GroundSure Screening

Address: DUKE OF WELLINGTON,368,BRIGHTON ROAD,SHOREHAM-BY-SEA, BN43 6RE

Date: 27 Jun 2013

Your Reference:MW/SL/JONES/46251

Client: Searches UK



COPSO EXECUTIVE MEMBER

searchcode

Report Reference: SEUK-962566

Aerial Photograph of Study Site

NW ▲ N NE

◄W



E►

SW ▼ S SE

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Site Name: DUKE OF WELLINGTON,368,BRIGHTON ROAD,SHOREHAM-BY-SEA, BN43 6RE

Grid Reference: 521998,105136

Size of Site: 0.03 ha

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.

If you would like any further assistance regarding this report, then please contact the GroundSure Helpline on 08444 159000.

Environmental Consultancy: GroundSure Environmental Consultants are available to discuss the findings of this report free of charge and to assist in possible solutions where reports are determined to be In Need of Further Assessment, or where other outstanding environmental issues require further consideration.

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

Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used for commercial purposes.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative historic and current industrial land uses of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	Potentially vulnerable receptors have been identified including site users, the underlying Secondary (undifferentiated) aquifer within superficial deposits and Principal aquifer within bedrock geology. In addition, a potable water abstraction is recorded 1936m to the north west.
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 lies on or within 25m of an Environment Agency floodplain. Further advice on flooding may be available from the Environment Agency's Floodline on 0845 988 1188.
Natural Ground Subsidence	No issues identified.
Shallow Mining	No issues identified.
Radon	1-3% 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	No issues identified.
Coal Mining	No issues identified.

Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	6	36	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	2 *	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	14*	-	-	-
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	9	1*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	1	0*	-	-	-
*51-100m						
2. Environmental Permits, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of Historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	5	3	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	4	3	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	1	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	2	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
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	2	1
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	1	-	-
Environment Agency licensed Waste Sites	0	0	0	0	5	0

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	2	39	-	-	-
4.2 Records of Petrol and Fuel Sites	0	1	0	2	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	Yes
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 318	

* 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
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes		
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes		
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
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	3
6.6 Are there any Source Protection Zones within 500m of the study site?					Yes	

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	1	2	-	-
6.9 Surface water features within 250m of the study site	No	No	Yes	-	-	-

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?	Very 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	1	0	1
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	1	2
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	1	0
8.10 Records of National Parks	0	0	0	0	0	1
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	0	2	0
9.2 Records of potential sites of OfCom telecommunications masts	0	0	2	0
9.3 Records of overhead transmission lines in proximity to the study site	0	0	0	0

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very 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 1 and 3% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	No
11.2 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

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.

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.

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, whist 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

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.

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: 42

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
13.0	S	Unspecified Works	1963
13.0	S	Unspecified Works	1968
14.0	S	Unspecified Works	1972
32.0	N	Goods Yard (B)	1948
32.0	N	Goods Yard (B)	1909
38.0	SE	Timber Ponds	1896
55.0	N	Railway Sidings	1909
55.0	N	Goods Yard	1909
67.0	N	Goods Yard	1963
67.0	N	Railway Sidings	1968
67.0	N	Railway Sidings	1963
74.0	N	Railway Sidings	1972
81.0	NE	Goods Yard	1968
82.0	N	Railway Sidings	1909
83.0	NE	Railway Sidings	1948
84.0	N	Railway Sidings	1896
85.0	W	Unspecified Old Workhouse	1896
86.0	NE	Railway Building	1972
111.0	E	Unspecified Depot	1963
111.0	E	Unspecified Depot	1972
111.0	E	Unspecified Warehouse	1968
122.0	E	Unspecified Works	1982
132.0	E	Timber Ponds (B)	1873
141.0	SE	Unspecified Wharf (B)	1982
150.0	W	Unspecified Workhouse	1873
173.0	W	Unspecified Wharf	1948
186.0	NW	Railway Station	1896
188.0	E	Timber Pond (B)	1909
197.0	NW	Railway Station	1873
198.0	NW	Railway Station	1909
201.0	NW	Railway Station	1948
201.0	NW	Railway Station	1909
203.0	NW	Railway Station	1963
205.0	NW	Railway Station	1982
205.0	NW	Railway Station	1968
205.0	NW	Railway Station	1972
207.0	E	Unspecified Wharf	1896
210.0	E	Unspecified Wharf	1909
219.0	W	Police Station	1982
220.0	S	Boat House	1968
220.0	S	Boat House	1963
224.0	E	Unspecified Depots	1982

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: 2

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
92.0	SE	Tank (Unspecified)	1968
93.0	SE	Tank (Unspecified)	1968

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: 14

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
71.0	NE	Electricity Sub Station	1990
72.0	NE	Electricity Sub Station	1985
72.0	NE	Electricity Sub Station	1989
72.0	NE	Electricity Sub Station	1980
72.0	NE	Electricity Sub Station	1989
83.0	E	Electricity Sub Station	1980
83.0	E	Electricity Sub Station	1985
84.0	E	Electricity Sub Station	1968
92.0	E	Electricity Sub Station	1990
92.0	E	Electricity Sub Station	1968
92.0	E	Electricity Sub Station	1989
92.0	E	Electricity Sub Station	1989
95.0	E	Electricity Sub Station	1951
96.0	E	Electricity Sub-Station	1951

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: 10

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
14.0	S	Garage	1990
14.0	S	Garage	1989
14.0	S	Garage	1989
30.0	E	Garage	1951
30.0	E	Garage	1968
30.0	E	Garage	1989

30.0	E	Garage	1989
50.0	E	Garage	1985
50.0	E	Garage	1980
51.0	E	Garage	1990

1.6 Potentially Infilled Land

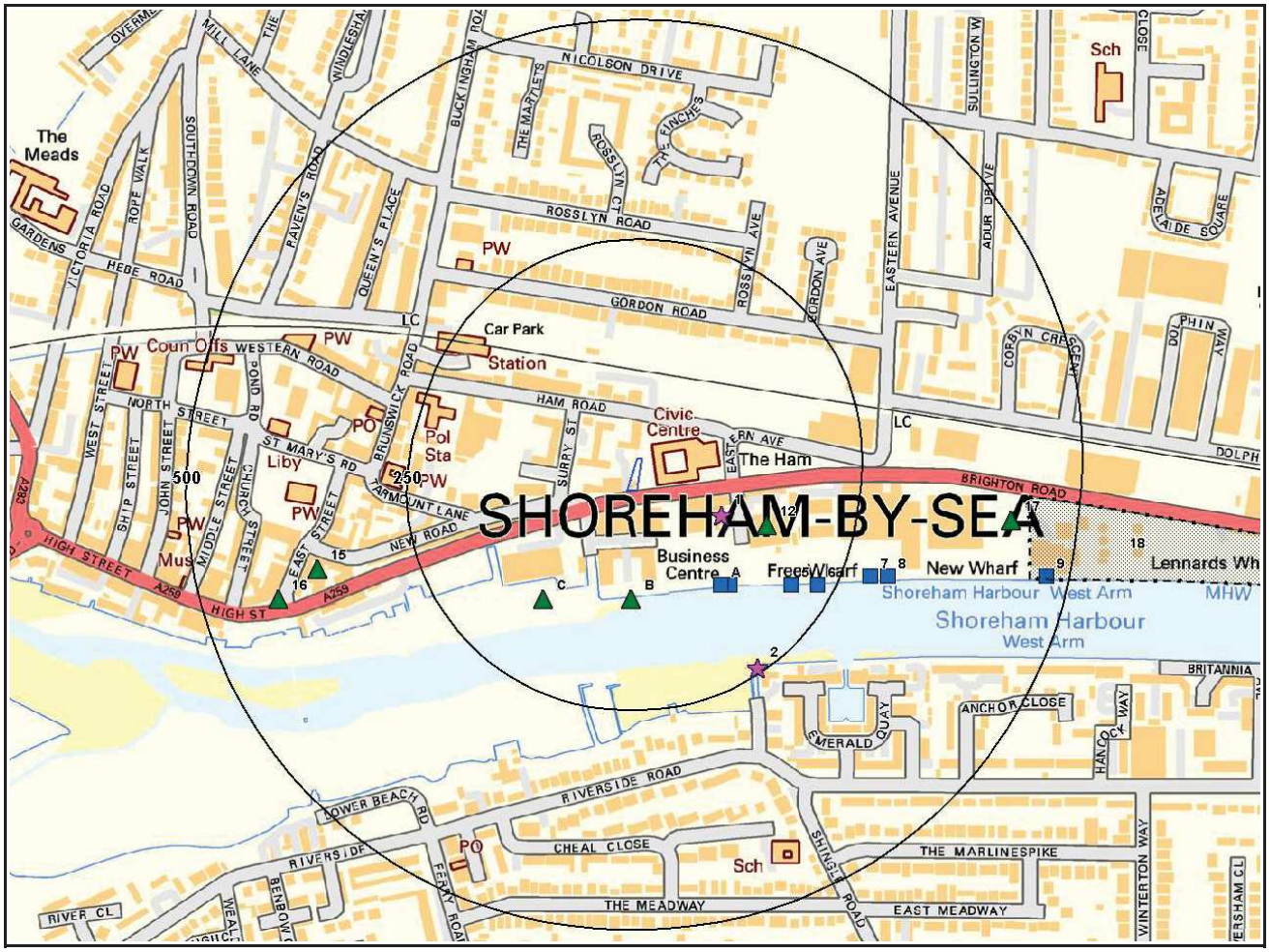
Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 1

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

Distance [m]	Direction	Use	Date
38.0	SE	Timber Ponds	1896

2. Environmental Permits, Incidents and Registers Map

NW N NE



W E

SW S SE

Authorisations,Incidents and Registers Legend

Mapping sourced from Ordnance Survey

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- Site Outline
- Search Buffers (m) 250 / 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

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: **8**

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	
10B	125.0	S	522000, 105000	Address: Frosts Cars Ltd Brighton Rd, Bn43 6rt Process: Petrol vapour recovery process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

11B	125.0	S	522000, 105000	Address: Fordamin Co Ltd Free Wharf, Brighton Rd,bn43 6re Process: Quarry/mineral/chalk process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
12	152.0	E	522153, 105084	Address: Minelco Specialities Ltd, Brighton Road, Shoreham-by-sea Process: Mineral drying and cooling Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
13C	158.0	SW	521900, 105000	Address: Frosts Cars Ltd Brighton Rd, Bn43 6rt Process: Waste oil burning process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
14C	158.0	SW	521900, 105000	Address: Montgomery Motors Brighton Rd, BN43 6RE Process: Vehicle re-spray process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
15	364.0	W	521644, 105034	Address: Shoreham S/st, Brighton Road, Shoreham-by-sea Process: Unloading of petrol into storage at petrol stations Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
16	415.0	W	521600, 105000	Address: Shoreham Serv Stn Brighton Rd Process: Petrol vapour recovery process Status: Historical Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
17	425.0	E	522431, 105089	Address: Krm Concrete Ltd, Brighton Road, Shoreham-by-sea Process: Blending, packing, loading, unloading and Use of Bulk Cement Status: Current Permit	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

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

Database searched and no data found.

Records of Licensed Discharge Consents within 500m of the study site: **7**

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

ID	Distance [m]	Direction	NGR	Details	
3A	143.0	SE	522100, 105020	Address: Brighton Road, Brighton Road, Shoreham By Sea, Sussex Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: S01401 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: 3/9/1965 Effective Date: 3/9/1965 Revocation Date: 1/7/1991
4A	150.0	SE	522110, 105020	Address: Free Wharf, Free Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RE Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: P01301 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: -

5	205.0	SE	522180, 105020	Address: Free Wharf, Free Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RE Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: P01301 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: -
6	231.0	SE	522210, 105020	Address: Free Wharf, Free Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RE Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: P01301 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: -
7	282.0	E	522270, 105030	Address: Free Wharf, Free Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RE Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: P01301 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: -
8	300.0	E	522290, 105030	Address: Free Wharf, Free Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RE Effluent Type: Miscellaneous Discharges - Surface Water Permit Number: P01301 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: -
9	474.0	E	522470, 105030	Address: Kingston Wharf, Kingston Wharf, Lower Brighton Road, Southwick, East Sussex Effluent Type: Trade Discharges - Unspecified Permit Number: S02043 Permit Version: 1	Receiving Water: Saline Estuary Status: Pre Nra Legislation Where Issue Date < 01-sep-89 (historic Only) Issue date: - Effective Date: - Revocation Date: 19/3/1996

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: 1

The following COMAH & NIHHS Authorisation records provided by the Health and Safety Executive are represented as polygons or buffered points on the Authorisations, Incidents and Registers map:

ID	Distance [m]	Direction	NGR	Address	Type	Update
18	441.0	E	522600, 105100	calor gas ltd,lennards wharf,brighton road,shoreham,bn43 6rn	NIHHS	2001

2.3 Environment Agency Recorded Pollution Incidents

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

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

ID	Distance [m]	Direction	NGR	Details	
1	98.0	E	522100, 105100	Incident Date: 3/7/2002 Incident Identification: 89084 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2	243.0	SE	522141, 104926	Incident Date: 13/2/2003 Incident Identification: 136889 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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

Database searched and no data found.

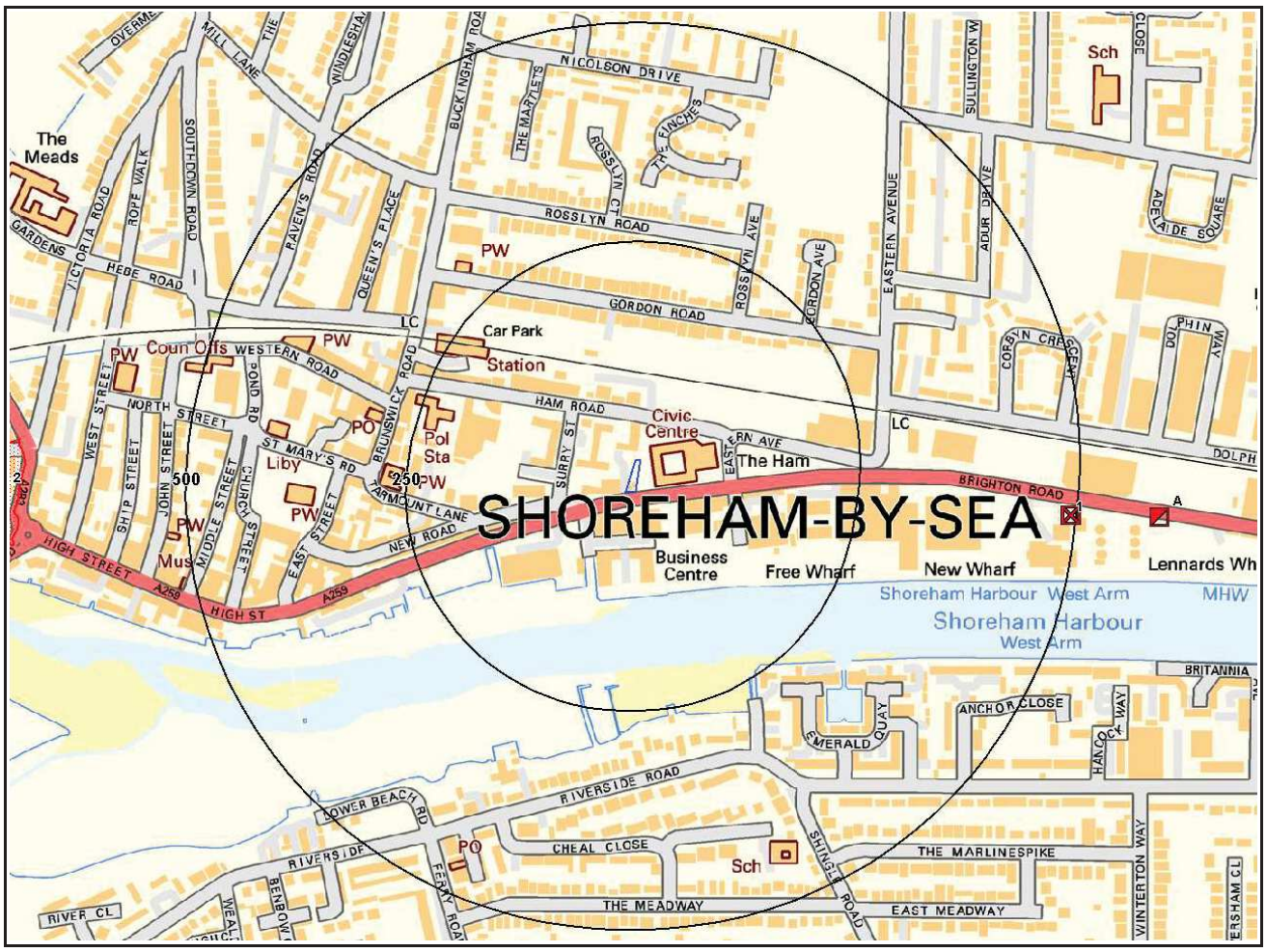
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990

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**

Database searched and no data found.

3. Landfill and Other Waste Sites Map

NW N NE



W E

SW S SE

Landfill & Other Waste Sites Legend

Mapping sourced from Ordnance Survey

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- Site Outline
- Search Buffers (m): 250, 500
- E.A. Active Landfill
- E.A. Historic Landfill (Area Data)
- E.A. Historic Landfill (Point Data)
- BGS / DoE Survey Landfill
- Local Authority Landfill (Area Data)
- Local Authority Landfill (Point Data)
- Operational Waste Treatment Licence
- Closed Waste Treatment Licence
- REGIS Waste Licence
- Operational Landfill
- Closed Landfill

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: 3

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

ID	Distance [m]	Direction	NGR	Details	
2	682.0	W	521200, 105100	Site Address: Ropetackle Road, Ropetackle Road, Shoreham Waste Licence: Yes Site Reference: WD27/019 Waste Type: Inert, Commercial, Household Regis Reference: -	Licence Issue: 01-Jan-1976 Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	835.0	W	520900, 104900	Site Address: Adur Recreation, Shoreham, Sussex Waste Licence: Yes Site Reference: WD27/258 Waste Type: Inert, Industrial, Commercial, Household Regis Reference: -	Licence Issue: 01-Jan-1976 Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1322.0	SW	520700, 104600	Site Address: Brighton Road, Shoreham, Sussex Waste Licence: - Site Reference: WD27/322 Waste Type: - Regis Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

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

Database searched and no data found.

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: 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	
1	493.0	E	522500, 105100	Site Address: Unit 3 New Wharf, Brighton Road, SHOREHAM BY SEA, West Sussex, BN4 6RE Landfill Licence: 44AAFYAL EA Reference: - Waste Type: Non-Hazardous Waste Description: - Known Restrictions: No known restriction on source of waste	Record Date:30-Sep-1989 Transfer Date: Modification Date: 31-Aug-1991 Status: Licence lapsed/cancelled/defunct/not applicable/surrendered Category: TREATMENT Regulator: EA - Southern Region - Sussex Area (West) Size: Undefined

Records of Environment Agency licensed waste sites within 1500m of the study site: 5

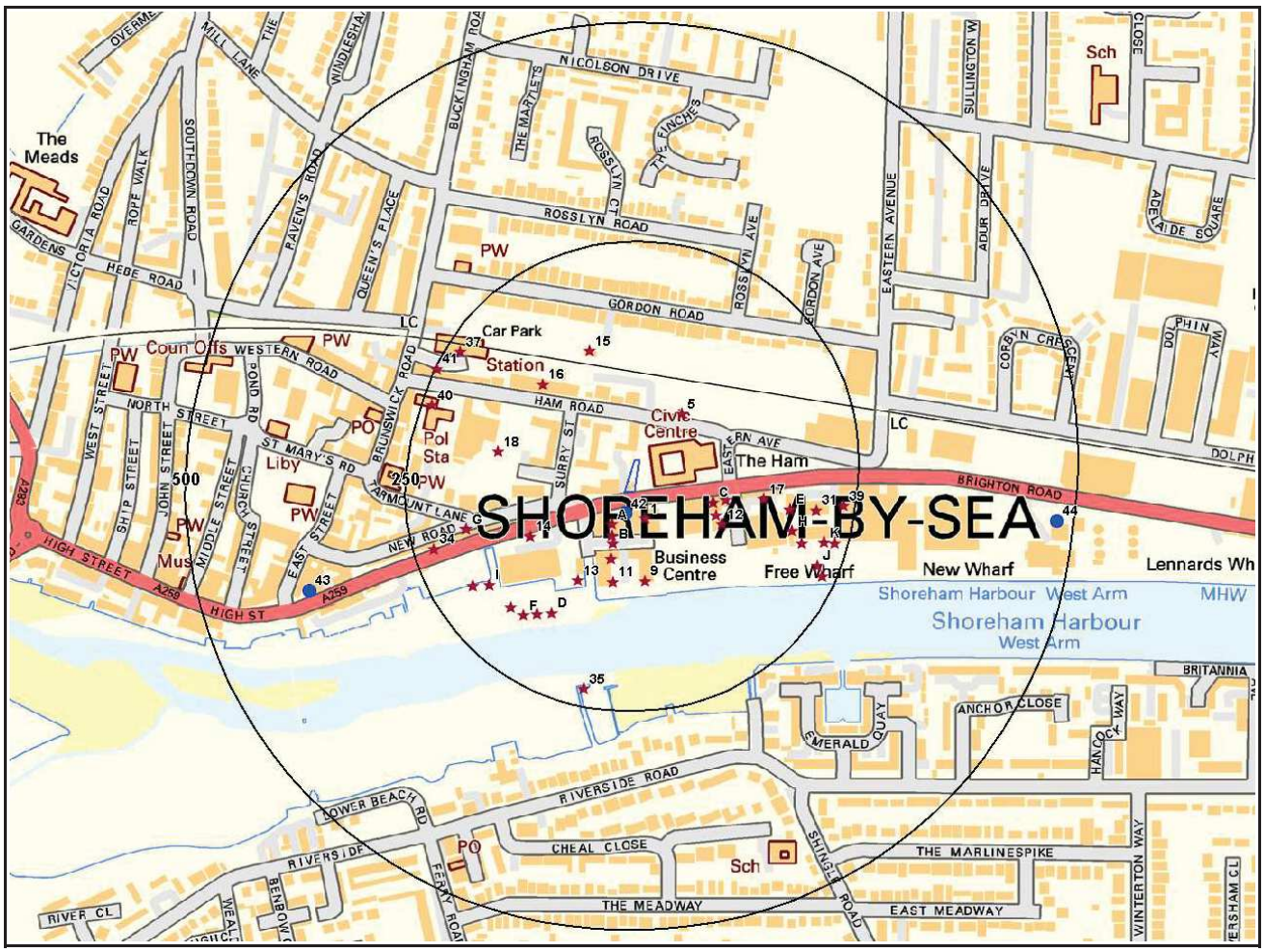
The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance [m]	Direction	NGR	Details	
5A	592.0	E	522600, 105100	Site Address: Land/ Premises At, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RJ Type: Household Waste Amenity Site Size: < 25000 tonnes Regis Licence Number: VIR011 Operator: Viridor Waste Management Ltd Surrendered Date: - Waste Management licence No: 19726 Annual Tonnage: 24999.0	Issue Date: 01/09/1995 Expiry Date: - Effective Date: 28/05/2004 Status: Modified Modified: 08/01/2009 Site Name: Shoreham H W R C Cancelled Date: - Correspondence Address: -, -
6A	592.0	E	522600, 105100	Site Address: Shoreham H W R C, Old Brighton Road, Shoreham By Sea, West Sussex, BN43 6RJ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: VIR011 Operator: Viridor Waste Management Ltd Surrendered Date: - Waste Management licence No: 19726 Annual Tonnage: 15600.0	Issue Date: 01/09/1995 Expiry Date: - Effective Date: 28/05/2004 Status: Modified Modified: 29/11/2005 Site Name: Shoreham H W R C Cancelled Date: - Correspondence Address: -, Great Western House, Station Approach, Taunton, Somerset, TA1 1QW
7A	592.0	E	522600, 105100	Site Address: Shoreham H W R C, Old Brighton Road, Shoreham-by-sea, West Sussex, BN43 6RJ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: WYV004 Operator: Wyvern Waste Services Ltd Surrendered Date: - Waste Management licence No: 19726 Annual Tonnage: 0.0	Issue Date: 01/09/1995 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Shoreham H W R C Cancelled Date: - Correspondence Address: -, Contract Office - Burgess Hill Transfer Station, Fairbridge Way, Burgess Hill, West Sussex, RH15 8QR
8A	592.0	E	522600, 105100	Site Address: Shoreham H W R C, Old Brighton Road, Shoreham-by-sea, West Sussex, BN43 6RJ Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Regis Licence Number: VIR011 Operator: Viridor Waste Management Ltd Surrendered Date: - Waste Management licence No: 19726 Annual Tonnage: 0.0	Issue Date: 01/09/1995 Expiry Date: - Effective Date: 28/05/2004 Status: Transferred Modified: - Site Name: Shoreham H W R C Cancelled Date: - Correspondence Address: -, Great Western House, Station Approach, Taunton, Somerset, TA1 1QW

Not shown	804.0	E	522800, 105000	Site Address: Kingston Wharf, Brighton Road, Shoreham By Sea, West Sussex, BN43 6RN Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Regis Licence Number: COO002 Operator: Cooper Barnes Metals Ltd Surrendered Date: - Waste Management licence No: 19694 Annual Tonnage: 260000.0	Issue Date: 30/09/1995 Expiry Date: - Effective Date: - Status: Modified Modified: 11/12/2009 Site Name: E M R Cancelled Date: - Correspondence Address: -, -

4. Current Land Use Map

NW N NE



SW S SE

Current Land Use Legend

Mapping sourced from Ordnance Survey
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Site Outline

Search Buffers (m) 250 500

Current Industrial Sites

Petrol & Fuel Sites

Underground High Pressure Oil & Fuel Pipelines

4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site: 41

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	33.0	S	Mercer Body Repairs	Riverside Business Centre, Brighton Road, Shoreham-by-Sea, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
2A	40.0	SW	The M O T Station	77a, Brighton Road, Shoreham-by-Sea, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
3A	52.0	S	Crane	BN43	Travelling Cranes and Gantries	Industrial Features
4B	61.0	S	Riverside Business Centre	BN43	Business Parks and Industrial Estates	Industrial Features
5	72.0	NE	Electricity Sub Station	BN43	Electrical Features	Infrastructure and Facilities
6B	78.0	S	Stratumfive Ltd	Unit 5 Riverside Business Centre, Brighton Road, Shoreham-by-Sea, BN43 6RE	Marine Equipment Including Boats and Ships	Industrial Products
7C	90.0	E	Aspect Corporate Clothing	67, Brighton Road, Shoreham-by-Sea, BN43 6RE	Workwear	Industrial Products
8C	96.0	E	Electricity Sub Station	BN43	Electrical Features	Infrastructure and Facilities
9	102.0	S	Sussex Inshore Fisheries & Conservation Authority	Unit 12/A Riverside Business Centre, Brighton Road, Shoreham-by-Sea, BN43 6RE	Fish and Shellfish	Farming
10 C	103.0	E	Simon King	63, Brighton Road, Shoreham-by-Sea, BN43 6RE	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
11	104.0	S	Powertrain Technology Ltd	Unit 1 Riverside Business Centre, Brighton Road, Shoreham-by-Sea, BN43 6RE	Civil Engineers	Engineering Services
12	106.0	E	Minelco	Free Wharf, Brighton Road, Shoreham-by-Sea, BN43 6RE	Sand, Gravel and Clay Extraction and Merchants	Extractive Industries
13	115.0	SW	Slipway	BN43	Moorings and Unloading Facilities	Water
14	119.0	SW	Electricity Sub Station	BN43	Electrical Features	Infrastructure and Facilities
15	135.0	NW	Electricity Sub Station	BN43	Electrical Features	Infrastructure and Facilities
16	136.0	NW	Service Publications Ltd	Caxton House Ham Road, Shoreham-by-Sea, BN43 6QD	Published Goods	Industrial Products
17	146.0	E	Ham Business Centre	BN43	Business Parks and Industrial Estates	Industrial Features
18	152.0	W	Electricity Sub Station	BN43	Electrical Features	Infrastructure and Facilities
19 D	162.0	SW	Jetty	BN43	Moorings and Unloading Facilities	Water
20 D	172.0	SW	Jetty	BN43	Moorings and Unloading Facilities	Water
21E	177.0	E	Kwik-Fit (GB) Limited	37-41, Brighton Road, Shoreham-by-Sea, BN43 6RE	Vehicle Parts and Accessories	Motoring
22E	178.0	E	The Whale	37, Brighton Road, Shoreham-by-Sea, BN43 6RE	Vehicle Cleaning Services	Personal, Consumer and Other Services

23F	183.0	SW	Jetty	BN43	Moorings and Unloading Facilities	Water
24 H	184.0	E	Silos	BN43	Hoppers and Silos	Farming
25F	185.0	SW	Jetty	BN43	Moorings and Unloading Facilities	Water
26 G	186.0	W	Frosts Cars	69-75, Brighton Road, Shoreham-by-Sea, BN43 6RT	Secondhand Vehicles	Motoring
27 G	186.0	W	Frost Cars	69-75, Brighton Road, Shoreham-by-Sea, BN43 6RT	New Vehicles	Motoring
28I	188.0	SW	Jetty	BN43	Moorings and Unloading Facilities	Water
29 H	198.0	E	Tanks	BN43	Tanks (Generic)	Industrial Features
30I	204.0	SW	Jetty	BN43	Moorings and Unloading Facilities	Water
31	207.0	E	Kwik-Fit (GB) Limited	39-41, Brighton Road, Shoreham-by-Sea, BN43 6RE	Vehicle Repair, Testing and Servicing	Repair and Servicing
32 K	223.0	E	Tank	BN43	Tanks (Generic)	Industrial Features
33J	223.0	E	Depot	BN43	Container and Storage	Transport, Storage and Delivery
34	227.0	W	Crane	BN43	Travelling Cranes and Gantries	Industrial Features
35	230.0	S	Jetty	BN43	Moorings and Unloading Facilities	Water
36J	234.0	SE	Free Wharf	BN43	Moorings and Unloading Facilities	Water
37	234.0	NW	Shoreham-By-Sea Station	BN43	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
38 K	235.0	E	Conveyor	BN43	Conveyors	Industrial Features
39	237.0	E	Works	BN43	Unspecified Works Or Factories	Industrial Features
40	239.0	W	Shoreham Police Station	Shoreham Police Station, Ham Road, Shoreham-by-Sea, BN43 6DB	Police Stations	Central and Local Government
41	248.0	NW	Perkins & Robins Garage	Ham Road, Shoreham-by-Sea, BN43 6PA	Vehicle Repair, Testing and Servicing	Repair and Servicing

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site: 3

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

ID	Distance [m]	Direction	NGR	Company	Address	LPG	Status
42	25.0	S	521995, 105103	Esso	Frosts Cars Ltd, 69-75, Brighton Road, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 6RT	Not Applicable	Obsolete
43	376.0	W	521636, 105015	Harvest Energy	Shoreham Filling Station, 412-414, Brighton Road, Brighton Road, Shoreham-By-Sea, West Sussex, BN43 5DR	No	Open
44	480.0	E	522486, 105095	Uk	Corralls Hgv Oil Terminal, 33, Brighton Road, Brighton Road, Lennards Wharf, Shoreham-By-Sea, West Sussex, BN43 6SA	Not Applicable	Non-Retail

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.

5. Geology

5.1 Artificial Ground and Made Ground

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

LEX Code	Description	Rock Type
MGR-MGRD	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

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

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
BTFU-CSSG	BEACH AND TIDAL FLAT DEPOSITS (UNDIFFERENTIATED)	CLAY, SILT, SAND AND GRAVEL

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

5.3 Bedrock and Solid Geology

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

LEX Code	Description	Rock Type
NCK-CHLK	NEWHAVEN CHALK FORMATION	CHALK

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

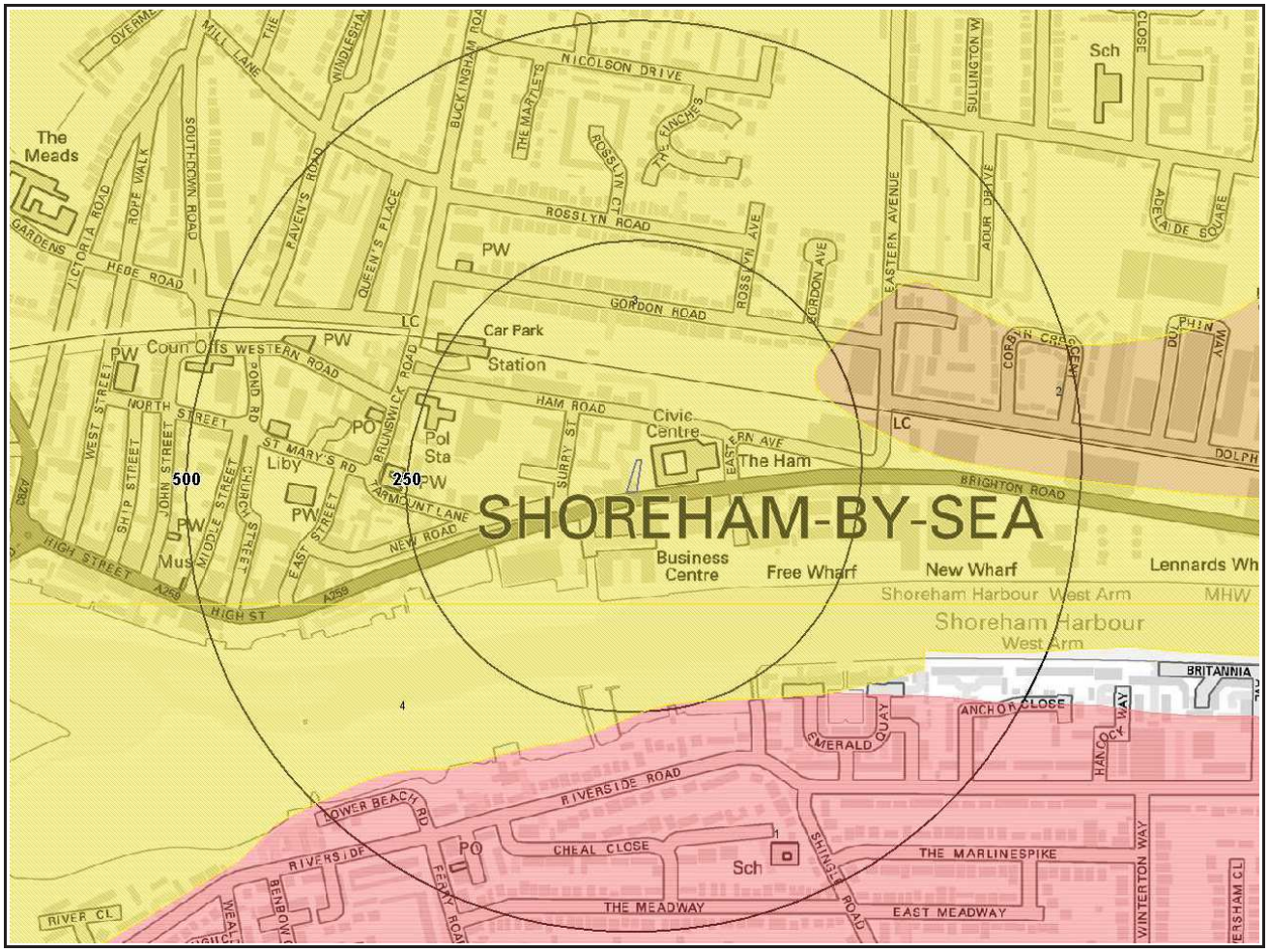
For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

6a. Hydrogeology - Aquifer Within Superficial Geology

NW N NE

W E

SW S SE



Aquifer Within Superficial Geology Legend

Mapping sourced from Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Secondary Aquifer - Undifferentiated Layers

Unproductive

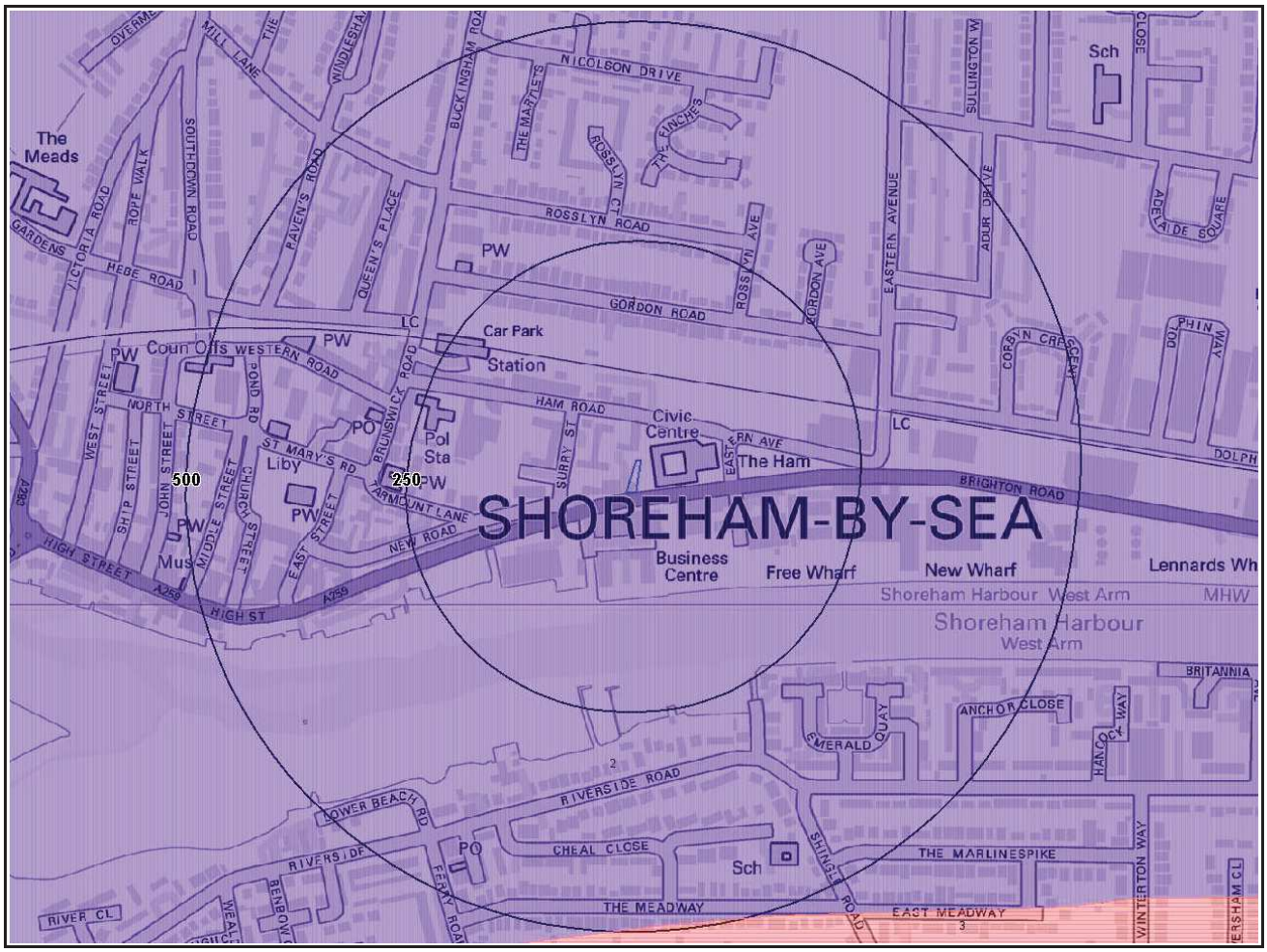
Unknown (lakes and landslip)

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

NW N NE

W E

SW S SE



Aquifer Within Bedrock Geology Legend

Mapping sourced from Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Principal Aquifer

Secondary (A) Aquifer - Permeable Layers

Secondary (B) Aquifer - Lower Permeability Layers

Groundwater Abstraction Licence

Secondary Aquifer - Undifferentiated Layers

Unproductive

Unknown (lakes and landslip)

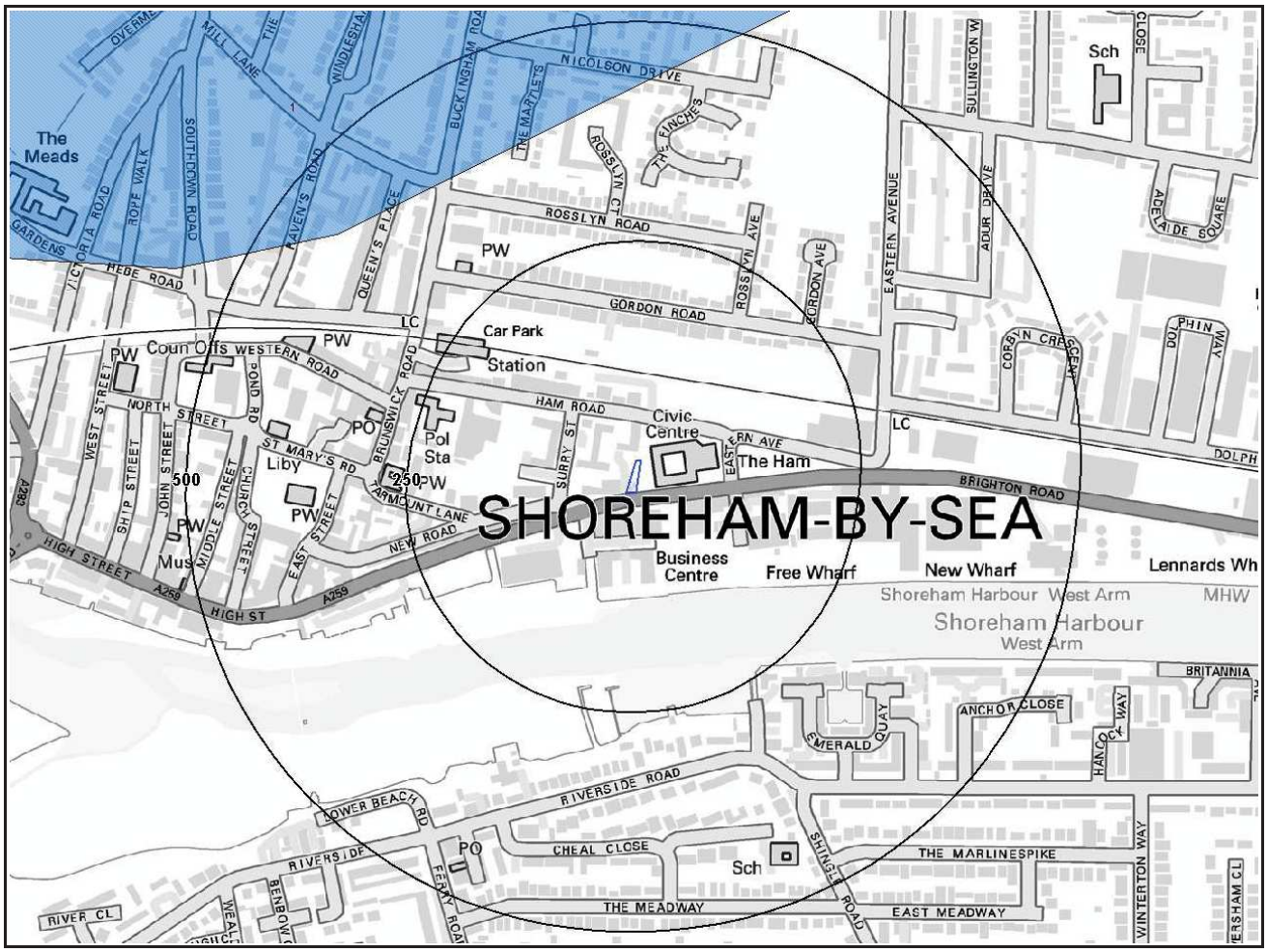
Surface Water Abstraction Licence

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

NW N NE

W E

SW S SE



SPZ and Potable Water Abstraction Licenses Legend

Mapping sourced from Ordnance Survey

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Site Outline

250
500
Search Buffers (m)

Source Protection Zone 1 - Inner Catchment

Source Protection Zone 2 - Outer Catchment

Source Protection Zone 3 - Total Catchment

Source Protection Zone 4 - Zone of Special Interest

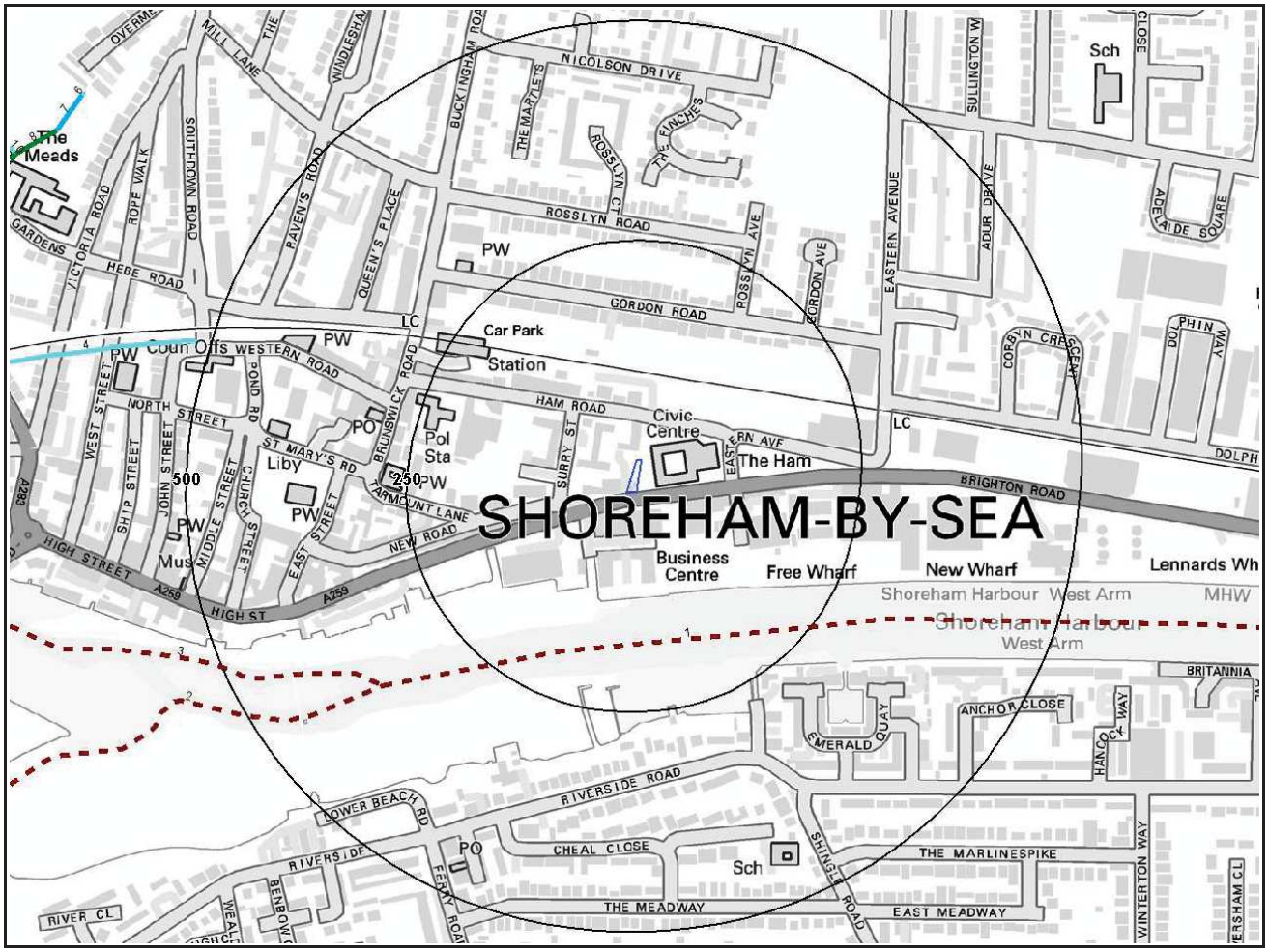
Potable Water Abstraction Licence

6d. Hydrology – Detailed River Network and River Quality

NW N NE

W E

SW S SE



Hydrology Legend

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

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
3	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
4	128.0	S	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	216.0	NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers
1	244.0	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.2 Aquifer within Bedrock Deposits

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

From 1 April 2010, the Environment Agency'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
2	128.0	S	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	493.0	S	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? **No**

Database searched and no data found.

6.4 Surface Water Abstraction Licences

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

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

ID	Distance	Direction	NGR	Details	
Not shown	1936.0	NW	521090, 106870	Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Shoreham Ps Springs Data Type: Point	Annual Volume (m³): 38000000 Max Daily Volume (m³): 188650 Original Application No: WR.0611 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1936.0	NW	521090, 106870	Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Shoreham Ps Bh 2 Data Type: Point	Annual Volume (m³): 38000000 Max Daily Volume (m³): 188650 Original Application No: WR.0611 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1936.0	NW	521090, 106870	Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Shoreham Ps Bh 1 Data Type: Point	Annual Volume (m³): 38000000 Max Daily Volume (m³): 188650 Original Application No: WR.0611 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

6.6 Source Protection Zones

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

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map (6c):

ID	Distance	Direction	Type	Description
1	383.0	NW	3	Total Catchment

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:

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	172.0	S	River Name: - Water Course Name: River Adur Welsh River Name: - Alternative Name: River Adur	River Type: D/S of High Water Mark Catchment: - Drain: NO Main River Status: Currently Undefined
2	354.0	SW	River Name: - Water Course Name: - Welsh River Name: - Alternative Name: -	River Type: D/S of High Water Mark Catchment: - Drain: NO Main River Status: Currently Undefined
3	354.0	SW	River Name: - Water Course Name: River Adur Welsh River Name: - Alternative Name: River Adur	River Type: D/S of High Water Mark 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? **Yes**

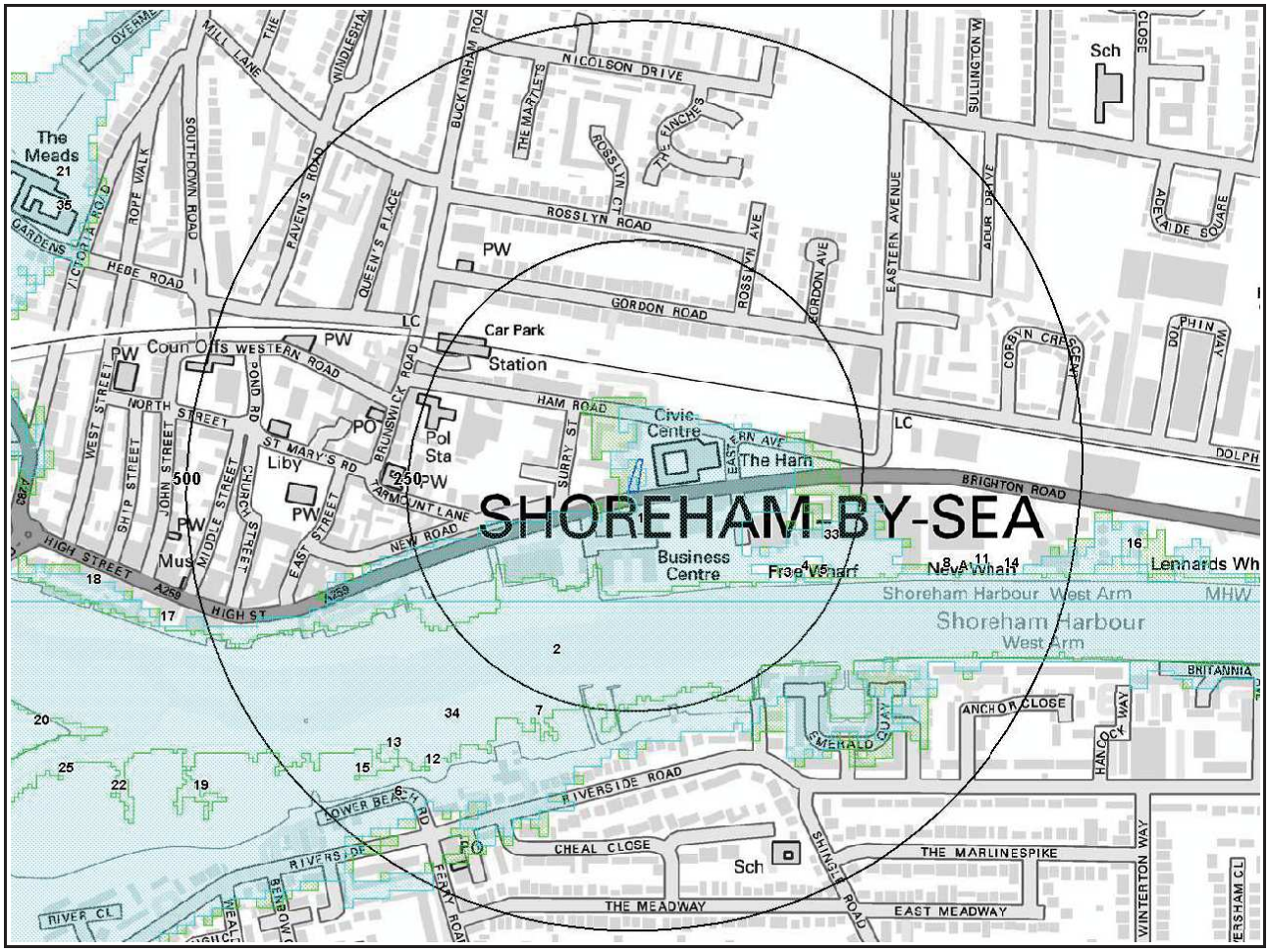
The following surface water records are not represented on mapping:

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

This information is taken from Ordnance Survey OpenData™. Contains Ordnance Survey data © Crown copyright and database right 2013.

7. River and Tidal Flood Map

NW ▲ N NE



W ◄ ► E

SW ▼ S SE

River and Tidal Flood Legend

Mapping sourced from Ordnance Survey

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Site Outline

Search Buffers (m) — 250 — 500

Zone 2 Floodplain

Zone 3 Floodplain

Flood Storage Area

Area Benefiting from Flood Defences

Flood Defences

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	0.0	On Site	13-Mar-2013	Zone 2 - (Tidal Models)
2	90.0	SW	13-Mar-2013	Zone 2 - (Fluvial / Tidal Models)
3	181.0	SE	13-Mar-2013	Zone 2 - (Fluvial Models)
4	201.0	SE	13-Mar-2013	Zone 2 - (Tidal Models)
5	212.0	SE	13-Mar-2013	Zone 2 - (Fluvial Models)
6	228.0	S	13-Mar-2013	Zone 2 - (Tidal 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
33	0.0	On Site	13-Mar-2013	Zone 3 - (Tidal Models)
34	126.0	S	13-Mar-2013	Zone 3 - (Tidal 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**

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? **Very High**

Guidance:
Where very high 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**

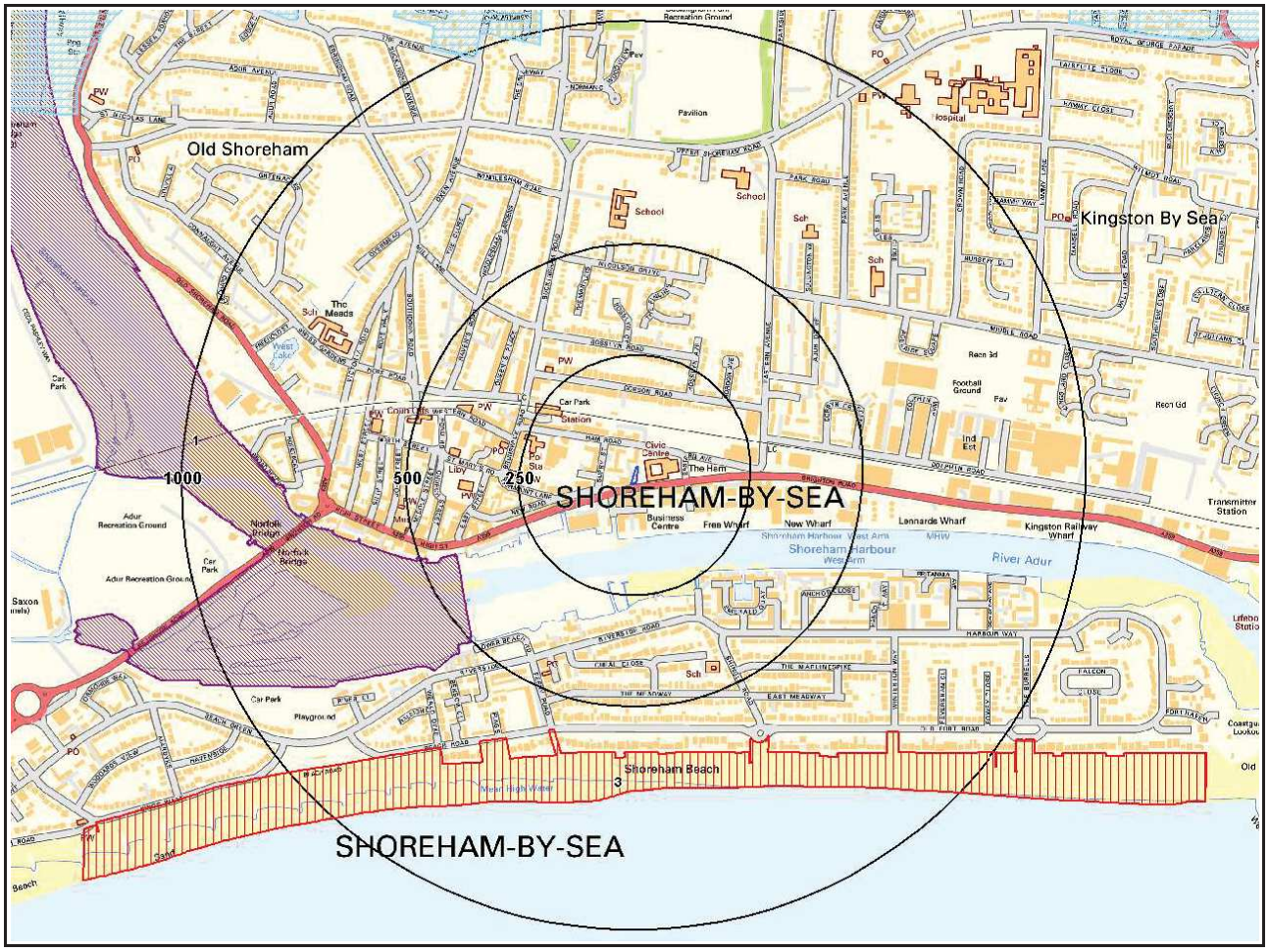
Notes:

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.

8. Designated Environmentally Sensitive Sites Map

NW ▲ N NE



◄W E►

SW S ▼ SE

Designated Environmentally Sensitive Sites Legend

Mapping sourced from Ordnance Survey®

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Site Outline

250 / 500 Search Buffers (m)

SAC

SSSI

NNR

World Heritage Sites

SPA

Ramsar

LNR

Environmentally Sensitive Areas

Areas of Outstanding Natural Beauty

Nitrate Sensitive Areas

National Parks

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: 2

The following Site of Special Scientific Interest (SSSI) 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	SSSI Name	Data Source
1	420.0	SW	Adur Estuary	Natural England
Not shown	1799.0	NW	Adur Estuary	Natural England

Records of National Nature Reserves (NNR) within 2000mof 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: 3

The following Local Nature Reserve (LNR) 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	LNR Name	Data Source
3	579.0	S	Shoreham Beach	Natural England
Not shown	1689.0	SW	The Wildwater	Natural England
Not shown	1780.0	NW	Mill Hill	Natural England

Records of World Heritage Sites within 2000mof 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	1473.0	N	South Downs	Natural England

Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site: 1

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:

ID	Distance [m]	Direction	AONB/NSA Name	Data Source
7	971.0	N	Sussex Downs	Natural England

Records of National Parks (NP) within 2000m of the study site: 1

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
Not shown	1457.0	N	South Downs	Natural England

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

Database searched and no data found.

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
219.0	W	32	25.0	900 MHz	BT Cellnet	16.0	GSM
249.0	NW	32	24.5	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)
98.0	E	R(P)1814	West Sussex, Shoreham-by-sea	36
186.0	W	W(P)8341	West Sussex, Shoreham By Sea, 69-75 Brighton Rd, Frost's Cars Ltd, Vsat/gmgbe740	2
245.0	W	T(P)6848	West Sussex, Shoreham, Tarmount Lane, Shoreham Te	24
247.0	NW	T(P)5030	West Sussex, Shoreham, Shoreham By Sea Railway Station	15

9.3 Pylons and Electricity Transmission Lines

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

Database searched and no data found.

Guidance:None required.

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

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

10.1.1 Shrink Swell

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

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

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

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? **Very Low**

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

Hazard
Significant soluble rocks are present. Problems unlikely except with considerable surface or subsurface water flow. No special actions required to avoid problems due to soluble rocks. No special ground investigation required or increased construction costs are likely. An increase in financial risk due to potential problems with soluble rocks is unlikely.

10.1.4 Compressible Ground

What is the maximum Compressible Ground* 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
Very low potential for compressible deposits to be present. 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? **Very Low**

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

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

10.1.6 Running Sand

What is the maximum Running Sand* 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
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

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

10.2 Radon

What is the maximum radon potential at the study site?
The property is in a Radon Affected Area, as between 1 and 3% of properties are above the Action Level

Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?
No radon protective measures are necessary

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

11. Mining

11.1 Coal Mining

Are there any coal mining areas within 75m of the study site? **No**

Database searched and no data found.

11.2 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.

12. Contacts

Searches UK Ltd Helpline
Telephone: 0845 2411815
info@searchesuk.co.uk

British Geological Survey (England & Wales)
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143. Fax: 0115 936 3276. Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
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: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Health Protection Agency
Chilton, Didcot, Oxon, OX11 0RQ
Tel: 01235 822622 www.hpa.org.uk/radiation
Radon measures and general radon information and guidance

The Coal Authority
200 Lichfield Lane, Mansfield, Notts NG18 4RG
Tel: 0845 762 6848
DX 716176 Mansfield 5
Web: www.groundstability.com

Ordnance Survey
Romsey Road
Southampton SO16 4GU
Tel: 08456 050505

Local Authority
Authority: Adur District Council
Phone: 01273 263000
Web: www.adur.gov.uk
Address: Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR

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

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

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Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, English Nature who retain the Copyright and Intellectual Property Rights for the data.

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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: SEUK-962566

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by GroundSure Ltd, Lees House, 21 Dyke Road, Brighton, BN1 3FE. Tel: 08444 159 000. Email: info@4C.groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.
The Search Code:

·provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom

·sets out minimum standards which firms compiling and selling search reports have to meet

·promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals

·enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Search Code will:

·display the Search Code logo prominently on their search reports

·act with integrity and carry out work with due skill, care and diligence

·at all times maintain adequate and appropriate insurance to protect consumers

·conduct business in an honest, fair and professional manner

·handle complaints speedily and fairly

·ensure that products and services comply with industry registration rules and standards and relevant laws

·monitor their compliance with the Code

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if 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
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk
You can get more information about the PCCB from www.propertycodes.org.uk.

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

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

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

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): Tel: 01722 333306, E-mail: admin@tpos.co.uk.
We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

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 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) independen 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

4.1The 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

5.1GroundSure 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 con

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 t 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

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 connec

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 specificall

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 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 Contra

Beneficiary from disclosing Confidential Information to the extent required by law.

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