

82-84, Crabtree Lane,
Lancing, BN15 9PJ

Report Reference: FBRI-4126985
Your Reference: DJW/BED3694-1
Report Date: 26 Jul 2017
Report Delivery Method: **Email - pdf**

Groundsure Screening and Floodview

**Address: Prince Of Wales Public House, 1 Highfield Road,
Bognor Regis, PO21 1JB**

Dear Sir/Madam,

Thank you for placing your order with The Property Search Group. Please find enclosed the Screening and Floodview 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 and Floodview

Screening and Floodview

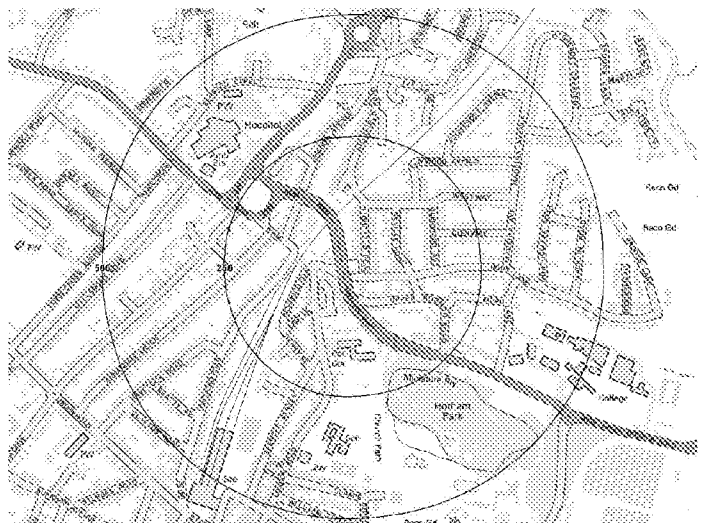
Address: Prince Of Wales Public House, 1 Highfield Road, Bognor Regis, PO21 1JB

Date: 26 Jul 2017

Your Reference: DJW/BED3694-1

Client: PSG Brighton

Beneficiary Name:



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.

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Site Name: Prince Of Wales Public House, 1 Highfield Road,
Bognor Regis, PO21 1JB

Grid Reference: 493724,099858

Size of Site: 0.07 ha

Executive Summary: Environmental Risk

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

Recommendations

None required. However, whilst Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability, we do note that the site is to be redeveloped. Changes to requirements for planning applications brought about by the introduction of the Standard Planning Application Form (1APP) may dictate that a Phase 1 Desk Study be required for the study site as it is to be redeveloped for a highly sensitive end use.

Groundsure would be pleased to provide you with a quotation to undertake this further more detailed risk assessment, in order to fully meet the requirements of 1APP. This quotation would include a discount to reflect the entire cost of the report already undertaken for the study area. We would advise you contact the Local Planning Authority in the first instance to confirm whether a Phase 1 Risk Assessment is 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.

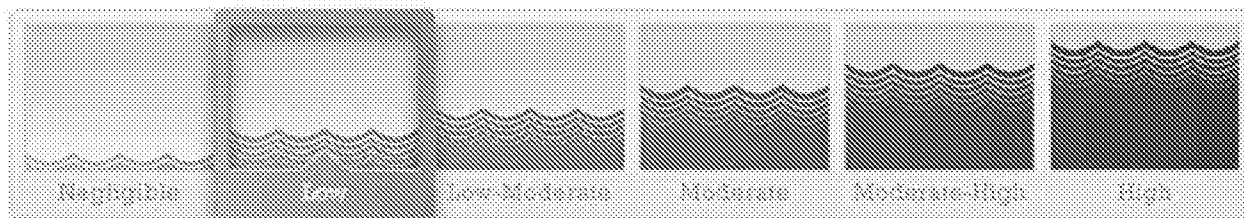
Environmental Insurance: Environmental insurance may be available for the subject property. Please contact Groundsure for further details.

Consultant's Opinion

Issue	Guidance
Current land use	Groundsure has been advised by the client (or their advisers) that the property is currently used for commercial purposes.
Proposed land use	Groundsure has been advised that the property will be redeveloped for residential purposes.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	No potentially contaminative land uses have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including:
	Human health: Current and future site users, ground workers during redevelopment and residents of the adjacent dwellings with gardens
	Aquifer - Superficial: Secondary A On Site
	Aquifer - Bedrock: Secondary A On Site
	Source Protection Zones (SPZ) within 100m: None
	Confined Aquifer SPZ within 50m: None
	Abstractions – Potable (within 2000m): None
	Abstractions – Groundwater (within 200m): None
	Abstractions – Surface Water (within 200m): None
	Surface Water Features (within 50m): None
	Designated sites: None
	Notes: None
Conclusion	Groundsure has not identified a potential source-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Executive Summary: Flood Risk

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



Is insurance cover for flooding likely to be available for the property based upon Environment Agency/Natural Resources Wales RoFRaS data?	Yes
What is the highest RoFRaS risk rating for the property?	Low
What is the highest Environment Agency/Natural Resources Wales Flood Zone risk at the property?	Negligible
What is the risk of flooding from pluvial/surface water sources?	Negligible
If the site were to be redeveloped, would a NPPF flood risk assessment be required?	Unlikely

Recommendations

It is recommended that several insurers are contacted to confirm the availability of reasonably priced insurance for the property.

The purchaser may wish to make specific enquiries of the vendor regarding the history of flooding at the property.

Risk of Flooding from Rivers and the Sea (RoFRaS)

As the site lies within or in close proximity to an area with a Low risk rating in the RoFRaS database, a prudent purchaser may wish to consider reducing the impact of flooding at the property by installing flood protection measures. Such measures may help reduce the effects of flooding at the property if flood defences are absent or are breached, and may assist in obtaining insurance for the site. Furthermore, it is recommended that anyone living within an area at Low risk signs up to the Environment Agency/Natural Resources Wales's Flood Warning Scheme on 0345 988 1188 or at www.environment-agency.gov.uk.

Environment Agency/Natural Resources Wales Flood Zones

No guidance required.

Groundwater Flooding

The BGS have identified potential for groundwater flooding at surface level in the area. This means that given the geological conditions in the vicinity 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.

Development Guidance

No guidance required.

JBA Surface Water (Pluvial) Flooding

The site and areas in close proximity have been assessed to not be at risk from surface water (pluvial) flooding. No further guidance is required.

Historic Flood Events

The site is not recorded to have been subject to historic flooding. However, the absence of data does not provide a definitive conclusion that the site has never flooded, only that the Environment Agency/Natural Resources Wales hold no record of any flooding at the site.

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.

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.
Natural Ground Subsidence	The BGS has identified a moderate potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
Non Coal Mining	The British Geological Survey (BGS) have not identified a risk of non-coal mining at the property.
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.
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.

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 (1:10,000)						
Records of potentially contaminative past land use	1	1	47	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
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	2*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	3*	-	-	-
*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) 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	0	4	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	0	1	-	-
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	2	-	-	-
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	-	-

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	3	1
BGS/DoE Landfill Site Survey	0	0	0	0	2	0
Groundsure Local Authority Landfill Sites Data	0	0	0	0	9	1

3.2 Landfill and Other Waste Sites Findings

Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	8	-	-
Environment Agency/Natural Resources Wales licensed Waste Sites	0	0	0	1	4	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	9	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	2	-	-
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 332

* 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	0	-
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6.4 Surface Water Abstraction Licences (within 1000m of the study site).

0	0	0	0	1	-
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6.5 Potable Water Abstraction Licences (within 2000m of the study site).

0	0	0	0	0	0
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6.6 Are there any Source Protection Zones within 500m of the study site?

No

6.7 River Quality

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

No	No	No	No	Yes	Yes
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6.8 Detailed River Network entries within 500m of the site

0	0	0	2	-	-
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6.9 Surface water features within 250m of the study site

No	No	No	-	-	-
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7. Flooding

7.1 Are there any Environment Agency/Natural Resources Wales Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site?	Yes
7.3 Are there any Flood Defences within 250m of the study site?	No
7.4 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.5 Are there any Proposed Flood Defences within 250m of the study site?	Yes
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Low
7.8 Has the site been subject to past flooding as recorded by the Environment Agency/Natural Resources Wales?	No
7.9 Is the site or any area within 50m at risk of Surface Water (Pluvial) Flooding?	Yes
7.10 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Potential below Surface
7.11 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Moderate
7.12 Are there any geological indicators of historic flooding within 250m of the study site?	Yes
7.13 Is the property located in an area identified as being at potential risk in the event of a reservoir failure?	No

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	4
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	1
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 Nitrate Sensitive Areas	0	0	0	0	0	0
8.12 Records of Green Belt land	0	0	0	0	0	0

9. Additional Information

	on-site	0-50	51-250
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	1
9.2 Mobile Phone Mast Planning Records	0	0	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Moderate
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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. 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 underground oil and gas pipelines.

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 tidal/fluvial flooding, historic flood events, surface water (pluvial) 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, Nitrate Sensitive Areas and World Heritage Sites. These searches are conducted using radii of up to 2000m.

9. Additional Information

Provides information on records of mobile phone transmitters, potential sites of OfCom telecommunication masts and overhead transmission lines up to 500m.

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 and non-coal mining.

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.

Groundsure Risk Assessment Methodology

Environmental Risk 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 source-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 2007.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, 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.

Source - 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

Environmental 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 assessment 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.

Environmental Damage Regulations 2009

The Environmental Damage (Prevention and Remediation) Regulations 2009 came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in a significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (The Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats).

These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood Risk Framework

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk as assessed within the Environment Agency/Natural Resources Wales's RoFRaS and Flood Zone datasets, in addition to surface water (pluvial) flooding.

This report provides an overall risk ranking of flooding potential at the site as well as answering the following key questions:

Is insurance likely to be available for the property?

A number of insurance companies providing cover for flood risk use this data as the basis of their risk model, although they may also utilise additional information such as claims histories, which may further influence their decision. Where a significant risk of flooding is identified flood risk insurance may be difficult to obtain without further work being undertaken. Property owners of sites within Low and Medium risk areas are still considered to be at risk of flooding and insurance premiums may be increased as a result. Owners of properties within Low, Medium and High risk areas, as well as areas yet to receive a full assessment are advised to sign up to the Environment Agency/Natural Resources Wales's Flood Warning scheme. The probability estimates for RoFRaS risk bands are as follows:

- Very Low – the chance of flooding from rivers or the sea is considered to be Less than 1 in 1000 (0.1%) in any given year.
- Low – the chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.
- Medium – the chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than or equal to 1 in 100 (1%) in any given year.
- High – the chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

What is the Environment Agency/Natural Resources Wales RoFRaS risk rating for the property?

This rating is based upon the highest RoFRaS risk band to be found within the site boundary. See above for an explanation of RoFRaS risk banding.

What is the highest Environment Agency/Natural Resources Wales Flood Zone risk at the site?

The Environment Agency/Natural Resources Wales estimates the annual probability of flooding from rivers and the sea as:-

- Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.
- Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.
- Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.
- Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Where the property is in an area benefiting from flood defences these may be taken into account within the flood risk assessment provided. However it should be noted that flood defences do not entirely remove the risk of flooding, as they can fail or overtop. Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency/Natural Resources Wales's Floodline Warning scheme.

What is the risk of flooding from pluvial/surface water sources?

JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 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 older ones may even flood in a 1 in 5 year rainstorm event.

The model provides the maximum depth of flooding in each 5m “cell” of topographical mapping coverage. The maps include 7 bands indicating areas of increasing natural vulnerability to surface water flooding. These are:-

- 0.1m or greater in a 1 in 1,000 year rainfall event - Low
- Between 0.1m and 0.3m in a 1 in 200 year rainfall event – Low to Moderate
- Between 0.3m and 1.0m in a 1 in 200 year rainfall event - Moderate
- Greater than 1.0m in a 1 in 200 year rainfall event – Moderate to High
- Between 0.1m and 0.3m in a 1 in 75 year rainfall event - High
- Between 0.3m and 1.0m in a 1 in 75 year rainfall event – Significant
- Greater than 1.0m in a 1 in 75 year rainfall event – Highly Significant

If the site is to be redeveloped, will a Flood Risk Assessment be required under the National Planning Policy Framework?

The *National Planning Policy Framework* identifies the need for Flood Risk Assessments to be carried out for developments within Flood Zones. Furthermore, any development proposals comprising one hectare or above will require a brief Flood Risk Assessment, partly due to their potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of new development on surface water run-off.

The Recommendations will also highlight whether the site has been subject to an historic flood event as recorded by the Environment Agency/Natural Resources Wales. Furthermore, the recommendations will indicate whether the site is considered to lie within an area which may be susceptible to groundwater flooding. However, information regarding groundwater flooding susceptibility is not used to calculate the overall flood risk to the property due to the limitations of the database. Additionally, the flood risk assessment does not take account of flooding from sources such as burst water mains, blocked sewers or appliance failure

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: 49

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Smithy	1876
34.0	E	Windmill	1896
70.0	NW	Railway Sidings	1910
75.0	NW	Cuttings	1957
78.0	NW	Cuttings	1940
78.0	NW	Cuttings	1934
83.0	W	Railway Building	1940
83.0	W	Railway Building	1934
84.0	W	Railway Building	1910
85.0	W	Railway Building	1957
86.0	W	Railway Buildings	1989
86.0	W	Railway Buildings	1967
86.0	W	Railway Buildings	1973
95.0	W	Railway Sidings	1934
95.0	W	Railway Sidings	1940
101.0	W	Railway Sidings	1967
101.0	W	Railway Sidings	1973
101.0	W	Railway Sidings	1957
101.0	W	Railway Sidings	1989
119.0	N	Cuttings	1961
133.0	N	Cuttings	1961
133.0	S	Police Station	1989
133.0	S	Police Station	1957
139.0	S	Police Station	1973
139.0	S	Police Station	1967
186.0	W	Brick Field	1896
190.0	SW	Railway Buildings	1957
196.0	S	Railway Sidings	1973
196.0	S	Railway Sidings	1989
198.0	SW	Railway Building	1896
198.0	SW	Railway Buildings	1967
198.0	SW	Railway Buildings	1973
198.0	SW	Railway Buildings	1989
200.0	SW	Railway Building	1934
200.0	SW	Railway Buildings	1876
217.0	SW	Railway Building	1957
218.0	SW	Engine Shed	1896
230.0	SW	Railway Building	1934
230.0	SW	Railway Building	1940
232.0	SW	Railway Sidings	1896
233.0	SW	Railway Sidings	1876
235.0	SW	Railway Building	1957
243.0	SW	Railway Building	1910
243.0	SW	Railway Building	1934
243.0	SW	Railway Building	1940
244.0	SW	Railway Building	1973
244.0	SW	Railway Building	1989
246.0	SW	Railway Building	1967
249.0	SW	Railway Building	1957

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:

0

Database searched and no data found.

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.

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:

2

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
87.0	NW	Garage	1969
87.0	NW	Garage	1968

1.6 Potentially Infilled Land

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

3

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

Distance [m]	Direction	Use	Date
75.0	NW	Cuttings	1957
78.0	NW	Cuttings	1940
78.0	NW	Cuttings	1934

NW



NE



SW

S

SE

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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: 4

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

ID	Distance [m]	Direction	NGR	Details
4	338.0	SW	493578,99537	Address: Chris Clarke Cars, Spencer Street, Bognor Regis, West Sussex, PO22 1AN Process: Small Waste Oil Burner Status: New Legislation Applies Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
5A	384.0	NW	493364,100051	Address: Total Oil Great Britain Ltd, 33 Chichester Road, Bognor Regis, PO21 2XH Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

6A	389.0	NW	493358,100051	Address: Hillsboro Serv Stn, Chichester Rd, PO21 2XH Process: Petrol Vapour Recovery Process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
7	445.0	SW	493411,99517	Address: Bognor Motors Ltd, Longford Rd, PO21 1AQ Process: waste oil burning process; Process: Unloading of Petrol into Storage at Service Stations process Status: Historical 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

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: 1

The following Licensed Discharge Consents records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Details
3	468.0	E	494180,99720	Address: Extension At Bognor Regis College, Extension At Bognor Regis Colleg, Upper Bognor Road, Bognor Regis West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01810 Permit Version: 1 Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 31/3/1969 Effective Date: 31/3/1969 Revocation Date: 31/3/1997

Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHS 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: 2

The following NIRS List 2 records are represented as points on the Authorisations, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details
1	208.0	W	493508,99939	Incident Date: 13/03/2002 Incident Identification: 63731 Pollutant: Specific Waste Materials Pollutant Description: Batteries Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	243.0	E	493969,99801	Incident Date: 19/06/2003 Incident Identification: 167304 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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 1990¹

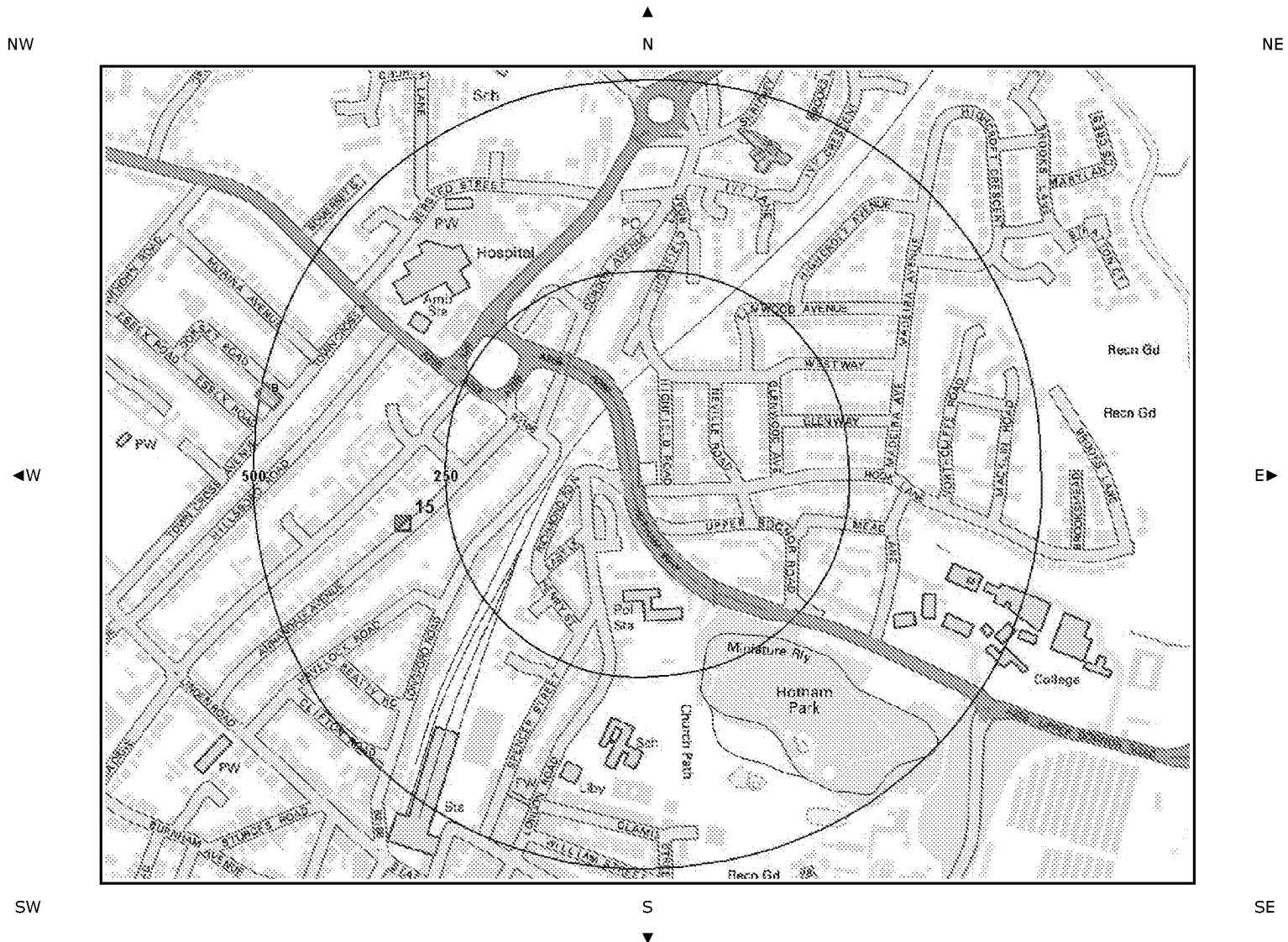
How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

¹ Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.

3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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- | | | | | | |
|--|------------------------|--|---------------------------|--|---|
| | Site Outline | | EA/NRW Active Landfill | | Historic and Planned Waste Sites |
| | 250 Search Buffers (m) | | EA/NRW Historic Landfill | | EA/NRW Licensed Waste Site |
| | 500 Search Buffers (m) | | BGS / DoE Survey Landfill | | Local Authority/Historical Mapping Landfill Records |

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: **4**

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	595.0	N	494000,100400	Site Address: Shripney Road, Bognor Regis, Sussex Waste Licence: Yes Site Reference: WD27/057 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jan-1976 Licence Surrendered: - Licence Hold Address: - Operator: Bognor Regis Urban District Council
Not shown	934.0	NE	494300,100800	Site Address: LEC Refrigeration, Bognor Regis, Sussex Waste Licence: Yes Site Reference: WD27/027, WD13/15 Waste Type: Inert, Industrial, Liquid, sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 20-Sep-1977 Licence Surrendered: 25-Oct-1983 Licence Hold Address: - Operator: -
Not shown	968.0	SE	494500,99100	Site Address: Longbrook, Felpham, Sussex Waste Licence: Yes Site Reference: WD27/103, WD13/78 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 23-Aug-1982 Licence Surrendered: 22-Aug-1983 Licence Hold Address: - Operator: -
Not shown	1203.0	NE	494300,100800	Site Address: LEC Refrigeration, Bognor Regis, Sussex Waste Licence: Yes Site Reference: WD27/027, WD13/15 Waste Type: Inert, Industrial, Liquid, sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 20-Sep-1977 Licence Surrendered: 25-Oct-1983 Licence Hold Address: - Operator: -

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

2

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

ID	Distance [m]	Direction	NGR	Details
Not shown	722.0	NE	494100.0,100500.0	Address: Refuse Destruction Site, Bognor Regis BGS Number: 1710.0 Risk: No risk to aquifer Waste Type: N/A
Not shown	722.0	NE	494100.0,100500.0	Address: Refuse Destructor Site, Shipney Rd, Bognor, Sussex BGS Number: 1956.0 Risk: Risk not recorded Waste Type: N/A

Records of Local Authority landfill sites within 1500m of the study site:

10

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
Not shown	603.0	NE	Refuse Tip	1969 mapping	Polygon
Not shown	603.0	NE	Refuse Tip	1965 mapping	Polygon
Not shown	605.0	NE	Refuse Tip	1966 mapping	Polygon
Not shown	653.0	NE	Refuse Tip	1979 mapping	Polygon
Not shown	653.0	NE	Refuse Tip	1985 mapping	Polygon
Not shown	668.0	N	Refuse Tip	1966 mapping	Polygon
Not shown	740.0	E	Refuse Tip	1969 mapping	Polygon
Not shown	740.0	E	Refuse Tip	1966 mapping	Polygon
Not shown	770.0	E	Refuse Tip	1967 mapping	Polygon
Not shown	1205.0	NE	Refuse Tip	1970 mapping	Polygon

3.2 Other Waste Sites

Records of operational and historic waste treatment, transfer or disposal sites within 500m of the study site: 8

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	Details	
3A	402.0	N	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1991	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
4A	402.0	N	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1985	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
5A	403.0	N	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1995	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
6A	403.0	N	Type of Site: Scrap Yard Site Address: N/A Planning Application Reference: N/A Date: 1979	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
7B	469.0	W	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1979	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
8B	469.0	W	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1969	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
9B	470.0	W	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1969	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon
10B	471.0	W	Type of Site: Scrap Metal Yard Site Address: N/A Planning Application Reference: N/A Date: 1996	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site: 5

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
15	312.0	W	493400,99800	Site Address: Land/ Premises At, Town Cross Avenue, Bognor Regis, West Sussex, PO21 2DP Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ALD002 Operator: Alderton Paul A Surrendered Date: - Waste Management licence No: 19745 Annual Tonnage: 1300.0 Issue Date: 31/03/1994 Expiry Date: - Effective Date: 21/06/2000 Status: Modified Modified: 01/01/2006 Site Name: Town Cross Avenue Cancelled Date: - Correspondence Address: -
Not shown	547.0	N	493900,100400	Site Address: Munday's Yard, Old Shipney Road, South Bersted, West Sussex Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRY001 Operator: Bryant John Henry Surrendered Date: 09/11/2001 Waste Management licence No: 19744 Annual Tonnage: 30000.0 Issue Date: 02/09/1996 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: Munday's Yard Cancelled Date: - Correspondence Address: -
Not shown	676.0	NE	494000,100500	Site Address: Bognor Regis H W R C, Shripney Road, Arun Business Park, Bognor Regis, West Sussex, RH15 8AR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: WYV006 Operator: Wyvern Waste Services Ltd Surrendered Date: - Waste Management licence No: 19763 Annual Tonnage: 15600.0 Issue Date: 20/02/1996 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Bognor Regis Civic Amenity Site Cancelled Date: - Correspondence Address: Contract Office - Burgess Hill Transfer Station, Fairbridge Way, Burgess Hill, West Sussex, RH15 8AR
Not shown	676.0	NE	494000,100500	Site Address: Bognor Regis H W R C, Shripney Road, Arun Business Park, Bognor Regis, West Sussex, PO22 9PP Type: Household Waste Amenity Site Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: VIR004 Operator: Viridor Waste Management Ltd Surrendered Date: - Waste Management licence No: 19763 Annual Tonnage: 15600.0 Issue Date: 20/02/1996 Expiry Date: - Effective Date: 28/05/2004 Status: Modified Modified: 01/01/2006 Site Name: Bognor Regis Civic Amenity Site Cancelled Date: - Correspondence Address: -

Not
shown

676.0

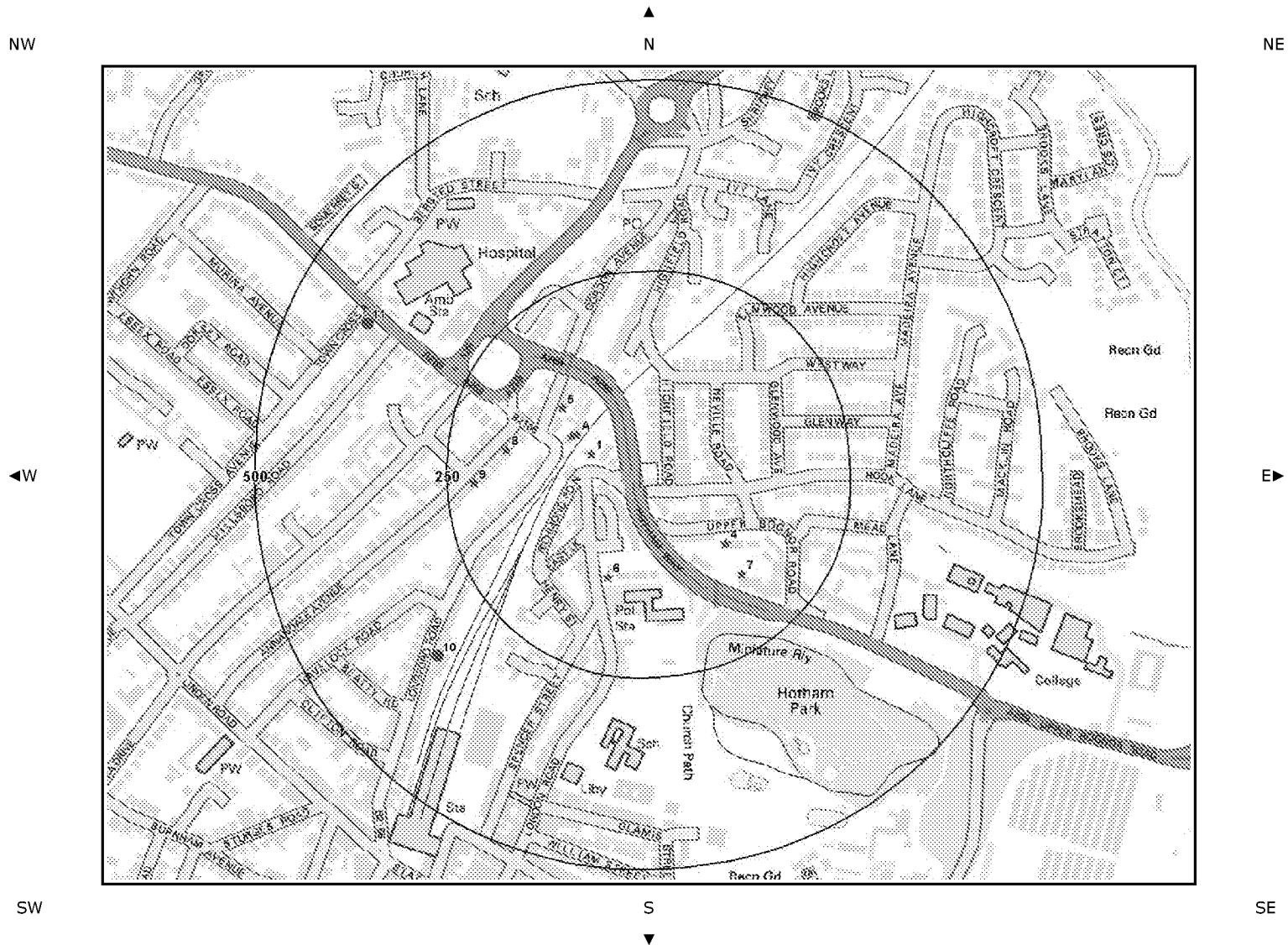
NE

494000,100500

Site Address: Bognor Regis H W
R C, Shripney Road, Arun
Business Park, Bognor Regis,
West Sussex, RH15 8AR
Type: Household, Commercial &
Industrial Waste T Stn
Size: < 25000 tonnes
Environmental Permitting
Regulations (Waste) Licence
Number: VIR004
Operator: Viridor Waste
Management Ltd
Surrendered Date: -
Waste Management licence No:
19763
Annual Tonnage: 15600.0

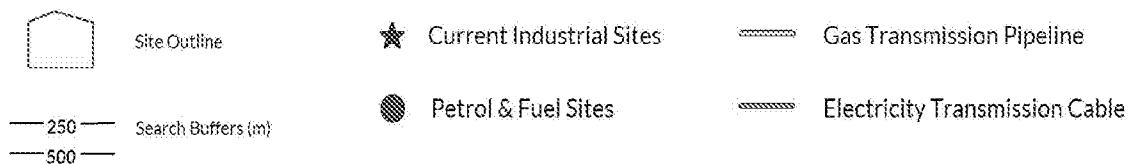
Issue Date: 20/02/1996
Expiry Date: -
Effective Date: 28/05/2004
Status: Transferred
Modified: -
Site Name: Bognor Regis Civic
Amenity Site
Cancelled Date: -
Correspondence Address: Great
Western House, Station Approach,
Taunton, Somerset, TA1 1QW

4. Current Land Use Map



Current Land Use Legend

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4 Current Land Uses

4.1 Current Industrial Data

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

9

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	64.0	W	Goodheart Signs & Designs	Goodheart Signs & Designs, 3, Upper Bognor Road, Bognor Regis, PO21 1JB	Signs	Industrial Products
2A	90.0	NW	Works	Works, PO21	Unspecified Works Or Factories	Industrial Features
3A	95.0	W	N L Autos	N L Autos, 2, Chichester Road, Bognor Regis, PO21 2XE	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	116.0	SE	John McGilley Windscreens	John McGilley Windscreens, 14, Upper Bognor Road, Bognor Regis, PO21 1JD	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	124.0	NW	Gordon Avenue Vehicle Services Ltd	Gordon Avenue Vehicle Services Ltd, 2, Gordon Avenue, Bognor Regis, PO22 9LX	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	125.0	S	Electricity Sub Station	Electricity Sub Station, PO21	Electrical Features	Infrastructure and Facilities
7	160.0	SE	Electricity Sub Station	Electricity Sub Station, PO21	Electrical Features	Infrastructure and Facilities
8	175.0	W	T A Tooling	T A Tooling, 82, Annandale Avenue, Bognor Regis, PO21 2EX	Tools Including Machine Shops	Industrial Products
9	215.0	W	A & G Alarms	A & G Alarms, 72, Annandale Avenue, Bognor Regis, PO21 2EX	Electronic Equipment	Industrial Products

4.2 Petrol and Fuel Sites

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

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Company	Address	LPG	Status
10	344.0	SW	493444,99628	Texaco	Bognor Motors Ltd, 12-28, Longford Road, Longford Road, Bognor Regis, West Sussex, PO21 1AQ	Not Applicable	Obsolete
11	399.0	NW	493353,100062	Obsolete	Hillsboro Garage, 33, Chichester Road, Chichester Road, Town Cross Avenue, Bognor Regis, West Sussex, PO21 2XH	Not Applicable	Obsolete

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

Database searched and no data found.

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
RTDU-XSZC	RIVER TERRACE DEPOSITS (UNDIFFERENTIATED)	SAND, SILT AND CLAY
RBD1-XSV	RAISED BEACH DEPOSITS, 1	SAND AND GRAVEL

(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
LMBE-XCZS	LAMBETH GROUP	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.

6a. Hydrogeology - Aquifer Within Superficial Geology

NW

N

NE

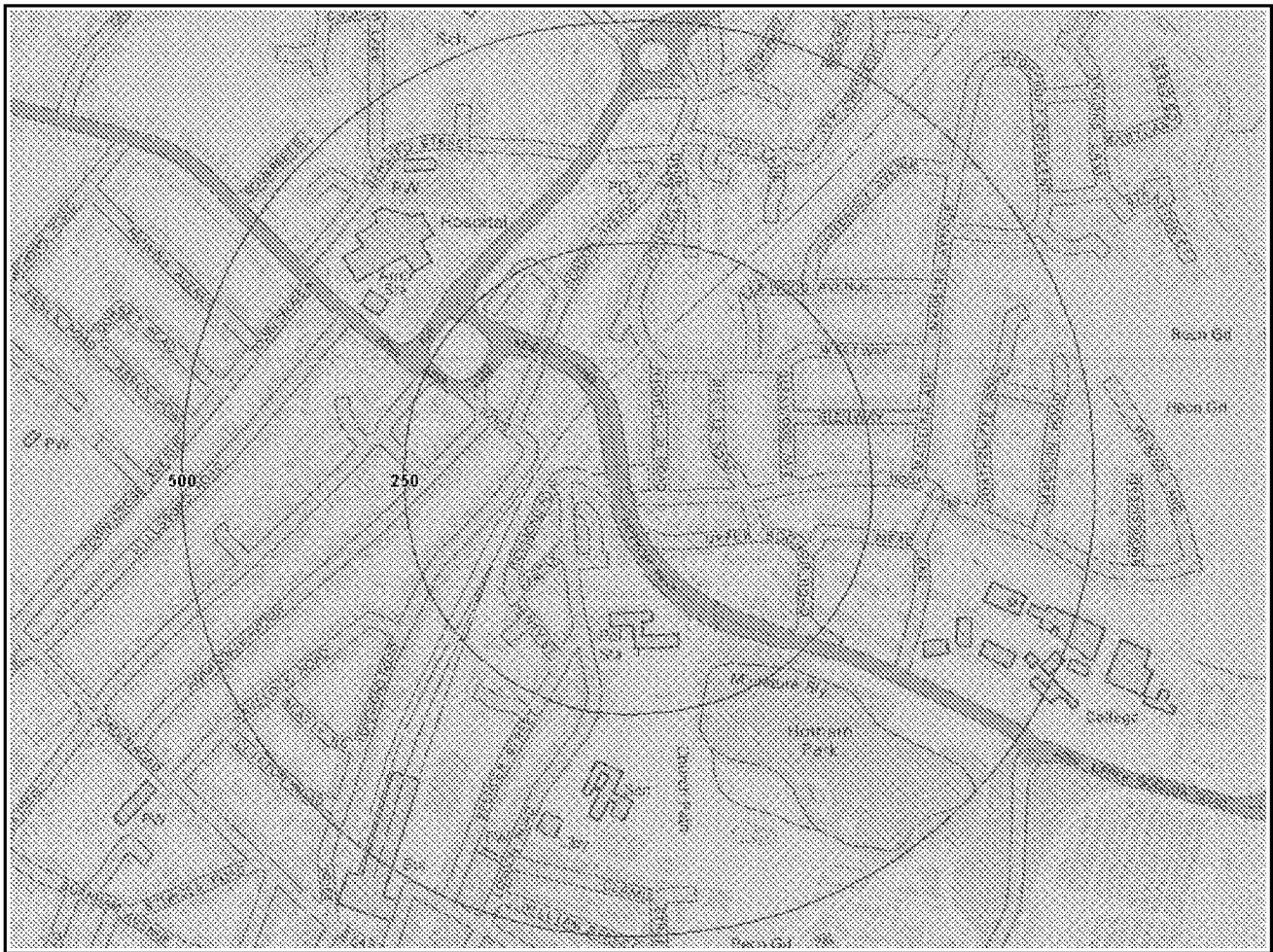
W

E

SW

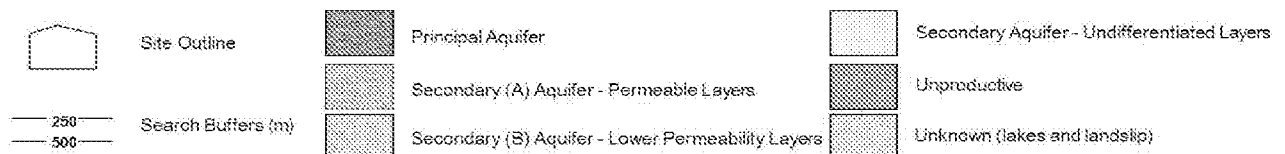
S

SE



Aquifer Within Superficial Geology Legend

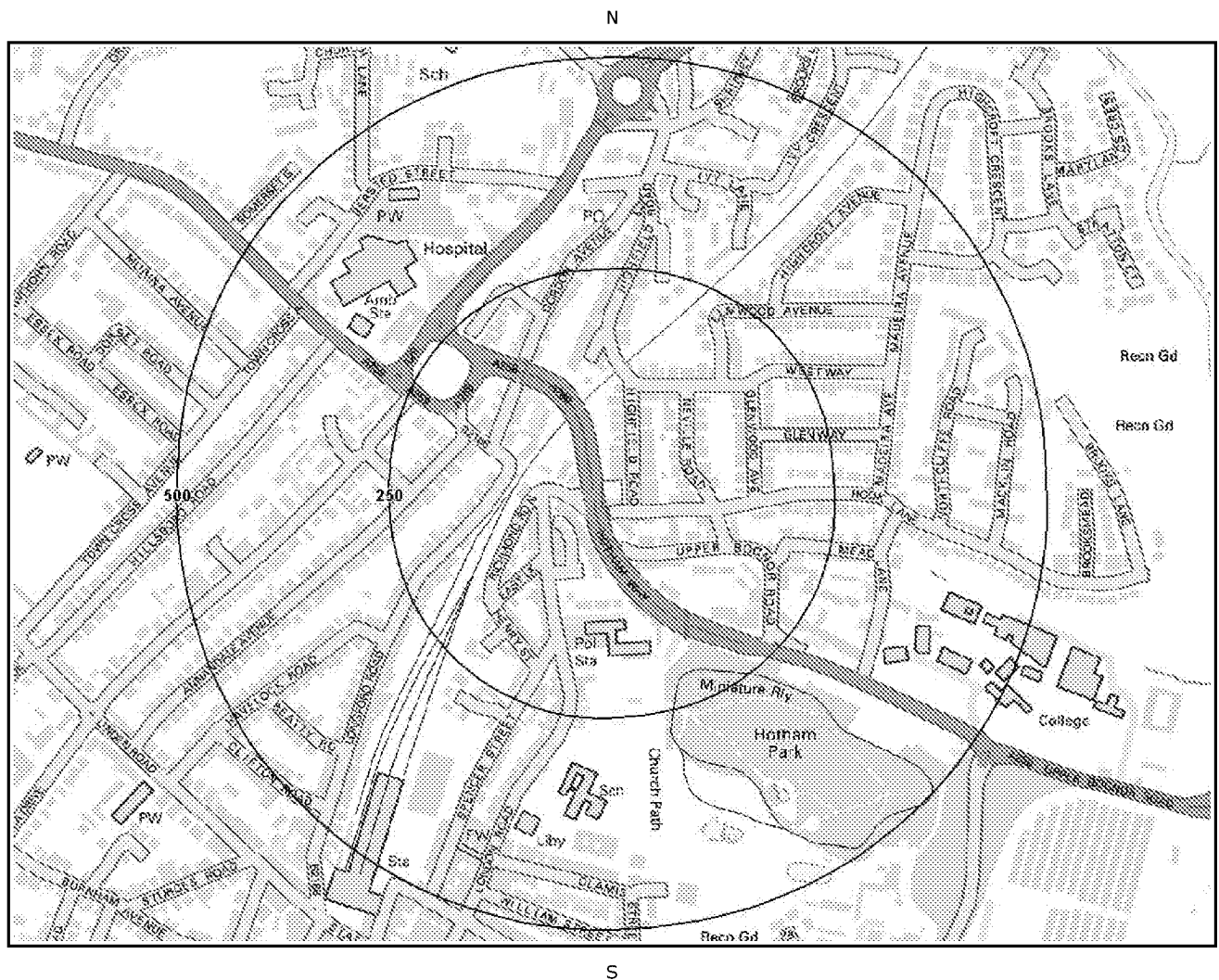
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SE

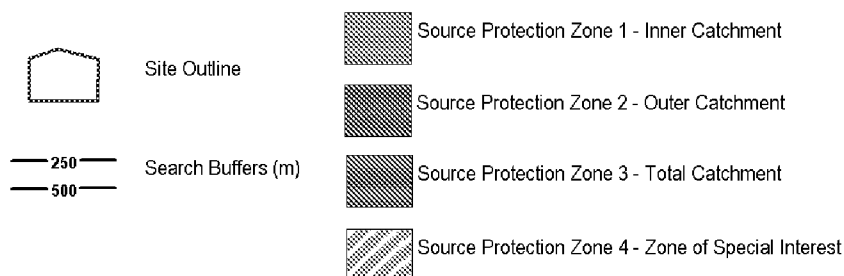


6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



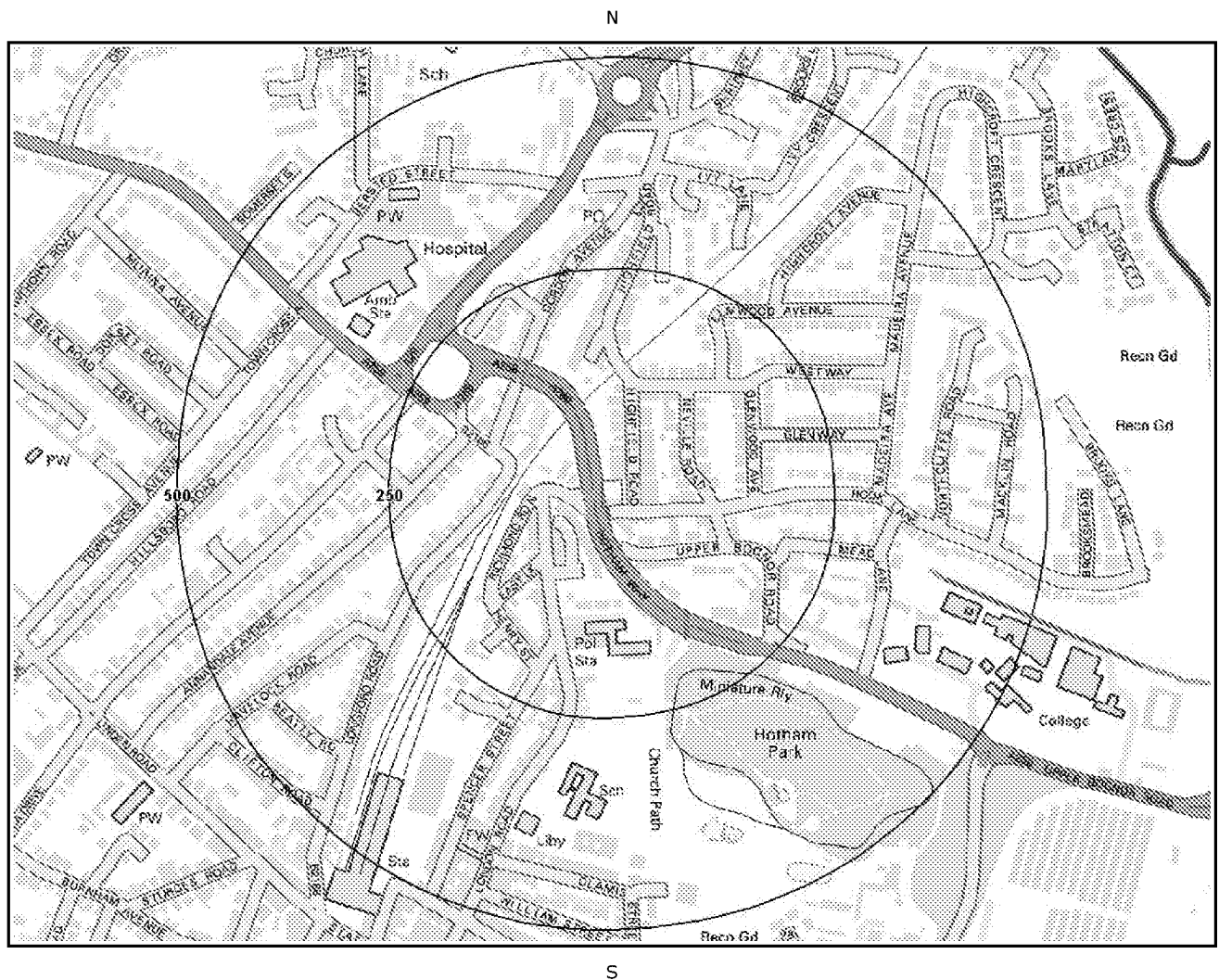
SPZ and Potable Water Abstraction Licenses
Legend

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Potable Water Abstraction Licence

6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

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

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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	120	N	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
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
1	99	NE	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	120	N	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
4	120	N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	493	SW	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

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

No

Database searched and no data found.

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	939	SE	494560, 99410	Licence No: 27/201 Details: Make-Up Or Top Up Water Direct Source: Southern Region Surface Waters Point: Aldingbourne Rife At Butlins Holiday Village, Point 'a' Data Type: Point Annual Volume (m³): 40000 Max Daily Volume (m³): 360 Application No: 169/1783 Original Start Date: 23/12/2002 Expiry Date: 31/3/2016 Issue No: 1 Version Start Date: 23/12/2002 Version End Date:

6.5 Potable Water Abstraction Licences

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

No

Database searched and no data found.

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 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 (6d):

ID	Distance [m]	Direction	NGR	River Details	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	822	NE	494270, 100500	River Name: Aldingbourne Rife Reach: Coast - Barnham Rife Conf End/Start of Stretch: Start of Stretch NGR	C	C	C	C	C
Not shown	822	NE	494270, 100500	River Name: Lidsey Rife Reach: Aldingbourne/barnham Rifes - Westergate End/Start of Stretch: End of Stretch NGR	C	C	C	C	C
Not shown	1324	SE	494800, 99070	River Name: Aldingbourne Rife Reach: Coast - Barnham Rife Conf End/Start of Stretch: End of Stretch NGR	C	C	C	C	C

Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHI). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6d):

ID	Distance [m]	Direction	NGR	River Details	Chemical Quality Grade (Headline Indicator)				
					2005	2006	2007	2008	2009
Not shown	822	NE	494270, 100500	River Name: Aldingbourne Rife Reach: Coast - Barnham Rife Conf End/Start of Stretch: Start of Stretch NGR	E	E	E	E	E
Not shown	935	SE	494580, 99460	River Name: Aldingbourne Rife Reach: Coast - Barnham Rife Conf End/Start of Stretch: Sample Point NGR	E	E	E	E	E
Not shown	1324	SE	494800, 99070	River Name: Aldingbourne Rife Reach: Coast - Barnham Rife Conf End/Start of Stretch: End of Stretch NGR	E	E	E	E	E

6.8 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 (6d):

ID	Distance	Direction	Details	
1	370	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
2	389	E	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined

6.9 Surface Water Features

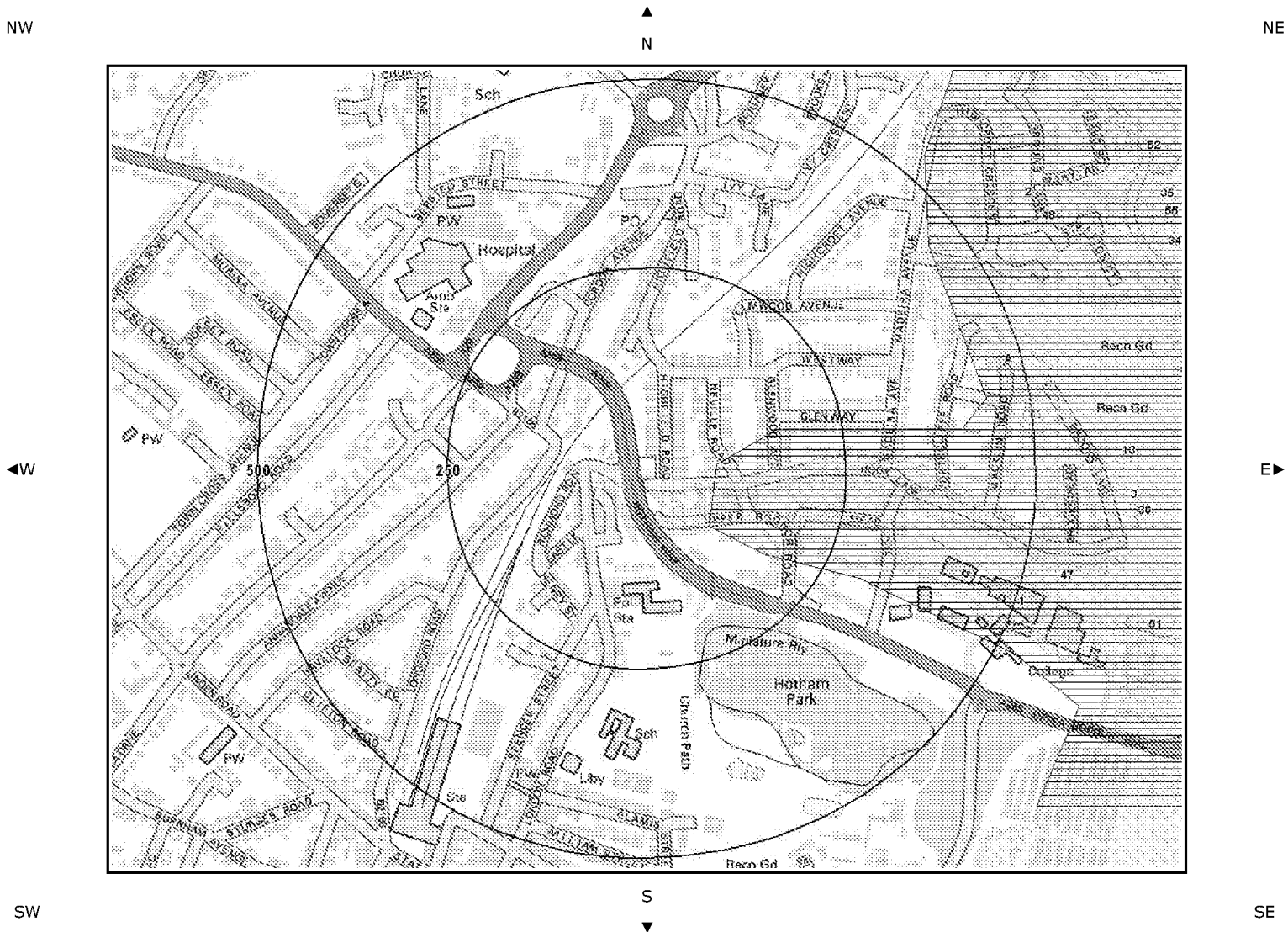
Are there any surface water features within 250m of the study site?

No

Database searched and no data found.

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NW



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-
- The map displays the River Mersey catchment area, including the River Mersey and its tributaries. Key features include:
- Search Centre:** Indicated by a cross symbol.
 - Search Buffers (m):** Two concentric circles around the search centre, labeled 100 and 250.
 - Zone 2 Floodplain:** Shaded with a dotted pattern.
 - Zone 3 Floodplain:** Shaded with a dashed pattern.
 - Flood Defences:** Represented by a thick black line.
 - Area used for Flood Storage:** Shaded with a diagonal line pattern.
 - Proposed Flood Defence Scheme:** Represented by a thick black line with a dashed line parallel to it.
 - Area Benefiting from Flood Defences:** Shaded with a vertical line pattern.

7b. Environment Agency/Natural Resources Wales RoFRaS Flooding Map

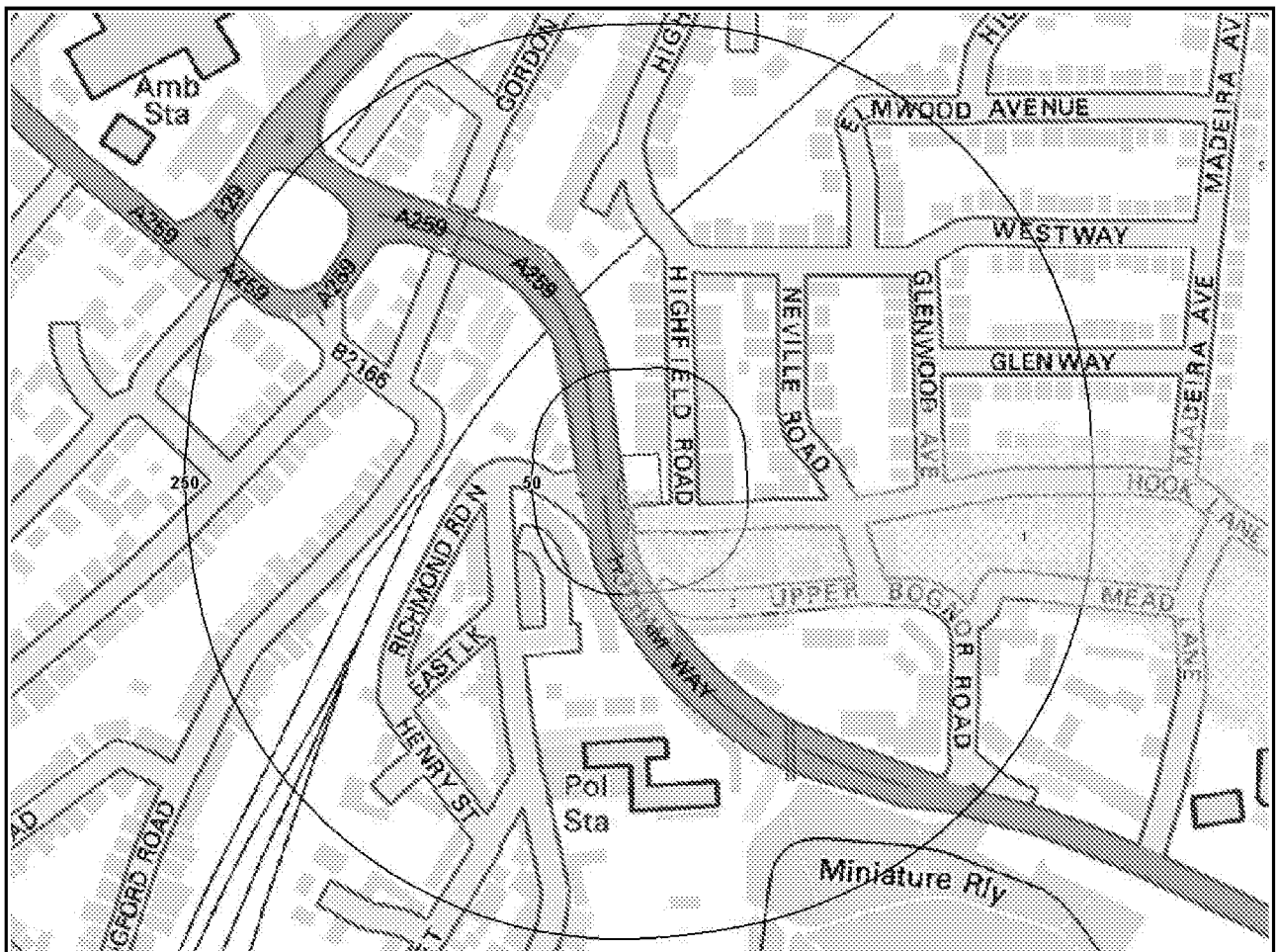
NW

▲
N

NE

◀W

▶E



SW

▼
S

SE

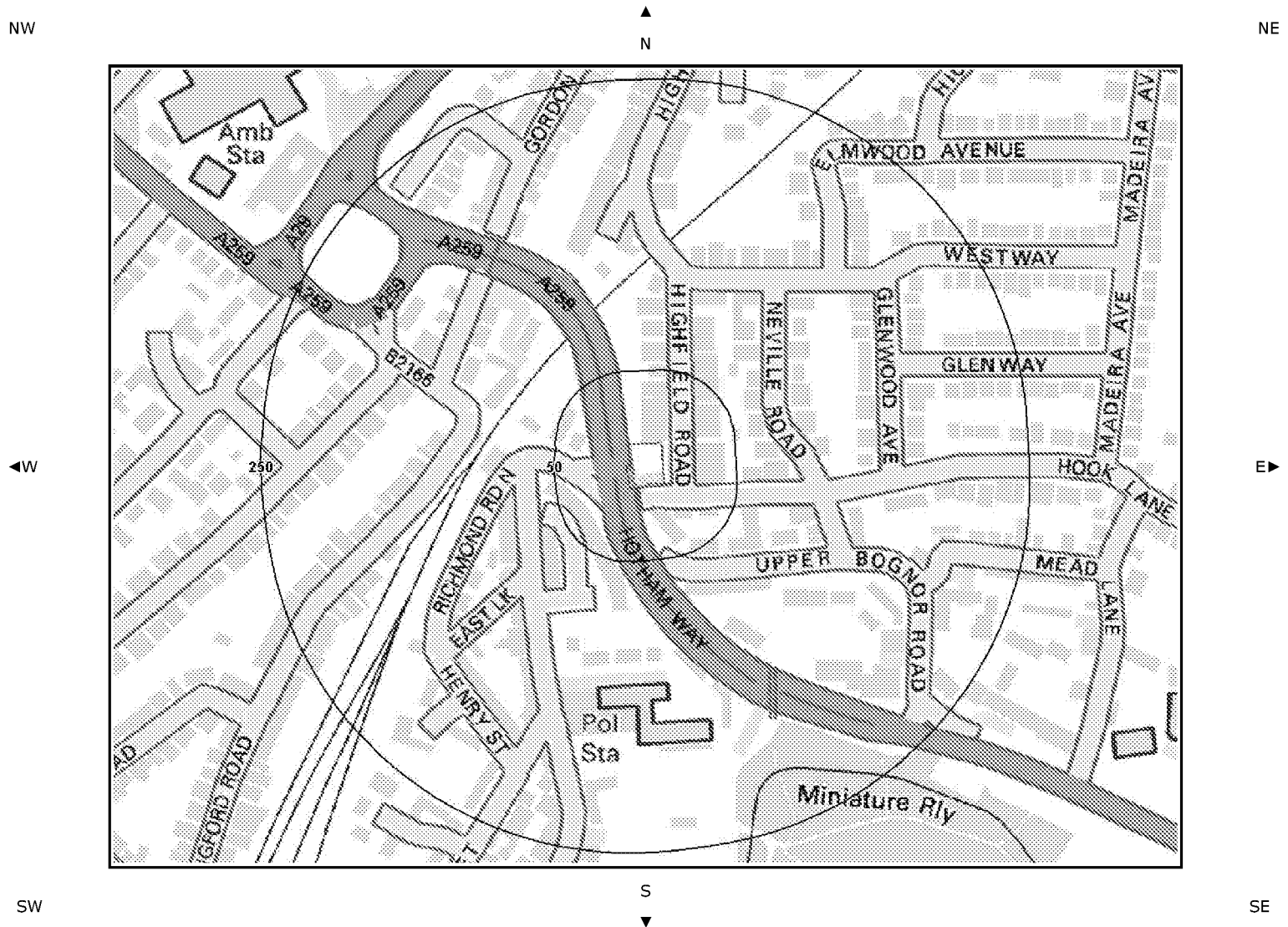
Environment Agency/Natural Resources
Wales RoFRaS Flood Legend

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

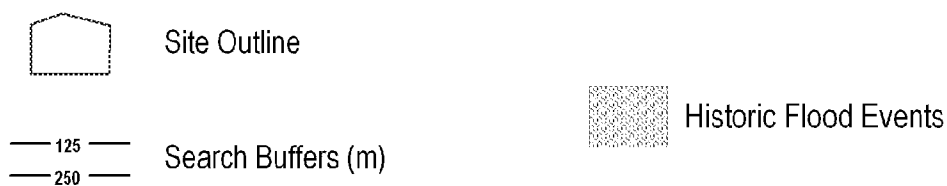
RoFRaS Rating
 Very Low
 Low
 Medium
 High

7c. Environment Agency/Natural Resources Wales Historic Flooding Events



Environment Agency/Natural Resources
Wales Historic Flooding Legend

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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning.

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 2 floodplain? **Yes**

The following floodplain records are represented as green shading on the Flood Map (7a):

ID	Distance [m]	Direction	Update	Type
1	21.0	SE	19-Jun-2017	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

Is the site within 250m of an Environment Agency/Natural Resources Wales Zone 3 floodplain? **Yes**

The following floodplain records are represented as blue shading on the Flood Map (7a):

ID	Distance [m]	Direction	Update	Type
47	76.0	SE	19-Jun-2017	Zone 3 - (Fluvial Models)

7.3 River and Coastal Flood Defences

Are there any Flood Defences within 250m of the study site ? **No**

Guidance: This search consists only of flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Any relevant data is represented on Map 7a – Flood Map for Planning.

7.4 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? **No**

Any relevant data is represented on Map 7a – Flood Map for Planning.

7.5 Proposed Flood Defences

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

ID	Distance [m]	Direction	Project Name	Project reference	Flood Type	Projected Spend	Standard of Protection after completion (% likelihood of flooding in any given year)	Number of households to benefit*
65	77.0	E	Lambay Secondary Defence Flapvalve Replacement, Bognor Regis	SOC008E/000A/007A	Sea Flooding	Year 1:£5,000 Year 2:£30,000 Year 3:£15,000 Year 4:£15,000 Year 5:£000	0.0	0

* This illustrates the number of households that move from 'very significant' or 'significant' to 'moderate' or 'low' probability of flood risk bands if the proposed flood scheme is to be implemented.

Guidance: This search consists only of proposed flood defences present in the dataset provided by the Environment Agency/Natural Resources Wales. Please note that proposed flood defence schemes will not influence the current RoFRaS ratings for the site

Any relevant data is represented on Map 7a – Flood Map for Planning.

This information is taken from the Environment Agency/Natural Resources Wales's database of Areas to Benefit from New and Reconditioned Flood Defences under the Medium Term Plan (MTP). The dataset contains funding allocation for the first financial year (from April). Funding for the following four financial years is not guaranteed, being only indicative, and will be reviewed annually. Projects within the Medium Term Plan qualify for inclusion in this dataset if:

- the investment leads to a change in the current standard of protection (change projects);
- the investment is a replacement or refurbishment in order to sustain the current the current standard of protection (sustain projects);
- the project has an initial construction budget of £100,000 or more; and
- the project is included within the first five years of the MTP

The data includes all the Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards. The number of households and areas of land contributing to DEFRA's Outcome Measures (OM) are also attributed i.e. could benefit from major work on flood defences.

These data also contain Intermittence Flood Maintenance Programme that show the annual maintenance programme of work scheduled to be carried by the Environment Agency/Natural Resources Wales, Local Authority or Internal Drainage Board on flood defences. Data details routine maintenance as well as intermittent work that has been funded for the coming year. The data contains a start and end coordinate defining the relevant river section where work is planned.

Information Warning

Please note that the maps show the areas where investment is being made to reduce the flood and coastal erosion risk and are not detailed enough to account for individual addresses. Individual properties may not always face the same risk of flooding as the areas that surround them. Also note that funding figures are indicative and any use or interpretation should account for future updates where annual values may change.

Every possible care is taken to ensure that the maps reflect all the data possessed by the Environment Agency/Natural Resources Wales and that they have applied their expert knowledge to create conclusions that are as reliable as possible. The Environment Agency/Natural Resources Wales consider that they have created the maps as well as they can and so should not be liable if the maps by their nature are not as accurate as might be desired or are misused or misunderstood, despite their warnings. For this reason, they are not able to promise that the maps will always be accurate or completely up to date.

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7.6 Areas used for Flood Storage

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

No

Guidance: Flood Storage Areas are considered part of the functional floodplain, and are areas where water has to flow or be stored in times of flood. The *National Planning Policy Framework* states that only water-compatible development and essential infrastructure should be permitted within flood storage areas, and existing development within this area should be relocated to an area with a lower risk of flooding. Any relevant data is represented on Map 7a – Flood Map for Planning.

7.7 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating (River and Coastal)

What is the highest risk of flooding onsite?

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.

Any relevant data within 250m is represented on Map 7b– RoFRaS Flooding.

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 Low (greater than 1 in 1000 but less than 1 in 100) chance of flooding in any given year.

The following floodplain records are represented on the RoFRaS Flood Map (7b):

ID	Distance [m]	Direction	RoFRaS flood Risk
1	0.0	On Site	Low

7.8 Historic Flood Outlines

Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency/Natural Resources Wales? **No**

This database shows the individual footprint of every flood event recorded by the Environment Agency/Natural Resources Wales and previous bodies. Absence of a historic flood event outline does not mean the site has never flooded, and a record of a flood event at the site does not necessarily mean that the site will flood again.

7.9 JBA Surface (Pluvial) Water Flooding

Surface Water (pluvial) flooding is defined as flooding caused by rainfall-generated overland flow before the runoff enters a watercourse or sewer. In such events, sewerage and drainage systems and surface watercourses may be entirely overwhelmed.

Surface Water (pluvial) flooding will usually be a result of extreme rainfall events, though may also occur when lesser amounts of rain falls on land which has low permeability and/or is already saturated, frozen or developed. In such cases overland flow and 'ponding' in topographical depressions may occur.

What is the risk of pluvial flooding at the study site? **Negligible**

Guidance: The site has been assessed to be at Negligible Risk of surface water (pluvial) flooding. This indicates that this area would be expected to be affected by surface water flooding in a 1 in 1000 year rainfall event to a depth of less than 0.1m.

This data is provided by JBA Risk Management, © Jeremy Benn Associates Limited 2008-2014

The following pluvial (surface water) flood risk records within 50m of the study site are shown on the JBA Surface Water Flooding Map:

Distance	Direction	Risk
30.0	SE	Low
32.0	S	Low
32.0	SE	Low
33.0	SE	Low to Moderate
34.0	SE	High
35.0	S	Low
37.0	S	Low to Moderate
40.0	S	Low to Moderate
41.0	SW	Low
44.0	SE	Significant
48.0	SW	High
49.0	SE	Low to Moderate
49.0	SW	Low to Moderate
50.0	S	Low to Moderate

7.10 BGS Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the boundary of the study site?

Yes

What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Potential for groundwater flooding of property below ground level

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Superficial Deposits Flooding

Guidance:

Where Potential below Surface groundwater flooding susceptibility is indicated, this means that given the geological conditions there may be a groundwater flooding hazard. Unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area you need take no further action in relation to groundwater flooding hazard. If there are records of previous incidences of groundwater flooding, then it is recommended that other information e.g. rainfall history, property type, and land drainage information in addition to previous records of flooding be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

Notes:

Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.11 BGS 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.

7.12 BGS Geological Indicators of Flooding

Are there any geological indicators of flooding within 250m of the study site?

Yes

Guidance: This dataset identifies the presence of superficial geological deposits which indicate that the site may be, or have been in the past, vulnerable to inland and/or coastal flooding. This assessment does not take account of any man-made factors such as flood protection schemes, and the data behind the report are purely geological.

Distance [m]	Direction	Description
0.0	On Site	Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.
48.0	SE	Lower flood potential from the sea: areas affected in extreme cases due to combined factors e.g. very high tides/high wind speeds/large storm surge.
120.0	N	Lower flood potential from rivers: areas affected by secondary flooding in extreme cases as a result of a prolonged flood event.

7.13 JBA Reservoir Failure Impact Modelling

Is the property located in an area identified as being at potential risk in the event of a reservoir failure?

No

JBA Risk Management have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there

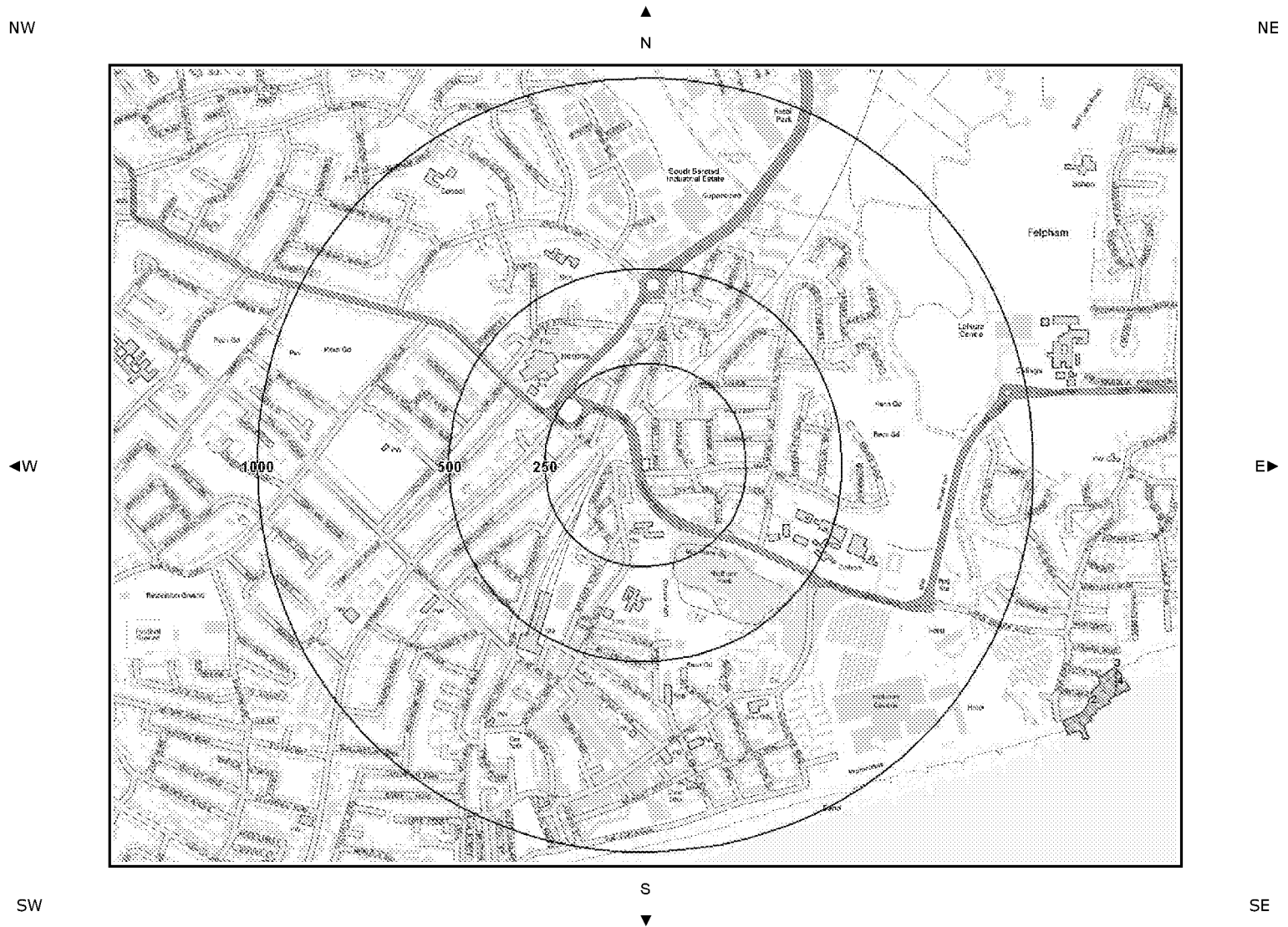


be a catastrophic failure of a reservoir wall or embankment.

Guidance: None required



8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

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	Site Centre		AONB		Green Belt		National Nature Reserve
	Site Outline		National Park		Environmentally Sensitive Areas		Nitrate Sensitive Areas
	100		SSSI		Special Areas of Conservation		Local Nature Reserves
	250		Special Protection Areas		World Heritage Sites		RAMSAR Sites

8 Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? **Yes**

Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site: **4**

The following Site of Special Scientific Interest (SSSI) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	SSSI Name	Data Source
Not shown	1108	S	Bognor Reef	Natural England
2	1262	SE	Felpham	Natural England
3	1324	SE	Felpham	Natural England
4	1324	SE	Felpham	Natural England

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: **1**

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	LNR Name	Data Source
Not shown	1373	N	The Brooks	Natural England

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.

Records of Nitrate Sensitive Areas within 2000m of the study site:	0
---	----------

Database searched and no data found.

Records of Green Belt land within 2000m of the study site:	0
---	----------

Database searched and no data found.

9 Additional Information

9.1 Ofcom Sitefinder Mobile Phone Mast Records

Have any mobile phone transmitters registered with Ofcom been identified within 500m of the study site? **Yes**

The following records within 500m from have been found within this search:

Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
160	S	Airwave	TETRA	13.2	400	20
251	W	Three	UMTS	30.0	2100	19

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 500m 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

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?

Moderate

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

Hazard

Ground conditions predominantly high plasticity. Do not plant or remove trees or shrubs near to buildings without expert advice about their effect and management. 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 probable increase in construction cost to reduce potential shrink-swell problems. For existing property, there is a probable increase in insurance risk 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:

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?
between 1 and 3% of properties are above the Action Level**

The property is in a Radon Affected Area, as

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.

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 search and no data found.

11.3 Brine Affected Area

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

No

Guidance: No Guidance Required.

Contacts

The Property Search Group
Telephone: 01903 854 728
andrewpercival@propertysearchgroup.co.uk



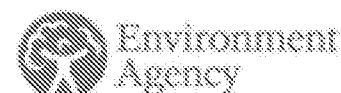
The complete SEARCH service

British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG

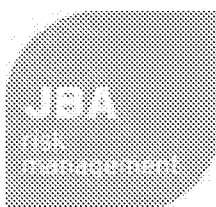


BGS Geological Hazards Reports and general geological enquiries

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY



JBA Risk Management
South Barn,
Broughton Hall,
Skipton
BD23 3AE



The Coal Authority Property Search Services
200 Lichfield Lane, Berry Hill,
Mansfield, Nottinghamshire, NG18 4RG



Public Health England
Public information access office, Public Health England
Wellington House, 133-155 Waterloo Road, London, SE1 8UG



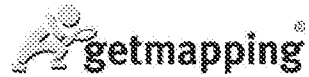
Ordnance Survey
Adanac Drive, Southampton
SO16 8AG



Local Authority
Arun District Council

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW
Tel: 01252 845444



CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN
Tel: 0871 4237191
(www.copso.org.uk)



Acknowledgements

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Search Code



IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- 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
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if they find that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

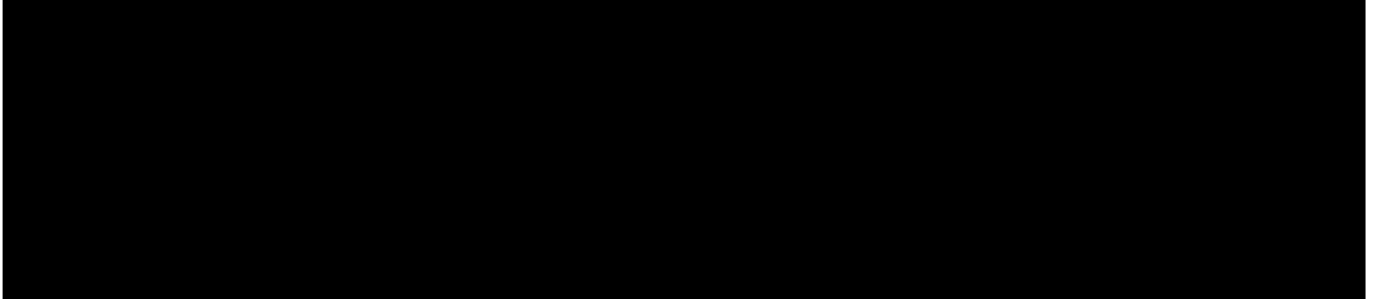
You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

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.



Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:
<https://www.groundsure.com/terms-and-conditions-sept-2016/>