**Specimen Address, Specimen Town**

**Professional opinion**

**Contaminated Land**
- Low-Moderate: Acceptable Risk  
  page 11

**Flood Risk**
- Negligible  
  page 22

Consultant’s guidance and recommendations inside.

**Ground Stability**
- Passed

**Radon**
- Identified  
  page 23

**Energy**
- Identified  
  page 24

**Planning Constraints**
- Identified  
  page 31

**Transportation**
- Passed  
  page 7

A full assessment of transportation is available in other Groundsure searches, including the Groundsure Review. Contact Groundsure or your search provider for further details.

**Site plan**

**Contaminated land liability**

**Statutory or 3rd party action**
- Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?  
  Unlikely

**Banking security**
- Is it likely that the property will represent acceptable banking security from a contaminated land perspective?  
  Yes

**Environmental liability**
- Is there a risk that the property value may be impacted due to contaminated land liability issues?  
  Unlikely

Contact us with any questions at: info@groundsure.com  
08444 159 000

Grid reference: 529228 104655  
Reference: Screening_Sample_P_rs_d5a8  
Your reference: GS-TEST  
Date: 8 October 2018
Overview of findings and recommendations

These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

We have searched a comprehensive library of information to determine the results within this report. We only provide maps and data tables when we have identified features within the search radius or we consider the results to be of note. A list of the other datasets that we have searched is provided for you in the back of this report.

Contaminated land
None required.

Radon
The property lies within a radon affected area, where at least 1% of properties are affected. Key recommended next steps:

- if the property is new build, you can check compliance on radon protection with the developer
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- See for example [http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/](http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/) for further information

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.

Visual and cultural designations
The property lies within 50m of a visually or culturally protected site or area. Key recommended next steps:

- seek further guidance from the local planning department on any likely restrictions if considering any property development

Solar
Existing or proposed solar installations have been identified within 5km of the property. Key recommended next steps:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- consider visiting the area in order more accurately to assess the impact this solar farm would have on the property

**Wind**

Existing or proposed wind installations have been identified within 5km. Key recommended next steps:
- use the details given in the report to find out more about the potential impacts on the property
- consider contacting the operating company and the relevant Local Authority for further information
- consider visiting the area in order more accurately to assess the impact this wind development would have on the property

**Power stations**

One or more Power Stations have been identified within 5km of the property. Key recommended next steps:
- consider visiting the power station operator’s website for further information. Many power stations have large amounts of information on their local impacts available on the operator’s website
- additionally, consider approaching the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting [http://www.hse.gov.uk/nuclear/regulated-sites.htm](http://www.hse.gov.uk/nuclear/regulated-sites.htm) for further information on the site
Consultant’s assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see the guidance section on page 2 for further advice.

### Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant.

Please see page 12 for details of the identified issues.

<table>
<thead>
<tr>
<th>Past Land Use</th>
<th>Waste and Landfill</th>
<th>Current and Recent Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-Moderate</td>
<td>Low</td>
<td>Low-Moderate</td>
</tr>
</tbody>
</table>

### Current and proposed land use

**Current land use**

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore made a best judgement based on the available information that the property is likely to be used for retail purposes.

**Proposed land use**

Groundsure has assumed that the property will continue in the current use.

### Site history

No potentially contaminative land uses have been identified at the study site.

### Surrounding area history

Potentially contaminative historical, current and recent land uses of minor concern have been identified in proximity to the study site.

### Site setting

Potentially vulnerable receptors have been identified including site users, residents of adjacent dwellings with gardens and the underlying Secondary Undifferentiated and Principal aquifers.

### Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.
Environmental summary

Flood Risk
No significant concerns have been identified as a result of the flood risk searches. No action required.
Further explanation of flood risk assessment can be seen here: groundsure.com/understanding-flood-risk

<table>
<thead>
<tr>
<th>Type</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>River and Coastal Flooding</td>
<td>Very Low</td>
</tr>
<tr>
<td>Groundwater Flooding</td>
<td>Negligible</td>
</tr>
<tr>
<td>Surface Water Flooding</td>
<td>Negligible</td>
</tr>
<tr>
<td>JBA Floodability</td>
<td>Very Low</td>
</tr>
<tr>
<td>Past Flooding</td>
<td>None</td>
</tr>
<tr>
<td>Flood Storage Areas</td>
<td>None</td>
</tr>
<tr>
<td>NPPF Flood Risk Assessment</td>
<td>No</td>
</tr>
</tbody>
</table>

Ground Stability
No significant concerns have been identified as a result of the ground stability searches. No action required.

<table>
<thead>
<tr>
<th>Type</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural Ground Stability</td>
<td>Negligible-Very low</td>
</tr>
<tr>
<td>Non-Natural Ground Stability</td>
<td>None</td>
</tr>
</tbody>
</table>

Radon
The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. Percentage of affected homes in your local area is between 1% and 3%.
Please see page 23 for details of the identified issues.

In a radon affected area
## Energy summary

### Oil and Gas

- **No active or planned wells or extraction areas (such as fracking sites) identified near the property.**
  - **Oil and Gas Areas**: None
  - **Oil and Gas Wells**: None

### Wind and Solar

- **Our search of existing and planned renewable wind and solar infrastructure has identified results.**
  - **Wind**: Identified
  - **Solar**: Identified

  Please see the guidance section on page 2 for further advice. Additionally, see page 24 for details of the identified issues.

### Energy Infrastructure

- **Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.**
  - **Power stations**: Identified
  - **Energy Infrastructure Projects**: None

  Please see the guidance section on page 2 for further advice. Additionally, see page 29 for details of the identified issues.
Transportation summary

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available in additional Groundsure searches. Please contact Groundsure or your preferred searches provider for details of the most appropriate report.

**HS2**

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>HS2 Route</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Safeguarding</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Stations</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Depots</td>
<td>None</td>
</tr>
<tr>
<td>HS2 Noise</td>
<td>Not assessed</td>
</tr>
<tr>
<td>HS2 Visual impact</td>
<td>Not assessed</td>
</tr>
</tbody>
</table>

**Crossrail**

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crossrail 1 Route</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 1 Stations</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 1 Worksites</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Route</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Stations</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Worksites</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Safeguarding</td>
<td>None</td>
</tr>
<tr>
<td>Crossrail 2 Headhouse</td>
<td>None</td>
</tr>
</tbody>
</table>

**Other Railways**

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Railways and Tunnels</td>
<td>None</td>
</tr>
<tr>
<td>Historical Railways and Tunnels</td>
<td>None</td>
</tr>
<tr>
<td>Railway and Tube Stations</td>
<td>None</td>
</tr>
<tr>
<td>Underground</td>
<td>None</td>
</tr>
</tbody>
</table>
Planning summary

Planning constraints

Protected areas have been identified within 50 metres of the property.

Please see page 31 for details of the identified issues.
Other environmental considerations

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

Asbestos
The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features
This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issue are considered to be a concern.

Unexploded ordnance (UXO)
The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance
The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment
A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1195+VAT, which includes a discount for current reporting.

Made ground and infilled land
Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.
Recent aerial photograph

Capture Date: 07/06/2015
Site Area: 0.01ha
## Contaminated Land summary

### Past land use

<table>
<thead>
<tr>
<th>Type</th>
<th>On-Site</th>
<th>0-50m</th>
<th>50-250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Former industrial land use (1:10,560 and 1:10,000 scale)</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Former tanks</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Former energy features</td>
<td>0</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td>Former petrol stations</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Former garages</td>
<td>0</td>
<td>2</td>
<td>11</td>
</tr>
<tr>
<td>Former military land</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Waste and landfill

<table>
<thead>
<tr>
<th>Type</th>
<th>On-Site</th>
<th>0-50m</th>
<th>50-250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active or recent landfill</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Former landfill (from Environment Agency Records)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Former landfill (from British Geological Survey records, 1973)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Former landfill (from Local Authority and historical mapping records)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Waste site no longer in use</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Active or recent licensed waste sites</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### Current and recent industrial

<table>
<thead>
<tr>
<th>Type</th>
<th>On-Site</th>
<th>0-50m</th>
<th>50-250m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recent industrial land uses</td>
<td>0</td>
<td>1</td>
<td>24</td>
</tr>
<tr>
<td>Current or recent petrol stations</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Historical licensed industrial activities</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Current or recent licensed industrial activities</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Local Authority licensed pollutant release</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Pollutant release to surface waters</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pollutant release to public sewer</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dangerous industrial substances (D.S.I. List 1)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dangerous industrial substances (D.S.I. List 2)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dangerous or explosive sites</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hazardous substance storage/usage</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sites designated as Contaminated Land</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pollution incidents</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Contaminated Land

Past land use

**Former industrial land use (1:10,560 and 1:10,000 scale)**
These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination.

Please see the Environmental Summary to find out how these could impact the site.

Please see the guidance section on page 2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>190 m</td>
<td>NE</td>
<td>Nursery</td>
<td>1875</td>
</tr>
</tbody>
</table>
This data is sourced from Ordnance Survey/Groundsure.

**Former energy features**

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see the guidance section on page 2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>181 m</td>
<td>N</td>
<td>Electricity Substation</td>
<td>1990</td>
</tr>
<tr>
<td>182 m</td>
<td>N</td>
<td>Electricity Substation</td>
<td>1974</td>
</tr>
<tr>
<td>186 m</td>
<td>SW</td>
<td>Electricity Substation</td>
<td>1970</td>
</tr>
<tr>
<td>187 m</td>
<td>SW</td>
<td>Electricity Substation</td>
<td>1984</td>
</tr>
<tr>
<td>215 m</td>
<td>W</td>
<td>Electricity Substation</td>
<td>1974</td>
</tr>
<tr>
<td>215 m</td>
<td>W</td>
<td>Electricity Substation</td>
<td>1990</td>
</tr>
<tr>
<td>236 m</td>
<td>NE</td>
<td>Electricity Substation</td>
<td>1990</td>
</tr>
<tr>
<td>237 m</td>
<td>NE</td>
<td>Electricity Substation</td>
<td>1974</td>
</tr>
</tbody>
</table>

This data is sourced from Ordnance Survey/Groundsure.

**Former garages**

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Please see the guidance section on page 2 for further advice.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Use</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>23 m</td>
<td>S</td>
<td>Garage</td>
<td>1974</td>
</tr>
<tr>
<td>23 m</td>
<td>S</td>
<td>Garage</td>
<td>1990</td>
</tr>
<tr>
<td>82 m</td>
<td>SE</td>
<td>Garage</td>
<td>1990</td>
</tr>
<tr>
<td>83 m</td>
<td>SE</td>
<td>Garage</td>
<td>1974</td>
</tr>
<tr>
<td>107 m</td>
<td>E</td>
<td>Garage</td>
<td>1964</td>
</tr>
<tr>
<td>107 m</td>
<td>E</td>
<td>Garage</td>
<td>1974</td>
</tr>
<tr>
<td>140 m</td>
<td>SE</td>
<td>Garage</td>
<td>1990</td>
</tr>
<tr>
<td>Distance</td>
<td>Direction</td>
<td>Use</td>
<td>Date</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>--------</td>
<td>------</td>
</tr>
<tr>
<td>141 m</td>
<td>SE</td>
<td>Garage</td>
<td>1964</td>
</tr>
<tr>
<td>141 m</td>
<td>SE</td>
<td>Garage</td>
<td>1974</td>
</tr>
<tr>
<td>193 m</td>
<td>W</td>
<td>Garage</td>
<td>1950</td>
</tr>
<tr>
<td>193 m</td>
<td>W</td>
<td>Garage</td>
<td>1964</td>
</tr>
<tr>
<td>193 m</td>
<td>W</td>
<td>Garage</td>
<td>1974</td>
</tr>
<tr>
<td>193 m</td>
<td>W</td>
<td>Garage</td>
<td>1990</td>
</tr>
</tbody>
</table>

This data is sourced from Ordnance Survey/Groundsure.
Recent industrial land uses
These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see the guidance section on page 2 for further advice.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Company / Address</th>
<th>Activity</th>
<th>Category</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>31 m</td>
<td>S</td>
<td>Sussex Mechanic - 12b, Queens Place, Hove, BN3 2LT</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>2</td>
<td>52 m</td>
<td>NE</td>
<td>Sussex Alarms - 53, Church Road, Hove, BN3 2BD</td>
<td>Electronic Equipment</td>
<td>Industrial Products</td>
</tr>
<tr>
<td>3</td>
<td>91 m</td>
<td>E</td>
<td>Glynns Vehicle Contracts - 2, St. Johns Place, Hove, BN3 2FJ</td>
<td>Vehicle Hire and Rental</td>
<td>Hire Services</td>
</tr>
<tr>
<td>ID</td>
<td>Distance</td>
<td>Direction</td>
<td>Company / Address</td>
<td>Activity</td>
<td>Category</td>
</tr>
<tr>
<td>----</td>
<td>----------</td>
<td>-----------</td>
<td>-------------------</td>
<td>----------</td>
<td>----------</td>
</tr>
<tr>
<td>4</td>
<td>93 m</td>
<td>SE</td>
<td>First Motoring Services - 56, First Avenue, Hove, BN3 2FF</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>5</td>
<td>113 m</td>
<td>E</td>
<td>The Print House - 26-28, St. Johns Road, Hove, BN3 2FB</td>
<td>Published Goods</td>
<td>Industrial Products</td>
</tr>
<tr>
<td>6</td>
<td>125 m</td>
<td>E</td>
<td>Hop Consulting Ltd - 41, Church Road, Hove, BN3 2BE</td>
<td>Civil Engineers</td>
<td>Engineering Services</td>
</tr>
<tr>
<td>7</td>
<td>144 m</td>
<td>E</td>
<td>A L T Recording Studios - 35, Church Road, Hove, BN3 2BE</td>
<td>Recording Studios and Record Companies</td>
<td>IT, Advertising, Marketing and Media Services</td>
</tr>
<tr>
<td>8</td>
<td>170 m</td>
<td>SE</td>
<td>Bodyline - 22, St. Johns Road, Hove, BN3 2FB</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>9</td>
<td>177 m</td>
<td>SE</td>
<td>Brighton Motor Works - 17, St. Johns Road, Hove, BN3 2FB</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>10</td>
<td>179 m</td>
<td>W</td>
<td>Mayfield Motors - 10, Albert Mews, Hove, BN3 2PP</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>11</td>
<td>182 m</td>
<td>NW</td>
<td>M V C Contractor Ltd - 6, The Drive, Hove, BN3 3JA</td>
<td>Electronic Equipment</td>
<td>Industrial Products</td>
</tr>
<tr>
<td>A</td>
<td>185 m</td>
<td>SE</td>
<td>Modern Welding - 13, St. Johns Road, Hove, BN3 2FB</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>13</td>
<td>191 m</td>
<td>SW</td>
<td>Electricity Sub Station - BN3</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
<tr>
<td>A</td>
<td>192 m</td>
<td>SE</td>
<td>Palmeira Bodyworks &amp; Servicing - 11, St. Johns Road, Hove, BN3 2FB</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>14</td>
<td>192 m</td>
<td>E</td>
<td>Taylor &amp; Francis Group - 27, Church Road, Hove, BN3 2FA</td>
<td>Published Goods</td>
<td>Industrial Products</td>
</tr>
<tr>
<td>15</td>
<td>194 m</td>
<td>N</td>
<td>Electricity Sub Station - BN3</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
<tr>
<td>16</td>
<td>199 m</td>
<td>W</td>
<td>Aj Robertson Ltd - 1-8, Albert Mews, Hove, BN3 2PP</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>B</td>
<td>199 m</td>
<td>SE</td>
<td>Day’s Volkswagen - 12, St. Johns Road, Hove, BN3 2FB</td>
<td>Vehicle Repair, Testing and Servicing</td>
<td>Repair and Servicing</td>
</tr>
<tr>
<td>B</td>
<td>204 m</td>
<td>S</td>
<td>Coulson Motors Ltd - 10, St. Johns Road, Hove, BN3 2FB</td>
<td>Secondhand Vehicles</td>
<td>Motoring</td>
</tr>
<tr>
<td>17</td>
<td>209 m</td>
<td>W</td>
<td>Persy Grow Shop - 4, Kings Mews, Hove, BN3 2PA</td>
<td>Horticultural Equipment</td>
<td>Industrial Products</td>
</tr>
<tr>
<td>18</td>
<td>214 m</td>
<td>W</td>
<td>Electricity Sub Station - BN3</td>
<td>Electrical Features</td>
<td>Infrastructure and Facilities</td>
</tr>
<tr>
<td>19</td>
<td>220 m</td>
<td>W</td>
<td>Fish Galore - 6, Kings Mews, Hove, BN3 2PA</td>
<td>Fish, Meat and Poultry Products</td>
<td>Foodstuffs</td>
</tr>
</tbody>
</table>
### Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see the guidance section on page 2 for further advice.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Local Authority</th>
<th>Processes Undertaken</th>
<th>Permit Type</th>
<th>Details of Enforcement</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>182 m</td>
<td>E</td>
<td>Palmeria Dry Cleaners, 73 Western Road, Hove, BN3 2JQ</td>
<td>Brighton and Hove City Council</td>
<td>Dry Cleaning</td>
<td>Part B</td>
<td>Enforcement: No Enforcement Notified Date of Enforcement: No Enforcement Notified Comment: No Enforcement Notified</td>
</tr>
</tbody>
</table>

This data is sourced from the Local Authorities.
Aquifers within superficial geology

Environment Agency/Natural Resources Wales and British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

**Unknown** - These are rock layers where it has not been possible to classify the water storage potential.
Screening

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Secondary Undifferentiated</td>
</tr>
<tr>
<td>200 m</td>
<td>S</td>
<td>Secondary B</td>
</tr>
</tbody>
</table>

This data is sourced from Environment Agency/Natural Resources Wales.

**Superficial geology**

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

<table>
<thead>
<tr>
<th>Description</th>
<th>BGS LEX Code</th>
<th>Rock Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>HEAD</td>
<td>HEAD-XCZSV</td>
<td>CLAY, SILT, SAND AND GRAVEL</td>
</tr>
</tbody>
</table>

This data is sourced from British Geological Survey.
Aquifers within bedrock geology
Environment Agency/Natural Resources Wales and British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.
### Distance

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>Principal</td>
</tr>
</tbody>
</table>

This data is sourced from Environment Agency/Natural Resources Wales.

### Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

<table>
<thead>
<tr>
<th>Description</th>
<th>BGS LEX Code</th>
<th>Rock Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEWHAVEN CHALK FORMATION</td>
<td>NCK-CHLK</td>
<td>CHALK</td>
</tr>
</tbody>
</table>

This data is sourced from British Geological Survey.
The property has been rated as No Colour. No Colour indicates a very low level of flood hazard.

JBA's Floodability rating provides an indication of the likelihood of a property being flooded from river, coastal and/or surface water flood. It is based on a ground level model that does not contain buildings or infrastructure. The Floodability information is based on a model and should not be relied upon as fact. It is only one of the many considerations reviewed as part of a commercial insurance policy.

Other underwriting considerations may include whether the building has been raised, are the contents raised off the floor, the construction type, business type, whereabouts the flooding impacts the property and the likelihood of business interruption such as access restrictions due to flood waters. As a property owner, understanding the risk to your property is valuable and adding flood resilience measures to the property, where known to be at risk, may help getting insurance or reducing the premium or excess charged by an insurer.
The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or www.ukradon.org. Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

Please see the guidance section on page 2 for further advice.

This data is sourced from British Geological Survey/Public Health England.
Energy

Wind and solar

There is an operational or planned solar photovoltaic farm or smaller installation located near the property. Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>3-4 km</td>
<td>W</td>
<td>ParkerSteel Shoreham Plant, Parker Steel Ltd, Fishgate Terminal, Basin Road South, Portslade, BN41 1WF</td>
<td>Contractor: Larimin LPA Name: Adur and Worthing Councils Capacity (MW): 1.8 Application Date: - Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 02/09/2015</td>
</tr>
</tbody>
</table>

Solar

Existing and agreed solar installations
There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.
Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property. Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. See below for details of the proposals.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
</table>
| 1  | 1-2 km   | NW        | 185 Old Shoreham Road, Hove | Applicant name: -  
Application Status: -  
Application Date: -  
Application Number: BH2013/03973 |

Wind

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| 7  | 4-5 km   | W         | Site Name: Shoreham Port, Basin Road, South Southwick, South East  
Operator Developer: Shoreham Port Authority  
Status of Project: Operational | Type of project: Onshore  
Number of Turbines: 2  
Turbine Capacity: 0.1MW  
Total project capacity: 0.2  
Approximate Grid Reference: 524242, 104744 |

This data is sourced from the UK Wind Energy Association (UKWED). Groundsure recommends further independent research with UKWED of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report.
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| A  | 282 m    | S         | Site Name: Kings House, Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW  
Planning Application Reference: BH2007/02048  
Type of Project: 6 Wind Turbines |
| A  | 282 m    | S         | Site Name: Kings House, Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW  
Planning Application Reference: BH2008/00322  
Type of Project: 6 Wind Turbines |

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure’s experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

**Proposed wind turbines**

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report.

<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| A  | 282 m    | S         | Site Name: Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW  
Planning Application Reference: BH2007/02050  
Type of Project: Wind Turbine |
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Details</th>
</tr>
</thead>
</table>
| A  | 282 m    | S         | Site Name: Grand Avenue, Brighton & Hove, Hove, East Sussex, BN52 9SW  
Planning Application Reference: BH2008/00320  
Type of Project: Wind Turbine  
Application Date: 15-Feb-08  
Planning Stage: Early Planning Detail Plans Refused  
Project Details: Scheme comprises construction of 20m high, free standing helical type wind turbine, on grassed area of kings house at south end of grand avenue (resubmission of withdrawn application BH2007/02050).  
Approximate Grid Reference: 529121, 104387 |
| 2  | 2-3 km   | NW        | Site Name: Laburnum Avenue, Brighton & Hove, Hove, East Sussex, BN3 7JW  
Planning Application Reference: BH2006/04136  
Type of Project: Wind Turbine  
Application Date: 23-Dec-06  
Planning Stage: Plans Approved Detail Plans Granted  
Project Details: Scheme comprises installation of wind turbine on west elevation.  
Approximate Grid Reference: 527303, 106226 |
| 3  | 2-3 km   | E         | Site Name: 4 Cobden Road, Brighton & Hove, Brighton, East Sussex, BN2 9TL  
Planning Application Reference: BH2006/03939  
Type of Project: Wind Turbine  
Application Date: 23-Dec-06  
Planning Stage: Early Planning Detail Plans Refused  
Project Details: Scheme comprises installation of wind turbine on rear elevation.  
Approximate Grid Reference: 532101, 105085 |
| 4  | 3-4 km   | NW        | Site Name: Dale View, Brighton & Hove, Hove, East Sussex, BN3 8LF  
Planning Application Reference: BH2006/04077  
Type of Project: Wind Turbine  
Application Date: 23-Dec-06  
Planning Stage: Plans Approved Detail Plans Granted  
Project Details: Scheme comprises installation of wind turbine on south west elevation.  
Approximate Grid Reference: 527065, 106951 |
| 5  | 3-4 km   | E         | Site Name: 286 Madeira Drive, Adjacent Peter Pan Playground, Brighton & Hove, Brighton, East Sussex, BN2 1EN  
Planning Application Reference: BH2013/01829  
Type of Project: Cafe & Wind Turbine  
Application Date: 03-Jun-13  
Planning Stage: Plans Approved Detail Plans Granted  
Project Details: Scheme comprises drive brighton east cliff application to extend time limit for implementation of previous approval bh2010/00511 for the construction of cafe, incorporating solar panels and a wind tur  
Approximate Grid Reference: 532435, 103582 |
This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.
Energy infrastructure

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.
<table>
<thead>
<tr>
<th>ID</th>
<th>Distance</th>
<th>Direction</th>
<th>Company name</th>
<th>Power station name</th>
<th>Type of power station</th>
<th>Total capacity (MW)</th>
<th>Operating since</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>4-5 km</td>
<td>W</td>
<td>Scottish Power</td>
<td>Shoreham, South East</td>
<td>CCGT</td>
<td>420</td>
<td>2000</td>
</tr>
</tbody>
</table>

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department of Energy and Climate Change (DECC).
Visual and Cultural Designations

Conservation Areas
The property is in or within 50m of a Conservation Area. Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Name</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>on site</td>
<td>The Avenues</td>
<td>The City Of Brighton And Hove</td>
</tr>
<tr>
<td>54 m</td>
<td>N</td>
<td>The Willett Estate</td>
<td>The City Of Brighton And Hove</td>
</tr>
<tr>
<td>64 m</td>
<td>E</td>
<td>Brunswick Town</td>
<td>The City Of Brighton And Hove</td>
</tr>
</tbody>
</table>
Listed Buildings

The property is, contains, is within or is in close proximity to a Listed Building. This means there will be extra control over what changes can be made to that building’s interior and exterior. Owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

<table>
<thead>
<tr>
<th>Distance</th>
<th>Direction</th>
<th>Name</th>
<th>Grade</th>
<th>Listed building reference number</th>
<th>Listed date</th>
</tr>
</thead>
<tbody>
<tr>
<td>34 m</td>
<td>S</td>
<td>7-12, QUEEN'S PLACE (See details for further address information)</td>
<td>II</td>
<td>1187582</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>44 m</td>
<td>SE</td>
<td>41, FIRST AVENUE (See details for further address information)</td>
<td>II</td>
<td>1209640</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>49 m</td>
<td>W</td>
<td>FORMER MEWS</td>
<td>II</td>
<td>1209914</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>66 m</td>
<td>W</td>
<td>WALL FRONTING NOS 21-33 CHURCH ROAD</td>
<td>II</td>
<td>1280966</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>83 m</td>
<td>E</td>
<td>56, FIRST AVENUE (See details for further address information)</td>
<td>II</td>
<td>1280737</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>87 m</td>
<td>W</td>
<td>9, GRAND AVENUE</td>
<td>II</td>
<td>1280696</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>96 m</td>
<td>W</td>
<td>10, GRAND AVENUE</td>
<td>II</td>
<td>1298673</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>97 m</td>
<td>SW</td>
<td>8, GRAND AVENUE</td>
<td>II</td>
<td>1187554</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>109 m</td>
<td>E</td>
<td>CHURCH OF ST JOHN THE BAPTIST</td>
<td>II</td>
<td>1187551</td>
<td>12/04/1983</td>
</tr>
<tr>
<td>117 m</td>
<td>W</td>
<td>11, GRAND AVENUE</td>
<td>II</td>
<td>1205518</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>125 m</td>
<td>SW</td>
<td>NO 6 INCLUDING PIERS AND RAILINGS</td>
<td>II</td>
<td>1205509</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>147 m</td>
<td>SW</td>
<td>4, GRAND AVENUE</td>
<td>II</td>
<td>1389691</td>
<td>23/01/2002</td>
</tr>
<tr>
<td>150 m</td>
<td>W</td>
<td>Hove War Memorial</td>
<td>II</td>
<td>1187556</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>168 m</td>
<td>E</td>
<td>WALL FRONTING NOS 7-19 CHURCH ROAD</td>
<td>II</td>
<td>1204914</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>173 m</td>
<td>S</td>
<td>NO 21 INCLUDING WALLS AND RAILINGS</td>
<td>II</td>
<td>1292517</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>Distance</td>
<td>Direction</td>
<td>Name</td>
<td>Grade</td>
<td>Listed building reference number</td>
<td>Listed date</td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>----------------------------------------------------</td>
<td>-------</td>
<td>----------------------------------</td>
<td>---------------</td>
</tr>
<tr>
<td>174 m</td>
<td>SW</td>
<td>EXTON HOUSE, WALLS AND RAILINGS</td>
<td>II</td>
<td>1209667</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>178 m</td>
<td>E</td>
<td>73-76 AND 73A, WESTERN ROAD</td>
<td>II</td>
<td>1210043</td>
<td>22/06/1984</td>
</tr>
<tr>
<td>180 m</td>
<td>E</td>
<td>PALMEIRA MANSIONS</td>
<td>II*</td>
<td>1204933</td>
<td>18/07/1978</td>
</tr>
<tr>
<td>182 m</td>
<td>E</td>
<td>NOS 18-30 (CONSECUTIVE) AND ATTACHED RAILINGS</td>
<td>II</td>
<td>1187581</td>
<td>10/09/1971</td>
</tr>
<tr>
<td>192 m</td>
<td>E</td>
<td>PALMEIRA AVENUE MANSIONS</td>
<td>II</td>
<td>1187549</td>
<td>04/02/1981</td>
</tr>
<tr>
<td>199 m</td>
<td>NW</td>
<td>THE GABLES, INCLUDING Piers, WALLS AND RAILINGS</td>
<td>II</td>
<td>1209744</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>230 m</td>
<td>S</td>
<td>24, SECOND AVENUE</td>
<td>II</td>
<td>1187583</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>233 m</td>
<td>W</td>
<td>2-9, KING’S MEWS (See details for further address information)</td>
<td>II</td>
<td>1187593</td>
<td>02/11/1992</td>
</tr>
<tr>
<td>245 m</td>
<td>E</td>
<td>PALMEIRA AVENUE MANSIONS</td>
<td>II</td>
<td>1187548</td>
<td>04/02/1981</td>
</tr>
</tbody>
</table>

This data is sourced from Historic England. For more information please see [https://historicengland.org.uk/listing/the-list/](https://historicengland.org.uk/listing/the-list/)
Datasets searched but no features were found at this location

In addition to the results detailed in the maps and tables in this report, all of these datasets were also queried but did not reveal any results relevant to the site or surrounding area.

**Contaminated Land**
- Former tanks
- Former petrol stations
- Former military land
- Former landfill (from British Geological Survey records, 1973)
- Former landfill (from Local Authority and historical mapping records)
- Waste site no longer in use
- Active or recent landfill
- Former landfill (from Environment Agency Records)
- Active or recent licensed waste sites
- Current or recent petrol stations
- Dangerous or explosive sites
- Hazardous substance storage/usage
- Sites designated as Contaminated Land
- Historical licensed industrial activities
- Current or recent licensed industrial activities
- Pollutant release to surface waters
- Pollutant release to public sewer
- Dangerous industrial substances (D.S.I. List 1)
- Dangerous industrial substances (D.S.I. List 2)
- Pollution incidents

**Bedrock hydrogeology**
- Groundwater abstraction licences

**Source Protection Zones and drinking water abstractions**
- Source Protection Zones
- Source Protection Zones in confined aquifer
- Drinking water abstraction licences

**Hydrology**
- Water courses from Ordnance Survey
- Surface water abstractions

**Flood Risk**
- Risk of flooding from rivers and the sea
- Flood storage areas: part of floodplain
- Historical flood areas
- Areas benefiting from flood defences
- Flood defences
- Proposed flood defences
- Surface water flood risk
- Groundwater flooding

**Ground stability**
- Natural ground subsidence
- Natural geological cavities
- Coal mining
- Non-coal mining
- Mining cavities
- Infilled land

**Oil and Gas**
- Oil or gas drilling well
- Proposed oil or gas drilling well
- Licensed blocks
- Potential future exploration areas

**Energy Infrastructure**
- Electricity transmission lines and pylons
- National Grid energy infrastructure
- Nuclear installations
- Large Energy Projects

**Planning constraints**
- Sites of Special Scientific Interest
- Internationally important wetland sites (Ramsar sites)
- Special Area of Conservation
- Special Protection Areas (for birds)
- National Nature Reserves
- Local Nature Reserves
- Designated Ancient Woodland
- Green Belt
- World Heritage Sites
- Areas of Outstanding Natural Beauty
- National Parks
- Certificates of Immunity from Listing
- Scheduled Monuments
- Registered Parks and Gardens
Contaminated Land assessment methodology

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

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

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

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

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

Contaminant source - Pathway - Receptor definitions
Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers
Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
Property, buildings and infrastructure

Environmental risk assessment definitions
A risk rating will be provided on the front page of the report depending on the level of environmental liability that has been assessed to be at the site. The ratings are defined as follows:

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

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

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

Moderate to 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.

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?
This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?
Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

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

Is there a risk that the property value may be impacted due to environmental liability issues?
This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015
The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in
England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

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

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

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.
Flood information

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

Risk of flooding from rivers and the sea
This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events
Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding
JBA Risk Management surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 75 year, 1 in 200 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences
The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas
Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or ‘the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.
Groundwater flooding
Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and a 1 in 100 year return period.

Search Code and Groundsure terms and conditions

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- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

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- 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

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The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk Web: https://www.tpos.co.uk/
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- 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
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