

STAGE 1 ENVIRONMENTAL RISK ASSESSMENT DESK STUDY

At

Portslade Village Centre,

Brighton

On behalf of

Brighton & Hove City Council



PROJECT REFERENCE: 23.1044.ERA

May 2023



Stage 1 Environmental Risk Assessment Desk Study

By:

Constructive Evaluation Ltd

Units 15-16 Ford Lane Business Park, Ford, Arundel BN18 0UZ

Tel: 01243 533499

Email: info@celtduk.com

Report Author(s)	
[Redacted]	Date: 30/5/2023

Report Checked & Approved by	
[Redacted]	Date: 30/5/2023

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Foreword

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Appendix A – Site Walkover Photographs

Appendix B – Environmental Database Information

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Executive Summary

Site Address	Portslade Village Centre, 3 Courthope Close, Portslade, Brighton and Hove, Brighton BN41 2LZ
Site Description	The site is located in western Portslade, approximately 750m north of Fishergate train station, 1.2km from Shoreham Harbour/River Adur and 1.3km south of the A27 at postcode BN41 2LZ and National Grid Reference TQ 25535 06175. The site is mostly rectangular in shape, with rectangular extensions to the southeast and southwest with maximum dimensions of ~70m north to south by ~100m east to west, covering an area of 0.63ha.
Proposed Development	The demolition of the existing two storey community centre building, garages and playground on site, to facilitate the construction of two new buildings. The eastern building will be a new block of apartments, and to the west will be a new community centre and sports hub with apartments, and a new hard play space to the south. The new access road from Windlesham Close will enter the site on the western boundary and turn to the north, connecting to Lindfield to the east of the flats. 6No new parking spaces will be created in this area. Additional parking spaces will also be created in the south-eastern corner of the site to replace the garages. A footpath will be constructed through the site. Soft landscaped areas will be created around the new buildings and hard play space, including trees and hedgerows, a sensory garden, and community fruit and vegetable patch.
Environmental Setting	Generally residential with local commercial premises. Allotments adjacent to the west.
Geology and Hydrology	Superficial: Head Deposits – clay, silt, sand and gravel, Bedrock: Tarrant Chalk member and Newhaven Chalk Formation – Chalk.
Site History	Originally open agricultural fields with residential village to the north. Expansion of residential properties surrounding the site. Existing structures built between 1960-1966.
Potential Areas of Concern	Potential ACM in existing structures and surrounding soils Potential imported made ground (main buildings, hard standing, and cut and fill terraces including grass mound) Potential spillages from vehicles in car parks. Electrical Substation adjacent to NW corner of the site and existing garages Garages from ~222m south
Conceptual Site Model	Human Health - High Controlled Waters - Low Ground Gas - Low Geological Hazard - Low
Ground Engineering	The Head superficial deposits are classed as an undifferentiated Secondary Aquifer. They are variable in composition and can pose significant risk to foundation design and drainage solutions. It is important to determine lithological variation and deposit geometry, particularly the presence and dimensions of buried channels and infilling deposits. The underlying Chalk deposits are considered to be a Principal Aquifer with very high permeability. They are considered to be good for foundations, excavation and drainage design, however it is important to determine in-situ variations in lithology and locate potential open/infilled dissolution fissures, pipes and sinkholes.
Conclusions and Recommendations	Further refine the potential risks identified within the Preliminary Conceptual Site Model, and determine the geotechnical properties of the soil on site with an intrusive investigation .

1 Introduction

Constructive Evaluation Ltd (CE) was appointed by Error! Reference source not found. (the Client) to undertake a Stage 1 Desk Study Environmental Risk Assessment at Portslade Village Centre, 3 Courthope Close, Portslade, Brighton and Hove, Brighton BN41 2LZ, hereafter referred to as the “site”. The Site Location Plan is provided in Figure 1.

The Client is proposing to redevelop the site for residential use and this report has been prepared to comply with the likely conditions of planning.

It is understood that the proposed development involves the demolition of the existing two storey community centre building, garages and playground on site, to facilitate the construction of two new buildings and hardstanding. The eastern building will be a new block of apartments, and to the west will be a new community centre and sports hub with apartments above, and a new hard play space to the south. The new access road from Windlesham Close will enter the site on the western boundary and turn to the north, connecting to Lindfield to the east of the existing flats. Six new parking spaces will be created in this area. Additional parking spaces will also be created in the south-eastern corner of the site to replace the garages. A footpath will be constructed through the site. Soft landscaped areas will be created around the new buildings and hard play space, including trees and hedgerows, a sensory garden, and community fruit and vegetable patch.

The Proposed Development Plan is provided in Figure 2.

The aims of this Environmental Risk Assessment report are as follows;

- To provide information on the anticipated geology, hydrology and hydrogeology of the subject site.
- Investigate the development history and most recent uses of the subject site.
- To identify whether there is any contamination on site which is likely to cause significant harm to human health, the environment or other sensitive receptors.

In order to achieve these aims, CE proposes the following objectives;

- Conduct a Site Walkover of the site to assess possible sources of contamination.
- Comprehensive assessment of Environmental Database Information.
- Develop a Conceptual Site Model (CSM) based on environmental database information.

The works described in this report are subject to the Service Constraints presented in Appendix C. This report was finalised in May 2023 and should be read in light of any subsequent changes in legislation, statutory requirements, statutory guidance, non-statutory guidance, relevant research and industry practices. This report is currently assigned to the Client for their sole reliance.

2 The Site

2.1 Site Description

The site is located in western Portslade, approximately 750m north of Fishergate train station, 1.2km from Shoreham Harbour/River Adur and 1.3km south of the A27 at postcode BN41 2LZ and National Grid Reference TQ 25535 06175. The Site Location Plan is provided in Figure 1. The site can be found in an area of predominantly residential land use. A summary of the site surroundings is as follows;

Northern Boundary – Sheltered housing, Portslade Baptist Church and Portslade Village Green,
Eastern Boundary – Rear gardens of residential properties along Locks Hill,
Southern Boundary – Kemps Court and further residential apartments,
Western Boundary – Electrical substation on the northern face of Windlesham Close residential apartments, Windlesham Close road and allotments beyond.

The site is mostly rectangular in shape, with rectangular extensions to the southeast and southwest with maximum dimensions of ~70m north to south by ~100m east to west, covering an area of 0.63ha. Topography on site is split over three terraces east to west. The lowest terrace is to the west incorporating Windlesham Close apartments, garages and access road at a level of approximately 20.5mAOD, the centre of the site comprising the hardstanding play area lies at an elevation of approximately 22.7mAOD, with the third terrace being occupied by the existing village centre at an approximate elevation of 24.5mAOD. The access road along the north and the grass area to the south both have a constant rise to the east from Windlesham Close, resulting in an approximate angle of 2.9 degrees across a distance of 100m. Site details are presented on the Site Walkover Plan on Figure 3.

It is understood that the site was previously used as a community centre. The existing layout comprises a one to two storey structure comprising offices, and halls to the east, with a blacktop hardstanding area in the centre of the site. Grass soft standing areas surround the hardstanding to the west and south.

Access to the site can be gained from the northwest via Windlesham Close / Lindfield, and from the southeast via Blakers Court.

2.2 Site Walkover Observations

A site walkover was undertaken on 22nd May 2023 with the aim of identifying any potential areas of concern that may be present on site prior to the commencement of any works.

At the time of the walkover, the site comprised an active community centre with access gained via Windlesham Close to the northwest. The north of the site comprised a hardstanding car park with an approximately 4m tall metal fence bordering the hard standing playground at the centre of the site. Several manholes and service covers were observed along the length of the car park and around the northeast corner of the site. Overhead lines were observed along the northern perimeter crossing the northeast corner of the site to the corner of the main structure with many drainage covers along the western front of the structure. A series of mature deciduous trees were noted in a grass area west of the playground. In the southwest corner of the playground an area of approximately 3x4m of mounded earth was observed. A series of single garages extended along the western perimeter of the site boundary. The southeast corner of the site boundary comprised a concrete covered car park and single garages to the east. Access to either row of garages was not available. The southwest corner of the site boundary comprised a relatively level grass covered area with a public path trending east to west.

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Site Name: Portslade Village Centre, Brighton

Potential areas of concern were observed:

Electrical Substation adjacent to NW corner of the site/existing garages

Potential Asbestos Containing Materials (ACM) in existing buildings and surrounding soils

Imported made ground including local grass mound in SW corner and terraced topography

Potential spillages from vehicles in car parks

3 Physical Site Setting

3.1 Geology

Published geological information indicates that the site lies upon bedrock of Newhaven Chalk Formation and Tarrant Chalk Member, with superficial deposits recorded on site as Head Deposits.

Head Deposits - Head is poorly sorted and poorly stratified, angular rock debris and/or clayey hillwash and soil creep, mantling a hillslope and deposited by solifluction and gelifluction processes. Solifluction is the slow viscous downslope flow of waterlogged soil and other unsorted and unsaturated superficial deposits. The term gelifluction is restricted to the slow flow of fluidized superficial deposits during the thawing of seasonally frozen ground. The flow is initiated by meltwater from thawing ice lenses. Polymict deposit: comprises gravel, sand and clay depending on upslope source and distance from source. Locally with lenses of silt, clay or peat and organic material. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.

Newhaven Chalk Formation – Composed of soft to medium hard, smooth white chalks with numerous marl seams and flint bands, including abundant Zoophycos flints (notably at levels near the base). The formation is known to contain distinct phosphatic chalks of limited lateral extent. Equivalent beds, the Margate Chalk of north Kent, are marl-free and contain little flint. Sedimentary bedrock formed between 86.3 and 72.1 million years ago during the Cretaceous period.

Tarrant Chalk Member - Soft white chalk with relatively widely spaced but large flint seams. Sedimentary bedrock formed between 83.6 and 72.1 million years ago during the Cretaceous period.

3.1.1 Historical Boreholes

There are two borehole records within 250m of the site. The first is located 135m northwest, however no record was made of the encountered materials. The second is located 204m north, comprising two boreholes completed in 1884 and later in 1920 identifying Made Ground to 1.5mbgl over Coombe Rock to 7.5mbgl over Upper Chalk to a final depth of 76mbgl with ground water recorded approximately 19mbgl.

3.2 Hydrology

There are no watercourses or surface water features (wider than 5m), within 500m of the site.

The site is not part of a river WB catchment area.

The site has a Very Low Risk of Flooding from Rivers and the Sea (RoFRaS) Flood rating.

No historical flood events are recorded on site.

The highest risk on site for surface water flooding is a 1 in 30 year chance of flooding with water depths between 0.3-1.0m. Within 50m of site the highest risk of flooding is a 1 in 30 year chance with water depths of 0.3-1.0m.

There is a high risk of groundwater flooding on site and within 50m of site.

3.3 Hydrogeology

The Head Deposits (Superficial Deposit) is classed as a Secondary Undifferentiated Aquifer. The Undifferentiated term is 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 nonaquifer in different locations due to the variable characteristics of the rock type.

The Newhaven Chalk Formation (Bedrock) and the Tarrant Chalk Member (Bedrock) are both classed as a Principal Aquifer. These are determined by high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.

There are no Source Protection Zones within 500m of the site.

3.4 Controlled Waters

3.4.1 Groundwater Abstractions

There are no groundwater abstraction licenses recorded within 500m of the site.

3.4.2 Surface Water Abstractions

There are no surface abstraction licenses recorded within 500m of the site.

3.4.3 Potable Water Abstractions

There are no records within 500m of site.

3.4.4 Source Protection Zones

The site is not situated within an Environment Agency Source Protection Zone.

3.4.5 Groundwater Vulnerability and Soil Leaching Potential

The Principal Aquifer Chalk bedrock which covers the whole of the site has high groundwater vulnerability. The site is classified as having a high leaching potential.

3.5 Geological Hazards

3.5.1 Natural Hazards

The Natural Hazards Findings has identified a number of potential hazards which are summarised in

Table 1 below.

Table 1 - Natural Hazard Findings

Natural Hazard	Risk Rating
Shrink Swell	Very Low
Landslides	Low
Soluble Rocks	Low
Compressible Ground	Negligible
Collapsible Rocks	Very Low
Running Sand	Very Low

3.5.2 Natural Cavities

There are no records of Natural Cavities within 500m of site.

3.5.3 Radon

The site is in a moderate probability radon area, with a worst case of 5% to 10% of homes are at or above the action level. As a result, basic radon protective measures are likely to be necessary in the construction of new dwellings or extensions.

3.6 BGS Estimated Soil Chemistry

A summary of expected onsite soil chemistry concentration values is presented in Table 2.

Table 2 - BGS Soil Chemistry Average Concentration Values (mg/kg)

Contaminant	Concentration (mg/kg)
Arsenic	15
Cadmium	1.8
Chromium	60 – 90
Lead	100 – 200
Nickel	15 - 30

3.7 Sensitive Land Use

The site lies within a nitrate vulnerable zone, while the following sensitive land uses are recorded within 250m of the study site.

Brighton and Lewes Downs – Biosphere Reserve – On Site.

3.8 Mining and Ground Workings

3.8.1 BritPits

There is one record of a Britpit recorded within 500m of the site.

Type A: Surface mineral working – 404m SE

3.8.2 Surface Ground Workings

There is one record of surface ground working within 250m of the site.

(1873) Graveyard – 115m N

3.8.3 Non-Coal Mining

There are three records of non-coal related mining within 500m of the site.

On site – Class A – Chalk – Sporadic underground mining may have occurred.

336m SE – Class B – Chalk – Localised small scale underground mining.

453m W – Class A – Chalk – Sporadic underground mining may have occurred.

4 Desk Study

4.1 Information Sources

Information used to compile this desk study includes;

- Site walkover – photographs presented in Appendix A
- Environmental Database Information – presented in Appendix B

4.2 Programme of Works

The programme of works that was undertaken is presented in Table 3.

Table 3 - Programme of works

Item	Description	Start Date	Completion Date
1	Site Walkover	22/05/2023	22/05/2023
2	Environmental Risk Assessment Report	17/05/2023	26/05/2023

4.3 Historical Land Uses

The following assessment of the historical land uses adjacent to site summarises land uses up to 250m from the site boundary, unless stated otherwise.

4.3.1 Historical Potentially Contaminative Industrial Sites

- Graveyard (1873) – 115m N
- Brewery (1873, 1896-1909) – 142m NW, 185m NW
- Nursey (1896, 1930, 1950) – 228m SE, 229m SW, 238m E

4.3.2 Historical Energy Features

- Electricity substation (1980-1991) – 139m N
- Electricity substation (1980-1990) – 183m S
- Electricity substation (1980-1990) – 210m E
- Electricity substation (1950-1990) – 220m NE

4.3.3 Historical Tank Database

There are no historical tanks within 250m of the site.

4.3.4 Historical Garage and Motor Vehicle Repair Sites

Garage (1950-1990) – 222m S
Garage (1980-1990) – 248m SW

4.3.5 Historical Petrol and Fuel Sites

There are no records of historical garages recorded within 500m of the site.

4.3.6 Historical Railway and Tunnel Features

There are no historical railway and tunnel features within 250m of the site.

4.3.7 Historical/Current Landfill/Waste Site

There are no current waste transfer sites or historical landfills recorded within 250m of the site. The nearest historical landfill was at Wolsey Road, located 274m south of the site. The site operated between 1900-1931 dealing with inert waste.

4.4 Contemporary Land Uses Adjacent to Site

The following potentially contaminative industrial sites are within 250m of the site boundary, unless stated otherwise.

4.4.1 Industrial Land Use within 250m radius of site

13no recent industrial land uses have been identified within 250m of the site. The closest is an electrical substation 8m northwest of the site. The remaining features are greater than 100m from the site.

4.4.2 Electricity Features

Electricity substations – from 8m NW

4.4.3 Dangerous or Hazardous Sites

There are no historical dangerous or hazardous sites recorded within 250m of the site.

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

There are three Part A(2) and Part B Activities and Enforcements within 500m of the site. These are all Part B permits and include respraying of road vehicles and unloading of petrol into storage at service station, with the closest being 234m to the south.

4.4.5 Petrol and Fuel Sites

Petrol Station – Obsolete – 232m S

Petrol Station – Texaco – 255m SW

4.4.6 Potentially Infilled Land

Graveyard (1873) – 115m N

4.4.7 Pollution Incidents

There are no pollution incidents recorded within 250m of the site. The closest recorded is 352m southwest.

4.4.8 Licensed Discharge Consents

There are no licensed discharge consents recorded within 250m of the site.

4.5 Site History

The following observations have been formed based on the available historical map extracts of the site and are summarised in Table 4.

Table 4 - Summary of Historical Maps

Date	Map Scale	On Site	Off Site
1873	1:2,500 1:10,560	The site extents are within what appears to be an agricultural or grassy field with a public footpath cutting across the northeast corner.	The village of Portslade is to the north comprising residential properties, a graveyard (150m N), St Nicholas Church (~175m NE) and a brewery (~250m N). A potential pond/water body is shown ~80m SW of the site. Two sunken features are observed 250m W in agricultural fields. A chalk pit has been labelled approximately 625m W of the site.
1896	1:10,560	No significant changes.	No significant changes.
1898	1:2,500	No significant changes.	Small circular features are observed to the E and S ~190m.
1909	1:10,560	No significant changes.	No significant changes.
1912	1:2,500	No significant changes.	Two circular features are shown within the fields ~150m W. A new farm/manor house has been constructed ~100m SE of the site.
1930-1931	1:10,560	The plot of land has been labelled as allotment gardens.	A row of residential properties has been constructed immediately east of the site trending southward along Locks Hill. Further residential properties have been constructed 500m west of the site.
1932	1:2,500	No significant changes.	No significant changes.
1937	1:2,500	No significant changes.	Mass residential expansion has occurred NW, W and S of the site within 250m to 20m of the site with a new road called Windlesham Close to the NW.

1938-1940	1:10,560	No significant changes.	Mass residential development within 750m W and SW of the site.
1947-1950	1:10,560	No significant changes.	Further residential development to the W and NE between 500m and 750m of site.
1950-1951	1:1,250	No significant changes.	The allotment gardens have been divided into quadrants.
1952	1:1,250	No significant changes.	No significant changes.
1965-1966	1:1,250	The existing building has been constructed labelled Courthope Centre with the existing terraces marked on the map.	The Portslade Baptist Church has been constructed ~25m N of the site.
1972	1:10,000	No significant changes.	The eastern half of the allotment gardens have new residential apartment buildings constructed S of the site.
1975-1980	1:1,250	The hardstanding play area has been constructed, and the car parking/garages in the W and SE of the site have been constructed.	The apartments immediately W of the site have been constructed and Windlesham Close has been extended southward.
1980-1982	1:10,000	The site and surrounding residential area are now present in their current condition.	

4.6 Potential Areas of Concern

One potential area of concern has been identified within the site boundaries from the historic maps. This includes the potential for imported made ground from the main property, and any cut and fill activities to form the current terraced topography of the site. Off-site there is the electrical substation and garages with the potential of migration of contamination on to site.

All potential areas of concern including those detailed in Section 2.4 are summarised in Table 5 and shown on Figure 4.

Table 5 - Summary of Potential Areas of Concern

Ref	On Site
A	Potential ACM in existing structure and surrounding soils
B	Potential imported made ground (main property, hard standing, and cut and fill terraces including surface mounding)
C	Potential spillages from vehicles in car parks

Ref	Off-Site
D	Electrical Substation adjacent to NW corner of the site and existing garages
E	Potential contamination from surrounding area including Garages ~222m S and ~248m SW

5 Preliminary Risk Assessment

To assess the potential for risk, the Source-Pathway-Receptor relationships have been evaluated to determine whether there are potentially active pollutant linkages between sources and receptors. It is only when there is an active pollutant linkage, can there be a potential risk to a receptor from a source via a particular pathway. Each active pathway has been assigned a qualitative assessment as to the level of risk explained in Table 6 as per R&D 66⁵.

Table 6 - Qualitative Risk Classification Scheme

		Consequence			
		Severe	Medium	Mild	Minor
Probability (Likelihood)	High	Very High risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/Low risk	Low risk
	Low	Moderate risk	Moderate/Low risk	Low risk	Very low risk
	Unlikely	Moderate/Low risk	Low risk	Very low risk	Very low risk

5.1 Identification of Contaminant Sources

The potential sources of contamination on site and in the surrounding areas are summarised in Table 7.

Table 7 - Identification of Potential Sources of Contamination

Potential Source	Location (distance m)	Potential Contaminants
Potential imported made ground beneath areas of hard standing	On site	Hydrocarbons (TPH, BTEX, PAH), Heavy Metals, Phenols, Inorganics, Asbestos
Potential imported made ground at crest of terraces, grass mound and surrounding structures	On site	Hydrocarbons (TPH, BTEX, PAH), Heavy Metals, Phenols, Inorganics, Asbestos
ACM from building structures	On site	Asbestos
Spillages from vehicles	On site	Hydrocarbons (TPH, BTEX, PAH), Heavy Metals, Phenols, Inorganics & Asbestos
Electricity substation	Off-site (8m NW)	PCBs
Garages	Off-site (from 222m)	Hydrocarbons (TPH, BTEX, PAH), Heavy Metals, Phenols, Inorganics

5.2 Pathways

5.2.1 Human Health Pathways

The potential human health exposure pathways, based on the relevant guidance², for a residential receptor are indicated in Table 8.

Table 8- Potentially Active Human Health Exposure Pathways

Potential Pathway	Active/ Inactive	Comments
Ingestion of home grown produce	Active	Qualitative Risk Assessment required
Ingestion of soil and dusts	Active	Qualitative Risk Assessment required
Dermal contact with soils and dusts	Active	Qualitative Risk Assessment required
Inhalation of dusts	Active	Qualitative Risk Assessment required
Inhalation of organic vapours (generated by shallow soils) in external areas or inside buildings	Active	Qualitative Risk Assessment required
Inhalation of organic vapours generated by dissolved phase groundwater migrating onto site from neighbouring residential properties	Active	Qualitative Risk Assessment required
Inhalation of organic vapours generated by dissolved phase groundwater migrating onto site from off-site sources	Active	Qualitative Risk Assessment required
Contaminants from site entering groundwater and migrating into public water abstraction borehole for human consumption	Inactive	No water abstractions within 250m. No further action required

The potential contaminants of PCBs arising from the identified electricity substation located adjacent to the north-western boundary have been discounted as PCBs are not considered to be sufficiently mobile or soluble³. There may, however, be transformer oils present which could require further assessment.

5.2.2 Controlled Water Pathways

The potentially active controlled waters migration pathways are indicated in Table 9.

Table 9 - Potentially Active Controlled Water Pathways

Potential Pathway	Active/ Inactive	Comments
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² Environment Agency. August 2008. Updated technical background to the CLEA model. Science Report – SC050021/SR3.

³ Department of the Environment. 1996. Industry Profile: Engineering Works. P.14 Sect 3.2.1.

Impacted soils leaching to groundwater	Active	Qualitative Risk Assessment required
Impacted soils leaching to groundwater and migration to adjacent surface water	Inactive	No surface water features within 250m of site & no potential sources identified on site No further action required.

5.2.3 Ground Gas Pathways

The potentially active migration pathways for ground gas are indicated in Table 10.

Table 10 - Potentially Active Ground Gas Pathways

Potential Pathway	Active/Inactive	Comments
Ground gas generated from current/historical landfills within 250m radius	Inactive	No current/historical landfills within 250m radius. No further action required.
Ground gas generated from historical infilled land within 250m radius	Active	Qualitative Risk Assessment required
Ground gas generated from historical land uses within 250m radius	Active	Qualitative Risk Assessment required

5.3 Receptors

Based on future residential land use, the potentially sensitive receptors are considered as the following:

- Residential Human Health: Future occupants/ site users on site
- Residential Human Health: Current occupants/ site users on and off site
- Surface Water: no surface water features within 250m of site
- Groundwater: Chalk aquifers
- On site workers*

*The risks to on site workers (during development) can be minimised by following appropriate health and safety guidance on site (i.e. wearing protective clothing and washing).

5.4 Qualitative Risk Assessment

A summary of the relevant pollutant linkages based on a Source-Pathway-Receptor analysis is provided in Table 11.

Table 11 - Summary of Potentially Active Source-Pathway-Receptor Assessment

Source	Location (On/Off Site)	Contaminant	Potential Pathway	Potential Receptor	Probability	Consequence	Risk Classification
Imported Made Ground (terraces, grass mound, building & hard standing)	On-site Sources	Asbestos, Heavy Metals, Hydrocarbons	Ingestion & dermal contact.	Human Health (On-site Residential)	High	Medium	High
Roofing/fabric of building structures	On-site Sources	Asbestos/ACM	Outdoor inhalation & indoor inhalation	Human Health (On-site Residential)	Likely	Severe	High
Car park	On-site Sources	Heavy Metals, PAH, TPH	Ingestion & dermal contact	Human Health (On-site Residential)	Likely	Medium	Moderate
Car park	On-site Sources	Heavy Metals, PAH, TPH	Impacted soils leaching to groundwater & migrating towards surface water	Controlled Waters (Surface Water)	Unlikely	Medium	Low
Infilled Land	On-site Sources	Ground gases and vapours	Inhalation of organic vapours and ground gas	Human Health (On-site Residential)	Unlikely	Medium	Low
Electrical Substation	Off-site Sources	PCB's	Impacted soils leaching to groundwater and surrounding soils	Human Health (On-site Residential)	Unlikely	Medium	Low

Project Ref: 23.1044

Site Name: Portslade Village Centre, Brighton

Garages	Off-site Sources	Hydrocarbons	Inhalation of organic vapours generated by dissolved phase groundwater migrating from off-site sources to on-site	Controlled Waters (groundwater) Human Health (On-site Residential)	Unlikely	Medium	Low
Infilled Land	Off-site Infilled	Ground gases and vapours	Inhalation of organic vapours and ground gas	Human Health (On-site Residential)	Unlikely	Medium	Low

The high risk for inhalation, ingestion and dermal contact for the residential receptor is due to the potential of ACM and imported made ground on site, due to the history and age of the site.

6 Ground Engineering Assessment

The Head superficial deposits are classed as an undifferentiated Secondary Aquifer. They are variable in composition and can pose significant risk to foundation design and drainage solutions. It is important to determine lithological variation and deposit geometry, particularly the presence and dimensions of buried channels and infilling deposits.

The underlying Chalk deposits are considered to be a Principal Aquifer with very high permeability. They are considered to be good for foundations, excavation and drainage design, however it is important to determine in-situ variations in lithology and locate potential open/infilled dissolution fissures, pipes and sinkholes.

An assessment of the ground engineering parameters is provided in Table 12.

Table 12 - Qualitative Ground Engineering Assessment

Category	Parameter	Potential Issue	Likelihood/Consequence
Foundations	Shrinkable clay in close vicinity of mature, high water demand trees	Shallow foundations may need to be extended in line with NHBC guidance or piling required	Moderate
Drainage	Poor permeable clay in shallow soils	Soakaways to ground likely to require deepening	Low
Deep Excavations	Potential infilled dissolution cavities	Variable ground conditions and stability issues	Moderate
Groundwater	Rapid migration through chalk bedrock	High water table and potential surface flooding	Moderate
Stability	Structureless chalk and variable soils	Collapse of open excavations and dissolution features	Low/Moderate

7 Conclusions and Recommendations

Based on the information provided within this Phase 1 Environmental Risk Assessment Report, the conceptual site model and qualitative risk assessment has identified the following risk shown in Table 13.

Table 13 - Summary of Qualitative Risk Assessment

Category	Risk Classification
Human Health	High
Controlled Waters	Low
Ground Gas	Low
Geological Hazard*	Low

*Risk posed by landslides and soluble rocks

An intrusive investigation is likely to be required to;

- 1) Further refine the potential risks identified within the Preliminary Conceptual Site Model, and to
- 2) Determine the geotechnical properties of the soil on site.

8 Relevant Guidance

Constructive Evaluation has duly taken account of the recommendations contained within the following current and historical guidance documents during the preparation of this report.

1. Land Contamination Risk Management (LCRM) produced by DEFRA and the Environment Agency⁴
2. Environment Agency Soil Science Report SR3².
3. Safe Development of Housing on Land Affected by Contamination⁵.
4. British Standards guidance for the Investigation of Potentially Contaminated Sites⁶ and for undertaking of Site Investigations⁷
5. Environment Agency Updated Technical Background to the CLEA Model⁸
6. Sampling Strategies for Contaminated Land⁹

The above documents produced by DEFRA, the Environment Agency, the National House-Building Council (NHBC) and the Chartered Institute of Environmental Health (CIEH) outline structured mechanisms to identify potential risk issues and, where necessary, provide a way forward to develop a robust risk management strategy to address potentially unacceptable risks in an appropriate manner.

The National Planning Policy Framework¹⁰ has also been considered. This document states that, prior to development, a site must meet the following criteria;

The site is made suitable for its intended use, taking account of all ground conditions arising from natural and former activities, pollution arising from previous uses and proposals for mitigation including land remediation.

After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

Adequate site investigation information, prepared by a competent person, is presented.

⁴ Environment Agency. October 2020. Land Contamination Risk Management.

⁵ Environment Agency. 2008. Guidance for the Safe Development of Housing on Land Affected by Contamination. R&D 66.

⁶ British Standards. 2011. Investigation of Potentially Contaminated Sites – Codes of Practice. BS5930: 2011.

⁷ British Standards. 2015. Code of Practice for Site Investigations. BS5930: 2015.

⁸ Environment Agency. August 2008. Updated Technical Background to the CLEA Model. Science Report – SC050021/SR3.

⁹ DOE. 1994. Sampling Strategies for Contaminated Land. CLR Report No 4.

¹⁰ Department of Communities and Local Government. March 2012.

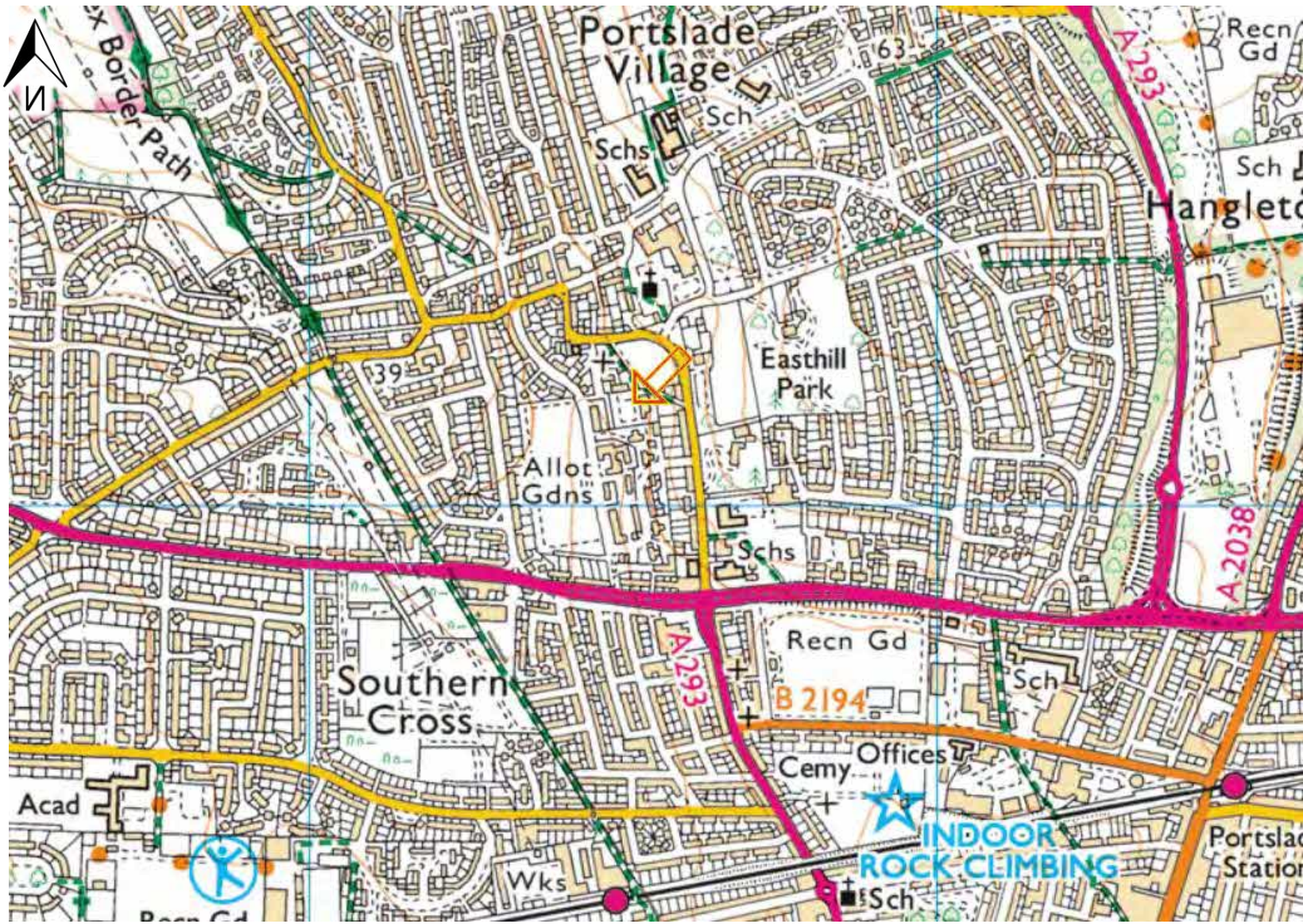
FIGURES

Figure 1 - Site Location Plan

Figure 2 - Proposed Development Plan

Figure 3 - Site Walkover Plan

Figure 4 - Potential Areas of Concern



- Notes:
1. Do not scale from this drawing.
 2. All dimensions must be checked on site prior to commencement of work.
 3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
 4. This drawing is the copyright of Constructive Evaluation Ltd.

KEY

Site

Drawing Title:
Site Location Plan

Project Reference:
23.1044

Site Name:
Portslade Village Centre, Portslade

Revision: 0
Drawn by: Soils
Scale: Not to Scale



Figure 1:



- Notes:
1. Do not scale from this drawing.
 2. All dimensions must be checked on site prior to commencement of work.
 3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
 4. This drawing is the copyright of Constructive Evaluation Ltd.

KEY

Drawing Title:
Proposed Development Plan

Project Reference:
23.1044

Site Name:
Portslade Village Centre, Portslade

Revision: 0
Drawn by: Soils
Scale: Not to Scale



Figure 2:



- Notes:
1. Do not scale from this drawing.
 2. All dimensions must be checked on site prior to commencement of work.
 3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
 4. This drawing is the copyright of Constructive Evaluation Ltd.

KEY

Drawing Title:
Site Walkover Plan

Project Reference:
23.1044

Site Name:
Portslade Village Centre, Portslade

Revision: 0
Drawn by: Soils
Scale: Not to Scale

Figure 3:





- Notes:
1. Do not scale from this drawing.
 2. All dimensions must be checked on site prior to commencement of work.
 3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
 4. This drawing is the copyright of Constructive Evaluation Ltd.

KEY	
 A	Potential ACM
 B	Potential imported Made Ground
 C	Potential spillages from vehicles
 D	Electrical Substation & PCB's
 E	Potential contamination from surrounding area ~222m S and 248m SW

Drawing Title:
Potential Areas of Concern

Project Reference:
23.1044

Site Name:
Portslade Village Centre, Portslade

Revision: 0
Drawn by: Soils
Scale: Not to Scale



Figure 4:

APPENDICES

Appendix A – Walkover Photographs

Appendix B – Groundsure Report + Maps

Appendix C – Report Terms and Conditions

APPENDIX A

Walkover Photographs

Site Photographs

Site Name: Portslade Village Centre, Brighton

1.



2.



3.



4.



- 1) Overview of site
- 2) Main entrance to site via Windlesham Close, facing E
- 3) Substation NW boundary corner
- 4) Electrical Substation

Site Photographs

Site Name: Portslade Village Centre, Brighton

5.



6.



- 5) West perimeter garages, facing S
- 6) Entrance to community centre and northern perimeter wall, facing E
- 7) Portslade Village Centre, facing E
- 8) Hardstanding area, facing SW

7.



8.



Site Photographs

Site Name: Portslade Village Centre, Brighton

9.



10.

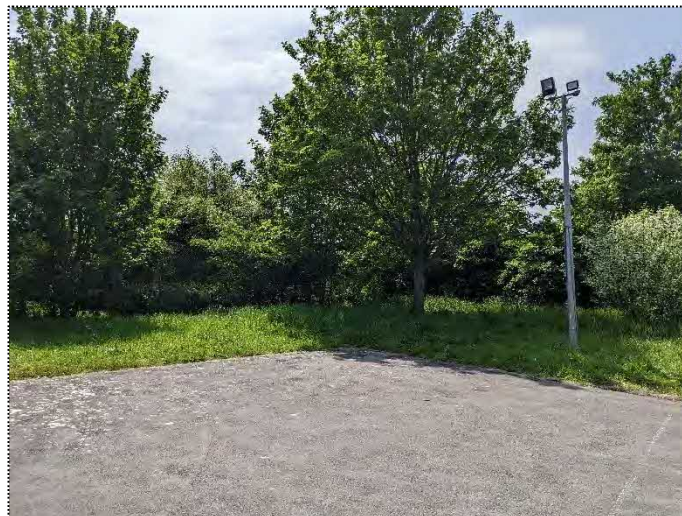


- 9) NE corner of site, facing SE
- 10) Eastern perimeter to site, facing S
- 11) SE of main structure, facing E
- 12) SW corner of playground with raised grassy area, facing SW

11.



12.



Site Photographs

Site Name: Portslade Village Centre, Brighton

13.



14.



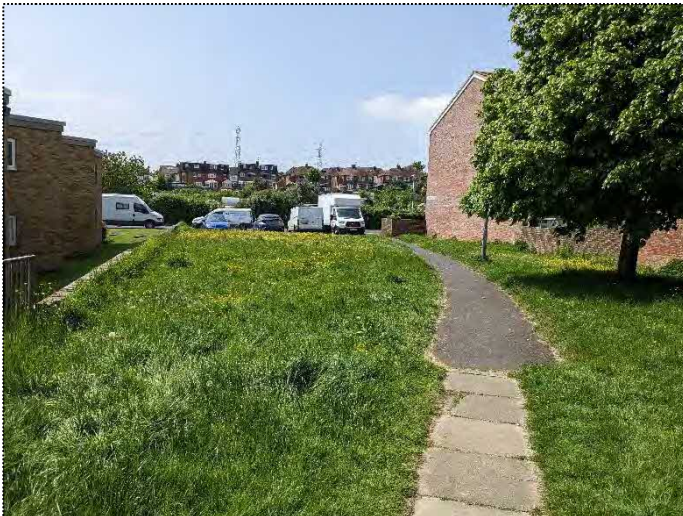
13) Grassy area west of playground, facing SSE

14) Southern perimeter apartments and carpark in SE corner, facing W

15) Grassy area in SW corner of site, facing W

16) Southern boundary of garages, facing NE

15.



16.



APPENDIX B

Groundsure Report + Maps

PORTSLADE VILLAGE CENTRE, 3 PORTSLADE VILLAGE CENTRE, COURTHOPE CLOSE, PORTSLADE, BN41 2LZ

Order Details

Date: 11/05/2023
 Your ref: 23-1044_-_Portslade_Village_Centre
 Our Ref: GS-LGE-S41-3SC-98H

Site Details

Location: 525509 106149
 Area: 0.63 ha
 Authority: [Brighton and Hove City Council](#) ↗



[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 8 >](#)

[OS MasterMap site plan](#)

[p.13 >](#)

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	7	16	-
15 >	1.2 >	Historical tanks >	0	0	0	4	-
16 >	1.3 >	Historical energy features >	0	0	5	8	-
17 >	1.4 >	Historical petrol stations >	0	0	0	0	-
17 >	1.5 >	Historical garages >	0	0	4	5	-
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 >	2.1 >	Historical industrial land uses >	0	0	8	18	-
21 >	2.2 >	Historical tanks >	0	0	0	15	-
21 >	2.3 >	Historical energy features >	0	0	11	21	-
23 >	2.4 >	Historical petrol stations >	0	0	0	0	-
23 >	2.5 >	Historical garages >	0	0	8	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	2	-
26 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
27 >	3.5 >	Historical waste sites >	0	0	0	0	-
27 >	3.6 >	Licensed waste sites >	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	3	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	1	12	-	-
30 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
31 >	4.3 >	Electricity cables >	0	0	0	0	-
31 >	4.4 >	Gas pipelines >	0	0	0	0	-
31 >	4.5 >	Stes determined as Contaminated Land >	0	0	0	0	-



31	>	4.6	>	Control of Major Accident Hazards (COMAH)	>	0	0	0	0	-
31	>	4.7	>	Regulated explosive sites	>	0	0	0	0	-
32	>	4.8	>	Hazardous substance storage/usage	>	0	0	0	0	-
32	>	4.9	>	Historical licensed industrial activities (IPC)	>	0	0	0	0	-
32	>	4.10	>	Licensed industrial activities (Part A(1))	>	0	0	0	0	-
32	>	4.11	>	Licensed pollutant release (Part A(2)/B)	>	0	0	2	1	-
33	>	4.12	>	Radio active Substance Authorisations	>	0	0	0	0	-
33	>	4.13	>	Licensed Discharges to controlled waters	>	0	0	0	0	-
33	>	4.14	>	Pollutant release to surface waters (Red List)	>	0	0	0	0	-
33	>	4.15	>	Pollutant release to public sewer	>	0	0	0	0	-
34	>	4.16	>	List 1 Dangerous Substances	>	0	0	0	0	-
34	>	4.17	>	List 2 Dangerous Substances	>	0	0	0	0	-
34	>	4.18	>	Pollution Incidents (EA/NRW)	>	0	0	0	1	-
34	>	4.19	>	Pollution inventory substances	>	0	0	0	0	-
35	>	4.20	>	Pollution inventory waste transfers	>	0	0	0	0	-
35	>	4.21	>	Pollution inventory radioactive waste	>	0	0	0	0	-
Page		Section		Hydrogeology	>	On site	0-50m	50-250m	250-500m	500-2000m
36	>	5.1	>	Superficial aquifer	>	Identified (within 500m)				
38	>	5.2	>	Bed rock aquifer	>	Identified (within 500m)				
40	>	5.3	>	Groundwater vulnerability	>	Identified (within 50m)				
41	>	5.4	>	Groundwater vulnerability- soluble rock risk	>	Identified (within 0m)				
41	>	5.5	>	Groundwater vulnerability- local information	>	None (within 0m)				
42	>	5.6	>	Groundwater abstractions	>	0	0	0	0	2
43	>	5.7	>	Surface water abstractions	>	0	0	0	0	0
43	>	5.8	>	Potable abstractions	>	0	0	0	0	1
44	>	5.9	>	Source Protection Zones	>	0	0	0	0	-
44	>	5.10	>	Source Protection Zones (confined aquifer)	>	0	0	0	0	-
Page		Section		Hydrology	>	On site	0-50m	50-250m	250-500m	500-2000m
45	>	6.1	>	Water Network (OS MasterMap)	>	0	0	0	-	-



45 >	6.2 >	Surface water features >	0	0	0	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
46 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	7.1 >	Risk of flooding from rivers and the sea >	None (within 50m)				
48 >	7.2 >	Historical Flood Events >	0	0	0	-	-
48 >	7.3 >	Flood Defences >	0	0	0	-	-
49 >	7.4 >	Areas Benefiting from Flood Defences >	0	0	0	-	-
49 >	7.5 >	Flood Storage Areas >	0	0	0	-	-
50 >	7.6 >	Flood Zone 2 >	None (within 50m)				
50 >	7.7 >	Flood Zone 3 >	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	0
55 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	0
55 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	0
55 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	0
55 >	10.5 >	National Nature Reserves (NNR) >	0	0	0	0	0
56 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
56 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	0
56 >	10.8 >	Biosphere Reserves >	1	0	0	0	0
57 >	10.9 >	Forest Parks >	0	0	0	0	0
57 >	10.10 >	Marine Conservation Zones >	0	0	0	0	0
57 >	10.11 >	Green Belt >	0	0	0	0	0
57 >	10.12 >	Proposed Ramsar sites >	0	0	0	0	0



57 >	10.13 >	Possible Special Areas of Conservation (pSAC) >	0	0	0	0	0
58 >	10.14 >	Potential Special Protection Areas (pSPA) >	0	0	0	0	0
58 >	10.15 >	Nitrate Sensitive Areas >	0	0	0	0	0
58 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	2
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60 >	10.18 >	SSSI Units >	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	11.1 >	World Heritage Sites >	0	0	0	-	-
62 >	11.2 >	Area of Outstanding Natural Beauty >	0	0	0	-	-
62 >	11.3 >	National Parks >	0	0	0	-	-
62 >	11.4 >	Listed Buildings >	0	0	15	-	-
63 >	11.5 >	Conservation Areas >	0	1	0	-	-
64 >	11.6 >	Scheduled Ancient Monuments >	0	0	1	-	-
64 >	11.7 >	Registered Parks and Gardens >	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
65 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
66 >	12.2 >	Open Access Land >	0	0	0	-	-
66 >	12.3 >	Tree Felling Licences >	0	0	0	-	-
66 >	12.4 >	Environmental Stewardship Schemes >	0	0	0	-	-
66 >	12.5 >	Countryside Stewardship Schemes >	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	13.1 >	Priority Habitat Inventory >	0	0	17	-	-
68 >	13.2 >	Habitat Networks >	0	0	0	-	-
68 >	13.3 >	Open Mosaic Habitat >	0	0	0	-	-
69 >	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71 >	14.2 >	Artificial and made ground (10k) >	0	0	0	0	-
72 >	14.3 >	Superficial geology (10k) >	1	0	0	4	-



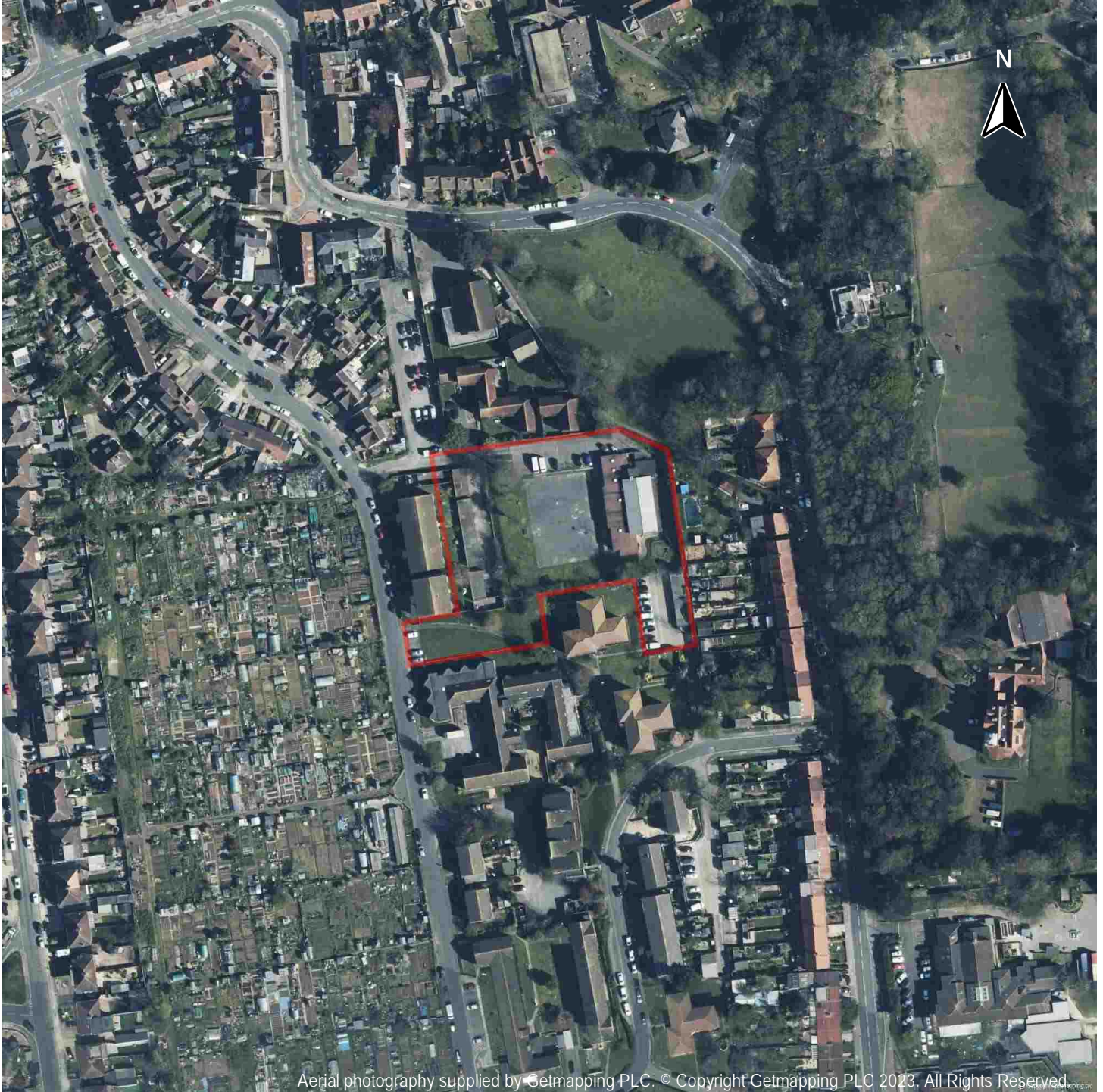
73 >	14.4 >	Landslip (10k) >	0	0	0	0	-
74 >	14.5 >	Bedrock geology (10k) >	2	0	0	2	-
75 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	15.1 >	50k Availability >	Identified (within 500m)				
77 >	15.2 >	Artificial and made ground (50k) >	0	0	0	0	-
77 >	15.3 >	Artificial ground permeability (50k) >	0	0	-	-	-
78 >	15.4 >	Superficial geology (50k) >	1	0	0	3	-
79 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
79 >	15.6 >	Landslip (50k) >	0	0	0	0	-
79 >	15.7 >	Landslip permeability (50k) >	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	2	0	0	1	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81 >	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
82 >	16.1 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
83 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
84 >	17.2 >	Running sands >	Very low (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Low (within 50m)				
90 >	17.6 >	Ground dissolution of soluble rocks >	Low (within 50m)				
Page	Section	Mining, ground workings and natural cavities >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	18.1 >	Natural cavities >	0	0	0	0	-
93 >	18.2 >	BritPits >	0	0	0	1	-
93 >	18.3 >	Surface ground workings >	0	0	1	-	-
93 >	18.4 >	Underground workings >	0	0	0	0	0
94 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	0	-



94 >	18.6 >	Non-coal mining >	1	0	0	2	0
94 >	18.7 >	Mining cavities >	0	0	0	0	0
95 >	18.8 >	JPB mining areas >	None (within 0m)				
95 >	18.9 >	Coal mining >	None (within 0m)				
95 >	18.10 >	Brine areas >	None (within 0m)				
95 >	18.11 >	Gypsum areas >	None (within 0m)				
95 >	18.12 >	Tin mining >	None (within 0m)				
96 >	18.13 >	Clay mining >	None (within 0m)				
Page	Section	Radon >					
97 >	19.1 >	Radon >	Between 5% and 10% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	20.1 >	BGSEstimated Background Soil Chemistry >	4	1	-	-	-
99 >	20.2 >	BGSEstimated Urban Soil Chemistry >	0	0	-	-	-
100 >	20.3 >	BGSMeasured Urban Soil Chemistry >	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	21.1 >	Underground railways (London) >	0	0	0	-	-
101 >	21.2 >	Underground railways (Non-London) >	0	0	0	-	-
101 >	21.3 >	Railway tunnels >	0	0	0	-	-
101 >	21.4 >	Historical railway and tunnel features >	0	0	0	-	-
101 >	21.5 >	Royal Mail tunnels >	0	0	0	-	-
102 >	21.6 >	Historical railways >	0	0	0	-	-
102 >	21.7 >	Railways >	0	0	0	-	-
102 >	21.8 >	Crossrail 1 >	0	0	0	0	-
102 >	21.9 >	Crossrail 2 >	0	0	0	0	-
102 >	21.10 >	HS2 >	0	0	0	0	-



Recent aerial photograph



Capture Date: 20/04/2021

Site Area: 0.63ha



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

Date: 11 May 2023



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 0.63ha



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

Date: 11 May 2023



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.63ha



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

Date: 11 May 2023



Recent site history - 2009 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 27/09/2009

Site Area: 0.63ha



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

Date: 11 May 2023



Recent site history - 1999 aerial photograph



Capture Date: 06/09/1999

Site Area: 0.63ha



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

Date: 11 May 2023



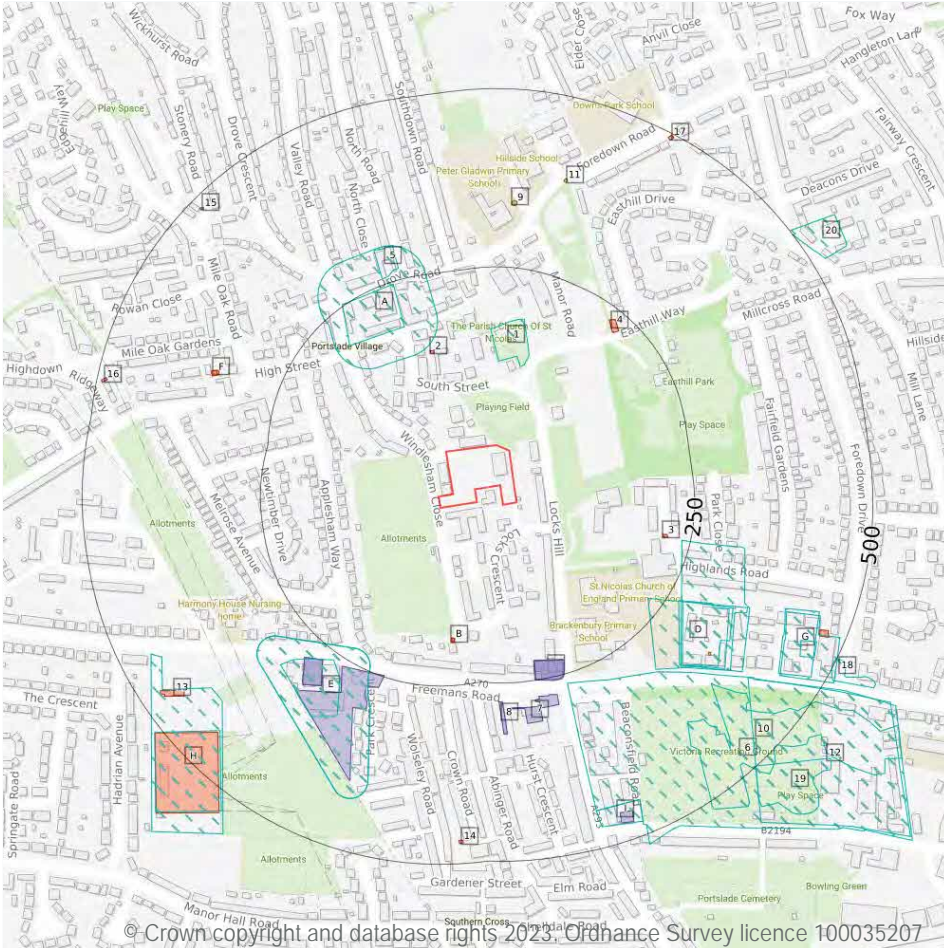
OS MasterMap site plan



Site Area: 0.63ha



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 **23**

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
1	115m N	Grave Yard	1873	214554 2



ID	Location	Land use	Dates present	Group ID
A	142m NW	Brewery	1873	2262690
A	185m NW	Brewery	1896 - 1909	2225309
D	228m SE	Nursery	1896	2172438
E	229m SW	Nursery	1950	2215447
E	229m SW	Nursery	1930	2256675
D	238m E	Nursery	1930	2176641
5	258m NW	Brewery	1930	2278836
E	261m SW	Gravel Heap	1909	2128003
6	264m SE	Brick Field	1873 - 1896	2200049
D	266m SE	Nursery	1950	2224888
D	272m SE	Nurseries	1972	2168186
10	373m SE	Unspecified Ground Workings	1896	2132678
G	405m SE	Laundry	1909	2228718
12	407m SE	Brick Works	1909	2147606
H	408m SW	Unspecified Works	1992	2212518
G	409m SE	Laundries	1930	2139582
H	440m SW	Unspecified Works	1972 - 1980	2285672
G	444m SE	Laundry	1896	2214136
I	447m S	Steam Dyeing and Cleaning Works	1873	2130527
18	498m SE	Unspecified Pit	1909	2123752
19	499m SE	Unspecified Pit	1909	2123753
20	500m NE	Windmill	1873 - 1896	2209292

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

4

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
9	337m N	Unspecified Tank	1966	360249
D	342m SE	Unspecified Tank	1937	360251
11	381m N	Unspecified Tank	1951 - 1998	380605
15	481m NW	Unspecified Tank	1912	360248

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
2	139m N	Electricity Substation	1980 - 1991	276421
B	183m S	Electricity Substation	1980 - 1990	282001
B	184m S	Electricity Substation	-	240833
3	210m E	Electricity Substation	1980 - 1990	274466
4	220m NE	Electricity Substation	1950 - 1990	281220
F	336m W	Electricity Substation	1951	262301
F	339m W	Electricity Substation	1951 - 1991	269142
13	441m SW	Electricity Substation	1990	241649
H	443m SW	Electricity Substation	1990	241648
G	462m SE	Electricity Substation	1950 - 1951	268561
14	467m S	Electricity Substation	1990	241647
16	486m W	Electricity Substation	1979	241650



ID	Location	Land use	Dates present	Group ID
17	491m NE	Electricity Substation	1984 - 1998	276251

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

9

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original 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	222m S	Garage	1950	79187
C	223m S	Garage	1951 - 1975	80325
C	223m S	Garage	1979 - 1990	81403
E	248m SW	Garage	1980 - 1990	80509
E	269m SW	Garage	1960	73070
E	270m SW	Garage	-	72859
7	273m S	Garages	1950	85297
8	276m S	Garages	1950	74123
I	459m SE	Garages	1950	74125

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

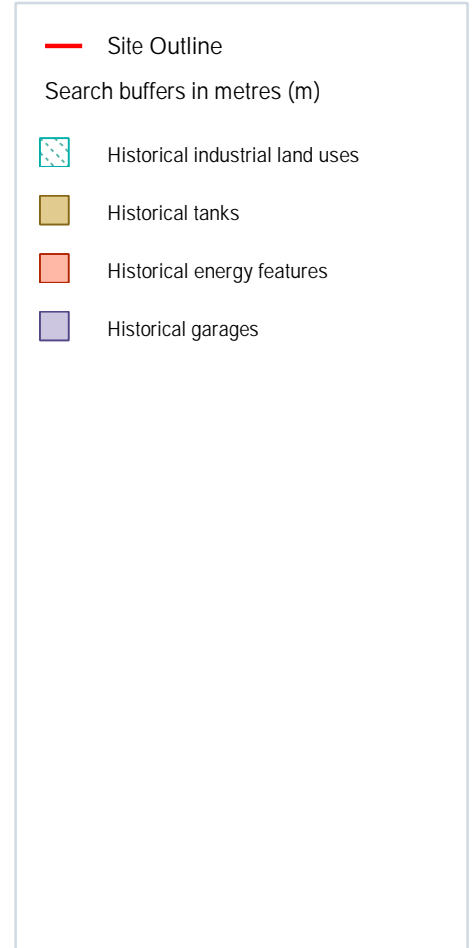
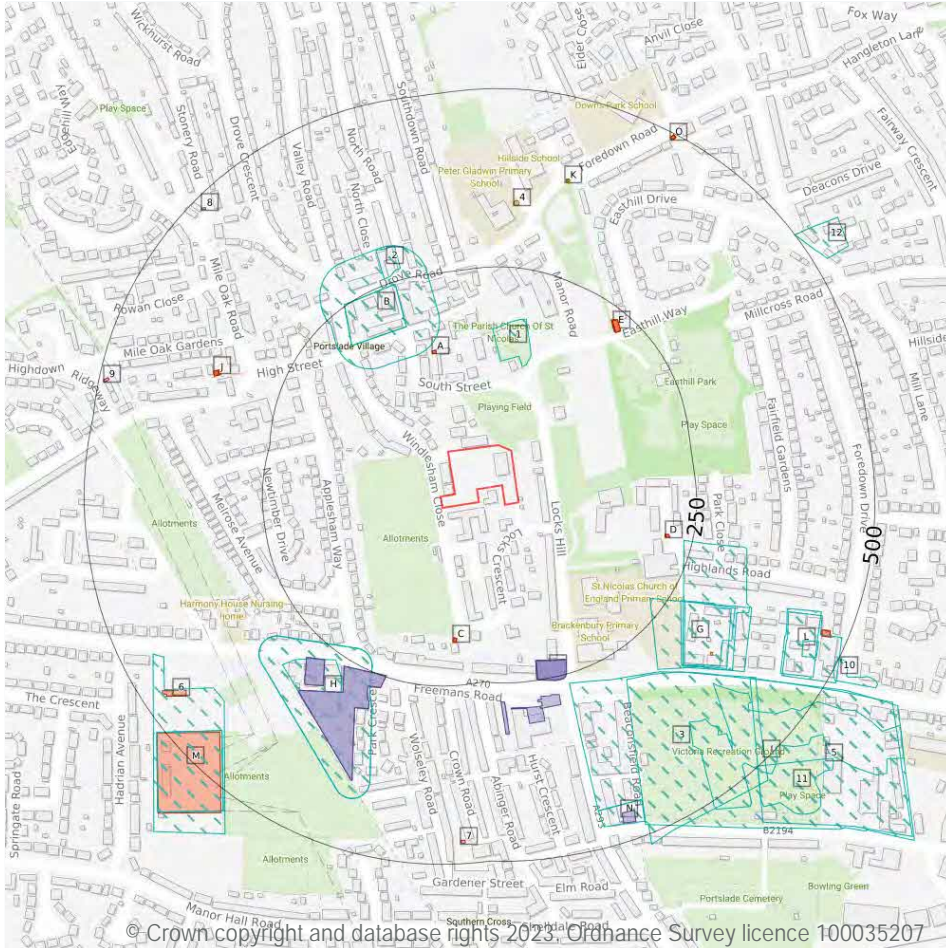
0

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



2.1 Historical industrial land uses

Records within 500m

26

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	115m N	Grave Yard	1873	2145542
B	142m NW	Brewery	1873	2262690
B	185m NW	Brewery	1909	2225309

ID	Location	Land Use	Date	Group ID
B	185m NW	Brewery	1896	2225309
G	228m SE	Nursery	1896	2172438
H	229m SW	Nursery	1950	2215447
H	229m SW	Nursery	1930	2256675
G	238m E	Nursery	1930	2176641
2	258m NW	Brewery	1930	2278836
H	261m SW	Gravel Heap	1909	2128003
3	264m SE	Brick Field	1873	2200049
G	266m SE	Nursery	1950	2224888
G	272m SE	Nurseries	1972	2168186
I	291m SE	Brick Field	1896	2200049
I	373m SE	Unspecified Ground Workings	1896	2132678
L	405m SE	Laundry	1909	2228718
5	407m SE	Brick Works	1909	2147606
M	408m SW	Unspecified Works	1992	2212518
L	409m SE	Laundries	1930	2139582
M	440m SW	Unspecified Works	1980	2285672
M	440m SW	Unspecified Works	1972	2285672
L	444m SE	Laundry	1896	2214136
N	447m S	Steam Dyeing and Cleaning Works	1873	2130527
10	498m SE	Unspecified Pit	1909	2123752
11	499m SE	Unspecified Pit	1909	2123753
12	500m NE	Windmill	1896	2209292

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

15

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
4	337m N	Unspecified Tank	1966	360249
G	342m SE	Unspecified Tank	1937	360251
K	381m N	Unspecified Tank	1990	380605
K	381m N	Unspecified Tank	1984	380605
K	381m N	Unspecified Tank	1966	380605
K	381m N	Unspecified Tank	1951	380605
K	382m N	Unspecified Tank	1995	380605
K	382m N	Unspecified Tank	1995	380605
K	382m N	Unspecified Tank	1996	380605
K	382m N	Unspecified Tank	1995	380605
K	382m N	Unspecified Tank	1998	380605
K	382m N	Unspecified Tank	1996	380605
K	382m N	Unspecified Tank	1995	380605
K	382m N	Unspecified Tank	1995	380605
8	481m NW	Unspecified Tank	1912	360248

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

32

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	139m N	Electricity Substation	1980	276421
A	139m N	Electricity Substation	1991	276421
C	183m S	Electricity Substation	1980	282001
C	183m S	Electricity Substation	1990	282001
C	184m S	Electricity Substation	-	240833
D	210m E	Electricity Substation	1990	2744 66
D	212m E	Electricity Substation	1980	2744 66
E	220m NE	Electricity Substation	1990	281220
E	221m NE	Electricity Substation	1980	281220
E	221m NE	Electricity Substation	1950	281220
E	222m NE	Electricity Substation	1951	281220
J	336m W	Electricity Substation	1951	262301
J	339m W	Electricity Substation	1954	26914 2
J	339m W	Electricity Substation	1951	26914 2
J	339m W	Electricity Substation	1980	26914 2
J	339m W	Electricity Substation	1991	26914 2
6	441m SW	Electricity Substation	1990	2416 49
M	443m SW	Electricity Substation	1990	2416 48
L	462m SE	Electricity Substation	1950	26856 1
L	462m SE	Electricity Substation	1951	26856 1
7	467m S	Electricity Substation	1990	2416 47
9	486m W	Electricity Substation	1979	2416 50
O	491m NE	Electricity Substation	1990	276251
O	492m NE	Electricity Substation	1984	276251
O	492m NE	Electricity Substation	1995	276251
O	492m NE	Electricity Substation	1995	276251
O	492m NE	Electricity Substation	1996	276251
O	492m NE	Electricity Substation	1995	276251



ID	Location	Land Use	Date	Group ID
O	492m NE	Electricity Substation	1998	276251
O	492m NE	Electricity Substation	1996	276251
O	492m NE	Electricity Substation	1995	276251
O	492m NE	Electricity Substation	1995	276251

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. 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

14

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
F	222m S	Garage	1950	79187
F	223m S	Garage	1975	80325
F	223m S	Garage	1965	80325
F	223m S	Garage	1951	80325
F	223m S	Garage	1990	81403
F	223m S	Garage	1979	81403
H	248m SW	Garage	1980	80509
H	248m SW	Garage	1990	80509
H	269m SW	Garage	1960	73070

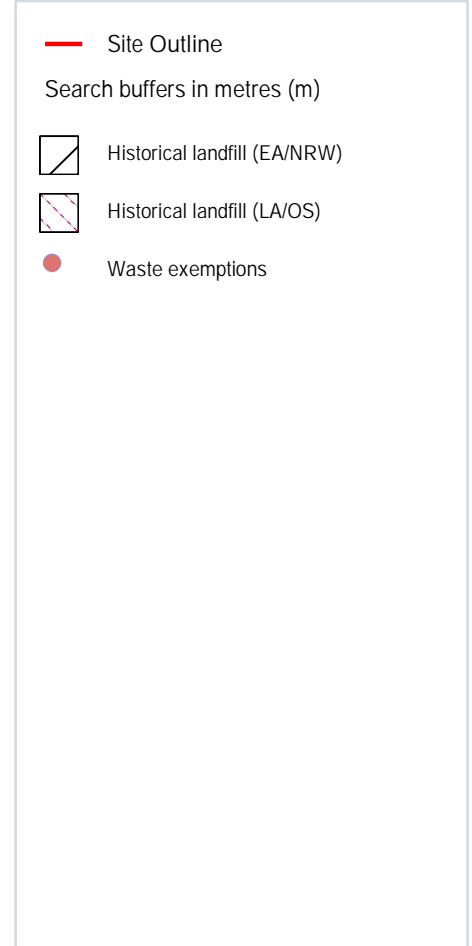


ID	Location	Land Use	Date	Group ID
H	270m SW	Garage	-	72859
F	273m S	Garages	1950	85297
F	276m S	Garages	1950	74123
F	285m S	Garages	1950	85297
N	459m SE	Garages	1950	74125

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been 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

2

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

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Site address	Source	Data type
B	290m S	Wolsey Road/Park Crescent, Portslade	Brighton & Hove City Council	Polygon
C	295m SE	Victoria Recreation Ground, Hove	Brighton & Hove City Council	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

2

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.

Features are displayed on the Waste and landfill map on [page 25 >](#)

ID	Location	Details		
B	274m S	Site Address: Wolsey Road - Park Crescent, Hove, Sussex Licence Holder Address: -	Waste Licence: - Site Reference: WR3-022/CL Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1900 Last Recorded: 31/12/1931
C	296m SE	Site Address: Victoria Recreational Grounds, Goods Yard, Portslade, Hove, Sussex Licence Holder Address: -	Waste Licence: - Site Reference: WR 3-012 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1908 Last Recorded: 31/12/1930

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

7

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	232m N	DROVE ROAD, PORTSLADE, BRIGHTON, BN41 2PA	WEX121788	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	232m N	DROVE ROAD, PORTSLADE, BRIGHTON, BN41 2PA	WEX121788	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	235m N	EMMAUSDROVE ROAD PORTSLADE EAST SUSSEX BN41 2PA	EPR/JH0573SC /A001	Treating waste exemption	Non-Agricultural Waste Only	Aerobic composting and associated prior treatment
D	298m SW	UKPN Southern Cross, Old Shoreham Road, Portslade, Brighton, BN41 1SP	WEX182801	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	304m SW	UKPN Southern Cross, Old Shoreham Road, Portslade, Brighton, BN41 1SP	WEX317553	Storing waste exemption	Not on a Farm	Storage of waste in a secure place
E	430m SW	Eastbrook Farm Allotments Old Shoreham Road Southwick East Sussex BN42 4LP	EPR/PE 5148FL /A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place

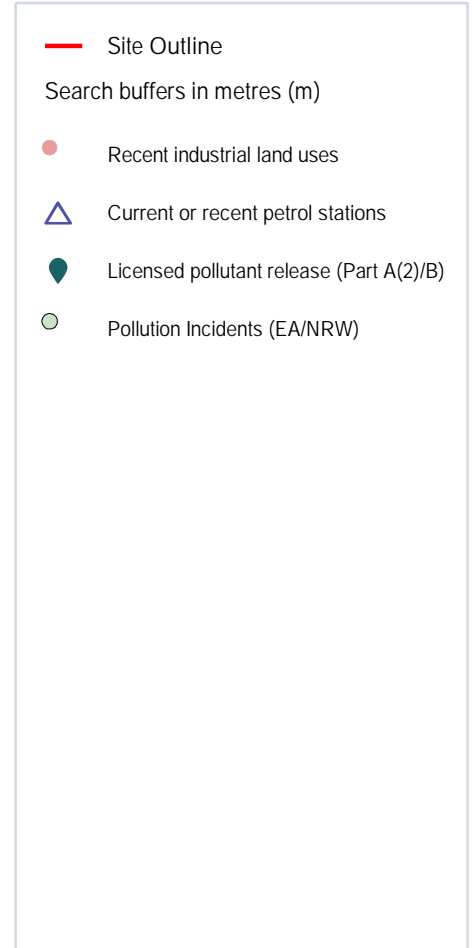
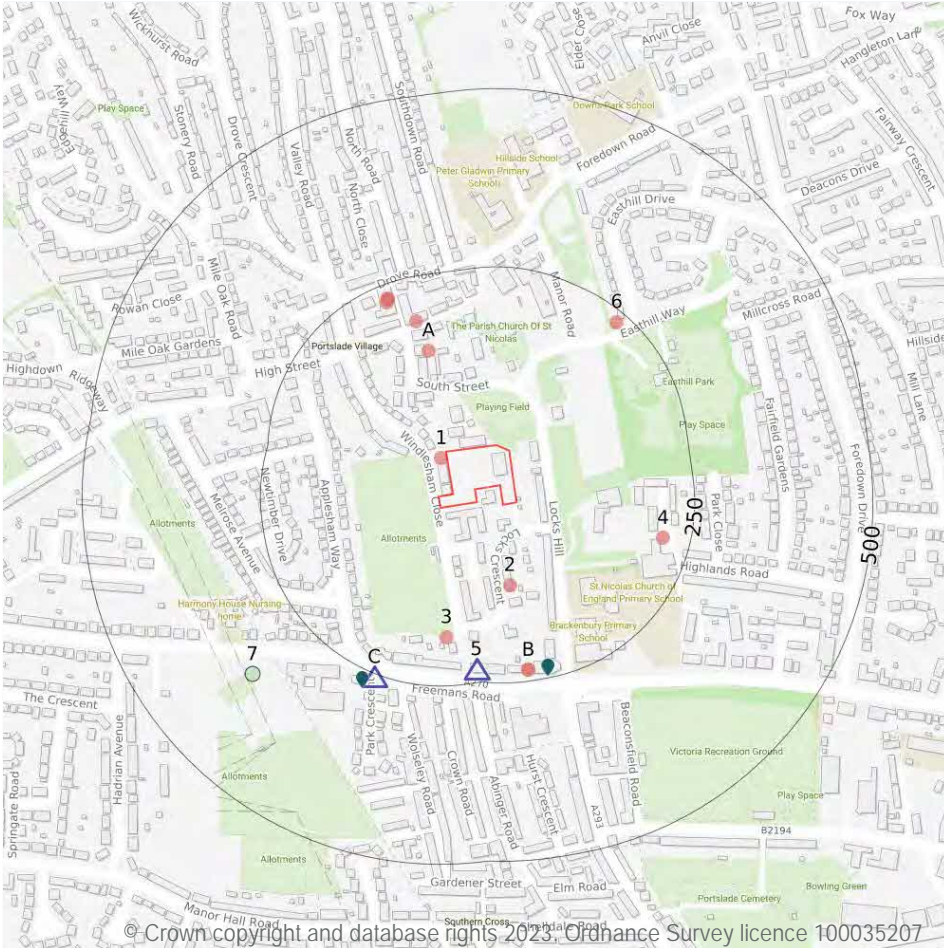


ID	Location	Site	Reference	Category	Sub-Category	Description
E	430m SW	Eastbrook Farm Allotments Old Shoreham Road Southwick East Sussex BN42 4LP	EPR/PE5148FL /A001	Treating waste exemption	Non- Agricultura l Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

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



4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m

13

Current potentially contaminative industrial sites.

 Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	Activity	Category
1	8m NW	Electricity Sub Station	East Sussex, BN41	Electrical Features	Infrasructure and Facilities
2	113m S	Hove Airport Cars	39, Locks Crescent, Portslade, East Sussex, BN41 2AD	Airlines and Airline Services	Transport, Storage and Delivery
A	144m N	Electricity Sub Station	East Sussex, BN41	Electrical Features	Infrasructure and Facilities



ID	Location	Company	Address	Activity	Category
3	182m S	Electricity Sub Station	East Sussex, BN41	Electrical Features	Infrastructure and Facilities
A	188m N	Chimney	East Sussex, BN41	Chimneys	Industrial Features
4	212m E	Electricity Sub Station	East Sussex, BN41	Electrical Features	Infrastructure and Facilities
A	226m NW	Works	East Sussex, BN41	Unspecified Works Or Factories	Industrial Features
A	229m NW	Southern United Ltd	Units 2 and 5 The Old Brewery 37, South Street, Portslade, East Sussex, BN41 2LE	Office and Shop Equipment	Industrial Products
A	229m NW	Generator Guru	Unit 1-3 The Old Brewery, 37 South Street, Portslade, Brighton, East Sussex, BN41 2LE	Electrical Motors and Generators	Industrial Products
A	229m NW	The Veneer Workshop	The Old Brewery 37, South Street, Portslade, East Sussex, BN41 2LE	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
B	234m S	Tates of Brighton	94-106, Old Shoreham Road, Portslade, East Sussex, BN41 1TA	New Vehicles	Motoring
B	234m S	Tates	94-106, Old Shoreham Road, Portslade, East Sussex, BN41 1TA	New Vehicles	Motoring
6	235m NE	Electricity Sub Station	East Sussex, BN41	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	LPG	Status
5	232m S	OBSOLETE	94-106, Old Shoreham Road, Locks Hill, Portslade, Brighton And Hove, BN41 1TA	Not Applicable	Obsolete
C	255m SW	TEXACO	27-53, Old Shoreham Road, Portslade, Brighton And Hove, BN41 1SP	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
---------------------	---

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

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

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

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

3

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 29 >](#)

ID	Location	Address	Details	
B	234m S	Evans Halshaw Sussex Ltd, Old Shoreham Rd, BN41 1SP	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
B	235m S	Tate Bros, Trafalgar Rd, Portslade, Hove, Brighton, BN41 1TA	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified



ID	Location	Address	Details	
C	265m SW	Tates, 27-53 Old Shoreham Road, Portslade, BN41 1SP	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: Enforcement Details Unknown Date of enforcement: Enforcement Details Unknown Comment: Enforcement Details Unknown

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	0
---------------------	---

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

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

1

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 29 >](#)

ID	Location	Details	
7	352m SW	Incident Date: 08/07/2003 Incident Identification: 171772 Pollutant: Specific Waste Materials Pollutant Description: Other Specific Waste Material	Water Impact: Category 4 (No Impact) 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

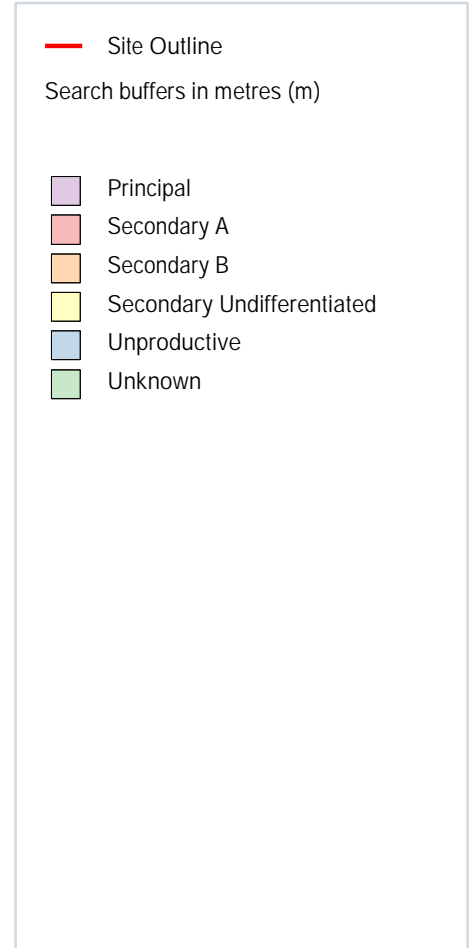
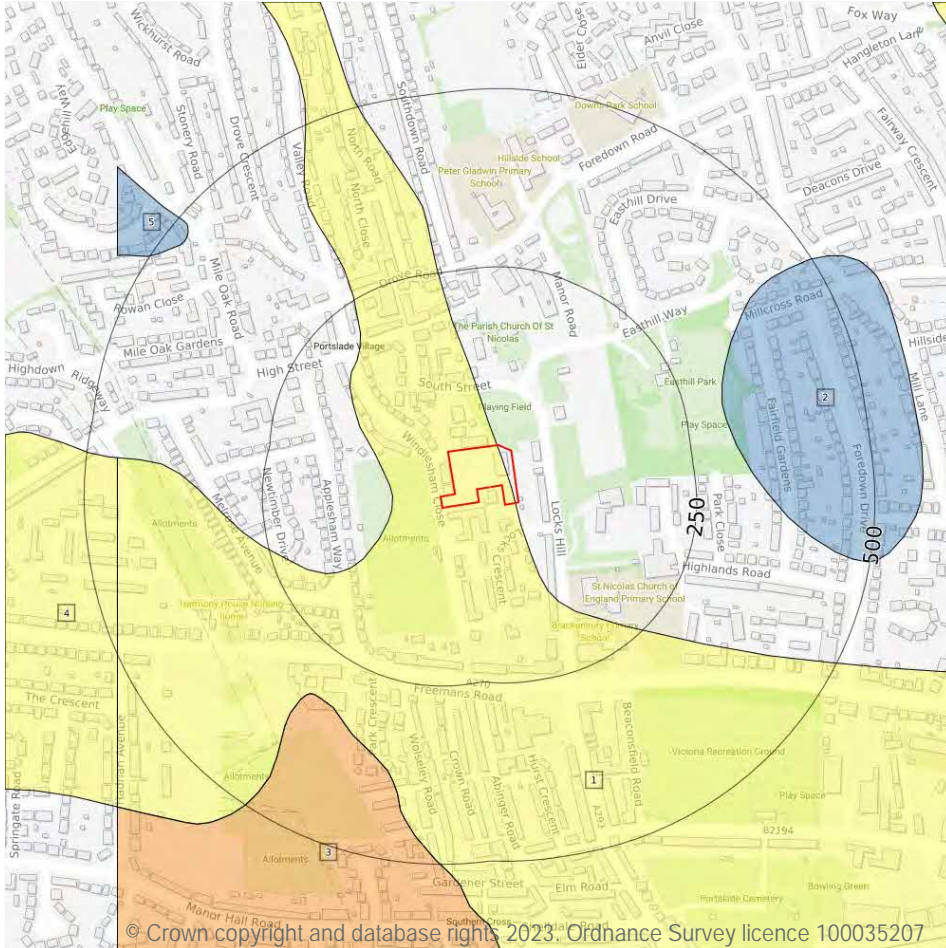
0

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



5.1 Superficial aquifer

Records within 500m

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 36 >](#)

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	303m E	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

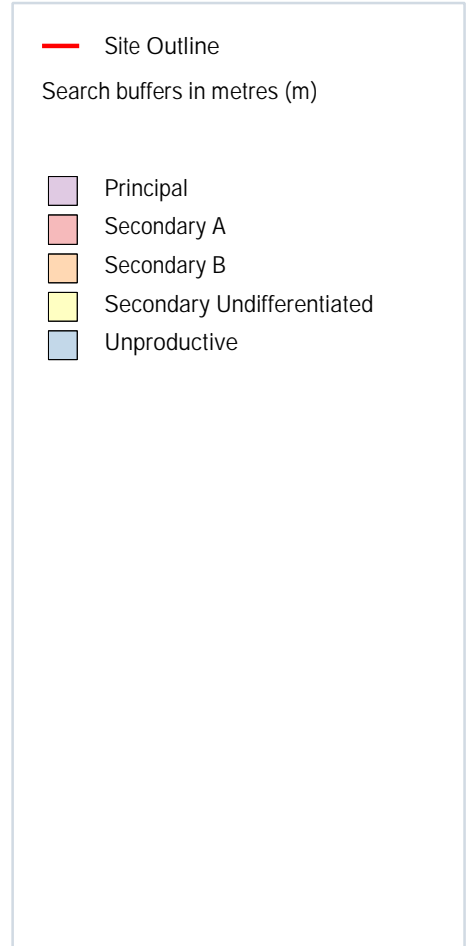
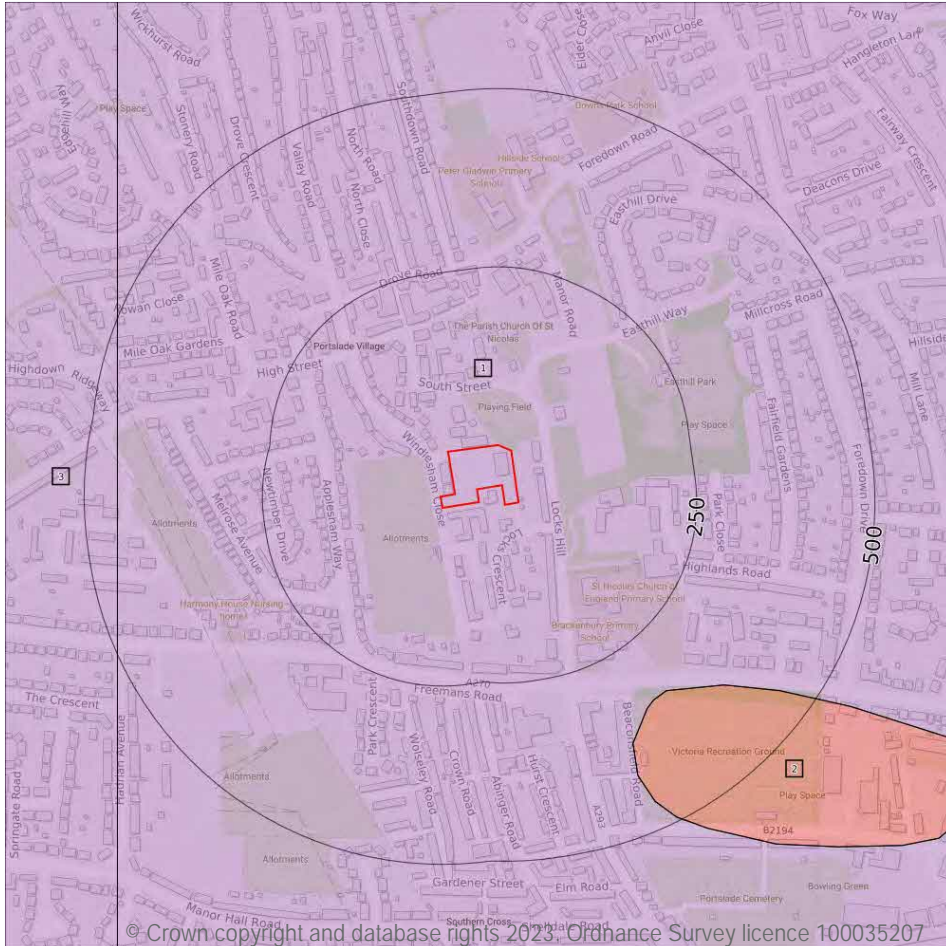


ID	Location	Designation	Description
3	317m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	453m W	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
5	473m NW	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.



Bedrock aquifer



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 38](#) >

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	336m 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

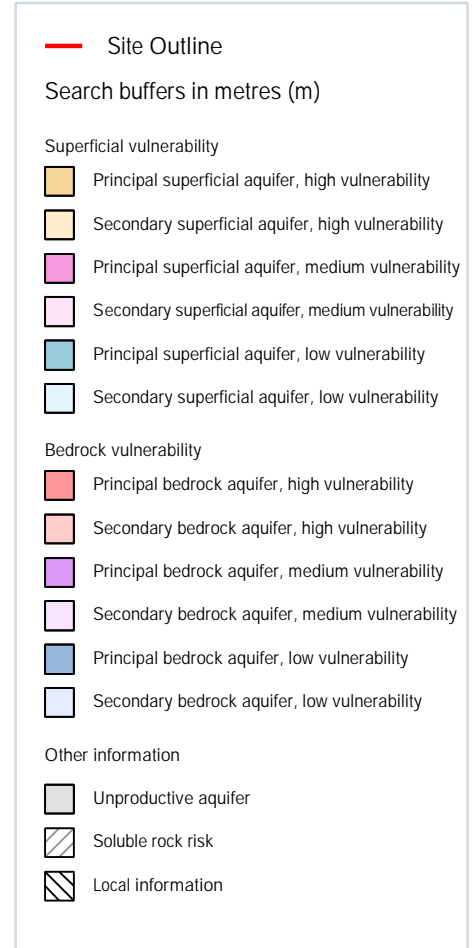
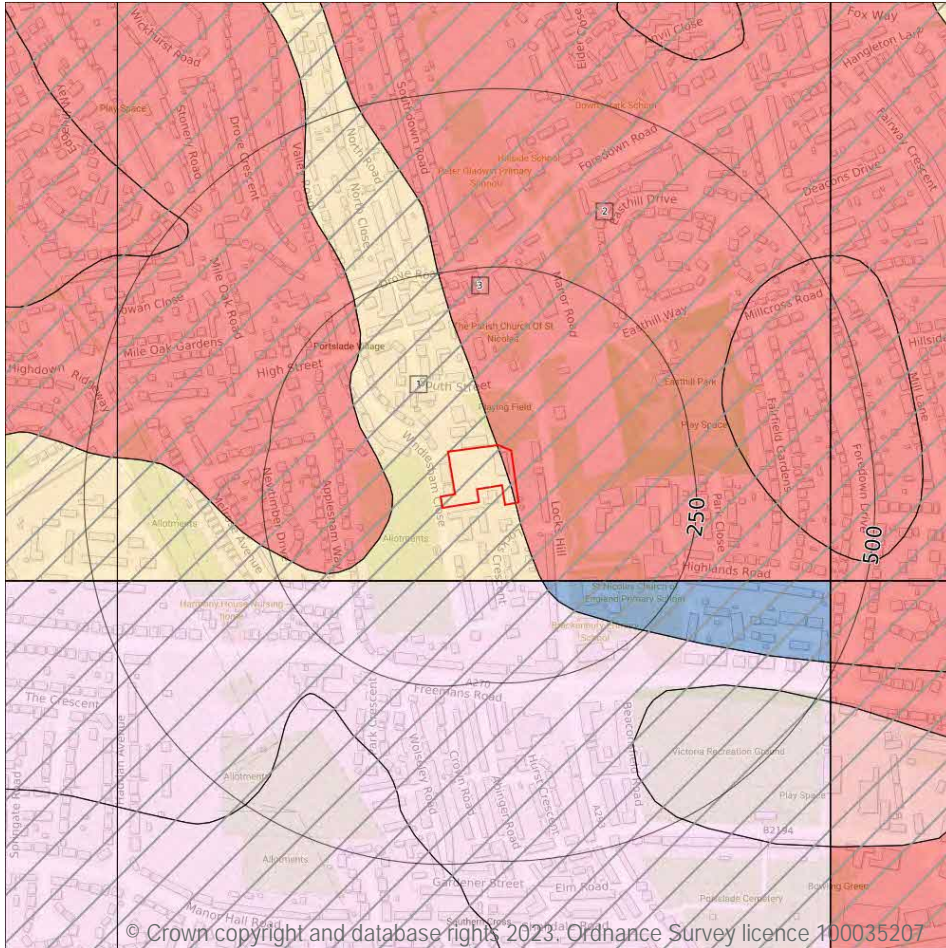


ID	Location	Designation	Description
3	453m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 40](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: High Infiltration value: >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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

1

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
3	Very significant soluble rocks are likely to be present with a moderate possibility of localised natural subsidence or dissolution-related degradation of bedrock, especially in adverse conditions such as concentrated surface or subsurface water flow.	7.000000000000001%

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

5.5 Groundwater vulnerability- local information

Records on site

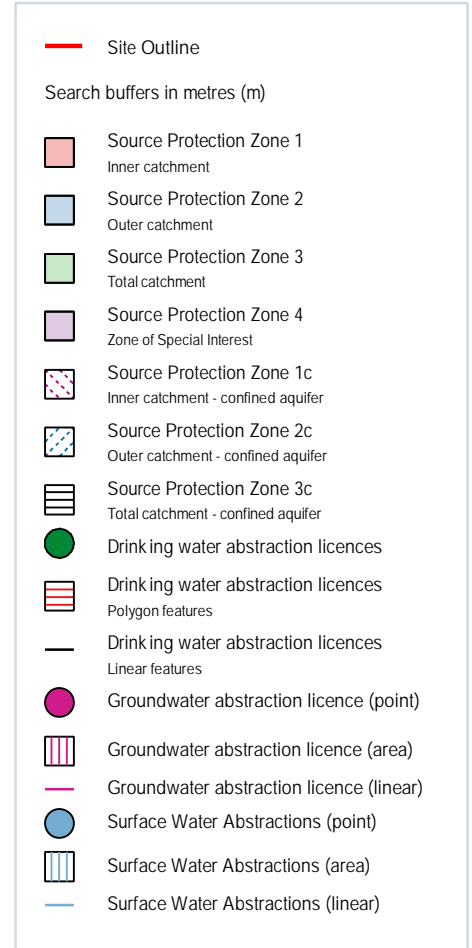
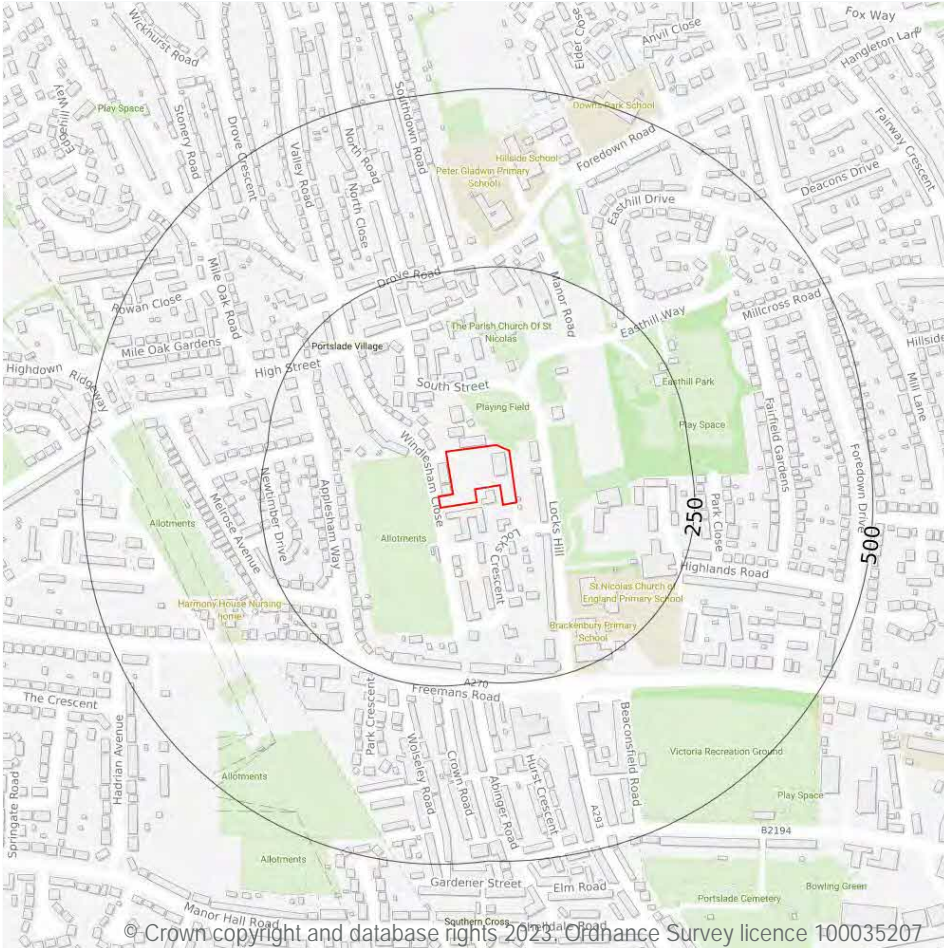
0

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



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 42](#) >

ID	Location	Details	
-	1077m E	Status: Historical Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: ALDRINGTON PS WELL 1 Data Type: Point Name: Southern Water Services Ltd Easting: 526610 Northing: 105860	Annual Volume (m ³): 38000000 Max Daily Volume (m ³): 188650 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 01/04/2015 Version End Date: -
-	1199m W	Status: Historical Licence No: 10/41/310005 Details: Process Water Direct Source: Southern Region Groundwater Point: SOUTHWICK HILL FARM Data Type: Point Name: S D Holdings Ltd Easting: 524260 Northing: 106000	Annual Volume (m ³): 49779 Max Daily Volume (m ³): 136.4 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 18/09/1993 Version End Date: -

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

1

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 42 >](#)



ID	Location	Details	
-	1077m E	Status: Historical Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: ALDRINGTON PS WELL 1 Data Type: Point Name: Southern Water Services Ltd Easting: 526610 Northing: 105860	Annual Volume (m ³): 38000000 Max Daily Volume (m ³): 188650 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 01/04/2015 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.

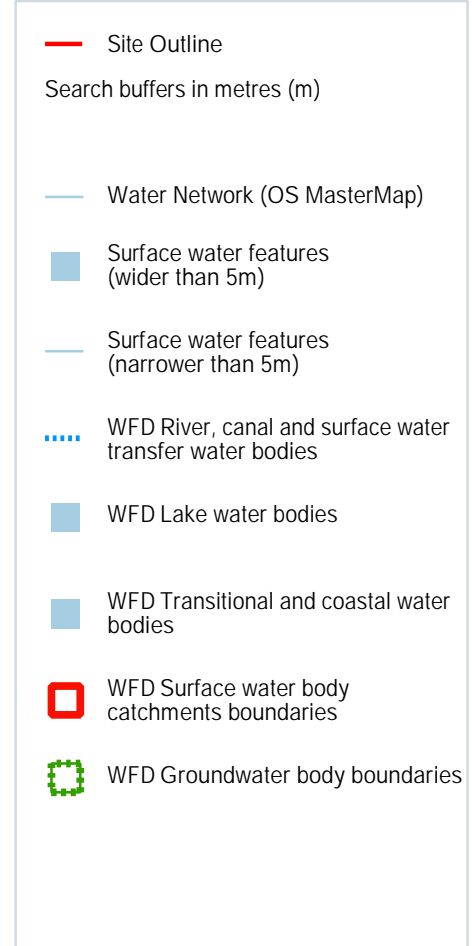
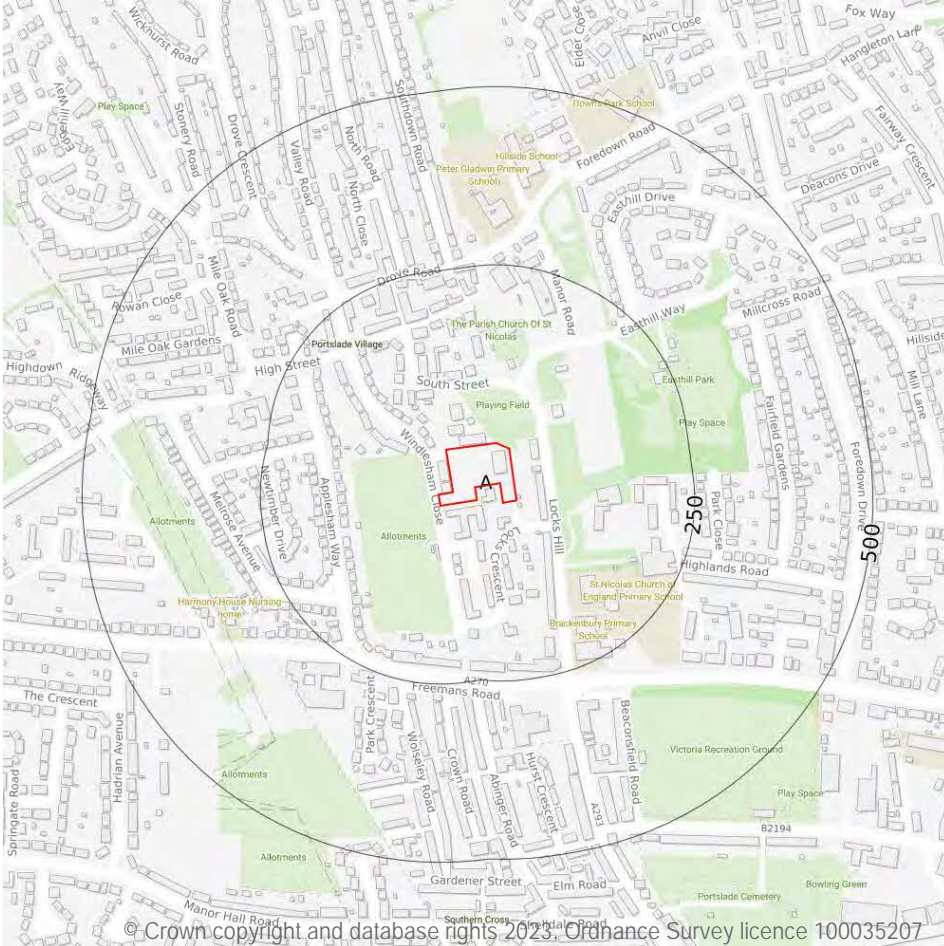
5.10 Source Protection Zones (confined aquifer)

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



6.1 Water Network (OS MasterMap)

Records within 250m 0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m 0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 45](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	Coastal Catchment	Not part of a river WB catchment	317	Upper Ouse	Adur and Ouse

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

6.4 WFD Surface water bodies

Records identified

0

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.

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

6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on [page 45](#) >

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



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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0
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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

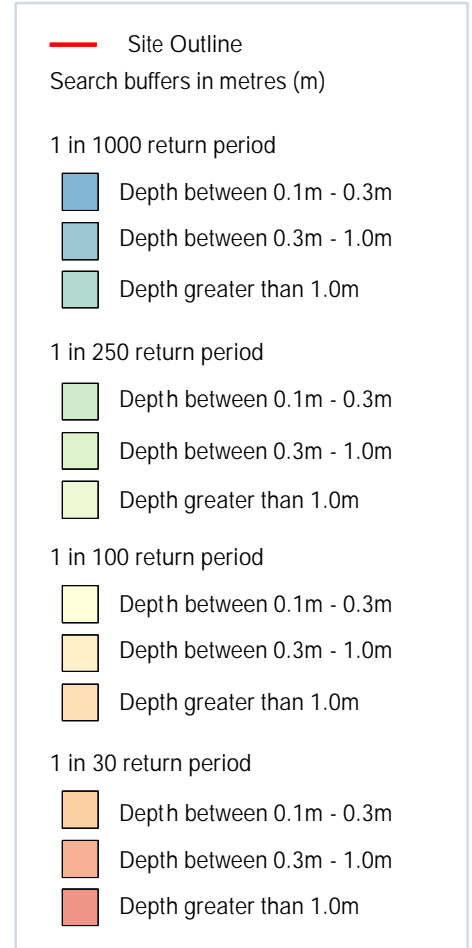
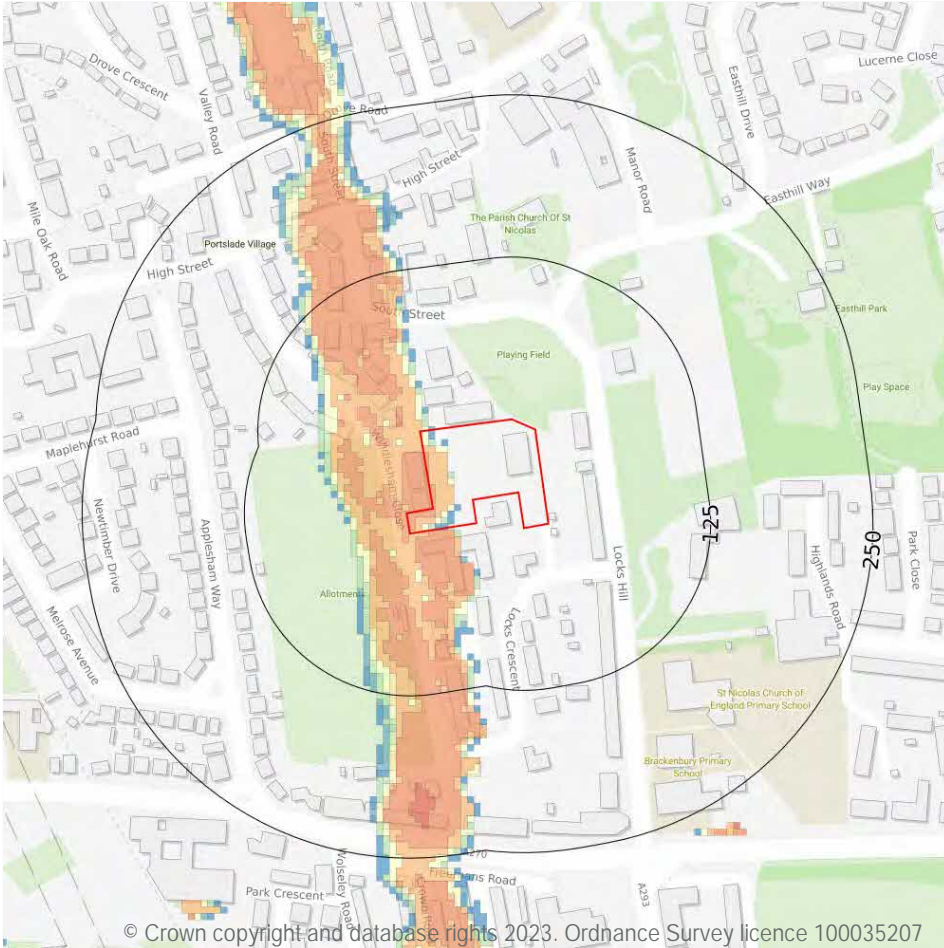
Records within 50m	0
--------------------	---

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 30 year, 0.3m - 1.0m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of 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 51](#) >

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.

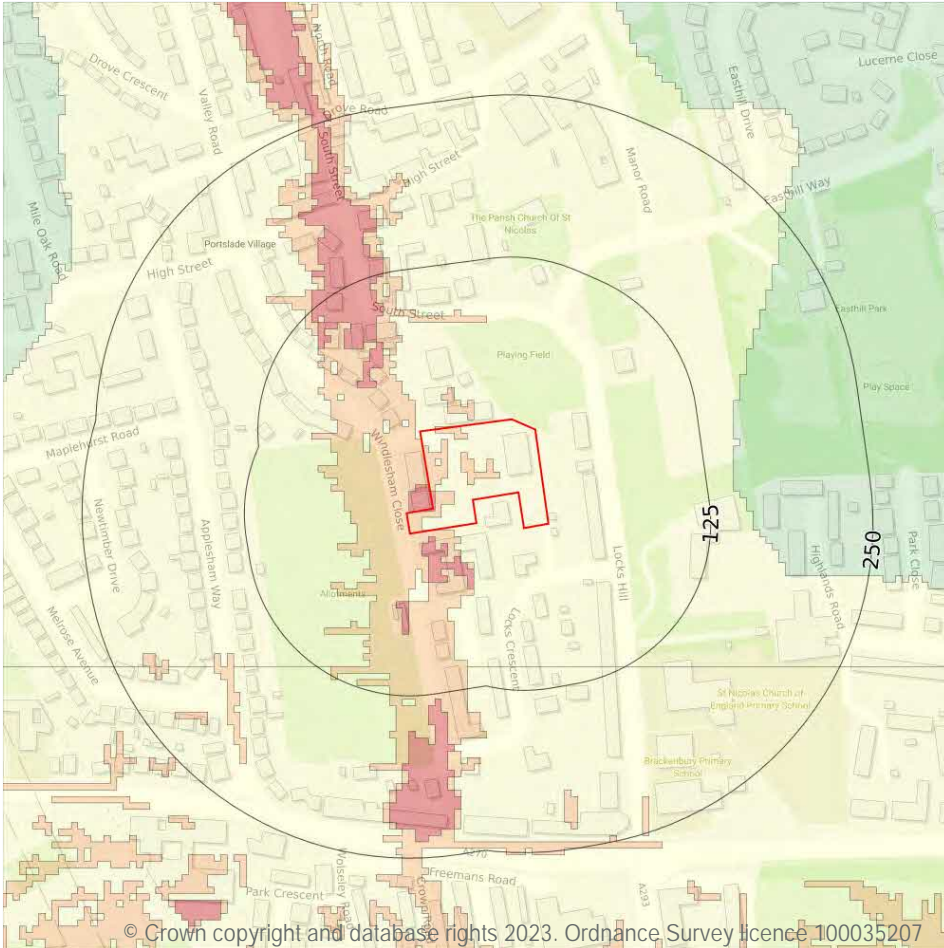
The table below shows the maximum flood depths for a range of return periods for the site.

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 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

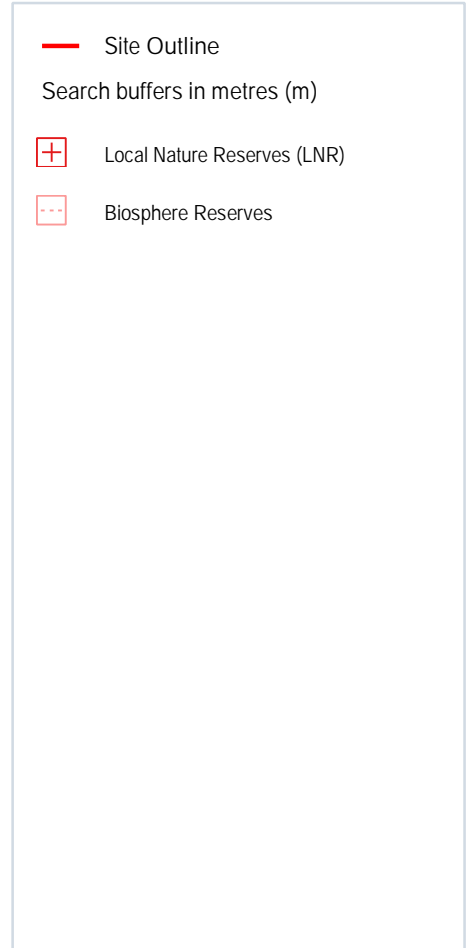
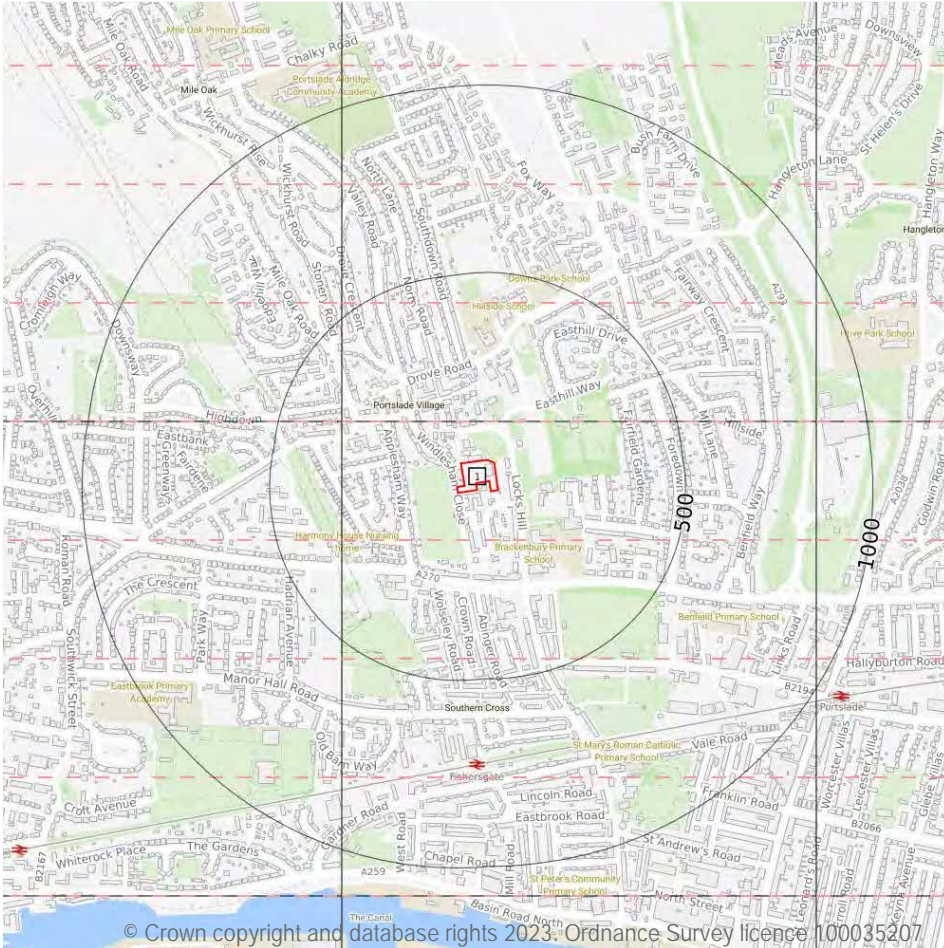
Highest risk on site	High
Highest risk within 50m	High

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

Features are displayed on the Groundwater flooding map on [page 53](#) >

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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



10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54](#) >

ID	Location	Name	Data source
-	1444m N	Benfield Hill	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

1

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

Features are displayed on the Environmental designations map on [page 54](#) >

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

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



10.9 Forest Parks

Records within 2000m	0
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These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

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

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

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

10.11 Green Belt

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

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

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

10.12 Proposed Ramsar sites

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

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

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

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

4

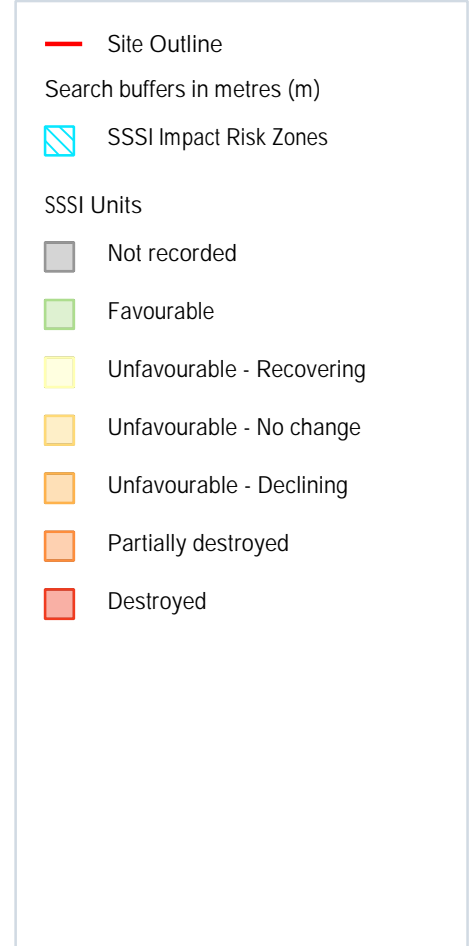
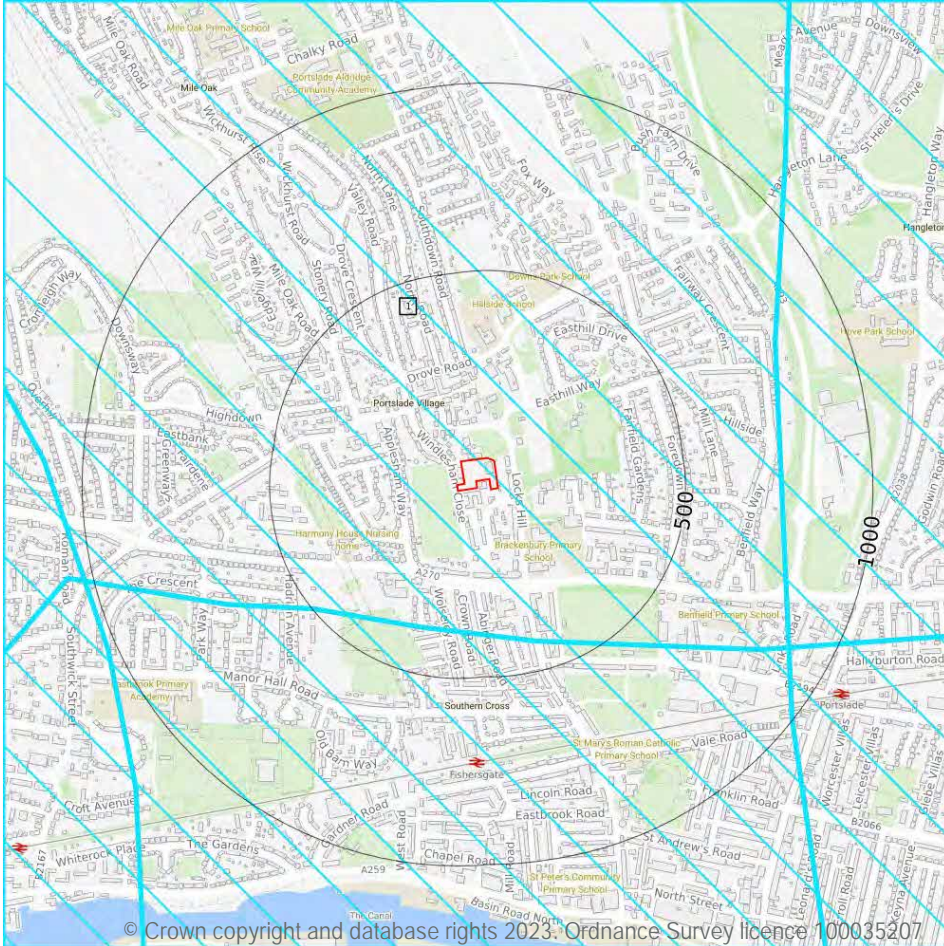
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Sussex Chalk	Groundwater	56	Existing
120m S	Sussex Chalk	Groundwater	56	Existing
1361m W	Sussex Chalk	Groundwater	56	Existing
1368m W	Sussex Chalk	Groundwater	56	Existing

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



SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 59](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 750m ² , manure stores > 3500t.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

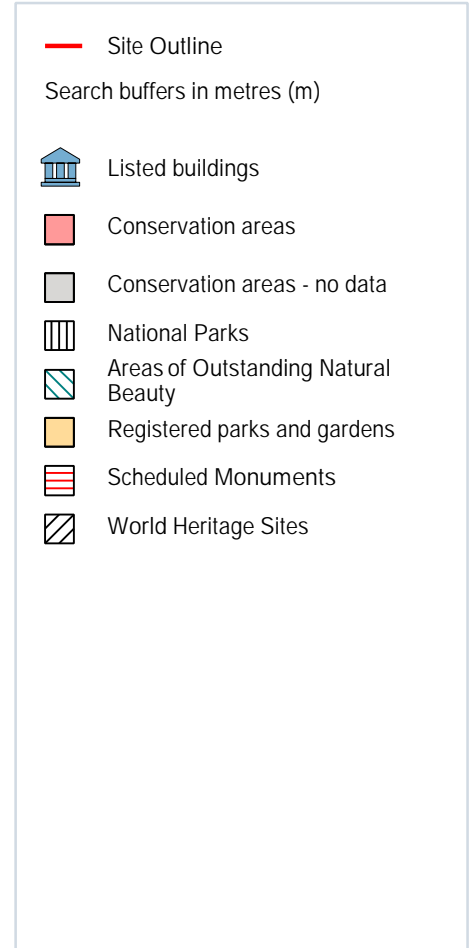
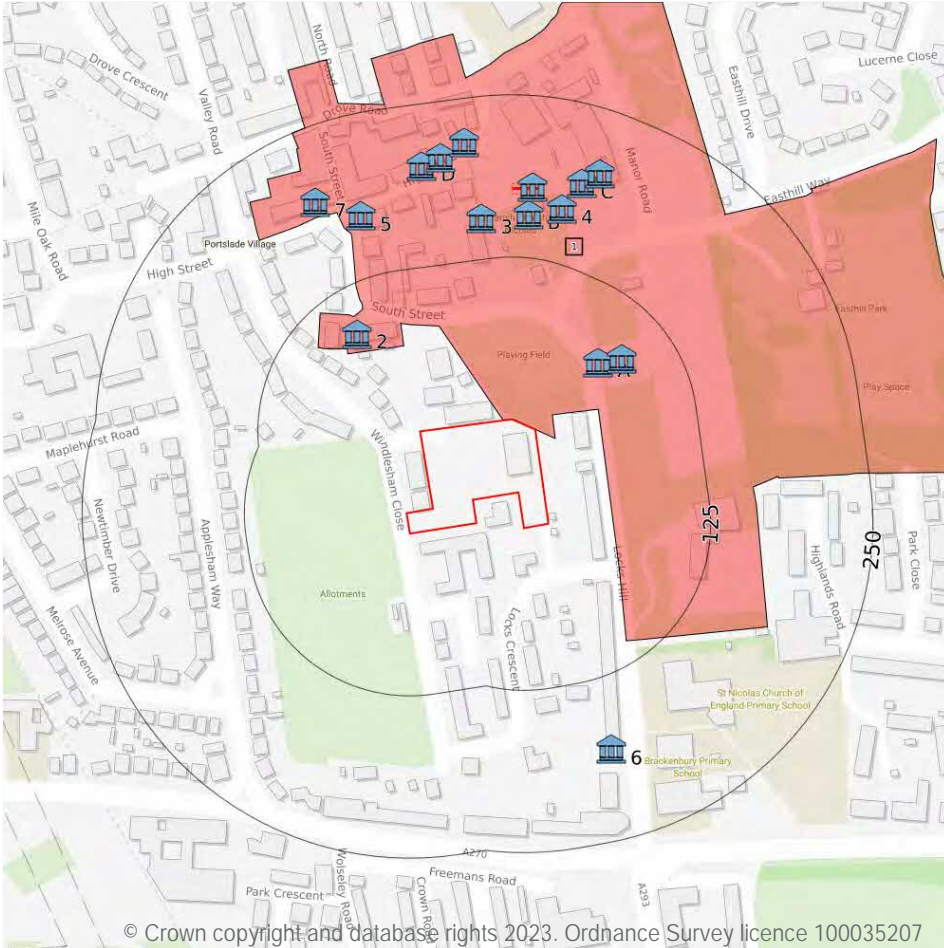
0

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

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



11 Visual and cultural designations



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

15

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 61](#) >

ID	Location	Name	Grade	Reference Number	Listed date
A	71m NE	Walls Fronting Manor Lodge, South Portslade, Brighton and Hove, BN41	II	1293007	22/09/1971
A	86m NE	Manor Lodge (Flats), South Portslade, Brighton and Hove, BN41	II	1298642	19/07/1950
2	90m NW	Robin's Row (Cottages), South Portslade, Brighton and Hove, BN41	II	1292518	22/09/1971

