



Commercial

Screening Report

Green Wright Chalton Annis, Rustington

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Rustington

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Client Ref: GPC/WADARS/9802676-1

STL Reference: 1366369

Received Date: 12/08/2013

Property:

Lot 2, Hangleton Farmhouse, Ferring, Worthing, West Sussex,
BN12 6PP

Name and Address of Data Source:

GroundSure Ltd
Sovereign House, Church Street, Brighton BN1 1SS



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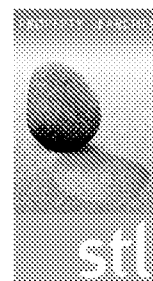
ARUN DISTRICT COUNCIL FG/128/13/



STL Group plc

Edbrooke House
St Johns Road
Woking
Surrey GU21 7SE

DX: 148060 Woking 12



Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name: Lot 2, Hangleton Farmhouse, Ferring, Worthing,
BN12 6PP

Grid Reference: 509140,103650

Size of Site: 6.00 ha

Report Reference: STL-1027121

Executive Summary

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

Acceptable Environmental Risk

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

Recommendations

None Required.

Further Information

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

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

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

Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used as a horse stables.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	Potentially contaminative historic land uses and a Licensed Discharge Consents of minor concern have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic and current land uses and a Licensed Discharge Consent of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including the site users, the Principal aquifer within the underlying bedrock formation and the Secondary (undifferentiated) aquifer within the underlying superficial deposits.
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.

Additional Matters

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

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	The BGS has identified a low potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
Shallow Mining	No issues identified.
Radon	5-10% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact the Health Protection Agency for further advice. Contact details are given in Section 12 of this report.
Radon Protection	Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or the Health Protection Agency for further guidance. Contact details are given in Section 12 of this report.
Coal Mining	No issues identified.

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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					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
1. Historical Industrial Sites						
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	2	2	7	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	1	9 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	2	0	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	1	1	6	14	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

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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 Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	2
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0

3.2 Landfill and Other Waste Sites Findings

Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	0	1

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	1	5	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	0	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

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

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000
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6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?	Yes					
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	1	0	2	-
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0
6.6 Are there any Source Protection Zones within 500m of the study site?	No					
6.7 River Quality	on-site	0-50	51-250	251-500	501-1000	1001-1500
Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.8 Detailed River Network entries within 500m of the site	0	0	0	1	-	-
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 indicative Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency indicative 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 areas used for Flood Storage within 250m of the study site?	No
7.6 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	High
7.7 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	0	0	0	0	0	1
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	2
8.10 Records of National Parks	0	0	1	0	1	0
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0

9. Additional Information

	on-site	0-50	51-250
9.1 Records of mobile phone transmitters	0	1	0
9.2 Records of potential sites of OfCom telecommunications masts	0	1	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?	Low
10.2 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 5 and 10% 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?	Basic radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Low
11.3 Are there any brine affected areas within 75m of the study site?	No

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Using this Report

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

1. Historical Industrial Sites

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

2. Environmental Permits, Incidents and Registers

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

3. Landfills and Other Waste Sites

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

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure 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 river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, 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.

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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 shallow 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.

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GroundSure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the 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 IIA 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 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, 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, British Geological Survey, Health Protection Agency, 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

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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 IIA EPA 1990) or third party action being taken against the site?

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

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

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

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

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

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

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

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

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

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

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

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

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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: 11

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Nursery	1957
0.0	On Site	Nurseries	1974
8.0	W	Nursery	1974
8.0	W	Nursery	1974
74.0	S	Nursery	1974
77.0	S	Nursery	1943
82.0	SW	Unspecified Commercial/Industrial (B)	1957
165.0	S	Unspecified Tank	1943
165.0	S	Unspecified Tank	1932
165.0	SW	Unspecified Tank	1957
187.0	SW	Unspecified Works	1974

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: 10

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
50.0	W	Tank (Unspecified)	1983
51.0	W	Tank (Unspecified)	1971
58.0	W	Tank (Unspecified)	1983
59.0	W	Tank (Unspecified)	1971
71.0	S	Tank (Unspecified)	1994
81.0	S	Tank (Unspecified)	1992
81.0	S	Tank (Unspecified)	1993
81.0	S	Tank (Unspecified)	1983
98.0	W	Tanks	1993
98.0	W	Tanks	1983

1.3 Additional Information – Historical Energy Features Database

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

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

Database searched and no data found.

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1.4 Additional Information – Historical Petrol and Fuel Site Database

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

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

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

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

Database searched and no data found.

1.6 Potentially Infilled Land

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

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency 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: 2

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	
23	118.0	S	509003, 103537	Address: Millbeech Hangleton Nursery, Hangleton Lane, BN12 6PP Process: Combustion Process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

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24	141.0	S	508900, 103518	Address: Perifleur Nursery, Hangleton Lane, Ferring, Worthing, BN12 6PP Process: Not Given Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
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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:

22

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

ID	Distance [m]	Direction	NGR	Details	
1	0.0	On Site	508890, 103670	Address: Hangleton Farm Stables, Hangleton Farm Stables, Hangleton Lane, Ferring West Sussex Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: P02511 Permit Version: 1	Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 25/8/1989 Effective Date: 25/8/1989 Revocation Date: -
2	2.0	W	508880, 103710	Address: Dwelling, Hangleton Farm, Dwelling, Hangleton Farm, Hangleton Lane, Ferring, Worthing, West Sussex. Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: N03456 Permit Version: 1	Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 23/5/1983 Effective Date: 23/5/1983 Revocation Date: -
3	216.0	S	508871, 103445	Address: Wyevale Garden Centre, Ferring, Wyevale Garden Centre, A259, Ferring, West Sussex, BN12 6PG Effluent Type: Sewage & Trade Combined - Unspecified Permit Number: P12182 Permit Version: 1	Receiving Water: Via A Culvert To Ferring Rife Status: Varied By Application - (wra 91 Sched 10 - As Amended By Env Act 1995) Issue date: - Effective Date: - Revocation Date: 18/5/2008
4	226.0	W	508650, 103650	Address: Cobbins Nursery, Cobbins Nursery, Hangleton Lane, Ferring, Worthing West Sussex, BN12 6PP Effluent Type: Trade Discharges - Process Effluent - Not Water Company Permit Number: APP/SO/6SU Permit Version: 1	Receiving Water: Into Land Status: Revoked Groundwater Regs Authorisation Issue date: 1/4/1999 Effective Date: 1/4/1999 Revocation Date: 7/9/2005
5	238.0	S	508875, 103423	Address: Wyevale Garden Centre, Ferring, Wyevale Garden Centre, A259, Ferring, West Sussex, BN12 6PG Effluent Type: Sewage & Trade Combined - Unspecified Permit Number: P12182 Permit Version: 2	Receiving Water: Via A Culvert To Ferring Rife Status: Surrendered Under Epr 2010 Issue date: 19/5/2008 Effective Date: 19/5/2008 Revocation Date: 5/3/2012
6A	239.0	S	509240, 103440	Address: Bungalows Adj. Stanbrooke, Bungalows Adj. Stanbrooke, Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01185 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 17/5/1960 Effective Date: 17/5/1960 Revocation Date: 31/3/1997
7	245.0	S	509140, 103420	Address: Littlehampton Road, A.259, Littlehampton Road, A.259, At Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01652 Permit Version: 1	Receiving Water: Freshwater River Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 9/10/1967 Effective Date: 9/10/1967 Revocation Date: 31/3/1997

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8A	249.0	S	509240, 103430	Address: Bungalows Adj. Stanbrooke, Bungalows Adj. Stanbrooke, Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01185 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 17/5/1960 Effective Date: 17/5/1960 Revocation Date: 31/3/1997
9A	260.0	S	509250, 103420	Address: Bungalows Adj. Stanbrooke, Bungalows Adj. Stanbrooke, Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01185 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 17/5/1960 Effective Date: 17/5/1960 Revocation Date: 31/3/1997
10	270.0	S	509250, 103410	Address: Bungalows Adj. Stanbrooke, Bungalows Adj. Stanbrooke, Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01185 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 17/5/1960 Effective Date: 17/5/1960 Revocation Date: 31/3/1997
11	290.0	S	509320, 103400	Address: Bungalows Adj. Stanbrooke, Bungalows Adj. Stanbrooke, Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01185 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 17/5/1960 Effective Date: 17/5/1960 Revocation Date: 31/3/1997
12B	303.0	S	509270, 103380	Address: Littlehampton Road, A.259, Littlehampton Road, A.259, At Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01652 Permit Version: 1	Receiving Water: Freshwater River Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 9/10/1967 Effective Date: 9/10/1967 Revocation Date: 31/3/1997
13B	317.0	S	509300, 103370	Address: 21 Downview Road, 21 Downview Road, Ferring Effluent Type: Unspecified Permit Number: S02523 Permit Version: 1	Receiving Water: Freshwater River Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 30/7/1965 Effective Date: 30/7/1965 Revocation Date: 28/2/1997
14	325.0	S	509220, 103350	Address: Bungalows Adj. Stanbrooke, Bungalows Adj. Stanbrooke, Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01185 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 17/5/1960 Effective Date: 17/5/1960 Revocation Date: 31/3/1997
15	339.0	S	509180, 103330	Address: Land At Rifese, Highdown Way, Land At Rifese, Highdown Way, Ferring Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S02835 Permit Version: 1	Receiving Water: Freshwater River Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 26/5/1960 Effective Date: 26/5/1960 Revocation Date: 1/7/1991
16	364.0	S	508750, 103320	Address: Country Fayre Market, Country Fayre Market, Littlehampton Road, Ferring, Worthing, West Sussex, BN12 6PN Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: P01993 Permit Version: 1	Receiving Water: Into Land Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 8/11/1988 Effective Date: 8/11/1988 Revocation Date: -
17C	364.0	S	509140, 103300	Address: Littlehampton Road, A.259, Littlehampton Road, A.259, At Ferring, Worthing, West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01652 Permit Version: 1	Receiving Water: Freshwater River Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 9/10/1967 Effective Date: 9/10/1967 Revocation Date: 31/3/1997
18C	384.0	S	509140, 103280	Address: Brookside Nursery, Brookside Nursery, Langbury Lane, Ferring, Worthing West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01568 Permit Version: 1	Receiving Water: Freshwater River Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 22/2/1967 Effective Date: 22/2/1967 Revocation Date: 31/3/1997

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19C	384.0	S	509140, 103280	Address: Residential Development, Residential Development, Brookside Nursery, Langbury Lane Ferring, Worthing West Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01497 Permit Version: 1	Receiving Water: Controlled Sea Status: Lapsed Under Schedule 23 Environment Act 1995 Issue date: 1/4/1991 Effective Date: 1/4/1991 Revocation Date: 31/3/1997
20	410.0	E	509678, 103598	Address: New Build, Highdown Nurseries, New Build At Highdown Nurseries, Littlehampton Road, Ferring, Worthing, West Sussex, BN12 6PG Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: P12655 Permit Version: 1	Receiving Water: Groundwater Via A Soakaway Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 25/1/2006 Effective Date: 25/1/2006 Revocation Date: -
21D	471.0	E	509730, 104050	Address: The Mansion Hse, The Mansion Hse, Highdown Towers, Littlehampton Rd, Worthing, Sussex Effluent Type: Sewage Discharges - Final/treated Effluent - Not Water Company Permit Number: P09656 Permit Version: 1	Receiving Water: Into Land Status: Revoked (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 23/5/2001 Effective Date: 23/5/2001 Revocation Date: 24/3/2005
22D	487.0	E	509750, 104040	Address: The Mansion House (highdown Towers, The Mansion House, Littlehampton Road, Goring-by-sea, West Sussex, BN12 6PF Effluent Type: Sewage & Trade Combined - Unspecified Permit Number: P12277 Permit Version: 1	Receiving Water: Groundwater Via Soakaway Status: New Consent (wra 91, S88 & Sched 10 As Amended By Env Act 1995) Issue date: 24/3/2005 Effective Date: 24/3/2005 Revocation Date: 24/3/2017

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

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

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

Database searched and no data found.

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

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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

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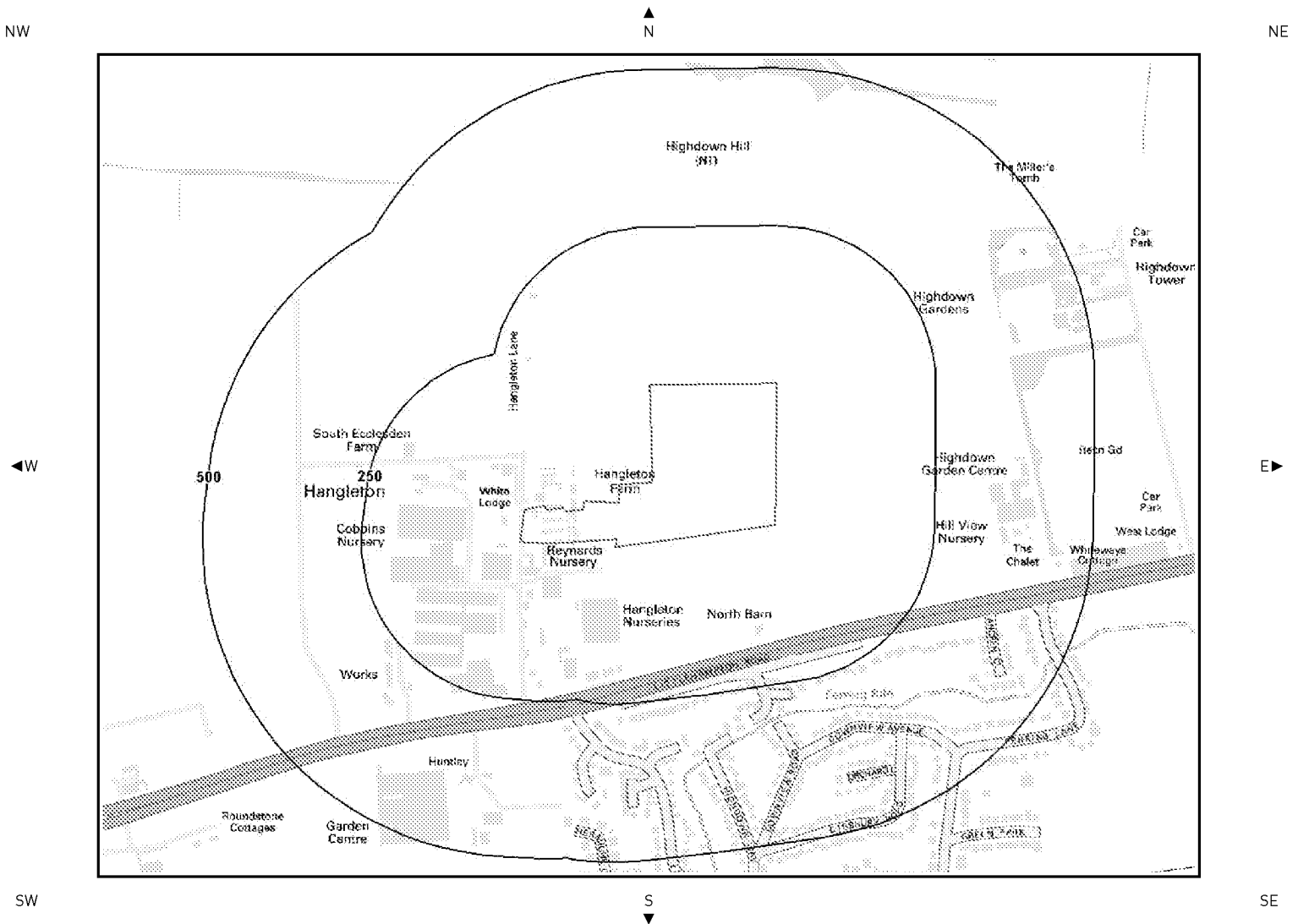
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Database searched and no data found.

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3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



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- | | | | | | |
|--|--------------------|--|---------------------------------------|--|-------------------------------------|
| | Site Outline | | E.A. Active Landfill | | Operational Waste Treatment Licence |
| | Search Buffers (m) | | E.A. Historic Landfill (Area Data) | | Closed Waste Treatment Licence |
| | | | E.A. Historic Landfill (Point Data) | | REGIS Waste Licence |
| | | | BGS / DoE Survey Landfill | | Operational Landfill |
| | | | Local Authority Landfill (Area Data) | | Closed Landfill |
| | | | Local Authority Landfill (Point Data) | | |

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3. Landfill and Other Waste Sites

3.1 Landfill Sites

Records from Environment Agency landfill data within 1000m of the study site: 0

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site: 0

Database searched and no data found.

Records of Environment Agency historic landfill sites within 1500m of the study site: 2

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	1263.0	N	508700, 105200	Site Address: Northdown Farm, Patching, Worthing, Sussex Waste Licence: - Site Reference: WD27/327 Waste Type: - Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1353.0	N	509400, 105300	Site Address: Titnore, Titnore Lane, Patching, Worthing, Sussex Waste Licence: - Site Reference: WD27/326 Waste Type: - Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0

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

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 0

Database searched and no data found.

3.2 Other Waste Sites

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

Database searched and no data found.

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

Database searched and no data found.

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Records of Environment Agency licensed waste sites within 1500m of the study site:
1

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

ID	Distance [m]	Direction	NGR	Details
Not shown	1153.0	E	510419, 104091	Site Address: North Barn Farm, Titnor Lane, Worthing, West Sussex, BN12 6NZ Type: Composting in open windrows Size: < 25000 tonnes Regis Licence Number: NOR424 Operator: Mr Stuart Mc Intyre, Mr Clive Mc Intyre, Mr Mark Mc Intyre & Mr David Mc Intyre Surrendered Date: - Waste Management licence No: 103884 Annual Tonnage: 74999.0 Issue Date: 29/03/2012 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: North Barn Farm Composting Cancelled Date: - Correspondence Address: -, -

Report Reference: STL-1027121

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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:

6

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	30.0	W	Hack N Tack Shack	Hangleton Lane, Ferring, Worthing, BN12 6PP	Hobby, Sports and Pastime Products	Consumer Products
2	64.0	NW	Harpers	White Lodge, Hangleton Lane, Ferring, Worthing, BN12 6PP	New Vehicles	Motoring
3	69.0	S	Tank	BN12	Tanks (Generic)	Industrial Features
4	192.0	S	Yeomans	Littlehampton Road, Ferring, Worthing, BN12 6PB	New Vehicles	Motoring
5	213.0	S	Electricity Sub Station	BN12	Electrical Features	Infrastructure and Facilities
6	219.0	N	Tank	BN12	Tanks (Generic)	Industrial Features

4.2 Petrol and Fuel Sites

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

0

Database searched and no data found.

4.3 Underground High Pressure Oil and Gas Pipelines

Records of high pressure underground pipelines within 500m of the study site:

0

Database searched and no data found.

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5. Geology

5.1 Artificial Ground and Made Ground

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

5.2 Superficial Ground and Drift Geology

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

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

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

5.3 Bedrock and Solid Geology

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

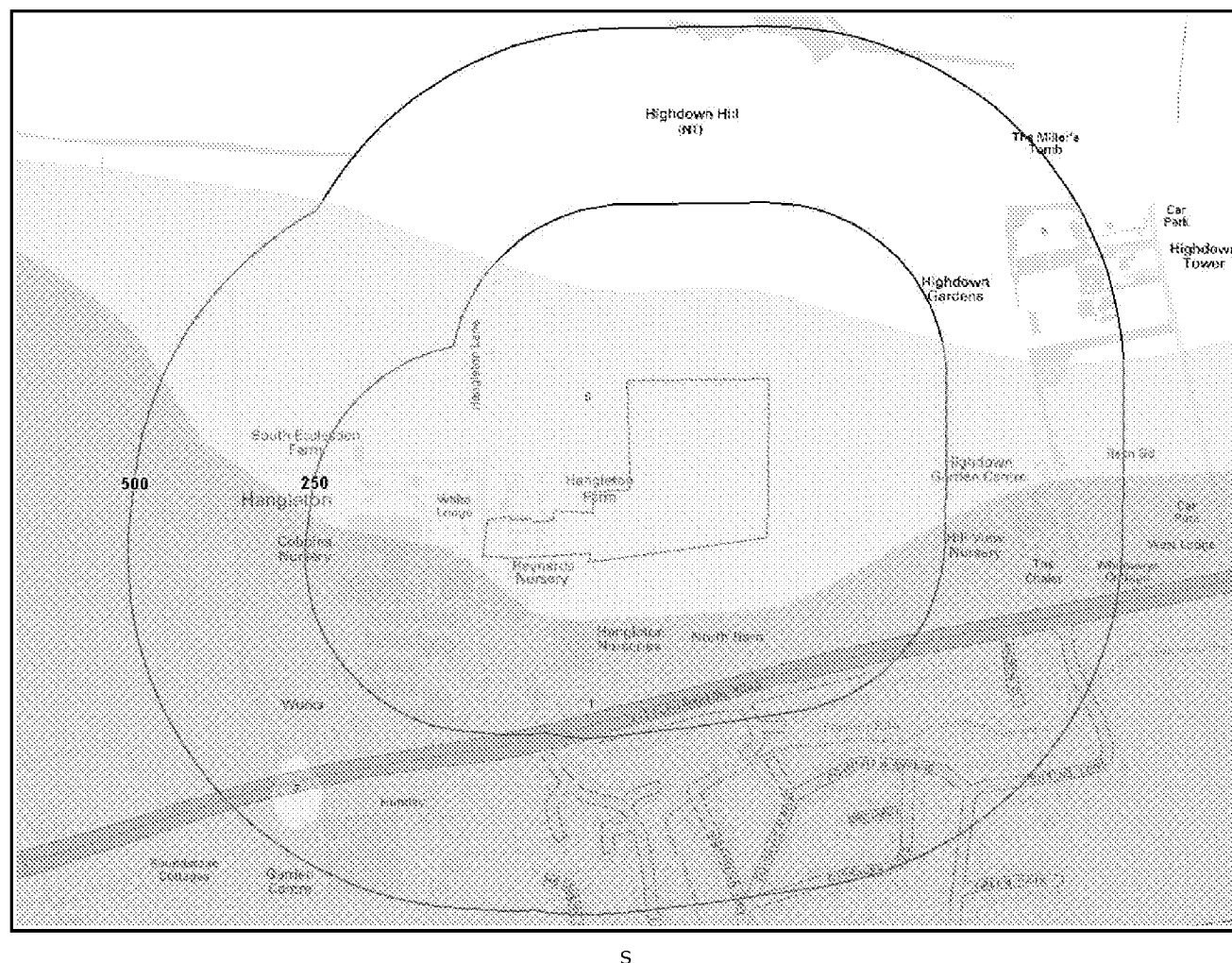
LEX Code	Description	Rock Type
LPCK-CHLK	LEWES NODULAR CHALK FORMATION, SEAFORD CHALK FORMATION, NEWHAVEN CHALK FORMATION, CULVER CHALK FORMATION AND PORTSDOWN CHALK FORMATION (UNDIFFERENTIATED)	CHALK

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

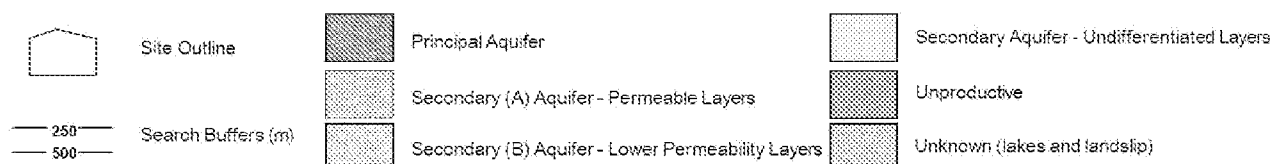
For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

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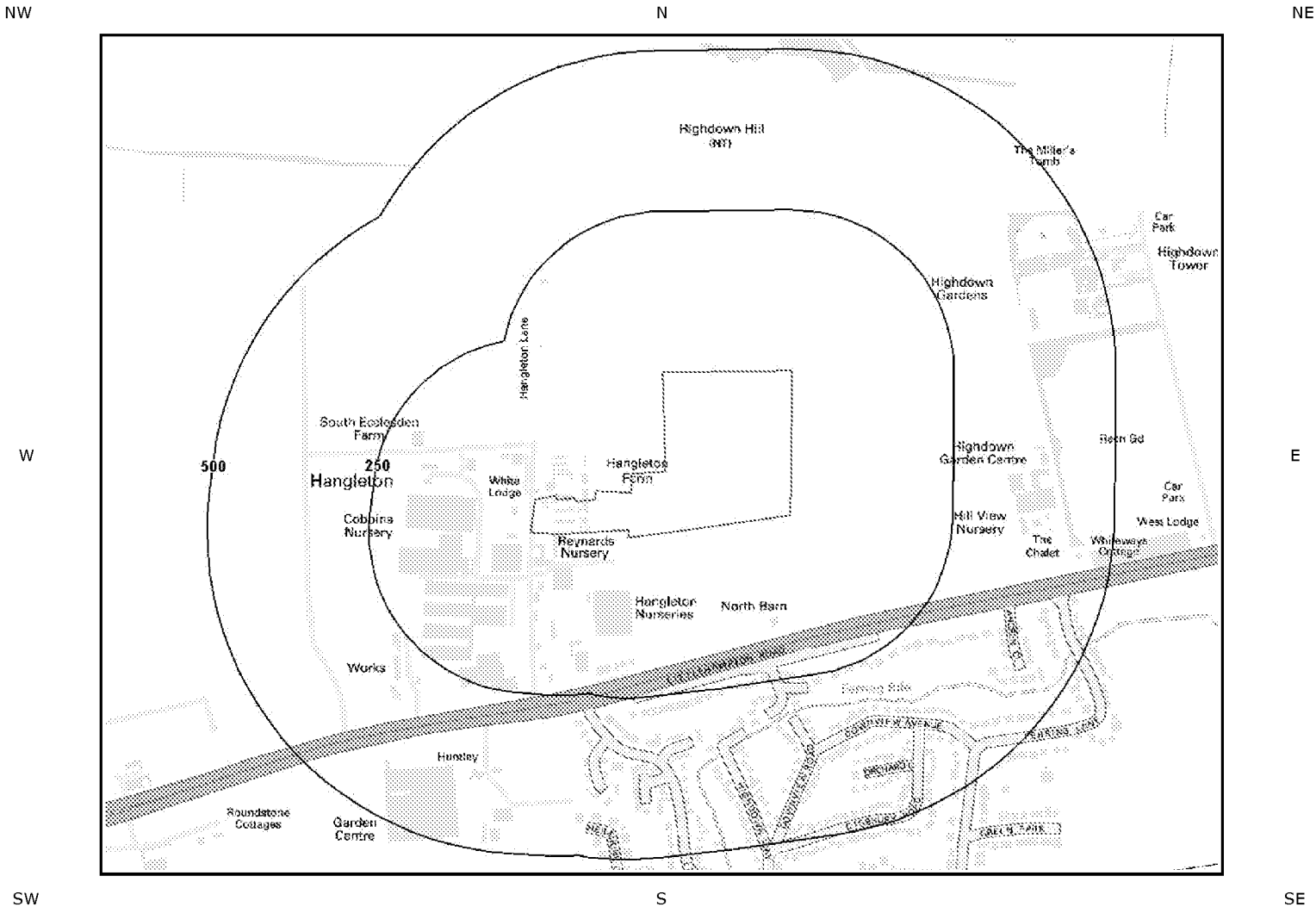


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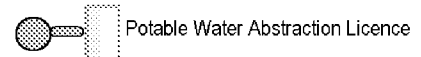
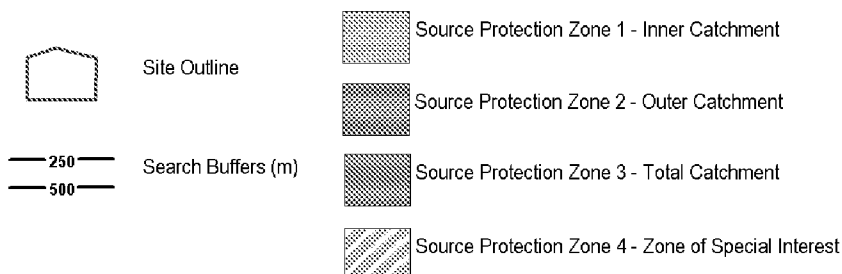
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



SPZ and Potable Water Abstraction Licenses
Legend



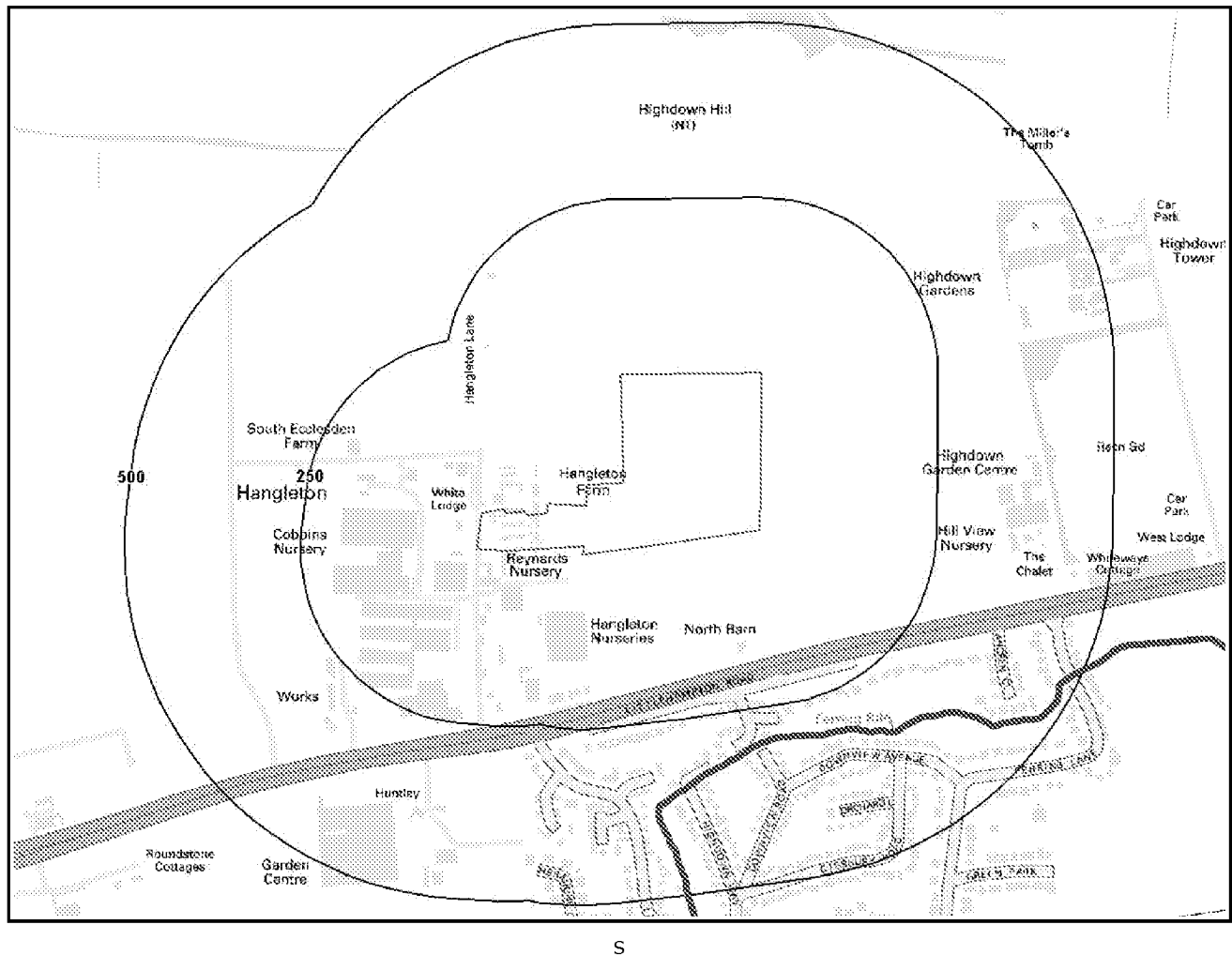
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6d. Hydrology – Detailed River Network and River Quality



Hydrology Legend

	Site Outline		Primary River		Canal
	250		Secondary River		Canal Tunnel
	500		Tertiary River		Extended Culvert (greater than 50m)
			Lake/Reservoir		D/S of High Water Mark
			Underground River (inferred)		D/S seaward extension
			General Quality Assessment: Chemistry		General Quality Assessment: Biology

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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'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
6	0.0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	17.0	SW	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
7	382.0	SW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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'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
1	0.0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
3	480.0	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

6.3 Groundwater Abstraction Licences

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

Yes

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

ID	Distance	Direction	NGR	Details
----	----------	-----------	-----	---------

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7	89.0	S	508900, 103570	Licence No: 10/41/310103 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: Reynards Nursery Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: WR.0061 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 1/1/1971 Version End Date:
8	508.0	NW	508580, 104120	Licence No: 10/41/310112 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: Roundstone Farm Ferring Data Type: Point	Annual Volume (m³): 77270 Max Daily Volume (m³): 1820 Original Application No: 169/0753 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 8/6/2009 Version End Date:
Not shown	973.0	E	510230, 104120	Licence No: 10/41/310110 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: Northbrook Farm Goring Data Type: Point	Annual Volume (m³): 10000 Max Daily Volume (m³): 614 Original Application No: NPS/WR/003038 Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 1/4/2010 Version End Date:

6.4 Surface Water Abstraction Licences

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

No

Database searched and no data found.

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 information on river quality within 1500m of the study site?

No

Biological Quality:

Database searched and no data found.

Chemical Quality:

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Database searched and no data found.

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	295.0	S	River Name: Ferring Rife Water Course Name: Ferring Rife Welsh River Name: - Alternative Name: Lower Adur	River Type: Primary River Catchment: - Drain: NO Main River Status: Currently Undefined

6.9 Surface Water Features

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

No

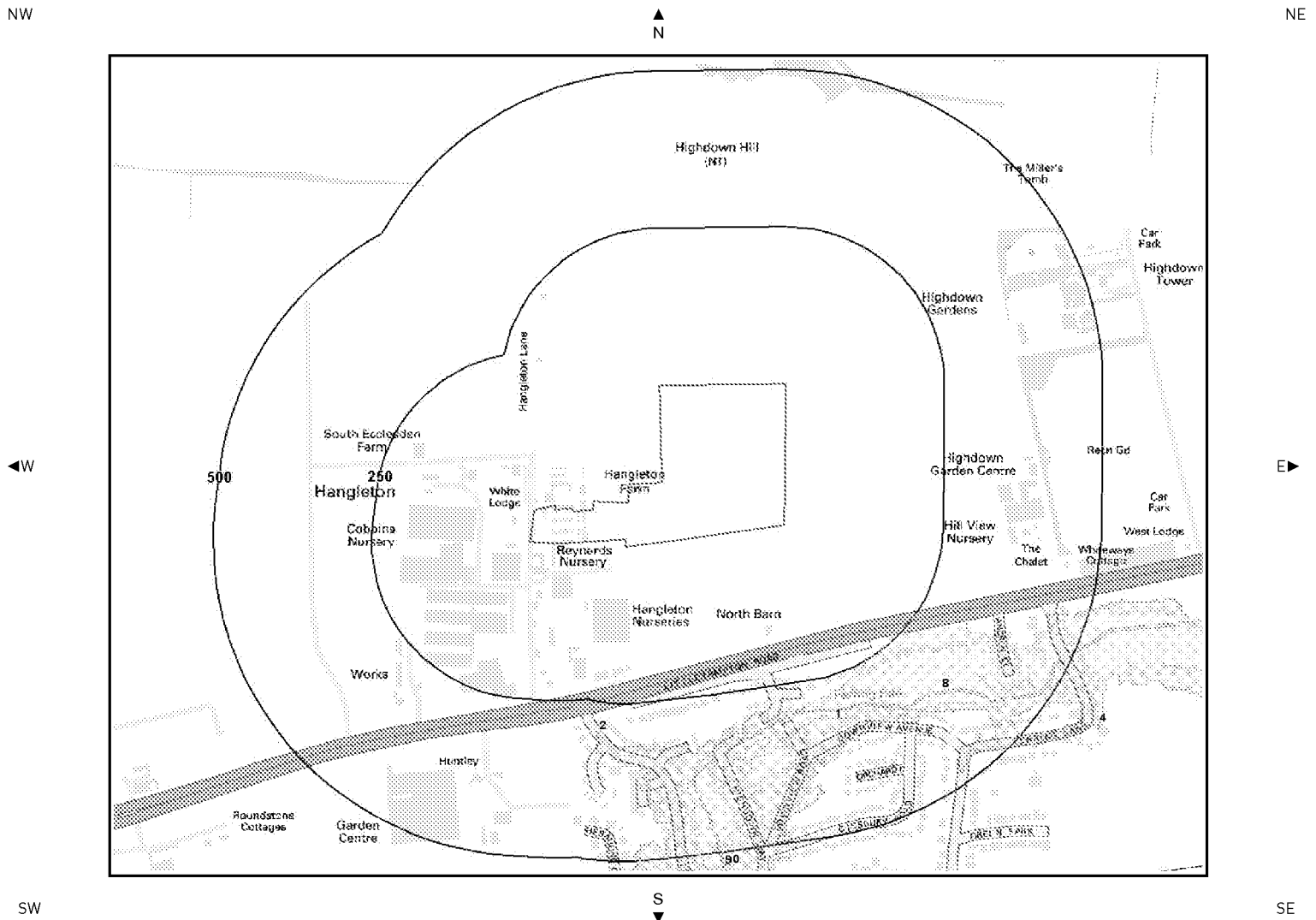
Database searched and no data found.

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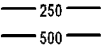
7. River and Tidal Flood Map



River and Tidal Flood Legend



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- | | | | |
|---|--------------------|---|-------------------------------------|
|  | Site Outline |  | Zone 2 Floodplain |
|  | Search Buffers (m) |  | Zone 3 Floodplain |
| | |  | Flood Storage Area |
| | |  | Area Benefiting from Flood Defences |
| | |  | Flood Defences |

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7. Flooding

7.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 2 floodplain? **Yes**

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

The following floodplain records are represented as green shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
1	240.0	SE	26-Jun-2013	Zone 2 - (Fluvial Models)

7.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

Is the site within 250m of an Environment Agency indicative Zone 3 floodplain? **Yes**

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

The following floodplain records are represented as blue shading on the Flood Map:

ID	Distance [m]	Direction	Update	Type
8	240.0	SE	26-Jun-2013	Zone 3 - (Fluvial Models)

7.3 Flood Defences

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

7.4 Areas benefiting from Flood Defences

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

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

7.5 Areas used for Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? **No**

Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
 STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

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

7.6 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?

High

Guidance:

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

7.7 Groundwater Flooding Confidence Areas

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

High

Notes:

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

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

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8. Designated Environmentally Sensitive Sites Map

NW

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N
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NE

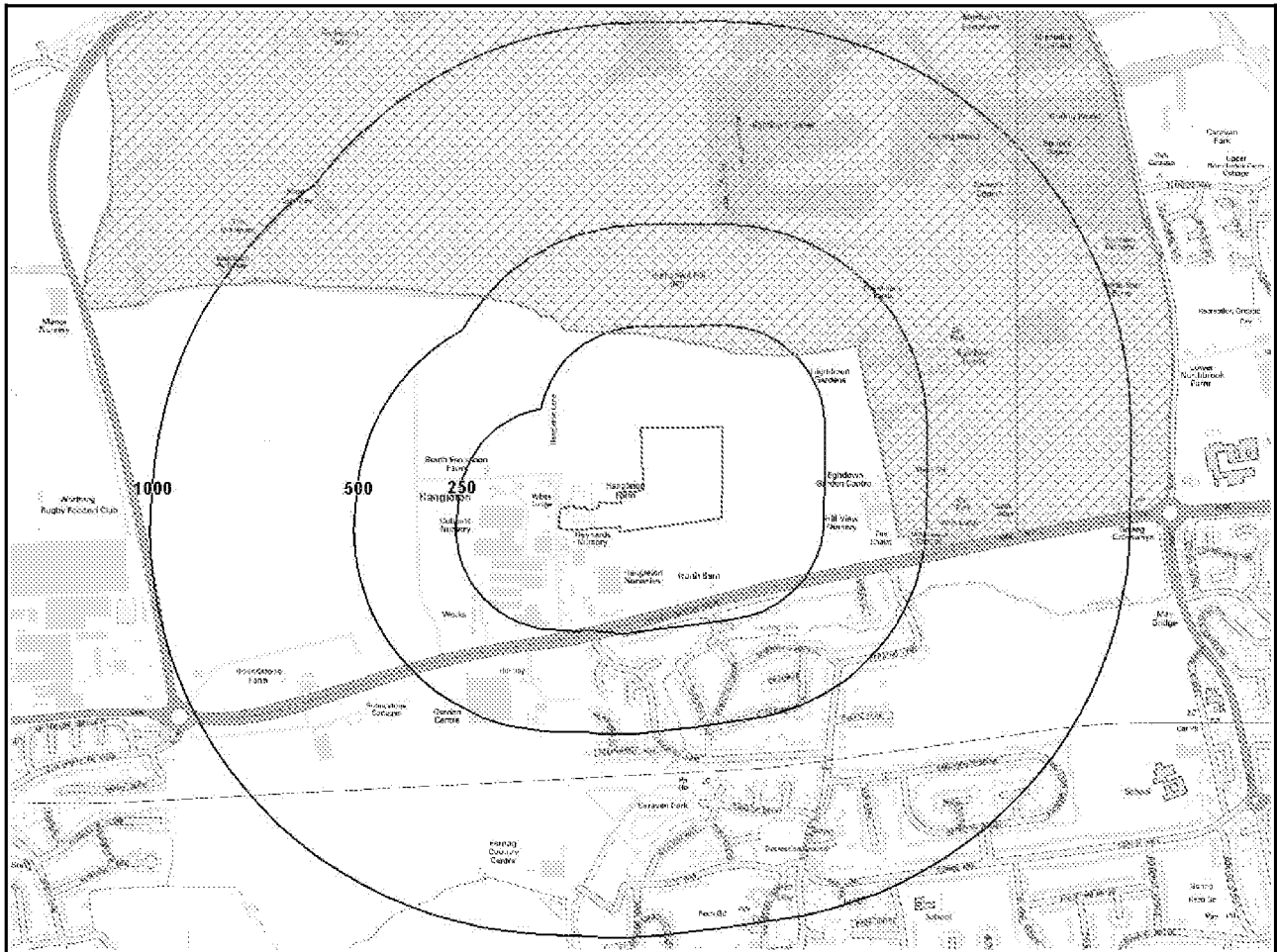
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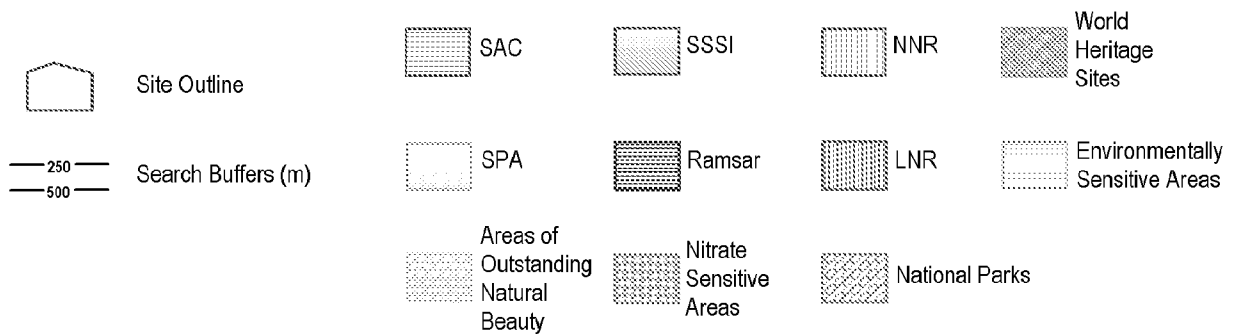
SE



Designated Environmentally Sensitive Sites Legend



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Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

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: **0**

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

Records of Environmentally Sensitive Areas within 2000m of the study site: **1**

The following Environmentally Sensitive Area records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	ESA Name	Data Source
Not shown	1623.0	N	South Downs	Natural England

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: **2**

The following Area of Outstanding Natural Beauty (AONB) records and Scottish National Scenic Area (NSA) records provided by Natural England/Countryside Council for Wales/Scottish Government are represented as polygons on the Designated Environmentally Sensitive Sites Map:

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ID	Distance [m]	Direction	AONB/NSA Name	Data Source
Not shown	1629.0	N	Sussex Downs	Natural England
Not shown	1994.0	N	Sussex Downs	Natural England

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

2

The following National Park (NP) records provided by Natural England/Countryside Council for Wales and Scottish Natural Heritage are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	NP Name	Data Source
1	184.0	N	South Downs	Natural England
2	720.0	E	South Downs	Natural England

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

0

Database searched and no data found.

Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
 STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

9. Additional Information

9.1 Mobile Phone Transmitter Locations

GroundSure's unique mobile phone transmitter database.

Have any mobile phone transmitters been identified within 250m of the study site?

Yes

The following records within 250m from have been found within this search:

Distance [m]	Direction	Max Licensed Power	Transmitter Power	Frequency Range	Operator	Height (m)	Transmission Type
50.0	S	32	25.35	900 MHz	Vodafone	15.0	GSM

9.2 Existing and potential OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of masts over 30 metres in height or with a power level exceeding 17dBW.

Have any OfCom telecommunication masts been identified within 250m of the study site?

Yes

The following records within 250m have been found within this search:

Distance [m]	Direction	OfCom Reference	Address	Approx. Mast Height (m)
139.0	S	X(P)2788	West Sussex, Ferring, Littlehampton Rd, Landsdowne Nursery	16.7

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.

Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
 STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

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

10.1.1 Shrink Swell

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

Low

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

Hazard

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

10.1.2 Landslides

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

Very Low

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

Hazard

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

10.1.3 Soluble Rocks

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

Low

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

Hazard

Significant soluble rocks are present. Low possibility of subsidence occurring naturally, but may be possible in adverse conditions such as high surface or subsurface water flow. Consider implications for stability when changes to drainage or new construction are planned. For new build site investigation should consider potential for dissolution problems on the site and its surroundings. Care should be taken with local drainage into the bedrock. Some possibility groundwater pollution. For existing property possible increase in insurance risk due to soluble rocks.

10.1.4 Compressible Ground

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

Negligible

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

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Hazard

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

10.1.5 Collapsible Rocks

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

Low

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

Hazard

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

10.1.6 Running Sand

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

Low

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

Hazard

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

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

10.2 Radon

What is the maximum radon potential at the study site?

The property is in a Radon Affected Area, as between 5 and 10% 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?

Basic 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 the Health Protection Agency (HPA) and the British Geological Survey (BGS). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint HPA-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
 STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

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 Shallow Mining

What is the hazard of subsidence relating to shallow mining on site (including a 150m buffer) ?

Low

Guidance: Where low potential is indicated, this means that the rocks underlying the area are of a type known to have been mined at shallow depth in some parts of the UK, but that it is unlikely to be of significant concern in this area. However, it is recommended that you do obtain a Coal Authority mining search in this area, which will provide a comprehensive search of former mining activity, including coal mining at deeper levels.

11.3 Brine Affected Areas

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

No

Guidance: No Guidance Required.

Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

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12. Contacts

STL Group

Telephone: [REDACTED]



British Geological Survey (England & Wales)

Kingsley Dunham Centre

Keyworth, Nottingham NG12 5GG

Tel: 0 [REDACTED]:

Web: [REDACTED]

BGS Geological Hazards Reports and general geological enquiries

Environment Agency

Tel: 08708 506 506

Solent & South Downs

Guildbourne House - Chatsworth Road, Worthing, BN11 1LD

Web: [REDACTED]

Email: [REDACTED]

Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RO

Tel: 0 [REDACTED]

Radon measures and general radon information and guidance



British Geological Survey

NATURAL ENVIRONMENT RESEARCH COUNCIL



Environment Agency



The
COAL
AUTHORITY

The Coal Authority

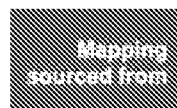
200 Lichfield Lane, Mansfield, Notts NG18 4RG

Ordnance Survey

Romsey Road

Southampton SO16 4GU

Tel: 0345 260505



Ordnance Survey

Local Authority

Authority: Arun District Council

Phone: 0 [REDACTED]

Web: [www](#) [REDACTED]

Address: The Arun Civic Centre, Maltavers Road, Littlehampton, West Sussex, BN17 5LF

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 0 [REDACTED]

CopSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN

Tel: [REDACTED]

(www.copso.org.uk)

Acknowledgements

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This report has been prepared in accordance with the GroundSure Ltd standard Terms and Conditions of business for work of this nature.

Report Reference: STL-1027121

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

STL Group: Tel: 0800 312611 E-mail: 0800 312638 E-mail: [REDACTED] Fax: 01492 691111



Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. [REDACTED] 000 [REDACTED], 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 he finds 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

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

Report Reference: STL-1027121

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

S [REDACTED]

2

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.

Complaints should be sent to: Operations Director, GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE.
Tel: 08444 159 000. Email: info@4C.groundsure.com

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

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

Report Reference: STL-1027121

If you would like any further assistance regarding this report then please contact
STL Group: Tel: 0800 318611 Fax: 0800 317978 E-Mail: info@stlgroup.co.uk DX: 148060 Woking 12

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with GroundSure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by GroundSure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by GroundSure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between GroundSure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to GroundSure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“GroundSure” means GroundSure Limited, a company registered in England and Wales under number 03421028.

“GroundSure Materials” means all materials prepared by GroundSure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from GroundSure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by GroundSure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by GroundSure.

“Services” means any Report, Mapping and/or Support Services which GroundSure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested GroundSure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to GroundSure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from GroundSure and on the website (www.groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 GroundSure agrees to provide the Services in accordance with the Contract.

2.2 GroundSure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of GroundSure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, GroundSure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and GroundSure will have no liability therefor. In addition you acknowledge and agree that GroundSure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 GroundSure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by GroundSure. GroundSure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by GroundSure. GroundSure's acceptance of an Order shall be binding only when made in writing and signed by GroundSure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to GroundSure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to GroundSure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as GroundSure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable GroundSure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the GroundSure Materials, or use the GroundSure Materials in a manner for which they were not intended. The Client may make the GroundSure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that GroundSure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by GroundSure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by GroundSure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by GroundSure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 GroundSure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by GroundSure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to GroundSure in full without deduction, counterclaim or set off within 30 days of the date of GroundSure's invoice or such other period as may be agreed in writing between GroundSure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of GroundSure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the GroundSure Materials.

6.2 All Intellectual Property in the GroundSure Materials are and shall remain owned by GroundSure or GroundSure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the GroundSure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to GroundSure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the GroundSure Materials in order to advise the Beneficiary in a professional capacity. However, GroundSure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify GroundSure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7. Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of GroundSure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by GroundSure or its employees, agents or subcontractors;
- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 GroundSure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the GroundSure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the GroundSure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of GroundSure's internet ordering service.

7.5 GroundSure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 GroundSure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of GroundSure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against GroundSure in relation to the Services or other matters arising pursuant to the Contract.

8 GroundSure's right to suspend or terminate

8.1 If GroundSure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, GroundSure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 GroundSure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to GroundSure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon GroundSure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are
(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) GroundSure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in GroundSure's possession or control; and

(ii) the Client shall pay to GroundSure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay GroundSure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of GroundSure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to GroundSure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through GroundSure.

12.3 GroundSure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of GroundSure.

12.4 No failure on the part of GroundSure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 GroundSure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond GroundSure's reasonable control.

In the event that GroundSure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then GroundSure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 GroundSure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at GroundSure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

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