 250m

1

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

Features are displayed on the Visual and cultural designations map on [page 61](#) >

ID	Location	Name	District	Date of designation
1	0m NE	Portslade Old Village	The City of Brighton and Hove	28/11/1974



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

11.6 Scheduled Ancient Monuments

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 61](#) >

ID	Location	Ancient monument name	Reference number
B	171m N	Old manor house (remains of), Portslade-By-Sea	1002272

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

11.7 Registered Parks and Gardens

Records within 250m

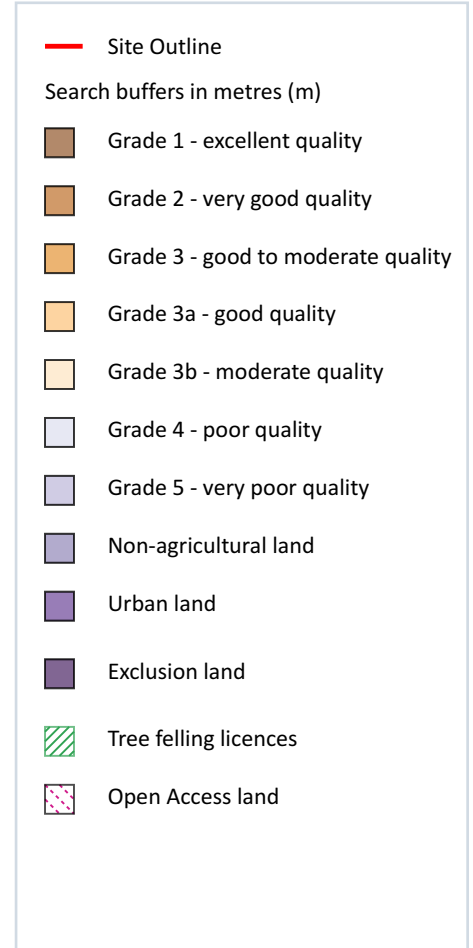
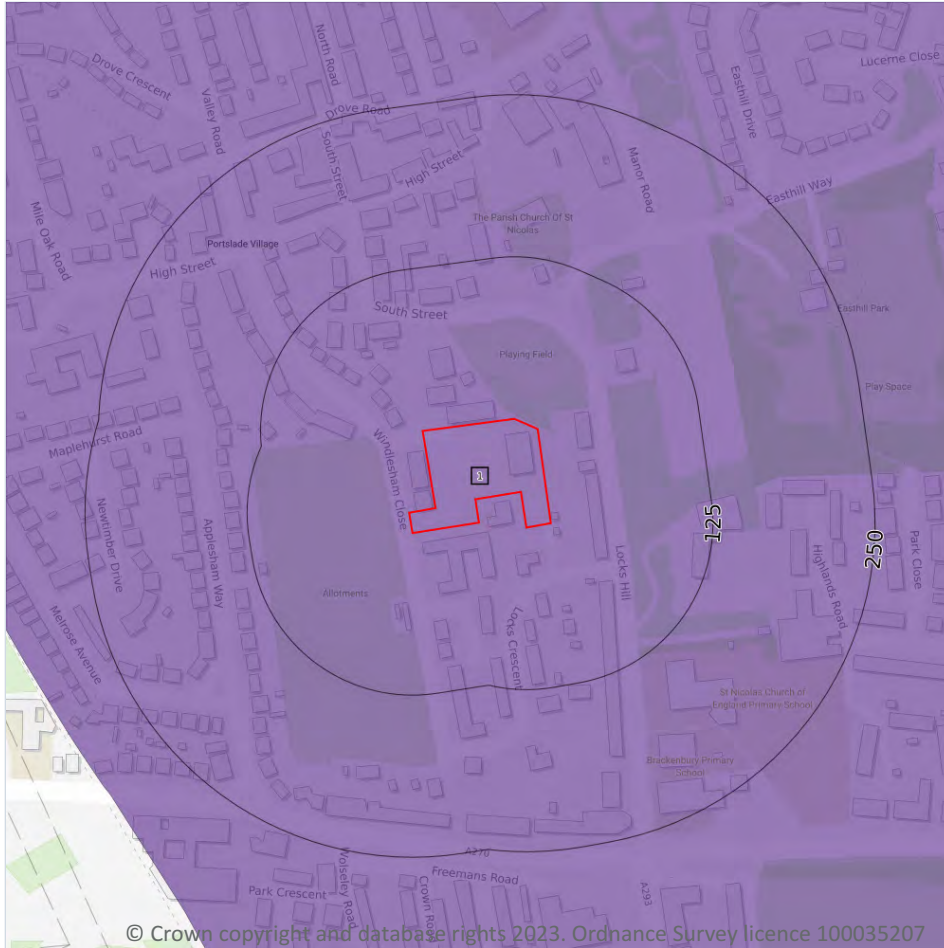
0

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

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



12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 65 >](#)

ID	Location	Classification	Description
----	----------	----------------	-------------

1	On site	Urban	-
---	---------	-------	---

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

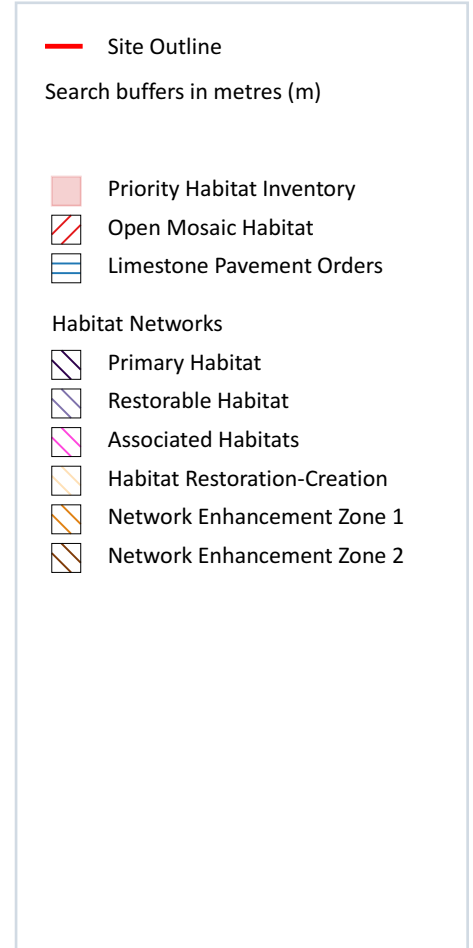
0

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

This data is sourced from Natural England.



13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m

17

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

Features are displayed on the Habitat designations map on [page 67](#) >

ID	Location	Main Habitat	Other habitats
1	55m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	56m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	79m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	79m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	101m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	157m E	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
7	158m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	180m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	189m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	197m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	200m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	205m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	206m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	217m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	244m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	247m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	247m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

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

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline

Search buffers in metres (m)

■ Full coverage

■ Partial coverage

□ No coverage

14.1 10k Availability

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 70](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	TQ20NE
2	453m W	Full	Full	Full	No coverage	TQ20NW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

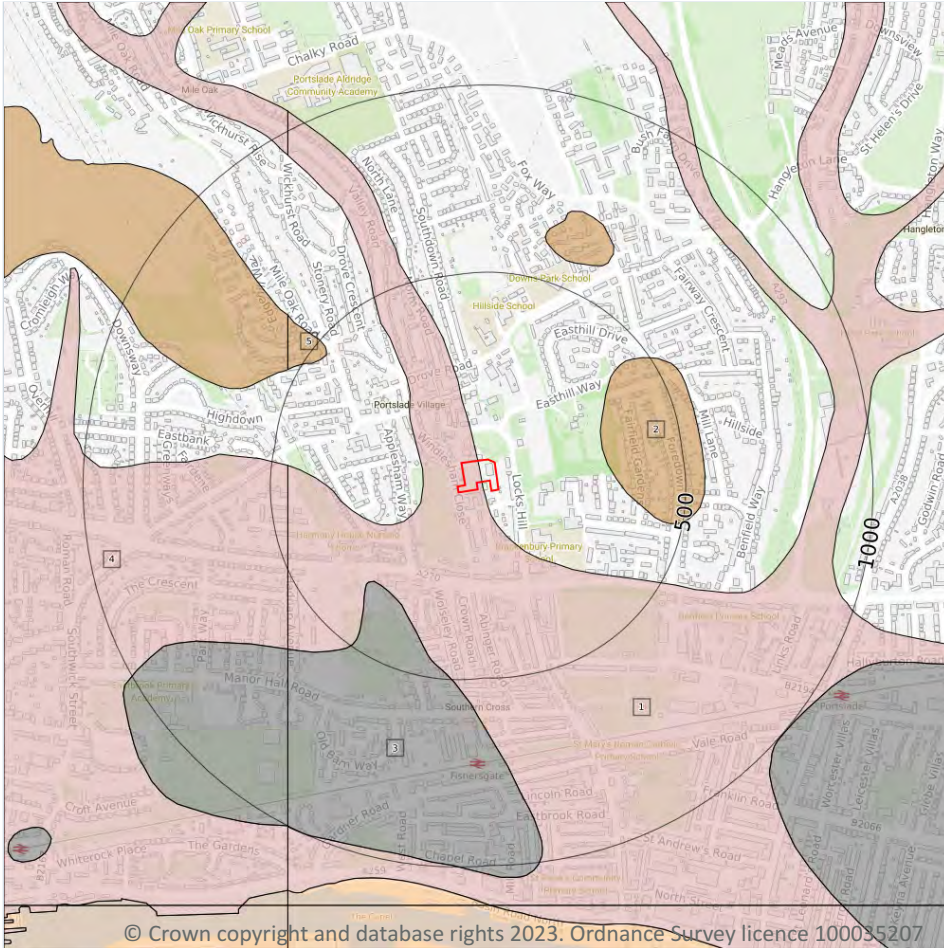
0

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.

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 72](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-DMTN	Head - Diamicton	Diamicton
2	290m E	CWF-DMTN	Clay-with-flints Formation - Diamicton	Diamicton
3	323m SW	BRK-XSZC	Brickearth - Sand, Silt And Clay	Sand, Silt And Clay



ID	Location	LEX Code	Description	Rock description
4	453m W	HEAD-DMTN	Head - Diamicton	Diamicton
5	462m NW	CWF-DMTN	Clay-with-flints Formation - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

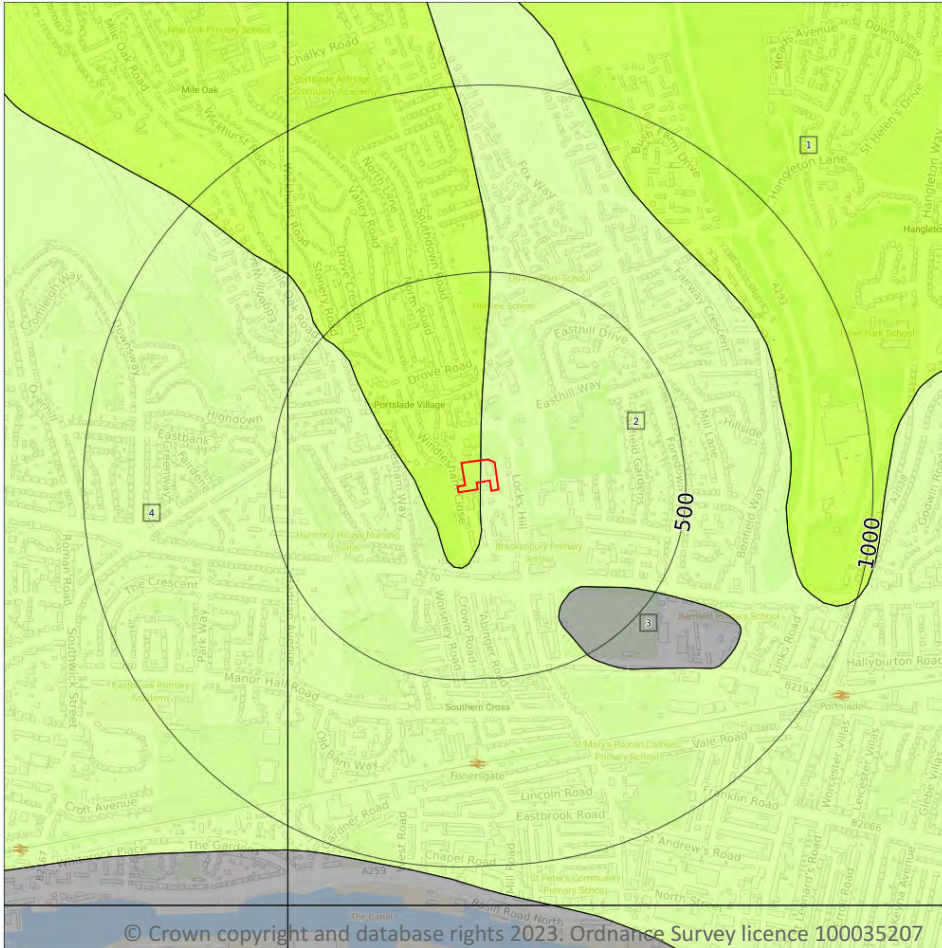
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that 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

4

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 74 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	NCK-CHLK	Newhaven Chalk Formation - Chalk	Campanian Age - Santonian Age
2	On site	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age
3	335m SE	WRB-CLAY	Woolwich And Reading Beds Formation - Clay	Paleocene Epoch
4	453m W	TACH-CHLK	Tarrant Chalk Member - Chalk	Campanian Age



This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

○ 500

○ 700

□ 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 76 >](#)

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

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

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.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

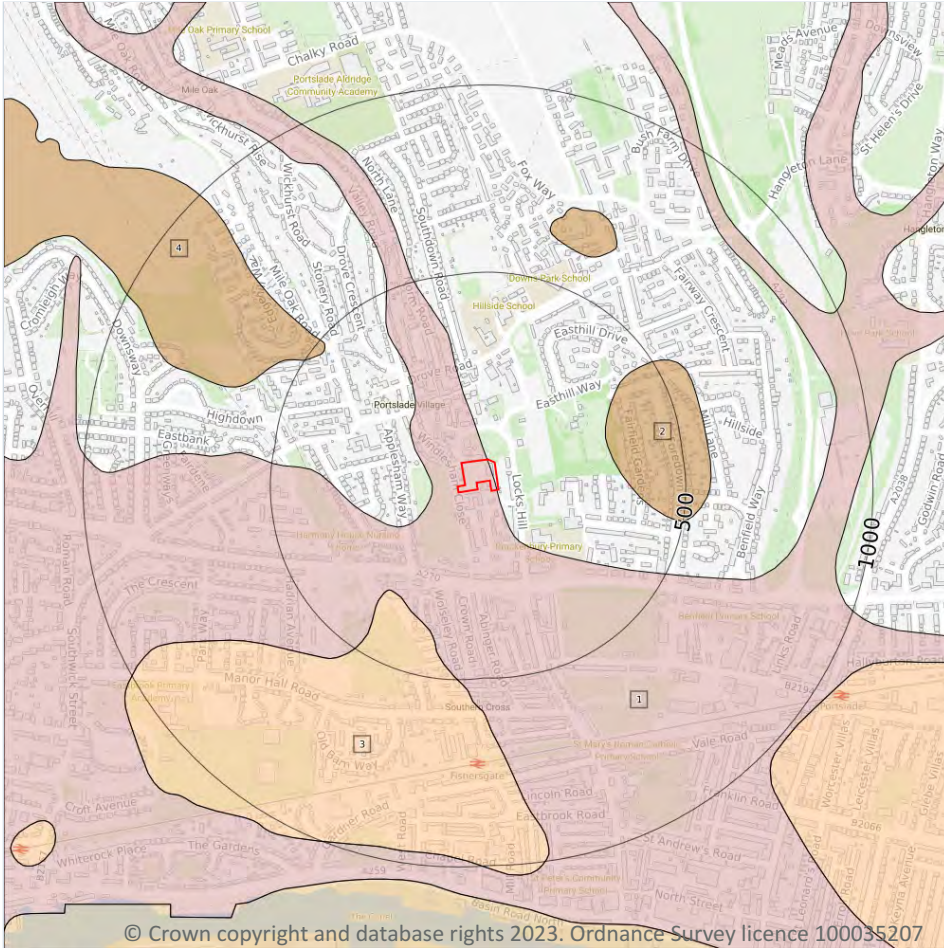
Records within 50m	0
--------------------	---

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 78](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	303m E	CWF-XCZSV	CLAY-WITH-FLINTS FORMATION	CLAY, SILT, SAND AND GRAVEL
3	317m SW	RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY



ID	Location	LEX Code	Description	Rock description
4	473m NW	CWF-XCZSV	CLAY-WITH-FLINTS FORMATION	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
On site	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)

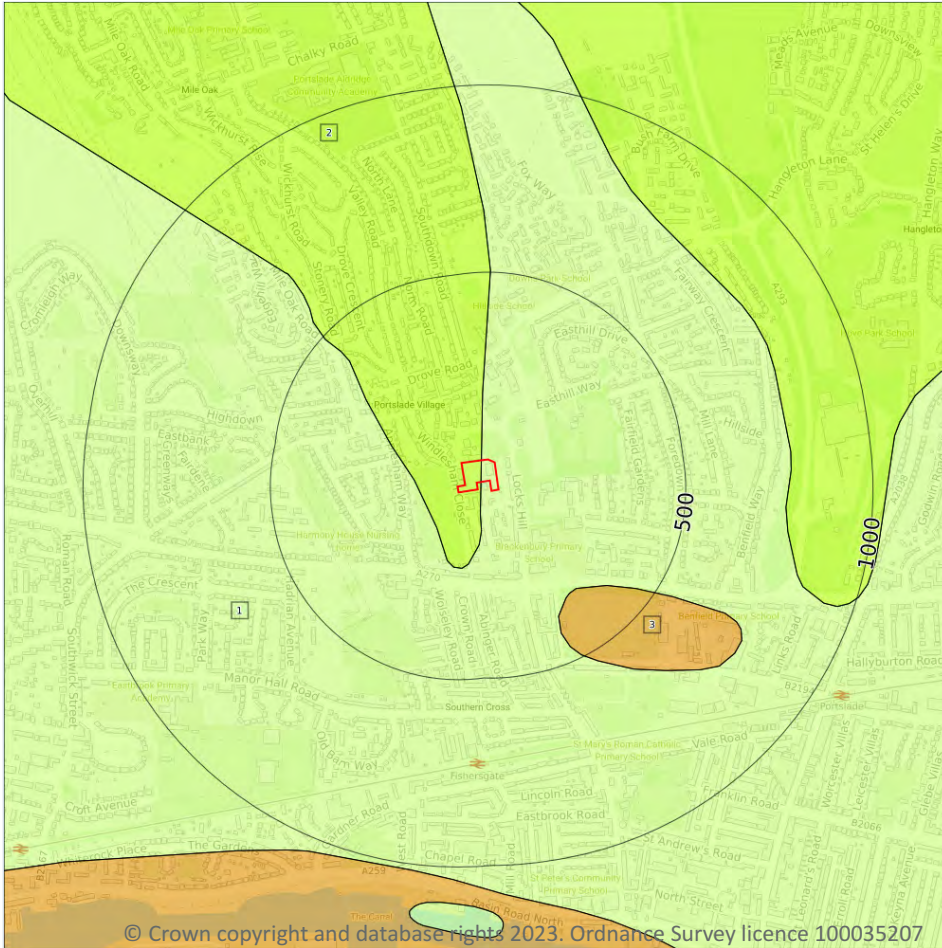
Records within 50m **0**

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 80](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	TACH-CHLK	TARRANT CHALK MEMBER - CHALK	CAMPANIAN
2	On site	NCK-CHLK	NEWHAVEN CHALK FORMATION - CHALK	SANTONIAN
3	336m SE	LMBE-XCZS	LAMBETH GROUP - CLAY, SILT AND SAND	THANETIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

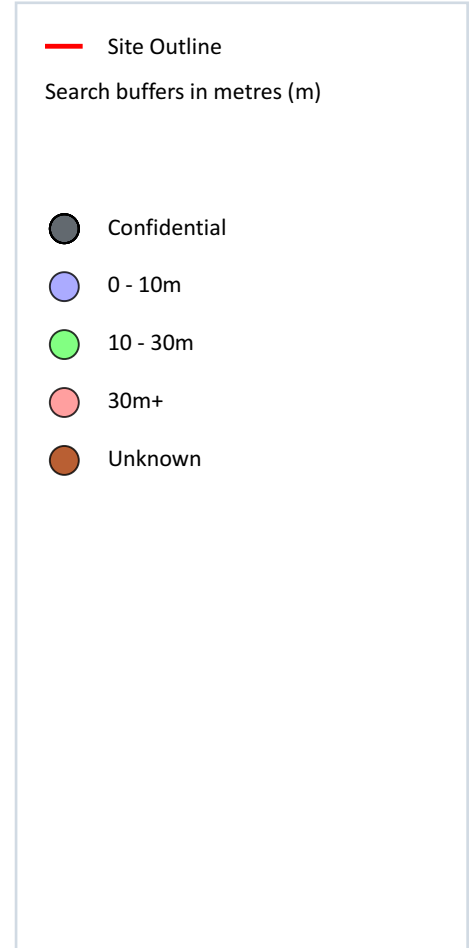
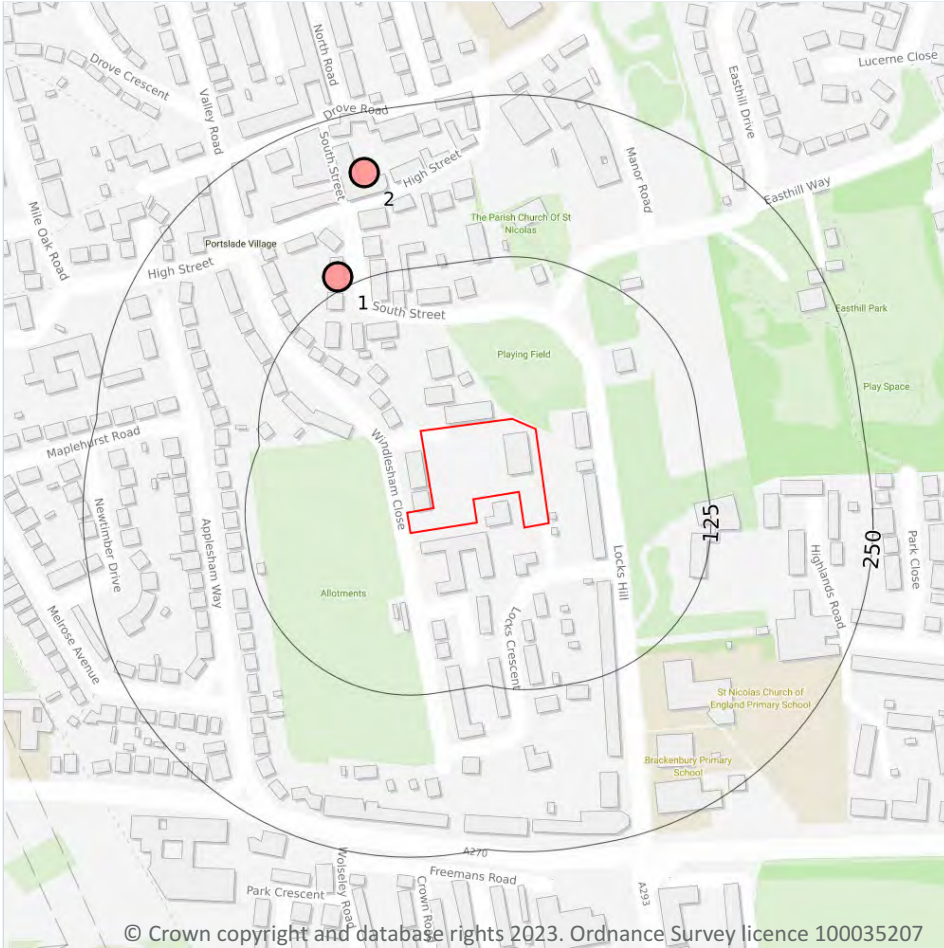
0

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

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

2

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.

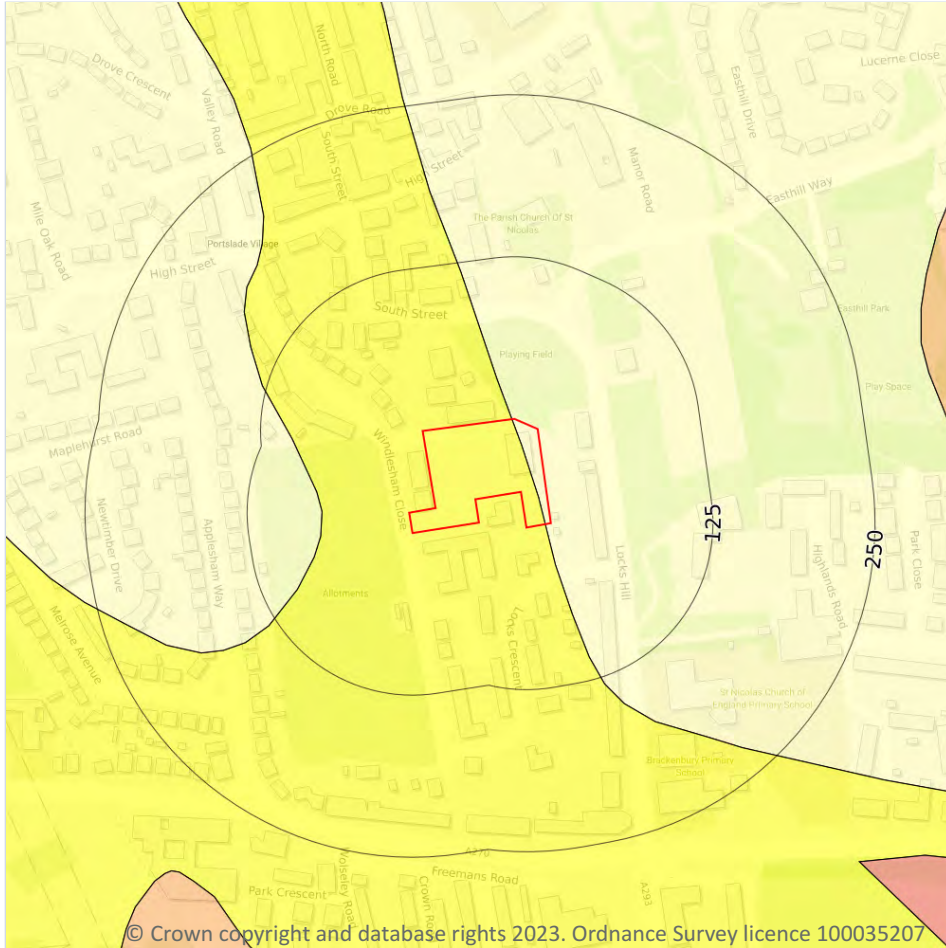
Features are displayed on the Boreholes map on [page 82](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	135m NW	525400 106300	SOUTH STREET, PORTSLADE	101.73	N	583820 ↗
2	204m N	525420 106380	LECARBONE LTD SOUTH STREET PORTSLADE	76.05	N	583524 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



— Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m

2

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

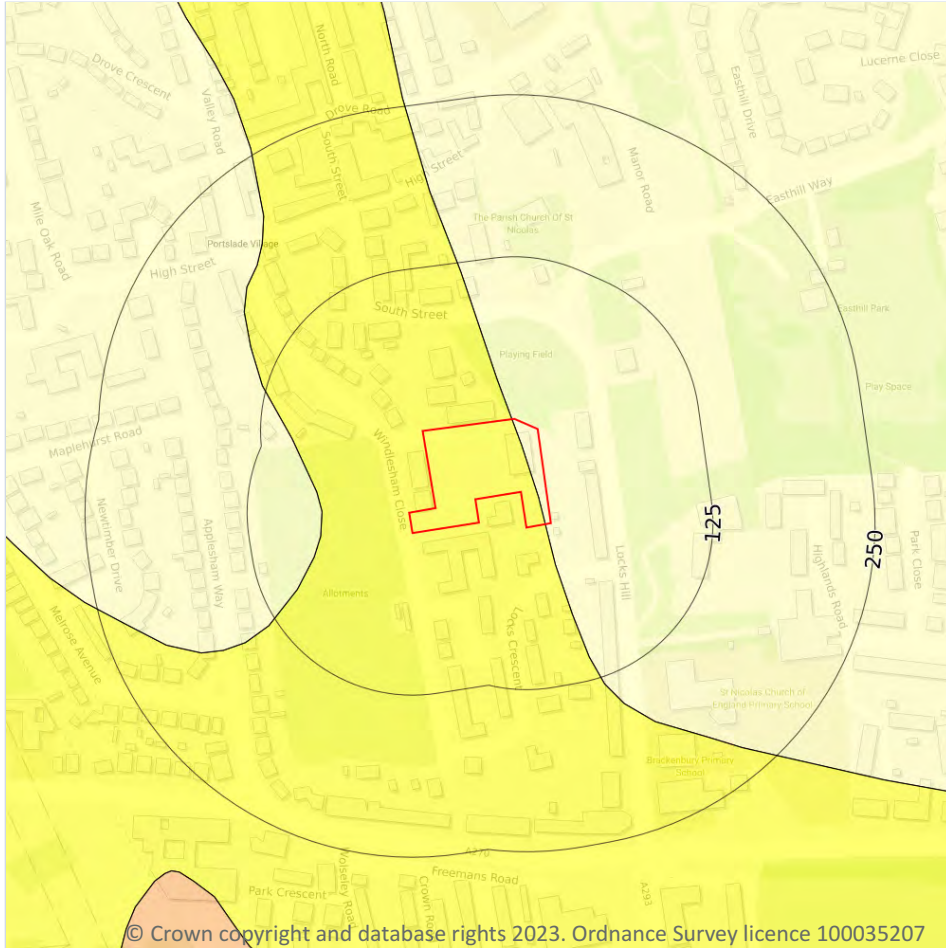
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 83](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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 84 >](#)

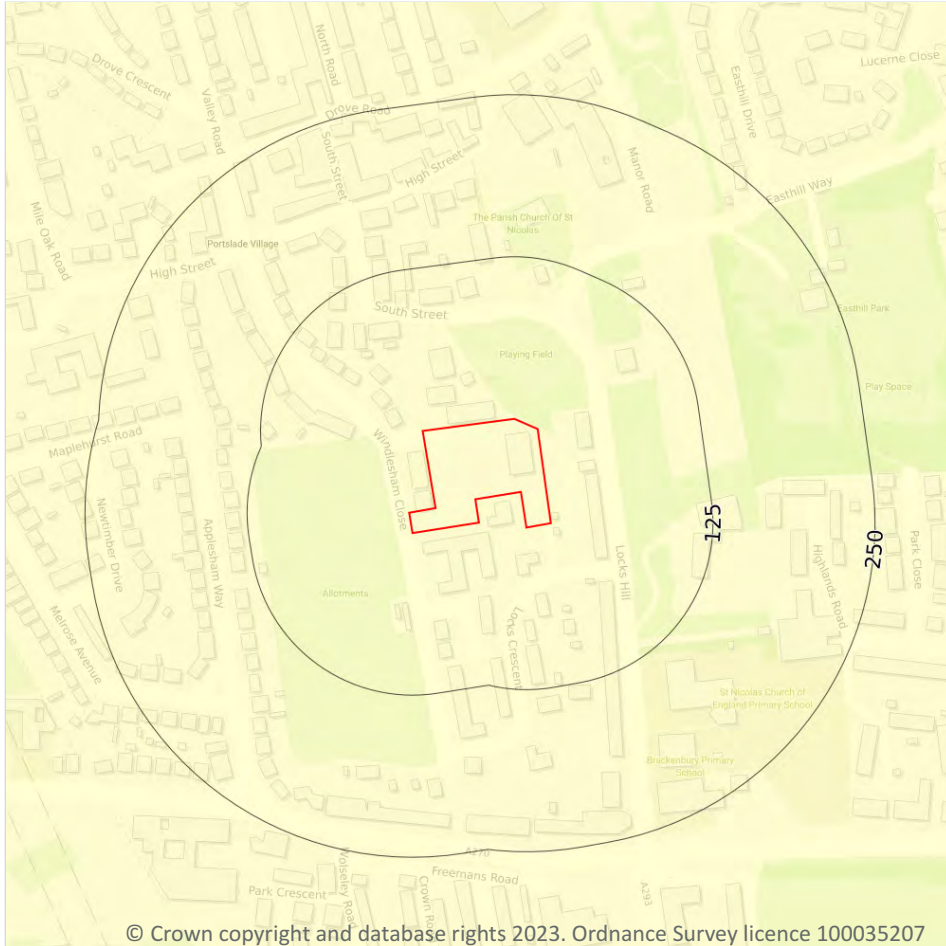
Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

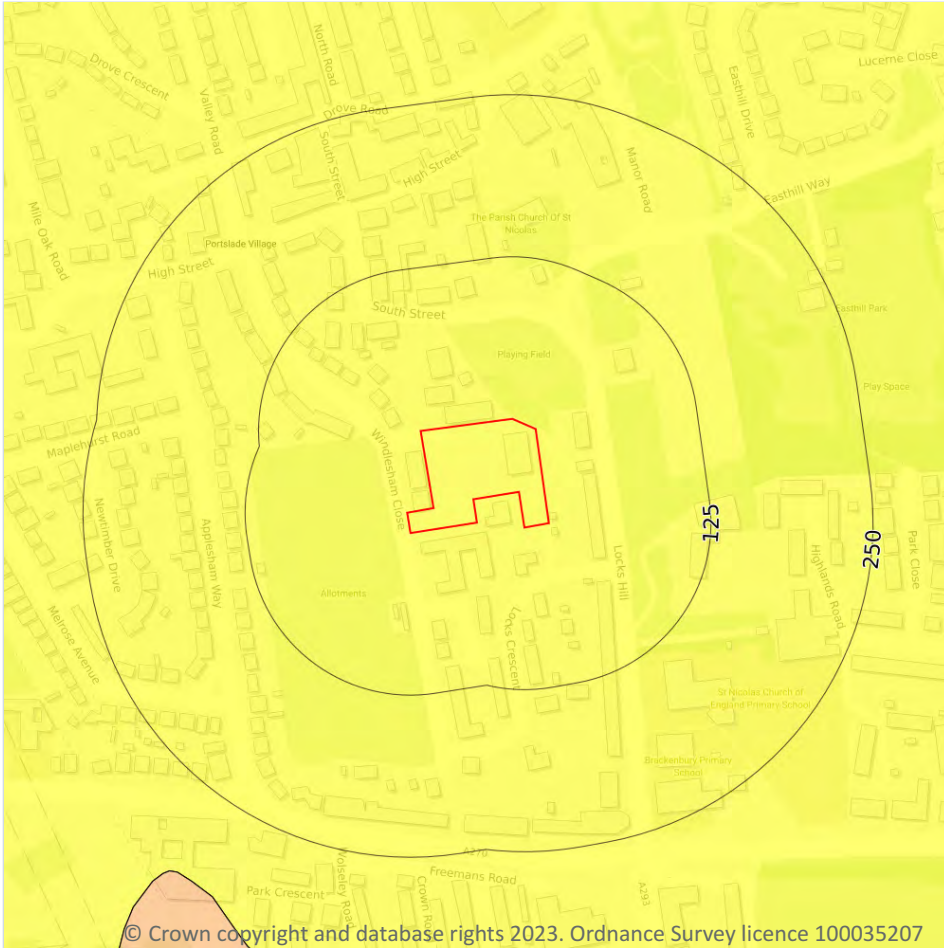
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 86 >](#)

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



17.4 Collapsible deposits

Records within 50m

1

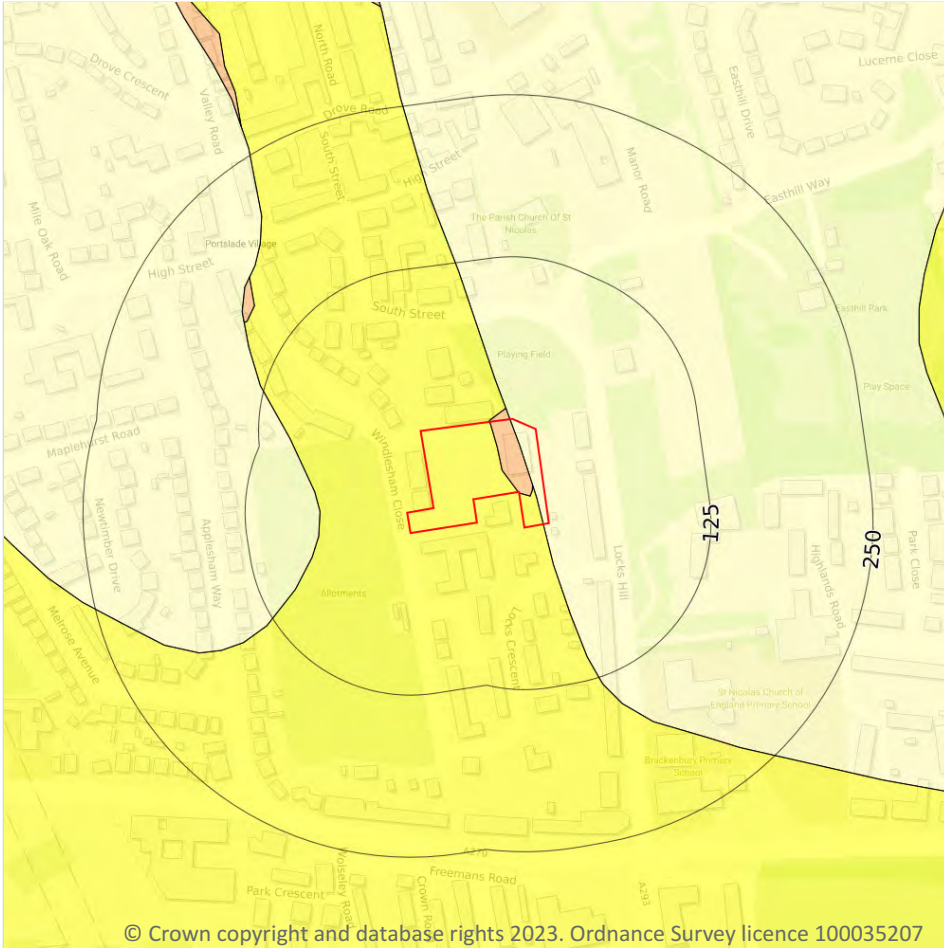
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 87](#) >

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



17.5 Landslides

Records within 50m

3

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 88](#) >

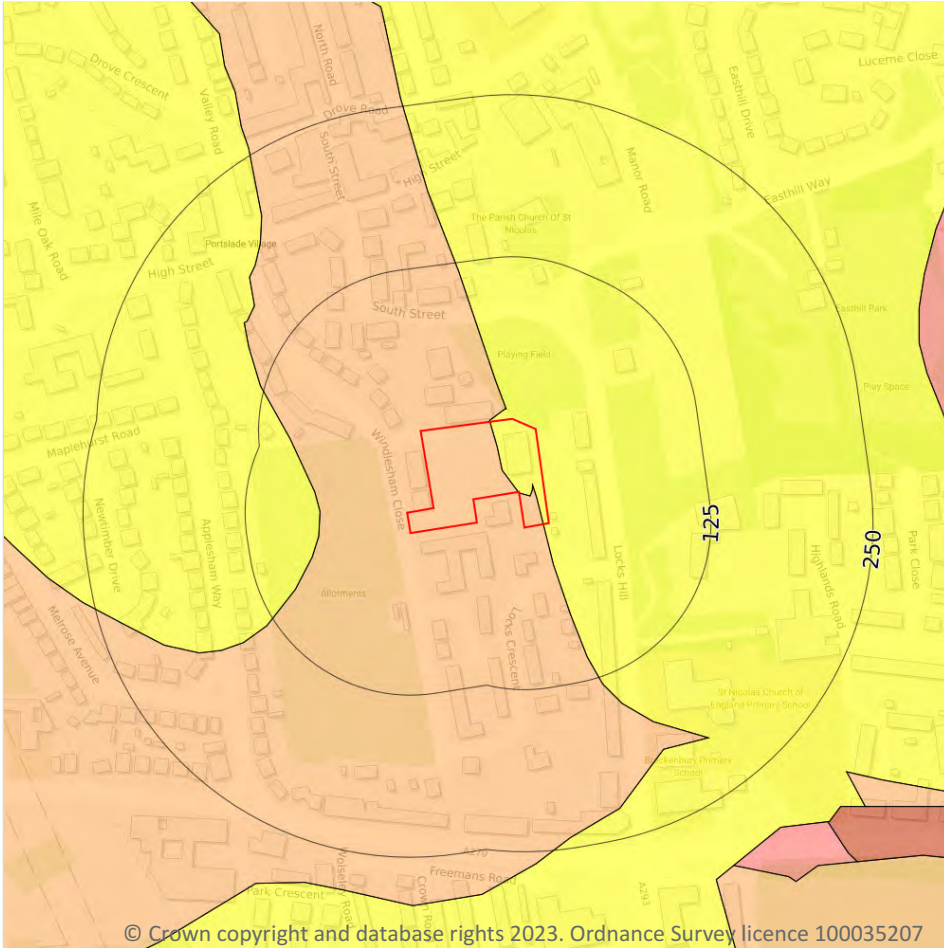
Location	Hazard rating	Details
On site	Negligible	Slope instability problems are not thought to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

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.
On site	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

2

The potential hazard presented by ground dissolution, which occurs when water passing through soluble 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 90](#)

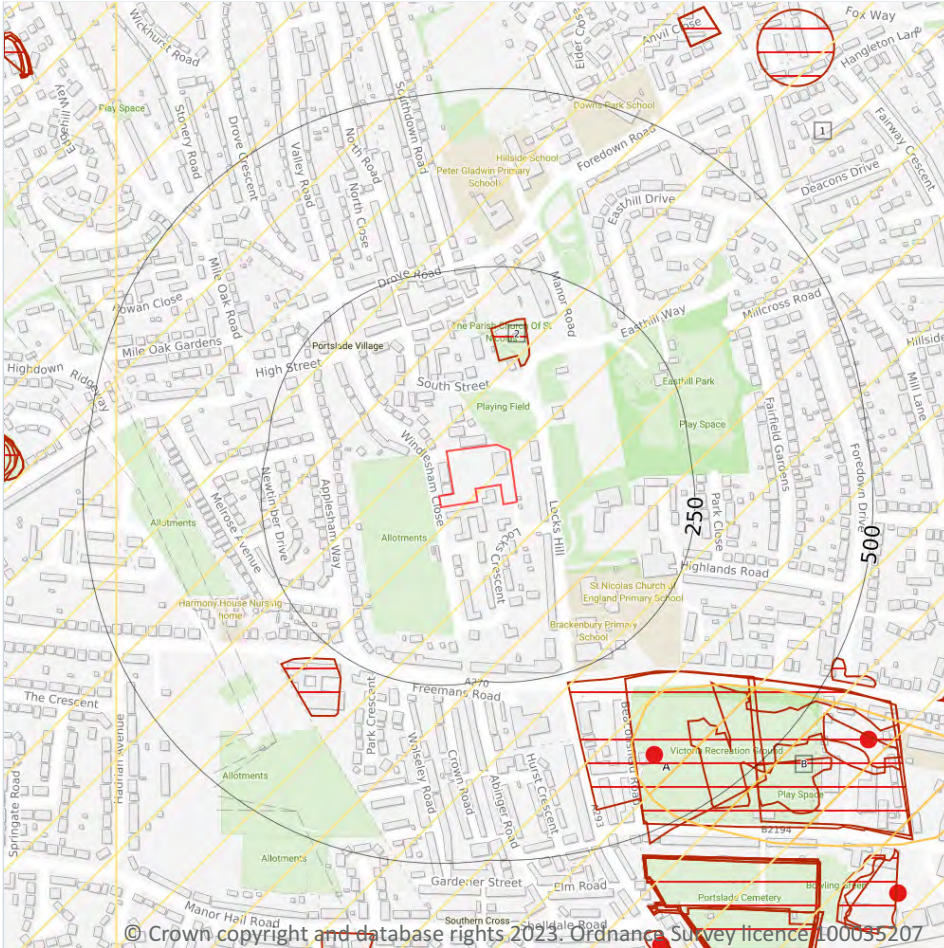
Location	Hazard rating	Details
On site	Very low	Soluble rocks are present within the ground. Few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

Location	Hazard rating	Details
On site	Low	Soluble rocks are present within the ground. Some dissolution features may be present. Potential for difficult ground conditions are at a level where they may be considered, localised subsidence need not be considered except in exceptional circumstances.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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 Stantec UK Ltd.

18.2 BritPits

Records within 500m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on [page 92 >](#)

ID	Location	Details	Description
A	404m SE	Name: Southern Cross Brick Field Address: Southern Cross, SOUTHWICK, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

1

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 92 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
2	115m N	Grave Yard	1873	1:10560

This 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 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

3

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 92 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	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
B	336m SE	Not available	Chalk	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
4	453m W	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

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 Stantec UK Ltd.



18.8 JPB mining areas

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

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

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

This data is sourced from the Coal Authority.

18.10 Brine areas

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

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

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

18.11 Gypsum areas

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

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 Groundsure.



18.13 Clay mining

Records on site

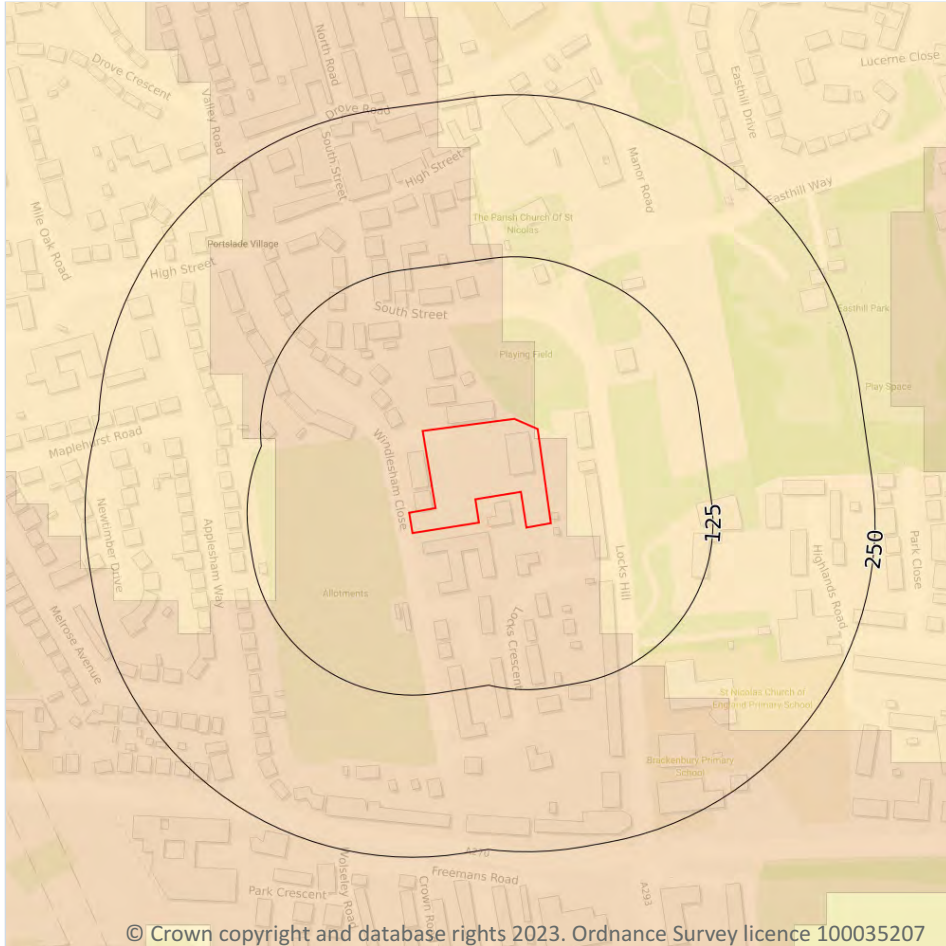
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Generalised areas that may be affected by kaolin and ball clay extraction.

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









19 Radon



— Site Outline

Search buffers in metres (m)

-  Greater than 30%
-  Between 10% and 30%
-  Between 5% and 10%
-  Between 3% and 5%
-  Between 1% and 3%
-  Less than 1%

19.1 Radon

Records on site

2

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

Features are displayed on the Radon map on [page 97 >](#)

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



Location	Estimated properties affected	Radon Protection Measures required
On site	Between 5% and 10%	Basic

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

5

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
43m N	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

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
---------------------	---

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
---------------------	---

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
---------------------	---

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
---------------------	---

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
---------------------	---

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
---------------------	---

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
---------------------	---

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
---------------------	---

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
---------------------	---

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.



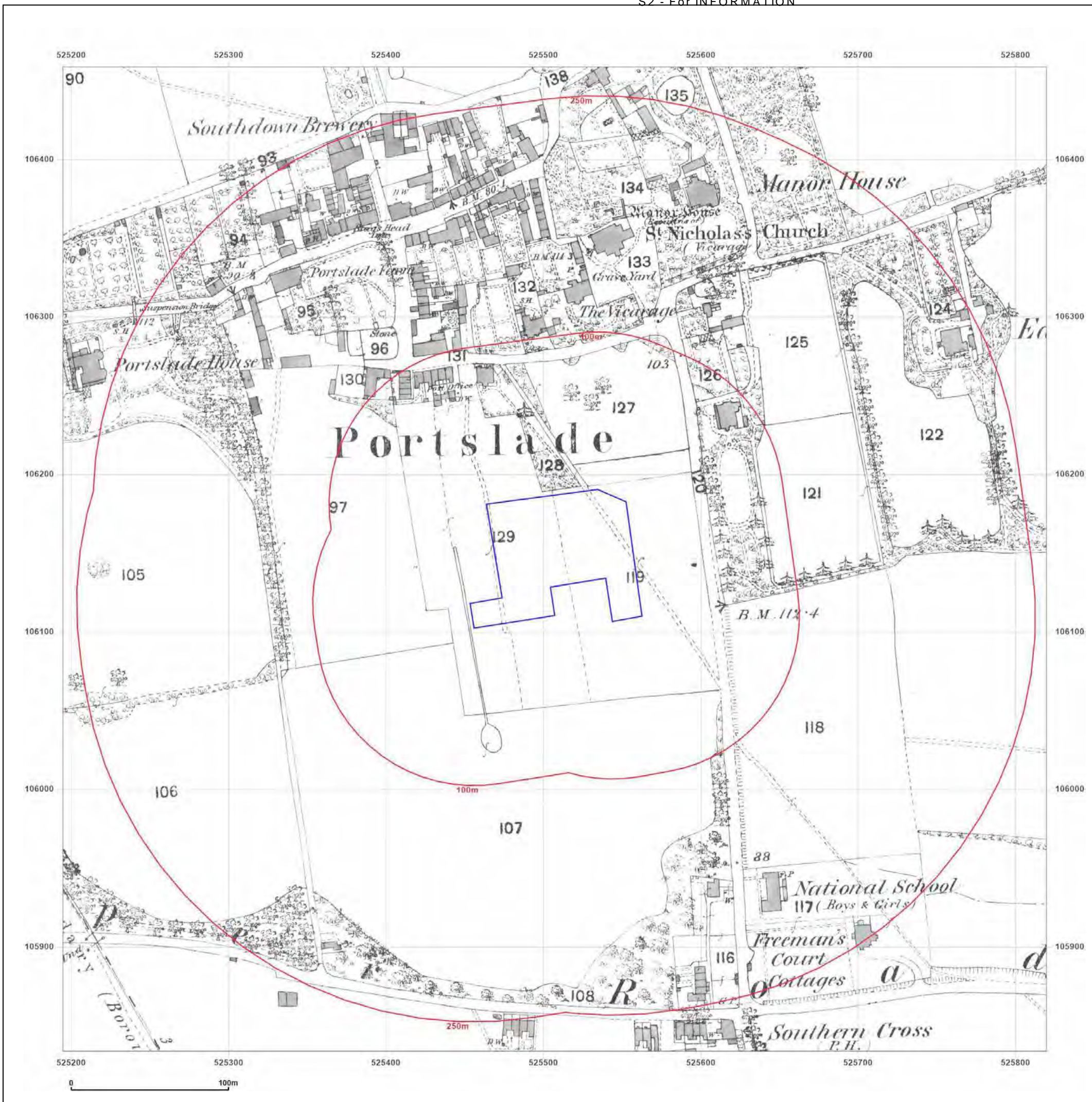
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Grid Ref: 525507, 106146

Map Name: County Series

Map date: 1873

Scale: 1:2,500

Printed at: 1:2,500



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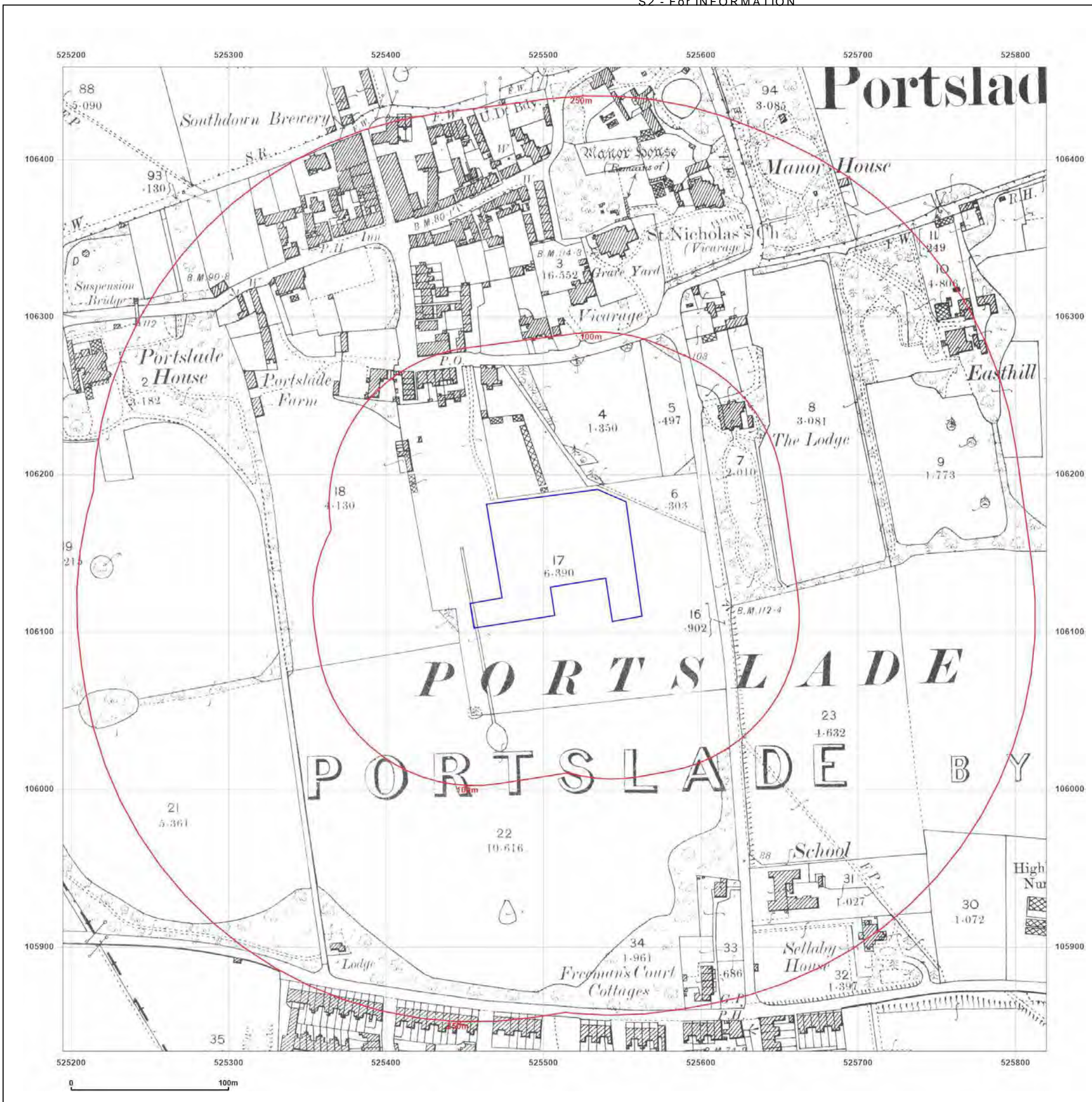


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Grid Ref: 525507, 106146

Map Name: County Series

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Map Name: County Series

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Scale: 1:2,500

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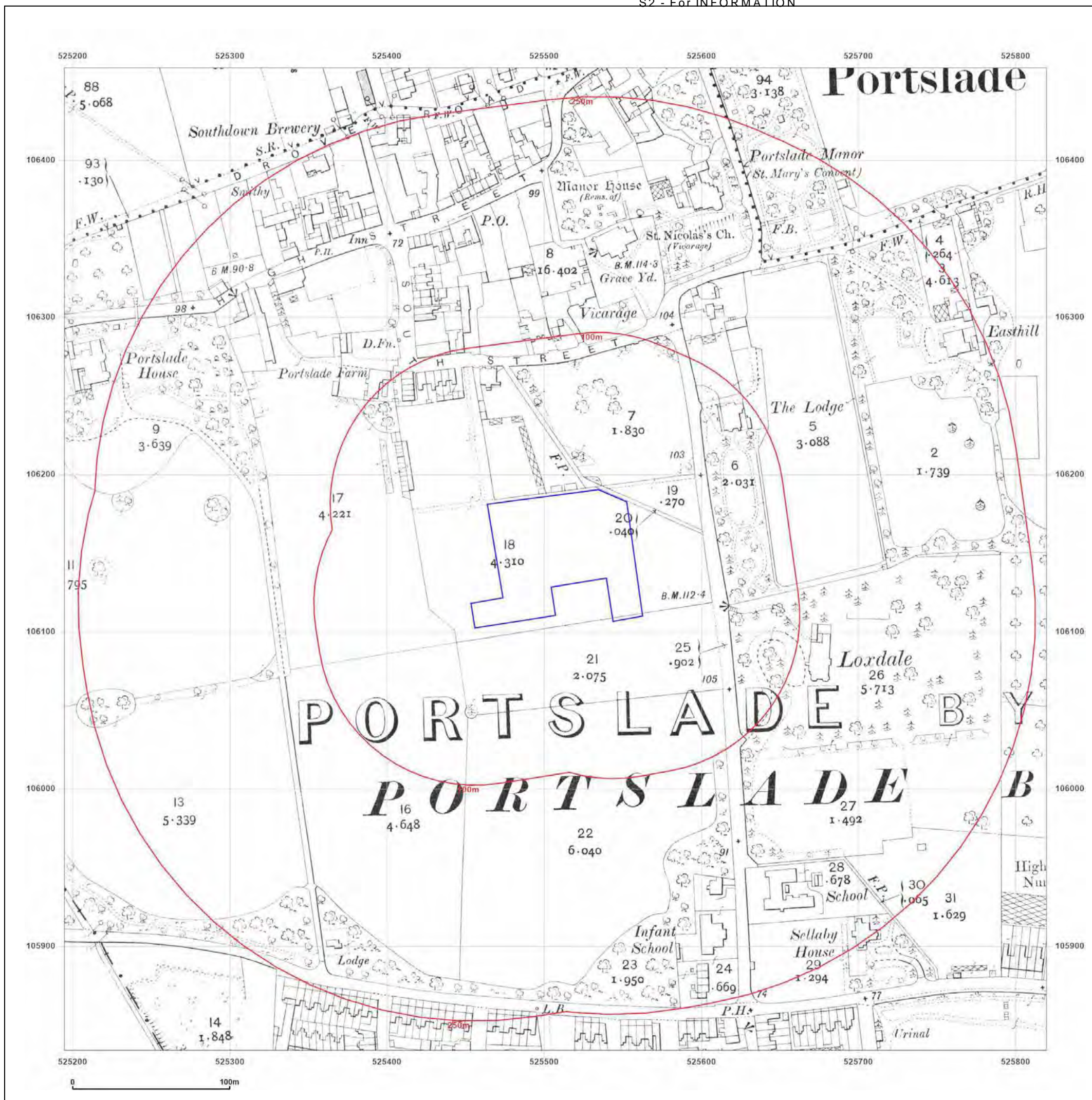


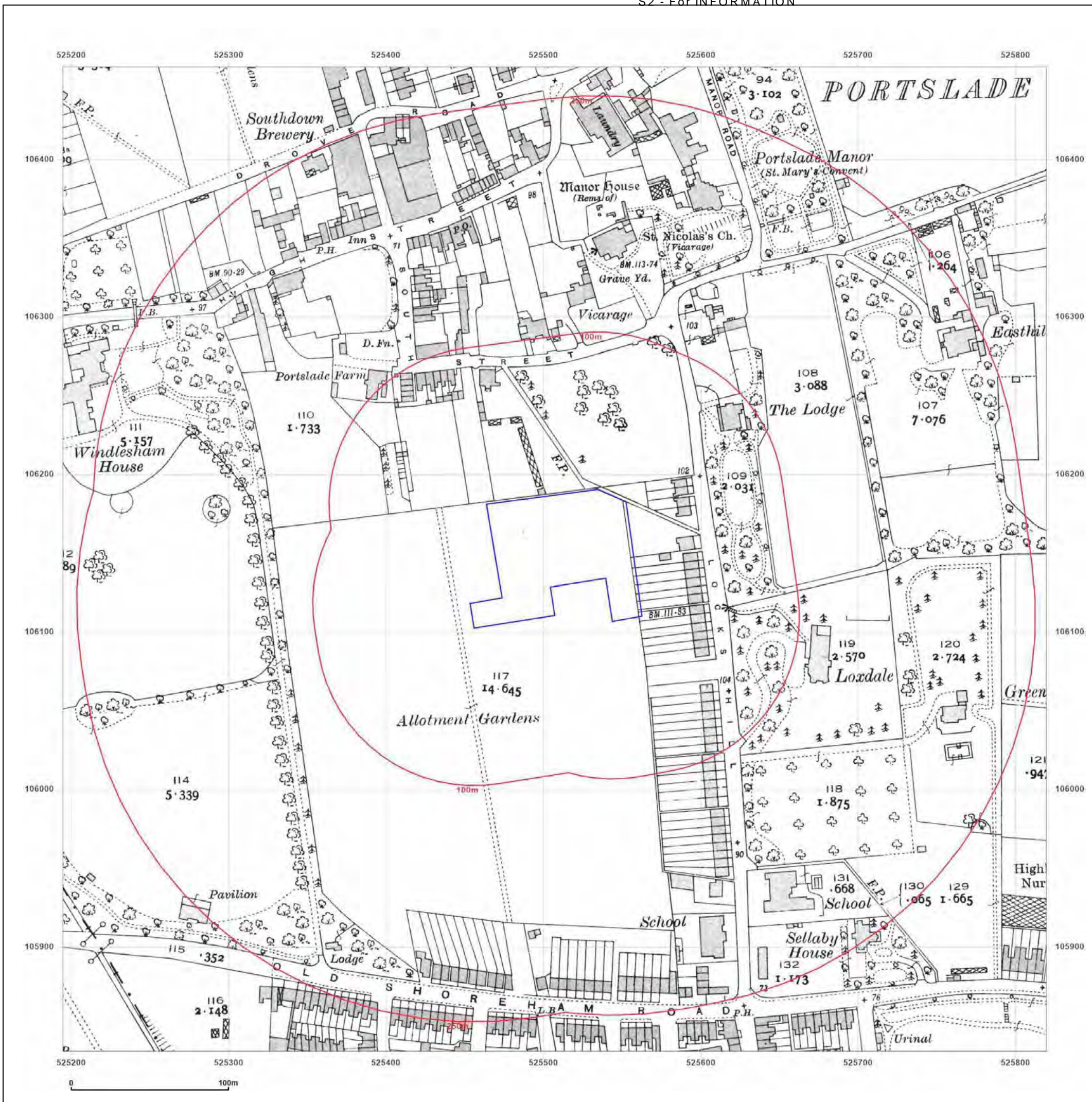
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Map Name: County Series

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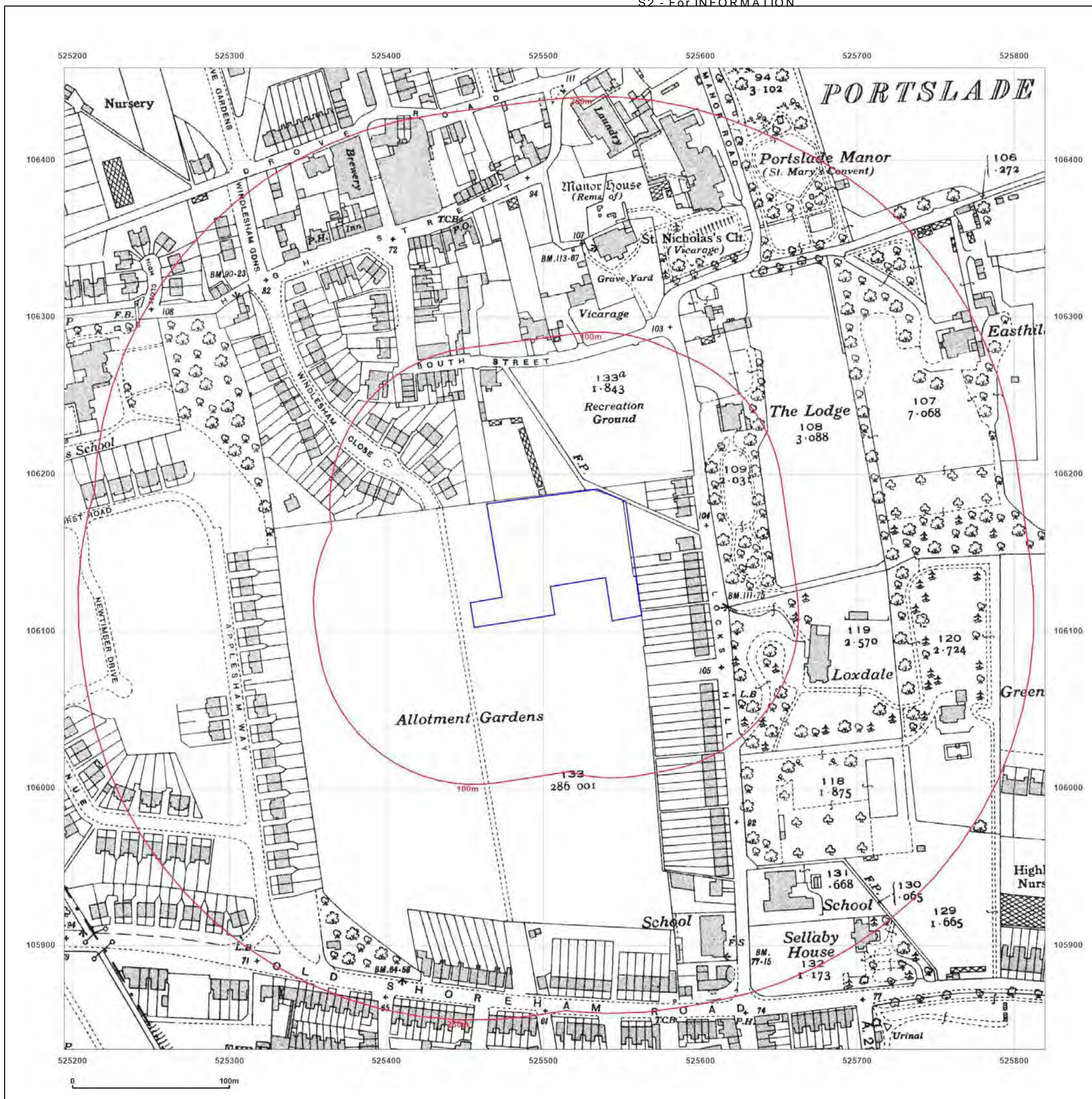


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Map Name: National Grid

Map date: 1950-1951

Scale: 1:1,250

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Map Name: National Grid

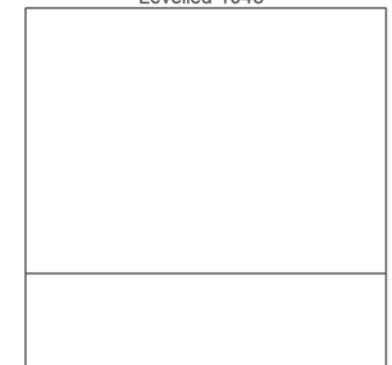
Map date: 1951

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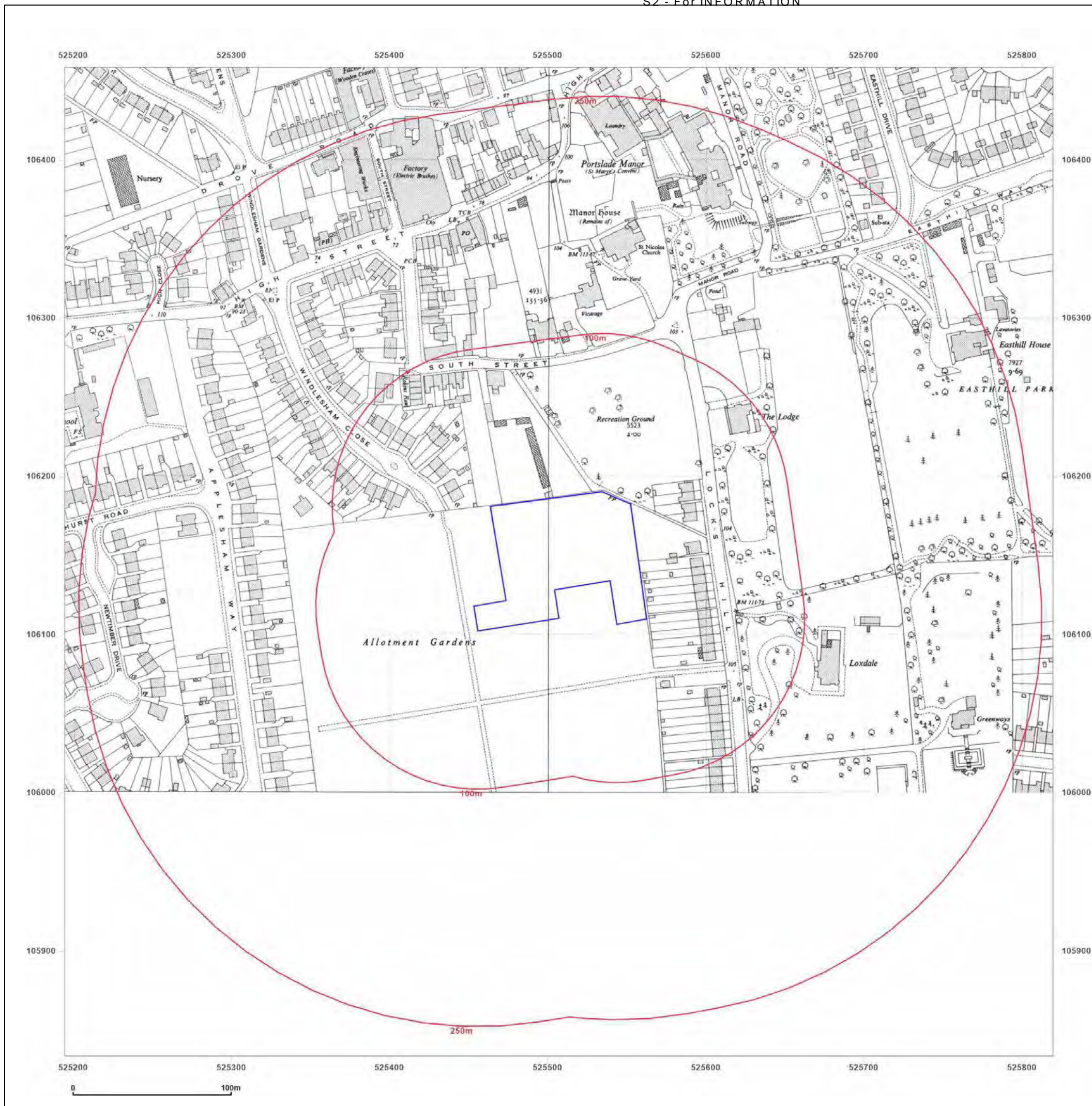


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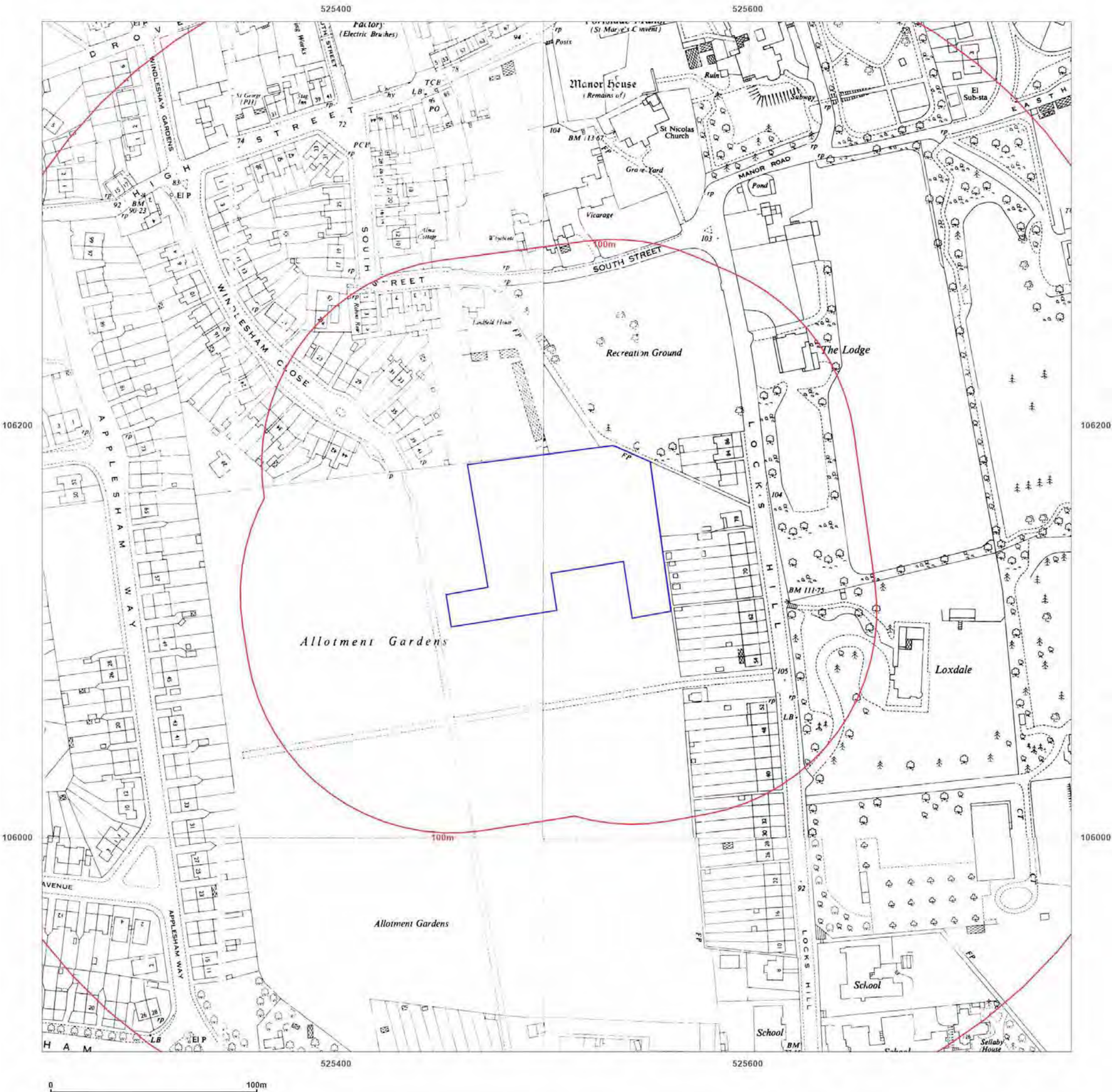
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Report Ref: GS-Y6F-Z4Z-YBZ-ATE
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Map Name: National Grid

Map date: 1952

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Map Name: National Grid

Map date: 1951-1954

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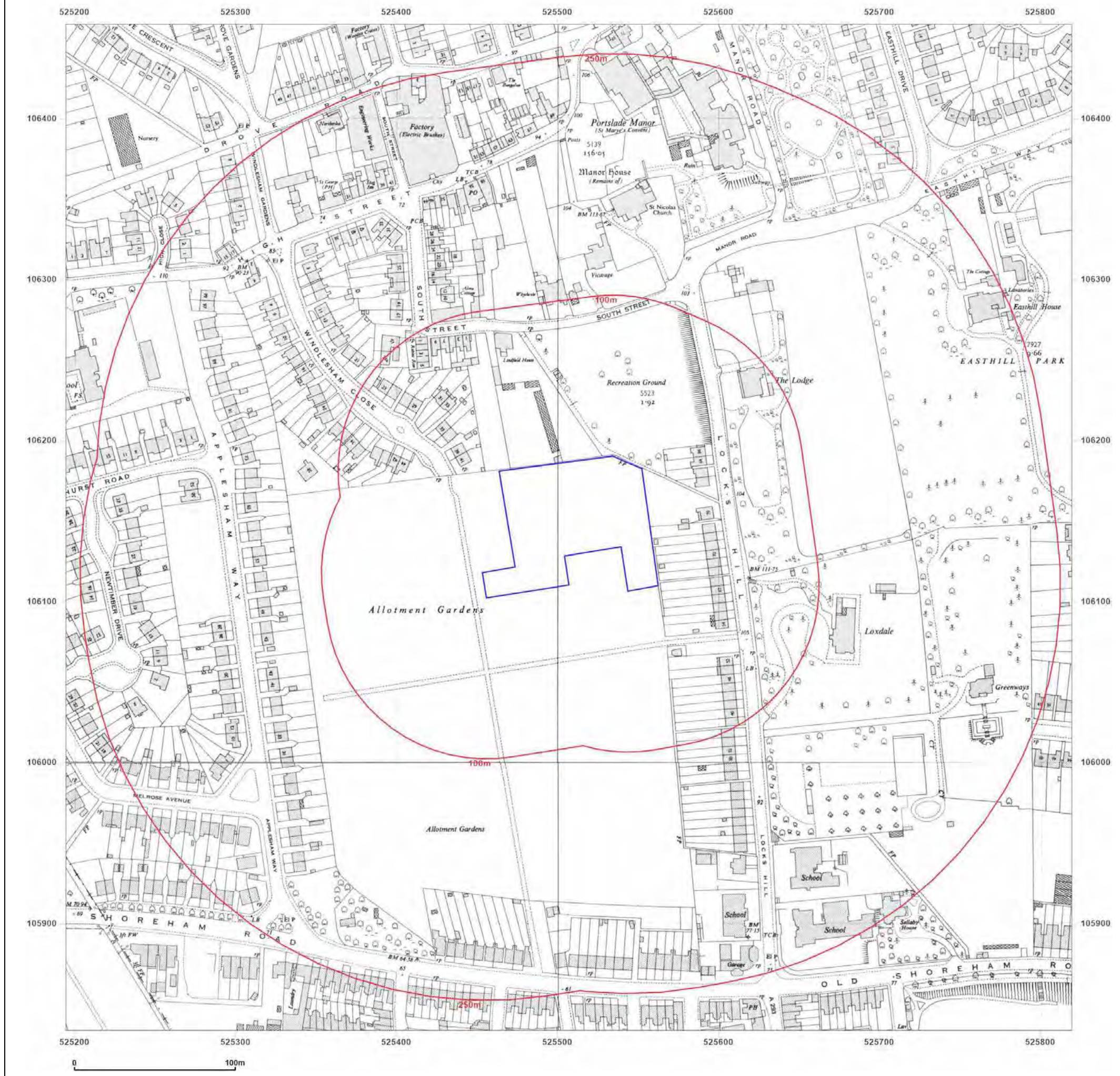


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Map Name: National Grid

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Map Name: National Grid

Map date: 1965-1966

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Grid Ref: 525507, 106146

Map Name: National Grid

Map date: 1975-1980

Scale: 1:1,250

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Grid Ref: 525507, 106146

Map Name: National Grid

Map date: 1994

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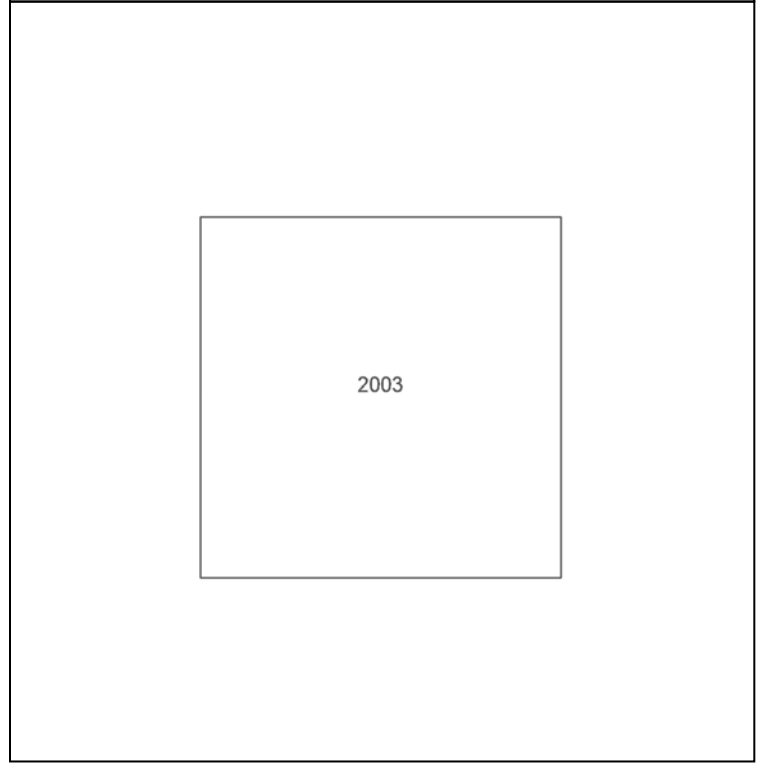
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Report Ref: GS-Y6F-Z4Z-YBZ-ATE
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Map Name: LandLine

Map date: 2003

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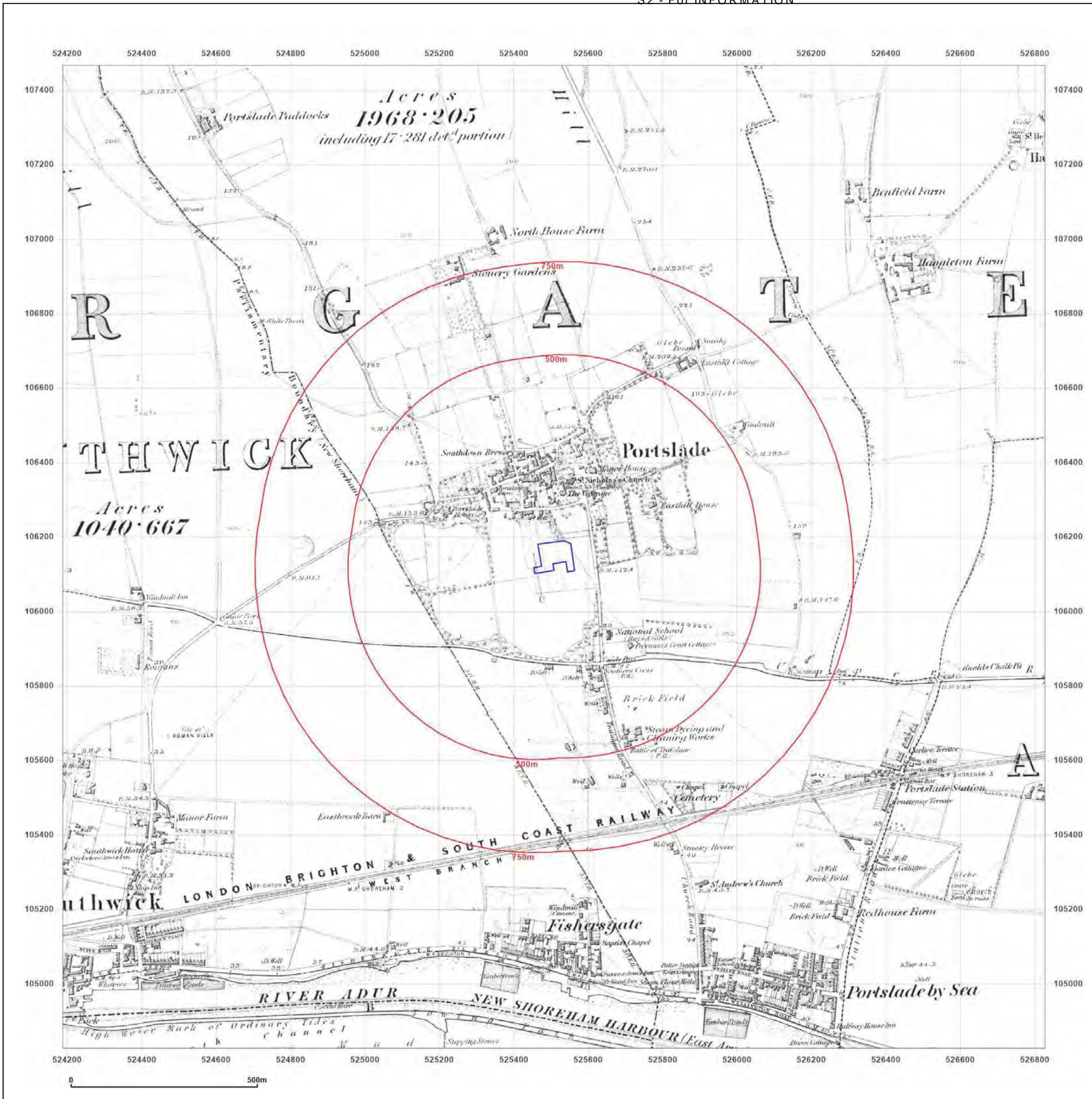


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Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: County Series

Map date: 1873

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1873
Edition N/A
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PORTSLADE, BN41 2LZ

Client Ref: 23-1044 - Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1873 Revised 1896 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1875 Revised 1896 Edition N/A Copyright N/A Levelled N/A</p>
<p>Surveyed 1861 Revised 1896 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1875 Revised 1896 Edition N/A Copyright N/A Levelled N/A</p>

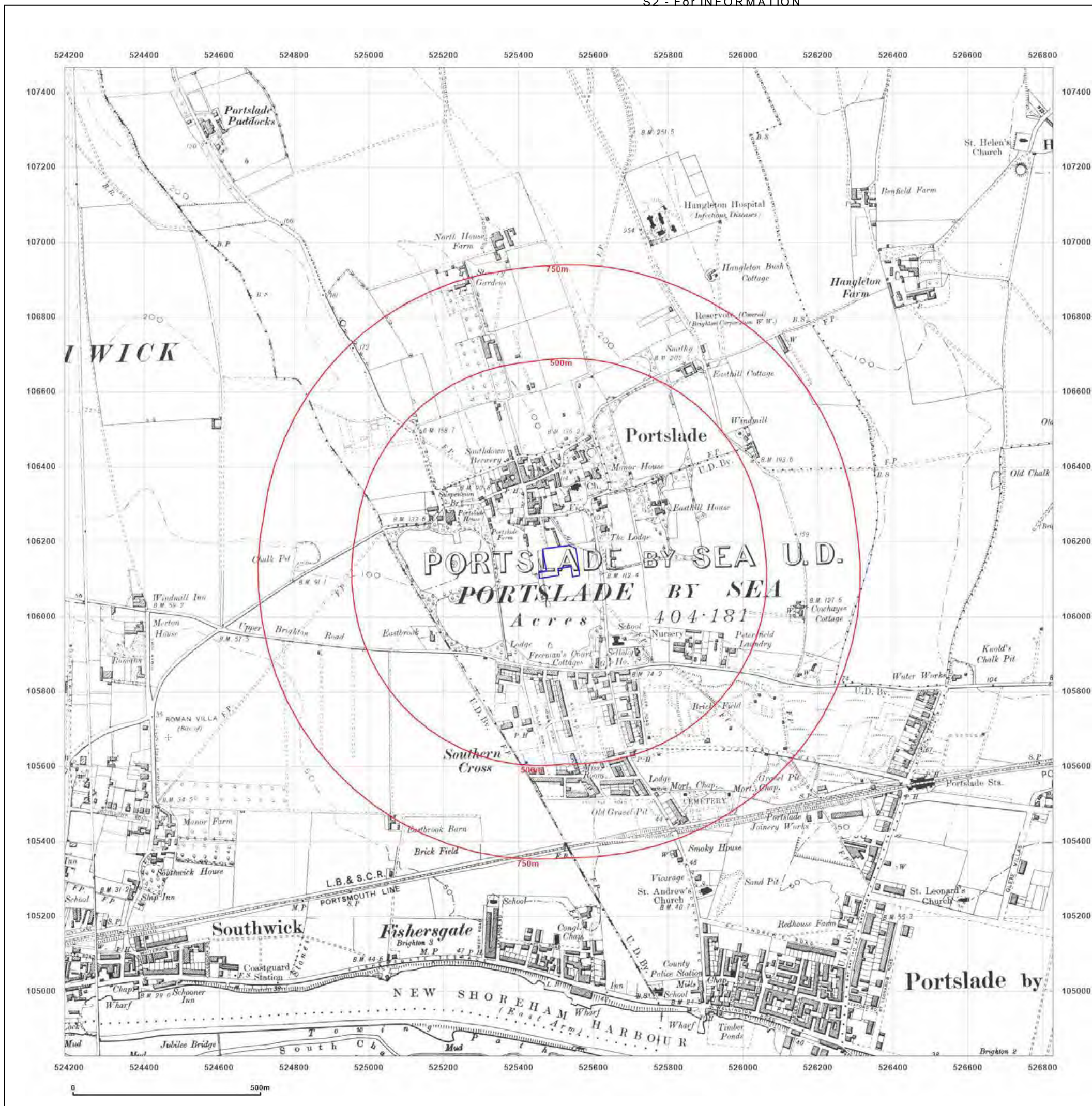


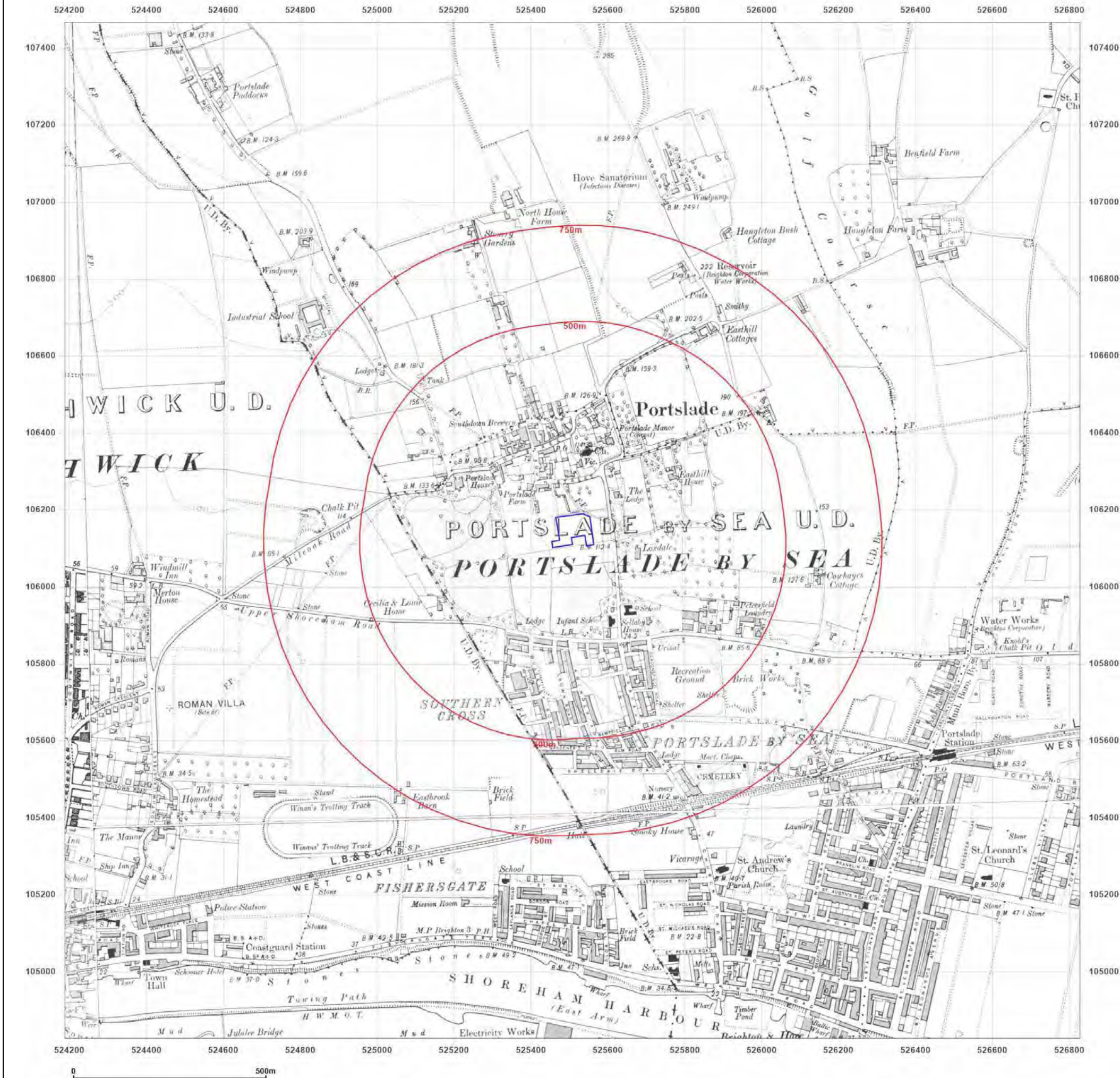
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Client Ref: 23-1044 - Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: County Series
Map date: 1909
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1872 Revised 1909 Edition N/A Copyright N/A Levelled N/A	Surveyed 1874 Revised 1909 Edition N/A Copyright N/A Levelled N/A
Surveyed 1872 Revised 1909 Edition N/A Copyright N/A Levelled N/A	Surveyed 1875 Revised 1909 Edition N/A Copyright N/A Levelled N/A

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PORTSLADE, BN41 2LZ

Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: County Series

Map date: 1930-1931

Scale: 1:10,560

Printed at: 1:10,560



<p>Surveyed 1872 Revised 1931 Edition N/A Copyright N/A Levelled N/A</p>	<p>Surveyed 1874 Revised 1930 Edition N/A Copyright N/A Levelled N/A</p>
	<p>Surveyed 1875 Revised 1930 Edition N/A Copyright N/A Levelled N/A</p>

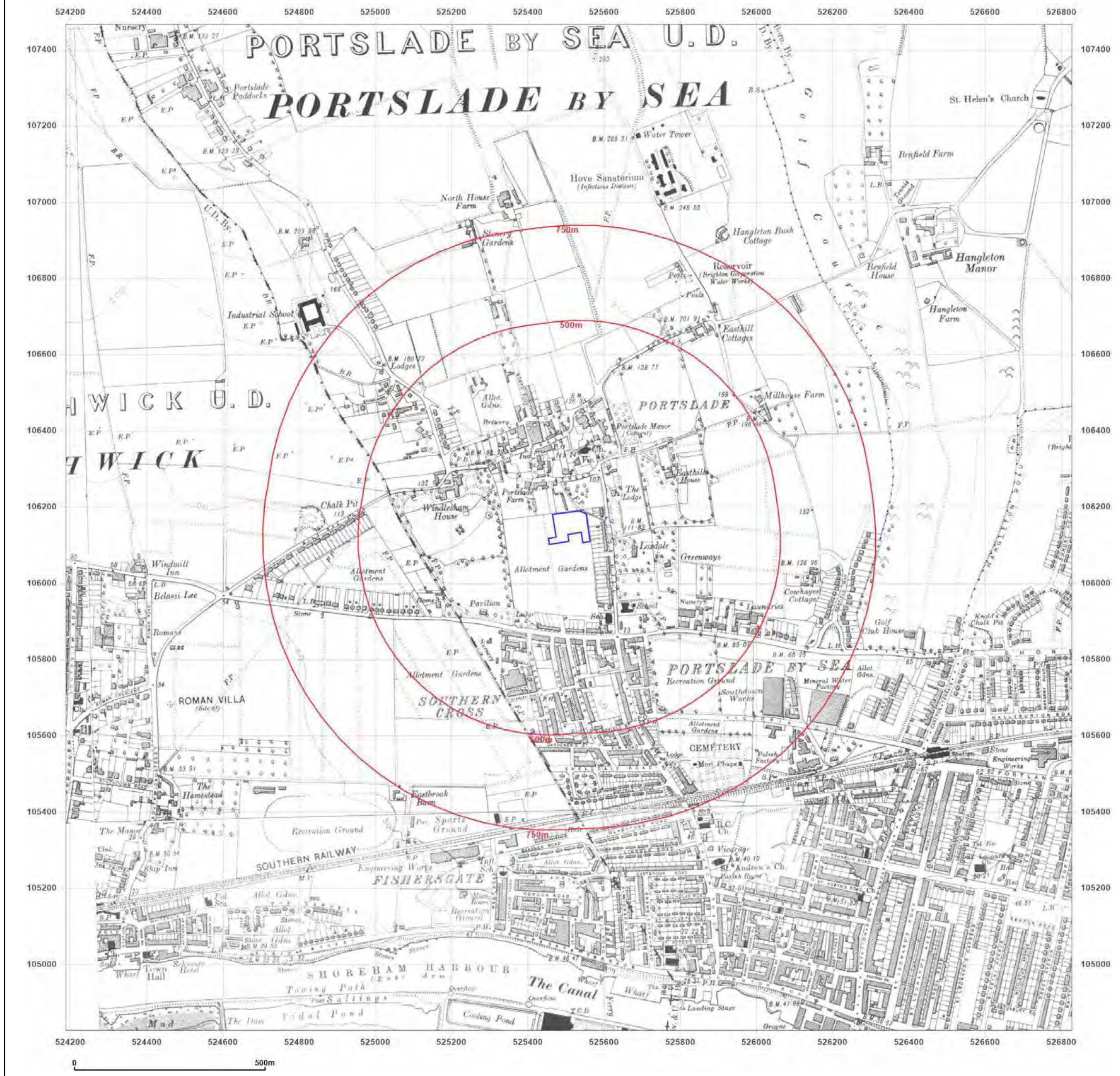


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Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: County Series
Map date: 1938-1940
Scale: 1:10,560
Printed at: 1:10,560



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

Surveyed 1875
Revised 1940
Edition N/A
Copyright N/A
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Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: County Series

Map date: 1947-1950

Scale: 1:10,560

Printed at: 1:10,560



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

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

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



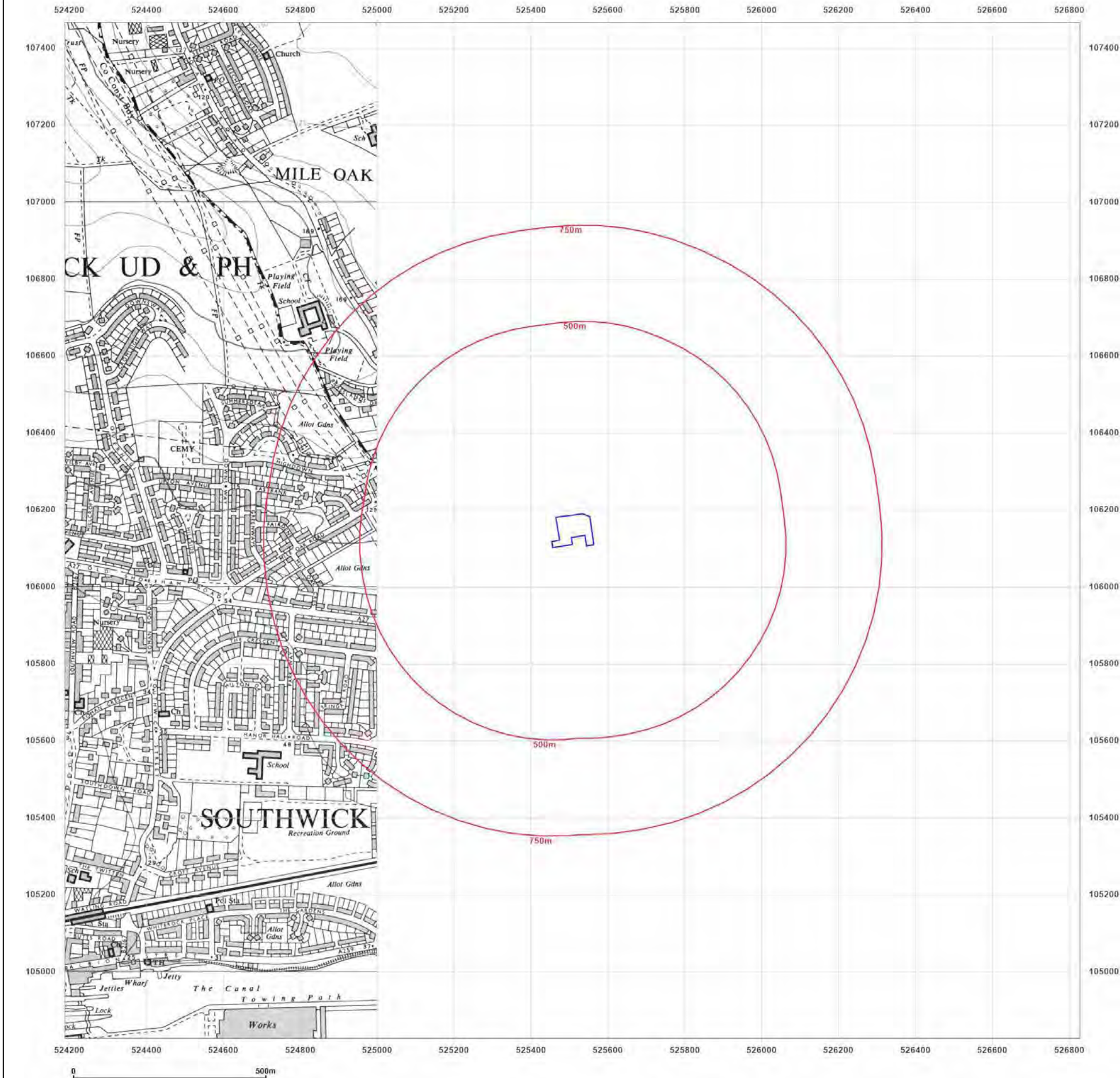
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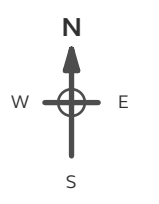




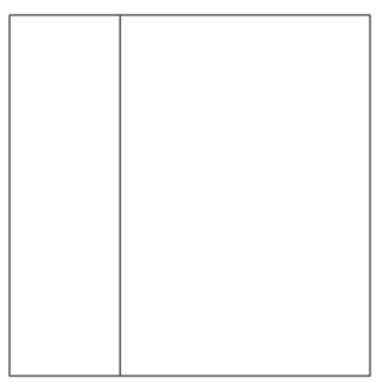
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Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: Provisional
Map date: 1963
Scale: 1:10,560
Printed at: 1:10,560



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

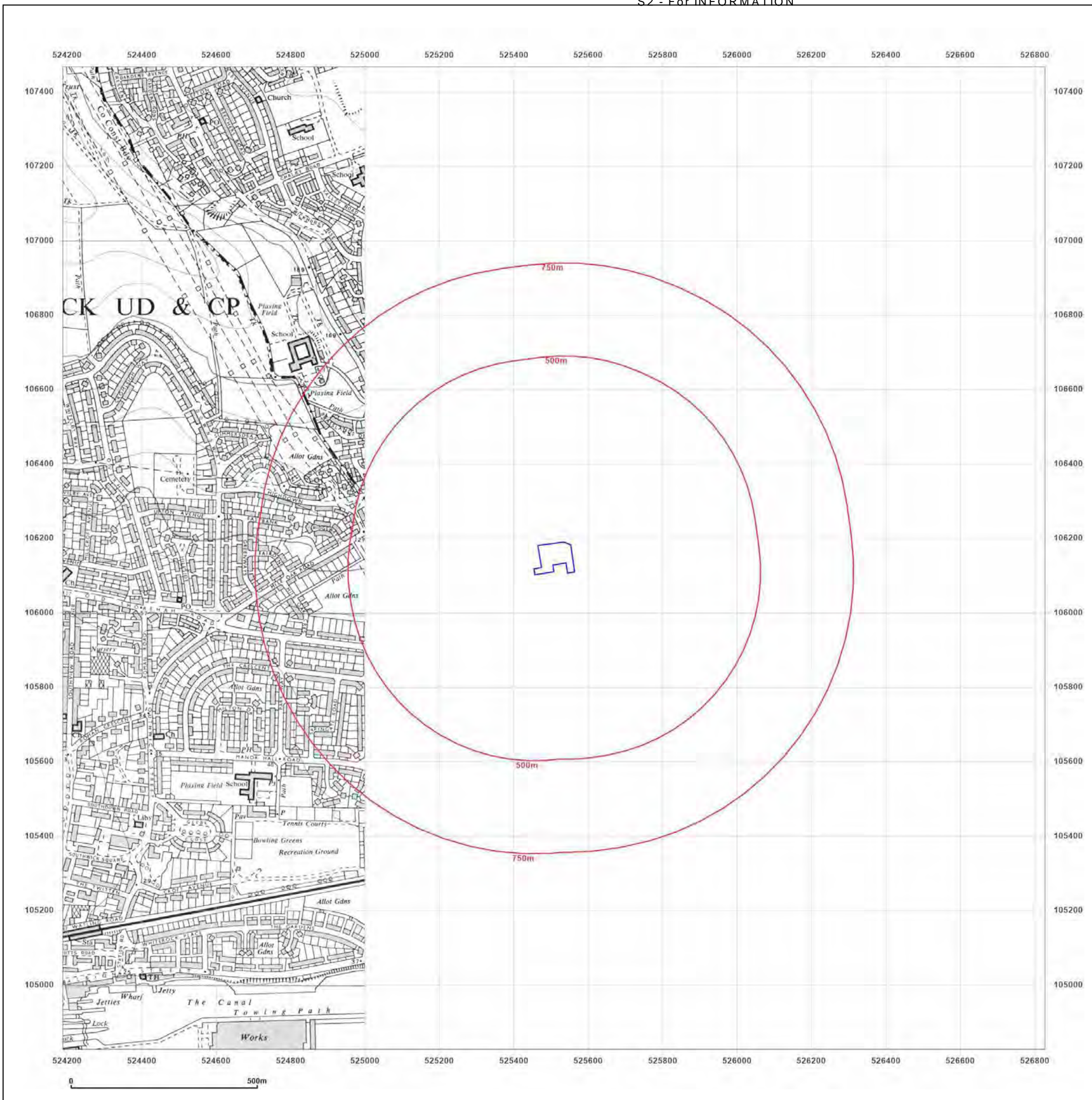


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Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
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Client Ref: 23-1044_-_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: National Grid

Map date: 1972

Scale: 1:10,000

Printed at: 1:10,000



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

Surveyed 1972
Revised 1972
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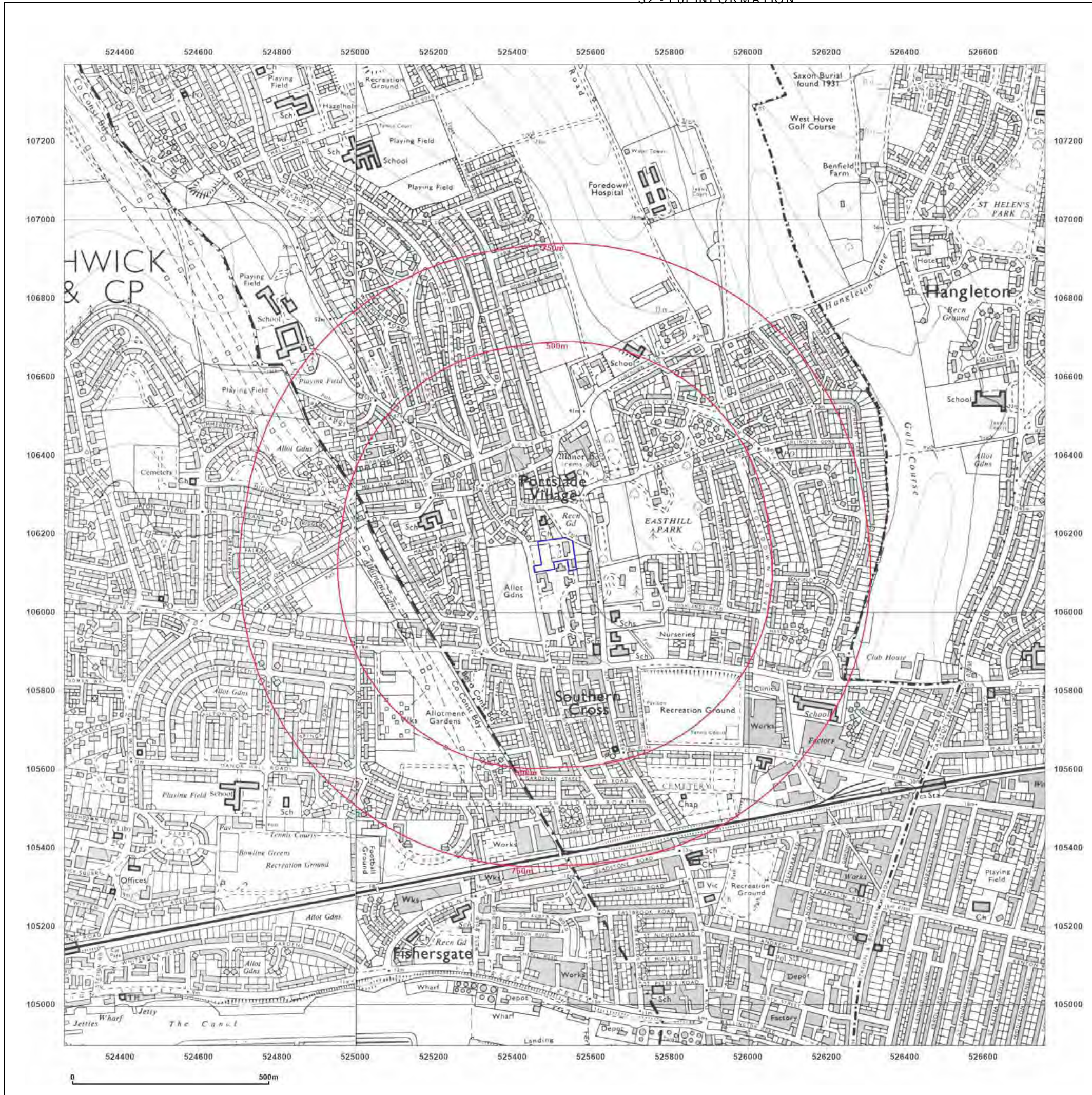


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Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: National Grid

Map date: 1980-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1980
Revised 1982
Edition N/A
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Surveyed 1978
Revised 1980
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Client Ref: 23-1044_-_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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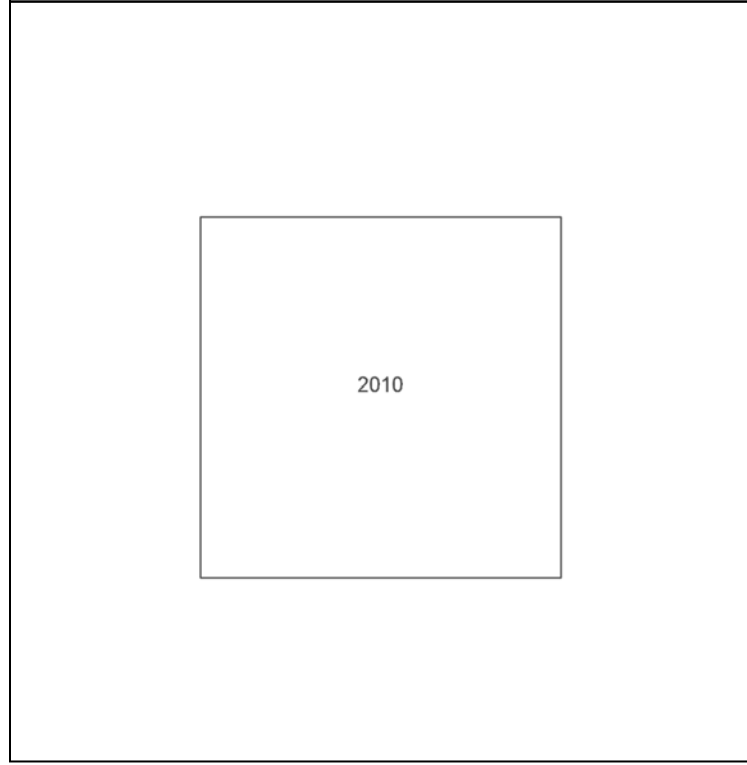


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Client Ref: 23-1044_-_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000



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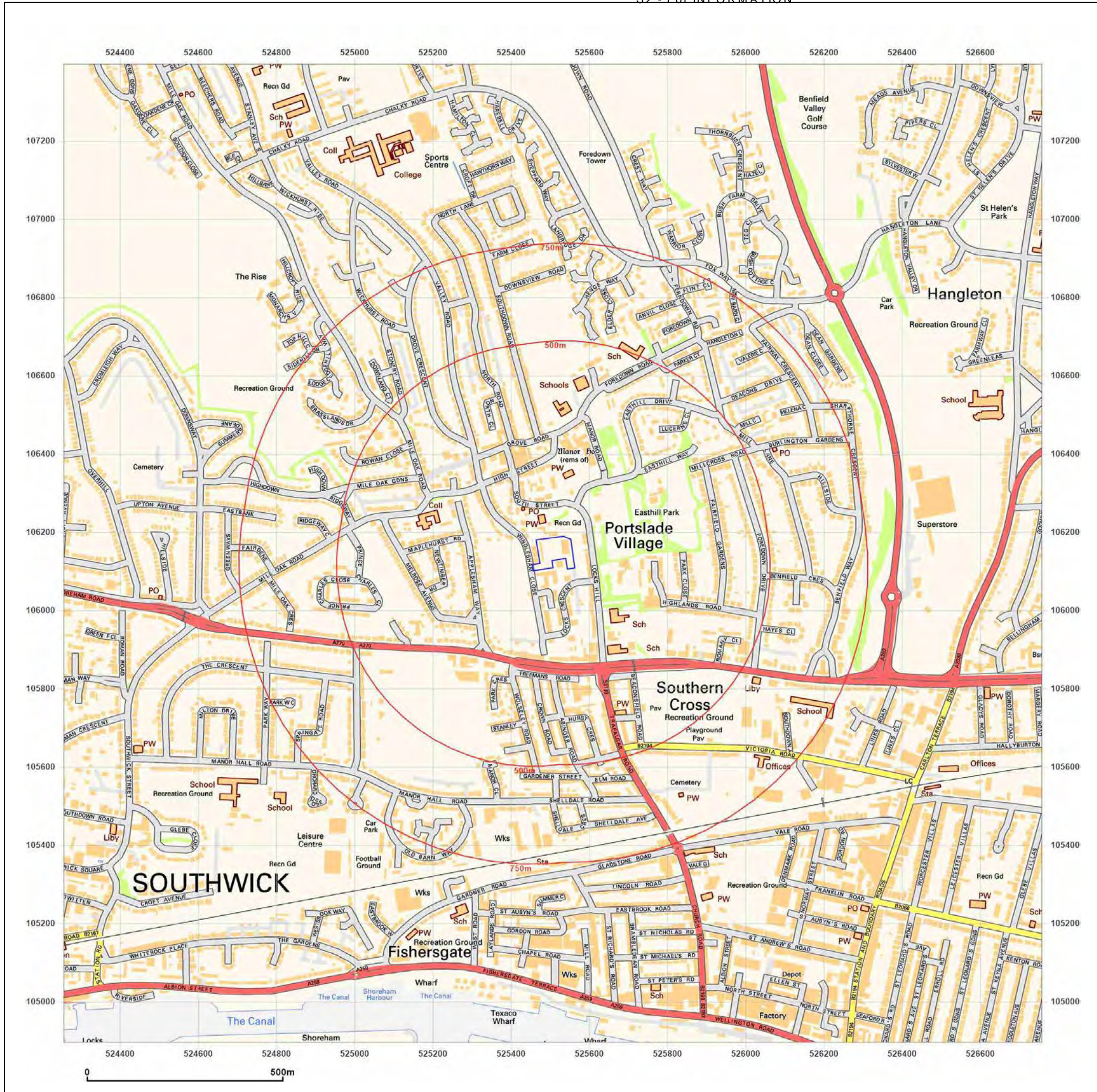


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Client Ref: 23-1044 -_Portslade_Village_Centre
Report Ref: GS-Y6F-Z4Z-YBZ-ATE
Grid Ref: 525507, 106146

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000

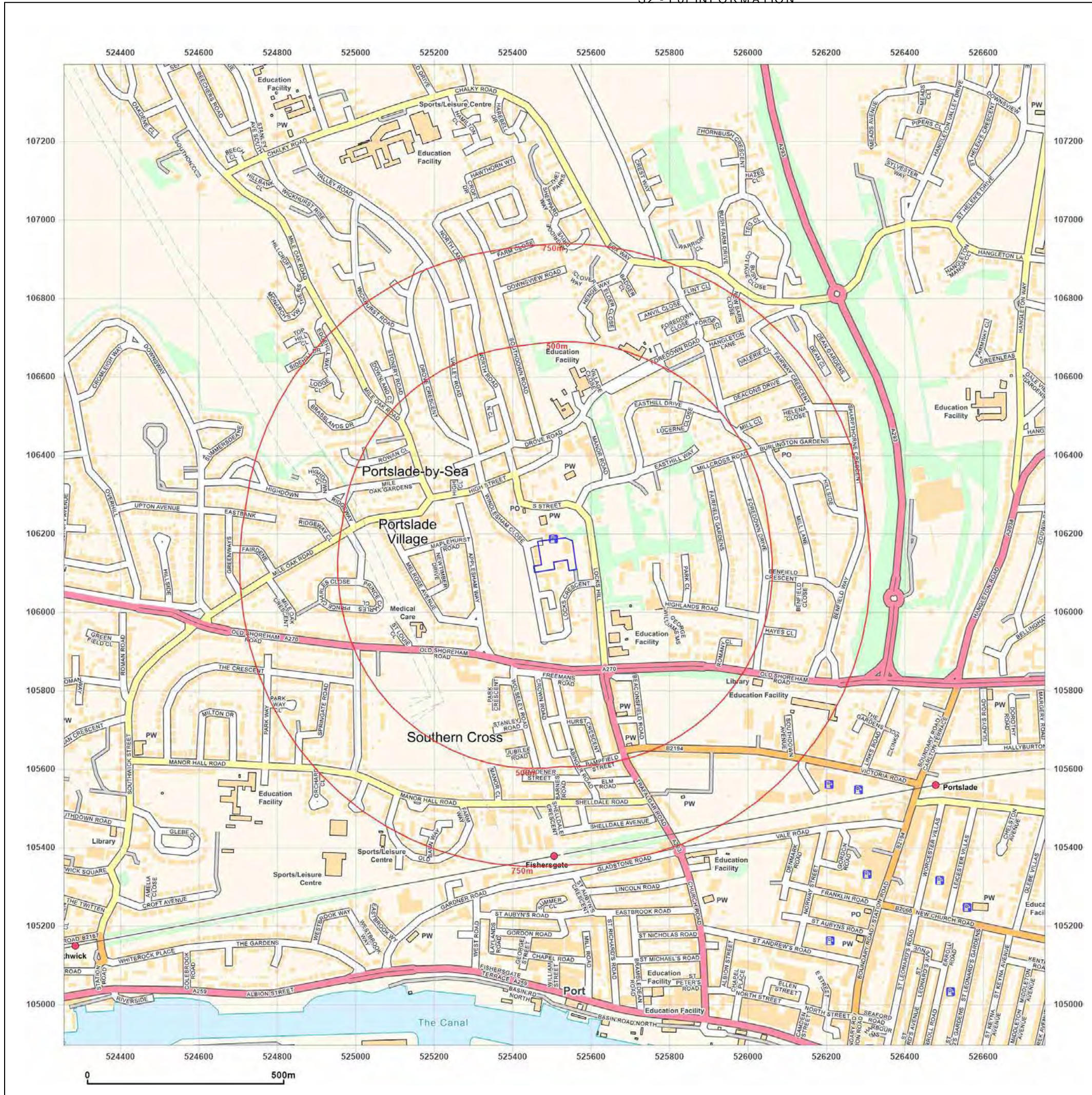


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APPENDIX C

Report Terms and Conditions



Trading Terms

Unless specifically stated within the tender/quotation or unless identified within the introduction to this report it is confirmed that this report has been compiled wholly in accord with Constructive Evaluation Limited's terms of engagement. This report is provided for sole use by the Client and is confidential to them. No responsibility whatsoever for the contents of the report will be accepted to anyone other than the Client.

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Context

This report is written in the context of an agreed scope of work between Constructive Evaluation Limited and the Client and should not be used in a different context. In light of additional information becoming available, improved practices and changes in legislation amendment or re-interpretation of the report in whole or part may be necessary after its original submission.

Professional Interpretation

The recommendations made and opinions expressed in the report are based on the conditions revealed by the site works together with an assessment of the data from the insitu and laboratory testing or in respect of the desktop reports. No responsibility can be accepted for conditions that have not been revealed by the research, site works and testing.

The Client is advised that the conditions observed on site by Constructive Evaluation Limited at the time of any site survey may be subject to change. Certain indicators of the presence of hazardous substances may have been latent at the time of the most recent site reconnaissance and they may subsequently have become evident. It is not possible to assess areas which are inaccessible or where access is not granted and CE accept no liability for risks subsequently identified therein.

The conceptual model, Risk assessment and sampling regime has been formulated in accordance with current UK guidance at time of production based upon the relevant information gained from Phase 1 and Phase 2 investigations. While the model and assessment offer opinions and interpretations of these guidelines, the comments made are for guidance only and no liability can be accepted for their accuracy. It is possible that aspects of desktop study may need to be altered to conform to the requirements of the statutory regulatory bodies.

Intrusive Field Operations

The data collected through direct operations in the production of this report has been so obtained, unless directly otherwise stated, in accordance with current UK guidance, law or accepted industry practice, including but not limited to: BS.5930: 1990 Code of Practice for Site Investigations (Amendment 2: 2010), BS 10175:2011+A1:2013 Investigations into Potentially Contaminated Sites, and BS.8576:2013 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds. Exact exploratory locations will depend upon access conditions, site use and plant capability, CE do not accept liability for issues arising from material identified between or outside of the area of exploratory locations.

Laboratory Testing

Unless stated otherwise within the text, all geotechnical and material laboratory tests have been performed in accordance with the relevant British Standard Documents. Laboratory testing for contaminated land assessment is completed under the UKAS / MCERTS accreditation schemes, unless identified as otherwise in the report.

Human Health Risk Assessment Criteria

The Environment Agency has recently undertaken revision of the Soil Guideline Values (SGVs) which are partially complete. Where standards are available using the "new" approach, these have been utilised for correlative purposes. Where standards have not yet been revised, guidance following the "old" approach has been utilised. Please note that upon release of the remaining guidelines, the standards contained within this report may be subject to change. In addition, the second edition of the LQM CIEH guidance has now been released and will be utilised in favour of previously published guideline values.

Third Parties

The findings and opinions conveyed in this report are based on information obtained from a variety of sources, including that from previous Site investigations and chemical testing laboratories. Constructive Evaluation Limited has assumed that such information is correct. Constructive Evaluation Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon and can accept no responsibility for inaccuracies with the data supplied by other parties.

The accuracy of the historical map extracts supplied cannot be guaranteed and it should be noted that different conditions may have existed between mapping sheet editions. Therefore, there can be no certainty that all areas of contamination have been identified during the Phase 1 investigation.

Definitions

Reference to the word "contamination" in this report does not relate to the statutory definition of contaminated land under 1990 Environmental Protection Act unless otherwise stated. The definition used in this report is: "Land that contains substances that, when present in sufficient quantities or concentrations, are likely to cause harm, directly or indirectly, to man, to the environment, or on occasion to other targets" (NATO CCMS, 1985).

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