

# Groundsure Screening

Address: Specimen Address

Date: Report Date

Your Reference: Screening Specimen

Client: Client

Beneficiary Name: Beneficiary Name



## Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.  
© Copyright Getmapping PLC 2003. All Rights Reserved.

Site Name: Specimen Address

Grid Reference: 123456,123456

Size of Site: 0.33 ha

Report Reference: Screening Specimen

## Executive Summary

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

### Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part 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.

# Consultant's Opinion

Issue	Guidance
Current land use	GroundSure has not been advised by the client (or their advisers) of the current use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to be used as part of a golf course.
Proposed land use	GroundSure has not been advised by the client (or their advisers) of the proposed use of the property. GroundSure has therefore made a best judgement based on the available information that the property is likely to continue in its current use.
On site potentially contaminative issues	No potentially contaminative land uses have been identified at the study site.
Off site potentially contaminative issues	Potentially contaminative current land uses of minor concern have been identified in proximity to the study site.
Potentially vulnerable receptors	<p>Potentially vulnerable receptors have been identified including:</p> <p>Human health: None.</p> <p>Aquifer - Superficial: Secondary (undifferentiated) On Site Unproductive On Site Secondary (undifferentiated) 12.0m S Unproductive 12.0m NE</p> <p>Aquifer - Bedrock: Principal On Site Principal On Site</p> <p>Source Protection Zones (SPZ) within 100m: SPZ 2 On Site SPZ 3 On Site SPZ 3 On Site</p> <p>Confined Aquifer SPZ within 50m: None</p> <p>Abstractions – Potable (within 2000m): None</p> <p>Abstractions – Groundwater (within 200m): None</p> <p>Abstractions – Surface Water (within 200m): None</p> <p>Surface Water Features (within 50m): None</p> <p>Designated sites: National Park On Site National Park On Site Environmentally Sensitive Area On Site Environmentally Sensitive Area On Site Ancient Woodland 91m N</p> <p>Notes: None</p>
Conclusion	Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

## Report Reference: Screening 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)

## Additional Matters

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

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 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.
Flooding	The property does not lie within 25m of an area at risk of flooding as identified in the Environment Agency RoFRaS database
Natural Ground Subsidence	The BGS has identified a moderate potential for Natural Ground Instability. A prudent purchaser may wish to seek further advice on this matter from a suitably qualified surveyor or engineer.
BGS Non-Coal Mining	The BGS have identified that past small scale mining may have occurred but restricted in extent in the near vicinity of the property. Further details can be found in Section 11 of this report.
Radon	3-5% of properties in the area have the potential to be radon affected. A prudent purchaser may wish to contact Public Health England for further advice. Contact details are given in Section 12 of this report.
Radon Protection	Basic radon protective measures are likely to be required at the property. A prudent purchaser may wish to contact the Building Control department at the Local Authority or Public Health England for further guidance. Contact details are given in Section 12 of this report.
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.

## Report Reference: Screening 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)

# 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						
Records of potentially contaminative past land use ( 1:10,000 scale mapping )	8	10	19	-	-	-
1.2 Additional Information – Historical Tanks ( 1:2,500,1:1,250 scale mapping )	0	2	1 *	-	-	-
1.3 Additional Information – Historical Energy Features ( 1:2,500,1:1,250 scale mapping )	0	0	0*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database ( 1:2,500,1:1,250 scale mapping )	0	0	0*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages ( 1:2,500,1:1,250 scale mapping )	0	0	0*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	12	12	5*	-	-	-
*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) and IPPC Authorised Activities	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of Part A(2) and Part B Activities and Enforcements	0	0	0	1	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0	-	-
Records of Licensed Discharge Consents	0	0	5	0	-	-
Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0	-	-
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	0	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0	-	-

## Report Reference: Screening 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)



3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
<b>3.1 Landfill Sites</b>						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	1	0	3	0
BGS/DoE Landfill Site Survey	0	0	0	0	1	0
Landfills from Local Authority and Historical Mapping Records	0	0	0	0	0	0
<b>3.2 Landfill and Other Waste Sites Findings</b>						
Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency licensed Waste Sites	0	0	0	0	0	3

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	0	2	1	-	-	-
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
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site? *	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section. Source: Scale: 1:50,000 BGS Sheet 318	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000														
6.1 Are there any records of Productive Strata in the Superficial Geology within 500m of the study site?						Yes														
6.2 Are there any records of Productive Strata in the Bedrock Geology within 500m of the study site?						Yes														
6.3 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	4	-														
6.4 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-														
6.5 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	0														
6.6 Are there any Source Protection Zones within 500m of the study site?						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></th> <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	0	0	-	-														
6.10 Surface water features within 250m of the study site	No	No	No	-	-	-														

## 7. Flooding

### Report Reference: Screening Specimen

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

7.1 What is the risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating for the study site?	Very Low
7.2 Are there any Flood Defences within 250m of the study site?	No
7.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.4 Are there any areas used for Flood Storage within 250m of the study site?	No
7.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	High

8. Designated Environmentally Sensitive Sites	on-site	0-50	51-250	251-500	501-1000	1001-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	1	0	2	2
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.4 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.5 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.6 Records of Ramsar sites	0	0	0	0	0	0
8.7 Records of World Heritage Sites	0	0	0	0	0	0
8.8 Records of Environmentally Sensitive Areas	2	0	0	0	0	0
8.9 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.10 Records of National Parks	2	0	0	0	0	0
8.11 Records of Green Belt land	0	0	0	0	0	0
8.12 Records of Ancient Woodland	0	0	1	0	1	17

9. Additional Information	on-site	0-50	51-250	250-500
9.1 Ofcom Sitefinder Mobile Phone Mast Records	0	0	1	n/a
9.2 Mobile Phone Mast Planning Records	0	0	0	n/a
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?	Moderate
10.2 Is the property in a Radon Affected Area as defined by Public Health England (PHE) and if so what percentage of homes are above the Action Level?	The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level
Is the property in an area where radon protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	Basic radon protective measures are necessary

## 11. Mining

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

## Report Reference: Screening 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)



## Using this Report

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

### 1. Historical Industrial Sites

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

### 2. Environmental Permits, Incidents and Registers

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

### 3. Landfills and Other Waste Sites

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

### 4. Current Land Uses

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

### 5. Geology

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

### 6. Hydrogeology and Hydrology

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

### 7. Flooding

Provides information on river and tidal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

### 8. Designated Environmentally Sensitive Sites

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

### 9. Additional Information

Provides information on records of Ofcom-registered mobile phone masts, mobile mast planning records and overhead transmission lines up to 500m.

#### Report Reference: Screening Specimen

## 10. Natural Hazards

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

## 11. Mining

Provides information on areas of coal 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.

---

### Report Reference: Screening 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)

# Groundsure Risk Assessment Methodology

## Framework

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

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

This report does not contain a detailed Conceptual Site Model as required in National Planning Policy Framework (NPPF), 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: Screening 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)

## 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 further assessment may be appropriate under certain circumstances e.g. redevelopment

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

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

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

## Report Reference: Screening Specimen

# 1. Historical Industrial Sites

## 1.1 Potentially Contaminative Uses identified from High Detail (1:10,000 scale) Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

**Records of sites with a potentially contaminative past land use within 250m of the search centre: 37**

The following records are not represented on Mapping:

Distance [m]	Direction	Use	Date
0.0	On Site	Tunnel	1962
0.0	On Site	Tunnel	1897
0.0	On Site	Tunnel	1874
0.0	On Site	Unspecified Pit	1874
0.0	On Site	Air Shafts	1962
0.0	On Site	Unspecified Heap	1874
0.0	On Site	Tunnel	1977
0.0	On Site	Air Shafts	1977
1.0	SW	Unspecified Heap	1977
1.0	SW	Unspecified Heap	1962
8.0	SW	Unspecified Heap	1909
8.0	SW	Unspecified Heap	1950
20.0	SW	Unspecified Heap	1874
41.0	N	Unspecified Pit	1950
41.0	N	Unspecified Pit	1909
42.0	N	Unspecified Heap	1874
42.0	N	Unspecified Ground Workings	1897
42.0	N	Unspecified Pit	1874
54.0	N	Air Shafts	1962
54.0	N	Air Shafts	1977
62.0	N	Unspecified Pit	1962
111.0	SW	Unspecified Heap	1962
111.0	SW	Unspecified Heap	1977
113.0	SW	Unspecified Heap	1950
113.0	SW	Unspecified Heap	1909
114.0	SW	Unspecified Heap	1874
114.0	SW	Unspecified Heap	1897
155.0	SW	Air Shafts	1962
155.0	SW	Air Shafts	1977
190.0	N	Unspecified Ground Workings	1874
197.0	N	Unspecified Heaps	1950
197.0	N	Unspecified Heaps	1909
197.0	N	Unspecified Ground Workings	1897
201.0	N	Unspecified Heap	1962
201.0	N	Unspecified Heap	1977
219.0	N	Air Shafts	1962
219.0	N	Air Shafts	1977

## 1.2 Additional Information – Historical Tank Database

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

**Records of historical tanks within 100m of the search centre: 3**

The following records are not represented on Mapping:

Distance (m)	Direction	Use	Date
--------------	-----------	-----	------

### Report Reference: Screening 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)

34.0	NW	Unspecified Tank	1977
35.0	NW	Unspecified Tank	1993
91.0	W	Unspecified Tank	1957

### 1.3 Additional Information – Historical Energy Features Database

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

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

Database searched and no data found.

### 1.4 Additional Information – Historical Petrol and Fuel Site Database

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

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

Database searched and no data found.

### 1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

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

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

Database searched and no data found.

### 1.6 Potentially Infilled Land

**Records of Potentially Infilled Features from 1:10,000 scale mapping within 100m of the study site: 29**

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

Distance [m]	Direction	Use	Date
0.0	On Site	Tunnel	1897
0.0	On Site	Tunnel	1962
0.0	On Site	Tunnel	1874
0.0	On Site	Unspecified Heap	1874
0.0	On Site	Air Shaft	1897
0.0	On Site	Air Shaft	1874
0.0	On Site	Air Shaft	1909
0.0	On Site	Air Shaft	1950
0.0	On Site	Air Shafts	1962
0.0	On Site	Unspecified Pit	1874
0.0	On Site	Tunnel	1977
0.0	On Site	Air Shafts	1977

#### Report Reference: Screening 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)



1.0	SW	Unspecified Heap	1962
1.0	SW	Unspecified Heap	1977
8.0	SW	Unspecified Heap	1909
8.0	SW	Unspecified Heap	1950
20.0	SW	Unspecified Heap	1874
41.0	N	Unspecified Pit	1909
41.0	N	Unspecified Pit	1950
42.0	N	Unspecified Heap	1874
42.0	N	Unspecified Ground Workings	1897
42.0	N	Unspecified Pit	1874
50.0	N	Air Shaft	1909
50.0	N	Air Shaft	1950
52.0	N	Air Shaft	1874
52.0	N	Air Shaft	1897
54.0	N	Air Shafts	1962
54.0	N	Air Shafts	1977
62.0	N	Unspecified Pit	1962

## Report Reference: Screening Specimen







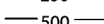








If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 2. Environmental Permits, Incidents and Registers Map



Environmental Permits, Incidents and Registers Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

- |  |   |   |
|--|---|---|
|  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: Screening 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: 1**

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
6	477.0	SW	529279, 112301	Address: BP A23 Petrol Station, London Road, Pyecombe, BN45 7EG Process: Petrol Vapour Recovery 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**

[Report Reference: Screening Specimen](#)

Database searched and no data found.

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

**5**

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

ID	Distance [m]	Direction	NGR	Details
1A	93.0	W	529360, 112760	Address: PYECOMBE (EAST) WWTW, SCHOOL LANE, CLAYTON HILL, PYECOMBE, WEST SUSSEX, BN45 7FQ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00327 Permit Version: 5 Receiving Water: GROUNDWATERS, VIA A SOAKAWAY Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 22-Dec-2012 Revocation Date: -
2A	93.0	W	529360, 112760	Address: PYECOMBE (EAST) WWTW, SCHOOL LANE, CLAYTON HILL, PYECOMBE, WEST SUSSEX, BN45 7FQ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00327 Permit Version: 1 Receiving Water: INTO LAND/SOAKAWAY Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: 10/07/1980 Effective Date: 10-Jul-1980 Revocation Date: 30/03/2004
3A	93.0	W	529360, 112760	Address: PYECOMBE (EAST) WWTW, SCHOOL LANE, CLAYTON HILL, PYECOMBE, WEST SUSSEX, BN45 7FQ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00327 Permit Version: 2 Receiving Water: INTO LAND/SOAKAWAY Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 04/03/2004 Effective Date: 31-Mar-2004 Revocation Date: 13/05/2008
4A	93.0	W	529360, 112760	Address: PYECOMBE (EAST) WWTW, SCHOOL LANE, CLAYTON HILL, PYECOMBE, WEST SUSSEX, BN45 7FQ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00327 Permit Version: 3 Receiving Water: INTO LAND/SOAKAWAY Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/05/2008 Effective Date: 14-May-2008 Revocation Date: 30/03/2010
5A	93.0	W	529360, 112760	Address: PYECOMBE (EAST) WWTW, SCHOOL LANE, CLAYTON HILL, PYECOMBE, WEST SUSSEX, BN45 7FQ Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00327 Permit Version: 4 Receiving Water: GROUNDWATERS, VIA A SOAKAWAY Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 31-Mar-2010 Revocation Date: 21/12/2012

**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

### Report Reference: Screening 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 Incidents Recording System, List 2 within 250m of the study site:** **0**

Database searched and no data found.

---

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

Database searched and no data found.

---

## 2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

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




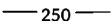





Database searched and no data found.

### 3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

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

**Report Reference: Screening 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: 4**

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

ID	Distance [m]	Direction	NGR	Details
2	226.0	N	529500, 113100	<p>Site Address: Land Adjacent to Golf Course, Clayton, Sussex  Waste Licence: Yes  Site Reference: WD13/5/13, WD27/061  Waste Type: Inert, Industrial  Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 01-Jan-1976  Licence Surrendered:  Licence Hold Address: -  Operator: -  First Recorded Input: 31-Dec-1977  Last Recorded Input: 31-Dec-1987</p>
Not shown	574.0	N	529700, 113600	<p>Site Address: Mill Lane, Wisborough Green, Clayton, Sussex  Waste Licence: Yes  Site Reference: 27-233, WD27/062, WD13/82  Waste Type: Inert, Industrial  Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 27-Mar-1981  Licence Surrendered: 14-Jul-1984  Licence Hold Address: -  Operator: -  First Recorded Input: 11-May-1981  Last Recorded Input: 31-Dec-1990</p>
Not shown	578.0	N	529700, 113500	<p>Site Address: Mill Lane, Clayton, Sussex  Waste Licence: -  Site Reference: -  Waste Type: -  Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue:  Licence Surrendered:  Licence Hold Address: -  Operator: Hales Containers Limited  First Recorded Input: 30-Apr-1972  Last Recorded Input: -</p>
Not shown	966.0	N	529700, 113600	<p>Site Address: Mill Lane, Wisborough Green, Clayton, Sussex  Waste Licence: Yes  Site Reference: 27-233, WD27/062, WD13/82  Waste Type: Inert, Industrial  Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 27-Mar-1981  Licence Surrendered: 14-Jul-1984  Licence Hold Address: -  Operator: -  First Recorded Input: 11-May-1981  Last Recorded Input: 31-Dec-1990</p>

**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	Details
Not shown	612.0	N	529800, 0,11350, 0.0	<p>Address: Mill Lane, Clayton, Sussex  BGS Number: 1393.0</p> <p>Risk: Risk to major aquifer  Waste Type: N/A</p>

**Records of Landfills in Local Authority and Historical Mapping Records within 1500m of the study site: 0**

Database searched and no data found.

### Report Reference: Screening Specimen

## 3.2 Other Waste Sites

### Records of 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:

3

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

ID	Distance [m]	Direction	NGR	Details
Not shown	1362.0	W	528100, 112600	<p>Site Address: Leighton Transfer Station, Hove, East Sussex, BN3 5QJ  Type: Household, Commercial &amp; Industrial Waste T Stn  Size: &gt;= 75000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: BRI004  Operator: Brighton &amp; Hove Unitary Authority  Surrendered Date: 30/09/1999  Waste Management licence No: 10404  Annual Tonnage: 25000.0</p> <p>Issue Date: 01/09/1990  Expiry Date: -  Effective Date: -  Status: Surrendered  Modified: -  Site Name: Leighton Transfer Station  Cancelled Date: -  Correspondence Address: -, -</p>
Not shown	1362.0	W	528100, 112600	<p>Site Address: Leighton Transfer Station, Hove, East Sussex, BN3 5QJ  Type: Household, Commercial &amp; Industrial Waste T Stn  Size: &gt;= 75000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: BRI004  Operator: Brighton &amp; Hove Unitary Authority  Surrendered Date: 30/09/1999  Waste Management licence No: 0  Annual Tonnage: 0.0</p> <p>Issue Date: 01/09/1990  Expiry Date: -  Effective Date: -  Status: Surrendered  Modified: -  Site Name: Leighton Transfer Station  Cancelled Date: -  Correspondence Address: -, Hove Town Hall, Norton Road, Hove, East Sussex, BN3 3BQ</p>
Not shown	1362.0	W	528100, 112600	<p>Site Address: Leighton Transfer Station, Hove, East Sussex, BN3 5QJ  Type: Household, Commercial &amp; Industrial Waste T Stn  Size: &lt; 25000 tonnes  Environmental Permitting Regulations (Waste) Licence Number: BRI004  Operator: Brighton &amp; Hove Unitary Authority  Surrendered Date: 30/09/1999  Waste Management licence No: 0  Annual Tonnage: 0.0</p> <p>Issue Date: 01/09/1990  Expiry Date: -  Effective Date: -  Status: Surrendered  Modified: -  Site Name: Leighton Transfer Station  Cancelled Date: -  Correspondence Address: -, Hove Town Hall, Norton Road, Hove, East Sussex, BN3 3BQ</p>

### Report Reference: Screening Specimen

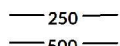
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 4. Current Land Use Map



Current Land Use Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

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

### Report Reference: Screening 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)

## 4. Current Land Uses

### 4.1 Current Industrial Data

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

**3**

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

ID	Distance [m]	Direction	Company	Address	Activity	Category
1	15.0	N	Tank	BN45	Tanks (Generic)	Industrial Features
2	33.0	N	Tank	BN45	Tanks (Generic)	Industrial Features
3	87.0	W	Filter Bed	BN45	Waste Storage, Processing and Disposal	Infrastructure and Facilities

### 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 Catalist are represented as points on the Current Land Use map:

ID	Distance [m]	Direction	NGR	Company	Address	LPG	Status
4	481.0	S	529301, 112288	BP	Pyecombe Sf Connect, London Road, London Road, Hassalls Road, Pyecombe, Brighton, East Sussex, BN45 7FJ	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.

**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**

#### Report Reference: Screening 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)

Database searched and no data found.

## 5. Geology

### 5.1 Artificial Ground and Made Ground

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

### 5.2 Superficial Ground and Drift Geology

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

Lex Code	Description	Rock Type
HEAD	HEAD	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
CWF	CLAY-WITH-FLINTS FORMATION	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

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

### 5.3 Bedrock and Solid Geology

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

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

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

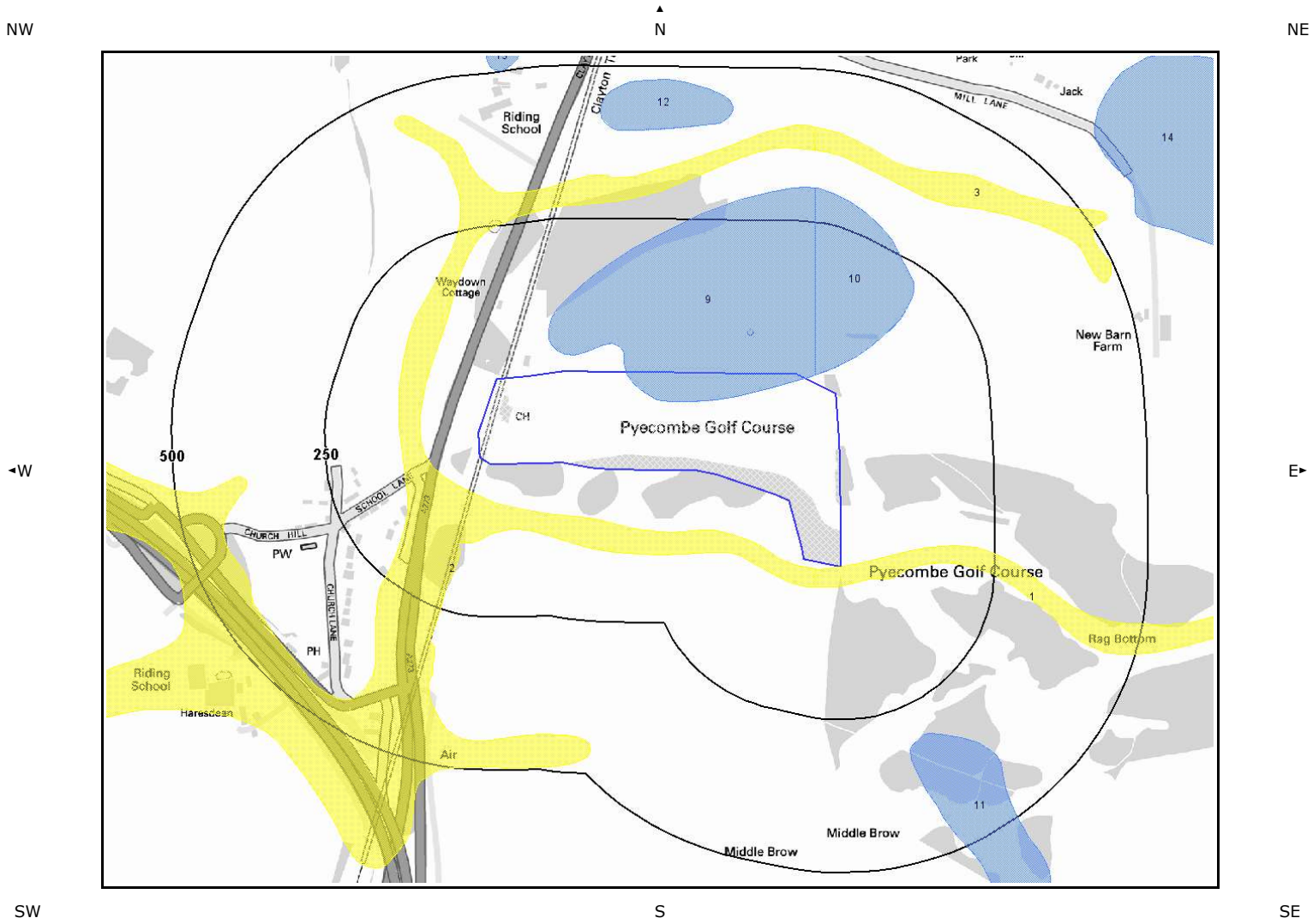
For more detailed geological and ground stability data please refer to the "Groundsure Geology and Ground Stability Report". Available from our website.

#### Report Reference: Screening 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)

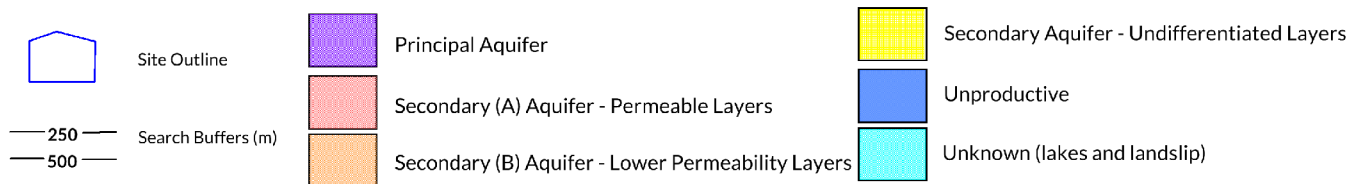


# 6a. Hydrogeology - Aquifer Within Superficial Geology



Aquifer Within Superficial Geology Legend

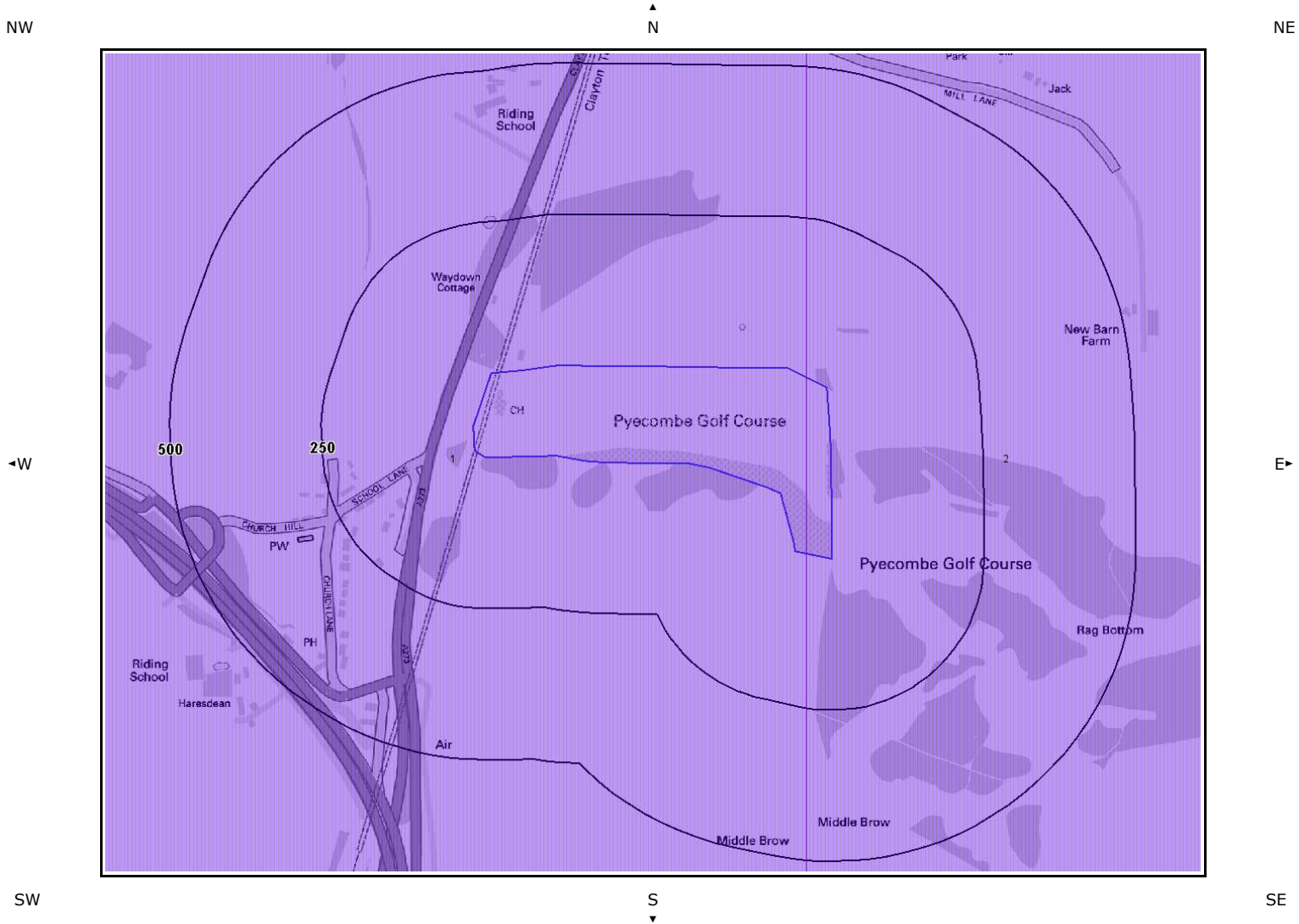
© Crown copyright and database rights 2015. Ordnance Survey license 100035207.



## Report Reference: Screening Specimen

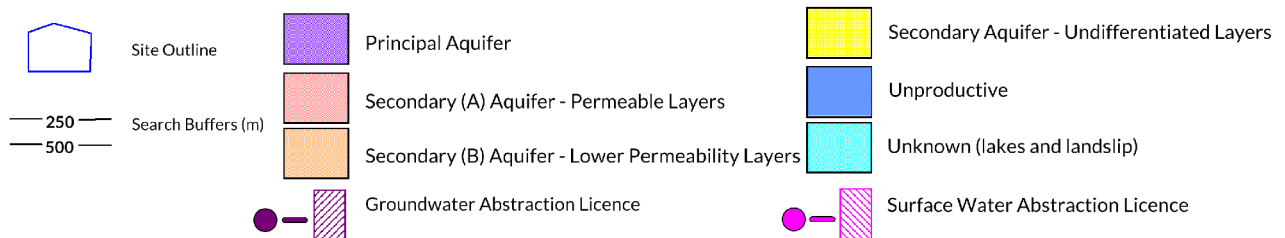
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

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



Aquifer Within Bedrock Geology Legend

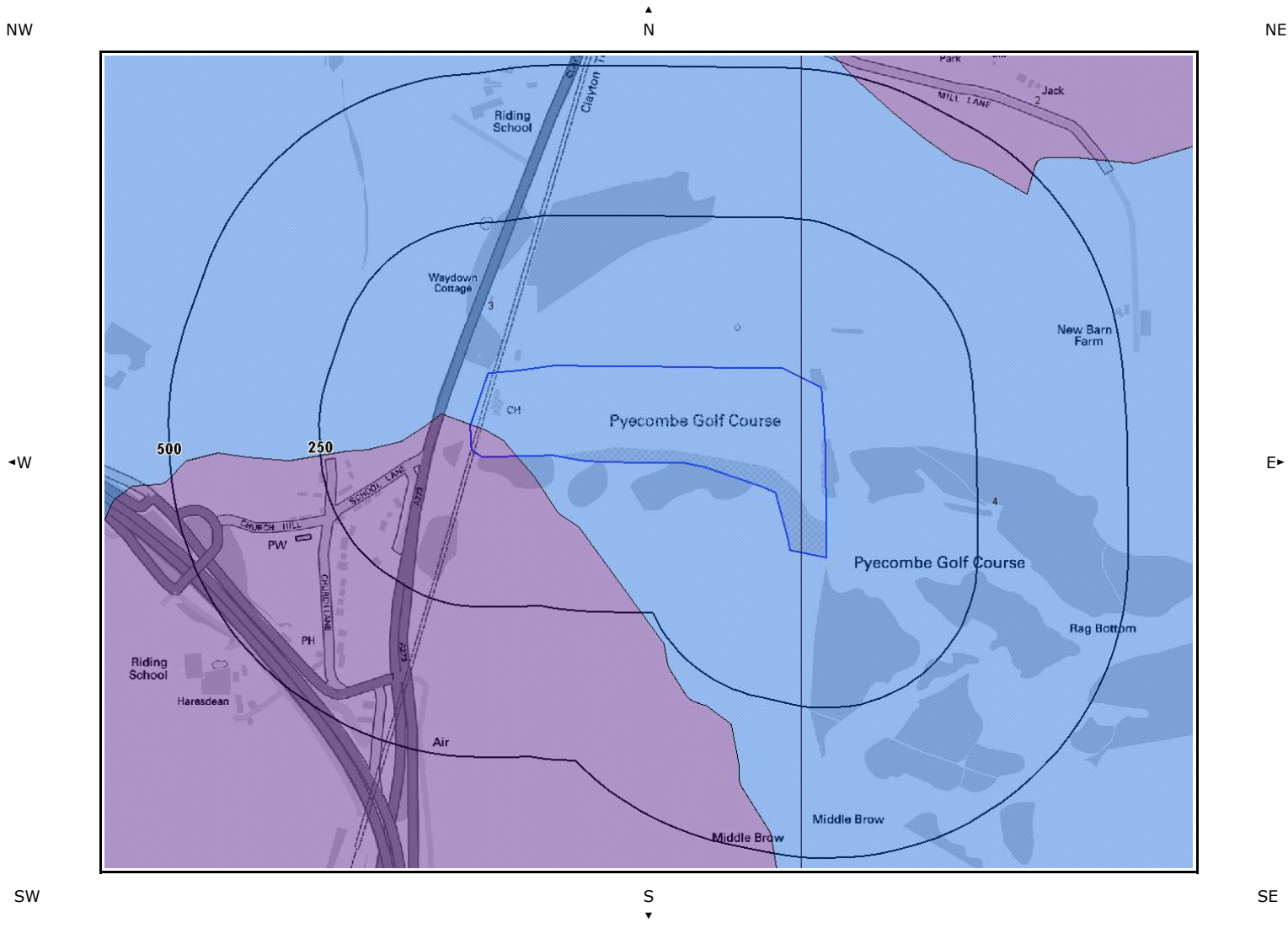
© Crown copyright and database rights 2015. Ordnance Survey license 100035207.



### Report Reference: Screening Specimen

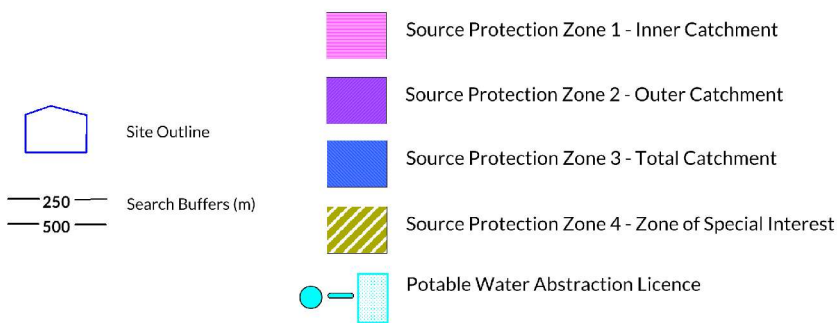
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

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



SPZ and Potable Water Abstraction Licenses Legend

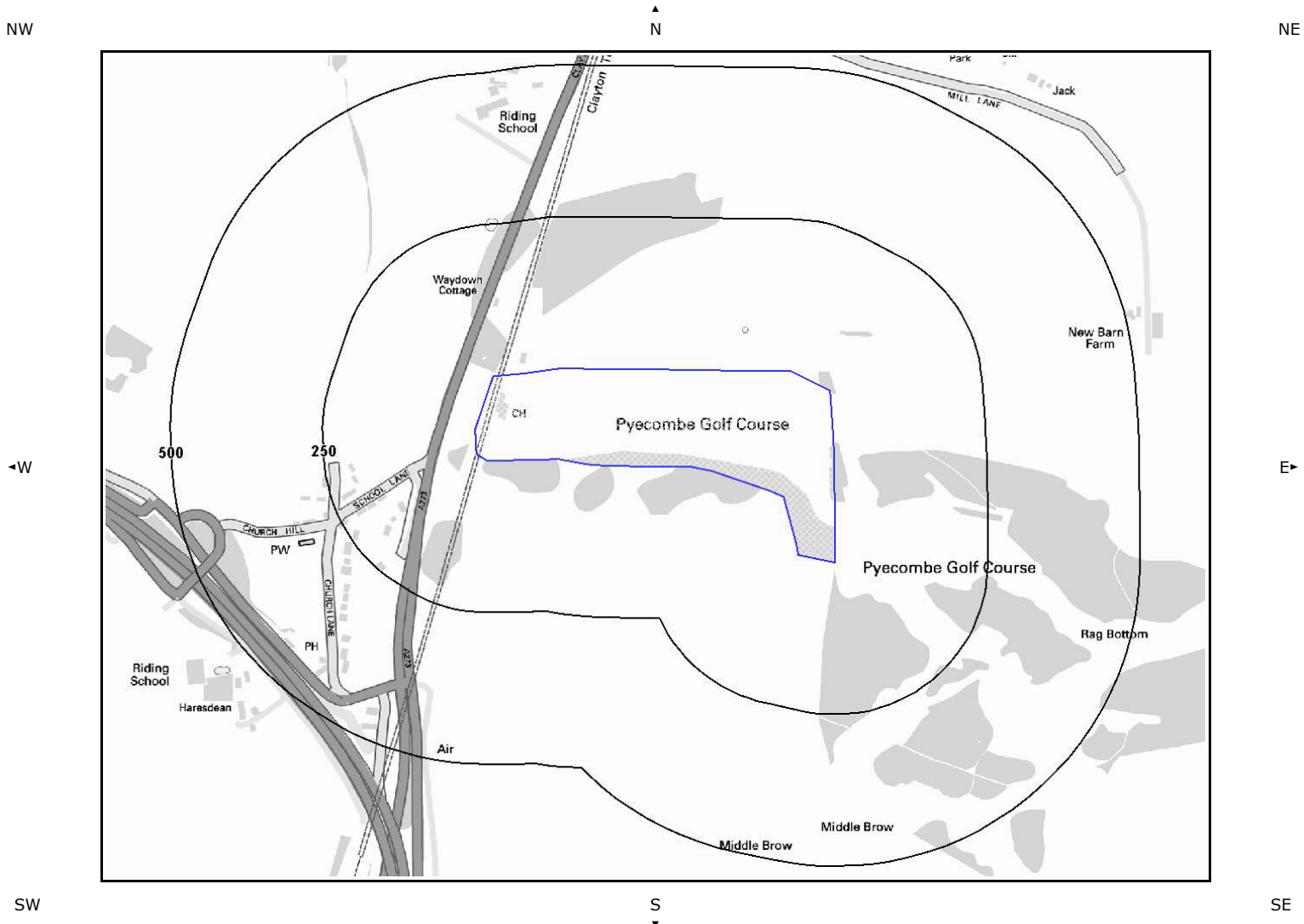
© Crown copyright and database rights 2015. Ordnance Survey license 100035207.



## Report Reference: Screening Specimen

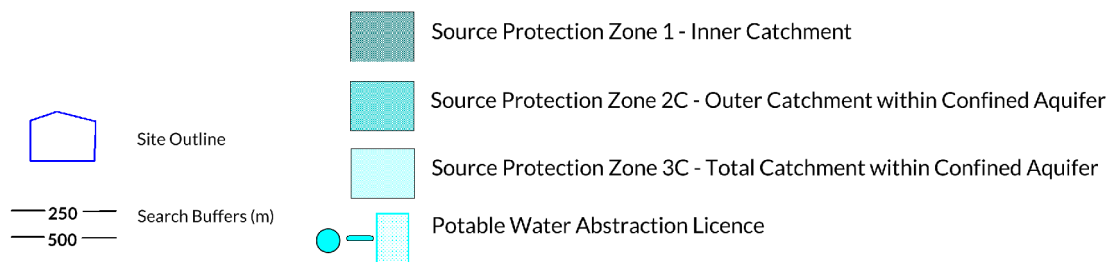
If you would like any further assistance regarding this report then please contact Groundsure on (T) 08444 159 000, email: [info@groundsure.com](mailto:info@groundsure.com)

## 6d. Hydrogeology - Source Protection Zones within confined aquifer



Source Protection Zones within confined aquifer Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

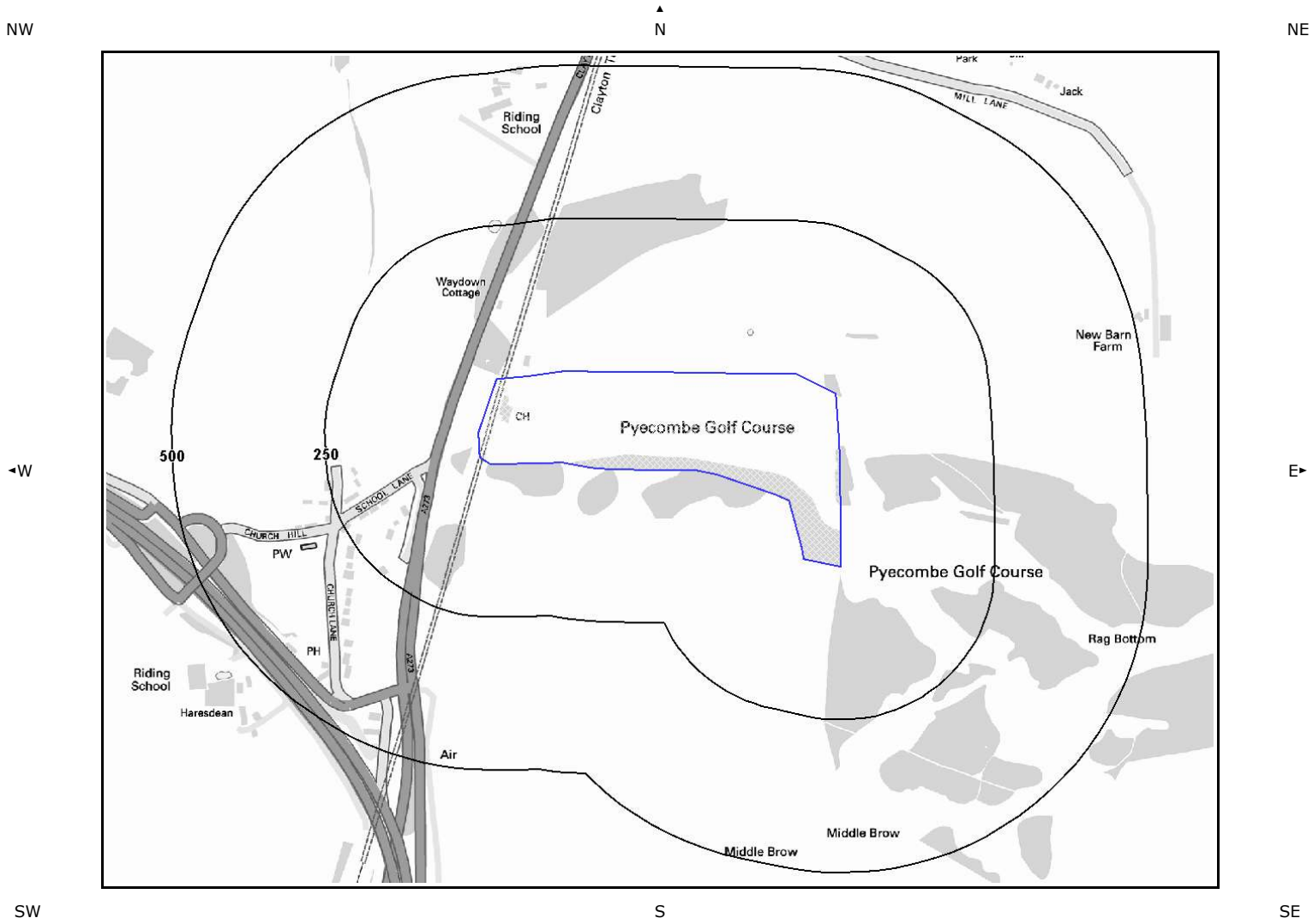


### Report Reference: Screening Specimen

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)






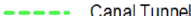



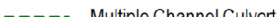







# 6e. Hydrology – Detailed River Network and River Quality



### Hydrology Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

- |   |                    |   |                                       |   |                                     |
|---|--------------------|---|---------------------------------------|---|-------------------------------------|
|  | 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 |   |                                     |

### Report Reference: Screening 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. 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
1	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
9	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
2	12	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
10	12	NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
11	305	SE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
3	352	NE	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
12	395	N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

### 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	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	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

#### Report Reference: Screening Specimen

## 6.3 Groundwater Abstraction Licences

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

**Yes**

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

ID	Distance	Direction	NGR	Details	
Not shown	971	NE	530470, 113720	Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: Clayton Ps Borehole 1 Data Type: Point	Annual Volume (m <sup>3</sup> ): 1168000 Max Daily Volume (m <sup>3</sup> ): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 1/4/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/2/2013 Version End Date:
Not shown	971	NE	530470, 113720	Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: Clayton Ps Borehole 2 Data Type: Point	Annual Volume (m <sup>3</sup> ): 1168000 Max Daily Volume (m <sup>3</sup> ): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 1/4/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/2/2013 Version End Date:
Not shown	971	NE	530470, 113720	Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: Clayton Ps Well 1 Data Type: Point	Annual Volume (m <sup>3</sup> ): 1168000 Max Daily Volume (m <sup>3</sup> ): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 1/4/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/2/2013 Version End Date:
Not shown	971	NE	530470, 113720	Licence No: 10/41/312504 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: Clayton Ps Well 2 Data Type: Point	Annual Volume (m <sup>3</sup> ): 1168000 Max Daily Volume (m <sup>3</sup> ): 9082.9 Original Application No: NPS/WR/015420 Original Start Date: 1/4/1969 Expiry Date: - Issue No: 102 Version Start Date: 13/2/2013 Version End Date:

## 6.4 Surface Water Abstraction Licences

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

**No**

Database searched and no data found.

## 6.5 Potable Water Abstraction Licences

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

**No**

Database searched and no data found.

## 6.6 Source Protection Zones

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

**Yes**

**Report Reference: Screening 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)

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

ID	Distance	Direction	Type	Description
1	0	On Site	2	Outer catchment
3	0	On Site	3	Total catchment
4	0	On Site	3	Total catchment
2	440	NE	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.

## 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? No**

Database searched and no data found.

## 6.10 Surface Water Features

**Are there any surface water features within 250m of the study site? No**

Database searched and no data found.

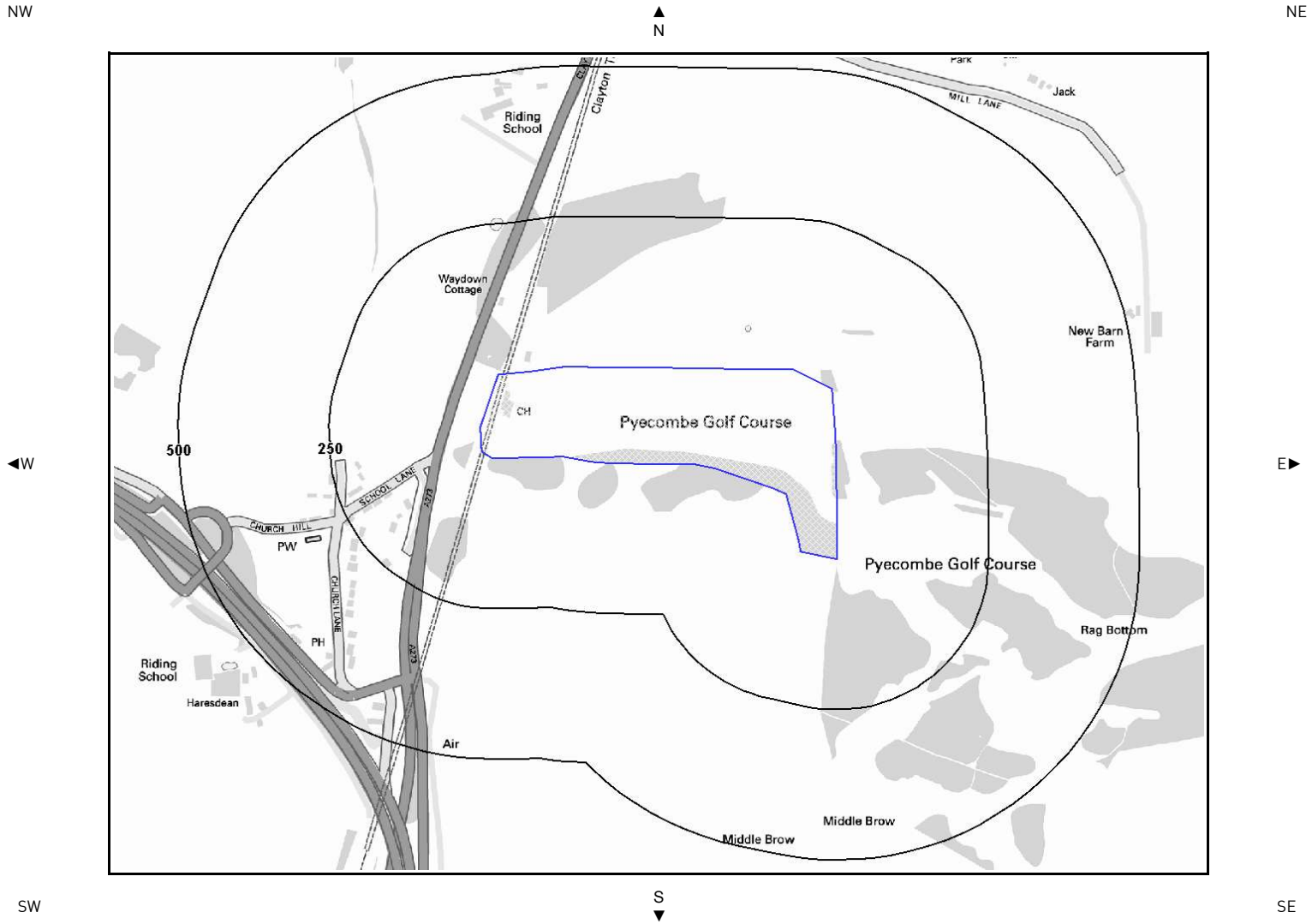
This information is taken from [Ordnance Survey OpenData](#)<sup>TM</sup>. Contains Ordnance Survey data © Crown copyright and database right 2013.

### Report Reference: Screening 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)

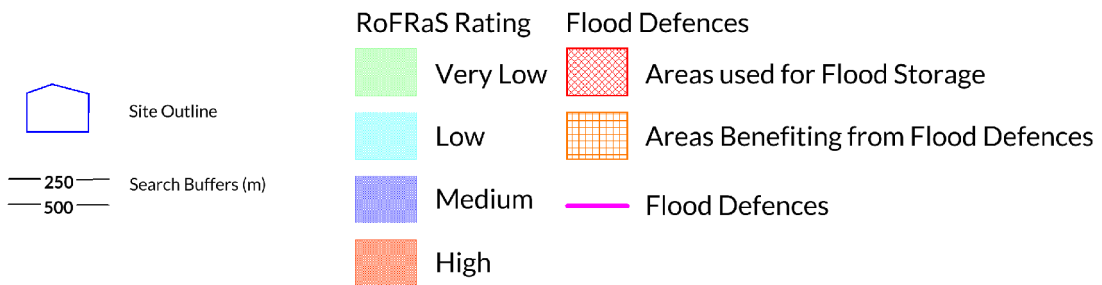


# 7. Environment Agency RoFRaS Flooding Map



Environment Agency RoFRaS Flood Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.



## Report Reference: Screening 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. Flooding

### 7.1 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

**What is the highest risk of flooding on site?**

**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.

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.

### 7.2 Flood Defences

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

**No**

### 7.3 Areas benefiting from Flood Defences

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

**No**

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

### 7.4 Areas used for Flood Storage

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

**No**

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

### 7.5 Groundwater Flooding Susceptibility Areas

**What is the susceptibility to Groundwater Flooding in the search area based on the underlying geological conditions?** **Limited potential for groundwater flooding**

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

**Clearwater Flooding**

Guidance: Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

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 BGS Susceptibility to Groundwater Flooding hazard dataset identifies areas where geological conditions could enable groundwater flooding to occur and where groundwater may come close to the ground surface. The susceptibility data is suitable for use for regional or national planning purposes where the groundwater flooding information will be used along with a range of other relevant information to inform land-use planning decisions. It might also be used in conjunction with a large number of other factors, e.g. records of previous incidence of groundwater flooding, rainfall,

**Report Reference: Screening Specimen**

property type, and land drainage information, to establish relative, but not absolute, risk of groundwater flooding at a resolution of greater than a few hundred metres. The susceptibility data should not be used on its own to make planning decisions at any scale, and, in particular, should not be used to inform planning decisions at the site scale. The susceptibility data cannot be used on its own to indicate risk of groundwater flooding.

---

## 7.6 Groundwater Flooding Confidence Areas

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

**High**

---

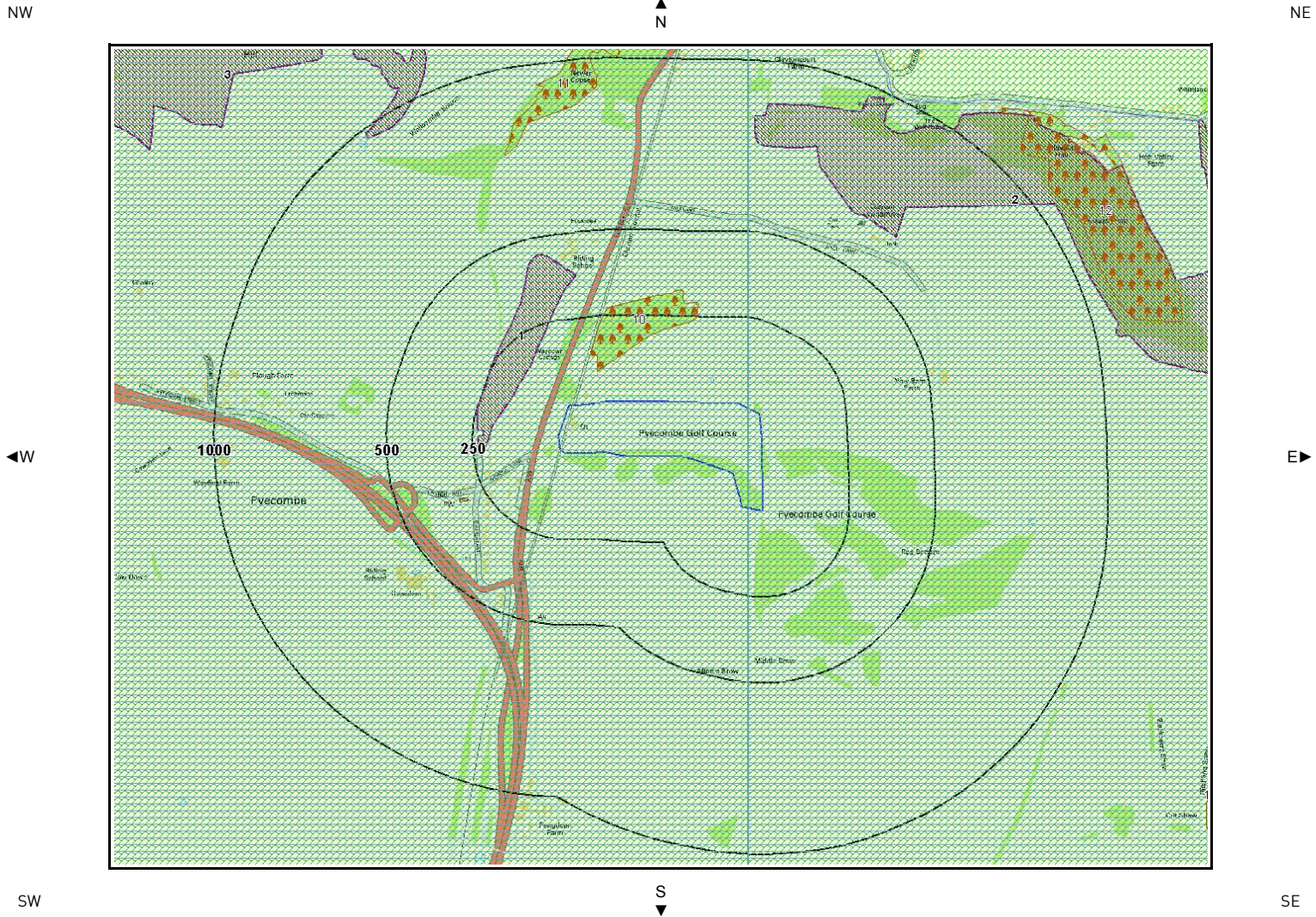
**Notes:**

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

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


















# 8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend

© Crown copyright and database rights 2015. Ordnance Survey license 100035207.

 Site Centre	 AONB	 Green Belt	 Local Nature Reserves
 Site Outline	 National Park	 National Nature Reserve	 Ramsar Sites
 100 Search Buffers (m)	 SSSI	 Special Areas of Conservation	 World Heritage Sites
 250 Search Buffers (m)	 Special Protection Areas	 Ancient Woodland	

## Report Reference: Screening 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:** **5**

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
1	157	NW	Wolstonbury Hill	Natural England
2	648	NE	Clayton to Offham Escarpment	Natural England
3	961	NW	Wolstonbury Hill	Natural England
Not shown	1537	W	Beeding Hill to Newtimber Hill	Natural England
Not shown	1608	NW	Wolstonbury Hill	Natural England

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

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

Database searched and no data found.

**Records of Environmentally Sensitive Areas within 2000m of the study site:** **2**

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
8	0	On Site	South Downs	Natural England
9	0	On Site	South Downs	Natural England

### Report Reference: Screening 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 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: 2**

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
6	0	On Site	South Downs	Natural England
7	0	On Site	South Downs	Natural England

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

Database searched and no data found.

**Records of Ancient Woodland within 2000m of the study site: 19**

The following Ancient Woodland records are provided by Natural England/Natural Resources Wales.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
91	N	UNKNOWN	Ancient and Semi-Natural Woodland
752	N	UNKNOWN	Ancient and Semi-Natural Woodland
1071	NE	UNKNOWN	Ancient and Semi-Natural Woodland
1188	S	UNKNOWN	Ancient and Semi-Natural Woodland
1208	N	UNKNOWN	Ancient and Semi-Natural Woodland
1238	N	UNKNOWN	Ancient and Semi-Natural Woodland
1295	W	UNKNOWN	Ancient and Semi-Natural Woodland
1356	W	UNKNOWN	Ancient and Semi-Natural Woodland
1379	W	UNKNOWN	Ancient and Semi-Natural Woodland
1426	SE	UNKNOWN	Ancient and Semi-Natural Woodland
1482	W	UNKNOWN	Ancient and Semi-Natural Woodland
1603	N	UNKNOWN	Ancient and Semi-Natural Woodland
1610	N	UNKNOWN	Ancient and Semi-Natural Woodland
1663	SE	UNKNOWN	Ancient and Semi-Natural Woodland
1708	N	UNKNOWN	Ancient and Semi-Natural Woodland
1825	NE	UNKNOWN	Ancient and Semi-Natural Woodland

**Report Reference: Screening 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)

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
1863	N	UNKNOWN	Ancient and Semi-Natural Woodland
1906	N	UNKNOWN	Ancient and Semi-Natural Woodland
1970	N	UNKNOWN	Ancient and Semi-Natural Woodland

## Report Reference: Screening 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)



## 9. Additional Information

### 9.1 Ofcom Sitefinder Mobile Phone Mast Records

**Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site?** **Yes**

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

Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
163.0	W	Orange	GSM	6.0	1800.0	24.4

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 250m of the study site?** **No**

Database searched and no data found.

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

### 9.3 Pylons and Electricity Transmission Lines

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

Database searched and no data found.

Guidance:None required.

#### Report Reference: Screening 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? Low**

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

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

### 10.1.2 Landslides

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

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

Hazard
Possibility of slope instability problems after major changes in ground conditions. Consideration should be given to stability if changes to drainage or excavations take place. Possible increase in construction cost to reduce potential slope stability problems. Existing property no significant increase in insurance risk due to natural slope instability problems.

### 10.1.3 Soluble Rocks

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

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

Hazard
Very significant soluble rocks are present, with a moderate possibility of local natural subsidence due to high surface or subsurface water flow. Do not load the land or undertake building work before obtaining specialist advice. Do not dispose of drainage to the ground. Some possibility groundwater pollution. Maintain drainage infrastructure. For new build specialist site investigation and stability assessment may be necessary before construction. Construction work may cause subsidence. Increased construction costs are likely. For existing property probable increase in insurance risk due to soluble rocks.

### 10.1.4 Compressible Ground

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

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

[Report Reference: Screening Specimen](#)

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**

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

Hazard

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

### 10.1.6 Running Sand

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

**Very Low**

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

Hazard

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

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

## 10.2 Radon

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

**The property is in a Radon Affected Area, as between 3 and 5% of properties are above the Action Level**

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

**Basic radon protective measures are necessary**

Guidance: The responses given on the level of radon protective measures required are based on a joint radon potential dataset from Public Health England (PHE) and the British Geological Survey (BGS). Basic radon protective measures need to be installed for new dwellings or extensions to existing dwellings, where between 3% but less than 10% of homes are estimated to exceed the Action Level. The joint PHE-BGS radon potential data forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 2007).

### Report Reference: Screening 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)

# 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.
0.0	On Site	Not available	Chalk	Small scale mining may have occurred but restricted in extent.
0.0	On Site	Not available	Chalk	Occasional minor mining may have occurred but of restricted extent.
0.0	On Site	Not available	Chalk	Rare and localised small scale mining may have occurred.
12.0	S	Not available	Chalk	Rare and localised small scale mining may have occurred.
12.0	NE	Not available	Chalk	Small scale mining may have occurred but restricted in extent.

Past underground mine workings are unlikely. The rock types present in these areas are such that mineral veins may be present on which it is possible that mining has been undertaken and/or it is possible that small scale underground extraction of other materials may have occurred. All such occurrences are likely to be of localised extent 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 Areas

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

Guidance: No Guidance Required.

---

### Report Reference: Screening Specimen

## 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)



### 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

### 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)



### Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505



### Local Authority

Authority: Mid Sussex District Council  
Phone: 01444 458 166  
Web: <http://www.midsussex.gov.uk/>  
Address: Oaklands, Oaklands Road, Haywards Heath, West Sussex,  
RH16 1SS

### 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.  
PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].  
This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

### Report Reference: Screening 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)



## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@4C.groundsure.com](mailto:info@4C.groundsure.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

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

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

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

Firms which subscribe to the Search Code will:

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

### **COMPLAINTS**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if 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: Screening 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 trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

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

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

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

**"Order Website"** means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

**"Report"** means a Risk Screening Report or Data Report for Commercial or Residential property.

**"Residential"** means any building or property used as or intended to be used as a single dwelling.

**"Risk Screening Report"** means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

**"Services"** means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

**"Site"** means the area of land in respect of which the Client has requested Groundsure to provide the Services.

**"Third Party Content"** means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

**"User Guide"** means the user guide, as amended from time to time, available upon request from Groundsure and on the website ([www.groundsure.com](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

(a) supplied to the Client's specification(s) and in any event

(b) by their nature cannot be returned.

### **10 Consequences of Withdrawal, Termination or Suspension**

10.1 Upon termination of the Contract:

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

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract. 11 Anti-Bribery

11.1 The Client warrants that it shall:

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

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

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

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

### **12 General**

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

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

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be

valid unless signed by an authorised representative of Groundsure.

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

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

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

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

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

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

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

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

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

(viii) changes in law; or

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

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

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

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

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

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

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

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

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

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