

# Groundsure Review

Address: Specimen Address

Date: Report Date

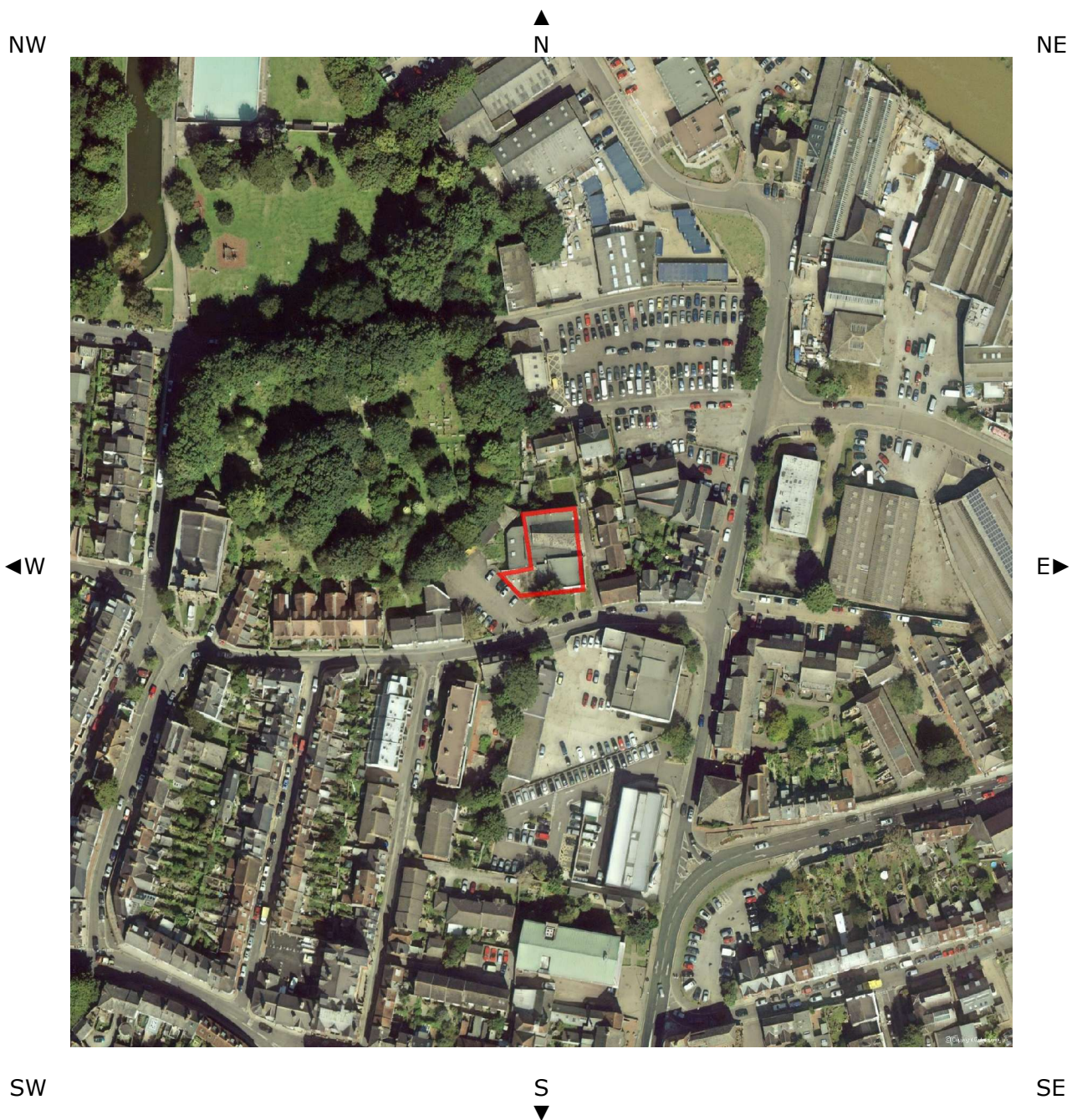
Your Reference: Review Specimen

Client: Groundsure

Beneficiary Name: Groundsure



# Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
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Site Name: Specimen Address

Grid Reference: 123456,123456

Size of Site: 0.18 ha

Report Reference: [Review Specimen](#)

## Executive Summary: Environmental Risk

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

### Acceptable Environmental Risk

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

### Recommendations

none required.

## Further Information

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

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

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

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# Consultancy Opinion

## **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 currently used for commercial purposes and will continue in that use.

The 0.18 ha site has been identified to comprise a single building across the entire property footprint which has been noted as the Lewes Little Theatre. Open land lies adjacent to the west, residential dwellings are noted to the north and east and hardstanding abuts to the south. The site is accessed via Lancaster Street to the south, with an ambulance station noted to lie beyond.

## **Historic Land Use – On Site**

Historically, the site was developed with a chapel in the north and several adjoined structures in the south west since at least c.1873. No significant changes were noted on historic mapping until c.1954 when the aforementioned chapel was labelled as the Lewes Little Theatre. By c.1981 the units in the south west had been removed and the aforementioned Theatre had been extended into its current layout.

## **Historic Land Use – Surrounding Area**

Historically, land use in the vicinity of the property has included an ambulance station 16m to the south c.1981 to present.

Additionally, two historic landfill sites of minor concern have been identified 223m and 238m both to the north east. The first landfill was noted to accept inert and household waste c.1978 and the second accepted inert waste c.1983.

## **Environmental Permits and Register Entries**

No Environmental Permits of concern have been identified in proximity to the property. No entries on the Local Authority's Contaminated Land Register have been identified within 500m of the site.

## **Environmental Damage Regulations Sensitivity Assessment**

The site has been assessed in relation to relevant receptors under the regulations, and is noted to have a High sensitivity. As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

## **Site Setting and Overall Environmental Sensitivity**

The site is situated underlying geology comprising the Lewes Nodular Chalk bedrock formation. Groundwater mapping indicates the bedrock layers to be classified as a Principal aquifer.

Potentially vulnerable receptors have been identified including site users, residential dwellings in proximity and the underlying Principal aquifer identified to lie within Source Protection Zone

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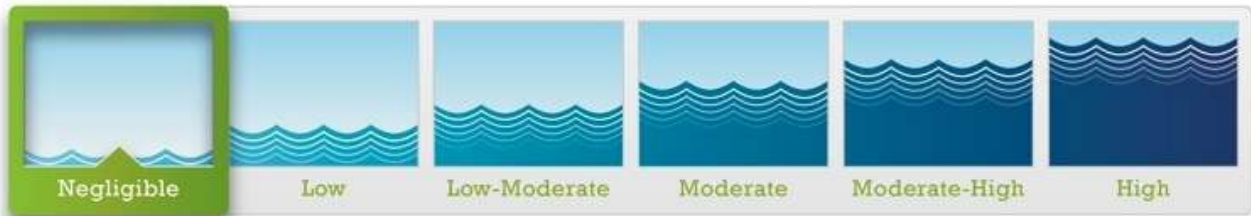
3. Additionally, the study area has been identified to lie within the South Downs National Park and a potable groundwater abstraction licence is noted 1345mn to the south west. Groundsure considers that the property has a High environmental sensitivity.

### **Conclusion**

Groundsure has not identified a potential contaminant-pathway-receptor relationship that is likely to give rise to significant environmental liability. The study site is considered unlikely to be subject to individual statutory investigation, and Groundsure therefore concludes that the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

## Executive Summary: Flood Risk

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



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

## Recommendations

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

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

### **Risk of Flooding from Rivers and the Sea (RoFRaS)**

As the site lies within or in close proximity to an area with a Very Low risk rating in the RoFRaS database, no further recommendations are required.

### **Environment Agency Flood Zones**

No guidance required.

### **Groundwater Flooding**

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

### **Development Guidance**

No guidance required.

### **JBA Surface Water (Pluvial) Flooding**

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

### **Historic Flood Events**

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



## Additional Matters

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

Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.
Infilled Land	No issues identified.
Natural Ground Subsidence	No issues identified.
BGS Non-Coal Mining	The BGS have identified that occasional minor past underground mining may have occurred but of restricted extent in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	No issues identified.
Radon Protection	No issues identified.
Coal Mining	No issues identified.
Unexploded Ordnance (UXO)	The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO encountered throughout Britain to this day, particularly during construction and redevelopment works. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2007.

# Overview of Findings

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

Report Section	Number of records found within (X) m of the study site boundary					
	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>1. Historical Industrial Sites</b>						
1.1 Potentially Contaminative Past Land Use (1:1,250 & 1:2,500)						
Records of Historical Industrial Sites	0	12	351	-	-	-
1.2 Potentially Contaminative Past Land Use (1:10,000)						
Records of potentially contaminative past land use	0	3	37	-	-	-
1.3 Potentially Infilled Land (1:10,000)	0	1	1*	-	-	-
*51-100m						
<b>2. Environmental Permits, Incidents and Registers</b>						
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations						
Records of historic IPC Authorisations	0	0	0	0	-	-
Records of Part A(1) Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	1	1	3	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	13	11	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	6	-	-	-
National Incidents Recording System, List 1	0	0	1	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-
<b>3. Landfill and Other Waste Sites</b>						
3.1 Landfill Sites						
Environment Agency Registered Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	2	5	1	3
BGS/DoE Landfill Site Survey	0	0	0	1	0	0
Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	1

3.2 Landfill and Other Waste Sites Findings						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	2	0	0	12

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	1	0	44	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	0	1	-	-
4.3 National Grid High Voltage Underground Electricity Transmission Cables	0	0	0	0	-	-
4.4 National Grid High Pressure Gas Transmission Pipelines	0	0	0	0	-	-

5. Geology	Description
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5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	No
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 319	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000*
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6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?				Yes															
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?				Yes															
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	1	4	1	-													
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	1	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 Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?					No														
6.8 River Quality	<table border="1"> <thead> <tr> <th>on-site</th> <th>0-50</th> <th>51-250</th> <th>251-500</th> <th>501-1000</th> <th>1001-1500</th> </tr> </thead> <tbody> <tr> <td>Is there any Environment Agency information on river quality within 1500m of the study site?</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> <td>No</td> </tr> </tbody> </table>						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
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													
6.9 Detailed River Network entries within 500m of the site	0	0	5	15	-	-													

6.10 Surface water features within 250m of the study site	No	No	Yes	-	-	-
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## 7. Flooding

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

## 8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	1	9
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	1	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	1	1
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	2	2
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	1	0	0	1	0	2
8.11 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.12 Records of Green Belt land	0	0	0	0	0	0

## 9. Additional Information

	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	1	1
9.2 Mobile Phone Mast Planning Records	0	0	1	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 Public Health England (PHE) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

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

No radon protective measures are necessary

## 11. Mining

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

No

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

Yes

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

No

## Using this Report

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

### 1. Historical Industrial Sites

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

### 2. Environmental Permits, Incidents and Registers

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

### 3. Landfills and Other Waste Sites

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

### 4. Current Land Uses

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

### 5. Geology

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

### 6. Hydrogeology and Hydrology

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

### 7. Flooding

Provides information on tidal/fluvial flooding, historic flood events, surface water (pluvial) flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

### 8. Designated Environmentally Sensitive Sites

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

### 9. Additional Information

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

### 10. Natural Hazards

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

#### [Report Reference: Review Specimen](#)

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## 11. Mining

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

## 12. Contacts

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

### Note: Maps

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

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

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

# Groundsure Risk Assessment Methodology

## Environmental Risk Framework

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

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

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

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

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

## Contaminant - Pathway - Receptor Definitions

Sources of contamination include:

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

Pathways comprise:

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

Receptors include:

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

## Report Reference: Review Specimen



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## Environmental Risk Assessment Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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### Report Reference: Review Specimen

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## Environmental Damage Regulations 2009

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

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

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

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

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

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## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## Flood Risk Framework

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

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

### Is insurance likely to be available for the property?

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

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

### What is the Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) risk rating for the property?

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

### What is the highest Environment Agency Flood Zone risk at the site?

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

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

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

## Report Reference: Review Specimen

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

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

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

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

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

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

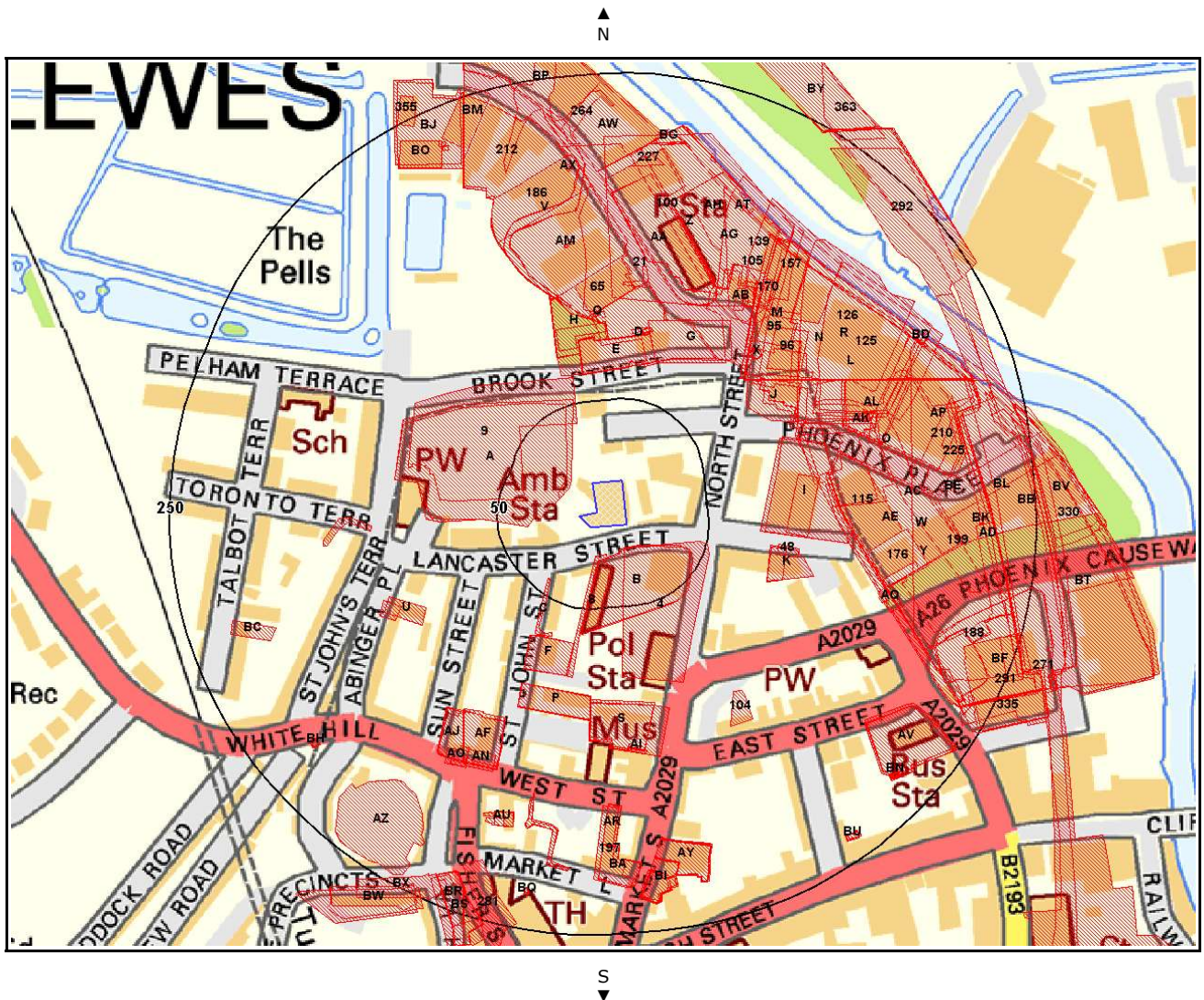
The Recommendations will also highlight whether the site has been subject to an historic flood event as recorded by the Environment Agency. Furthermore, the recommendations will indicate whether the site is considered to lie within an area which may be susceptible to groundwater flooding. However, information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

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## Report Reference: Review Specimen

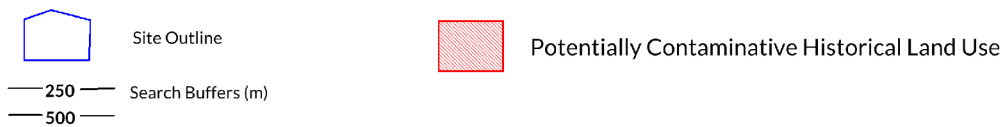
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# 1. Historical Industrial Sites



Historical Industrial Sites Legend

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## Report Reference: Review Specimen

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# 1. Historical Industrial Sites

## 1.1 Potentially contaminative uses identified from High Detail (1:1,250 & 1:2,500 scale) mapping

Analysis of data extracted from historical mapping at 1:1,250 & 1:2,500 scale mapping reveals the following information:

**Records of sites with a potentially contaminative past land use within 250m of the study site : 363**

The following records of sites with a potentially contaminative past land use are represented on the Historical Industrial Sites map:

ID	Distance [m]	Direction	Use	Date	Scale
1A	13.0	W	Grave Yard	1932	1:2500
2A	13.0	W	Grave Yard	1910	1:2500
3B	14.0	S	Ambulance Station	1996	1:1250
4	14.0	S	Military Land	1873	Unknown
5B	14.0	S	Ambulance Station	1991	1:1250
6B	14.0	S	Ambulance Station	1981	1:1250
7A	16.0	NW	Grave Yard	1899	1:2500
8	17.0	S	Ambulance Station	1986	1:1250
9	35.0	W	Grave Yard	1873	1:2500
10C	40.0	SW	Ground Workings	Unknown	Unknown
11C	40.0	SW	Unspecified Ground Workings	1956	1:2500
12C	40.0	SW	Unspecified Ground Workings	1956	1:2500
13D	67.0	N	Unspecified Depot	1985	1:1250
14D	67.0	N	Unspecified Depot	1992	1:1250
15E	67.0	N	Builder's Yard	1956	1:2500
16E	67.0	N	Builder's Yard	1956	1:2500
17E	67.0	N	Builder's Yard	Unknown	Unknown
18AA	67.0	N	Industrial Estate	1996	1:1250
19D	67.0	N	Unspecified Depot	1996	1:1250
20E	67.0	N	Builder's Yard	1954	1:1250
21	71.0	N	Unspecified Commercial/Industrial	1910	1:2500
22F	71.0	S	Builder's Yard	1956	1:2500
23F	71.0	S	Builder's Yard	1956	1:2500
24F	71.0	S	Builder's Yard	Unknown	Unknown
25F	72.0	S	Builder's Yard	1954	1:1250
26G	75.0	N	Stables	1956	1:2500
27G	75.0	N	Stables	1956	1:2500
28G	75.0	N	Stables	Unknown	Unknown
29H	80.0	N	Miniature Rifle Range	1996	1:1250
30H	80.0	N	Miniature Rifle Range	1956	1:2500
31H	80.0	N	Miniature Rifle Range	1956	1:2500
32H	80.0	N	Miniature Rifle Range	Unknown	Unknown
33H	80.0	N	Miniature Rifle Range	1954	1:1250
34I	81.0	E	Unspecified Commercial/Industrial	1981	1:1250
35I	81.0	E	Depository	1991	1:1250
36H	84.0	N	Miniature Rifle Range	1985	1:1250
37H	84.0	N	Miniature Rifle Range	1992	1:1250
38I	84.0	E	Depository	1996	1:1250
39J	88.0	NE	Unspecified Commercial/Industrial	1991	1:1250
40J	88.0	NE	Unspecified Works	1981	1:1250
41K	89.0	E	Unspecified Garage	1956	1:2500
42K	89.0	E	Garage	Unknown	Unknown
43K	89.0	E	Unspecified Garage	1956	1:2500
44K	89.0	E	Garage	1954	1:1250
45D	91.0	N	Tanks	1985	1:1250
46D	91.0	N	Tanks	1992	1:1250
47D	91.0	N	Tanks	1996	1:1250
48	93.0	E	Smithies	1910	Unknown
49N	95.0	NE	Iron Works	1910	1:2500
50L	96.0	NE	Iron Works	1932	1:2500
51L	96.0	NE	Iron Works	1938	1:2500
52M	97.0	NE	Unspecified Works	1985	1:1250
53M	97.0	NE	Unspecified Works	1992	1:1250
54N	97.0	NE	Iron Works	1954	1:1250
55N	97.0	NE	Iron Works	1899	Unknown
56I	97.0	E	Depository	1986	1:1250
57M	98.0	NE	Unspecified Works	1996	1:1250
58O	99.0	NE	Iron Works	Unknown	Unknown
59O	99.0	NE	Iron Works	1956	1:2500
60O	99.0	NE	Iron Works	1956	1:2500

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61AC	101.0	NE	Iron Workings	1954	1:1250
62V	101.0	N	Unspecified Commercial/Industrial	1992	1:1250
63P	101.0	S	Builder's Yard	1981	1:1250
64Q	102.0	N	Unspecified Tank	1996	1:1250
65	102.0	N	Unspecified Depot	1985	1:1250
66P	102.0	S	Builder's Yard	Unknown	Unknown
67P	102.0	S	Builder's Yard	1956	1:2500
68P	102.0	S	Builder's Yard	1956	1:2500
69P	102.0	S	Builder's Yard	1954	1:1250
70Q	102.0	N	Unspecified Tank	1985	1:1250
71Q	102.0	N	Unspecified Tank	1992	1:1250
72S	106.0	S	Telephone Exchange	1996	1:1250
73R	106.0	NE	Metal Casting and Foundries (Iron)	1910	Unknown
74R	106.0	NE	Metal Casting and Foundries (Iron)	1934	Unknown
75S	107.0	S	Telephone Exchange	1991	1:1250
76S	107.0	S	Telephone Exchange	1981	1:1250
77S	107.0	S	Telephone Exchange	1986	1:1250
78T	108.0	N	Unspecified Ground Workings	1956	1:2500
79T	108.0	N	Unspecified Ground Workings	1956	1:2500
80T	108.0	N	Ground Workings	Unknown	Unknown
81U	109.0	SW	Telephone Exchange	1956	1:2500
82U	109.0	SW	Telephone Exchange	Unknown	Unknown
83U	109.0	SW	Telephone Exchange	1956	1:2500
84V	109.0	N	Ground Workings	1954	1:1250
85W	109.0	E	Timber Yard	1910	1:2500
86W	109.0	E	Timber Yard	1899	1:2500
87X	110.0	NE	Unspecified Tank	1956	1:2500
88X	110.0	NE	Unspecified Tank	Unknown	Unknown
89X	110.0	NE	Unspecified Tank	1956	1:2500
90X	110.0	NE	Unspecified Tank	1954	1:1250
91Y	111.0	E	Timber Yard	1932	1:2500
92Y	111.0	E	Unspecified Commercial/Industrial	1938	1:2500
93Z	111.0	N	Corporation Yards	1910	Unknown
94Z	111.0	N	Corporation Yards	1934	Unknown
95	111.0	NE	Sawmill	1873	1:2500
96	112.0	NE	Timber (Sawmilling)	1873	Unknown
97N	113.0	E	Iron Works	1899	1:2500
98AA	115.0	N	Fire Station	1985	1:1250
99AA	115.0	N	Fire Station	1992	1:1250
100	116.0	N	Fire Station	1996	1:1250
101AM	116.0	N	Unspecified Commercial/Industrial	1985	1:1250
102	120.0	N	Ground Workings	1873	1:2500
103AG	120.0	NE	Corporation Wharf	1899	1:2500
104	121.0	SE	Police Station	1873	1:2500
105	122.0	NE	Unspecified Wharf	1899	Unknown
106U	122.0	SW	Telephone Exchange	1938	1:2500
107AA	123.0	N	Fire Fighting Appliances Store	1956	1:2500
108AA	123.0	N	Fire Fighting Appliances Store	Unknown	Unknown
109AA	123.0	N	Fire Fighting Appliances Store	1956	1:2500
110AA	124.0	N	Fire Fighting Appliances Store	1954	1:1250
111AB	125.0	NE	Fire Engine Station	1932	1:2500
112AB	125.0	NE	Fire Engine Station	1938	1:2500
113AB	125.0	NE	Fire Engine Station	1910	1:2500
114AE	125.0	E	Unspecified Commercial/Industrial	1991	1:1250
115	125.0	E	Unspecified Factory	1981	1:1250
116AC	125.0	E	Ground Workings	1873	1:2500
117AD	126.0	E	Timber Yards	1910	Unknown
118AD	126.0	E	Timber Yards	1934	Unknown
119AE	127.0	E	Unspecified Commercial/Industrial	1996	1:1250
120	127.0	W	Ground Workings	1873	1:2500
121Z	127.0	NE	Corporation Wharf	1938	1:2500
122Z	127.0	NE	Corporation Wharf	1932	1:2500
123Z	127.0	NE	Corporation Wharf	1910	1:2500
124AF	128.0	SW	Police Station	1996	1:1250
125	128.0	E	Metal Casting and Foundries (Iron)	1873	Unknown
126	129.0	NE	Iron Works	1873	1:2500
127AF	130.0	SW	Police Station	1981	1:1250
128AF	130.0	SW	Police Station	1991	1:1250
129AF	130.0	SW	Police Station	1956	1:2500
130AF	130.0	SW	Police Station	1956	1:2500
131AF	130.0	SW	Police Station	Unknown	Unknown
132AF	130.0	SW	Police Station	1986	1:1250
133AF	130.0	SW	Police Station	1954	1:1250
134AB	130.0	NE	Fire Engine Station	1954	1:1250
135AB	130.0	NE	Fire Engine Station	1956	1:2500
136AB	130.0	NE	Fire Engine Station	1956	1:2500
137AB	130.0	NE	Fire Engine Station	Unknown	Unknown
138W	131.0	E	Timber Yard	1899	Unknown
139	131.0	NE	Timber Yard	1873	1:2500

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140AG	131.0	NE	Corporation Wharf	1985	1:1250
141AG	131.0	NE	Corporation Wharf	1992	1:1250
142AH	131.0	NE	Corporation Wharf	1954	1:1250
143AH	132.0	NE	Corporation Wharf	1956	1:2500
144AH	132.0	NE	Corporation Wharf	1956	1:2500
145AH	132.0	NE	Corporation Wharf	Unknown	Unknown
146AG	132.0	NE	Corporation Wharf	1996	1:1250
147AB	133.0	NE	Mortuary	1932	1:2500
148AB	133.0	NE	Mortuary	1938	1:2500
149AB	133.0	NE	Mortuary	1910	1:2500
150AB	133.0	NE	Mortuary	1956	1:2500
151AB	133.0	NE	Mortuary	1956	1:2500
152AB	133.0	NE	Mortuary	Unknown	Unknown
153AI	134.0	S	Electricity Substation	1996	1:1250
154AI	136.0	S	Electricity Substation	1981	1:1250
155AI	136.0	S	Electricity Substation	1991	1:1250
156AI	136.0	S	Electricity Substation	1986	1:1250
157	137.0	NE	Timber Yards	1873	Unknown
158AJ	137.0	SW	Police Station	1989	1:1250
159AJ	137.0	SW	Police Station	1989	1:1250
160AJ	137.0	SW	Police Station	1994	1:1250
161AJ	138.0	SW	Police Station	1967	1:1250
162AJ	138.0	SW	Police Station	1967	1:1250
163AJ	138.0	SW	Police Station	1954	1:1250
164AL	138.0	E	Foundry	1991	1:1250
165AB	139.0	NE	Mortuary	1985	1:1250
166AB	139.0	NE	Mortuary	1992	1:1250
167AB	139.0	NE	Mortuary	1954	1:1250
168AK	139.0	E	Electricity Substation	1986	1:1250
169AK	139.0	E	Electricity Substation	1996	1:1250
170	140.0	NE	Cemetery or Graveyard	1910	Unknown
171AP	141.0	E	Unspecified Commercial/Industrial	1981	1:1250
172AL	142.0	E	Foundry	1986	1:1250
173AM	146.0	N	Unspecified Tank	1985	1:1250
174AM	146.0	N	Unspecified Tank	1992	1:1250
175AM	146.0	N	Unspecified Tank	1996	1:1250
176	148.0	E	Unspecified Factory	1981	1:1250
177AK	148.0	E	Electricity Substation	1956	1:2500
178AK	148.0	E	Electricity Substation	1956	1:2500
179AK	148.0	E	Electricity Substation	1954	1:1250
180AK	149.0	E	Electricity Substation	1981	1:1250
181AK	149.0	E	Electricity Substation	1991	1:1250
182AN	152.0	SW	Police Station	1932	1:2500
183AN	154.0	SW	Police Station	1899	1:2500
184AO	156.0	SW	Police Station	1910	1:2500
185AO	156.0	SW	Police Station	1938	1:2500
186	158.0	N	Unspecified Depot	1985	1:1250
187AQ	159.0	E	Gas Governor	1996	1:1250
188	159.0	E	Unspecified Commercial/Industrial	1932	Unknown
189AP	159.0	E	Unspecified Commercial/Industrial	1991	1:1250
190AQ	160.0	E	Gas Governor	1991	1:1250
191AQ	162.0	E	Gas Governor	1986	1:1250
192AS	165.0	S	Ground Workings	1996	1:1250
193AR	170.0	S	Warehouse	1954	1:1250
194AR	170.0	S	Unspecified Warehouse	1956	1:2500
195AR	170.0	S	Unspecified Warehouse	1956	1:2500
196AR	170.0	S	Warehouse	Unknown	Unknown
197	171.0	S	Candle Works	1932	1:2500
198AS	171.0	S	Ground Workings	1986	1:1250
199	174.0	E	Timber Yard	1899	Unknown
200AT	180.0	NE	Unspecified Tank	1985	1:1250
201AT	180.0	NE	Unspecified Tank	1992	1:1250
202AU	181.0	S	Smithy	1991	1:1250
203AU	181.0	S	Smithy	1981	1:1250
204AU	181.0	S	Smithy	1954	1:1250
205AU	181.0	S	Smithy	1986	1:1250
206AT	181.0	NE	Unspecified Tank	1996	1:1250
207AU	181.0	S	Smithy	Unknown	Unknown
208AU	181.0	S	Smithy	1956	1:2500
209AU	181.0	S	Smithy	1956	1:2500
210	183.0	E	Unspecified Factory	1981	1:1250
211AU	185.0	S	Smithy	1996	1:1250
212	185.0	N	Unspecified Commercial/Industrial	1985	1:1250
213AV	188.0	SE	Bus Station	1996	1:1250
214AV	189.0	SE	Bus Station	1986	1:1250
215AV	189.0	SE	Bus Station	1954	1:1250
216AV	190.0	SE	Bus Station	1956	1:2500
217AV	190.0	SE	Bus Station	Unknown	Unknown
218AV	190.0	SE	Bus Station	1956	1:2500

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219AW	190.0	N	Industrial Estate	1985	1:1250
220AW	190.0	N	Industrial Estate	1992	1:1250
221AV	190.0	SE	Bus Station	1981	1:1250
222AV	190.0	SE	Bus Station	1991	1:1250
223AX	192.0	N	Unspecified Tank	1985	1:1250
224AX	192.0	N	Unspecified Tank	1992	1:1250
225	193.0	E	Unspecified Works	1981	1:1250
226AX	193.0	N	Unspecified Tank	1996	1:1250
227	193.0	N	Corporation Yards	1932	Unknown
228AY	193.0	S	Unspecified Factory	1996	1:1250
229AY	193.0	S	Clothing Factory	1981	1:1250
230AY	193.0	S	Unspecified Factory	1991	1:1250
231AZ	194.0	SW	Unspecified Ground Workings	1956	1:2500
232AZ	194.0	SW	Unspecified Ground Workings	1956	1:2500
233AZ	194.0	SW	Ground Workings	Unknown	Unknown
234AY	194.0	S	Furniture Depository	1954	1:1250
235AY	194.0	S	Unspecified Factory	1986	1:1250
236BA	194.0	S	Warehouse	1954	1:1250
237AY	194.0	S	Furniture Depository	1956	1:2500
238AY	194.0	S	Furniture Depository	1956	1:2500
239AY	194.0	S	Furniture Depository	Unknown	Unknown
240BA	195.0	S	Unspecified Warehouse	1956	1:2500
241BA	195.0	S	Unspecified Warehouse	1956	1:2500
242BA	195.0	S	Warehouse	Unknown	Unknown
243BB	197.0	E	Unspecified Commercial/Industrial	1981	1:1250
244BB	197.0	E	Unspecified Commercial/Industrial	1991	1:1250
245BC	198.0	W	Bakery	1956	1:2500
246BC	198.0	W	Bakery	Unknown	Unknown
247BC	198.0	W	Bakery	1956	1:2500
248BE	198.0	E	Unspecified Tank	1954	1:1250
249BD	198.0	NE	Unspecified Tank	Unknown	Unknown
250BD	198.0	NE	Unspecified Tank	1956	1:2500
251BD	198.0	NE	Unspecified Tank	1956	1:2500
252BE	198.0	E	Unspecified Tank	Unknown	Unknown
253BE	198.0	E	Unspecified Tank	1956	1:2500
254BE	198.0	E	Unspecified Tank	1956	1:2500
255BD	199.0	NE	Unspecified Tank	1954	1:1250
256BF	201.0	E	Store	1996	1:1250
257BF	202.0	E	Unspecified Commercial/Industrial	1981	1:1250
258BF	202.0	E	Store	1991	1:1250
259BI	205.0	S	Unspecified Works	1996	1:1250
260BG	207.0	N	Corporation Wharf	1910	1:2500
261BG	207.0	N	Corporation Wharf	1932	1:2500
262BG	207.0	N	Corporation Wharf	1937	1:2500
263BG	208.0	N	Corporation Wharf	1899	1:2500
264	208.0	N	Ground Workings	1910	1:2500
265BJ	209.0	N	Unspecified Depot	1994	1:1250
266BH	210.0	SW	Electricity Substation	1994	1:1250
267BH	211.0	SW	Electricity Substation	1967	1:1250
268BH	211.0	SW	Electricity Substation	1967	1:1250
269BH	211.0	SW	Electricity Substation	1989	1:1250
270BH	211.0	SW	Electricity Substation	1989	1:1250
271	211.0	E	Railway	1899	Unknown
272BI	212.0	S	Unspecified Works	1986	1:1250
273BI	212.0	S	Printing Works	1954	1:1250
274BJ	212.0	N	Unspecified Depot	1985	1:1250
275BI	212.0	S	Printing Works	1981	1:1250
276BI	213.0	S	Unspecified Works	1991	1:1250
277BM	213.0	N	Unspecified Depot	1985	1:1250
278BI	213.0	S	Printing Works	1956	1:2500
279BI	213.0	S	Printing Works	1956	1:2500
280BI	213.0	S	Printing Works	Unknown	Unknown
281	214.0	S	Brewery	1873	1:2500
282BO	214.0	NW	Joinery Works	1973	1:1250
283BK	215.0	E	Cooling Tower	1954	1:1250
284BK	215.0	E	Unspecified Tank	1956	1:2500
285BK	215.0	E	Unspecified Tank	1956	1:2500
286BK	215.0	E	Unspecified Tank	Unknown	Unknown
287BK	218.0	E	Unspecified Tank	1954	1:1250
288BL	219.0	E	Railways	1910	Unknown
289BL	219.0	E	Railways	1873	Unknown
290BL	219.0	E	Railways	1934	Unknown
291	219.0	E	Store	1986	1:1250
292	219.0	NE	Railway	1899	Unknown
293BM	221.0	N	Milk Depot	1973	1:1250
294BN	221.0	SE	Unspecified Tank	1996	1:1250
295BN	222.0	SE	Unspecified Tank	1954	1:1250
296BN	222.0	SE	Unspecified Tank	1986	1:1250
297BN	222.0	SE	Unspecified Tank	1956	1:2500

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298BN	222.0	SE	Unspecified Tank	Unknown	Unknown
299BN	222.0	SE	Unspecified Tank	1956	1:2500
300BO	223.0	NW	Tanks	1994	1:1250
301BN	223.0	SE	Unspecified Tank	1991	1:1250
302BN	223.0	SE	Unspecified Tank	1981	1:1250
303BF	223.0	E	Unspecified Garage	1956	1:2500
304BF	223.0	E	Unspecified Garage	1956	1:2500
305BF	223.0	E	Garage	Unknown	Unknown
306BF	223.0	E	Garage	1954	1:1250
307BP	224.0	N	Unspecified Works	1985	1:1250
308BP	224.0	N	Unspecified Works	1992	1:1250
309BQ	224.0	S	Unspecified Tank	1996	1:1250
310BQ	224.0	S	Unspecified Tank	1991	1:1250
311BP	224.0	N	Unspecified Works	1996	1:1250
312BQ	225.0	S	Unspecified Tank	1986	1:1250
313BO	226.0	NW	Tanks	1985	1:1250
314BR	226.0	S	Brewery	1994	1:1250
315BR	226.0	S	Brewery	1989	1:1250
316BR	226.0	S	Brewery	1989	1:1250
317BR	227.0	S	Brewery	1954	1:1250
318BR	227.0	S	Brewery	1967	1:1250
319BR	227.0	S	Brewery	1967	1:1250
320BS	227.0	S	Brewery	1956	1:2500
321BS	227.0	S	Brewery	1956	1:2500
322BS	227.0	S	Brewery	Unknown	Unknown
323BT	228.0	E	Unspecified Commercial/Industrial	1938	1:2500
324BT	228.0	E	Sawmill	1910	1:2500
325BT	229.0	E	Timber Yard	1899	1:2500
326BS	230.0	S	Brewery	1910	1:2500
327BS	230.0	S	Brewery	1932	1:2500
328BS	230.0	S	Brewery	1899	1:2500
329BS	230.0	S	Brewery	1938	1:2500
330	230.0	E	Unspecified Commercial/Industrial	1932	Unknown
331BX	232.0	SW	Malthouse	1873	1:2500
332BU	233.0	SE	Electricity Substation	1996	1:1250
333BS	233.0	S	Brewery	1996	1:1250
334BU	233.0	SE	Electricity Substation	1986	1:1250
335	233.0	SE	Corn Mill	1899	Unknown
336BU	233.0	SE	Electricity Substation	1991	1:1250
337BU	233.0	SE	Electricity Substation	1981	1:1250
338BS	234.0	S	Brewery	1986	1:1250
339BS	234.0	S	Brewery	1954	1:1250
340BS	234.0	S	Brewery	1981	1:1250
341BS	234.0	S	Brewery	1991	1:1250
342BF	238.0	E	Corn Mills	1910	Unknown
343BF	238.0	E	Corn Mills	1934	Unknown
344BT	240.0	E	Timber Store	1932	1:2500
345BV	243.0	E	Builder's Yard	1954	1:1250
346BV	243.0	E	Builder's Yard	1956	1:2500
347BV	243.0	E	Builder's Yard	1956	1:2500
348BV	243.0	E	Builder's Yard	Unknown	Unknown
349BW	244.0	SW	Unspecified Warehouse	1956	1:2500
350BW	244.0	SW	Unspecified Warehouse	1956	1:2500
351BW	244.0	SW	Warehouse	Unknown	Unknown
352BX	244.0	SW	Warehouse	1954	1:1250
353BW	244.0	SW	Warehouse	1967	1:1250
354BW	244.0	SW	Warehouse	1967	1:1250
355	245.0	NW	Electronics Laboratory	1973	1:1250
356BY	246.0	NE	Railways	1873	Unknown
357BW	246.0	SW	Malthouse	1932	1:2500
358BW	246.0	SW	Malthouse	1938	1:2500
359BW	246.0	SW	Malthouse	1899	1:2500
360BW	246.0	SW	Malthouse	1910	1:2500
361BY	246.0	NE	Railways	1932	Unknown
362BY	246.0	NE	Railways	1910	Unknown
363	248.0	NE	Railway	1899	Unknown

## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

# 1. Historical Industrial Sites

## 1.2 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 boundary: 40**

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
11.0	NW	Grave Yard	1875
23.0	SE	Ambulance Station	1992
23.0	SE	Ambulance Station	1979
77.0	NE	Iron Works	1908
77.0	NE	Unspecified Works	1957
77.0	NE	Iron Works	1950
78.0	NE	Iron Works	1938
78.0	NE	Works	1962
82.0	NE	Iron Works	1898
110.0	E	Timber Yard	1908
111.0	E	Timber Yard	1938
112.0	E	Iron Works	1875
124.0	N	Fire Station	1979
124.0	N	Fire Station	1992
127.0	NE	Timber Yard	1875
129.0	NE	Corporation Wharf	1950
129.0	NE	Unspecified Wharf	1938
129.0	NE	Unspecified Wharf	1938
132.0	SW	Police Station	1979
132.0	SW	Police Station	1992
133.0	NE	Corporation Wharf	1908
146.0	E	Unspecified Heap	1875
147.0	N	Unspecified Pit	1957
148.0	N	Unspecified Ground Workings	1962
160.0	E	Unspecified Pit	1875
195.0	N	Unspecified Ground Workings	1908
202.0	SW	Unspecified Ground Workings	1962
204.0	SW	Unspecified Heap	1957
204.0	SW	Unspecified Heap	1992
204.0	SW	Unspecified Heap	1979
235.0	E	Sawmill	1908
235.0	E	Sawmill	1898
245.0	W	Cuttings	1908
245.0	W	Cuttings	1898
245.0	W	Cuttings	1950
245.0	W	Cuttings	1875
247.0	W	Cuttings	1957
249.0	W	Cuttings	1962
250.0	W	Cuttings	1992
250.0	W	Cuttings	1979

## 1.3 Potentially Infilled Land

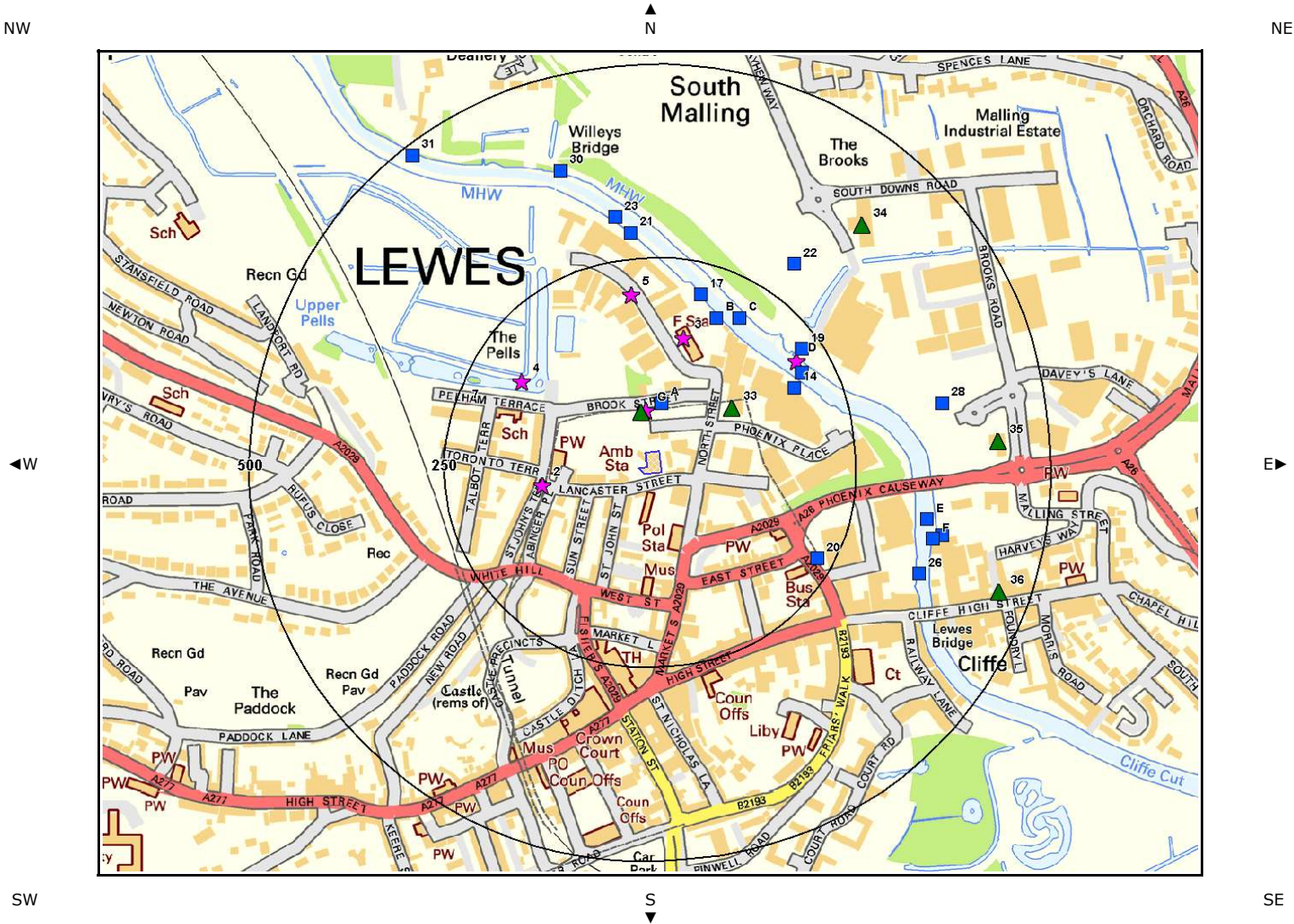
**Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 2**

The following Infilled Land (1:10,000 scale Historical Data) records are not represented on Mapping:

Distance [m]	Direction	Use	Date
11.0	NW	Grave Yard	1875
100.0	NW	Pond	1875
















### Report Reference: Review Specimen

## 2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

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

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 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: 5**

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

ID	Distance [m]	Direction	NGR	Details	
32G	50.0	N	541573,110486	Address: Lewes Coatings, North St, Lewes, East Sussex, BN7 2PE Process: Solvents Process Status: Historical Permit	Enforcement: No enforcements notified Date of Enforcement: No enforcements notified Comment: No enforcements notified
33	108.0	NE	541690,110492	Address: Market Lane Garage Limited, 32 North Street, Lewes, East Sussex, BN7 2PH Process: Respraying Of Road Vehicles. Status: Historical Permit	Enforcement: No enforcements notified Date of Enforcement: No enforcements notified Comment: No enforcements notified
34	389.0	NE	541857,110728	Address: Creative Systems Furniture Ltd, Brooks Rd, Lewes, East Sussex, BN7 2BY Process: Timber Process Status: Historical Permit	Enforcement: No enforcements notified Date of Enforcement: No enforcements notified Comment: No enforcements notified

#### Report Reference: Review Specimen

35	434.0	E	542032,110449	Address: Tesco Lewes, Brooks Road, Lewes, East Sussex, BN7 2BY 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
36	461.0	E	542033,110254	Address: Goldfinch's Dry Cleaners, 14 Cliffe High Street, Lewes, East Sussex, BN7 2AH Process: Dry Cleaning 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: 24**

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

ID	Distance [m]	Direction	NGR	Details
8A	62.0	N	541600,110500	Address: BROOK STREET, BROOK STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00500 Permit Version: 3 Receiving Water: RIVER OUSE Status: VARIED BY APPLICATION - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 25-May-1994 Effective Date: 25-May-1994 Revocation Date: 20-Jul-2005
9A	62.0	N	541600,110500	Address: BROOK STREET, BROOK STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00500 Permit Version: 2 Receiving Water: RIVER OUSE Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 08-Feb-1994 Effective Date: 08-Feb-1994 Revocation Date: 25-May-1994
10A	62.0	N	541600,110500	Address: BROOK STREET, BROOK STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00500 Permit Version: 1 Receiving Water: RIVER OUSE Status: NEW CONSENT BY APPLICATION, GRANTED BY SEC.OF STATE Issue date: 13-Sep-1989 Effective Date: 13-Sep-1989 Revocation Date: 07-Feb-1994
11B	187.0	NE	541670,110610	Address: NORTH STREET/WELLINGTON STREET, NORTH STREET/WELLINGTON STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00499 Permit Version: 1 Receiving Water: RIVER OUSE Status: NEW CONSENT BY APPLICATION, GRANTED BY SEC.OF STATE Issue date: 13-Sep-1989 Effective Date: 13-Sep-1989 Revocation Date: 07-Feb-1994
12B	187.0	NE	541670,110610	Address: NORTH STREET/WELLINGTON STREET, NORTH STREET/WELLINGTON STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00499 Permit Version: 2 Receiving Water: RIVER OUSE Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 08-Feb-1994 Effective Date: 08-Feb-1994 Revocation Date: 24-May-1994
13B	187.0	NE	541670,110610	Address: NORTH STREET/WELLINGTON STREET, NORTH STREET/WELLINGTON STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00499 Permit Version: 3 Receiving Water: RIVER OUSE Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25-May-1994 Effective Date: 25-May-2005 Revocation Date: 20-Jul-2005

**Report Reference: Review Specimen**

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14	191.0	NE	541770,110520	Address: UNIT B, UNIT B, 2 PHOENIX PLACE, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01552 Permit Version: 1	Receiving Water: FRESHWATER RIVER Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 14-Aug-1979 Effective Date: 14-Aug-1979 Revocation Date: 01-Jul-1991
15C	200.0	NE	541700,110610	Address: NORTH STREET/WELLINGTON STREET, NORTH STREET/WELLINGTON STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00499 Permit Version: 3	Receiving Water: RIVER OUSE Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 25-May-1994 Effective Date: 25-May-2005 Revocation Date: 20-Jul-2005
16C	200.0	NE	541700,110610	Address: NORTH STREET/WELLINGTON STREET, NORTH STREET/WELLINGTON STREET, LEWES, EAST SUSSEX Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: A00499 Permit Version: 2	Receiving Water: RIVER OUSE Status: REVOKED (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 08-Feb-1994 Effective Date: 08-Feb-1994 Revocation Date: 24-May-1994
17	209.0	N	541650,110640	Address: FIRE BRIGADE COMM. HEADQUARTERS, FIRE BRIGADE COMM. HEADQUARTERS, NORTH STREET, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01442 Permit Version: 1	Receiving Water: FRESHWATER RIVER Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 26-Oct-1983 Effective Date: 26-Oct-1983 Revocation Date: 11-Nov-1996
18D	210.0	NE	541780,110540	Address: I.C.F.C. DEVELOPMENTS LIMITED, I.C.F.C. DEVELOPMENTS LIMITED, INDUSTRIAL DEVELOPMENT SITE,, PHOENIX CAUSEWAY, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: W00457 Permit Version: 1	Receiving Water: SALINE ESTUARY Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 01-Feb-1979 Effective Date: 01-Feb-1979 Revocation Date: 11-Sep-1997
19	226.0	NE	541780,110570	Address: I.C.F.C. DEVELOPMENTS LIMITED, I.C.F.C. DEVELOPMENTS LIMITED, INDUSTRIAL DEVELOPMENT SITE,, PHOENIX CAUSEWAY, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: W00457 Permit Version: 1	Receiving Water: SALINE ESTUARY Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 01-Feb-1979 Effective Date: 01-Feb-1979 Revocation Date: 11-Sep-1997
20	229.0	SE	541800,110300	Address: 36 FRIARS WALK, 36 FRIARS WALK, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P02139 Permit Version: 1	Receiving Water: INTO LAND Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 15-Feb-1989 Effective Date: 15-Feb-1989 Revocation Date: 31-Mar-1997
21	284.0	N	541560,110720	Address: THE PELL'S SWIMMING BATHS, THE PELL'S SWIMMING BATHS, AND N. STREET IND SITE, LEWES SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01241 Permit Version: 1	Receiving Water: FRESHWATER RIVER Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 13-Nov-1964 Effective Date: 13-Nov-1964 Revocation Date: 31-Mar-1997
22	297.0	NE	541770,110680	Address: MALLING SEWAGE PUMPING STATION, MALLING SEWAGE PUMPING STATION, LEWES SUSSEX Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S01823 Permit Version: 1	Receiving Water: CONTROLLED SEA Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 07-May-1969 Effective Date: 07-May-1969 Revocation Date: 31-Mar-1997

## Report Reference: Review Specimen

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23	306.0	N	541540,110740	Address: PELL'S OUTDOOR POOL, PELL'S OUTDOOR POOL, BROOK STREET, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SWIMMING POOL WATER Permit Number: P07725 Permit Version: 1	Receiving Water: SALINE ESTUARY Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 19-Nov-1999 Effective Date: 19-Nov-1999 Revocation Date:
24E	345.0	E	541940,110350	Address: LEWES RELIEF ROAD, STAGE 1, LEWES RELIEF ROAD, STAGE 1, EASTERN SECTION, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01643 Permit Version: 1	Receiving Water: FRESHWATER RIVER Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 26-Sep-1967 Effective Date: 26-Sep-1967 Revocation Date: 31-Mar-1997
25E	345.0	E	541940,110350	Address: LEWES RELIEF ROAD (STAGE II), LEWES RELIEF ROAD (STAGE II), LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01809 Permit Version: 1	Receiving Water: FRESHWATER RIVER Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12-Feb-1969 Effective Date: 12-Feb-1969 Revocation Date: 31-Mar-1997
26	355.0	E	541930,110280	Address: DEVELOPMENT, DEVELOPMENT, E'GATE ST/CLIFFEHIGH ST, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01583 Permit Version: 1	Receiving Water: SALINE ESTUARY Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 10-May-1979 Effective Date: 10-May-1979 Revocation Date: 10-Dec-1992
27F	358.0	E	541948,110325	Address: HARVEY & SON (LEWES) LTD., HARVEY & SON (LEWES) LTD., THE BRIDGE WHARF BREWERY, 6 CLIFFE HIGH STREET, LEWES, EAST SUSSEX, BN7 2AH Effluent Type: TRADE DISCHARGES - BOILER BLOWDOWN EFFLUENT Permit Number: D01504 Permit Version: 1	Receiving Water: SALINE ESTUARY Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 14-Oct-1987 Effective Date: 14-Oct-1987 Revocation Date:
28	368.0	E	541960,110500	Address: ACCESS ROAD, ACCESS ROAD, MALLING BROOKS, NORTH OF PHOENIX CAUSEWAY, LEWES EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02123 Permit Version: 1	Receiving Water: SALINE ESTUARY Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 13-Jun-1974 Effective Date: 13-Jun-1974 Revocation Date: 31-Mar-1997
29F	369.0	E	541960,110330	Address: BREWERY YARD, BREWERY YARD, BRIDGE WHARF BREWERY, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01301 Permit Version: 1	Receiving Water: TIDAL RIVER OUSE Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 12-Jul-1963 Effective Date: 12-Jul-1963 Revocation Date:
30	380.0	N	541470,110800	Address: NORTH BANK OF RIVER OUSE, NORTH BANK OF RIVER OUSE, OLD MALLING FARM ESTATE, LEWES, EAST SUSSEX Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02169 Permit Version: 1	Receiving Water: FRESHWATER RIVER Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 14-May-1973 Effective Date: 14-May-1973 Revocation Date: 31-Mar-1997
31	487.0	NW	541280,110820	Address: THE COACH HOUSE & THE RIVER HOUSE, THE COACH HOUSE & THE RIVER HSE, CHURCH LANE, MALLING, LEWES, EAST SUSSEX, BN7 2JA Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P12314 Permit Version: 1	Receiving Water: RIVER OUSE Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 29-Apr-2005 Effective Date: 29-Apr-2005 Revocation Date:

## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)



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

Database searched and no data found.

## 2.2 Dangerous or Hazardous Sites

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

Database searched and no data found.

## 2.3 Environment Agency Recorded Pollution Incidents

**Records of National Incidents Recording System, List 2 within 250m of the study site: 6**

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

ID	Distance [m]	Direction	NGR	Details	
1G	55.0	N	541579,110491	Incident Date: 25-Jan-2003 Incident Identification: 133294 Pollutant: Inorganic Chemicals/Products Pollutant Description: Alkalis	Water Impact: Category 3 (Minor) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)
2	127.0	W	541446,110394	Incident Date: 04-Jun-2003 Incident Identification: 163178 Pollutant: Sewage Materials Pollutant Description: Grey Water	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
3	149.0	N	541627,110584	Incident Date: 09-Aug-2002 Incident Identification: 98843 Pollutant: Inorganic Chemicals/Products Pollutant Description: Acids	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	184.0	NW	541420,110528	Incident Date: 18-Jul-2003 Incident Identification: 174770 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Algae	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	205.0	N	541560,110640	Incident Date: 01-Aug-2002 Incident Identification: 96576 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
6D	210.0	NE	541772,110554	Incident Date: 06-Dec-2013 Incident Identification: 1181602 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 2 (Significant) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance [m]	Direction	NGR	Details	
7	236.0	W	541350,110500	Incident Date: 05-Mar-2001 Incident Identification: 9941.0 Catchments Name: OUSE (NIRS) Water Description: ESTUARY Water Course: UA1 Incident Substantiated: Yes	Priority Description: Immediate (2 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: Minor Impact Air Impact: No Impact Pollutant:

### Report Reference: Review Specimen

## 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990<sup>1</sup>

**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**

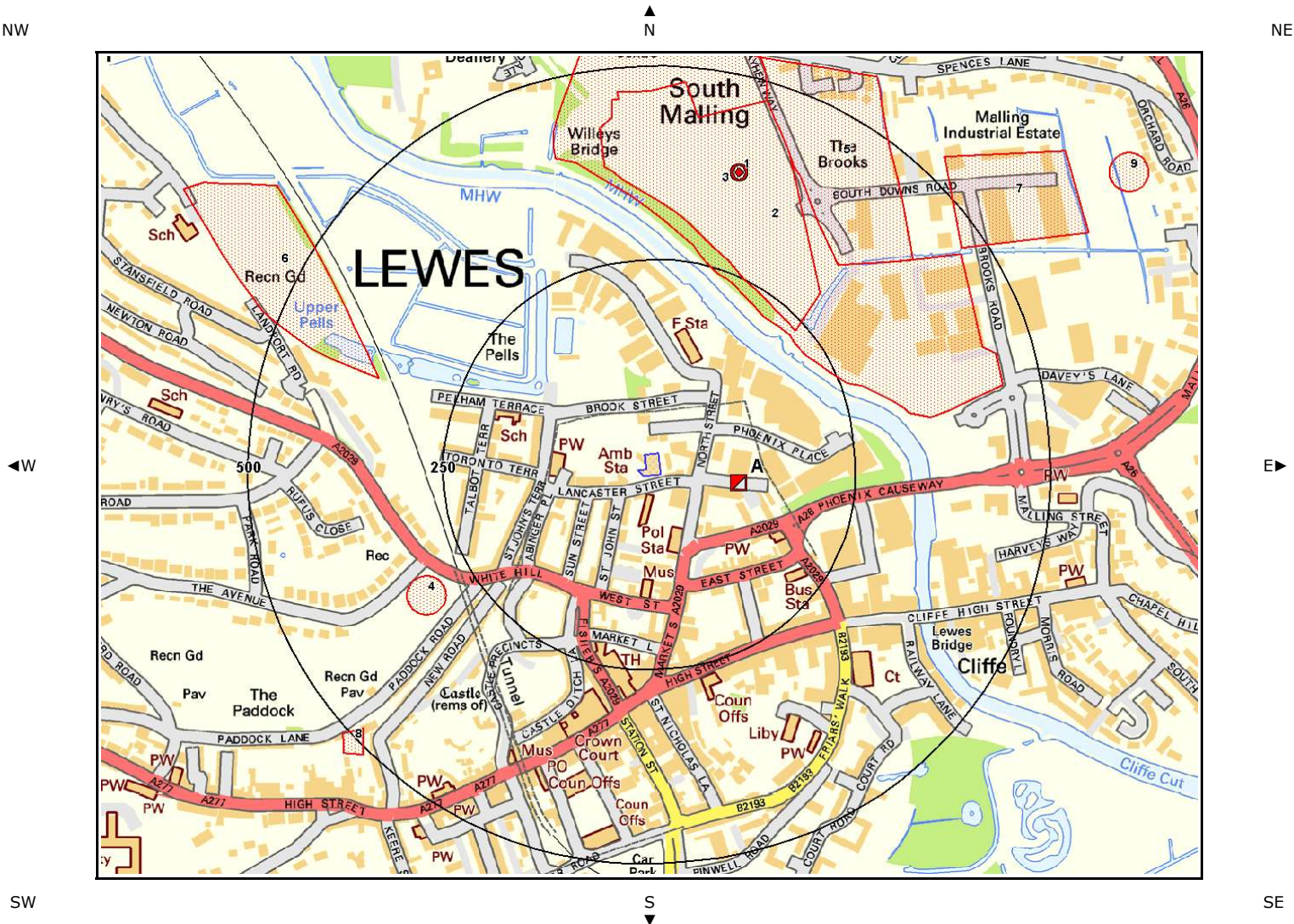
Database searched and no data found.

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








**Report Reference: [Review Specimen](#)**

### 3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

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-  Site Outline
-  E.A. Active Landfill
-  E.A. Historic Landfill
-  BGS / DoE Survey Landfill
-  Historic and Planned Waste Sites
-  E.A. Licensed Waste Site
-  Local Authority/Historical Mapping Landfill Records

**Report Reference: Review Specimen**

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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

11

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	223.0	NE	541700,110700	<p>Site Address: Malling Brooks A - Malling Industrial Estate, Land South of Spences Lane, Malling Brooks, Lewes, Sussex Waste Licence: Yes Site Reference: WD098, 5-104, LW/78/362 Waste Type: Inert Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 13-Oct-1978 Licence Surrendered: Licence Hold Address: 24 Cliffe High Street, Lewes, East Sussex Operator: - First Recorded: 31-Dec-1970 Last Recorded: -</p>
3	237.0	NE	541600,110700	<p>Site Address: Malling Playing Fields, Spences Lane, Lewes, Sussex Waste Licence: Yes Site Reference: WD122, 5-026, WD135 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 21-Jul-1983 Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 21-Jul-1983 Last Recorded: 21-Jul-1984</p>
4	290.0	SW	541300,110200	<p>Site Address: Junction of Offham Road - The Avenue, Paddock Road, Lewes, Sussex Waste Licence: - Site Reference: WR5-141 Waste Type: Inert Commercial, Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 31-Dec-1930 Last Recorded: 31-Dec-1939</p>
5	335.0	NE	541800,110800	<p>Site Address: Spences Lane - Malling Brooks, Lewes, Sussex Waste Licence: - Site Reference: WD057, 5-092, 5-115, 5-121 Waste Type: Inert Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Hold Address: 61 Spences Lane, Malling, Lewes, East Sussex Operator: - First Recorded: 31-Dec-1962 Last Recorded: 31-Dec-1973</p>
6	352.0	W	541100,110600	<p>Site Address: Landport Recreation Ground, Lewes, Sussex Waste Licence: - Site Reference: 27-152, WR5-147 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Lewes District Council First Recorded: 31-Dec-1960 Last Recorded: 31-Dec-1969</p>
7	471.0	NE	541700,110700	<p>Site Address: Malling Brooks A - Malling Industrial Estate, Land South of Spences Lane, Malling Brooks, Lewes, Sussex Waste Licence: Yes Site Reference: WD098, 5-104, LW/78/362 Waste Type: Inert Household Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 13-Oct-1978 Licence Surrendered: Licence Hold Address: 24 Cliffe High Street, Lewes, East Sussex Operator: - First Recorded: 31-Dec-1970 Last Recorded: -</p>

#### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

8	484.0	SW	541200,110000	Site Address: Between Paddock Lane and New Road, Lewes, Sussex Waste Licence: - Site Reference: WR5-142 Waste Type: Waste unknown Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: 31-Dec-1920 Last Recorded: 31-Dec-1939
9	679.0	NE	542200,110800	Site Address: Malling Brooks Recreations ground, Lewes, Sussex Waste Licence: - Site Reference: 5-128 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	1096.0	NE	542400,111200	Site Address: Malling Hill Depot - Newpit Depot, Mill Road, Lewes, Sussex Waste Licence: - Site Reference: 5-051, LW/841/1202 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: 31-Dec-1991
Not shown	1214.0	SE	542100,109000	Site Address: Ham Lane Extension - Southern Water, Extension of Ham lane, sewage works, Lewes, Sussex Waste Licence: Yes Site Reference: WD007K, 5-079, 5-061 Waste Type: Inert, Industrial Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Mar-1977 Licence Surrendered: Licence Hold Address: - Operator: Lewes District Council First Recorded: - Last Recorded: 31-Dec-1980
Not shown	1333.0	S	542100,109000	Site Address: Ham Lane Extension - Southern Water, Extension of Ham lane, sewage works, Lewes, Sussex Waste Licence: Yes Site Reference: WD007K, 5-079, 5-061 Waste Type: Inert, Industrial Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01-Mar-1977 Licence Surrendered: Licence Hold Address: - Operator: Lewes District Council First Recorded: - Last Recorded: 31-Dec-1980

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

**1**

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

ID	Distance [m]	Direction	NGR	Address	Details
1	376.0	N	541700.0,110800.0	Address: Spences Lane Tipping Site, Lewes, E. Sussex BGS Number: 27.0	Risk: Risk not recorded Waste Type: N/A

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

**1**

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

ID	Distance [m]	Direction	Site Address	Source	Data Type
Not shown	1302.0	SE	Refuse Tip	1973 mapping	Polygon

**Report Reference: Review Specimen**

## 3.2 Other Waste Sites

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

Database searched and no data found.

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

14

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
13A	101.0	E	541700,110400	<p>Site Address: 2, Phoenix Place, Lewes, East Sussex, BN7 2QJ            Type: Special Waste Transfer Station            Size: &lt; 25000 tonnes            Environmental Permitting Regulations (Waste) Licence Number: KIN001            Operator: Kingston Transport (Sussex) Ltd            Surrendered Date: 16/02/2010            Waste Management licence No: 19705            Annual Tonnage: 0.0</p> <p>Issue Date: 22/01/1993            Expiry Date: -            Effective Date: -            Status: Surrendered            Modified: -            Site Name: Canto Containers            Cancelled Date: -            Correspondence Address: -, -</p>
14A	101.0	E	541700,110400	<p>Site Address: 2, Phoenix Place, Lewes, East Sussex, BN7 2QJ            Type: Special Waste Transfer Station            Size: &lt; 25000 tonnes            Environmental Permitting Regulations (Waste) Licence Number: KIN001            Operator: Kingston Transport (Sussex) Ltd            Surrendered Date: -            Waste Management licence No: 19705            Annual Tonnage: 0.0</p> <p>Issue Date: 22/01/1993            Expiry Date: -            Effective Date: -            Status: Issued            Modified: -            Site Name: Canto Containers            Cancelled Date: -            Correspondence Address: -, 17, Southdown Avenue, Lewes, East Sussex, BN7 1EL</p>
Not shown	1230.0	SE	542300,109400	<p>Site Address: Lewes Household Waste Site, Ham Lane, Lewes, East Sussex, BN7 3PS            Type: Household Waste Amenity Site            Size: &lt; 25000 tonnes            Environmental Permitting Regulations (Waste) Licence Number: ONX007            Operator: Veolia E S South Downs Ltd            Surrendered Date: -            Waste Management licence No: 19687            Annual Tonnage: 24999.0</p> <p>Issue Date: 05/12/1995            Expiry Date: -            Effective Date: 30/06/2003            Status: Modified            Modified: 28/01/2008            Site Name: Lewes Household Waste Site            Cancelled Date: -            Correspondence Address: -, -</p>
Not shown	1230.0	SE	542300,109400	<p>Site Address: Lewes Household Waste Site, Ham Lane, Lewes, East Sussex, BN7 3PS            Type: Household, Commercial &amp; Industrial Waste T Stn            Size: &lt; 25000 tonnes            Environmental Permitting Regulations (Waste) Licence Number: ONX007            Operator: Veolia E S South Downs Limited            Surrendered Date: -            Waste Management licence No: 19687            Annual Tonnage: 0.0</p> <p>Issue Date: 05/12/1995            Expiry Date: -            Effective Date: 30/06/2003            Status: Transferred            Modified: -            Site Name: Lewes Household Waste Site            Cancelled Date: -            Correspondence Address: -, Onyx House, 154a, Pentonville Road, London, N1 9PE</p>

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

Not shown	1230.0	SE	542300,109400	<p>Site Address: Lewes Household Waste Site, Ham Lane, Lewes, East Sussex, BN7 3PS</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ONX007</p> <p>Operator: Onyx South Downs Limited</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 19687</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 05/12/1995</p> <p>Expiry Date: -</p> <p>Effective Date: 30/06/2003</p> <p>Status: Transferred</p> <p>Modified: -</p> <p>Site Name: Lewes Household Waste Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, Onyx House, 154a, Pentonville Road, London, N1 9PE</p>
Not shown	1230.0	SE	542300,109400	<p>Site Address: Lewes Household Waste Site, Ham Lane, Lewes, East Sussex, BN7 3PS</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: ONX007</p> <p>Operator: Veolia E S South Downs Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 19687</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 05/12/1995</p> <p>Expiry Date: -</p> <p>Effective Date: 30/06/2003</p> <p>Status: Modified</p> <p>Modified: 28/01/2008</p> <p>Site Name: Lewes Household Waste Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, Veolia E S, Poles Lane, Otterbourne, Winchester, Hants, SO21 2EA</p>
Not shown	1230.0	SE	542300,109400	<p>Site Address: Lewes Household Waste Site, Ham Lane, Lewes, East Sussex, BN7 3PS</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: SIT005</p> <p>Operator: S I T A Wastecare Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 19687</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 05/12/1995</p> <p>Expiry Date: -</p> <p>Effective Date: 03/11/1998</p> <p>Status: Transferred</p> <p>Modified: -</p> <p>Site Name: Lewes Household Waste Site</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, 21, Easthampstead Road, Bracknell, Berkshire, RG12 1NS</p>
Not shown	1281.0	SE	542500,109500	<p>Site Address: Unit 25-26, Cliffe Industrial Estate, South Street, Lewes, East Sussex, BN8 6JL</p> <p>Type: Household, Commercial &amp; Industrial Waste T Stn</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: KIN004</p> <p>Operator: Kingston Transport (Sussex) Ltd</p> <p>Surrendered Date: 01/07/2013</p> <p>Waste Management licence No: 10153</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 19/05/2006</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Surrendered</p> <p>Modified: -</p> <p>Site Name: Sussex Skips &amp; Cantos Containers</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>
Not shown	1341.0	SE	542660,109590	<p>Site Address: Unit 18 &amp; Unit 19 Cliffe Ind Est, South Street, Lewes, East Sussex, BN8 6JL</p> <p>Type: Physical Treatment Facility</p> <p>Size: &gt;= 25000 tonnes &lt; 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MDJ003</p> <p>Operator: M D J Light Bros (S P) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 100214</p> <p>Annual Tonnage: 99998.0</p>	<p>Issue Date: 06/03/2008</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 27/03/2012</p> <p>Site Name: Unit 18 &amp; Unit 19 Cliffe Industrial Estate</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>

## Report Reference: Review Specimen

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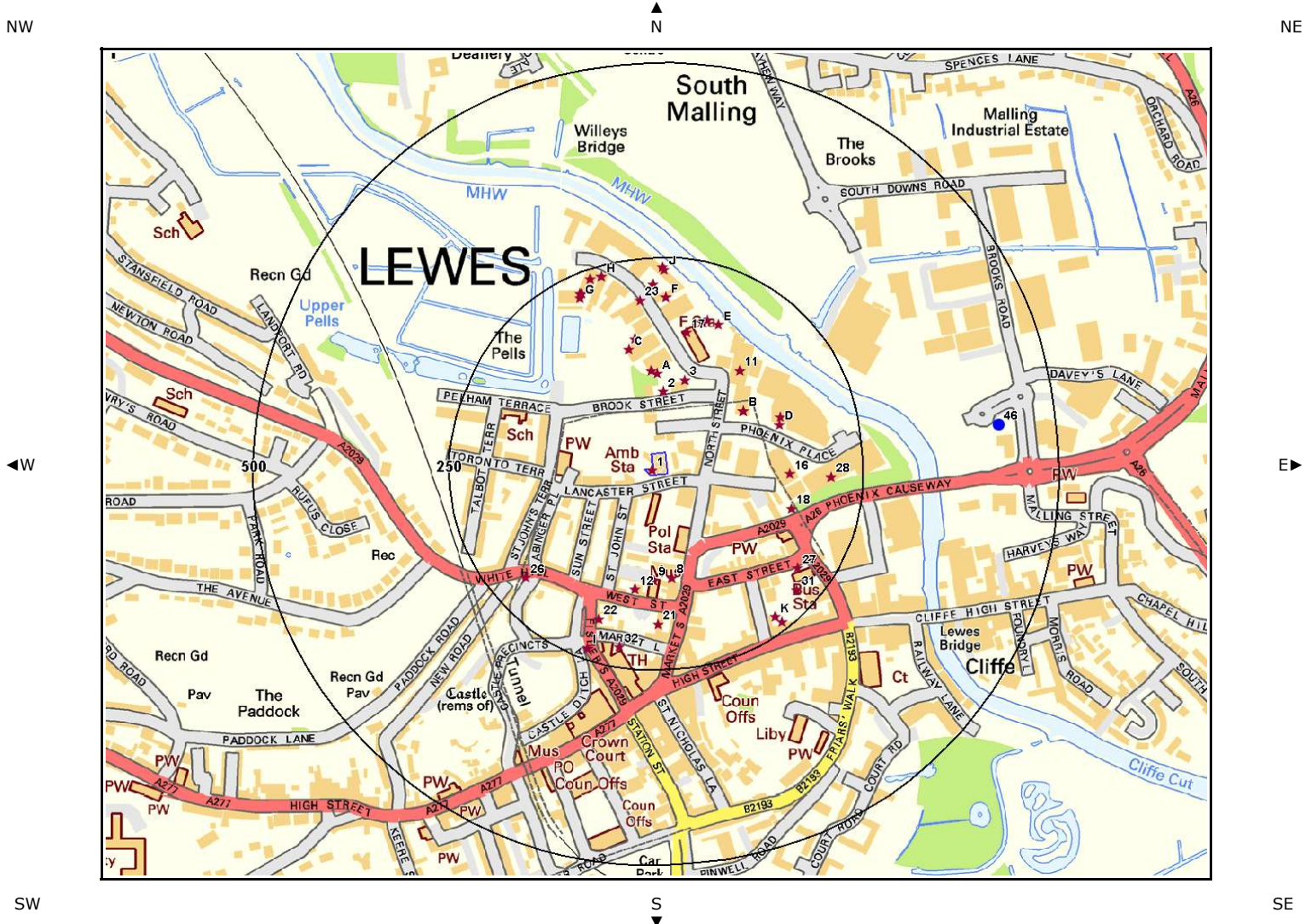
Not shown	1341.0	SE	542660,109590	<p>Site Address: Unit 18 &amp; 19, Cliffe Industrial Estate, South Street, Lewes, East Sussex, BN8 6JL</p> <p>Type: Physical Treatment Facility</p> <p>Size: &gt;= 25000 tonnes &lt; 75000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MDJ003</p> <p>Operator: M D J Light Brothers ( Scrap Processors ) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 100214</p> <p>Annual Tonnage: 99998.0</p>	<p>Issue Date: 06/03/2008</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 14/05/2014</p> <p>Site Name: Unit 18 &amp; Unit 19 Cliffe Industrial Estate</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>
Not shown	1341.0	SE	542660,109590	<p>Site Address: Unit 18 Cliffe Ind Est, South Street, Lewes, East Sussex, BN8 6JL</p> <p>Type: Physical Treatment Facility</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MDJ003</p> <p>Operator: M D J Light Bros ( S P ) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 100214</p> <p>Annual Tonnage: 24999.0</p>	<p>Issue Date: 06/03/2008</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Unit 18, Cliffe Industrial Estate</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>
Not shown	1353.0	SE	542600,109500	<p>Site Address: Unit 19, Cliffe Industrial Estate, Lewes, East Sussex, BN8 6JL</p> <p>Type: Special Waste Transfer Station</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MDJ001</p> <p>Operator: M D J Light Brothers ( S P ) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 10151</p> <p>Annual Tonnage: 0.0</p>	<p>Issue Date: 14/02/2006</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Unit 19, Cliffe Industrial Estate, Lewes, East Sussex Bn8 6jl</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, 12, Empress Road, Lyndhurst, Hampshire, SO43 7AE</p>
Not shown	1353.0	SE	542600,109500	<p>Site Address: Unit 19, Cliffe Industrial Estate, Lewes, East Sussex, BN8 6JL</p> <p>Type: Material Recycling Treatment Facility</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MDJ001</p> <p>Operator: M D J Light Brothers ( S P ) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 10151</p> <p>Annual Tonnage: 50000.0</p>	<p>Issue Date: 14/02/2006</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Unit 19, Cliffe Industrial Estate</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, 12, Empress Road, Lyndhurst, Hampshire, SO43 7AE</p>
Not shown	1353.0	SE	542600,109500	<p>Site Address: Unit 18 &amp; Unit 19, Cliffe Industrial Estate, Lewes, East Sussex, BN8 6JL</p> <p>Type: Material Recycling Treatment Facility</p> <p>Size: &lt; 25000 tonnes</p> <p>Environmental Permitting Regulations (Waste) Licence Number: MDJ001</p> <p>Operator: M D J Light Bros ( S P ) Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 10151</p> <p>Annual Tonnage: 1000.0</p>	<p>Issue Date: 14/02/2006</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Expired</p> <p>Modified: 27/03/2012</p> <p>Site Name: M D J Light Brothers ( Scrap Processors) Ltd</p> <p>Cancelled Date: -</p> <p>Correspondence Address: -, -</p>

## Report Reference: Review Specimen

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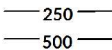




## 4. Current Land Use Map



Current Land Use Legend

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- |   |                    |   |                          |   |                                |
|---|--------------------|---|--------------------------|---|--------------------------------|
|  | Site Outline       |  | Current Industrial Sites |  | Gas Transmission Pipeline      |
|  | Search Buffers (m) |  | Petrol & Fuel Sites      |  | Electricity Transmission Cable |

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

## 4. Current Land Uses

### 4.1 Current Industrial Data

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

**45**

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	0.0	On Site	Lewes Ambulance Station	Lancaster Street, Lewes, BN7 2PX	Ambulance and Medical Transportation Services	Health Support Services
2	78.0	N	Depot	BN7	Container and Storage	Transport, Storage and Delivery
3	96.0	N	Tanks	BN7	Tanks (Generic)	Industrial Features
4A	101.0	N	Tank	BN7	Tanks (Generic)	Industrial Features
5A	106.0	N	North Street Garage	17, North Street, Lewes, BN7 2PE	Vehicle Repair, Testing and Servicing	Repair and Servicing
6B	113.0	NE	Mamuttherm UK Ltd	32, North Street, Lewes, BN7 2PH	Construction Completion Services	Construction Services
7B	113.0	NE	Brighton Laser Cutting	32, North Street, Lewes, BN7 2PH	Cutting, Drilling and Welding Services	Construction Services
8	134.0	S	Electricity Sub Station	BN7	Electrical Features	Infrastructure and Facilities
9	135.0	S	Global Services	Auction Galleries, 7-9 West Street, Lewes, BN7 2NJ	Distribution and Haulage	Transport, Storage and Delivery
10 C	137.0	N	ATS Euromaster Ltd	18, North Street, Lewes, BN7 2PE	Vehicle Parts and Accessories	Motoring
11	142.0	NE	Works	BN7	Unspecified Works Or Factories	Industrial Features
12	148.0	S	Grifoll Print Promotions Ltd	19, West Street, Lewes, BN7 2NZ	Published Goods	Industrial Products
13 C	148.0	N	Tank	BN7	Tanks (Generic)	Industrial Features
14 D	150.0	E	Electricity Sub Station	BN7	Electrical Features	Infrastructure and Facilities
15 D	154.0	E	Teknikka Ltd	Unit 6 Phoenix Industrial Estate, North Street, Lewes, BN7 2PQ	Cable, Wire and Fibre Optics	Industrial Products
16	156.0	E	John Gosnell & Co Ltd	20, Phoenix Place, Lewes, BN7 2QJ	Cosmetics, Toiletries and Perfumes	Consumer Products
17	156.0	N	Lewes Fire Station	North Street, Lewes, BN7 2PE	Fire Brigade Stations	Central and Local Government
18	164.0	E	Gas Governor Station	BN7	Gas Features	Infrastructure and Facilities
19E	178.0	NE	Tank	BN7	Tanks (Generic)	Industrial Features
20E	178.0	N	Corporation Wharf	BN7	Moorings and Unloading Facilities	Water
21	191.0	S	Jewel Purpose	Old Needlemakers, West Street, Lewes, BN7 2NZ	Jewellery, Gems, Clocks and Watches	Consumer Products
22	196.0	S	Lewes Forge	Fisher Street, Lewes, BN7 2DG	Metalworkers Including Blacksmiths	Construction Services
23	197.0	N	Tank	BN7	Tanks (Generic)	Industrial Features
24F	199.0	N	Good Times Music	Unit 1 Riverside Industrial Estate, North Street, Lewes, BN7 2PL	Recording Studios and Record Companies	IT, Advertising, Marketing and Media Services

#### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

25F	199.0	N	Chailey Car Rentals	Unit 2 Riverside Industrial Estate, North Street, Lewes, BN7 2PL	Vehicle Hire and Rental	Hire Services
26	205.0	SW	Electricity Sub Station	BN7	Electrical Features	Infrastructure and Facilities
27	205.0	SE	Bus Station	BN7	Bus and Coach Stations, Depots and Companies	Public Transport, Stations and Infrastructure
28	209.0	E	Car Parts & Accessories	Unit 18 Phoenix Industrial Estate, Lewes, BN7 2QJ	Vehicle Parts and Accessories	Motoring
29F	217.0	N	Riverside Industrial Estate	BN7	Business Parks and Industrial Estates	Industrial Features
30 G	220.0	NW	Tank	BN7	Tanks (Generic)	Industrial Features
31	222.0	SE	Tank	BN7	Tanks (Generic)	Industrial Features
32	224.0	S	Tank	BN7	Tanks (Generic)	Industrial Features
33 G	224.0	NW	Tank	BN7	Tanks (Generic)	Industrial Features
34 G	225.0	NW	Tank	BN7	Tanks (Generic)	Industrial Features
35 K	229.0	SE	Electricity Sub Station	BN7	Electrical Features	Infrastructure and Facilities
36J	235.0	N	Lewes Car Valeting	Unit 8 Riverside Industrial Estate, North Street, Lewes, BN7 2PL	Vehicle Cleaning Services	Personal, Consumer and Other Services
37 H	236.0	N	Restall Brown & Clennell Ltd	21-24, North Street, Lewes, BN7 2PE	Furniture	Consumer Products
38 H	236.0	N	Wheatsheaf Interiors	21-24, North Street, Lewes, BN7 2PE	Furniture	Consumer Products
39I	236.0	S	Bio Fire Box Ltd	Unit 2 Star Brewery, Castle Ditch Lane, Lewes, BN7 1YJ	Fireplaces and Mantelpieces	Consumer Products
40I	236.0	S	Osborne Guitars & Mandolins	Studio 14 Star Brewery, Castle Ditch Lane, Lewes, BN7 1YJ	Musical Instruments	Consumer Products
41I	236.0	S	Bookbinders of Lewes	Star Brewery, Castle Ditch Lane, Lewes, BN7 1YJ	Published Goods	Industrial Products
42I	236.0	S	Benjamin Guitars	Star Brewery, Castle Ditch Lane, Lewes, BN7 1YJ	Musical Instruments	Consumer Products
43 H	237.0	N	Depot	BN7	Container and Storage	Transport, Storage and Delivery
44J	238.0	N	Lewes Car Body Centre Ltd	Unit 9 Riverside Industrial Estate, North Street, Lewes, BN7 2PL	Vehicle Repair, Testing and Servicing	Repair and Servicing
45 K	239.0	SE	Ivy Press	210, High Street, Lewes, BN7 2NS	Published Goods	Industrial Products

## 4.2 Petrol and Fuel Sites

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

1

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

ID	Distance [m]	Direction	NGR	Company	Address	LPG	Status
46	427.0	E	542023,110474	Tesco	Tesco Lewes, Brooks Road, Brooks Road, Lewes, East Sussex, BN7 2BY	No	Open

## 4.3 National Grid High Voltage Underground Electricity Transmission Cables

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

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

---

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

**0**

Database searched and no data found.

---

## 4.4 National Grid High Pressure Gas Transmission Pipelines

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

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

**0**

Database searched and no data found.

---

## 5. Geology

### 5.1 Artificial Ground and Made Ground

Database searched and no data found.

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

### 5.2 Superficial Ground and Drift Geology

Database searched and no data found.

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

### 5.3 Bedrock and Solid Geology

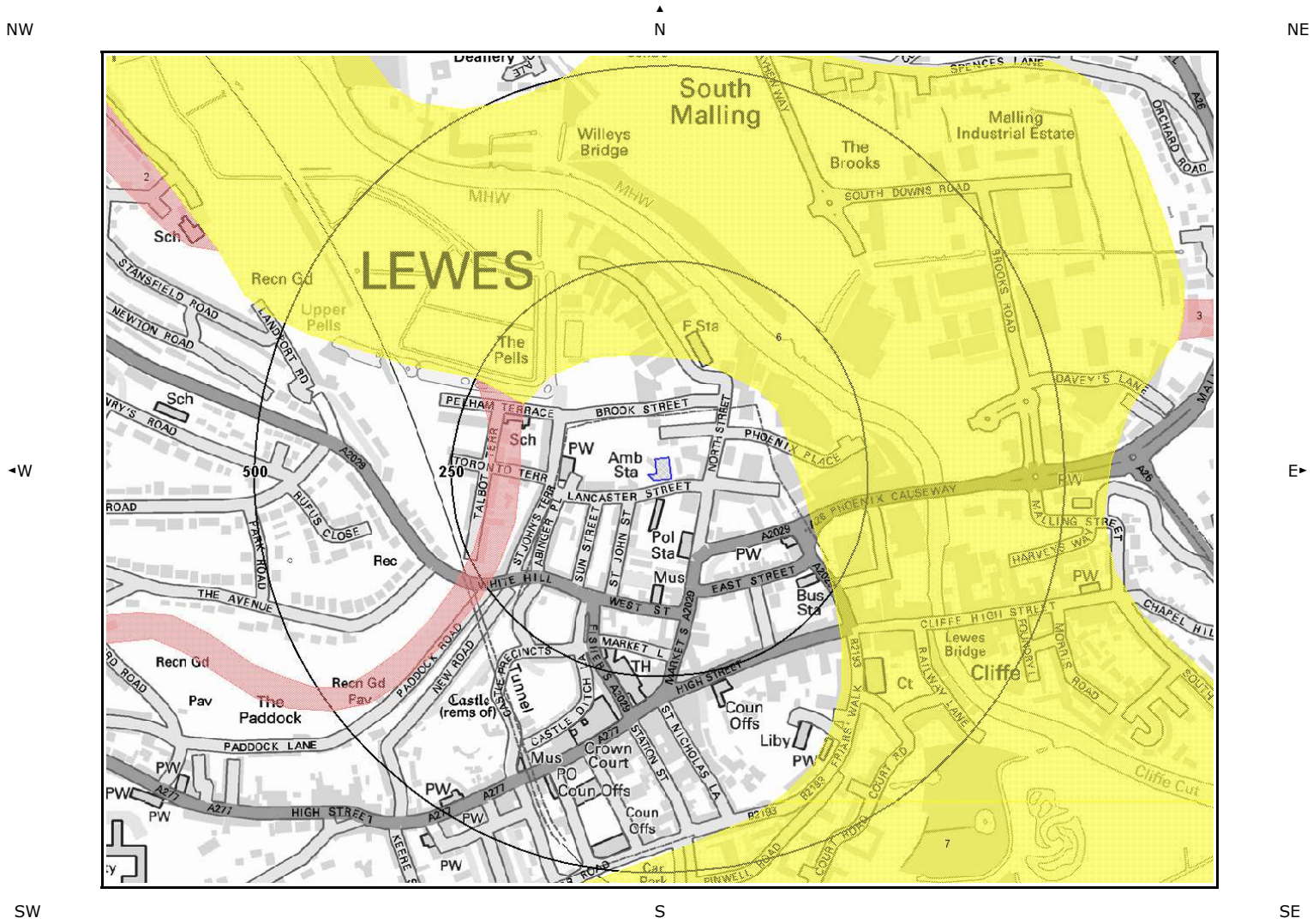
The database has been searched on site, including a 50m buffer.

LEX Code	Description	Rock Type
LECH-CHLK	LEWES NODULAR CHALK FORMATION	CHALK

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

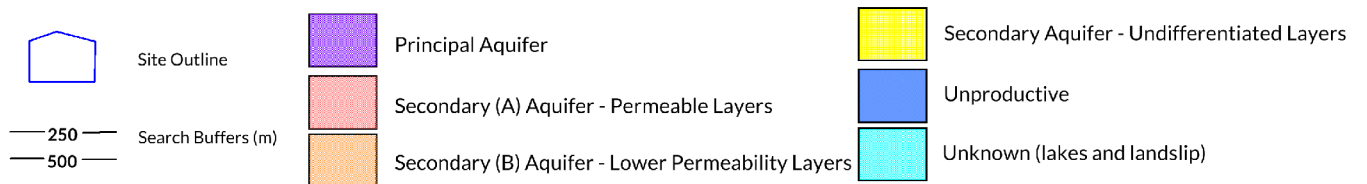
For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

# 6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

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## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

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

NW

▲  
N

NE

←W

→E



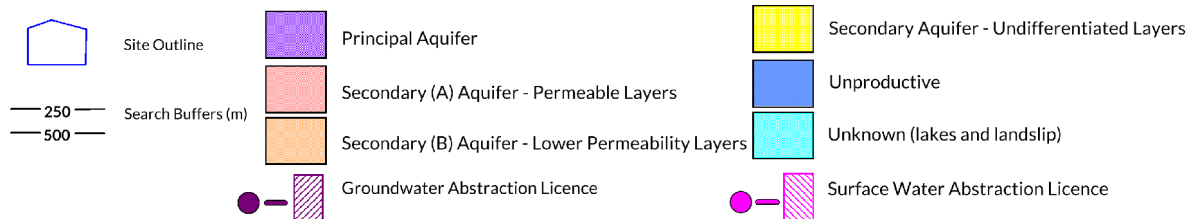
SW

▼  
S

SE

Aquifer Within Bedrock Geology Legend

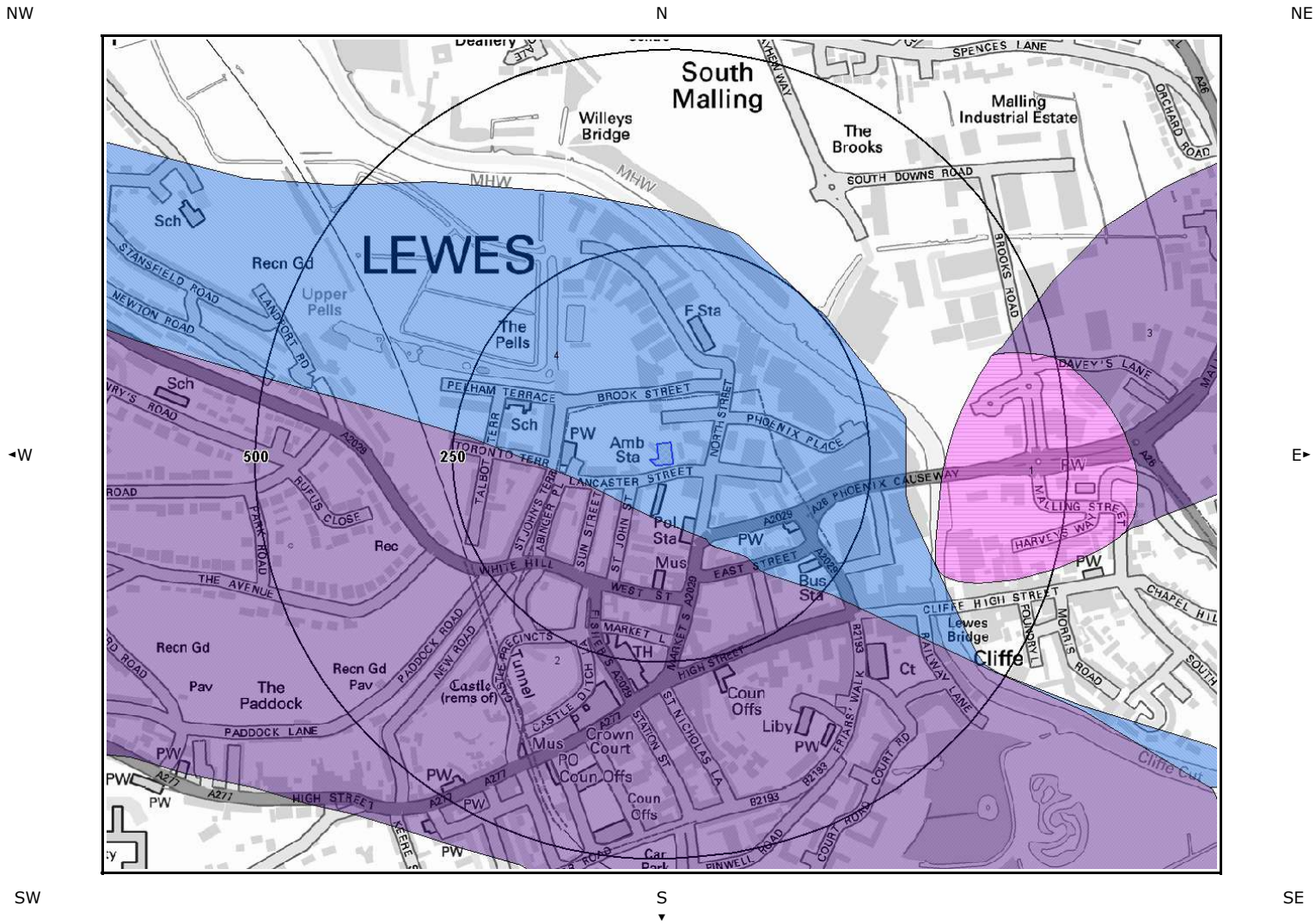
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## Report Reference: Review Specimen

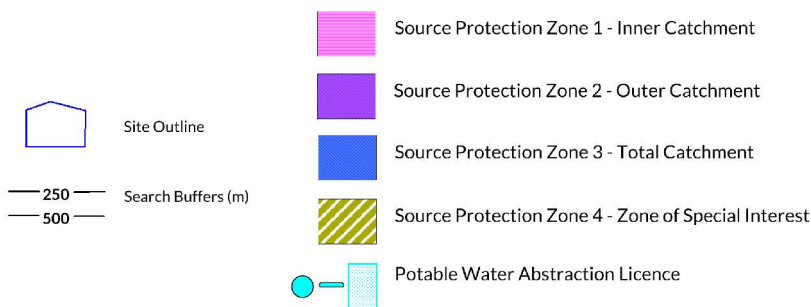
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

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



SPZ and Potable Water Abstraction Licenses Legend

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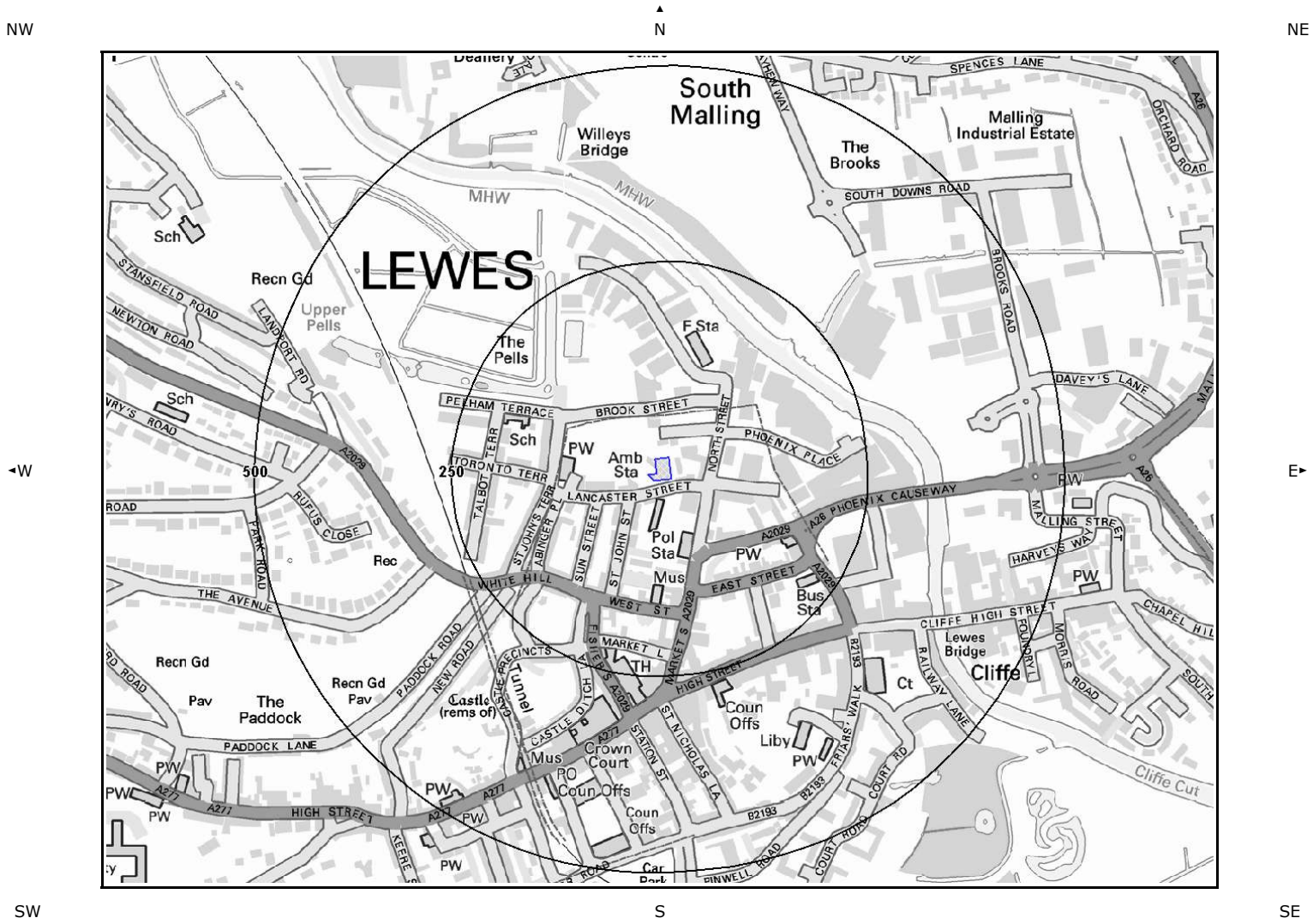


## Report Reference: Review Specimen

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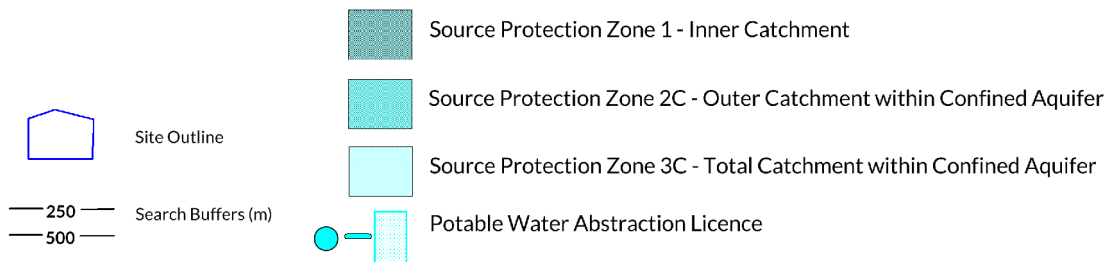


# 6d. Hydrogeology Source Protection Zones within confined aquifer



Hydrogeology Source Protection Zones within confined aquifer Legend

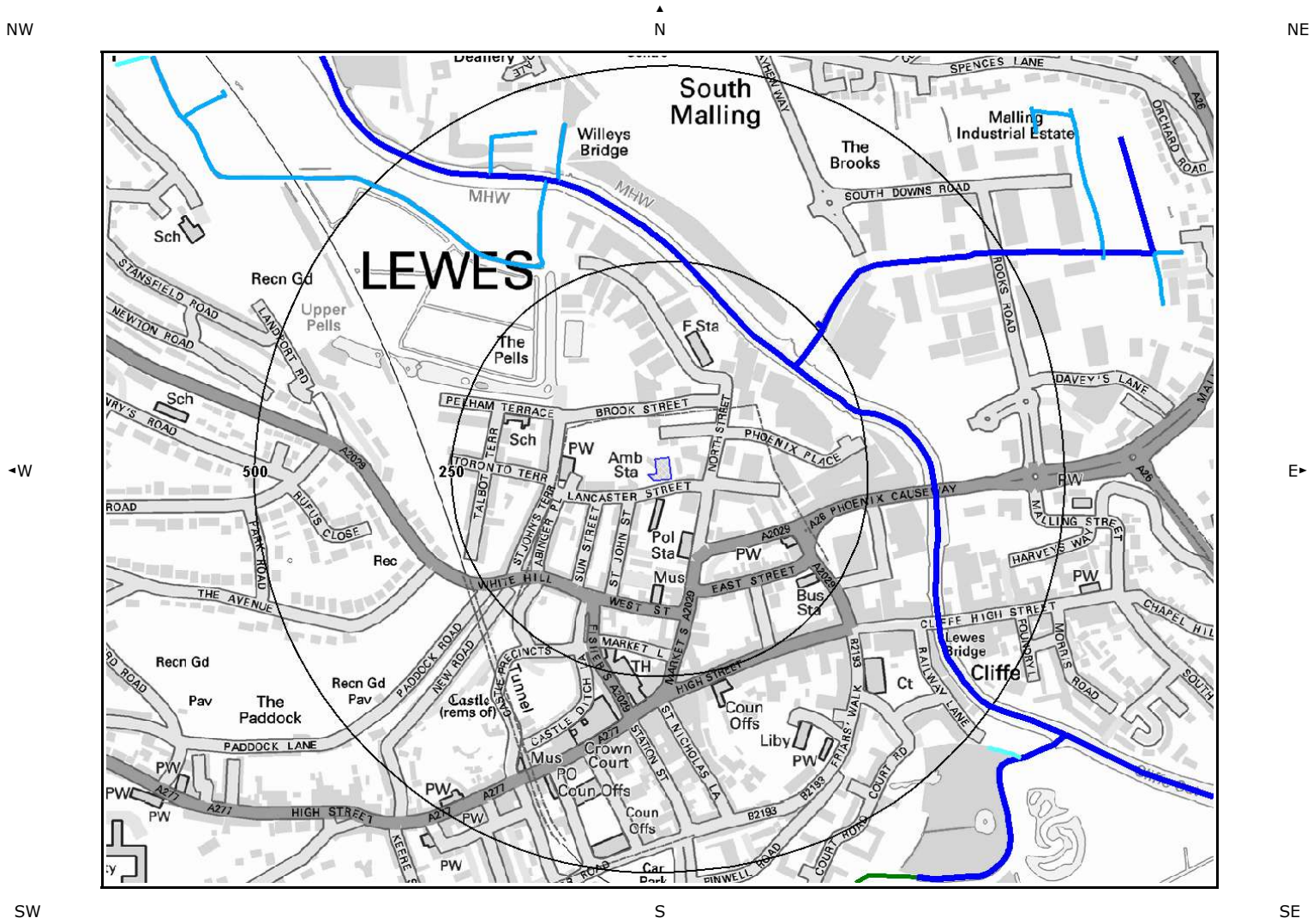
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











## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

# 6e. Hydrology – Detailed River Network and River Quality



### Hydrology Legend

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

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### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

## 6. Hydrogeology and Hydrology

### 6.1 Aquifer within Superficial Deposits

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

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

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

ID	Distance [m]	Direction	Designation	Description
6	129.0	N	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
1	163.0	W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
7	431.0	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

### 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	409.0	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

### 6.3 Groundwater Abstraction Licences

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

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

[Report Reference: Review Specimen](#)

ID	Distance	Direction	NGR	Details	
3	159.0	NW	541480, 110560	Licence No: 10/41/263002 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: The Pells Swimming Pool Data Type: Point	Annual Volume (m <sup>3</sup> ): 24548 Max Daily Volume (m <sup>3</sup> ): 981.9 Original Application No: WR.0549 Original Start Date: - Expiry Date: - Issue No: 102 Version Start Date: 6/1/2012 Version End Date:
4A	380.0	E	541960, 110290	Licence No: 10/41/263009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: The Bridge Wharf Brewery, Lewes Data Type: Point	Annual Volume (m <sup>3</sup> ): 118196 Max Daily Volume (m <sup>3</sup> ): 386.41 Original Application No: 169/0270 Original Start Date: 2/1/1979 Expiry Date: - Issue No: 101 Version Start Date: 6/1/2012 Version End Date:
5A	383.0	E	541960, 110280	Licence No: 10/41/263009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: The Bridge Wharf Brewery, Lewes Data Type: Point	Annual Volume (m <sup>3</sup> ): 118196 Max Daily Volume (m <sup>3</sup> ): 386.41 Original Application No: 169/0270 Original Start Date: 2/1/1979 Expiry Date: - Issue No: 101 Version Start Date: 6/1/2012 Version End Date:
6B	385.0	SE	541950, 110250	Licence No: 10/41/263009 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: The Bridge Wharf Brewery Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: 169/0270 Original Start Date: 2/1/1979 Expiry Date: - Issue No: 100 Version Start Date: 2/1/1979 Version End Date:
7B	385.0	SE	541950, 110250	Licence No: 10/41/263005 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: The Bridge Wharf Brewery Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: WR.0429 Original Start Date: 7/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 7/2/1966 Version End Date:
Not shown	752.0	S	541440, 109670	Licence No: 10/41/262003 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: Southover Nurseries Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Original Application No: WR.0126 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/9/1991 Version End Date:

## 6.4 Surface Water Abstraction Licences

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

**Yes**

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

ID	Distance	Direction	NGR	Details	
15	373.0	N	541460, 110790	Licence No: 10/41/263012 Details: Make-Up or Top Up Water Direct Source: Southern Region Surface Waters Point: River Ouse At Pells Lake Data Type: Point	Annual Volume (m <sup>3</sup> ): - Max Daily Volume (m <sup>3</sup> ): - Application No: 169/0926 Original Start Date: 4/9/1990 Expiry Date: - Issue No: 103 Version Start Date: 21/10/2003 Version End Date:

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 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	1344.0	SW	540790, 109320	Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Southover Ps Well 1 Data Type: Point	Annual Volume (m <sup>3</sup> ): 38000000 Max Daily Volume (m <sup>3</sup> ): 188650 Original Application No: WR.0611 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1344.0	SW	540790, 109320	Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Southover Ps Bh 2 Data Type: Point	Annual Volume (m <sup>3</sup> ): 38000000 Max Daily Volume (m <sup>3</sup> ): 188650 Original Application No: WR.0611 Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: Version End Date:
Not shown	1344.0	SW	540790, 109320	Licence No: 10/41/260103 Details: Potable Water Supply - Direct Direct Source: Southern Region Groundwater Point: Southover Ps Bh 3 Data Type: Point	Annual Volume (m <sup>3</sup> ): 38000000 Max Daily Volume (m <sup>3</sup> ): 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
4	0.0	On Site	3	Total catchment
2	60.0	SW	2	Outer catchment
1	339.0	E	1	Inner catchment
3	420.0	E	2	Outer catchment

## 6.7 Source Protection Zones within Confined Aquifer

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

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

Database searched and no data found.

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 6.8 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.

## 6.9 Detailed River Network

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

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

ID	Distance	Direction	Details
1	189.0	NE	River Name: River Ouse Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
2	197.0	NE	River Name: River Ouse Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
3	197.0	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
4	204.0	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
5	214.0	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
6	256.0	NE	River Name: - Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
7	259.0	NE	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
8	285.0	NW	River Name: Papermill Cut Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
9	349.0	NW	River Name: Papermill Cut Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
10	371.0	N	River Name: Papermill Cut Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
11	375.0	N	River Name: River Ouse Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
12	375.0	N	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
13	378.0	N	River Name: Papermill Cut Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
14	379.0	N	River Name: - Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined
15	382.0	N	River Name: River Ouse Welsh River Name: - Alternative Name: - River Type: Primary River Main River Status: Currently Undefined
16	383.0	N	River Name: Drain Welsh River Name: - Alternative Name: - River Type: Secondary River Main River Status: Currently Undefined

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

17	417.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
18	417.0	NW	River Name: River Ouse Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
19	422.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
20	432.0	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

## 6.10 Surface Water Features

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

**Yes**

The following surface water records are not represented on mapping:

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

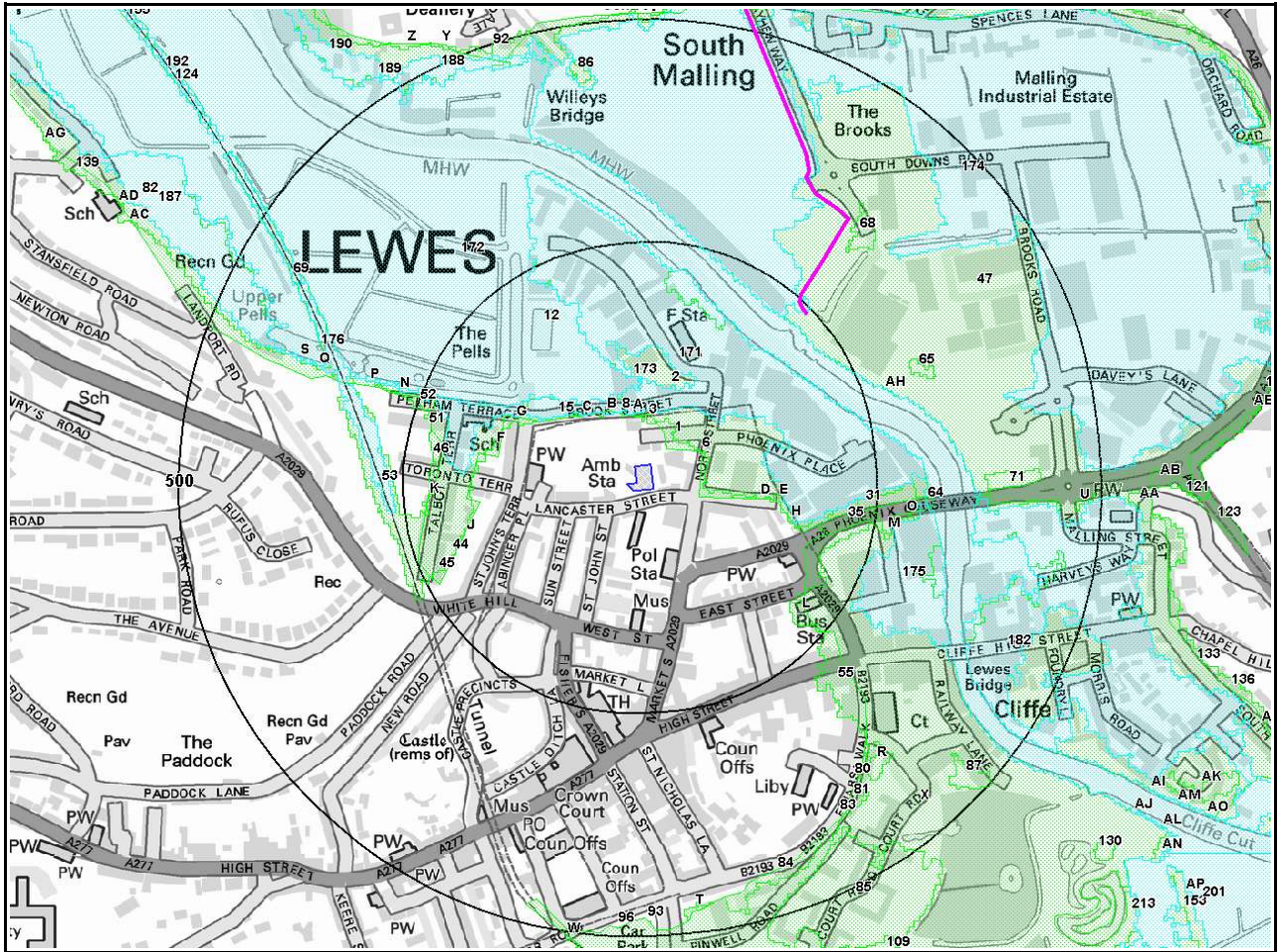
This information is taken from [Ordnance Survey OpenData](#)<sup>TM</sup>. Contains Ordnance Survey data © Crown copyright and database right 2013.

# 7a. Environment Agency Flood Map for Planning (from rivers and the sea)

NW



NE



W

E








SW



SE

Environment Agency Flood Map for Planning (from rivers and the sea)  
Legend

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-  Zone 2 Floodplain
-  Area used for Flood Storage
-  Zone 3 Floodplain
-  Proposed Flood Defence Scheme
-  Flood Defences
-  Area Benefiting from Flood Defences
-  Search Centre
-  Search Buffers (m)

## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)



# 7b. Environment Agency RoFRaS Flooding Map

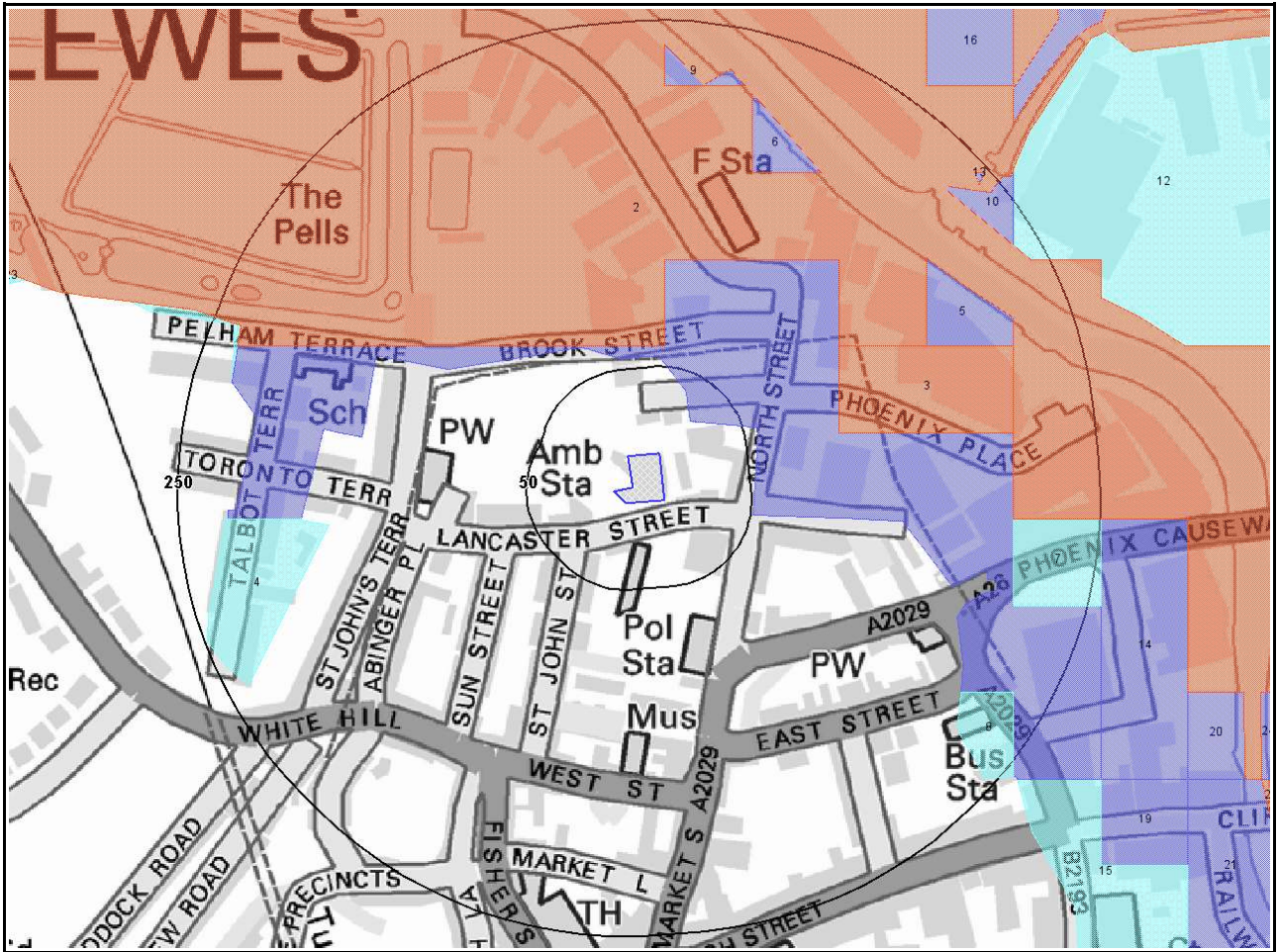
NW



NE

W

E



SW



SE

Environment Agency RoFRaS Flood Legend

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Site Outline



Search Buffers (m)

**RoFRaS Rating**

- Very Low
- Low
- Medium
- High

**Report Reference: Review Specimen**

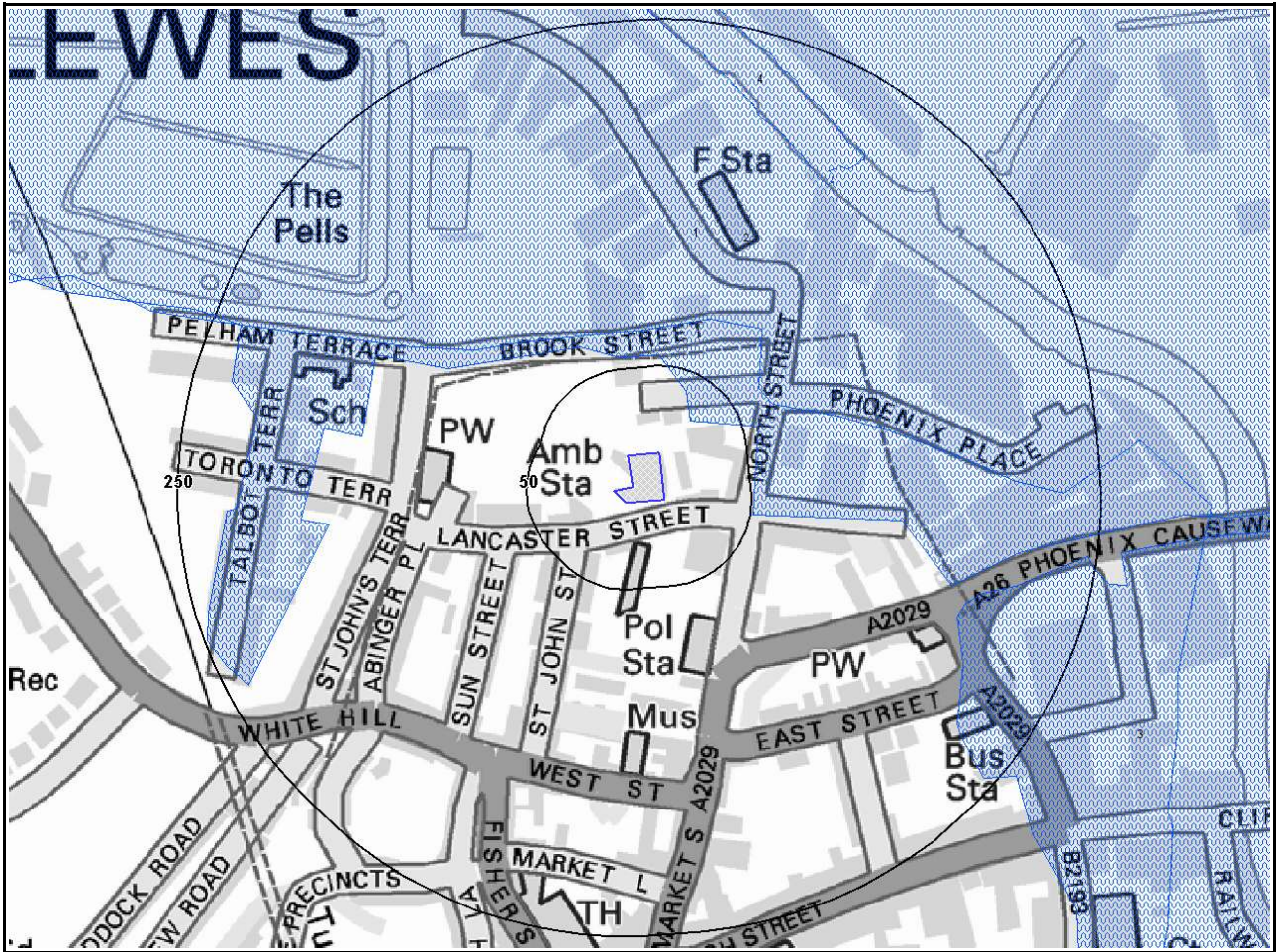
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

# 7c. Environment Agency Historic Flooding Events

NW

▲  
N

NE



◀W

▶E

SW

▼  
S

SE

Environment Agency Historic Flooding Legend

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Site Outline



100  
250 Search Buffers (m)



Historic Flood Events

## Report Reference: Review Specimen

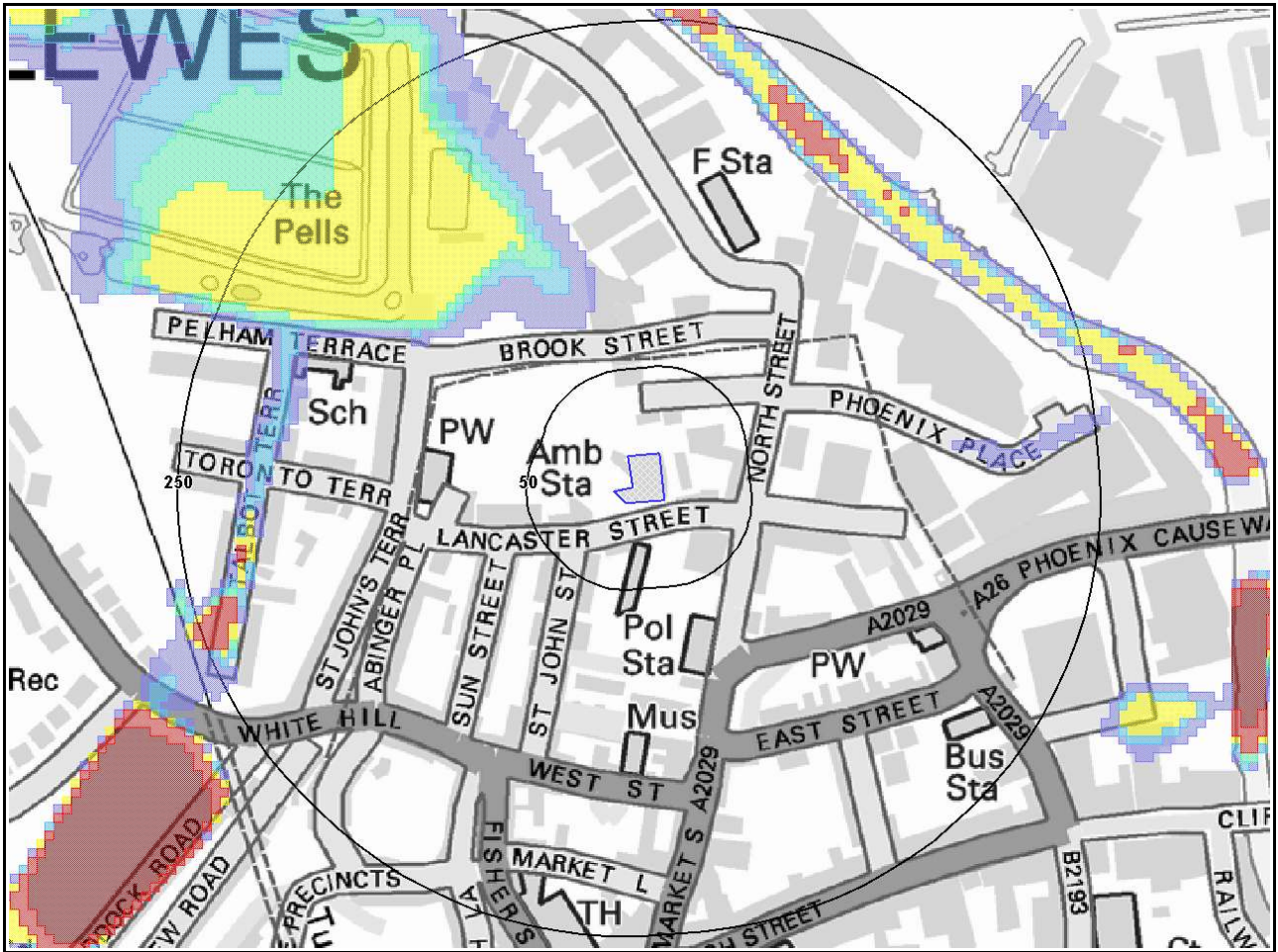
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: info@groundsure.com

# 7d. JBA Surface Water (Pluvial) Flood Map

NW



NE



W

E

SW

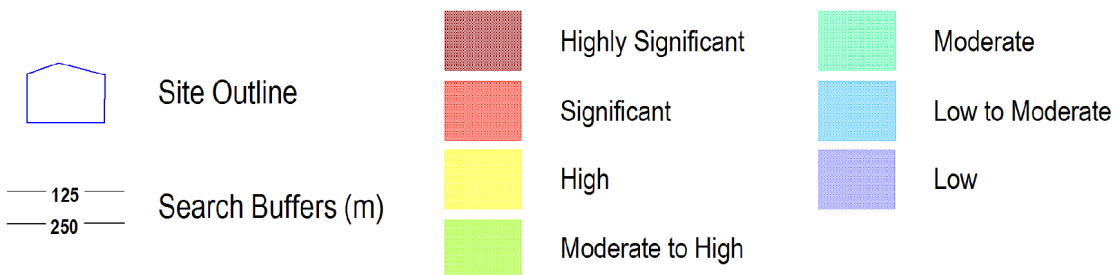


SE

JBA Surface Water (Pluvial) Flood Legend

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**Report Reference: Review Specimen**

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## 7. Flooding

### 7.1 River and Coastal Zone 2 Flooding

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

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

**Yes**

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

ID	Distance [m]	Direction	Update	Type
1	25.0	NE	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
2	37.0	NE	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
3	47.0	N	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
4	51.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
5A	57.0	N	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
6	57.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
7A	57.0	N	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
8	61.0	N	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
9B	63.0	N	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
10B	73.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
11B	75.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
12	77.0	N	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
13C	80.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
14C	80.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
15	86.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
16D	115.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
17G	118.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
18D	125.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
19D	130.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
20E	135.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
21E	144.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
22F	148.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
23F	150.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
24E	150.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
25G	151.0	NW	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
26H	153.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
27F	161.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
28H	161.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
29H	162.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)

#### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

30	165.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
31	166.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
32I	171.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
33I	173.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
34	181.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
35	189.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
36J	189.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
37J	190.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
38J	193.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
39J	194.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
40L	198.0	SE	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
41X	199.0	E	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
42J	201.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
43J	202.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
44	205.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
45	209.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
46	209.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
47	217.0	NE	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
48K	221.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
49K	223.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
50K	224.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
51	227.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
52	228.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
53	228.0	W	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
54L	234.0	SE	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)
55	248.0	SE	10-Feb-2015	Zone 2 - (Fluvial / Tidal Models)

## 7.2 River and Coastal Zone 3 Flooding

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

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

**Yes**

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

ID	Distance [m]	Direction	Update	Type
171	58.0	N	10-Feb-2015	Zone 3 - (Fluvial Models)
172	78.0	N	10-Feb-2015	Zone 3 - (Fluvial Models)
173	95.0	N	10-Feb-2015	Zone 3 - (Fluvial Models)
174	217.0	NE	10-Feb-2015	Zone 3 - (Fluvial Models)
175	246.0	E	10-Feb-2015	Zone 3 - (Fluvial Models)

### Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 7.3 River and Coastal Flood Defences

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

**Yes**

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

The following flood defence records are represented as lines on the Flood Map:

ID	Distance [m]	Direction	Update
220	243.0	NE	31-Oct-2014

## 7.4 Areas benefiting from Flood Defences

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

**No**

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

## 7.5 Proposed Flood Defences

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

**No**

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

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

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

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

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

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

### Information Warning

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

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

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## 7.6 Areas used for Flood Storage

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

**No**

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

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

**What is the highest risk of flooding onsite?**

**Very Low**

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

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

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

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

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

ID	Distance [m]	Direction	RoFRaS flood Risk
1	25.0	NE	Medium

## 7.8 Historic Flood Outlines

**Has the site or any area within 250m been subject to historic flooding as recorded by the Environment Agency?**

**Yes**

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

ID	Distance [m]	Direction	Event Name	Date of flood	Flood Source	Flood Cause	Type of Flood
1	25.0	NE	07421J601FEO_OCT2000_Ouse_BarcombeMills	Start Date: 12-10-2000 End Date: 14-10-2000	unknown	channel capacity exceeded (no raised defences)	Fluvial
2	68.0	NE	07421J601FEO_NOV1960_Ouse_Lewes	Start Date: 01-11-1960 End Date: 01-11-1960	main river	channel capacity exceeded (no raised defences)	Fluvial
3	181.0	E	07421J601FEO_OCT2000_Ouse_BarcombeMills	Start Date: 12-10-2000 End Date: 14-10-2000	unknown	channel capacity exceeded (no raised defences)	Fluvial
4	182.0	NE	07421J601FEO_Jan2009_LowerOuse_Lewes	Start Date: 22-01-2009 End Date: 24-01-2009	main river	overtopping of defences	Fluvial

## 7.9 JBA Surface (Pluvial) Water Flooding

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

**Report Reference: Review Specimen**

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

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

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

## 7.10 BGS Groundwater Flooding Susceptibility Areas

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

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

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

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

## 7.11 BGS 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.

## 7.12 BGS Geological Indicators of Flooding

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

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

Distance [m]	Direction	Description
129.0	N	Higher flood potential from rivers: the first areas to experience the effects of inland flooding in a river catchment.

## 7.13 JBA Reservoir Failure Impact Modelling

**Is the property located in an area identified as being at potential risk in the event of a reservoir failure?** **No**

JBA Risk Management have modelled the flooding impact from 1,700 reservoirs in England and Wales, should there be a catastrophic failure of a reservoir wall or embankment.

### Report Reference: Review Specimen



Guidance: None required

**Report Reference: Review Specimen**

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# 8. Designated Environmentally Sensitive Sites Map

NW

▲  
N

NE



◀W

▶E















SW

▼  
S

SE

Designated Environmentally Sensitive Sites Legend

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	Site Outline		AONB		Green Belt		National Nature Reserve
	Search Buffers (m)		National Park		Environmentally Sensitive Areas		Nitrate Sensitive Areas
			SSSI		Special Areas of Conservation		Local Nature Reserves
			Special Protection Areas		World Heritage Sites		Ramsar Sites

## Report Reference: Review Specimen

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 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: 10**

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

ID	Distance [m]	Direction	SSSI Name	Data Source
3A	789.0	E	Lewes Downs	Natural England
Not shown	1104.0	S	Lewes Brooks	Natural England
5	1117.0	NW	Offham Marshes	Natural England
6	1129.0	SE	Southerham Works Pit	Natural England
7B	1417.0	SE	Lewes Downs	Natural England
8	1431.0	NW	Offham Marshes	Natural England
Not shown	1547.0	SE	Southerham Grey Pit	Natural England
Not shown	1725.0	SE	Lewes Brooks	Natural England
Not shown	1869.0	NW	Clayton to Offham Escarpment	Natural England
Not shown	1959.0	SE	Southerham Machine Bottom Pit	Natural England

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

Database searched and no data found.

**Records of Special Areas of Conservation (SAC) within 2000m of the study site: 2**

The following Special Area of Conservation (SAC) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	SAC Name	Data Source
1A	789.0	E	Lewes Downs	Natural England
2B	1417.0	SE	Lewes Downs	Natural England

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

Database searched and no data found.

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

Database searched and no data found.

**Records of Local Nature Reserves (LNR) within 2000m of the study site: 1**

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

ID	Distance [m]	Direction	LNR Name	Data Source
13	460.0	SE	Railway Land Lewes	Natural England

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

[Report Reference: Review Specimen](#)

Database searched and no data found.

---

**Records of Environmentally Sensitive Areas within 2000m of the study site: 4**

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
18	581.0	E	South Downs	Natural England
19	941.0	SE	South Downs	Natural England
Not shown	1572.0	W	South Downs	Natural England
Not shown	1625.0	W	South Downs	Natural England

---

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

Database searched and no data found.

---

**Records of National Parks (NP) within 2000m of the study site: 4**

The following National Park records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance [m]	Direction	NP Name	Data Source
14	0.0	On Site	South Downs	Natural England
15	409.0	S	South Downs	Natural England
Not shown	1571.0	W	South Downs	Natural England
Not shown	1625.0	W	South Downs	Natural England

---

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

Database searched and no data found.

---

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

Database searched and no data found.

**Report Reference: Review Specimen**

## 9. Additional Information

### 9.1 Ofcom Sitefinder Mobile Phone Mast Records

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

**Yes**

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

Distance (m)	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
248.0	SE	Orange	GSM	4.0		17.7
498.0	NE	Orange	GSM	11.0		20.5

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

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

### 9.2 Mobile Phone Mast Planning Records

**Have any planning records relating to telecommunication masts been identified within 500m of the study site?**

**Yes**

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

Distance (m)	Direction	Application Number	Application Date	Applicant	Details
147.0	W	No Details	Mar 28 2006		Scheme comprises construction of one 9 feeder pole.

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

### 9.3 Pylons and Electricity Transmission Lines

**Have any overhead transmission lines or pylons been identified in proximity to the study site?**

**No**

**Database searched and no data found.**

Guidance:None required.

#### Report Reference: Review Specimen

## 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? Negligible**

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

Hazard
Ground conditions predominantly non-plastic. 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 likely due to potential problems with shrink-swell clays.

#### 10.1.2 Landslides

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

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

Hazard
No indicators for slope instability identified. 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? Negligible**

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

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

#### 10.1.5 Collapsible Rocks

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

### Report Reference: Review Specimen

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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?**

**Negligible**

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

Hazard

---

No indicators for running sand identified. 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.

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## 10.2 Radon

**What is the maximum radon potential at the study site?**

**The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level**

---

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

**No radon protective measures are necessary**

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

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# 11. Mining

## 11.1 Coal Mining

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

Database searched and no data found.

## 11.2 Non-Coal Mining

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

The following non-coal mining information is provided by the BGS:

Distance (m)	Direction	Name	Commodity	Assessment of likelihood
0.0	On Site	Not available	Chalk	Occasional minor mining may have occurred but of restricted extent.

Past underground mine workings are uncommon, localised and of limited area. The rock types present in this area are such that minor mineral veins may be present within them on which it is possible that there have been attempts to work these by underground methods and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be restricted in size and infrequent. It should be noted, however, that there is always the possibility of the existence of other sub-surface excavations, such as wells, cess pits, follies, air raid shelters/bunkers and other military structures etc. that could affect surface ground stability but which are outside the scope of this dataset. However, if in a coalfield area you should still consider a Coal Authority mining search for the area of interest.

## 11.3 Brine Affected Area

**Are there any brine affected areas within 75m of the study site?** **No**

Guidance: No Guidance Required.



## 12. Contacts

### Groundsure Helpline

Telephone: 08444 159 000  
[info@groundsure.com](mailto:info@groundsure.com)

### 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](mailto:enquiries@bgs.ac.uk)  
Web: [www.bgs.ac.uk](http://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](http://www.environment-agency.gov.uk)  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

### JBA Risk Management

South Barn,  
Broughton Hall,  
Skipton  
BD23 3AE

### The Coal Authority Property Search Services

200 Lichfield Lane, Berry Hill,  
Mansfield, Nottinghamshire, NG18 4RG  
Phone: 0345 7626 848 - DX 716176 MANSFIELD 5  
Email: [groundstability@coal.gov.uk](mailto:groundstability@coal.gov.uk)  
Web: [www.groundstability.com](http://www.groundstability.com)

### Public Health England

Public information access office, Public Health England  
Wellington House, 133-155 Waterloo Road, London, SE1 8UG  
<http://www.gov.uk/phe>  
Email: [enquiries@phe.gov.uk](mailto:enquiries@phe.gov.uk)  
Main switchboard: 020 7654 8000

### Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505



**The Coal Authority**



**Public Health England**



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If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

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### Local Authority

Lewes District Council  
Phone: 01273 471 600  
Web: <http://www.lewes.gov.uk/>  
Address: 32 High Street, Lewes, East Sussex, BN7 2LX

### 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](http://www.copso.org.uk))



### Acknowledgements

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, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

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The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

### **The Code's core principles**

Firms which subscribe to the Search Code will:

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

### **COMPLAINTS**

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

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

### **TPOs Contact Details:**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

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

## **Report Reference: Review Specimen**

If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 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, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@4C.Groundsure.com](mailto: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](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with their 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 trademark 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](http://www.Groundsure.com)) and forming part of this Contract.

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

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

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

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of

Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

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

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

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

## **3 The Client's obligations**

3.1 The Client shall comply with the terms of this Contract and (i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and (ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

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

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

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

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

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

## 4 Reliance

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

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents; (i) the Beneficiary, (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate), (iv) the first purchaser or first tenant of the Site, and (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

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

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

## 5 Fees and Disbursements

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

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

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

## 6 Intellectual Property and Confidentiality

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

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

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

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

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not

be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

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

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

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

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

## 7. Liability – Particular Attention Should Be Paid To This Clause

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

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

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

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

7.4 Groundsure shall not be liable for (i) loss of profits; (ii) loss of business; (iii) depletion of goodwill and/or similar losses; (iv) loss of anticipated savings; (v) loss of goods; (vi) loss of contract; (vii) loss of use; (viii) loss or corruption of data or information; (ix) business interruption; (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses; (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract; (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content; (xiii) loss or damage to a computer, software, modem, telephone or other property; and (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

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

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

## 8 Groundsure's right to suspend or terminate

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

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

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

## 9. Client's Right to Terminate and Suspend

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

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

- (i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and (ii) the Reports and/or Mapping provided under this Contract are (i) supplied to the Client's specification(s) and in any event (ii) by their nature cannot be returned.

## 10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

- (i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and
- (ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

## 11 Anti-Bribery

11.1 The Client warrants that it shall:

- (i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;
- (ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and
- (iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

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

## 12 General

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

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

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

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

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

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

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

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

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

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

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

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

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

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

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

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

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