

Report Reference: FBRI-4183096
Your Reference: DN/91387-7
Report Date: 16 Aug 2017
Report Delivery Method: **Email - pdf**
Client Email: [REDACTED]

Groundsure Screening

Address: Boweries, Barnham Road, Eastergate

Dear Sir/Madam,

Thank you for placing your order with The Property Search Group. Please find enclosed the Groundsure Screening report as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01903 854 728 quoting the above report reference number.

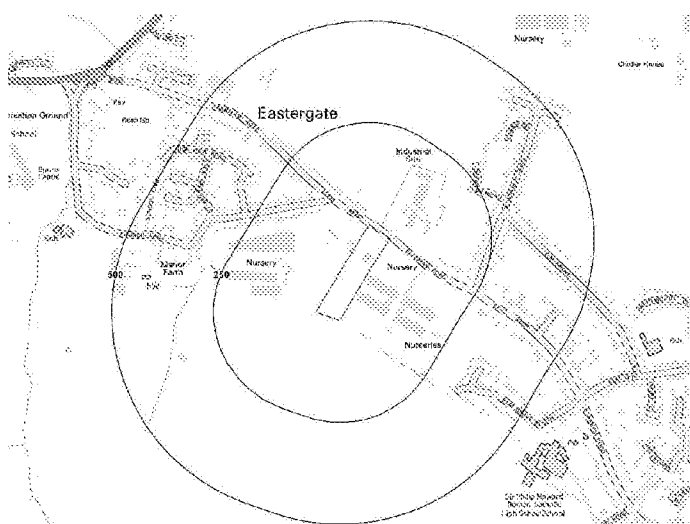
Yours faithfully,

The Property Search Group

Enc.
Groundsure Screening

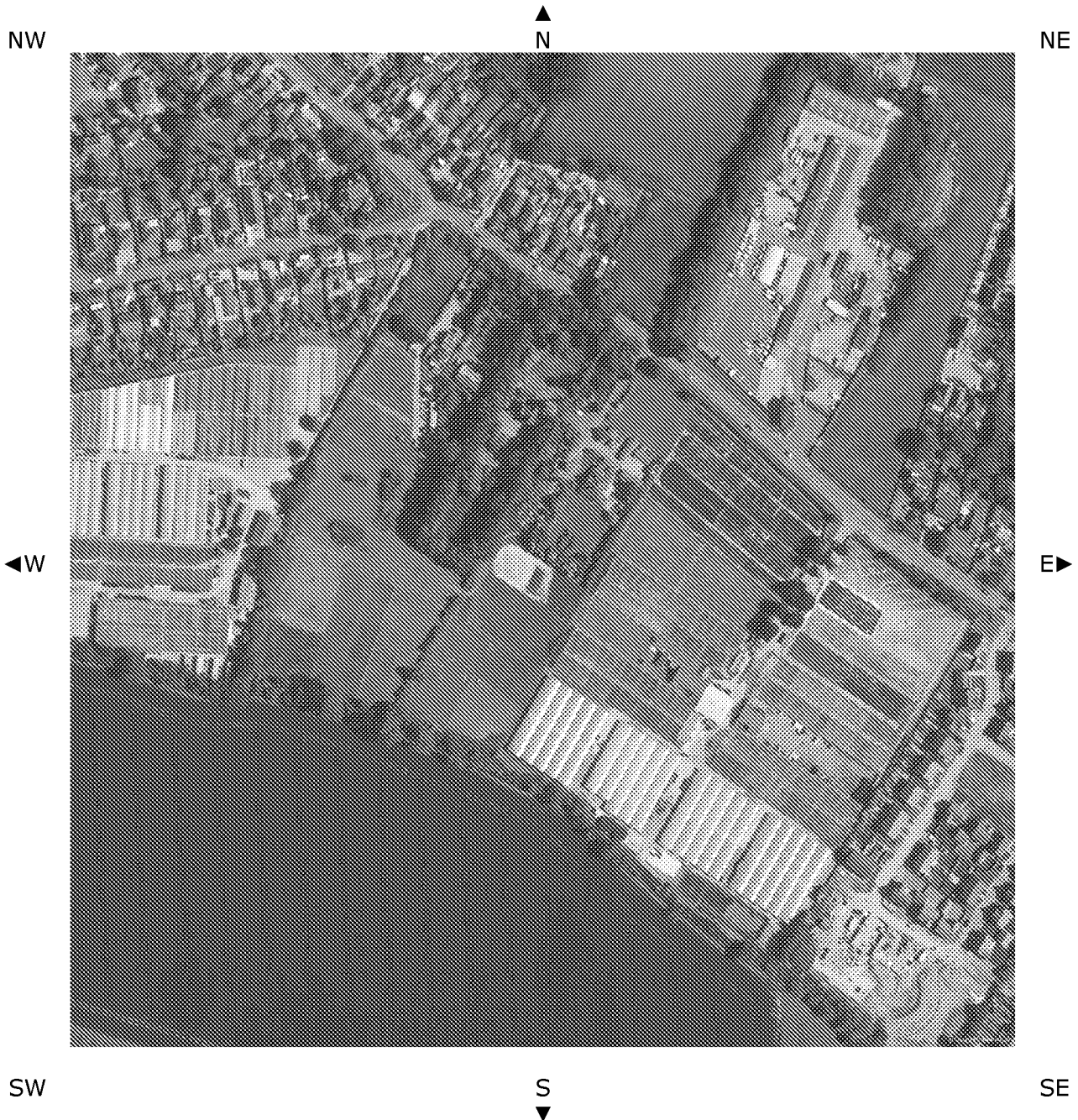
Groundsure Screening

Client: PSG Brighton



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Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: Boweries, Barnham Road, Eastergate

Grid Reference: 495036,105116

Size of Site: 1.49 ha

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Executive Summary

The following opinion is provided by Groundsure on the basis of the information available at the time of writing and contained within this report.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

Recommendations

None required.

Further Information

Environmental Consultancy: If you would like any further assistance regarding this report, please consult our FAQs located at <http://www.groundsure.com/help-documents/faqs>. If anything further is required contact the Groundsure Helpline to discuss the findings free of charge.

Phase 1 Environmental Risk Assessment: If you would like to undertake a Phase 1 Environmental Risk Assessment, Groundsure would be pleased to provide you with a quotation for this more detailed assessment of the property. The cost of the Phase 1 would include a discount to reflect the entire cost of the report already undertaken. Whilst quotes are provided on a site-specific basis, these reports generally start from approximately £1,200+VAT. Please note that a Phase 1 report will often be required to support planning applications.

Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for residential purposes.
Proposed land use	Groundsure has not been advised by the client (or their advisers) of the proposed use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historical and current land uses of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including: Human health: Site users and residents of adjacent dwellings with gardens Aquifer - Superficial: Secondary A On Site Aquifer - Bedrock: Unproductive On Site Source Protection Zones (SPZ) within 100m: None Confined Aquifer SPZ within 50m: None Abstractions – Potable (within 2000m): 1296m N (groundwater) Abstractions – Groundwater (within 200m): None Abstractions – Surface Water (within 200m): None Surface Water Features (within 50m): Drain 21m NE Designated sites: None Notes: The aforementioned potable water abstraction licence is unlikely to be affected by on site activities due to the presence of low permeability London Clay beneath the study area, reducing the likelihood of migration of any potential contaminants from the site.
Conclusion	Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Additional Matters

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys
Infilled Land	No issues identified
Flooding	The property does not lie within 25m of an area at risk of flooding as identified in the Environment Agency/Natural Resources Wales RoFRaS database
Natural Ground Subsidence	The BGS has identified a low potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
BGS Non-Coal Mining	The BGS has identified that past underground mining is not known to be present in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	1-3% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.

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If you would like any further assistance regarding this report then please contact
PSG [REDACTED]

Issue	Guidance
Radon Protection	No issues identified.
Coal Mining	No issues identified.
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

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If you would like any further assistance regarding this report then please contact
PSG on (T [REDACTED])

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	8	2	6	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	4 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	1	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	2	5	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHS sites	0	0	0	0	-	-
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

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If you would like any further assistance regarding this report then please contact

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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3.1 Landfill Sites

Environment Agency/Natural Resources Wales Registered landfill Sites	0	0	0	0	0	-
Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	1	2
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency/Natural Resources Wales licensed Waste Sites	0	0	0	0	3	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
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4.1 Current Industrial Sites Data	0	0	6	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0		

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 317	

* This includes an automatically generated 50m buffer zone around the site.

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
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6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?	Yes					
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	1	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	2	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	3
6.6 Are there any Source Protection Zones within 500m of the study site?	No					
6.7 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?	No					

6.8 River Quality

	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	Yes	No
6.9 Detailed River Network entries within 500m of the site	0	1	2	5	-	-
6.10 Surface water features within 250m of the study site	No	Yes	Yes	-	-	-

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If you would like any further assistance regarding this report then please contact

7. Flooding

7.1 What is the risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential at surface
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	0	0	0	0	0	0
8.11 Records of Green Belt land	0	0	0	0	0	0
8.12 Records of Ancient Woodland	0	0	0	0	1	6

9. Additional Information	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	0	n/a
9.2 Mobile Phone Mast Planning Records	0	0	0	n/a
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Low
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
11.3 Are there any brine affected areas within 75m of the study site?	No

Using this Report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 250m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

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If you would like any further assistance regarding this report then please contact

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon.

11. Mining

Provides information on areas of coal mining, non-coal mining and brine extraction.

12. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

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If you would like any further assistance regarding this report then please contact

Groundsure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as "Contaminated Land" in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including the Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating "receptor" exposure to contaminative "sources"

Receptors include:

- Human health i.e. site users, adjacent site users
- Controlled Waters i.e. groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

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If you would like any further assistance regarding this report then please contact

Risk Assessment Definitions

Acceptable Environmental Risk: Significant potential environmental liabilities have not been identified

In Need of Further Assessment: Significant potential environmental liabilities have been identified

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

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If you would like any further assistance regarding this report then please contact

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 250m of the search centre: 16

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Nursery	1977
0.0	On Site	Nursery	1978
0.0	On Site	Nursery	1977
0.0	On Site	Nursery	1990
0.0	On Site	Nursery	1969
0.0	On Site	Nurseries	1991
0.0	On Site	Nursery	1910
0.0	On Site	Nursery	1910
40.0	E	Engineering Works	1990
40.0	E	Engineering Works	1977
51.0	W	Nursery	1940
85.0	W	Nursery	1969
86.0	NW	Nursery	1977
87.0	NW	Nurseries	1910
117.0	NW	Nursery	1910
167.0	W	Nursery	1940

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 100m of the search centre: 4

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
92.0	SE	Tanks	1975
93.0	SE	Tanks	1973
93.0	SE	Tanks	
94.0	SE	Tanks	

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 100m of the search centre: 0

Database searched and no data found.

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1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 100m of the search centre: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

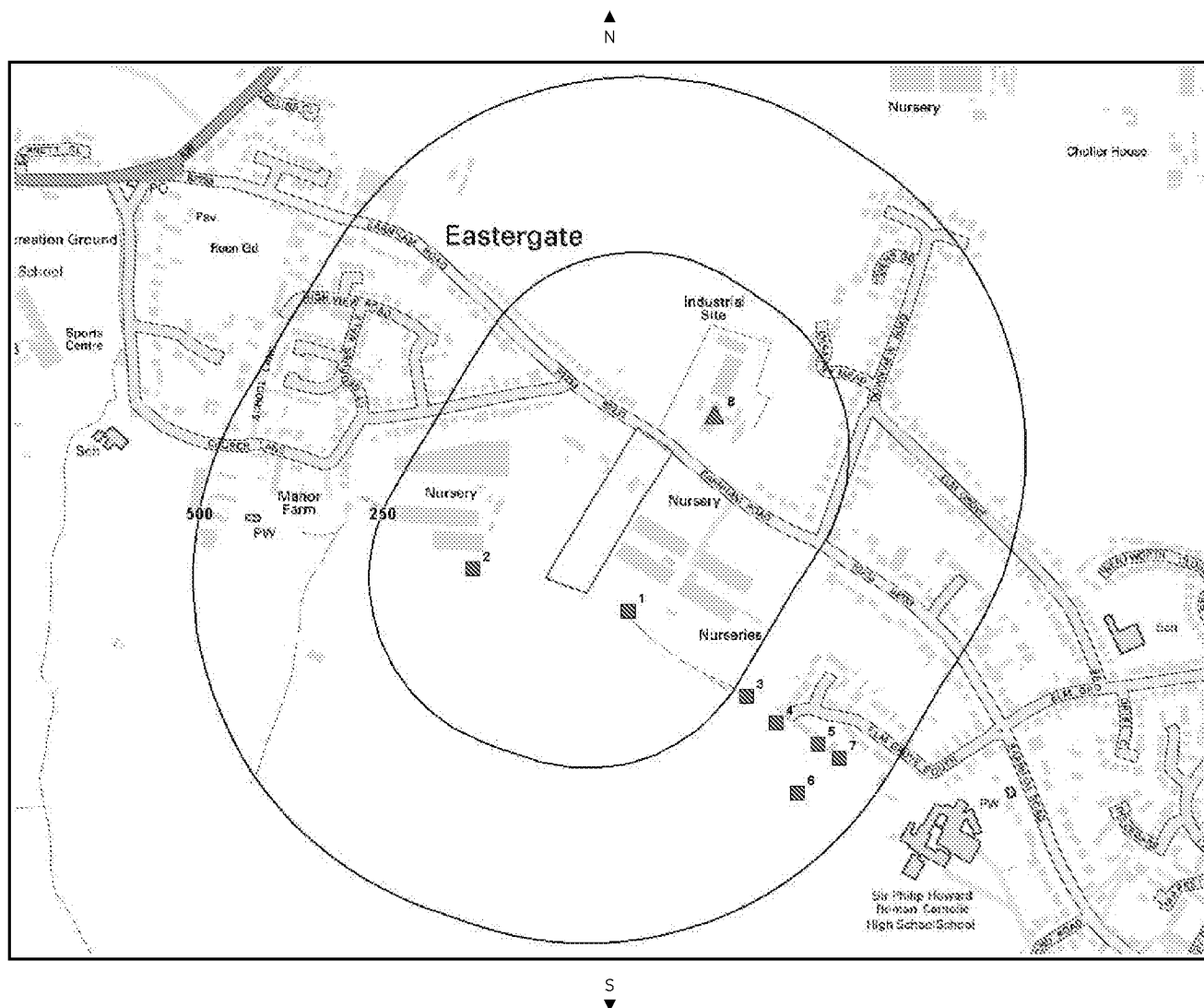
Records of historical garage and motor vehicle repair sites within 100m of the search centre: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 0

2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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- | | | |
|--------------------|-------------------------------|--|
| Site Outline | Recorded Pollution Incident | Radioactive Consents (Lower Risk) |
| Search Buffers (m) | Dangerous Substances (List 1) | Part A(1) Authorised Processes & Historic IPC Authorisations |
| 250 | Dangerous Substances (List 2) | Part A(2) and Part B Authorisations |
| 500 | Water Industry Referrals | Sites Determined as Contaminated Land |
| | Licensed Discharge Consents | COMAH / NIHHS Sites |
| | Red List Discharge Consents | Hazardous Substance Consents & Enforcements |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

Records of historic IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of Part A(1) and IPPC Authorised Activities within 500m of the study site: 0

Database searched and no data found.

Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site: 0

Database searched and no data found.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 1

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details	
8	77.0	NE	495173, 105237	Address: Poling Motor Company Repairs, Fordingbridge Industrial Estate, Barnham Road, Barnham, West Sussex, PO22 0HD Process: Respraying of Road Vehicles; Coating Process Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site: 0

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If you would like any further assistance regarding this report then please contact

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site:

7

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details
1	63.0	SE	495050, 104960	Address: BROOKS NURSERY, BROOKS NURSERY, BARNHAM, WEST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01907 Permit Version: 1 Receiving Water: FRESHWATER RIVER Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 19/05/1970 Effective Date: 19-May-1970 Revocation Date: 01/05/1994
2	104.0	W	494830, 105020	Address: FLEURIE NURSERIES LTD, EASTERGATE, EASTERGATE NURSERIES, CHURCH LANE, EASTERGATE, CHICHESTER, WEST SUSSEX, PO201 3XD Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P11969 Permit Version: 1 Receiving Water: UNNAMED TRIB. LIDSEY RIFE Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 27/02/2004 Effective Date: 27-Feb-2004 Revocation Date: -
3	270.0	SE	495218, 104838	Address: FORMER BROOKS NURSERY, BARNHAM ROAD, BARNHAM, WEST SUSSEX, PO22 0AY Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRAB3792RY Permit Version: 1 Receiving Water: TRIB OF THE LIDSEY RIFE Status: NEW ISSUED UNDER EPR 2010 Issue date: 27/04/2015 Effective Date: 27-Apr-2015 Revocation Date: -
4	326.0	SE	495260, 104800	Address: HOUSING ESTATE AT ELM GROVE SOUTH, HOUSING ESTATE AT ELM GROVE SOUT, BARNHAM,, BOGNOR REGIS, WEST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01048 Permit Version: 1 Receiving Water: FRESHWATER RIVER Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/1964 Effective Date: 13-Jul-1964 Revocation Date: 01/07/1991
5	392.0	SE	495320, 104770	Address: HOUSING ESTATE AT ELM GROVE SOUTH, HOUSING ESTATE AT ELM GROVE SOUT, BARNHAM,, BOGNOR REGIS, WEST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01048 Permit Version: 1 Receiving Water: FRESHWATER RIVER Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/1964 Effective Date: 13-Jul-1964 Revocation Date: 01/07/1991
6	413.0	SE	495290, 104700	Address: TANNERY SITE, TANNERY SITE, WESTGATE, CHICHESTER, WEST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01389 Permit Version: 1 Receiving Water: FRESHWATER RIVER Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 01/04/1991 Effective Date: 01-Apr-1991 Revocation Date: 11/05/1995
7	428.0	SE	495350, 104750	Address: HOUSING ESTATE AT ELM GROVE SOUTH, HOUSING ESTATE AT ELM GROVE SOUT, BARNHAM,, BOGNOR REGIS, WEST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01048 Permit Version: 1 Receiving Water: FRESHWATER RIVER Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 13/07/1964 Effective Date: 13-Jul-1964 Revocation Date: 01/07/1991

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

Records of National Incidents Recording System, List 2 within 250m of the study site: 0

Database searched and no data found.

Records of National Incidents Recording System, List 1 within 250m of the study site: 0

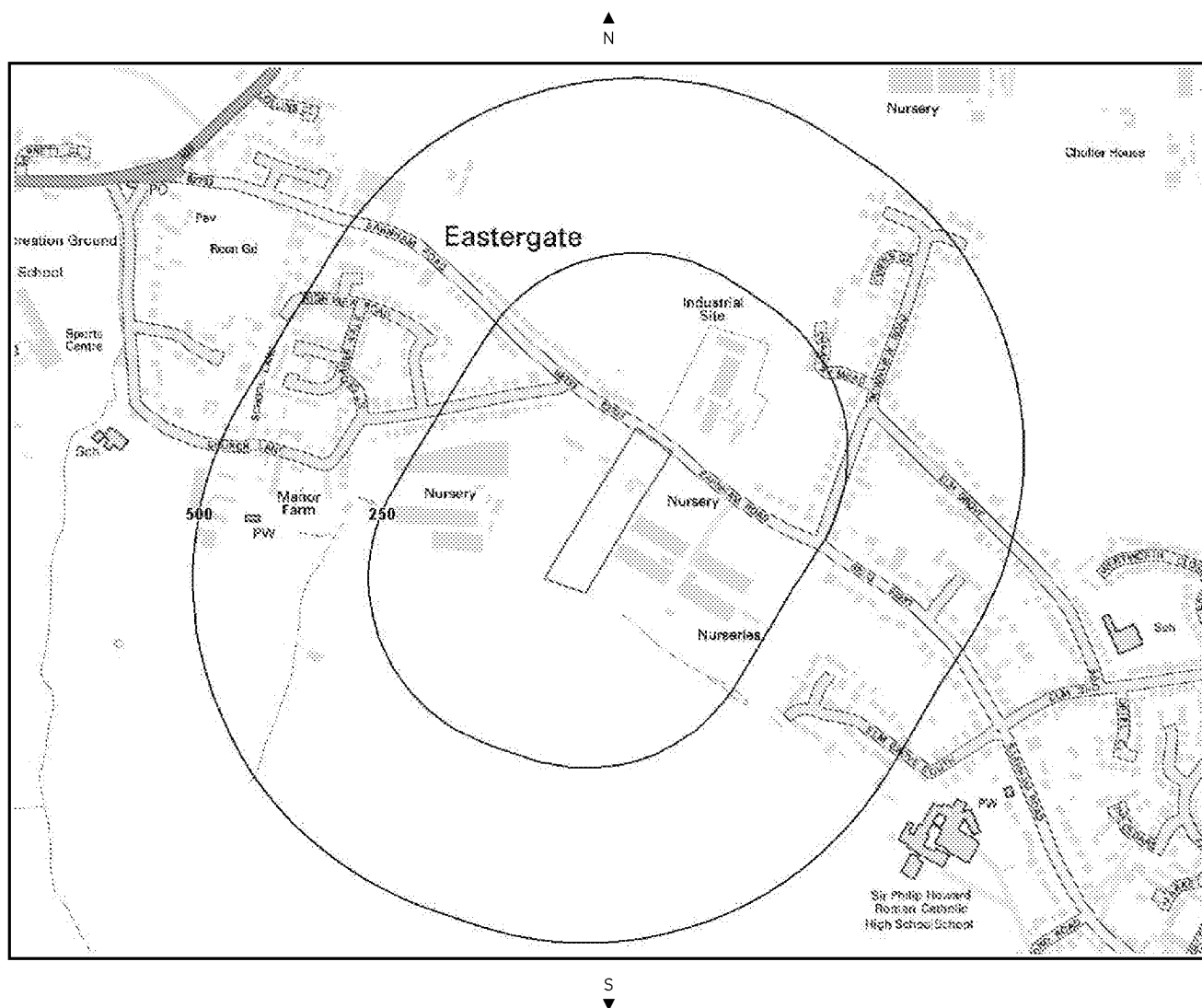
Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site? 0

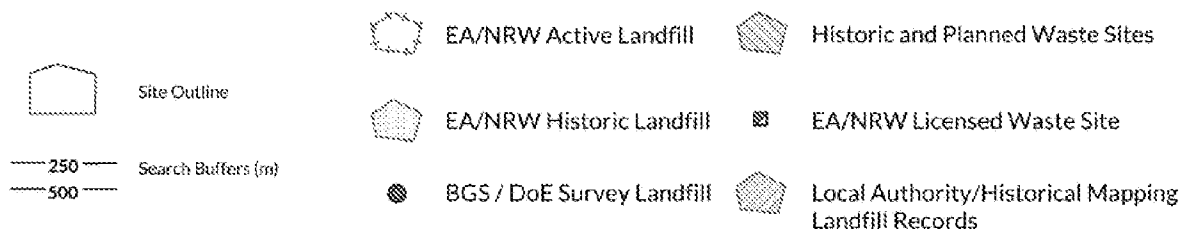
Database searched and no data found.

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site: **0**

Database searched and no data found.

Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site: **3**

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details
Not shown	718.0	N	495100, 105900	Site Address: Eastergate Lane, Eastergate, Sussex Waste Licence: Yes Site Reference: 27-153, WD27/099 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jan-1976 Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1949 Last Recorded Input: 31-Dec-1963
Not shown	1065.0	N	494700, 106200	Site Address: Wandley's Lane, Eastergate, Sussex Waste Licence: Yes Site Reference: WD27/100, WD13/5/28 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 14-Mar-1979 Licence Surrendered: 13-Mar-1981 Licence Hold Address: - Operator: - First Recorded Input: 14-Mar-1979 Last Recorded Input: 13-Mar-1981
Not shown	1476.0	S	496400, 103500	Site Address: Disused Canal at Barnham, Barnham, Sussex Waste Licence: Yes Site Reference: WD27/023 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jan-1976 Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1970 Last Recorded Input: 31-Dec-1970

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: **0**

Database searched and no data found.

Records of Landfills in Local Authority and Historical Mapping Records within 1500m of the study site: **0**

Database searched and no data found.

3.2 Other Waste Sites

Records of waste treatment, transfer or disposal sites within 500m of the study site: **0**

Database searched and no data found.

Report Reference: FBRI-4183096

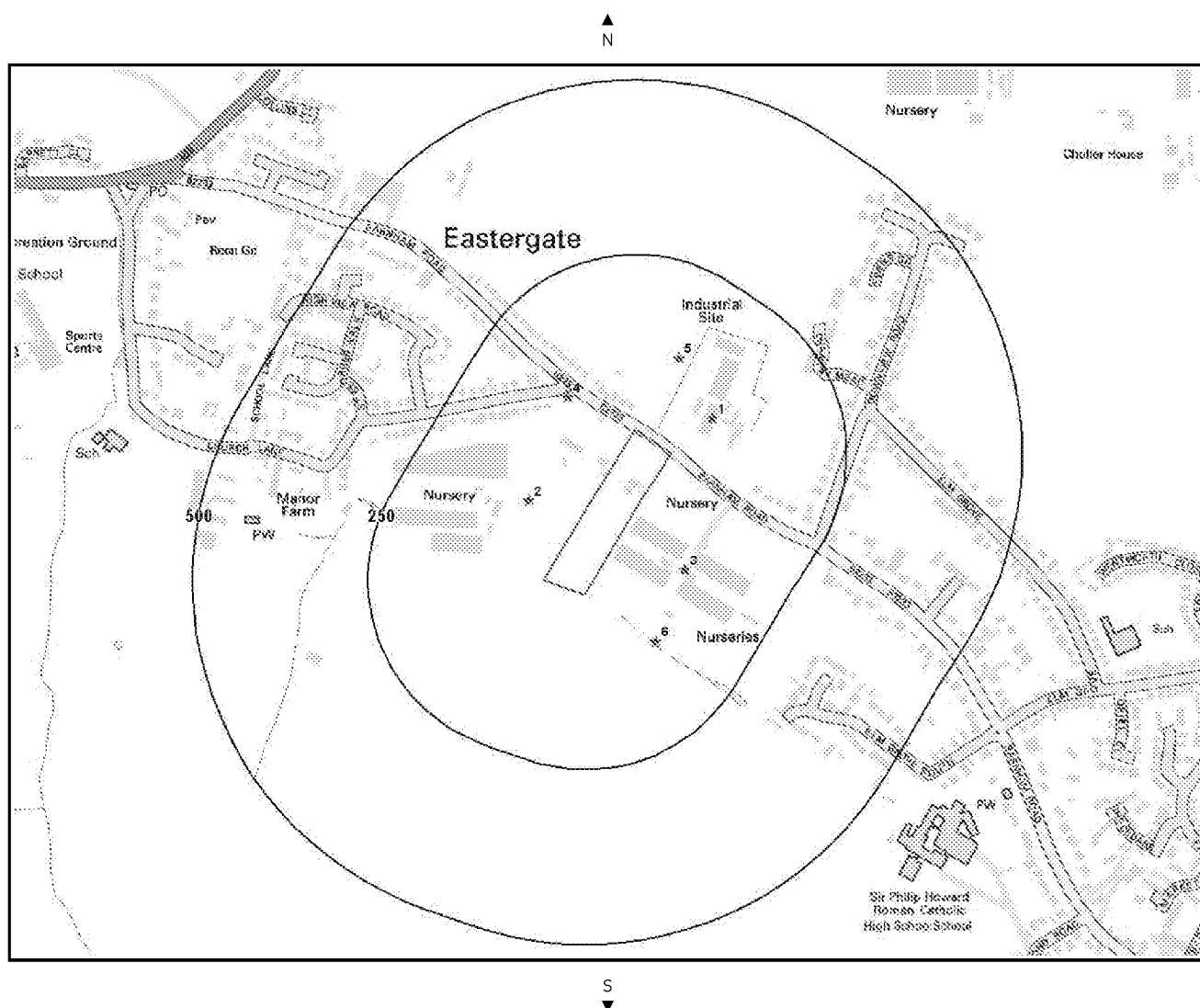
Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

3

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

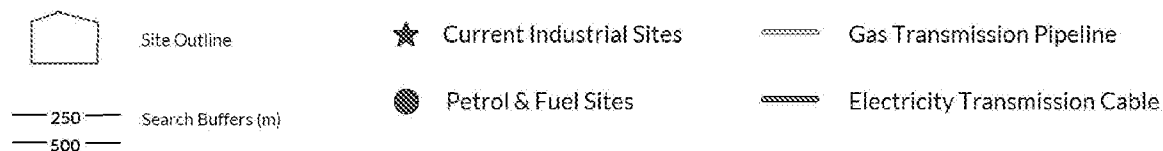
ID	Distance [m]	Direction	NGR	Details
Not shown	822.0	N	494800, 106000	Site Address: Sussex Recovery, Fontwell Avenue, Eastergate, West Sussex, PO20 6RU Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SRC001 Operator: S R C Recycling Ltd Surrendered Date: - Waste Management licence No: 19748 Annual Tonnage: 24999.0 Issue Date: 31/03/1994 Expiry Date: - Effective Date: 16/10/2006 Status: Modified Modified: 16/03/2009 Site Name: S R C Recycling Ltd Cancelled Date: - Correspondence Address: -
Not shown	822.0	N	494800, 106000	Site Address: Sussex Recovery, Fontwell Avenue, Eastergate, West Sussex, PO20 6RU Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SRC001 Operator: S R C Recycling Ltd Surrendered Date: - Waste Management licence No: 19748 Annual Tonnage: 4000.0 Issue Date: 31/03/1994 Expiry Date: - Effective Date: 16/10/2006 Status: Transferred Modified: 01/01/2006 Site Name: S R C Recycling Ltd Cancelled Date: - Correspondence Address: Fontwell Avenue, Eastergate, Chichester, West Sussex, PO20 3RU
Not shown	822.0	N	494800, 106000	Site Address: Sussex Recovery, Fontwell Avenue, Eastergate, West Sussex, PO20 6RU Type: Metal Recycling Site (Vehicle Dismantler) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PAR001 Operator: Parker David Michael Surrendered Date: - Waste Management licence No: 19748 Annual Tonnage: 4000.0 Issue Date: 31/03/1994 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Sussex Recovery Cancelled Date: - Correspondence Address: Sussex Recovery, Fontwell Avenue, Eastergate, West Sussex, PO20 6RU

4. Current Land Use Map



Current Land Use Legend

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Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

6

The following records are represented as points on the Current Land Uses map:

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	77.0	NE	Halo	2 Fordingbridge Site, Barnham Road, Barnham, Bognor Regis, PO22 0HD	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	77.0	NW	Wind Pump (Disused)	PO20	Water Pumping Stations	Industrial Features
3	103.0	SE	Tanks	PO22	Tanks (Generic)	Industrial Features
4	107.0	NW	Electricity Sub Station	PO20	Electrical Features	Infrastructure and Facilities
5	119.0	NE	Fordingbridge Industrial Site	PO20	Business Parks and Industrial Estates	Industrial Features
6	120.0	SE	Electricity Sub Station	PO22	Electrical Features	Infrastructure and Facilities

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site

0

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact
PSG on (T) 01903 854 728, email: andrew.spradell@propertysearchgroup.co.uk

Database searched and no data found.

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.
The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
HEAD-XVSZC	HEAD	GRAVEL, SAND, SILT AND CLAY
RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
LC-XCZS	LONDON CLAY FORMATION	CLAY, SILT AND SAND

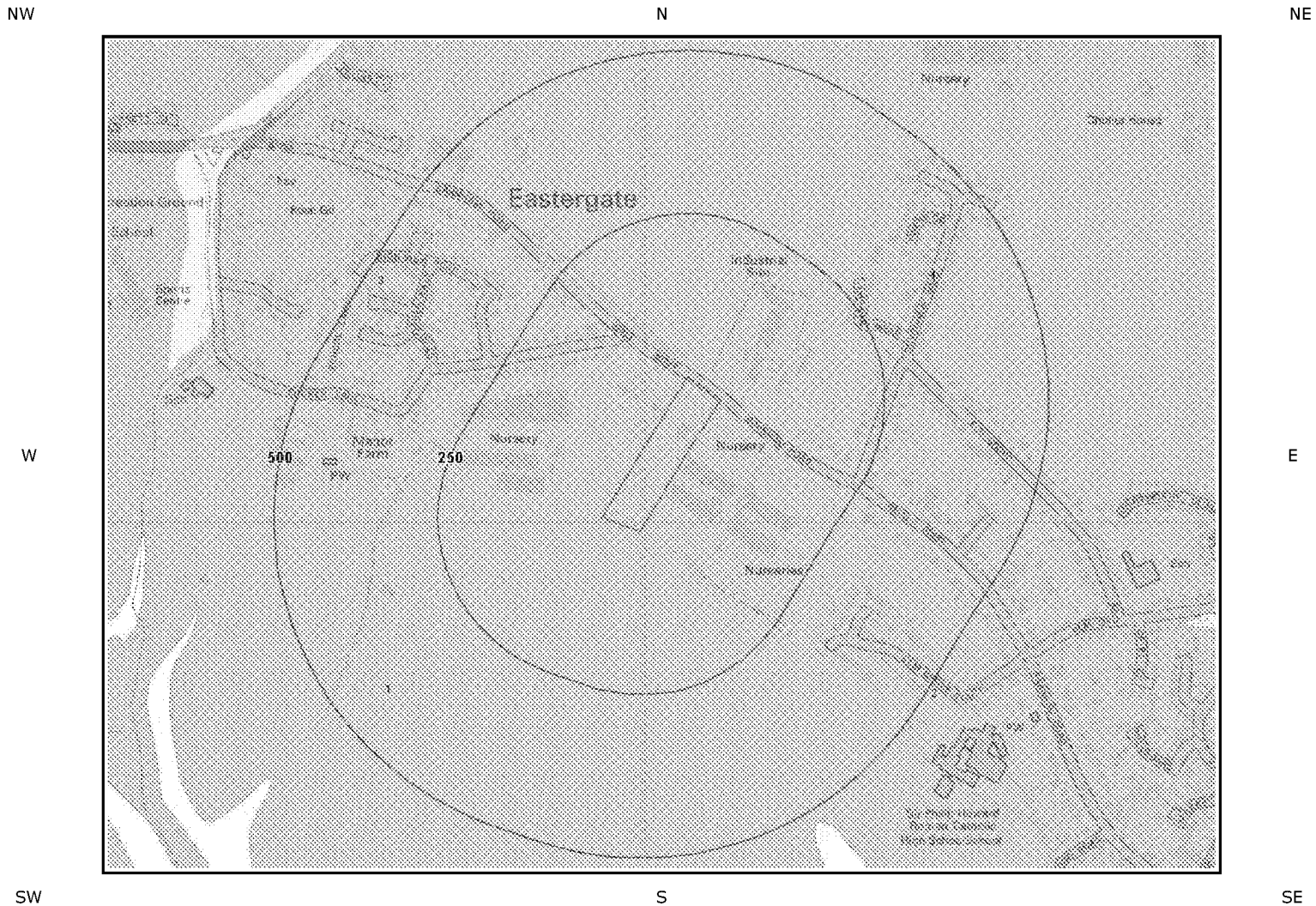
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

Report Reference: FBRI-4183096

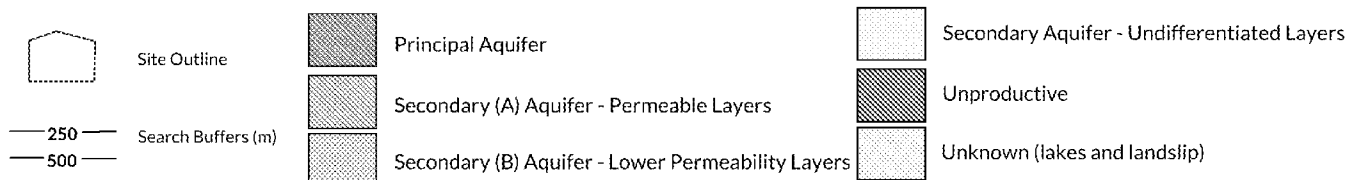
If you would like any further assistance regarding this report then please contact

6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

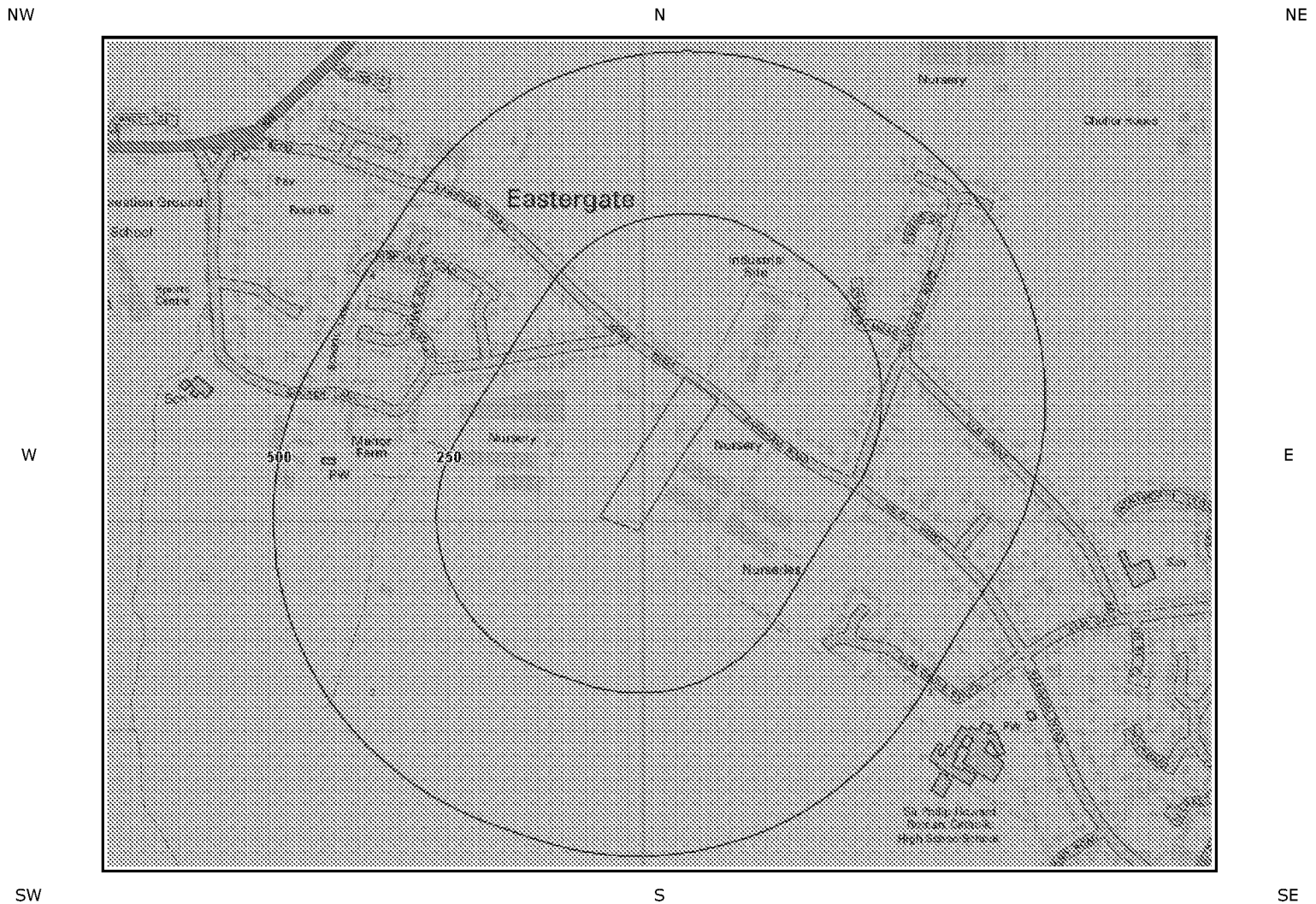
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Report Reference: FBRI-4183096

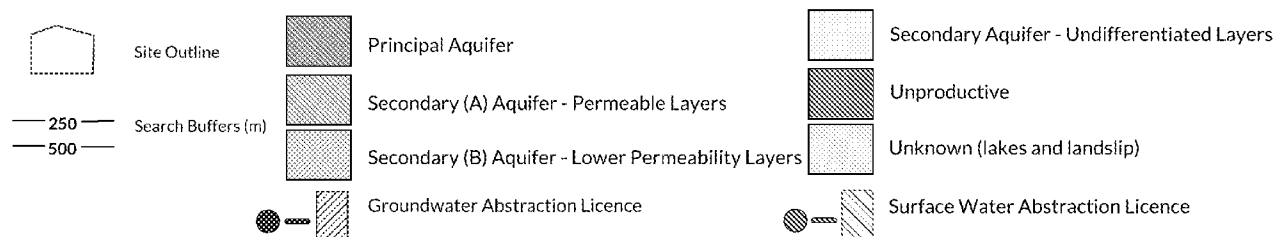
If you would like any further assistance regarding this report then please contact

6b. Hydrogeology - Aquifer Within Bedrock Geology and Abstraction Licenses



Aquifer Within Bedrock Geology Legend

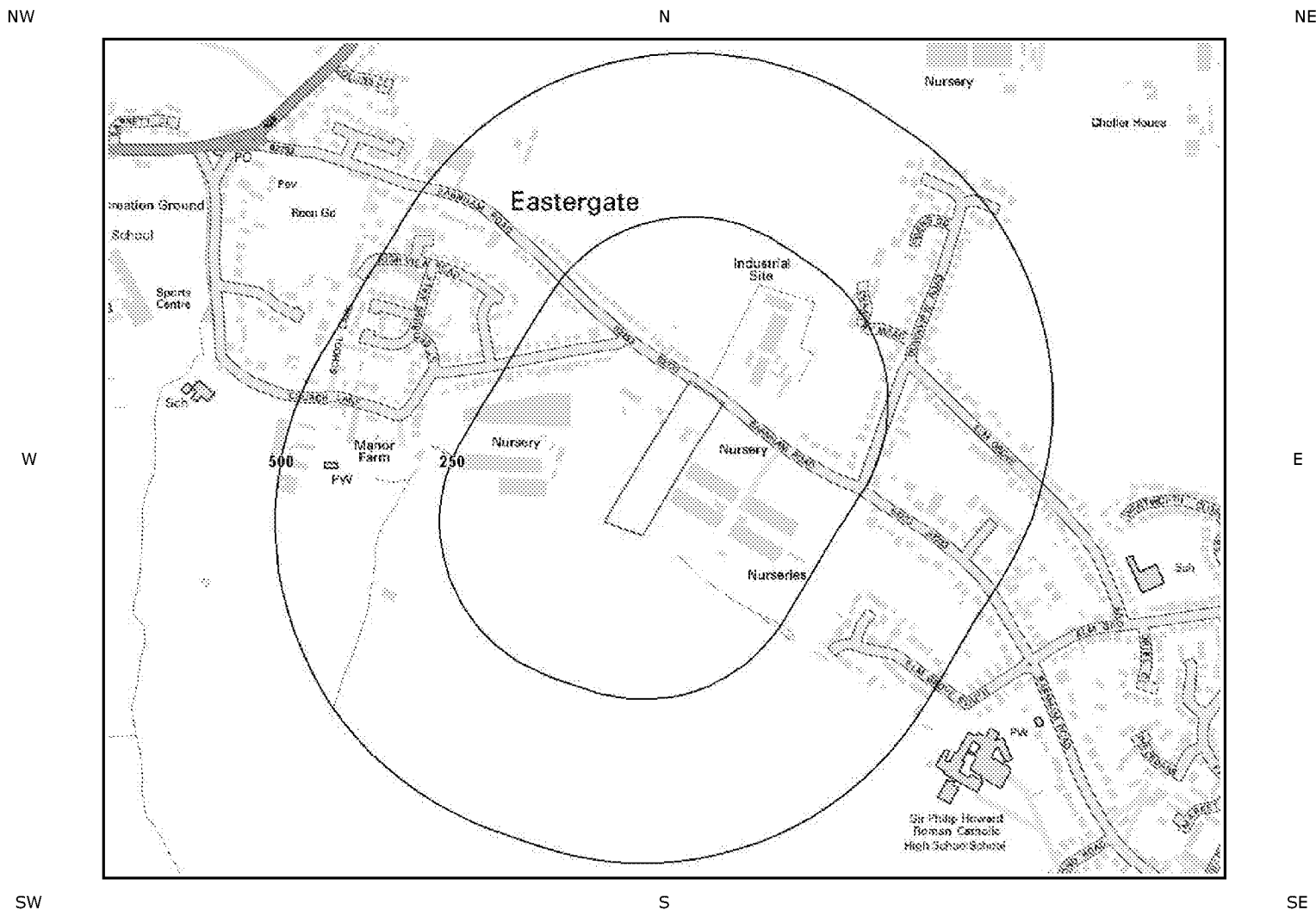
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Report Reference: FBRI-4183096

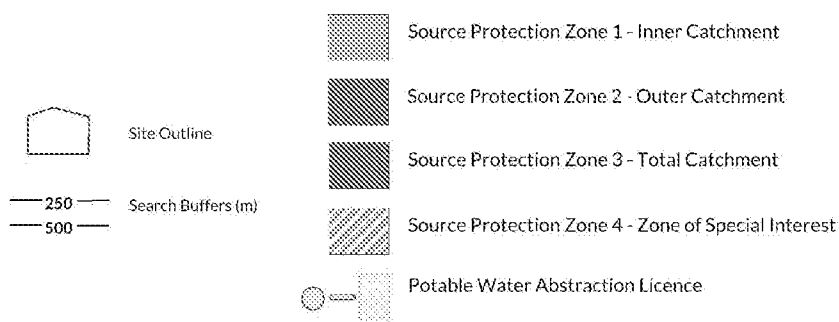
If you would like any further assistance regarding this report then please contact

6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses
Legend

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Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

6d. Hydrogeology - Source Protection Zones within confined aquifer

NW

N

NE

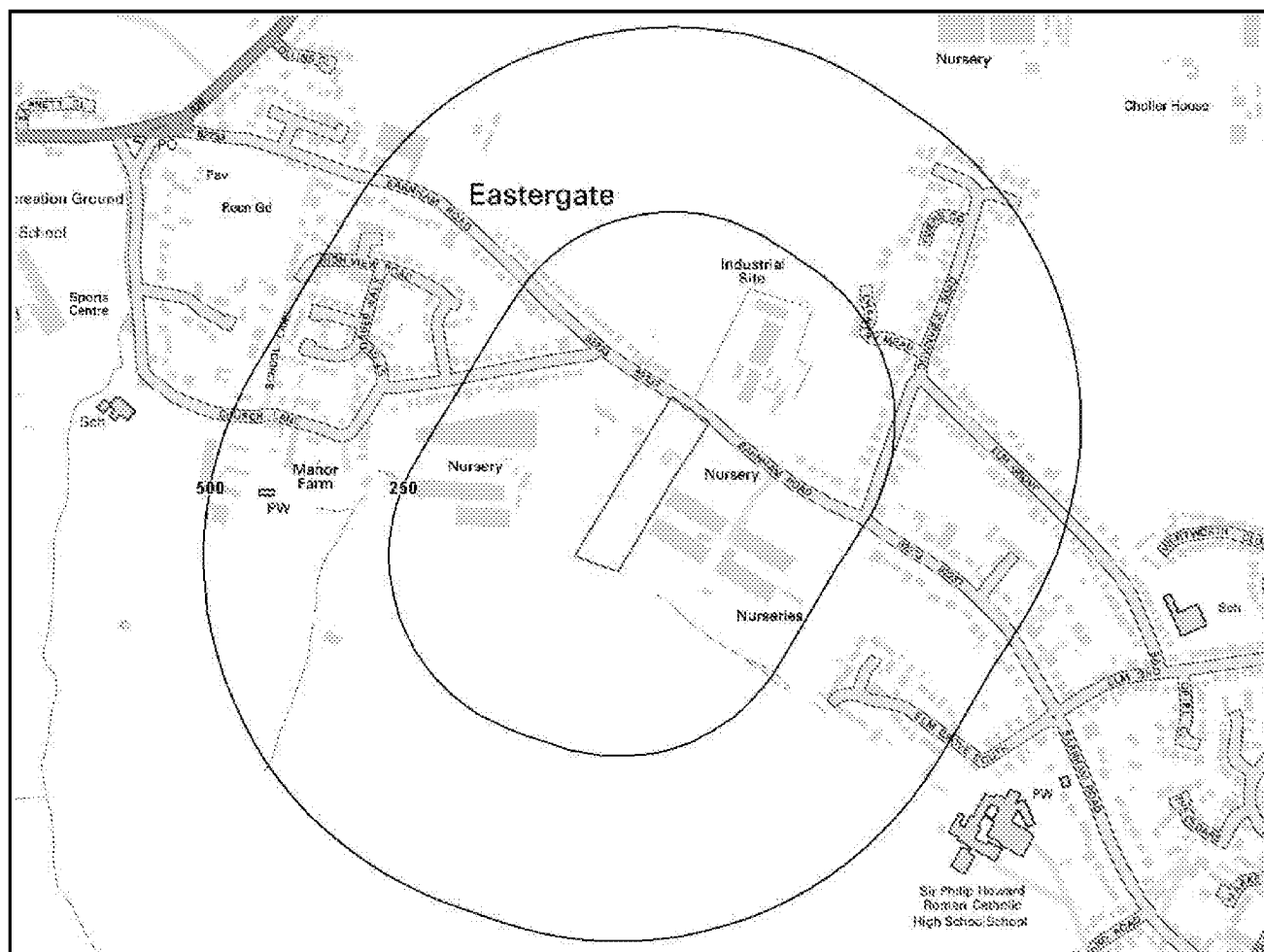
W

E

SW

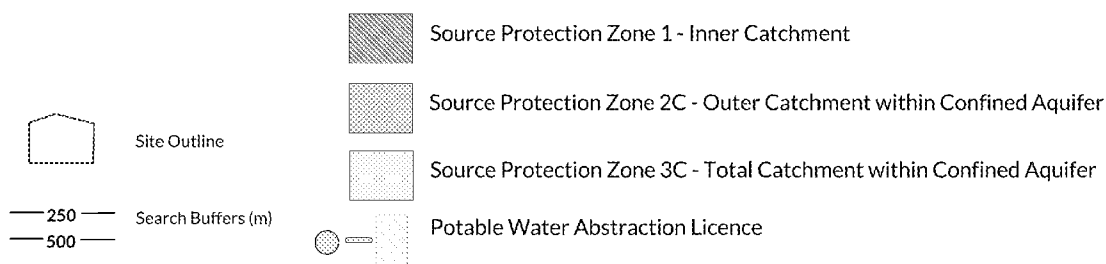
S

SE



Source Protection Zones within confined aquifer Legend

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Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

6e. Hydrology – Detailed River Network and River Quality

NW

N

NE

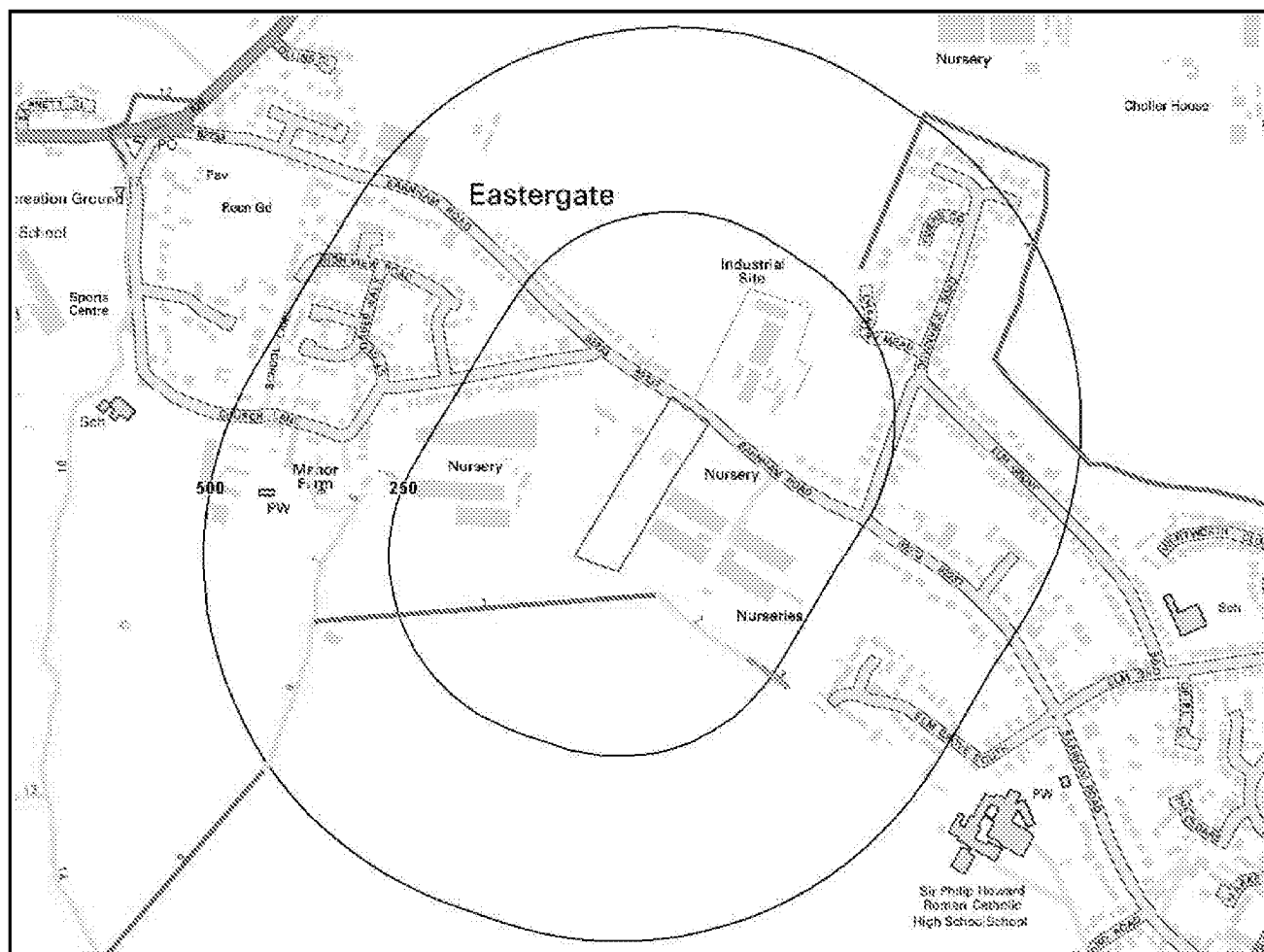
W

E

SW

S

SE



Hydrology Legend

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	Site Outline		Primary River		Canal
	250		Secondary River		Canal Tunnel
	500		Tertiary River		Culvert
	Search Buffers (m)		Lake/Reservoir		Multiple Channel Culvert
			Underground River (inferred)		Underground River (Potential Sewer)
			General Quality Assessment: Biology		Underground River (local knowledge)
			General Quality Assessment: Chemistry		

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of productive strata within the superficial geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance [m]	Direction	Designation	Description
1	0	On Site	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
2	0	On Site	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
3	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

Are there records of productive strata within the bedrock geology at or in proximity to the property? **Yes**

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance [m]	Direction	Designation	Description
2	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
5	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

6.3 Groundwater Abstraction Licences

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

Are there any Groundwater Abstraction Licences within 1000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance	Direction	NGR	Details	
Not shown	873	NE	495590, 105920	Licence No: 10/41/542211 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: Point A At Stoneyfields Nurseries, Eastergate Lane, walberton Data Type: Point	Annual Volume (m³): 9092 Max Daily Volume (m³): 102.2 Original Application No: 169/0229 Original Start Date: 3/1/1978 Expiry Date: - Issue No: 101 Version Start Date: 31/3/2016 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance	Direction	NGR	Details	
Not shown	882	SW	494380, 104320	Licence No: 10/41/542102 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: Between Points A&b At Lidsey,bersted Data Type: Line	Annual Volume (m³): 19639 Max Daily Volume (m³): 909.2 Application No: WR.0714 Original Start Date: 20/5/1966 Expiry Date: 31/3/2016 Issue No: 101 Version Start Date: 10/6/2009 Version End Date:
Not shown	902	SW	494358, 104312	Licence No: 10/41/542102/R01 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: Between Points A&b At Lidsey,bersted Data Type: Line	Annual Volume (m³): 24548 Max Daily Volume (m³): 909 Application No: NPS/WR/019139 Original Start Date: 1/4/2016 Expiry Date: 31/3/2028 Issue No: 1 Version Start Date: 1/4/2016 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance	Direction	NGR	Details	
Not shown	1296	N	494807, 106492	Licence No: 10/41/542108 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Point A Eastergate Pumping Station Data Type: Point	Annual Volume (m³): 10357800 Max Daily Volume (m³): 41000 Original Application No: NPS/WR/020403 Original Start Date: 31/3/1974 Expiry Date: - Issue No: 103 Version Start Date: Version End Date:

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

Not shown 1305 N 494800, 106500

Licence No: 10/41/542108
Details: Potable Water Supply - Direct
Direct Source: Southern Region
Groundwater
Point: Point A Eastergate Pumping Station
Data Type: Point

Annual Volume (m³): 10357800
Max Daily Volume (m³): 41000
Original Application No: WR.0156B
Original Start Date: 31/3/1974
Expiry Date: -
Issue No: 102
Version Start Date:
Version End Date:

Not shown 1969 NW 493956, 106850

Licence No: 10/41/542108
Details: Potable Water Supply - Direct
Direct Source: Southern Region
Groundwater
Point: Point B Westergate Pumping Station
Data Type: Point

Annual Volume (m³): 10357800
Max Daily Volume (m³): 41000
Original Application No: NPS/WR/020403
Original Start Date: 31/3/1974
Expiry Date: -
Issue No: 103
Version Start Date:
Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 River Quality

Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?

Yes

Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
27	780	NW	494320, 105500	River Name: Lidsey Rife Reach: Aldingbourne/barnham Rifes - Westergate End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C

Chemical Quality:

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

Database searched and no data found.

6.9 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance	Direction	Details	
1	35	S	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
2	59	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
3	208	SE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
4	290	NE	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
5	295	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	305	W	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
7	305	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
8	362	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

6.10 Surface Water Features

Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface water features within 250m of the study site	No	Yes	Yes

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Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

7. Environment Agency/Natural Resources Wales RoFRaS Flooding Map

NW

N

NE

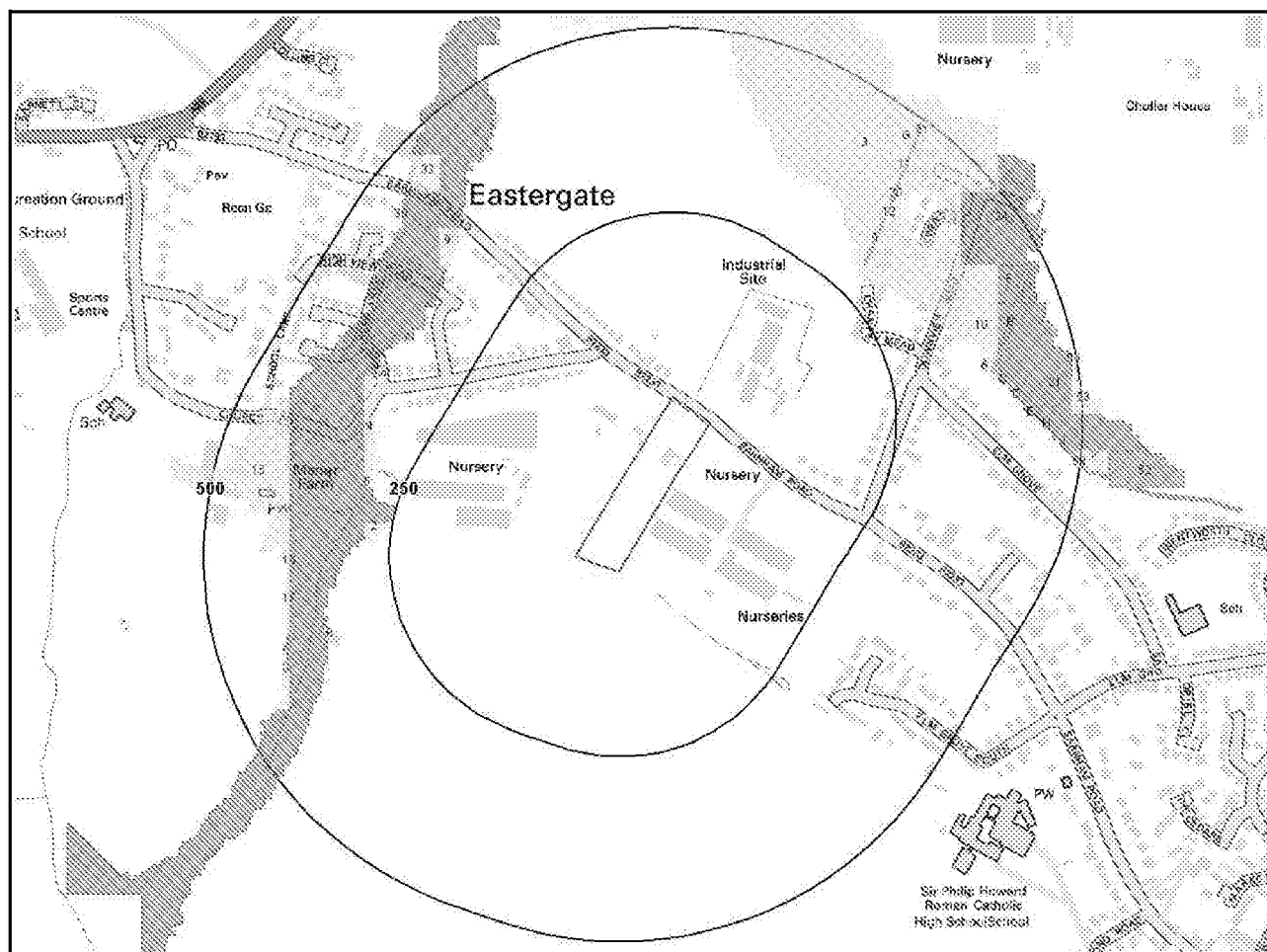
W

E

SW

S

SE



Environment Agency/Natural Resources
Wales RoFRaS Flood Legend

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RoFRaS Rating		Flood Defences	
	Very Low		Areas used for Flood Storage
	Low		Areas Benefiting from Flood Defences
	Medium		Flood Defences
	High		

	Site Outline
	250 Search Buffers (m)
	500 Search Buffers (m)

Report Reference: FBRI-4183096

If you would like any further assistance regarding this report then please contact

7. Flooding

7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding on site?

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of flood river and coastal risk at a national level on a 50m grid as used by many of the insurance companies.

RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.2 Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

7.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.4 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site?

No

Guidance: More detailed information on flooding may be available by ordering a Groundsure Floodview report. Please contact Groundsure for further details.

7.5 Groundwater Flooding Susceptibility Areas

What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions? **Potential for groundwater flooding at surface**

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? **Superficial Deposits Flooding**

Guidance: Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

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Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded. The BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

7.6 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result?

Moderate

Notes:

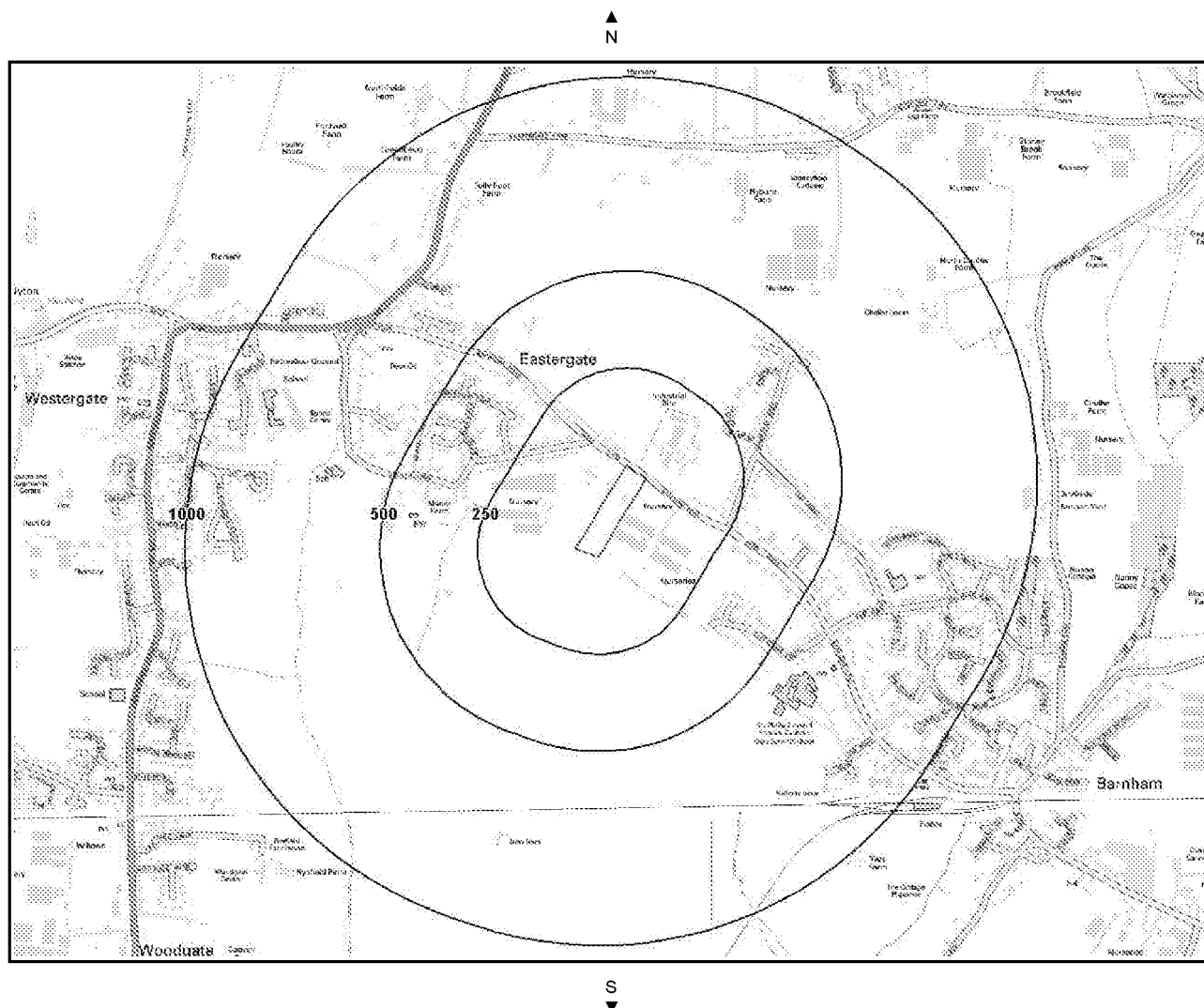
Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The **confidence rating** is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

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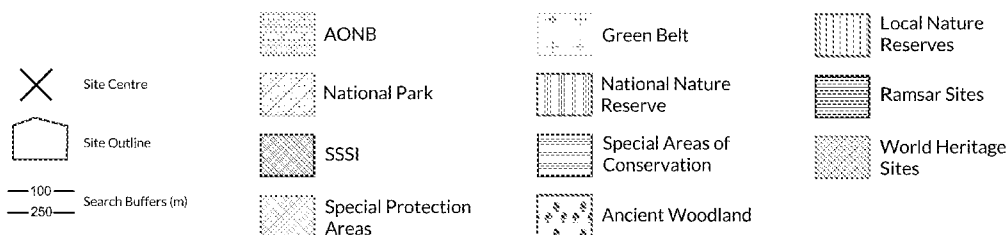
If you would like any further assistance regarding this report then please contact

8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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If you would like any further assistance regarding this report then please contact

8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site: **No**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Nature Reserves (NNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Areas of Conservation (SAC) within 2000m of the study site: **0**

Database searched and no data found.

Records of Special Protection Areas (SPA) within 2000m of the study site: **0**

Database searched and no data found.

Records of Ramsar sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Local Nature Reserves (LNR) within 2000m of the study site: **0**

Database searched and no data found.

Records of World Heritage Sites within 2000m of the study site: **0**

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **0**

Database searched and no data found.

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **0**

Database searched and no data found.

Records of National Parks (NP) within 2000m of the study site: **0**

Database searched and no data found.

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If you would like any further assistance regarding this report then please contact

Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

Records of Ancient Woodland within 2000m of the study site:

7

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
993	E	UNKNOWN	Ancient and Semi-Natural Woodland
1284	E	UNKNOWN	Ancient and Semi-Natural Woodland
1323	E	UNKNOWN	Ancient and Semi-Natural Woodland
1347	NE	UNKNOWN	Ancient and Semi-Natural Woodland
1469	E	UNKNOWN	Ancient and Semi-Natural Woodland
1814	NE	UNKNOWN	Ancient and Semi-Natural Woodland
1942	N	UNKNOWN	Ancient and Semi-Natural Woodland

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If you would like any further assistance regarding this report then please contact

9. Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site? **No**

Database searched and no data found.

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

9.2 Mobile Phone Mast Planning Records

Have any planning records relating to telecommunication masts been identified within 250m of the study site? **No**

Database searched and no data found.

This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines or pylons been identified in proximity to the study site? **No**

Database searched and no data found.

Guidance:None required.

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a Groundsure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly medium plasticity. Do not plant trees with high soil moisture demands near to buildings. For new build, consideration should be given to advice published by the National House Building Council (NHBC) and the Building Research Establishment (BRE). There is a possible increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a possible increase in insurance risk, especially during droughts or where vegetation with high moisture demands is present.

10.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

10.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

10.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

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Hazard

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

10.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slight possibility for collapsible deposit problems after major changes in loading or groundwater conditions. Normal maintenance to avoid large amounts of water entering the ground through pipe leakage or soak-aways should reduce the likelihood of problems due to collapsible deposits. For new build, assess the possibility of collapsible (loessic) deposits in ground investigation. For existing property, no significant increase in insurance risk from collapsible deposits is likely.

10.1.6 Running Sand

What is the maximum Running Sand* hazard rating identified on the study site?

Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Possibility of running sand problems after major changes in ground conditions. Normal maintenance to avoid leakage of water-bearing services or water bodies (ponds, swimming pools) should reduce likelihood of problems due to running sand. For new build consider possibility of running sand into trenches or excavations if water table is high or sandy strata are exposed to water. Avoid concentrated water inputs to site. Unlikely to be an increase in construction costs due to potential for running sand. For existing property no significant increase in insurance risk due to running sand problems is likely.

* This indicates an automatically generated 50m buffer and site.

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). No radon protection measures are required.

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If you would like any further assistance regarding this report then please contact:

11. Mining

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

No

Database searched and no data found.

11.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary?

No

Database searched and no data found.

11.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

Contacts

The Property Search Group



The complete SEARCH service



**British
Geological Survey**
NATURAL ENVIRONMENT RESEARCH COUNCIL



**Environment
Agency**



**The Coal
Authority**



getmapping



Special Protection Area, Special Area of Conservation data is
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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
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- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP



PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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If you would like any further assistance regarding this report then please contact [REDACTED]

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If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Te [REDACTED]

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): [REDACTED].

We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

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If you would like any further assistance regarding this report then please contact
PSG on (T) 01992 854 728, email: andrew.persival@propertysearcharun.co.uk