

SITESOLUTIONS Combined



Contaminated Land

PASSED ✓



Flooding

PASSED ✓



Argyll's Overview

Contaminated Land : No significant contaminant linkage has been identified. Accordingly soil and groundwater liabilities are unlikely to occur. No further action with respect to contaminated land Liability is required.

Flood Risk : Low - The Site is not considered to be at a significant risk of flooding. A prudent purchaser should ask the vendor whether there has been any historical flooding and confirm the availability of building and contents insurance.

Environmental Hazards :

The following have been identified in the immediate vicinity of the Site: Radon between 1 and 3%. One or more telecommunication base stations are located within 100m of the Site.

Operational Permits :

No authorisations, licences, consents or enforcements have been identified at or within 25m of the Site.



Report on:

Commercial Units, Sample Street, Anytown

Report prepared for:

Sample

Report Reference:

Sample

Report date:

27th March 2014

Client Reference:

Sample

National Grid Reference:

530893,104340



Site Location

Report prepared on

Commercial Units, Sample Street, Anytown

Site Area (m²)

2013.85

Current Use

Commercial

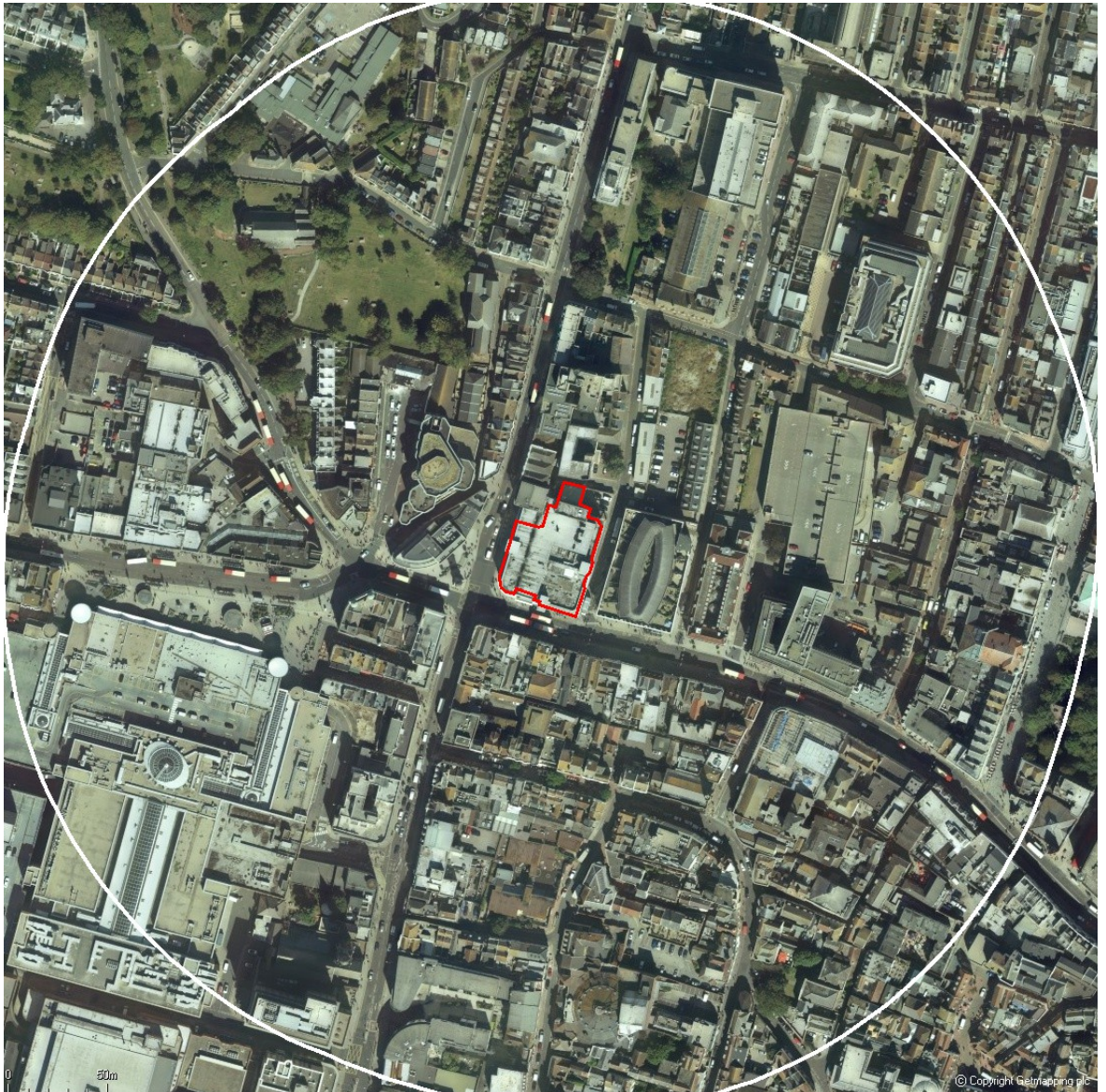
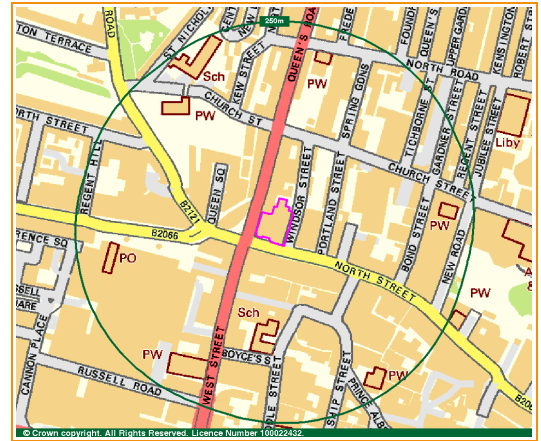
Proposed Use

Commercial

Report Author

Steve Watt BSc (Hons) MSc, AIEMA, Environmental Auditor
Telephone: 0845 458 5250

Additional Information Provided





Executive Summary

Risk Evaluation



Contaminated Land

Evaluation



Passed



Liability Assessment

Within the scope of this assessment no Liabilities have been identified. No further action is required.

What is the overall on-site risk?	Low
What is the overall off-site risk?	Low
What is the environmental sensitivity rating?	Moderate to High
Has a plausible contaminant linkage been identified?	No



Recommendations

None required.

Risk Evaluation



Flooding

Evaluation



Passed



Consultant's Comment

The Site is not considered to be at a significant risk of flooding. Insurance is likely to be available at standard terms.

1	Is the Site likely to be insurable at standard terms?	Yes
2	If development is proposed would a detailed Flood Risk Assessment be required?	No
3	What is the overall risk of flooding, assuming defences fail or are absent or over-topped?	Negligible
4	Are there existing flood defences that might benefit the Site?	No









Recommendations

1. It would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the Site.
2. You may wish to obtain insurance terms prior to completion of this transaction.



Contaminated Land Risk Analysis

Investigation	Commentary
 <p>On-site sources</p> <p>Argyll's Comment </p>	<p>A review of historical maps indicates the Site was developed and occupied by a number of small commercial units from c.1877, later largely occupied by a theatre from c.1931. The Site was redeveloped to form the current layout by c.1984.</p> <p>We have been informed by the client that the Site is currently in commercial use and that it will continue in this use without redevelopment.</p> <p>As a result of the historical and current use of the Site, there is a low risk of contaminants being present.</p>
 <p>Off-site sources</p> <p>Argyll's Comment </p>	<p>No historical or current potentially contaminative uses of particular concern were identified in proximity to the Site.</p> <p>According to trade directories, current or recent operations in proximity to the Site include precision engineers (32m north east), engineers - general (32m north east), wrought ironwork (35m west), photographic processors (37m west), and garage services (49m south east).</p> <p>The historical and current use of the surrounding area is therefore considered to present a low risk of affecting the Site.</p>
 <p>Pathways and receptors</p> <p>Argyll's Comment </p>	<p>With reference to Environment Agency data, the bedrock hydrogeology underlying the Site is classified as a Principal Aquifer (highly permeable formations). In terms of the overlying soils, these are given a U (class U) vulnerability classification. According to information provided by the Environment Agency the Site does not lie within a groundwater Source Protection Zone (SPZ). There are eight abstraction licences located within 1000m. The closest of these are groundwater abstractions (409m east) for spray irrigation use. The nearest water feature is the sea located 432m south. The general area appears to be largely in commercial and retail use. No designated eco-receptors were identified within a 1000m radius of the Site.</p> <p>Overall, the Site is therefore considered to have a moderate to high environmental sensitivity.</p>
<p>Additional Sources of Information</p>	<p>No additional materials have been used in this assessment.</p>



Argyll's Conclusion

Considering the information reviewed during this assessment, no significant contaminant linkages have been identified. Accordingly soil and groundwater liabilities are unlikely to occur.

Please refer to risk analysis methodology section for further guidance and definition of terms.



Current Operations

Environmental Damage Regulations 2009 (EDR)

Potential for owner/operation to incur a Liability under the EDR

Argyll's
Comment



The Site has not been identified as being likely to incur liability under the EDR within the scope of this assessment.

Please refer to the risk analysis methodology section for further guidance and definition of terms.

Additional Considerations

Item	Summary	Suggested Action
Asbestos (Commercial)	If the buildings at the Site were constructed or renovated during the period between 1950 and 1999, then the fabric of these buildings may contain asbestos in a variety of forms.	Check the Asbestos Register and Management Plan
Energy Performance Certificate	Under the Energy Performance of Buildings (England and Wales) Regulations 2012 and the Energy Performance of Buildings (Scotland) Regulations 2008, there is a requirement for all buildings to have an Energy Performance Certificate (EPC) upon their construction, sale or lease (and in some cases when the building is modified).	Check for EPC or conduct energy assessment
Air Conditioning/ Refrigeration Equipment	Air conditioning and refrigeration equipment contains heat transfer fluid. This fluid may be an ozone depleting substance (ODS). Any fluid in a halon fire-extinguishing system is also a ODS.	Inspect maintenance records

Argyll's
Comment



Whilst this assessment is primarily a desktop assessment of potential soil and groundwater liabilities, the above potential liability considerations that fall outside the scope of the Contaminated Land Risk Analysis Methodology have been identified.

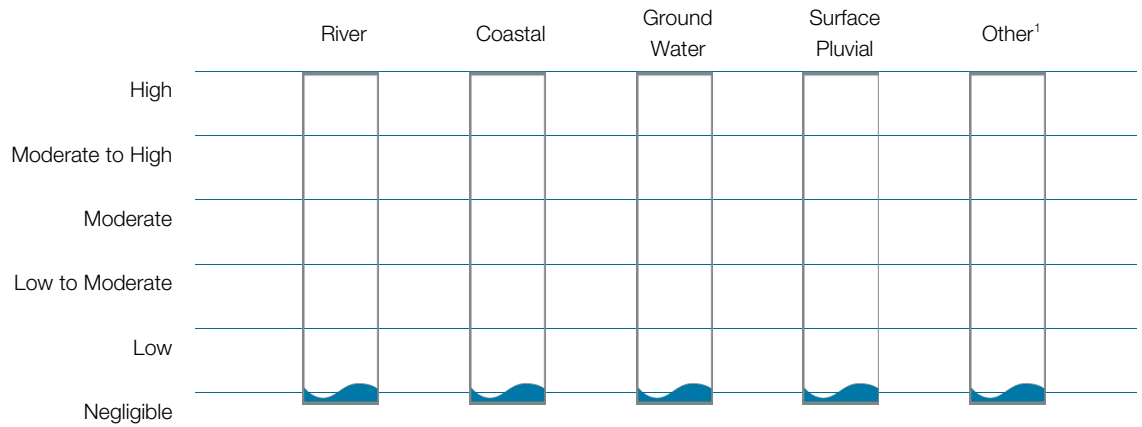
Additional sources of information may be available for the Site. These sources could include previous environmental reports (including audits, contaminated land investigation and remediation reports), valuation reports (including property observation checklists), a Land Quality Record, and property deeds. Argyll Environmental would be pleased to review any reports that are available and revise this report accordingly. This may entail additional fees depending upon the volume and complexity of information available. Please contact us for further information.



Flood Risk Screening

	Risk	Issue	Evaluation
1.	Insurability	Is the Site likely to be insurable at standard terms?	Yes
2.	Development	If development is proposed would a detailed Flood Risk Assessment be required?	No
3.	Flooding	What is the overall risk of flooding, assuming defences fail or are absent or over-topped?	Negligible
4.	Flood Defences	Are there existing flood defences that might benefit the Site?	No

Flood Analysis



Argyll's Comment



No commentary required.

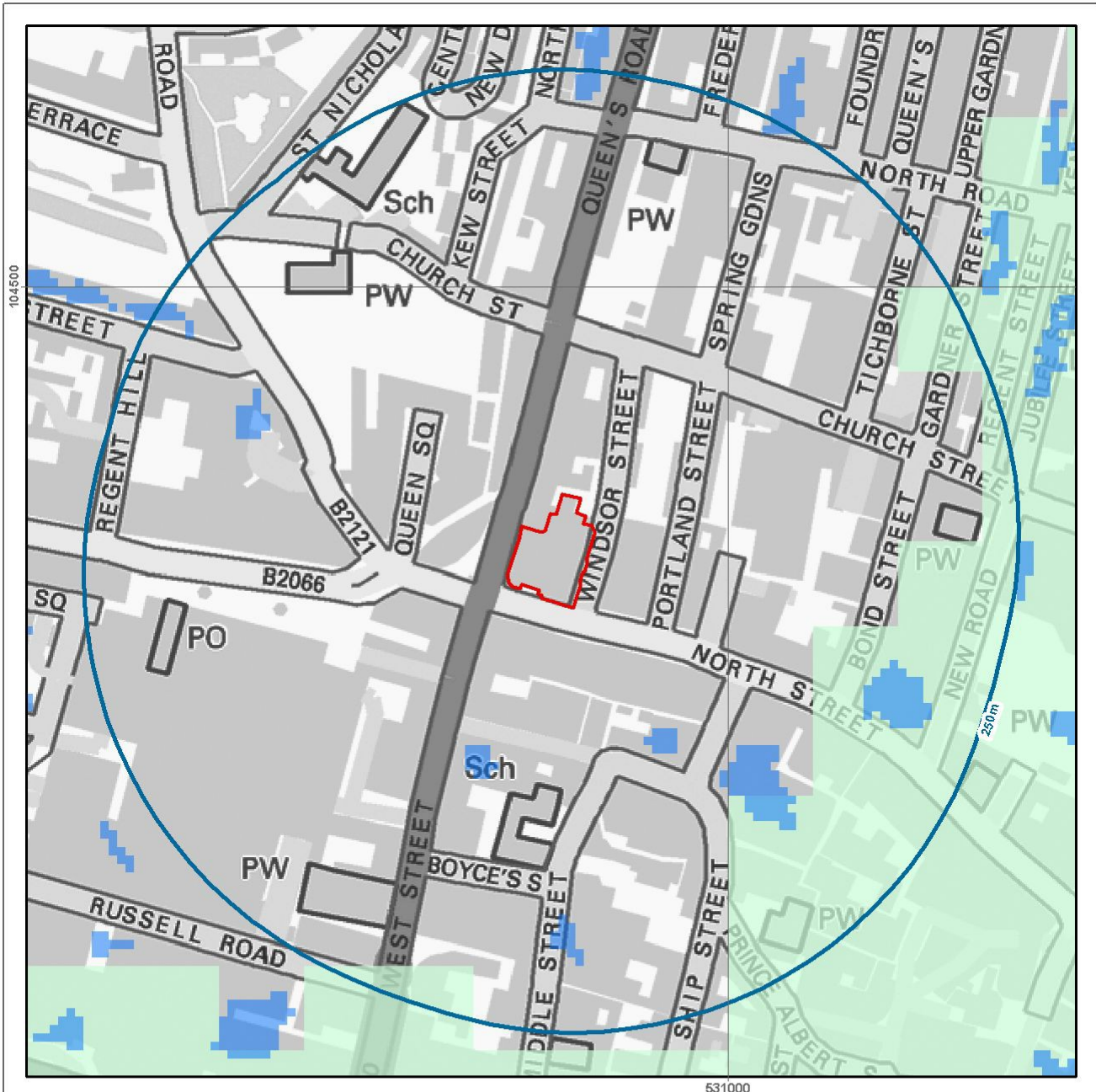


Recommendations





1. It would be prudent to ask the vendor to confirm whether or not they are aware of any previous flooding at the Site.
2. You may wish to obtain insurance terms prior to completion of this transaction.

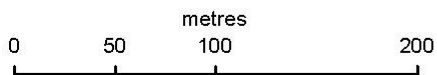
¹Other factors influencing flood risk include historic flood events, geological indicators of flooding, proximate surface water features and elevation above sea level.

Current Flood Risk



Flood and Groundwater Risk

-  Client Site
-  Area at risk of flooding from one source
-  Area at risk of flooding from more than one source
-  Area at risk of groundwater flooding



* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:3,750

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Additional Flooding Considerations

Riparian Ownership

Is there a Main River located within or adjacent to the Site? **No**
 Is there a drainage channel located within or adjacent to the Site? **No**
 Is there a canal located within or adjacent to the Site? **No**

Argyll's Comment



A riparian owner describes anyone who owns a property where there is a watercourse within or adjacent to the boundaries of their property.

Under common law, a riparian owner has rights and responsibilities relating to the stretch of watercourse that falls within or beside the boundaries of their land. Their primary responsibility is to keep the watercourse free of any obstructions that could hinder normal water flow. If the riparian owner fails to carry out their responsibilities, this could result in civil action.

A riparian owner should also check before carrying out any works near to the edge of a river, as such works may be subject to byelaws. If infringed, this could lead to enforcement action by the Environment Agency.

There is a presumption that the boundary between properties abutting a watercourse is the centre line of that watercourse. To confirm whether this is the case, a solicitor should check the deeds or the Index Map.

The Environment Agency has published useful guidance "Living on the edge" for owners of land or property alongside a watercourse. Sometimes, the Environment Agency or other organisations managing flood risk, may have statutory rights of access to properties which adjoin a watercourse. This may be for maintenance, repair or rebuilding of any part of the watercourse or for access to or repair of monitoring equipment.

Development Control

Is there a Main River or canal located within 250m of the Site? **No**

Argyll's Comment



Sites which lie close to (but do not adjoin) a watercourse, may be subject to planning controls should redevelopment be considered. The Environment Agency are normally consulted regarding any development within 20m of a Main River and Internal Drainage Boards should be similarly contacted regarding developments close to drainage channels. Navigation authorities are normally consulted regarding any development within 250m of a canal, although this varies on a site by site basis.

The Environment Agency should also be contacted with regards to development (other than minor development) in Flood Zones 2 and 3.

Sewer Flooding

In times of extreme rainfall events sewers can overflow and cause local flooding. Ofwat's 'DG5 - At Risk Registers' record properties that have flooded from sewers and are at risk of flooding again, with separate registers for internal and external flooding. The At Risk Registers are maintained by each of the ten water and sewerage companies in England and Wales and details of properties subject to sewer flooding are normally kept for between two and five years. These registers are not necessarily complete as not all episodes of past flooding may be recorded.

Dam and Reservoir Failure

Could the Site be affected by dam or reservoir failure? **No**

Argyll's Comment



The answer is based on detailed models provided by JBA Consulting. These predict the areas liable to flood around approximately 1700 key dams and reservoirs across England and Wales (if that dam or reservoir were to fail).

Flood Risk Management Options

Flooding can usually be managed by the installation of flood protection measures either on/within the building(s) or across the Site. Flood protection measures can be divided into two categories; flood resistance and flood resilience. Both flood resistance and flood resilience solutions can be integrated with design proposals for new build properties or retro-fitted to existing properties. Specific flood protection packages can often include both resistance and resilience measures. What is suitable will depend on a number of factors including flood source, likely flood depths, property design and age.

Research conducted by CLG Sustainable Buildings Division and the Environment Agency revealed that installing flood resistance measures may be inappropriate where likely flooding will be deep. Certain types of building construction are unable to resist the pressure load placed on the exterior skin of the building by retained flood waters. Generally a flood depth between 0.6m and 1.0m above ground level is used as a benchmark to decide whether to consider flood resilience measures rather than rely on flood resistance measures. This is dependent on the age and construction of the property.

Guideline Costs for Resistance Measures




Building Feature	Cost Estimate for Baffles (+ VAT)
Standard (900mm) single door	£750
Standard (1800mm) double entrance door	£950
Large roller shutter door (up to 2,745mm span)	£1,420 (inc channel)
Standard garage door	£1,400 - £1,575
Standard window (up to 1,240mm span)	£750
Large window (1,240mm to 2,150mm span)	£550 - £700
Single air brick	£60 / £90
Double air brick	£80 - £230
Building Feature	Cost Estimate for Tanking (+ VAT)
Tanking (of basement, walls or floors)	£25 - £50 per metre ²
System Component	Cost Estimate for Plumbing (+ VAT)
Simple non-return valve	£35 / £170
Sophisticated non-return valve	£670 / £900

The costs above are for indicative budget purposes only. They are based on installing components of a standard design and colour. If the Site requires bespoke products, these are likely to cost more (for example, if the Site is in a conservation area, different colours may be required).

If you require a property specific assessment of which measures are suitable, and a more accurate cost appraisal, Argyll will need to complete a FLOODSOLUTIONS Consult Report. This report normally costs from £500 to £1,000 (plus VAT) and provides more detailed information on the likelihood and, in particular, the depth of all potential types of flooding. Argyll can also arrange for one of a panel of specialist contractors to provide a tailored estimate for flood protection measures.



Environmental Hazards

	Risk	Recommendation
	Radon between 1 and 3%	Employers are required by the Management of Health and Safety at Work Regulations 1999 to assess risks from radon in workplaces. You may therefore wish to contact the Health Protection Agency for further information regarding radon monitoring.
	Telecommunication Base Stations	One or more telecommunication base stations are located within 100m of the Site (please refer to the Current Land Use map to determine specific locations). Telecommunications equipment emits electromagnetic fields which may have adverse health affects. Further information is available from www.hpa.org.uk and www.sitefinder.ofcom.org.uk .
	COMAH	No Control of Major Accident Hazards (COMAH) sites are located within 500m.

Argyll's Comment



This report is primarily a desktop assessment of potential soil and groundwater liabilities. We also comment whether the above Environmental Hazards are relevant. Contact details are provided at the end of this report.



Contents of the Data Section

Section	Description
Tabular Summary	<p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>
Current Land Use Mapping	<p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p>
Statutory Information	<p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Waste	<p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Current Industrial Land Use	<p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Historical Land Use Mapping	<p>The Historical Land Use Map presents 1:10,000 scale and selected 1:2,500 scale (tanks and energy facilities) historical land use information within 250m of the Site boundary.</p>
Historical Land Use	<p>This section presents selected information on historical land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Aquifer Designations and Geology	<p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p> <p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p> <p>If no data is identified then the section will be omitted.</p>
Environmental Sensitivity	<p>This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p> <p>If no data is identified then the section will be omitted.</p>
Natural and Mining Related Hazards	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p>
Flooding	<p>This section contains information on the risks associated with flooding. It includes maps and data associated with Flooding from Rivers or Sea, the Environment Agency National Flood Risk Assessment (NaFRA), Groundwater Flooding, Surface Water Flooding, Historical Flooding and Other Information such as the Detailed River Network.</p>

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Tabular Summary

Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	1	1
Local Authority Integrated Pollution Prevention and Controls	0	0	0
Integrated Pollution Controls	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Registered Radioactive Substances	0	0	0
Discharges	On-site	1-250m	251-500m
Discharge Consents	0	0	0
Water Industry Act Referrals	0	0	0
Hazardous Sites	On-site	1-250m	251-500m
Control of Major Accident Hazards Sites	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions	On-site	1-250m	251-500m
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	0	0	1
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0

Waste

Waste/Landfill Sites	On-site	1-250m	251-500m
BGS Recorded Landfill Sites	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0 (0) *
Registered Landfill Sites	0	0	0 (0) *
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	1
Historical Landfill Sites	0	0	0

Current Land Use

Current Potentially Contaminative Uses	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	49	70
Fuel Station Entries	0	0	0
Other Features	On-site	1-250m	251-500m
Telecommunication Base Stations	0	10 ²	22

Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	0	13	16
Potentially Infilled Land	On-site	1-250m	251-500m
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	0	0
Potentially Infilled Land (Water)	0	0	0

²Telecommunication base stations are only searched to a radius of 100m from the Site boundary.

Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
Superficial Aquifer Designations	0	1	2
Bedrock Aquifer Designations	1	0	0
Groundwater Vulnerability	1	0	1
Geology	On-site	1-250m	251-500m
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:50,000 Bedrock Geology	1	1	2
BGS 1:50,000 Superficial Deposits	0	1	2
BGS 1:50,000 Geological Mapping Coverage	1	0	0
Detailed River Network Lines	0	0	0
Detailed River Network Offline Drainage	0	0	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	1	0	N/A

Environmental Sensitivity

Environmental Sensitivity	On-site	1-250m	251-500m
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	0 (0) *
Marine Nature Reserves	0	0	0 (0) *
National Nature Reserves	0	0	0 (0) *
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	1	N/A	N/A
Ramsar Sites	0	0	0 (0) *
River Quality Biology Sampling Points	0	0	0
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	0	1
Sites of Special Scientific Interest	0	0	0 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	0	0	8 (0)*
Source Protection Zones	0	0	0

Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 ³	N/A
Compressible Ground Stability Hazards	1	0	N/A
Ground Dissolution Stability Hazards	1	1	N/A
Landslide Ground Stability Hazards	1	1	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Non-Coal Mining Hazards	1	1	N/A
Radon	On-site	1-250m	251-500m
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Mining	On-site	1-250m	251-500m
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	0	N/A
BGS Recorded Mineral Sites	0	0	0

³Ground stability hazards are only searched to a radius of 50m from the Site boundary.

Flooding

Current Flood Risk	On-site	1-250m	251-500m
Flooding From Rivers or Sea	0	0	1
Flooding From Rivers or Sea (in an Extreme Flood)	0	0	1
Areas Benefiting from Flood Defences	0	0	0
Flood Storage Areas	0	0	0
Flood Defences	0	0	0
NAFRA Data	0	0	2
Groundwater Flood Risk	1	2	1
Surface Water Flooding (1:75 year rainfall event)	0	3	0
Surface Water Flooding (1:200 year rainfall event)	0	3	0
Surface Water Flooding (1:1,000 year rainfall event)	0	3	0
Historical Flooding	On-site	1-250m	251-500m
Historical Flood Events	0	0	0
Geological Indicators of Flooding	0	0	2
Other Flood Information	On-site	1-250m	251-500m
Detailed River Network	0	0	0
Height of Site Above Sea Level	24.48m		
Distance of Site Boundary to Nearest Water Feature	431.4m		
Surface Water Features	0	0	2
Dam or Reservoir Failure	0	0	0

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

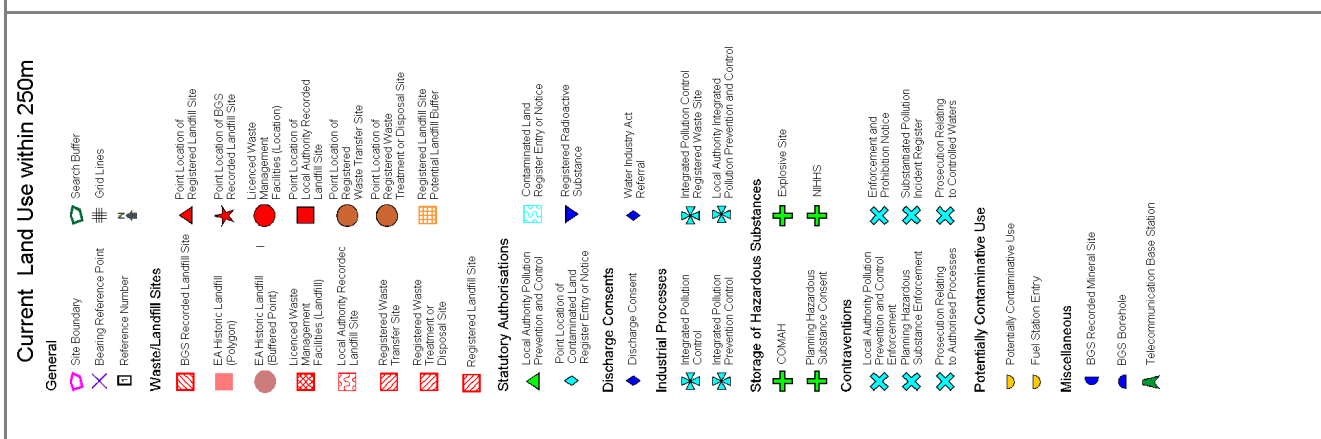
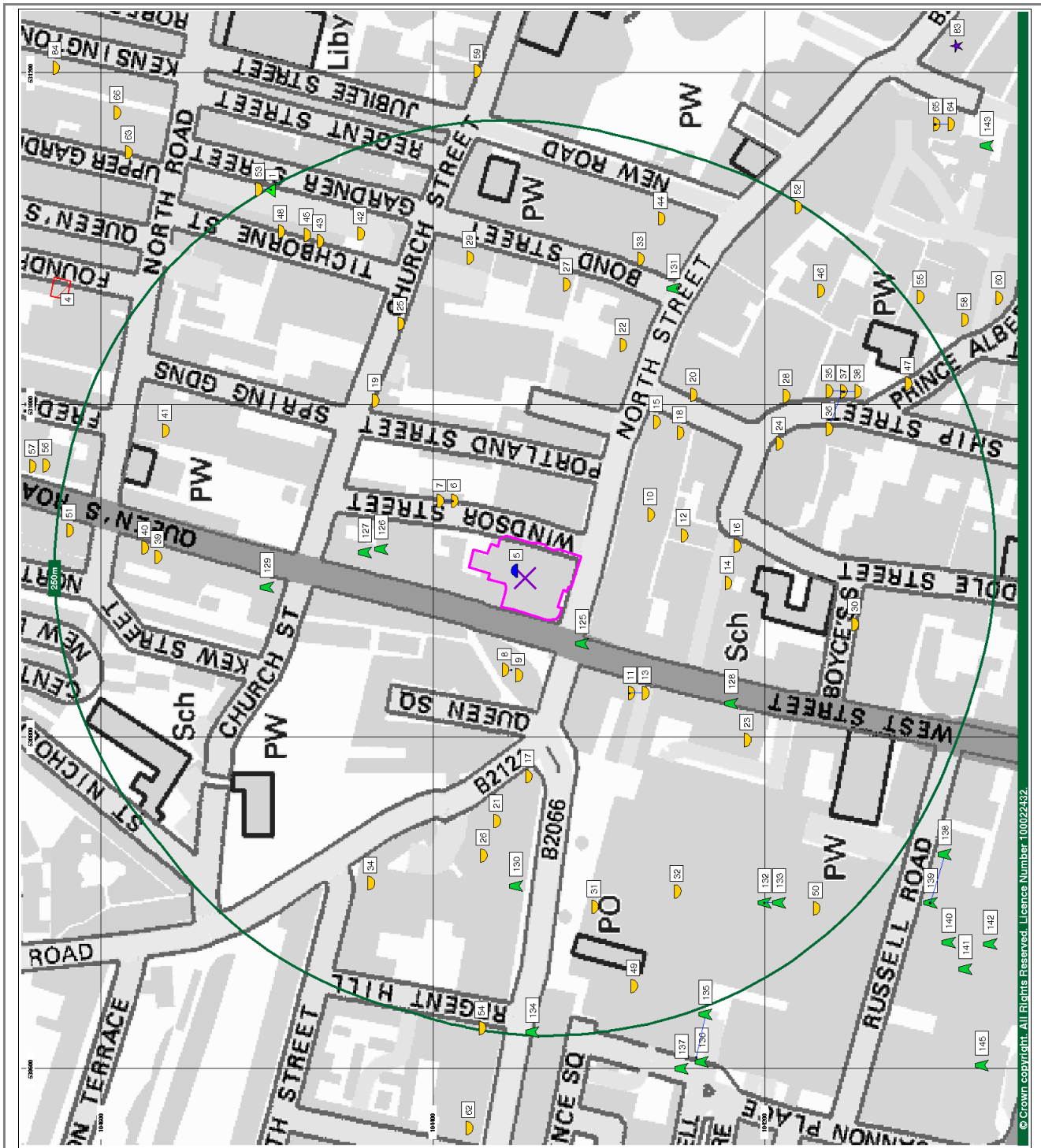
Landfill Site Information

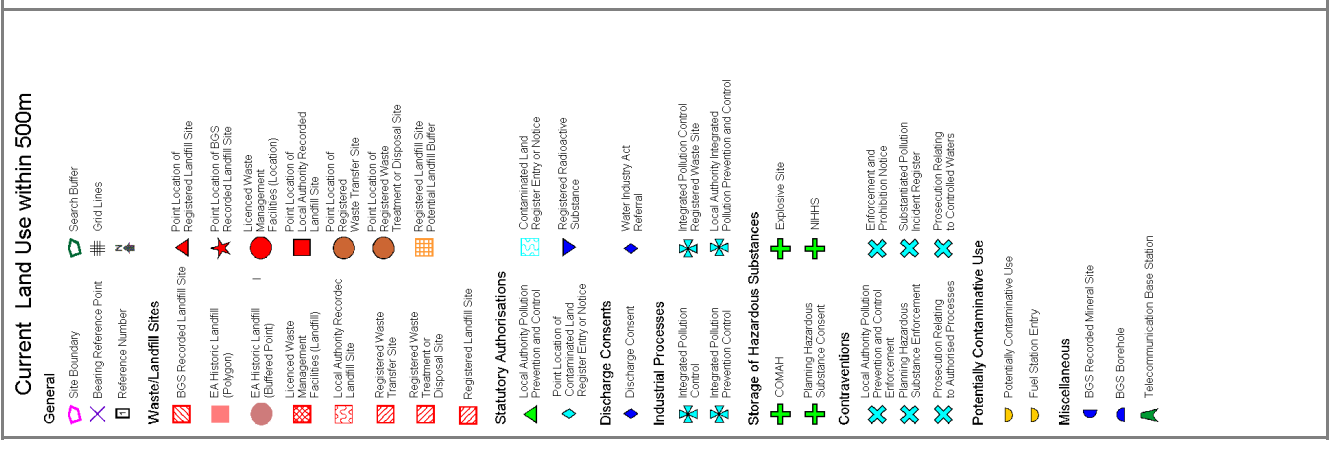
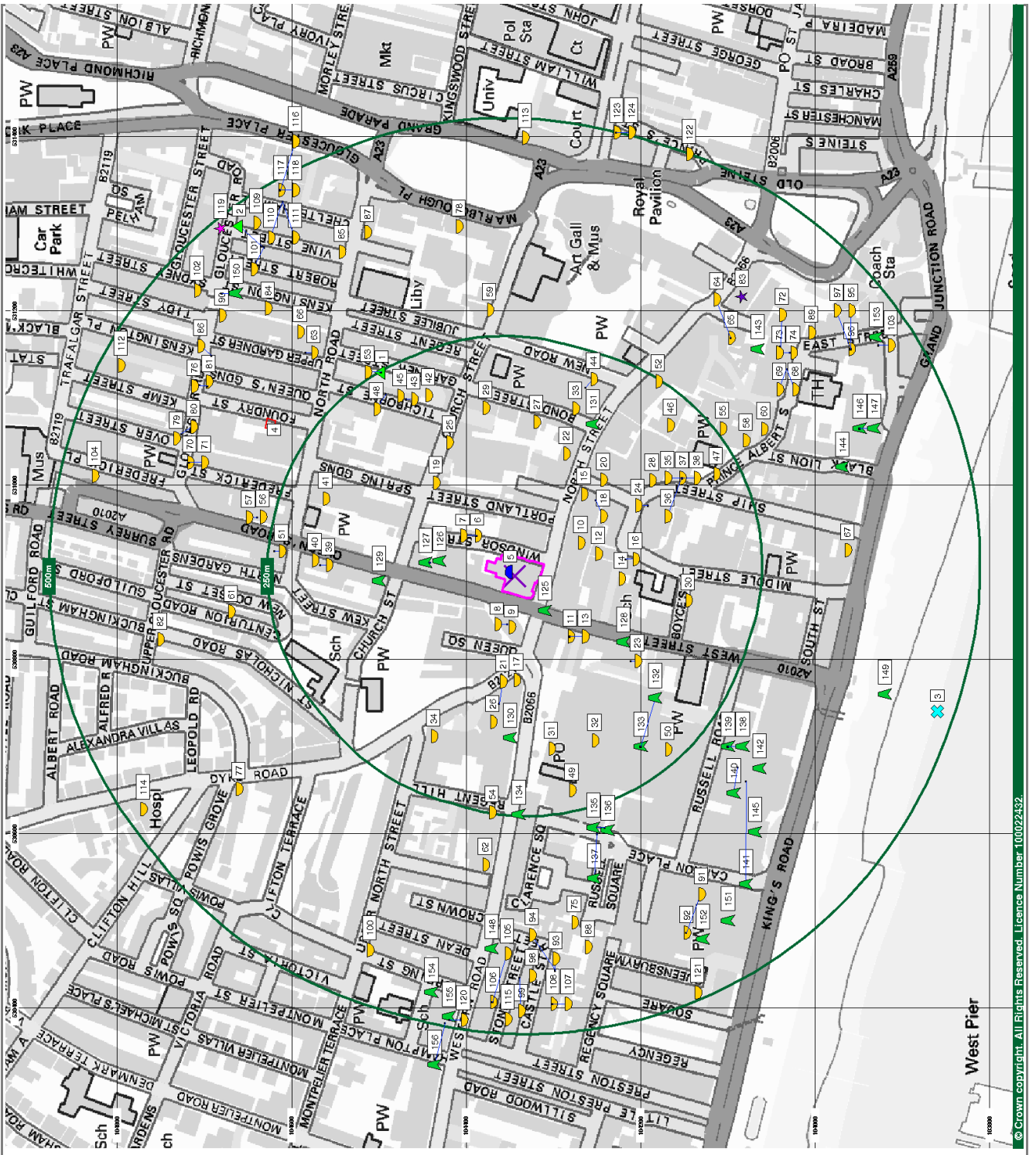
Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.





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Statutory Information

Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction
1	Name: Monarch Dry Cleaners, Location: 19 Gardner Street, Brighton, Bn1 1up, Authority: Brighton & Hove City Council, Environmental Health Department, Permit Ref: NOT SUPPLIED, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/46 Dry cleaning, Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	248m	NE
2	Name: Motorpair, Location: 13-15 Vine Street, BRIGHTON, BN1 4AG, Authority: Brighton & Hove City Council, Environmental Health Department, Permit Ref: 04/00056/PPC/PER, Dated: 1st April 2003, Process Type: Local Authority Pollution Prevention and Control, Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input, Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	445m	NE

Contraventions

Substantiated Pollution Incident Register

Map ID	Details	Distance	Direction
3	Authority: Environment Agency - Southern Region, Kent and East Sussex, Date: 19th May 2004, Incident Ref: 238035, Pollutant: 1.General Biodegradable Materials and Wastes,Algae, Water Impact: Category 2 - Significant Incident, Air Impact: Category 4 - No Impact, Land Impact: Category 4 - No Impact, Positional Accuracy: Located by supplier to within 10m.	481m	S

Waste

Waste/Landfill Sites

Local Authority Landfill Coverage

Brighton & Hove City Council - Has supplied landfill data

Registered Waste Treatment or Disposal Sites

Map ID	Details	Distance	Direction
4	Licence Holder: Cooper Barnes Metals, Licence Reference: 032, Site Location: 34 Foundry Street, Brighton, East Sussex, Operator Location: 37-41 Brighton Road, Shoreham By Sea, West Sussex, Authority: Environment Agency - Southern Region, Sussex Area, Site Category: Recovery - Scrap metal, Maximum Input Rate: Undefined, Waste Source Restrictions: No known restriction on source of waste, Status: Licence lapsed/cancelled/defunct/not applicable/surrendered, Dated: 22nd November 1978, Preceded By Licence: Not Given, Superseded By Licence: Not Given, Positional Accuracy: Positioned by the supplier, Boundary Quality: Moderate, Authorised Waste: 1. metal scrap, Prohibited Waste: N/A.	288m	NE

Current Land Use

Current Potentially Contaminative Uses

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
6	Precision Engineers, Name: R M Scourfield, Status: Inactive, Location: Unit 3, 29-42, Windsor Street, Brighton, BN1 1RJ, Positional Accuracy: Automatically positioned to the address.	32m	NE
7	Engineers - General, Name: R M Scourfield, Status: Inactive, Location: Unit 3, 29-42, Windsor Street, Brighton, East Sussex, BN1 1RJ, Positional Accuracy: Automatically positioned to the address.	32m	NE
8	Wrought Ironwork, Name: Neil'S Steels, Status: Inactive, Location: 3, Air Street, Brighton, BN1 3FB, Positional Accuracy: Automatically positioned to the address.	35m	W
9	Photographic Processors, Name: Fotobar (Uk) Ltd, Status: Inactive, Location: 6, North Street Quadrant, Brighton, BN1 3FA, Positional Accuracy: Automatically positioned to the address.	37m	W
10	Garage Services, Name: St Anns Auto Garage, Status: Inactive, Location: 52, North Street, Brighton, BN1 1RH, Positional Accuracy: Automatically positioned to the address.	49m	SE
11	Photographic Processors, Name: Klick, Status: Inactive, Location: 38, West Street, Brighton, BN1 2RE, Positional Accuracy: Automatically positioned to the address.	63m	SW
12	Industrial Engineers, Name: Loreco Ltd, Status: Inactive, Location: 1, Dukes Passage, Brighton, BN1 1BS, Positional Accuracy: Automatically positioned to the address.	63m	S
13	Dry Cleaners, Name: Johnson Dry Cleaners (Uk) Ltd, Status: Inactive, Location: 38, West Street, Brighton, BN1 2RE, Positional Accuracy: Automatically positioned to the address.	63m	SW
14	Leisure & Sportswear Manufacturers & Wholesalers, Name: Chiemsee (Uk) Ltd, Status: Inactive, Location: 13, Duke Street, Brighton, BN1 1AH, Positional Accuracy: Automatically positioned to the address.	90m	S
15	Photographic Processors, Name: Snappy Snaps, Status: Inactive, Location: 40, North Street, Brighton, BN1 1RH, Positional Accuracy: Automatically positioned to the address.	93m	SE
16	Food Products - Manufacturers, Name: West Cornwall Pasty Co, Status: Active, Location: 8, Duke Street, Brighton, BN1 1AH, Positional Accuracy: Automatically positioned to the address.	94m	S
17	Candle Manufacturers & Suppliers, Name: Wax Lyrical Ltd, Status: Inactive, Location: 211, Western Road, Brighton, BN1 2BA, Positional Accuracy: Automatically positioned to the address.	95m	W
18	Jewellery Manufacturers & Repairers, Name: Sarah Sheridan, Status: Inactive, Location: 38, Ship Street, Brighton, BN1 1AB, Positional Accuracy: Automatically positioned to the address.	96m	SE
19	Printers, Name: Genie Design & Print Solutions, Status: Inactive, Location: 24, Church Street, Brighton, BN1 1RB, Positional Accuracy: Automatically positioned to the address.	108m	NE
20	Photographic Processors, Name: Colorama Photo Centre, Status: Inactive, Location: 42b, Ship Street, Brighton, BN1 1AF, Positional Accuracy: Automatically positioned to the address.	119m	SE
21	Dry Cleaners, Name: Valentini, Status: Active, Location: 14, Imperial Arcade, Brighton, BN1 3EA, Positional Accuracy: Automatically positioned to the address.	125m	W
22	Wallpapers & Wall Coverings, Name: The Great Clearance Store, Status: Inactive, Location: 147-150 North St, Brighton, East Sussex, BN1 1RE, Positional Accuracy: Manually positioned to the address or location.	129m	SE
23	Medical & Dental Laboratories, Name: International Biosciences, Status: Active, Location: 32, West Street, Brighton, BN1 2RT, Positional Accuracy: Manually positioned within the geographical locality.	136m	SW
24	Leather Garments & Products, Name: Borsa, Status: Active, Location: 32, Ship Street, Brighton, BN1 1AD, Positional Accuracy: Automatically positioned to the address.	138m	SE
25	Computer Manufacturers, Name: Herculeez, Status: Inactive, Location: 12-14, Church Street, Brighton, BN1 1US, Positional Accuracy: Automatically positioned to the address.	144m	NE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
26	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Panasonic Store, Status: Active, Location: 11, Imperial Arcade, Brighton, BN1 3EA, Positional Accuracy: Automatically positioned to the address.	148m	W
27	Copying & Duplicating Services, Name: Reprographic Centre, Status: Inactive, Location: 8, Bond Street, Brighton, BN1 1RD, Positional Accuracy: Automatically positioned to the address.	156m	E
28	Jewellery Manufacturers & Repairers, Name: T Cousins, Status: Inactive, Location: 53, Ship Street, Brighton, BN1 1AF, Positional Accuracy: Automatically positioned to the address.	157m	SE
29	Hats & Caps - Manufacturers, Name: Jill Corbett, Status: Inactive, Location: 18, Bond Street, Brighton, BN1 1RD, Positional Accuracy: Automatically positioned to the address.	169m	E
30	Leather Garments & Products, Name: E Garbs, Status: Active, Location: 9, Boyces Street, Brighton, BN1 1AN, Positional Accuracy: Automatically positioned to the address.	170m	S
31	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Currys, Status: Inactive, Location: Unit 6, Churchill Square, Brighton, BN1 2TA, Positional Accuracy: Automatically positioned to the address.	175m	W
32	Perfume Suppliers, Name: The Perfume Shop, Status: Active, Location: 7, Western Road, Brighton, BN1 2EA, Positional Accuracy: Automatically positioned to the address.	180m	SW
33	Marine Engineers, Name: Searoc, Status: Active, Location: 42, Bond Street, Brighton, BN1 1RD, Positional Accuracy: Automatically positioned to the address.	182m	E
34	Telecommunications Equipment & Systems, Name: Nice-Business Solutions, Status: Inactive, Location: Lees House, 21-23, Dyke Road, Brighton, East Sussex, BN1 3FE, Positional Accuracy: Manually positioned to the address or location.	185m	NW
35	Jewellery Manufacturers & Repairers, Name: Fellows, Status: Inactive, Location: 57, Ship Street, Brighton, East Sussex, BN1 1AF, Positional Accuracy: Manually positioned to the address or location.	187m	SE
36	Jewellery Manufacturers & Repairers, Name: M G Fellows, Status: Active, Location: Rear Of, 57, Ship Street, Brighton, East Sussex, BN1 1AF, Positional Accuracy: Automatically positioned to the address.	187m	SE
37	Jewellery Manufacturers & Repairers, Name: R Gibson, Status: Inactive, Location: 57, Ship Street, Brighton, East Sussex, BN1 1AF, Positional Accuracy: Manually positioned to the address or location.	187m	SE
38	Jewellery Manufacturers & Repairers, Name: S Georgiou, Status: Active, Location: The Workshops, 57 Ship St, Brighton, East Sussex, BN1 1AF, Positional Accuracy: Manually positioned to the address or location.	188m	SE
39	Fertilisers, Name: Eurogen, Status: Inactive, Location: 27, Queens Road, Brighton, BN1 3XA, Positional Accuracy: Automatically positioned to the address.	190m	N
40	Laundries & Launderettes, Name: Natalie Boutique Ltd, Status: Inactive, Location: Flat 1, 28, Queens Road, Brighton, East Sussex, BN1 3XA, Positional Accuracy: Automatically positioned to the address.	197m	N
41	Office Furniture & Equipment, Name: A D Sussex Ltd, Status: Inactive, Location: Tower Point, 44, North Road, Brighton, BN1 1YR, Positional Accuracy: Automatically positioned to the address.	200m	N
42	Distribution Services, Name: Zeal Entertainment, Status: Inactive, Location: 2 Orange Row, Brighton, East Sussex, BN1 1UQ, Positional Accuracy: Manually positioned to the address or location.	203m	NE
43	T-Shirts, Name: Fruity, Status: Active, Location: 18, Tichborne Street, Brighton, BN1 1UR, Positional Accuracy: Automatically positioned to the address.	208m	NE
44	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Edwards & Hope, Status: Active, Location: 5, New Road, Brighton, BN1 1UF, Positional Accuracy: Automatically positioned to the address.	209m	E
45	Pharmaceutical Manufacturers & Distributors, Name: The Redidose Co Ltd, Status: Inactive, Location: 17, Tichborne Street, Brighton, BN1 1UR, Positional Accuracy: Automatically positioned to the address.	215m	NE
46	Lingerie & Hosiery Manufacturers & Wholesalers, Name: Gilvrangas, Status: Inactive, Location: 11, Brighton Square, Brighton, East Sussex, BN1 1HD, Positional Accuracy: Manually positioned to the address or location.	216m	SE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
47	Painting & Decorating Supplies, Name: The Stencil Store Co Ltd, Status: Inactive, Location: 15c, Prince Albert Street, Brighton, BN1 1HF, Positional Accuracy: Automatically positioned to the address.	223m	SE
48	Antiques - Repairing & Restoring, Name: P A Cole, Status: Inactive, Location: 16, Tichborne Street, Brighton, BN1 1UR, Positional Accuracy: Automatically positioned to the address.	225m	NE
49	Perfume Suppliers, Name: The Perfume Shop, Status: Active, Location: Unit 28, Churchill Square, Brighton, BN1 2TD, Positional Accuracy: Automatically positioned to the address.	226m	W
50	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Apple, Status: Active, Location: Unit 57, Churchill Square, Brighton, BN1 2TE, Positional Accuracy: Automatically positioned to the address.	234m	SW
51	Printers, Name: Pep The Printers, Status: Active, Location: 34, Queens Road, Brighton, BN1 3XB, Positional Accuracy: Automatically positioned to the address.	243m	N
52	Carpet, Curtain & Upholstery Cleaners, Name: Ultimate Carpet Cleaning, Status: Active, Location: 16-17, North Street, Brighton, BN1 1EB, Positional Accuracy: Automatically positioned to the address.	248m	SE
53	Dry Cleaners, Name: Monarch Dry Cleaners, Status: Inactive, Location: 19, Gardner Street, Brighton, BN1 1UP, Positional Accuracy: Automatically positioned to the address.	249m	NE
54	Cleaning Services - Domestic, Name: Acies Cleaning, Status: Active, Location: 187b, Western Road, Brighton, BN1 2BA, Positional Accuracy: Automatically positioned to the address.	249m	W
55	Cosmetic Manufacturers, Name: Pecksniffs, Status: Active, Location: 45-46, Meeting House Lane, Brighton, East Sussex, BN1 1HB, Positional Accuracy: Automatically positioned to the address.	258m	SE
56	Cleaning Services - Domestic, Name: Residential Cleaning Services Ltd, Status: Inactive, Location: 107, Queens Road, Brighton, East Sussex, BN1 3XF, Positional Accuracy: Automatically positioned to the address.	264m	N
57	Carpet, Curtain & Upholstery Cleaners, Name: Fast Carpet Cleaners, Status: Active, Location: Queensbury House, 106, Queens Road, Brighton, BN1 3XF, Positional Accuracy: Automatically positioned to the address.	269m	N
58	Perfume Suppliers, Name: Island Uk Trading Ltd, Status: Inactive, Location: 6, Nile Street, Brighton, BN1 1HW, Positional Accuracy: Automatically positioned to the address.	272m	SE
59	Printers, Name: Stampa Print & Design Ltd, Status: Active, Location: 113, Church Street, Brighton, BN1 1UD, Positional Accuracy: Automatically positioned to the address.	281m	E
60	Photographic Processors, Name: First Light, Status: Inactive, Location: 3, Nile Street, Brighton, BN1 1HW, Positional Accuracy: Automatically positioned to the address.	296m	SE
61	Clothing & Fabrics - Manufacturers, Name: Axforde, Status: Active, Location: 82, Centurion Road, Brighton, BN1 3LN, Positional Accuracy: Automatically positioned to the address.	297m	N
62	Homefurnishings - Manufacturers, Name: C & H Fabrics Ltd, Status: Inactive, Location: 179-180, Western Road, Brighton, BN1 2BA, Positional Accuracy: Automatically positioned to the address.	310m	W
63	Antiques - Repairing & Restoring, Name: Douglas Christopher Restorations, Status: Inactive, Location: 1-4 Upper Gardner St, Brighton, East Sussex, BN1 4AN, Positional Accuracy: Manually positioned to the address or location.	318m	NE
64	Fertilisers, Name: Eurogen Ltd, Status: Inactive, Location: 39-42, East Street, Brighton, East Sussex, BN1 1HL, Positional Accuracy: Manually positioned to the address or location.	337m	SE
65	Fertilisers, Name: Eurogen Ltd, Status: Inactive, Location: 39-42, East Street, Brighton, East Sussex, BN1 1HL, Positional Accuracy: Manually positioned to the address or location.	337m	SE
66	Clothing Accessory Manufacturers, Name: Tantra, Status: Active, Location: 4, Kensington Gardens, Brighton, BN1 4AL, Positional Accuracy: Automatically positioned to the address.	341m	NE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
67	Confectionery Manufacturers, Name: Sandees Confectionery, Status: Active, Location: 41, Kings Road, Brighton, BN1 1NA, Positional Accuracy: Automatically positioned to the address.	348m	S
68	Record, Tape & CD Manufacturers & Wholesalers, Name: B P M, Status: Inactive, Location: 4, Bartholomews, Brighton, BN1 1HG, Positional Accuracy: Automatically positioned to the address.	358m	SE
69	Clothing Accessory Manufacturers, Name: Chrome Mechanics Ltd, Status: Inactive, Location: 4, Bartholomews, Brighton, BN1 1HG, Positional Accuracy: Automatically positioned to the address.	358m	SE
70	Freight Forwarders, Name: Keith Thornton, Status: Inactive, Location: 50a, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	361m	N
71	Freight Forwarders, Name: Keith Thornton, Status: Inactive, Location: 50a, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	361m	N
72	Reclaiming - Waste Products, Name: Community Wood Recycling, Status: Active, Location: 24, East Street, Brighton, BN1 1HL, Positional Accuracy: Automatically positioned to the address.	370m	SE
73	Oils - Edible, Name: Olviers & Co, Status: Inactive, Location: 23, East Street, Brighton, BN1 1HL, Positional Accuracy: Automatically positioned to the address.	373m	SE
74	Toiletries, Name: Crabtree & Evelyn, Status: Inactive, Location: 22, East Street, Brighton, BN1 1HL, Positional Accuracy: Automatically positioned to the address.	375m	SE
75	Metal Workers, Name: Random Products, Status: Inactive, Location: 27, Russell Square, Brighton, BN1 2EE, Positional Accuracy: Automatically positioned to the address.	377m	W
76	Printers, Name: K P Litho Ltd, Status: Active, Location: 38, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	379m	NE
77	Energy Efficient Products and Services, Name: Brighton & Hove Energy Services, Status: Active, Location: 55, Dyke Road, Brighton, BN1 3JA, Positional Accuracy: Automatically positioned to the address.	379m	NW
78	Crane Hire, Sales & Service, Name: Paterson Simons & Co (Africa) Ltd, Status: Inactive, Location: Premier House, 11, Marlborough Place, Brighton, BN1 1UB, Positional Accuracy: Manually positioned to the address or location.	380m	E
79	Electronic Engineers, Name: Teleotech, Status: Inactive, Location: 83, Gloucester Road, Brighton, BN1 4AP, Positional Accuracy: Automatically positioned to the address.	381m	N
80	Greeting Card Publishers & Wholesalers, Name: Robot Design Ltd, Status: Inactive, Location: 84, Gloucester Road, Brighton, BN1 4AP, Positional Accuracy: Automatically positioned to the address.	381m	NE
81	Antiques - Repairing & Restoring, Name: Sussex Guilding, Status: Inactive, Location: 37, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	381m	NE
82	Laundries & Launderettes, Name: Thelaundryandironingshop.Co.Uk, Status: Active, Location: 66, Upper Gloucester Road, Brighton, BN1 3LQ, Positional Accuracy: Automatically positioned to the address.	382m	N
83	Breakdown and Recovery, Name: Propellernet Ltd, Status: Inactive, Location: Castle Square House, 9, Castle Square, Brighton, BN1 1EG, Positional Accuracy: Automatically positioned to the address.	383m	SE
84	Shirt Makers, Name: Vision Fabrics Ltd, Status: Inactive, Location: 29, Kensington Gardens, Brighton, East Sussex, BN1 4AL, Positional Accuracy: Automatically positioned to the address.	385m	NE
85	Foam Products - Rubber & Plastics, Name: Brighton Foam Shop, Status: Inactive, Location: 99, North Road, Brighton, BN1 1YE, Positional Accuracy: Automatically positioned to the address.	393m	NE
86	Fireplaces & Mantelpieces, Name: Brighton Architectural Salvage, Status: Active, Location: 33-34, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	395m	NE
87	Windows - Sash, Name: Sussex Sash Windows, Status: Active, Location: 6, North Road, Brighton, BN1 1YA, Positional Accuracy: Automatically positioned to the address.	402m	NE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
88	Refrigeration Equipment Manufacturers & Distributors, Name: Climatic Systems, Status: Inactive, Location: Russell Mews, Brighton, East Sussex, BN1 2HZ, Positional Accuracy: Manually positioned to the address or location.	406m	W
89	Furniture Manufacturers - Home & Office, Name: Cargo Homeshop, Status: Inactive, Location: 62-63, East Street, Brighton, BN1 1HQ, Positional Accuracy: Automatically positioned to the address.	406m	SE
90	Fireplaces & Mantelpieces, Name: Ye Olde Fire Shop, Status: Active, Location: A, 26, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	416m	NE
91	T-Shirts, Name: Sub T Shirts, Status: Active, Location: 3b, Sussex Heights, St. Margarets Place, Brighton, BN1 2FQ, Positional Accuracy: Automatically positioned to the address.	424m	SW
92	Cleaning Services - Commercial, Name: B P M Cleaning Maintenance, Status: Inactive, Location: 106-121, Kings Road, Brighton, East Sussex, BN1 2FU, Positional Accuracy: Automatically positioned to the address.	424m	SW
93	Clothing & Fabrics - Manufacturers, Name: Redmutha, Status: Inactive, Location: 29a, Castle Street, Brighton, BN1 2HD, Positional Accuracy: Automatically positioned to the address.	428m	W
94	Bookbinders, Name: Watermark Conservation Studio, Status: Inactive, Location: 29a Castle St, Brighton, East Sussex, BN1 2HD, Positional Accuracy: Manually positioned to the address or location.	429m	W
95	Gunsmiths, Name: C & H Weston, Status: Inactive, Location: 12, East Street, Brighton, BN1 1HP, Positional Accuracy: Automatically positioned to the address.	431m	SE
96	Gunsmiths, Name: C H Weston, Status: Inactive, Location: 12, East Street, Brighton, BN1 1HP, Positional Accuracy: Automatically positioned to the address.	431m	SE
97	Gunsmiths, Name: C & H Weston, Status: Inactive, Location: 12, East Street, Brighton, BN1 1HP, Positional Accuracy: Automatically positioned to the address.	431m	SE
98	Windows - Sash, Name: Top Notch Sash Ltd, Status: Active, Location: Castle St, Brighton, East Sussex, BN1 2HD, Positional Accuracy: Manually positioned within the geographical locality.	434m	W
99	Commercial Cleaning Services, Name: Brighton Office Cleaning Services Ltd, Status: Inactive, Location: 6, Stone Street, Brighton, East Sussex, BN1 2HB, Positional Accuracy: Manually positioned to the address or location.	436m	W
100	Laundries & Launderettes, Name: Rathmell Ltd, Status: Inactive, Location: 54, Upper North Street, Brighton, BN1 3FH, Positional Accuracy: Automatically positioned to the address.	440m	W
101	Garage Services, Name: Motorpair, Status: Inactive, Location: 13-16, Vine Street, BRIGHTON, BN1 4AG, Positional Accuracy: Automatically positioned to the address.	442m	NE
102	Fireplaces & Mantelpieces, Name: Recollections, Status: Inactive, Location: 1a, Sydney Street, Brighton, BN1 4EN, Positional Accuracy: Automatically positioned to the address.	456m	NE
103	Leather Garments & Products, Name: Coop & Crum, Status: Inactive, Location: 5-6, East Street, Brighton, BN1 1HP, Positional Accuracy: Automatically positioned to the address.	459m	SE
104	Commercial Cleaning Services, Name: Brighton & Hove Cleaning & Maintenance Ltd, Status: Inactive, Location: Albert House, 82, Queens Road, Brighton, East Sussex, BN1 3XE, Positional Accuracy: Manually positioned to the address or location.	462m	N
105	Hardware, Name: Robert Dyas Ltd, Status: Active, Location: 74, Western Road, Brighton, BN1 2HA, Positional Accuracy: Automatically positioned to the address.	465m	W
106	Hardware, Name: Robert Dyas Ltd, Status: Inactive, Location: 74, Western Road, Brighton, BN1 2HA, Positional Accuracy: Automatically positioned to the address.	465m	W
107	Wrought Ironwork, Name: A & H Metals, Status: Inactive, Location: 4, Regency Mews, Brighton, BN1 2HF, Positional Accuracy: Automatically positioned to the address.	467m	W
108	Car Body Repairs, Name: Anderson Coach Repairs, Status: Inactive, Location: 4, Regency Mews, Brighton, BN1 2HF, Positional Accuracy: Automatically positioned to the address.	467m	W
109	Metal Workers, Name: Didafab, Status: Inactive, Location: 21-25, Vine Street, Brighton, BN1 4AG, Positional Accuracy: Automatically positioned to the address.	471m	NE

Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
110	Copying & Duplicating Services, Name: Colourfast Group, Status: Inactive, Location: 36, Cheltenham Place, Brighton, East Sussex, BN1 4AB, Positional Accuracy: Automatically positioned to the address.	475m	NE
111	T-Shirts, Name: Positive Exposure, Status: Active, Location: 36, Cheltenham Place, Brighton, BN1 4AB, Positional Accuracy: Automatically positioned to the address.	475m	NE
112	Builders' Merchants, Name: Travis Perkins Trading Co Ltd, Status: Active, Location: Trafalgar Lane, Brighton, BN1 4ES, Positional Accuracy: Automatically positioned to the address.	477m	NE
113	Footwear Manufacturers & Wholesale, Name: Yi.Nuo Shoe Ltd, Status: Inactive, Location: 69, Grand Parade, Brighton, East Sussex, BN2 9TS, Positional Accuracy: Manually positioned to the address or location.	478m	E
114	Hospitals, Name: Royal Alexandra Children'S Hospital, Status: Inactive, Location: 57, Dyke Road, Brighton, BN1 3JN, Positional Accuracy: Automatically positioned to the address.	480m	NW
115	Cleaning Services - Domestic, Name: Brighton Cleaners, Status: Active, Location: 12, Stone Street, Brighton, BN1 2HB, Positional Accuracy: Automatically positioned to the address.	484m	W
116	Printers, Name: Colourfast Group Ltd, Status: Active, Location: 36, Cheltenham Place, Brighton, BN1 4AB, Positional Accuracy: Automatically positioned to the address.	488m	NE
117	Photocopiers, Name: Advance Group Plc, Status: Inactive, Location: 36, Cheltenham Place, Brighton, East Sussex, BN1 4AB, Positional Accuracy: Automatically positioned to the address.	488m	NE
118	Copying & Duplicating Machines & Supplies, Name: Colourfast Group, Status: Inactive, Location: 36, Cheltenham Place, Brighton, BN1 4AB, Positional Accuracy: Automatically positioned to the address.	488m	NE
119	Recycling Services, Name: The National Community Wood Recycling Project, Status: Inactive, Location: 7, Gloucester Yard, 121-123, Gloucester Road, Brighton, BN1 4AF, Positional Accuracy: Automatically positioned to the address.	490m	NE
120	T-Shirts, Name: Withit, Status: Inactive, Location: 150, Western Road, Brighton, BN1 2DA, Positional Accuracy: Automatically positioned to the address.	492m	W
121	Garage Services, Name: Regency Square Garage, Status: Inactive, Location: 1, Queensbury Mews, Brighton, BN1 2FE, Positional Accuracy: Automatically positioned to the address.	492m	SW
122	Commercial Cleaning Services, Name: Chambers Property Care, Status: Inactive, Location: 4 Old Steine, Brighton, East Sussex, BN1 1EL, Positional Accuracy: Manually positioned to the address or location.	500m	E
123	Commercial Cleaning Services, Name: Proklean Uk, Status: Inactive, Location: 181, Edward Street, Brighton, BN2 0JB, Positional Accuracy: Automatically positioned to the address.	500m	E
124	Rubbish Clearance, Name: Proklear, Status: Inactive, Location: 181, Edward Street, Brighton, BN2 0JB, Positional Accuracy: Automatically positioned to the address.	500m	E

Other Features

Telecommunication Base Stations

Map ID	Details	Distance	Direction
125	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	22m	SW
126	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	55m	N
127	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	64m	N
128	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	117m	SW
129	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	123m	N
130	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	162m	W

Telecommunication Base Stations

Map ID	Details	Distance	Direction
131	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	171m	SE
132	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	212m	SW
133	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	212m	SW
134	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	249m	W
135	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	277m	W
136	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	281m	W
137	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	282m	W
138	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	283m	SW
139	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	283m	SW
140	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	307m	SW
141	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	325m	SW
142	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	327m	SW
143	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	349m	SE
144	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	360m	S
145	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	372m	SW
146	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	395m	SE
147	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	395m	SE
148	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	405m	W
149	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	418m	S
150	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	433m	NE
151	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	434m	SW
152	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	439m	SW
153	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	462m	SE
154	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	466m	W
155	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	489m	W
156	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	496m	W

Historical Land Use

Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Map ID	Details	Distance	Direction
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1973.	119m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970 - 1991.	134m	NE
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	139m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1973.	156m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	157m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	165m	NE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	180m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1973.	181m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1973.	193m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	195m	NW
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1971.	199m	NE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	212m	NE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	242m	N
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	256m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	258m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	260m	S
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	280m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	292m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	343m	N
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	366m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	377m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	394m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	403m	NW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1976.	421m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	432m	NE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	433m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	442m	NW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	446m	SE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	486m	SW

Potentially Contaminative Industrial Uses (Past Land Use)

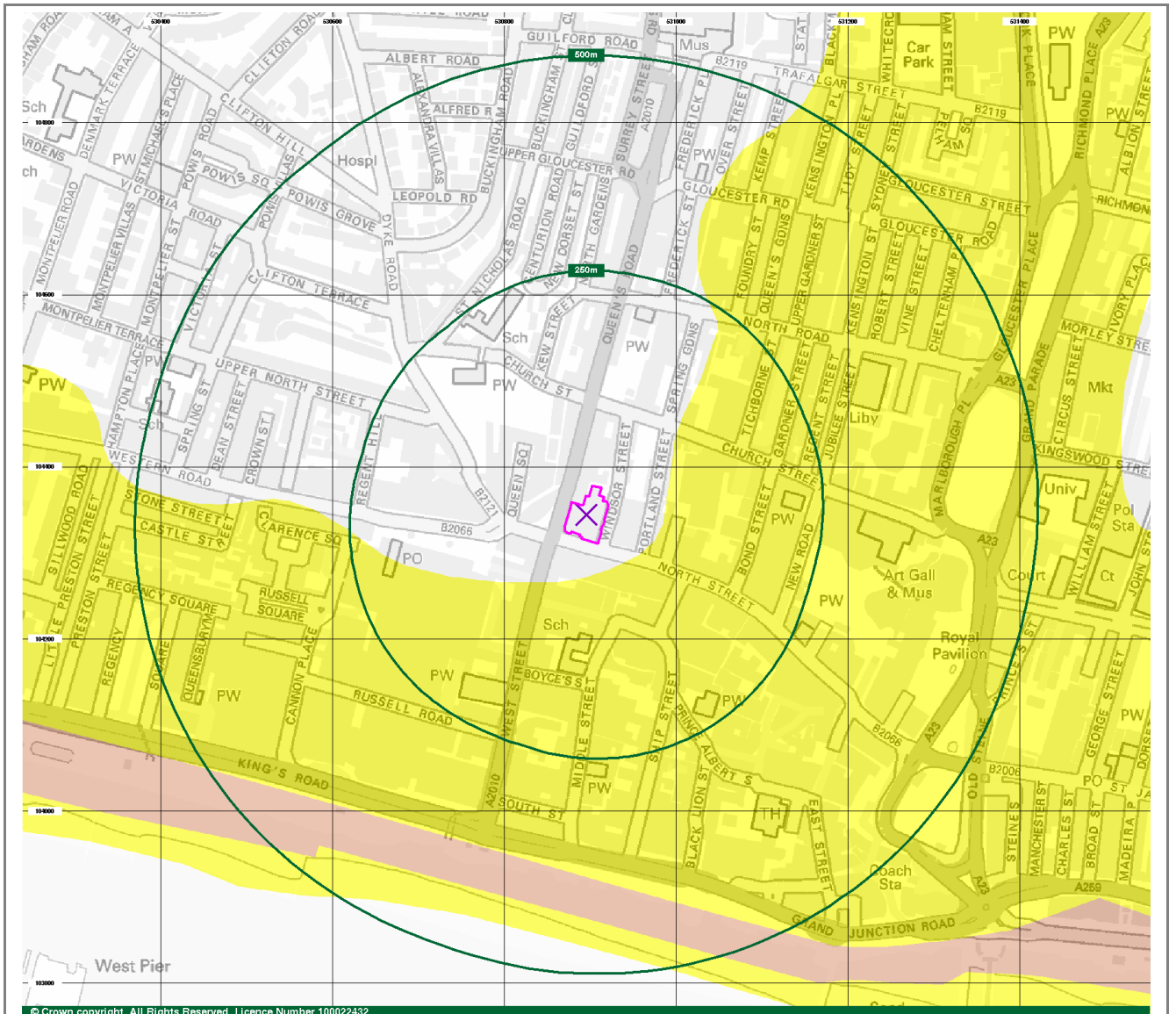
Map ID	Details	Distance	Direction
	Hospitals, Date of Mapping: 1912-1963.	106m	N
	Cemetery or Graveyard, Date of Mapping: 1880.	233m	NW
	Cemetery or Graveyard, Date of Mapping: 1912.	259m	NW
	Hospitals, Date of Mapping: 1938.	424m	N
	Hospitals, Date of Mapping: 1912-1991.	425m	NW
	Road haulage, Date of Mapping: 1991.	482m	SE

Historical Maps

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report:

Scale	Map Sheet	Published Date
1:2,500	Sussex 066_09	1877
1:2,500	Sussex 066_09	1898
1:2,500	Sussex 066_09	1911
1:2,500	Sussex 066_09	1931
1:10,560	Sussex 066_00	1880
1:10,560	Sussex 066_SW	1899
1:10,560	Sussex 066_SW	1912
1:10,560	Sussex 066_SW	1938
1:10,560	National Grid TQ20SE	1963
1:10,560	National Grid TQ30NW	1963
1:10,560	National Grid TQ30SW	1963
1:10,560	National Grid TQ30SW	1969
1:10,000	National Grid TQ30NW	1974
1:10,000	National Grid TQ30SW	1980
1:10,000	National Grid TQ20SE	1982
1:10,000	National Grid TQ20SE	1982
1:10,000	National Grid TQ30SW	1991
1:10,000	National Grid TQ20SE	1993
1:10,000	National Grid TQ30NW	1995
1:10,000	National Grid TQ20SE	2014
1:10,000	National Grid TQ30NW	2014
1:10,000	National Grid TQ30SW	2014
1:1,250	National Grid TQ3004NE	1952
1:1,250	National Grid TQ3004SE	1952
1:1,250	National Grid TQ3104NW	1952
1:1,250	National Grid TQ3104SW	1952
1:1,250	National Grid TQ3004NE	1968
1:1,250	National Grid TQ3004SE	1969
1:1,250	National Grid TQ3104SW	1970
1:1,250	National Grid TQ3104NW	1971
1:1,250	National Grid TQ3004SE	1973
1:1,250	National Grid TQ3004NE	1976
1:1,250	National Grid TQ3104SW	1991
1:1,250	National Grid TQ3004NE	1973
1:1,250	National Grid TQ3104NW	1974
1:1,250	National Grid TQ3004NE	1994
1:1,250	National Grid TQ3004SE	1994
1:1,250	National Grid TQ3104NW	1994
1:1,250	National Grid TQ3104SW	1994
1:1,250	National Grid TQ3004SE	1977
1:1,250	National Grid TQ3104SW	1980
1:1,250	National Grid TQ3004NE	1984
1:1,250	National Grid TQ3104NW	1989
1:1,250	National Grid TQ3004SE	1984
1:1,250	National Grid TQ3104SW	1985
1:1,250	National Grid TQ3004NE	1991
1:1,250	National Grid TQ3104SW	1988
1:1,250	National Grid TQ3004SE	1989
1:1,250	National Grid TQ3104SW	1989

Aquifer Designation (Superficial)

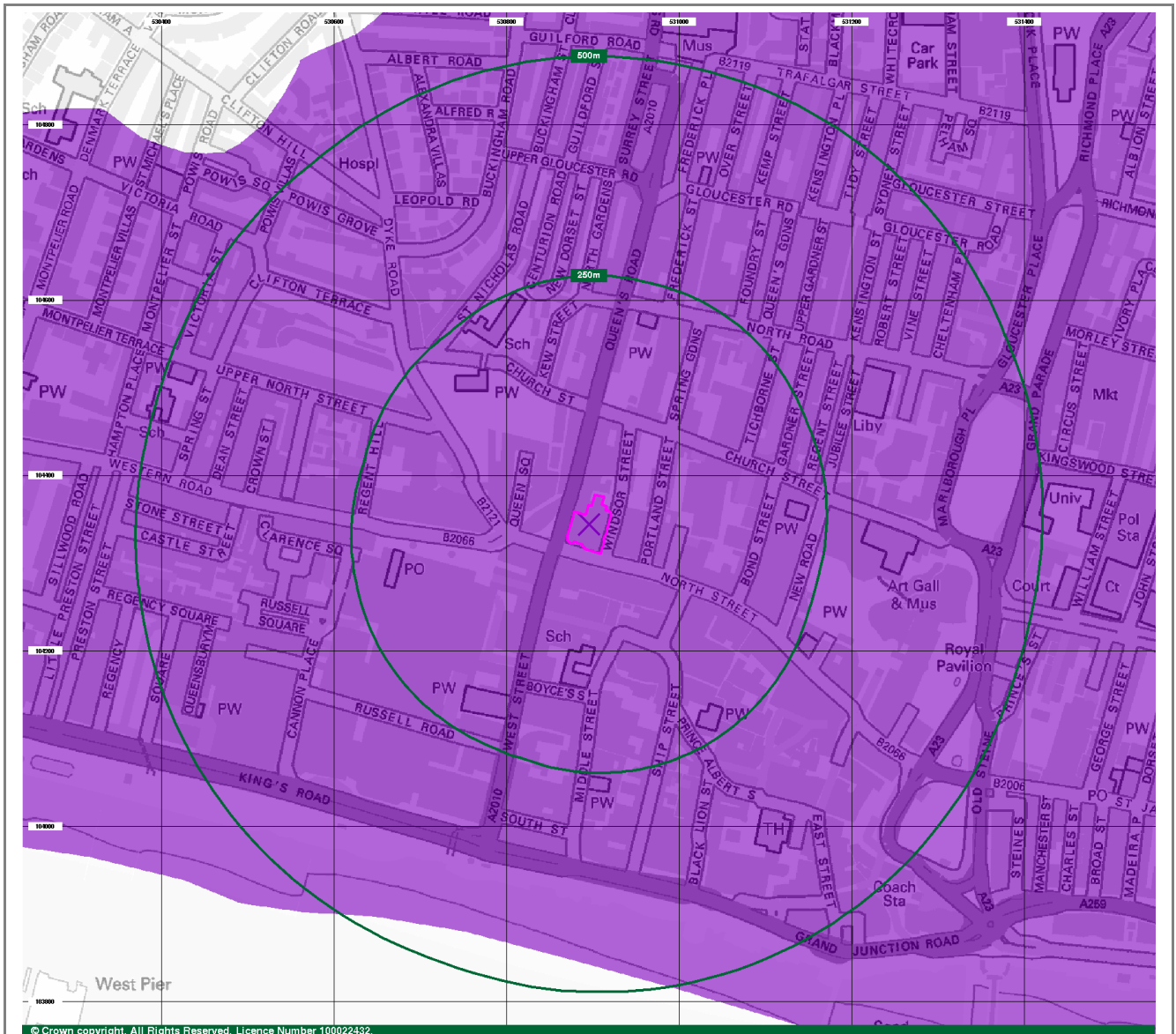


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Aquifer Designations

-  Site Boundary
-  Search Buffer
-  Bearing Reference Point
-  N
-  Principal Aquifer
-  Secondary A Aquifer
-  Secondary B Aquifer
-  Secondary Undifferentiated
-  Unproductive Strata
-  Unknown

Aquifer Designation (Bedrock)



Aquifer Designations

-  Site Boundary
-  Search Buffer
-  Bearing Reference Point
-  N
-  Principal Aquifer
-  Secondary A Aquifer
-  Secondary B Aquifer
-  Secondary Undifferentiated
-  Unproductive Strata
-  Unknown

Groundwater Vulnerability

Hydrogeology

Superficial Aquifer Designations

Map ID	Details	Distance	Direction
	Secondary Aquifer - Undifferentiated These aquifers have a variable permeability, yielding varying amounts of groundwater at different locations but not capable of supporting water supplies at a more than a local scale.	34m	S
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	377m	S
	Secondary Aquifer - Undifferentiated These aquifers have a variable permeability, yielding varying amounts of groundwater at different locations but not capable of supporting water supplies at a more than a local scale.	425m	S

Bedrock Aquifer Designations

Map ID	Details	Distance	Direction
	Principal Aquifer These aquifers are typically formed of layers of rock or drift deposits that have a high permeability and provide a high level of water storage. They may support water supply and/or base river flow on a strategic scale.	On Site	-

Groundwater Vulnerability

Map ID	Details	Distance	Direction
	Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex.	On Site	-
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 46 East Sussex.	432m	S

Geology

BGS 1:50,000 Bedrock Geology

Map ID	Details	Distance	Direction
	LEX Code: NCK, Rock Name: Newhaven Chalk Formation, Rock Type: Chalk, Min Age: Campanian, Max Age: Santonian.	On Site	-
	LEX Code: TACH, Rock Name: Tarrant Chalk Member, Rock Type: Chalk, Min Age: Campanian, Max Age: Campanian.	232m	NW
	LEX Code: NCK, Rock Name: Newhaven Chalk Formation, Rock Type: Chalk, Min Age: Campanian, Max Age: Santonian.	297m	SE
	LEX Code: SECK, Rock Name: Seaford Chalk Formation, Rock Type: Chalk, Min Age: Santonian, Max Age: Coniacian.	344m	E

BGS 1:50,000 Superficial Deposits

Map ID	Details	Distance	Direction
	LEX Code: HEAD, Rock Name: Head, Rock Type: Clay, Silt, Sand and Gravel, Min Age: Quaternary, Max Age: Quaternary.	34m	S
	LEX Code: STOB, Rock Name: Storm Beach Deposits, Rock Type: Gravel, Min Age: Quaternary, Max Age: Quaternary.	377m	S
	LEX Code: BTFU, Rock Name: Beach and Tidal Flat Deposits (Undifferentiated), Rock Type: Clay, Silt, Sand and Gravel, Min Age: Quaternary, Max Age: Quaternary.	425m	S

BGS 1:50,000 Geological Mapping Coverage

Map ID	Details	Distance	Direction
	Map Sheet No: 318, Map Name: Brighton and Worthing, Map Date: 2006, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Available, Landslip: Available, Rock Segments: Not Available.	On Site	-

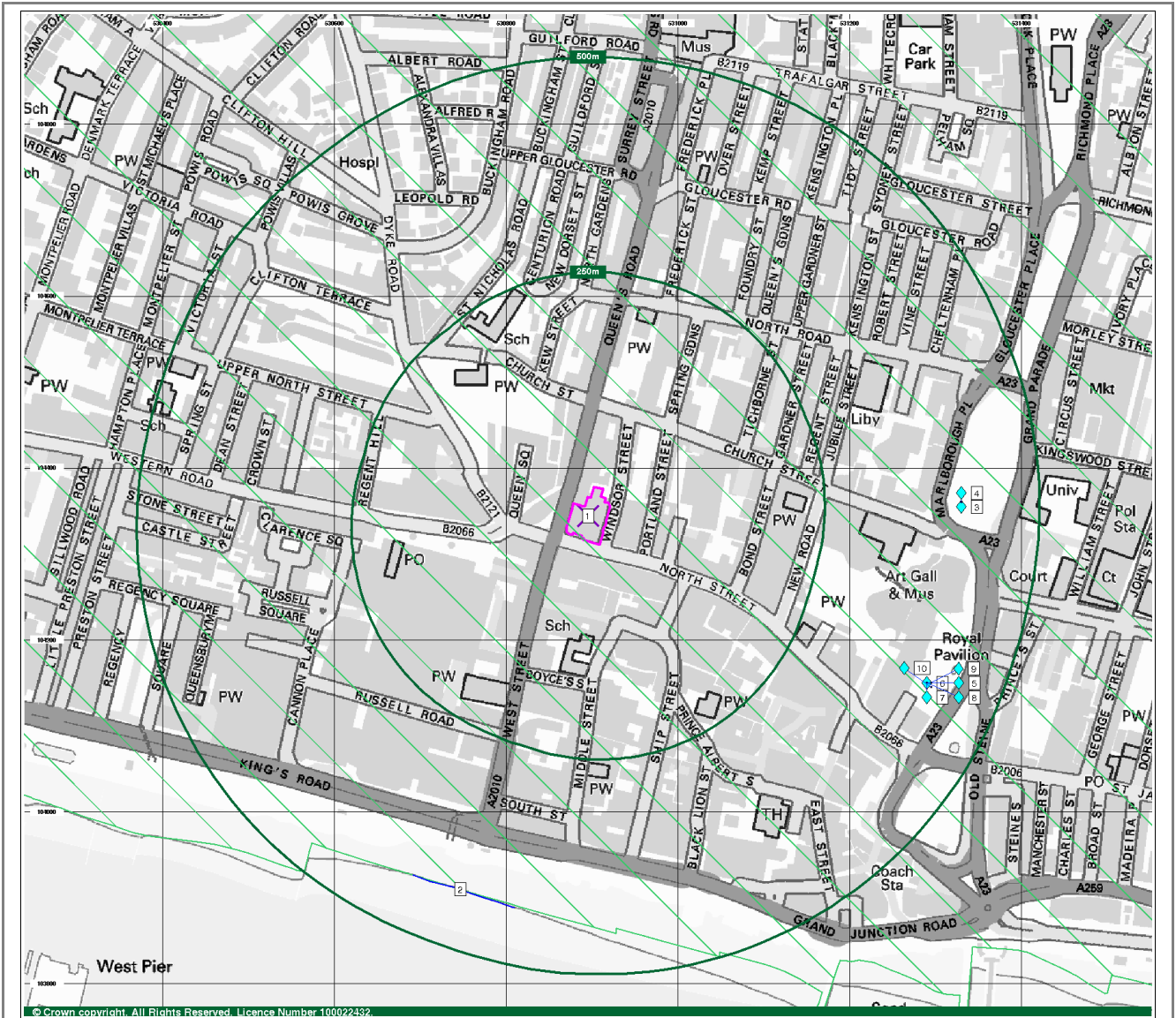
BGS 1:625,000 Solid Geology

Map ID	Details	Distance	Direction
	Chalk including Red Chalk.	On Site	-

BGS Boreholes

Map ID	Details	Distance	Direction
	BGS Reference: Tq30sw39, Drilled Length (m): 14, Borehole Name: Boots Hopping Dev Queens Rd Brighton.	On Site	NE

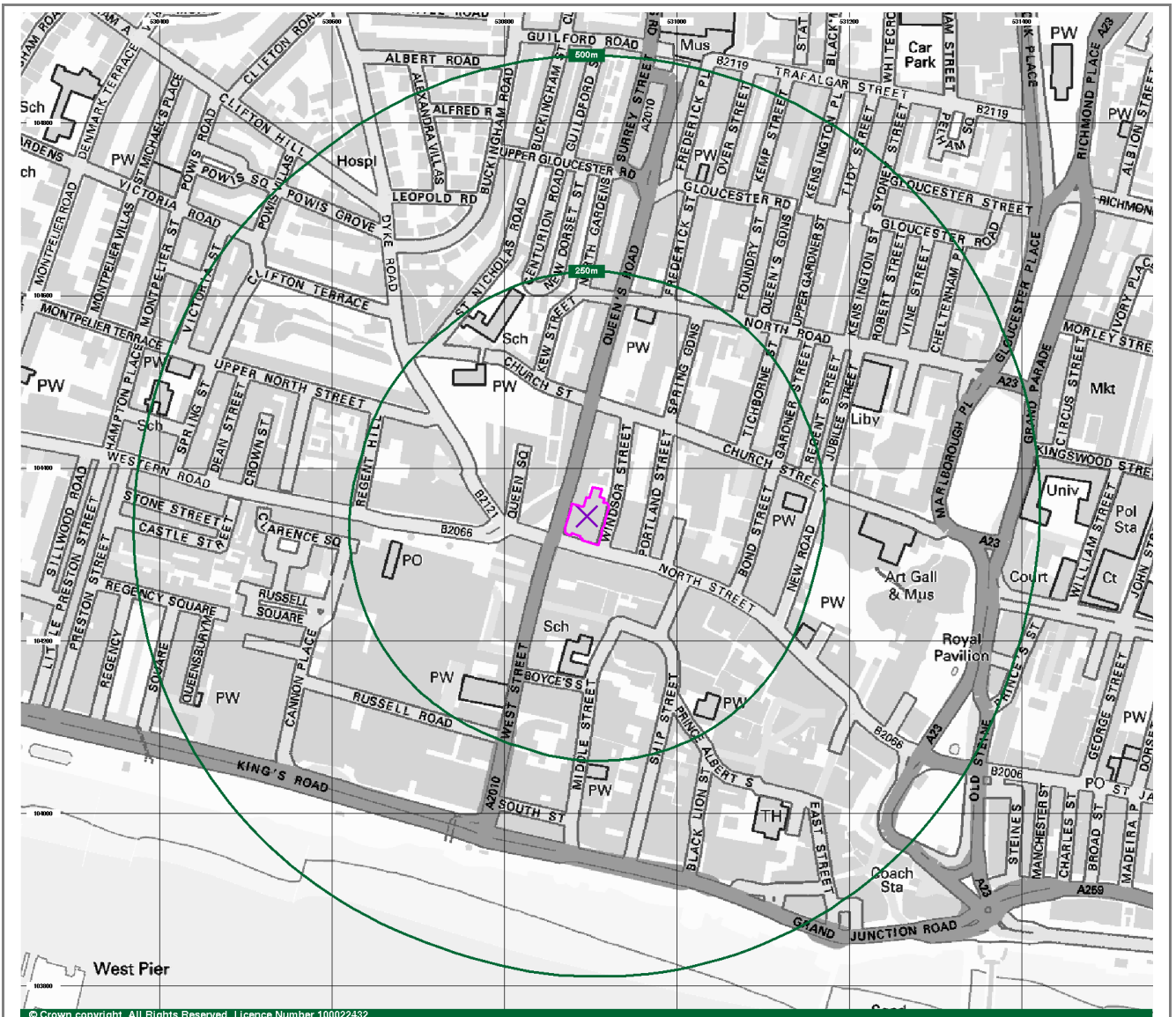
Environmentally Sensitive Features



Sensitive Land Uses

- | | | |
|------------------------------------|-------------------------|-------------------------------------|
| Site Boundary | Local Nature Reserve | Ramsar Site |
| Search Buffer | Marine Nature Reserve | Nearest Surface Water Feature |
| Bearing Reference Point | National Nature Reserve | Site of Special Scientific Interest |
| North Arrow | National Park | Special Area of Conservation |
| Area of Outstanding Natural Beauty | National Scenic Area | Special Protection Area |
| Environmentally Sensitive Area | Nitrate Sensitive Area | Water Abstraction |
| Forest Park | Nitrate Vulnerable Zone | Historical Flood Liability |

Source Protection Zones



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Source Protection Zones

-  Site Boundary
-  Search Buffer
-  Bearing Reference Point
- 
-  Source Protection Zone I
-  Source Protection Zone II
-  Source Protection Zone III
-  Zone of Special Interest
-  Source Protection Zone Borehole

Environmentally Sensitive Features

Nitrate Vulnerable Zones

Map ID	Details	Distance	Direction
1	Name: , Description: NVZ Area, Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA).	On Site	-

Nearest Surface Water Feature

Map ID	Details	Distance	Direction
2	Surface water feature identified in proximity.	432m	S

Water Abstractions

Map ID	Details	Distance	Direction
3	Operator: Borough Of Brighton, Licence Number: 260104, Permit Version: Not Supplied, Location: Victoria Gardens, BRIGHTON, Authority: Environment Agency, Southern Region, Abstraction: Spray Irrigation, Abstraction Type: Not Supplied, Source: Groundwater, Daily Rate(m ³): 57, Yearly Rate (m ³): 27276, H5 Chalk, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	409m	E
4	Operator: Borough Of Brighton, Licence Number: 260104, Permit Version: Not Supplied, Location: Pavilion Gardens, BRIGHTON, Authority: Environment Agency, Southern Region, Abstraction: Spray Irrigation, Abstraction Type: Not Supplied, Source: Groundwater, Daily Rate(m ³): 57, Yearly Rate (m ³): 27276, H5 Chalk, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	409m	E
5	Operator: Brighton And Hove City Council, Licence Number: 10/41/260104, Permit Version: 101, Location: Victoria Gardens, Authority: Environment Agency, Southern Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Preston Park (See Licence Map), Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 6th January 2012, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	414m	SE
6	Operator: Brighton Borough Council, Licence Number: 10/41/260104, Permit Version: 100, Location: Victoria Gardens, Authority: Environment Agency, Southern Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): 57, Yearly Rate (m ³): 27276, Preston Park (See Licence Map), Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 19th January 1966, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	414m	SE
7	Operator: Brighton And Hove City Council, Licence Number: 10/41/260104, Permit Version: 101, Location: Pavillion Gardens, Authority: Environment Agency, Southern Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Preston Park (See Licence Map), Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 6th January 2012, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	414m	SE
8	Operator: Brighton Borough Council, Licence Number: 10/41/260104, Permit Version: 100, Location: Pavillion Gardens, Authority: Environment Agency, Southern Region, Abstraction: General Agriculture: Spray Irrigation - Direct, Abstraction Type: Water may be abstracted from a single point, Source: Groundwater, Daily Rate(m ³): Not Supplied, Yearly Rate (m ³): Not Supplied, Preston Park (See Licence Map), Authorised Start: 01 January, Authorised End: 31 December, Permit Start Date: 19th January 1966, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	414m	SE
9	Operator: Borough Of Brighton, Licence Number: 260104B, Permit Version: Not Supplied, Location: Pavilion Gardens, BRIGHTON, Authority: Environment Agency, Southern Region, Abstraction: Public Water Supply, Abstraction Type: Not Supplied, Source: Pond or Lake, Daily Rate(m ³): 57, Yearly Rate (m ³): 27276, Additional Purpose: Spray Irrigation, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	419m	SE

Water Abstractions

Map ID	Details	Distance	Direction
10	Operator: Borough Of Brighton, Licence Number: 260104A, Permit Version: Not Supplied, Location: Victoria Gardens , BRIGHTON, Authority: Environment Agency, Southern Region, Abstraction: Spray Irrigation, Abstraction Type: Not Supplied, Source: Pond or Lake, Daily Rate(m ³): 57, Yearly Rate (m ³): 27276, Additional Purpose: Spray Irrigation, Authorised Start: Not Supplied, Authorised End: Not Supplied, Permit Start Date: Not Supplied, Permit End Date: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	421m	SE

Natural and Mining Related Hazards

Subsidence

Collapsible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Compressible Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Ground Dissolution Stability Hazards

Map ID	Details	Distance	Direction
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	34m	S

Landslide Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	34m	S

Running Sand Ground Stability Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	34m	S

Shrinking or Swelling Clay Subsidence Hazards

Map ID	Details	Distance	Direction
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	34m	S

Non-Coal Mining Hazards

Map ID	Details	Distance	Direction
	Risk: Rare, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Highly Unlikely, Source: British Geological Survey, National Geoscience Information Service.	34m	S

Radon

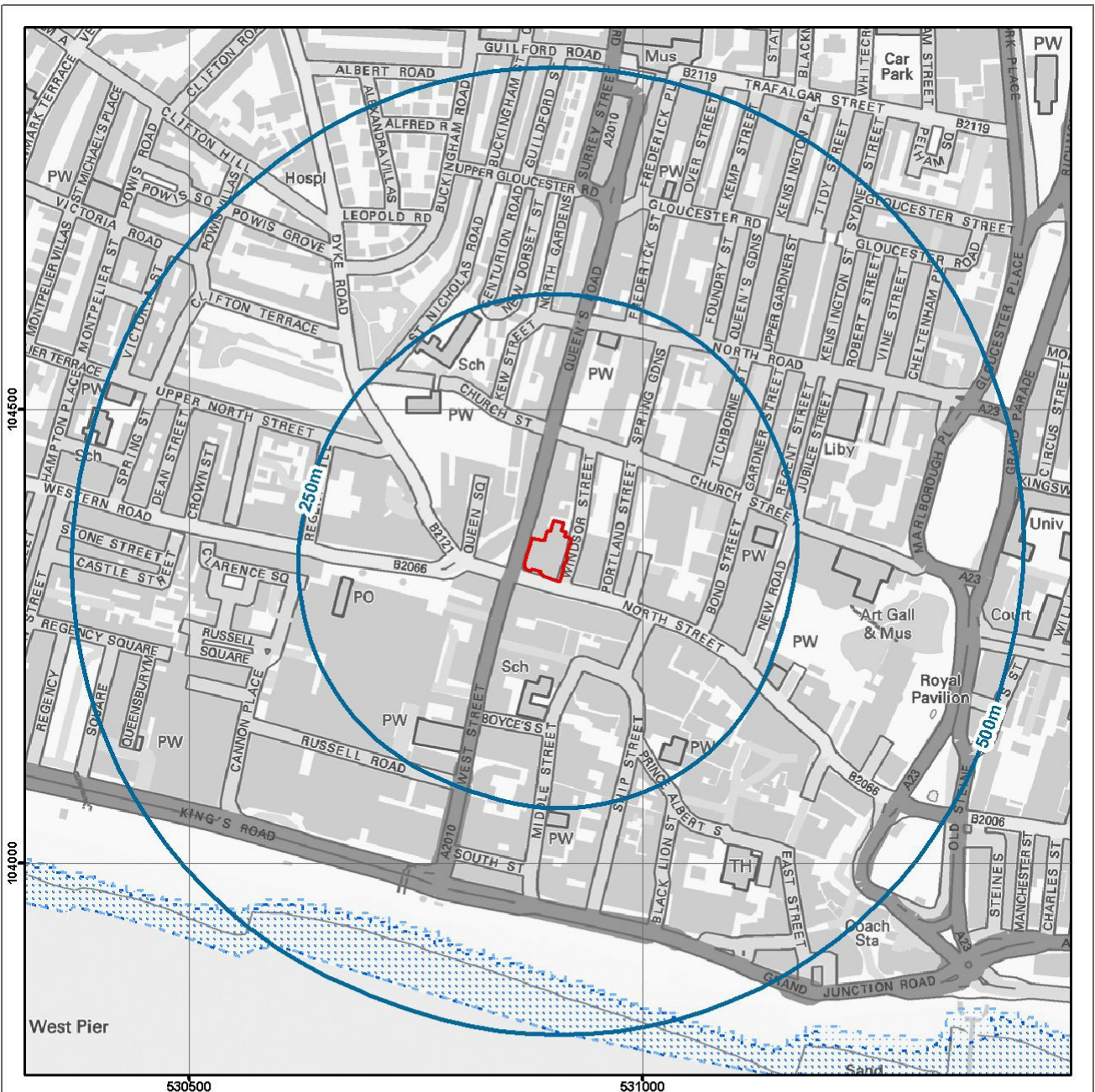
Radon Potential

Map ID	Details	Distance	Direction
	The property is in an intermediate probability radon area, as between 1 and 3% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Radon Protective Measures

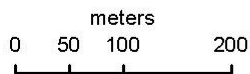
Map ID	Details	Distance	Direction
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-

Flooding from Rivers or Sea



Environment Agency

- + Client Site
- Defended Areas
- ~ Flood Defences
- Flood Zone 2
- Flood Storage
- Flood Zone 3



* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:7,000

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Current Flood Risk

Flooding from River or Sea (Flood Zone 3)

Details	Distance	Reply or Direction
Are there any flood plains within 500m?	<501m	YES
Type: Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	414.3m	S

Flooding from River or Sea in an Extreme Flood (Flood Zone 2)

Details	Distance	Reply or Direction
Are there any flood plains (extreme floods) within 500m?	<501m	YES
Type: Tidal Models, Source: Environment Agency, Head Office, Boundary Accuracy: As Supplied.	407.8m	S



The Site is at a low risk of flooding from rivers or the sea, as defined by the Environment Agency's Flood Map. If the Site area is greater than one hectare, any planning application for development would need to be accompanied by a Flood Risk Assessment in accordance with NPPF. There should be no difficulty in obtaining flood insurance for properties on the Site. Most insurers will cover risk of less than 1.33% annual probability.

Flood Defences

Details	Distance	Reply or Direction
Are there any flood defences within 500m?	<501m	NO



There are no flood defences within 500m of the Site. There may be a small residual risk of flooding from overtopping or failure of defences more distant from the Site. Reference should be made to the assessment of 'Areas Benefiting from Flood Defences' to ascertain whether the Site could potentially be at risk.

Areas Benefiting from Flood Defences

Details	Distance	Reply or Direction
Does the Site or any areas within 500m benefit from flood defences?	<501m	NO



The Site is over 500m from an Area Benefiting from a Flood Defence, as defined by the Environment Agency. The residual risk that the Site may flood if the protection standard of any flood defences is exceeded, or if the defences fail, is insignificant.

Flood Storage Areas

Details	Distance	Reply or Direction
Are there any flood storage areas within 500m?	<501m	NO



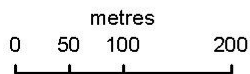
The Site is over 500m from a Flood Storage Area (FSA) as defined by the Environment Agency. These areas store flood water during flood events. It is unlikely that any FSA presents any associated flood risk to the Site.

Environment Agency National Flood Risk Assessment (NAFRA)



NaFRA

-  Client Site
-  No Result
-  Low
-  Moderate
-  Significant



* - Not all features in legend may be present in above map

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Details	Distance	Reply or Direction
What is the flood likelihood category for the Site?	On Site	-



Some areas may be classified as having no result. This occurs where there is no output data from the analysis used to produce NaFRA, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

Environment Agency Data

The data in the NaFRA Property Flood Likelihood Database is sourced from the Environment Agency’s National Receptor Dataset (NRD). The information provided includes the flood likelihood category low, moderate, or significant according to the NaFRA flood likelihood analysis. Some areas may be classified as having no result. This occurs where there is no output data from the analysis used to produce NaFRA, but the area falls within the extreme flood outline (with a 0.1% or 1 in 1000 chance of flooding in any year).

Groundwater Flooding Risk



Groundwater Flooding Risk Rating

-  Client Site
-  High Risk
-  Moderate Risk
-  Low Risk



* Not all features in legend may be present in above map

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Groundwater Flooding Risk

Details	Distance	Reply or Direction
What is the risk of groundwater flooding at the Site?	On Site	negligible



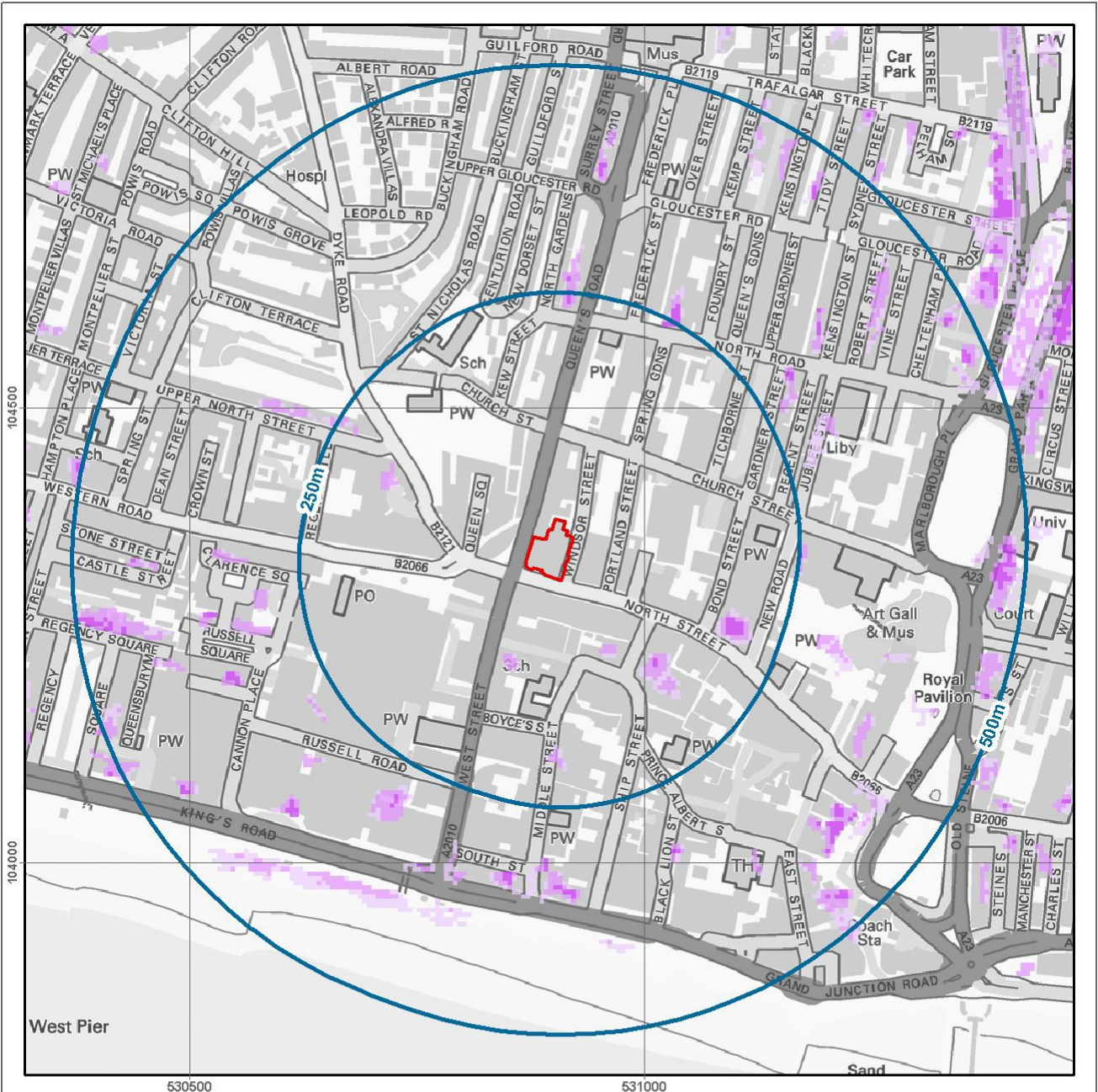
Information from ESI indicates that there is a negligible risk of groundwater flooding in this area and any groundwater flooding incidence will be less frequent than 1 in 200 years return period. No further investigation of risk is deemed necessary unless the proposed site use is unusually sensitive. However, data may be lacking in some areas, so assessment as 'negligible risk' on the basis of the map does not rule out local flooding due to features not currently represented in the national datasets used to generate this version of the map.

ESI Data

ESI provides data to Argyll in relation to groundwater flooding. Through research and development, building on their expertise in addressing groundwater flooding issues for the Environment Agency and other clients in the UK, ESI has developed algorithms and calibrated predictions of the risk of groundwater flooding occurring in England and Wales. This differs from other suppliers of data regarding groundwater flooding which only report on the susceptibility of groundwater flooding. Susceptibility merely has to be identified, whereas risk must be quantified. The resulting map is a 50x50m classification of groundwater flooding risk into four categories (Negligible, Low, Moderate and High). ESI's classifications are based on the level of risk, combining severity and uncertainty that a site will suffer groundwater flooding within a return period of about 200 years.

The map is a general purpose indicative screening tool, and is intended to provide a useful initial view for a wide variety of applications. However, it does not provide an alternative to a site specific assessment, and a detailed risk assessment should be used for any site where the impact of groundwater flooding would have significant adverse consequences.

Surface Water Flooding (1:200 year rainfall event)



Surface Water Risk

-  Client Site
-  10cm - 30cm depth
-  30cm - 1m depth
-  1m + depth



* - Not all features in legend may be present in above map

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Surface Water Flooding

Details	Distance	Reply or Direction
What is the risk of surface water flooding at the Site following a 1 in 75 year rainfall event?	On Site	negligible
What is the risk of surface water flooding at the Site following a 1 in 200 year rainfall event?	On Site	negligible
What is the risk of surface water flooding at the Site following a 1 in 1,000 year rainfall event?	On Site	negligible



JBA Consulting Data

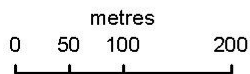
Surface Water Flooding - Information regarding the risk of natural surface water or pluvial flooding. The risk is classified by JBA into four categories, negligible, low (more than 0.1m), medium (more than 0.3m) and high (more than 1m) which reflect varying depths of potential surface water flooding during a range of rainfall events including 1:75 year, 1:200 year and 1:1,000 year events.

Historical Flooding



Historical Flooding

- + Client Site
- Historic Floods
- ▨ Geo Indicators



* - Not all features in legend may be present in above map

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Historical Flood Events

Details	Distance	Reply or Direction
Have any historic flood events occurred at the Site or within 500m?	<501m	NO



The Environment Agency's records have no indication of past flooding within 500m of the Site. As these records are not comprehensive, it may still be prudent to ask the relevant authorities and the Site owner whether they are aware of any previous flooding at the Site or in the surrounding area.

Environment Agency Data

Historical Flood Outlines - The EA has collated extensive records (including outlines) of flooding from rivers, the sea or groundwater which have occurred in England and Wales since c. 1950. This information comes from various sources including maps, aerial photographs and private records. It is not necessarily comprehensive.

Geological Indicators of Flooding

Details	Distance	Reply or Direction
Are there any geological deposits which indicate the Site may have been flooded in the past?	<26m	NO

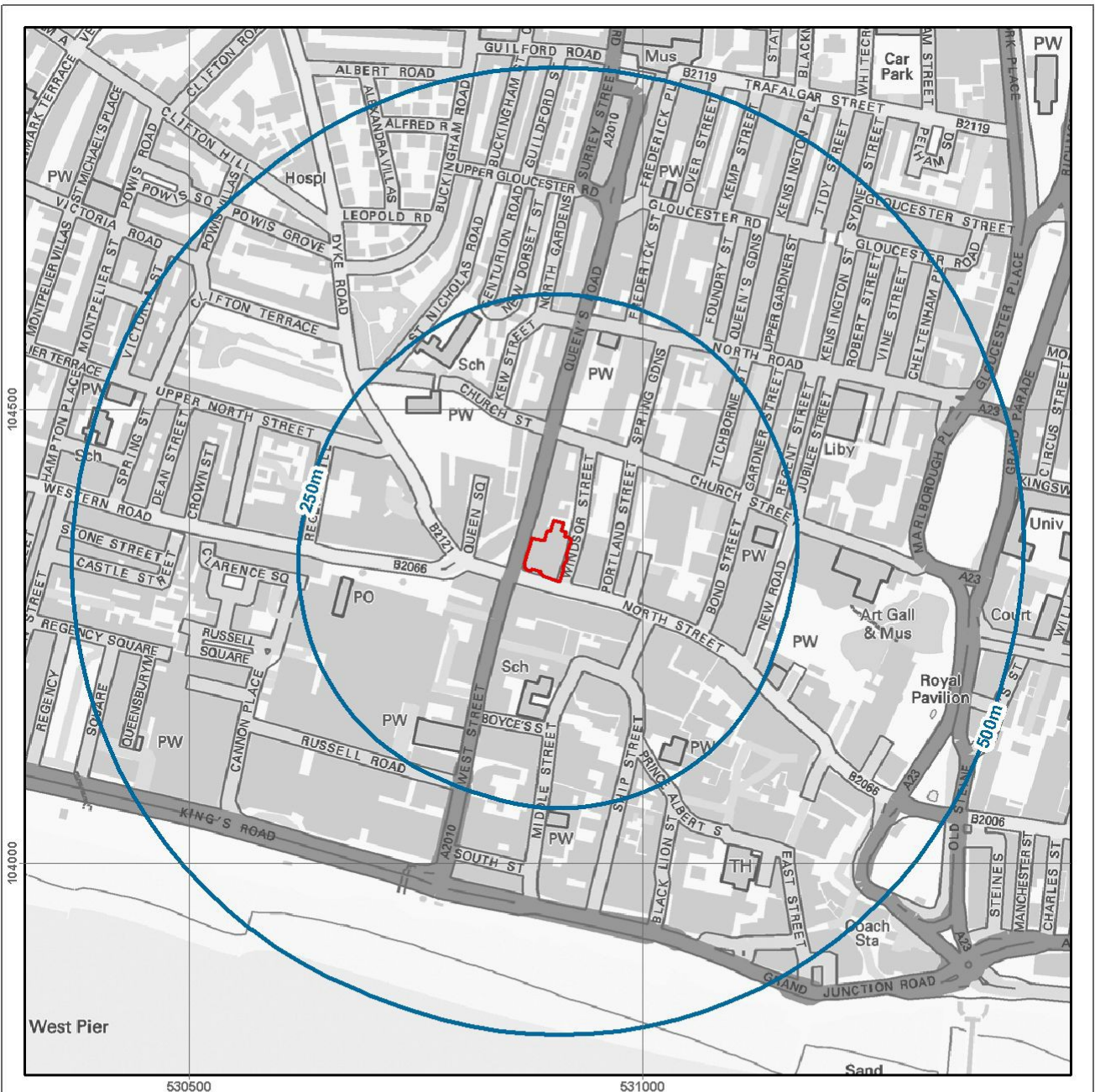


Data from the British Geological Survey (BGS) indicates that the type of deposits in the locality of the Site are not of the type normally associated with floodplains. However, this data should only be considered as complementary to the Environment Agency's Flood Map. This BGS data does not indicate the likelihood of flooding, since such deposits may be due to flood events which occurred thousands of years ago. Refer to the other assessments in this report for an overall assessment of flood risk.

British Geological Survey Data

Geological Indicators of Flooding – The BGS Geological Indicators of Flooding (GIF) data set is a digital map based on the BGS Digital Geological Map of Great Britain at the 1:50,000 scale (DiGMapGB-50). It was produced by characterising Superficial (Drift) Deposits on DiGMapGB-50 in terms of their likely vulnerability to flooding, either from coastal or inland water flow and reflects areas which may have flooded in the recent geological past. This normally relates to flooding which happened many thousands of years ago.

Detailed River Network



Detailed River Network

- | | |
|-----------------|------------------------|
| Client_Site | Underground River |
| Primary River | Extended Culvert |
| Secondary River | D/S of High Water Mark |
| Tertiary River | D/S Seaward Extension |
| Lake/Reservoir | Canal |



* - Not all features in legend may be present in above map

Nominal scale at A4 paper size - 1:7,000

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Other Information

Detailed River Network

Details	Distance	Reply or Direction
Is there any information from the EA's Detailed River Network within 500m?	<501m	NO



There are no rivers, canals or drainage channels identified by the Environment Agency's detailed river network within 500m of the Site.

Environment Agency Data

This data was derived from Ordnance Survey Mastermap (the UK's most detailed digital mapping) and shows the centre-lines of the river network (rivers, drains and streams) in England and Wales. Where relevant, it assigns attributes such as river type and designation (i.e. Main River status). It can be important to know this because certain statutory bodies must be consulted about development proposals near to a Main River, canal or drainage channel.

Height Above Sea Level

Details	Distance	Reply or Direction
Maximum height of the Site above sea level	On Site	27.10m
Minimum height of the Site above sea level	On Site	21.50m
Average height of the Site above sea level	On Site	24.48m



The Site is at a relatively high elevation above sea level. However, this is not in itself indicative of the absence of flood risk and reference should be made to other assessments within this report.

Distance to Water Features

Details	Distance	Reply or Direction
Are there any water features within 500m?	<501m	YES
Surface water feature	431.4m	S
Surface water feature	431.4m	S



There is a water feature shown on the Ordnance Survey within 500m of the Site. This does not represent a flood risk in itself, but its presence has been taken into account in the overall risk assessment in this Report.

Dam or Reservoir Failure

Details	Distance	Reply or Direction
Is there a risk of the Site being affected by the failure of a nearby dam or reservoir?	On Site	NO



Neither the Site nor areas near to it will be likely to flood if a dam or reservoir in the surrounding area failed.

JBA Consulting Data

Dam or Reservoir Failure – JBA has modelled approximately 1700 dams and reservoirs across the UK which are considered to pose the greatest risks to people and property. These models are able to predict the areas likely to flood on all sides of a feature, should an element of it fail e.g. a wall, dam or earth bund.

Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited Lees House 21-33 Dyke Road Brighton BN1 3FE www.argyllenvironmental.co.uk	General enquiries 0845 458 5250 Fax 0845 458 5260 info@argyllenviro.com
Ensura Limited (for Environmental Insurance) Lees House 21-33 Dyke Road Brighton BN1 3FE www.ensura.co.uk	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Brighton & Hove City Council Environmental Health Department Bartholomew House www.brighton-hove.gov.uk	Telephone 01273 292100 Fax: 01273 292196
Environment Agency National Customer Contact Centre (NCCC) PO Box 544	Telephone 08708 506 506
British Geological Survey Enquiry Service British Geological Survey www.bgs.ac.uk	Telephone 0115 936 3143 Fax: 0115 936 3276 enquiries@bgs.ac.uk
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings	Telephone 0113 2613333 Fax: 0113 230 0879
Environment Agency National Customer Contact Centre (NCCC) PO Box 544 Templeborough Rotherham S60 1BY www.environment-agency.gov.uk	General enquiries 08708 506 506 Floodline 0845 988 1188 enquiries@environment-agency.gov.uk
British Geological Survey Enquiry Service British Geological Survey Kingsley Dunham Centre Keyworth Nottingham NG12 5GG www.bgs.ac.uk	General enquiries 0115 936 3143 Fax 0115 936 3276
(For advice on flood insurance) British Insurance Brokers' Association 8th Floor John Stow House 8 Bevis Marks London EC3A 7JB	Consumer helpline 0870 950 1790
JBA Risk Management - Head Office South Barn Broughton Hall Skipton North Yorkshire BD23 3AE	General enquiries 01756 799 919 Fax 01756 799 449 info@jbarisk.com

Please note that the Environment Agency / SEPA have a charging policy in place for enquiries. When contacting these agencies please mention that this data has been received from the Landmark database, alternatively Argyll Environmental Limited would be pleased to assist with consultation to the above bodies. Please contact us for a quotation.

Contamination Land Risk Analysis Methodology

The SITESOLUTIONS reports have been designed to assist in making informed decisions during property transactions. This section of the Report is a desktop assessment of direct liabilities (Liabilities) which could affect the owner /occupier of the Site and arise under Part 2A of the Environmental Protection Act 1990 and/or equivalent requirements under the planning regime and/or the Water Resources Act 1991⁴. (Relevant Legislation). If a risk is identified, then a number of options for finding out more about the risk, managing it or transferring it are proposed.

The assessment of environmental liability under the Relevant Legislation is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage). A 'contaminant' is a source of contamination, a 'pathway' is a medium through which the contamination can mobilise and 'a receptor' is a person or entity that could be detrimentally affected by the contamination. If all three are identified, then a 'plausible contaminant-pathway-receptor relationship' may be present. By definition, this is one which Argyll believes could result in significant harm, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our assessment we use the following test to decide if there is a potential liability affecting the Site. For the purpose of this assessment a site where a potential Liability has been identified is defined as follows:

A Site which, from the information assessed by Argyll, is considered to have the potential of being affected by contaminative substances present in or under the Site (but excluding potential sources of contamination on or above the land) such that, on the basis of its current or proposed use, there is a reasonable likelihood of a UK regulatory authority, acting in accordance with Relevant Legislation, requiring that remedial measures are taken in order to remedy or mitigate the contaminative substances that are present in or under the land that forms all or part of the Site.

The term Liabilities is defined within the scope of this assessment to mean, remedial works under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991 which may result in direct liability for the site owner/occupier.

The assessment within this section of the Report has been produced and quality checked by a team of qualified environmental professionals. The assessment is based upon a manual review of the data contained within the Data Section of this Report and of 1:2500 and 1:1250 (where available) scale historical mapping.

Ecological Risk Assessment

The evaluation of ecological risk is becoming an increasingly important input when making risk management decisions. In the Site Solutions Commercial report, Argyll assesses two different drivers for risks and liabilities driven by ecological receptors;

1. The Contaminated Land Regime; and
2. The Environmental Damage Regulations 2009, as amended (EDR).

The Environment Agency has designed a generic framework for conducting ecological risk assessment (see Assessing Risk to Ecosystems from Land Contamination, R&D Technical Report P299, EA 2002). This recommends a tiered approach in line with best practice for human health and controlled water risk assessment and defines Relevant Ecological Receptors as any of the Relevant Types of Receptor as set out in Table 1 of Defra Statutory Guidance on Contaminated Land dated April 2012.

Argyll assesses Relevant Ecological Receptors as part of its assessment process. To do so it uses the Argyll EcoRisk model which was developed and tested in consultation with leading experts and is based on the Environment Agency framework.

The Environmental Damage (Prevention and Remediation) Regulations 2009, as amended, were introduced on 1 March 2009 to implement the provisions of the European Union's Environmental Liability Directive into law in England⁵. The aim of EDR is to prevent and remedy damage to protected species or natural habitats or a site of special scientific interest, surface water, groundwater, coastal water or to land. 'Environmental damage' has a specific meaning in the Regulations, and must meet key criteria. Existing legislation with provisions for environmental

⁴ Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

⁵Environmental Damage (Prevention and Remediation) (Wales) Regulations 2009 or Environmental Liability (Scotland) Regulations 2009 where appropriate.

liability remains in place. The Regulations apply on land in England and on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters out to the Renewable Energy Zone, which extends approximately 200 miles out to sea.

Argyll will apply due consideration to the nature of any activities likely to be occurring on Site and review EDR Receptors surrounding the Site. However, Argyll are unable to consider the standard of current operations or instances where environmental damage arises either intentionally or as a result of negligence on behalf of the Site operator.




The assessment excludes the identification of potential liabilities arising as a result of genetically modified organisms and the transportation or delivery of polluting goods which may occur at locations off Site. In addition, not all EDR Receptors can be identified in this assessment including protected species/natural habitats such as nesting bats, nesting birds or migratory bird routes which are not officially designated.

When conducting either assessment, Argyll will primarily assess information provided in the Data section of the Report. However, in some cases Argyll may choose to supplement this with freely available public information such as that provided by Natural England and/or information provided by the Argyll Europa System.

Liability Assessment

In this section Argyll will report on any potential soil and groundwater liabilities which it considers are associated with the Site. Our assessment of Liability is based upon the proposed and current use of the Site (as supplied by the client) in line with current Government guidance.

There will be one of the following three responses:

Assessment	Liability Statement & explanation	Defra Category*
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. No further action is required.</p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation.</p>	3 or 4
PASSED 	<p>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.</p> <p>This statement indicates that within the scope of this assessment, no issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. However, a client may wish to obtain further information about other issues disclosed in the Report, which could be material.</p>	3 or 4
FURTHER ACTION 	<p>Potential Liabilities have been identified under Part 2A of the Environmental Protection Act 1990 (or where appropriate, equivalent requirements under the planning regime) and/or the Water Resources Act 1991⁶. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</p> <p>This statement indicates that within the scope of this assessment, an issue or a number of issues have been identified that are likely to result in significant cost liabilities under Relevant Legislation. In this event, recommendations are made, in order that additional information is collected so that the liabilities may be more accurately assessed.</p>	Potentially 1 or 2

* According to Defra's updated Statutory Guidance on Contaminated Land, Regulators have a four-stage test to decide when land is and is not contaminated. Category 1 and Category 2 sites would encompass land which is capable of being determined as contaminated land, whereas Category 3 and Category 4 sites would encompass land which is not capable of being determined as contaminated land.

⁶Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

Limitations of the Report

The **SITESOLUTIONS** reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does Argyll make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, Argyll cannot guarantee that all land uses or factors of concern will have been identified by the Report.

The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Argyll cannot guarantee the accuracy or completeness of such information or data. Argyll will not accept responsibility for inaccurate data provided by external data providers.

Further information regarding our risk assessment methodology is provided in the Products and Services User Manual which is available free of charge from the client area of our website www.argyllenvironmental.com. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 0845 458 5250. This report is provided under The Argyll Environmental Limited Conditions of Contract for **SITESOLUTIONS** and **FLOODSOLUTIONS** Reports (May 2011), a copy of which is available on our website.




Flood Risk Screening Methodology

This section of the report is a desktop flood risk screening report, designed to enable property professionals to assess the risk of flooding at commercial sites. It examines three areas; how flood risk affects the availability of insurance for a site; how flood risk affects the potential to redevelop a site; and the overall risk of flooding at a site (taking into account any flood defences present). The report considers current Government guidance including the National Planning Policy Framework (NPPF) and the agreement between insurance companies and central Government. The report has been produced and quality-checked by qualified flood risk specialists using the data contained in this report.

Executive Summary and Consultants Comment

In this section Argyll will summarise in a statement whether any significant flood risks have been identified and whether insurance is likely to be available at Standard Terms.

There will be one of the following three responses:

Assessment	Risk Statement
PASSED 	The Site is not considered to be at a significant risk of flooding. Insurance is likely to be available at standard terms.
PASSED 	The Site is located within an area which is at risk of flooding. In most cases insurance should be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.
FURTHER ACTION 	The Site is located within an area which is at risk of flooding and as a result insurance may not be available at standard terms. However, this will be dependent on site specific factors and we recommend contacting your insurance broker before proceeding with any transaction.

Insurance Availability

Argyll provides an indication of whether the Site is likely to be insurable for flood risk at standard terms. The answer to Question1 (on page 3) is based on consideration of NaFRA data supplied by the Environment Agency and surface water flooding data supplied by JBA Consulting. This data is used by a significant proportion of the

insurance industry to help determine the suitability of a Site for insurance, although they may access additional information which could affect their assessment.

Under the Association of British Insurers' Revised Statement of Principles on the Provision of Flooding Insurance (July 2008), the general policy of member companies is that flood insurance for domestic properties and small businesses should continue to be available for as many customers as possible until 1st July 2013, by which time a longer term solution should be implemented. The premiums charged and other terms will reflect the risk of flooding but insurance will be available:

1. for properties where the flood risk is not significant (generally defined as no worse than 1.33% or 1-in-75 years annual probability of flooding); and
2. to existing domestic property and small business customers at significant risk, providing the Environment Agency has announced plans to reduce that risk within five years, such as improving flood defences. (The commitment to offer cover will extend to the new owner of any applicable property subject to satisfactory information about the new owner).

However, for significant risk areas where no improvements in flood defences are planned, and in all cases other than domestic properties and small businesses, insurers cannot guarantee to provide cover, but will examine the risks on a case-by-case basis. The implementation of the revised Statement of Principles depends on action from the Government and is continually reviewed by insurers. In addition, the revised Statement of Principles does not apply to properties built after 1st January 2009. Different guidance applies to these (see Climate Change – Guidance on Insurance Issues for New Developments from www.abi.org.uk).

The responses to the question 'Is the Site likely to be insurable at standard terms?' assume the Site is an existing domestic property or small business and makes no allowance for previous claims arising from any type of flooding, nor for non-flood related risks such as subsidence.

Response	Meaning
Yes	The Site is likely to be considered acceptable by insurance companies at standard terms and flood insurance should not be difficult to obtain. No further action required.
No	The Site is not likely to be considered acceptable by insurance companies at standard terms, on the basis of current information. Further work may be required in order to obtain acceptable insurance terms for the flood risk. This could include a more detailed risk assessment or the use of accredited products, flood resilient materials and temporary defences to defend the property.

Development Risk

Argyll comments on whether a full or partial Flood Risk Assessment (FRA) would be required in accordance with National Planning Policy Framework (NPPF). The answer to Question 2 is indicative only and is based on the size of the Site (as supplied by the client) and the information in the data section of this report.

NPPF sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is exceptionally necessary, NPPF aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

A separate Drainage Impact Assessment may be required in addition to an FRA to demonstrate that development of the Site will not adversely affect flood risk elsewhere.

Response	Meaning
Yes (Full)	If the Site was redeveloped, a full Flood Risk Assessment is likely to be required which should include a Drainage Impact Assessment.
Yes (Drainage)	If the Site was redeveloped, a full Flood Risk Assessment may not be required however, given the size of the Site, a Drainage Impact Assessment may be necessary.
No	If the Site was to be redeveloped, no further flood assessment is likely to be required.

Flood Risk Rating

Argyll provides an overall flood risk rating based on an assessment of the data provided within this report. It does so by asking two questions:

3. What is the overall risk of flooding, assuming flood defence fail or are absent or overtopped?

The answer to Question 3 (page 3) provides a worst case scenario assuming there are either no defences in the area, that any defences in the area could fail, primarily as a result of river or coastal flooding, or are overtopped by excessive flood volumes.

4. Are there existing flood defences which might benefit the Site?

The answer to Question 4 (page 3) is based on the presence of any flood defences in the dataset provided by the Environment Agency within 500m of the Site. It should be noted that a residual risk of flooding may be present if such defences failed. Flood defences do not generally protect the Site against groundwater and surface water flooding.

If defences are present within 250m, a further question is asked:

5. What is the risk of flooding when these defences are operational?

This assesses the risk from flooding, assuming these defences work as intended and neither fail nor are overtopped.

Questions 3 and 5 are answered by one of six standard responses:

Response	Meaning
Negligible	The overall flood risk rating for the Site is assessed to be 'Negligible'. Existing datasets do not indicate any risk at the Site itself, or any feature within the locality of the Site, which would be expected to pose a threat of flooding. It is not considered that any further investigations are necessary in regard to flood risk.
Low	The overall flood risk rating for the Site is assessed to be 'Low'. Although large sites (over 1 ha) would require a Drainage Impact Assessment to accompany any planning application, it is not considered necessary to undertake any other further investigations into the flood risk to the Site.
Low to Moderate	The overall flood risk rating for the Site is assessed to be 'Low to Moderate'. The presence of such features as flood defences, flood storage areas and watercourses within the locality of the Site suggests that there may be a risk of flooding to the Site itself. Further investigations could be undertaken to further assess this risk.
Moderate	The overall flood risk rating for the Site is assessed to be 'Moderate'. Information from existing datasets suggests that there are certain features which may present a risk to the Site and its occupants. Further assessment would normally be suggested as a prudent measure to clarify the risk of flooding at the Site.
Moderate to High	The overall flood risk rating for Site is assessed to be 'Moderate to High'. Information from existing datasets suggests that there are certain features which may present a significant risk to the Site and its occupants. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.
High	The overall flood risk rating for Site is assessed to be 'High', with a consequent risk to life and property. This means that existing datasets reveal significant flood risk issues which need to be addressed. Further assessment is usually recommended in order to clarify the risk of flooding at the Site.

Flood Analysis

The flood risk gauges provide a more detailed analysis of the risk from each of the four main types of flooding – river, coastal, groundwater and surface water. In addition, a fifth gauge provides an analysis of other factors (i.e. historic flood events, geological deposits which are indicative of past flooding, proximity to surface water features and elevation above sea level) that may affect the overall flood risk. For surface water flooding, only the risk rating generated from the 1:200 year rainfall event data is included in the overall risk assessment. The data on 1:75 year and 1:1,000 year rainfall events is provided for information only. For further information on each of these types of flooding, please refer to the Argyll FloodSolutions User Guide.

This analysis takes into account any existing flood defences that are intended to protect the Site and assumes that these work as designed. The analysis also takes into account the other information contained in those data sections of the report which are relevant to that particular type of flooding. The assessment of the risk as shown in the flood gauge should therefore take priority over the information in the individual data sections of the report.

Limitations of the Report

The report has been designed to satisfy basic flood-related environmental due-diligence enquiries for commercial properties. It is a desktop review of information provided by the client and from selected private and public databases. It does not include a site investigation, nor are specific information requests made of the regulatory authorities for any relevant information (other than local water and sewerage providers). Therefore, Argyll cannot guarantee that all issues of concern will be identified by this report, or that the data and information supplied to it by third parties is accurate and complete.

This report includes an assessment of surface water flooding which examines the risk of the general drainage network overflowing during periods of extreme rainfall. This report does not make a detailed site-specific assessment of the suitability of the existing drainage on the Site. If this is required, then a site survey should be considered. The assessment of pluvial flooding does not take into account particular local or temporary factors that may cause surface water flooding such as the blockage or failure of structures on or within watercourses, drains, foul sewers, water mains, canals and other water infrastructure; and any history of drains flooding at the Site or in the locality. Surface water flooding can occur before surface water reaches the general drainage network, for example on hills and inclines.

The NaFRA dataset provided by the Environment Agency does take account of failure of flood defences but does not take into account particular local or temporary factors such as blockage. Environment Agency data does not include flood risk from very small catchments as models of such small scale catchments are not considered to be reliable for UK-wide flood risk assessments. The potential impact of climate change on flood risk to the Site would require further study.

When answering any questions within this report, current applicable legislation is taken into account.

The data used in this report may have inherent limitations and qualifications. Further details are set out in the FloodSolutions User Guide which is available free of charge from our website www.argyllenvironmental.com, or by calling one of our technical team on 0845 458 5250.

This report is provided under The Argyll Environmental Limited Conditions of Contract for **SITESOLUTIONS** and **FLOODSOLUTIONS** Reports (May 2011), a copy of which is available on our website, www.argyllenvironmental.com or by calling one of our technical team on 0845 458 5250

Flood Glossary

Business Continuity Plan

A business continuity plan is a strategic plan of action for a business to implement in an emergency (i.e. flood event). This plan ensures a business can continue to operate during emergency situations and reduces the risk of suffering avoidable losses. For example, it may cover such items as emergency accommodation and computer back up off site.

Flood Evacuation Plan

A flood evacuation plan sets out clear steps to ensure the safe evacuation of staff during a flood. It will form part of the Business Continuity Plan.

Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Flood Resistance Measures

These measures are designed to prevent flood water from entering the buildings on Site.

Flood Resilience Measures

These measures are intended to make buildings more resilient to flood damage so that they recover more quickly from flooding. They are not designed to prevent flood water entering the property.

Flood Risk Assessment

A full Flood Risk Assessment (FRA) Report is a bespoke report required under NPPF for any development site within Environment Agency Flood Zones 2 or 3 and/or any development site larger than 1 hectare. These reports are generally prepared following liaison with the Local Planning Authority and the application of the sequential test.

Flood Zone 1

An area of low probability of flooding as defined by the Environment Agency – a flood return period of 1 in 1,000 or more.

Flood Zone 2

An area of medium probability of flooding as defined by the Environment Agency – a flood return period between 1 in 100 to 1 in 1,000 for river flooding and 1 in 200 to 1 in 1,000 for coastal flooding.

Flood Zone 3a

An area of high probability of flooding as defined by the Environment Agency – a flood return period between 1 in 20 to 1 in 100 for river flooding and 1 in 200 for coastal flooding.

Flood Zone 3b

This area is a functional floodplain as defined by the Environment Agency. It is an area which is designed to flood – a flood return period of 1 in 20 or less.

Groundwater Flooding

Groundwater flooding occurs when ground water levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys and in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels.

NPPF

This relates to the National Planning Policy Framework and the associated Technical Guidance.

Pluvial (Surface Water) Flooding

Pluvial flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Return Period

Return periods are a measure of how likely flooding is to occur. They are commonly expressed as a ratio (for example 1 in 75 or 1:75). This means that this level of flooding is expected once in every 75 years.

River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.



Important Consumer Protection Information

This search has been produced by Argyll Environmental Ltd, Lees House 21-23 Dyke Road, Brighton, BN1 3FE. Telephone: 0845 458 5250, Fax: 08456 458 5260, e-mail: orders@argyllenviro.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

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

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

The Code's core principles

Firms which subscribe to the Search Code will:

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

Complaints

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

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

TPOs Contact Details:

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

You can get more information about the PCCB from www.propertycodes.org.uk.

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



Complaints procedure

If you want to make a complaint, we will:

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

Complaints should be sent to:

Legal Director
Argyll Environmental Ltd
Lees House
21-23 Dyke Road
Brighton
BN1 3FE

Telephone: 0845 458 5250
Email: orders@argyllenvironmental.com

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk

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