

# SITESOLUTIONS

## Commercial



Overall Opinion

**PASSED** ✓



Argyll's Overview

Considering the information reviewed during this assessment, 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.

No other Environmental Hazards have been identified in the immediate vicinity of the Site.

One or more telecommunication base stations are located within 250m of the Site.



Report on:

**Lees House, 21 -23 Dyke Road, Brighton, UK, BN1 3FE**

**Report prepared for:**

Sample

**Report Reference:**

Sample

**Report date:**

23rd April 2014

**Client Reference:**

Sample

**National Grid Reference:**

530723,104435



## Site Location

### Report prepared on

Lees House, 21-23 Dyke Road, Brighton, UK, BN1 3FE

### Site Area (m<sup>2</sup>)

847.42

### Current Use

Offices

### Proposed Use

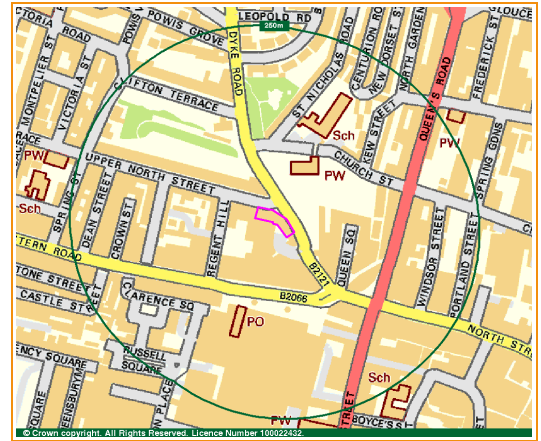
Offices

### Report Author

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### Additional Information Provided

Purchase - Freehold





# Summary of Contamination Risk and Liabilities

## Liability Assessment



Passed

No further action



## Liability Assessment

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

### Risk



**Contaminated Land**

### Issue

What is the overall on-site risk?

What is the overall off-site risk?

What is the environmental sensitivity rating?

Has a plausible contaminant linkage been identified?

### Evaluation

Low to Moderate

Low to Moderate

Moderate to High

No









## Recommendations

None required.



# Contaminated Land Risk Analysis

Investigation	Commentary
 <p><b>On-site sources</b></p>	<p>A review of historical maps indicates the Site was occupied by buildings of commercial appearance from c. 1877 which were subsequently cleared c. 1969. The Site remained vacant, existing as a car park, until between c. 1980 and 1984 when commercial premises were developed on site. No further significant changes were identified from subsequent map editions.</p> <p>We have been informed by the client that the Site is currently in use as offices and that it will continue in this use without redevelopment.</p>
<p><b>Argyll's Comment</b></p> 	<p>As a result of the historical and current use of the Site, there is a <b>low to moderate risk</b> of contaminants being present.</p>
 <p><b>Off-site sources</b></p>	<p>A number of historical or current potentially contaminative uses were identified within a 100m radius of the Site from c. 1877. These include: an engineering works (adjacent south) c. 1952-1963, an electrical sub station (adjacent west) c.1989-1973, a brewery (37m south) c. 1877-1931, a coach factory (64m south west) c. 1877-1898, an electrical works (67m west) c. 19525-1963 and a malt house (76m west) c. 1911-1931.</p>
<p><b>Argyll's Comment</b></p> 	<p>The historical and current use of the surrounding area is therefore considered to present a <b>low to moderate risk</b> of affecting the Site.</p>
 <p><b>Pathways and receptors</b></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 is a groundwater abstraction (589m east) for spray irrigation. The nearest water feature (The English Channel) is located 482m south. Residential properties are located 17m north. No designated eco-receptors were identified within a 1000m radius of the Site.</p>
<p><b>Argyll's Comment</b></p> 	<p>Overall, the Site is therefore considered to have a <b>moderate to high environmental sensitivity</b>.</p>
<p><b>Additional Sources of Information</b></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.



## Other Environmental Hazards

	Risk	Recommendation
	<b>Natural or Mining Related Hazards</b>	No natural or mining related hazards have been identified in the immediate vicinity of the Site.
	<b>Telecommunication Base Stations</b>	One or more telecommunication base stations are located within 250m 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 <a href="http://www.hpa.org.uk">www.hpa.org.uk</a> and <a href="http://www.sitefinder.ofcom.org.uk">www.sitefinder.ofcom.org.uk</a> .
	<b>COMAH</b>	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.



# 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
<b>Asbestos (Commercial)</b>	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
<b>Energy Performance Certificate</b>	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
<b>Air Conditioning/ Refrigeration Equipment</b>	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 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.

## Contents of the Data Section

Section	Description
<b>Tabular Summary</b>	<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>
<b>Current Land Use Mapping</b>	<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>
<b>Statutory Information</b>	<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>
<b>Waste</b>	<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>
<b>Current Industrial Land Use</b>	<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>
<b>Historical Land Use Mapping</b>	<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>
<b>Historical Land Use</b>	<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>
<b>Aquifer Designations and Geology</b>	<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>
<b>Environmental Sensitivity</b>	<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>
<b>Natural and Mining Related Hazards</b>	<p>This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.</p>

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# Tabular Summary

## Statutory Information

Authorisations	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	0	3
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
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	0
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	1	23	81
Fuel Station Entries	0	0	0
Other Features	On-site	1-250m	251-500m
Telecommunication Base Stations	0	13 <sup>1</sup>	15

## Historical Land Use

Historical Potentially Contaminative Uses	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	1	7	26
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

## Groundwater Vulnerability

Hydrogeology	On-site	1-250m	251-500m
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<sup>1</sup>Telecommunication base stations are only searched to a radius of 100m from the Site boundary.



## Groundwater Vulnerability

Superficial Aquifer Designations	0	1	2
Bedrock Aquifer Designations	1	0	1
Groundwater Vulnerability	1	0	1
<b>Geology</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
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	0	1	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	0 (8)*
Source Protection Zones	0	0	0

## Natural and Mining Related Hazards

Subsidence	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	0 <sup>2</sup>	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
<b>Radon</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
<b>Mining</b>	<b>On-site</b>	<b>1-250m</b>	<b>251-500m</b>
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

### 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

<sup>2</sup>Ground stability hazards are only searched to a radius of 50m from the Site boundary.

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.

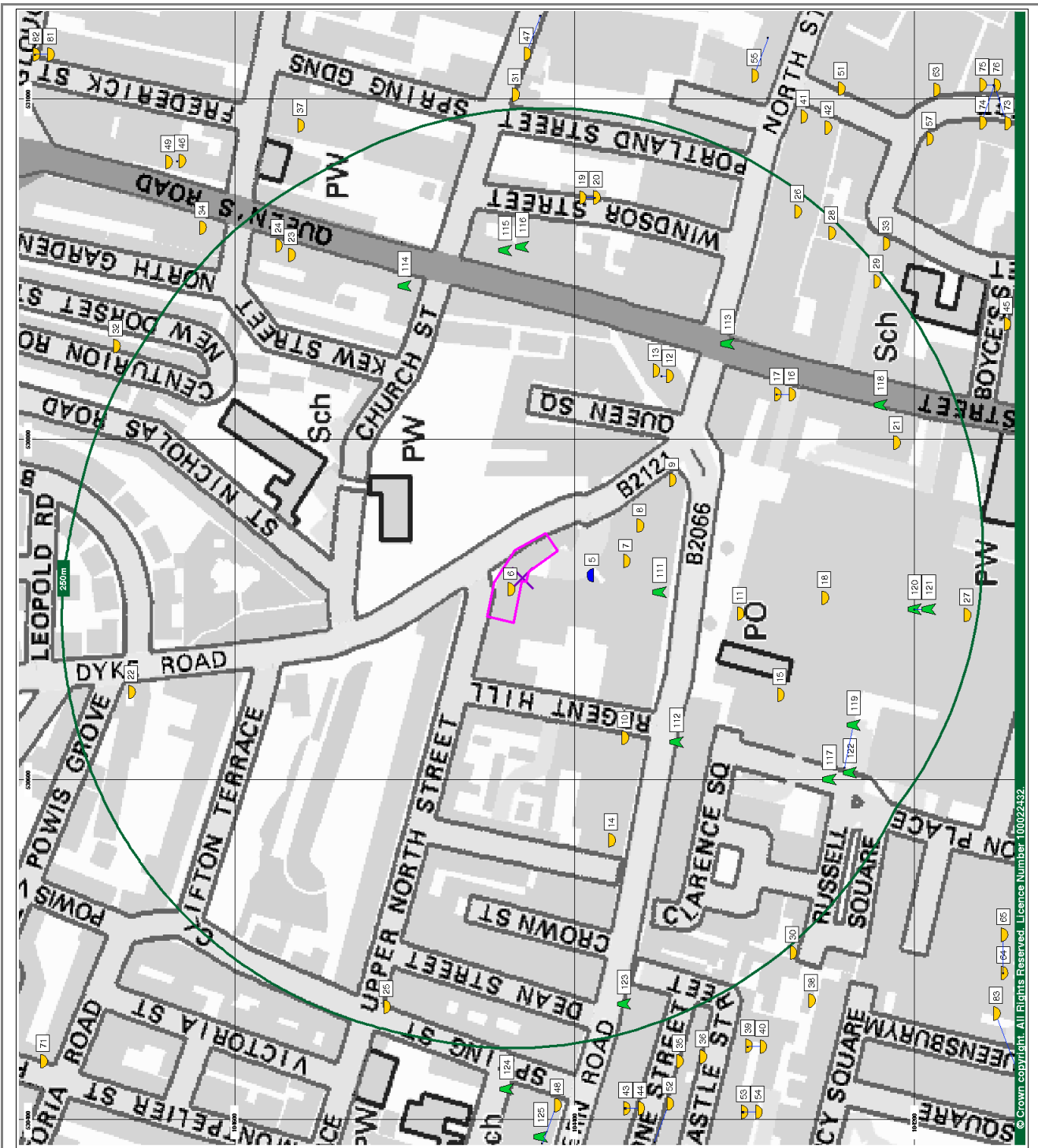
#### **Landfill Site Information**

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.

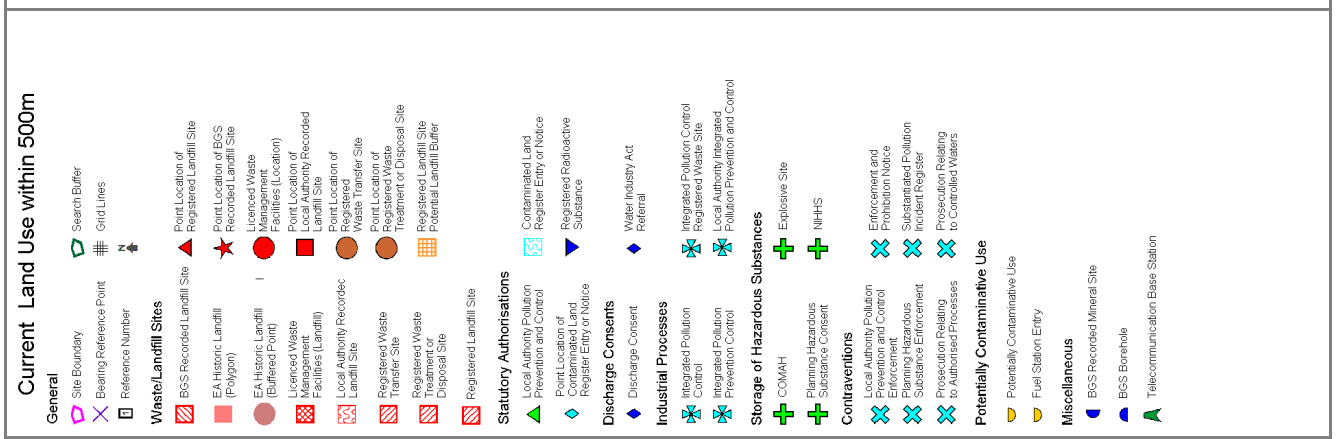
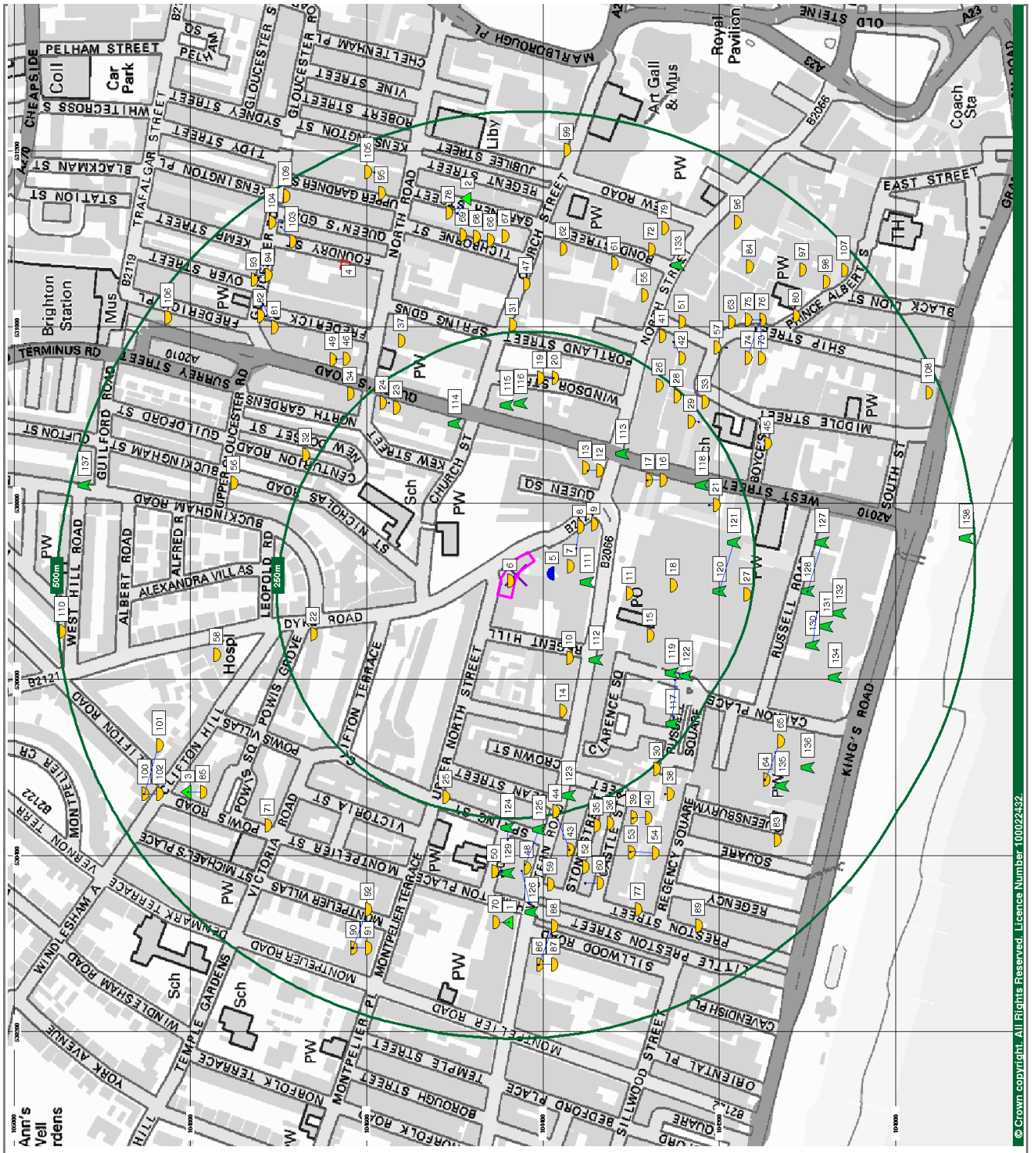
#### **Subsidence Hazards**

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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Current Land Use within 250m	
<b>General</b>	
Search Buffer	
Site Boundary	
Bearing Reference Point	
Grid Lines	
Reference Number	
<b>Waste/Landfill Sites</b>	
BCS Recorded Landfill Site	Point Location of Registered Landfill Site
EA Historic Landfill (Fougan)	Point Location of BCS Recorded Landfill Site
EA Historic Landfill (Buried Waste)	Licensed Waste Management Facilities (Location)
Local Authority Recorded Landfill Site	Point Location of Licensed Waste Management Facilities (Location)
Local Authority Record Landfill Site	Point Location of Landfill Site
Registered Waste Transfer Site	Point Location of Waste Transfer Site
Registered Waste Treatment or Disposal Site	Point Location of Registered Waste Treatment or Disposal Site
Registered Landfill Site	Registered Landfill Site
Registered Landfill Site	Potential Landfill Buffer
<b>Statutory Authorisations</b>	
Local Authority Pollution Prevention and Control	Contaminated Land Register Entry or Notice
Point Location of Contaminated Land Register Entry or Notice	Registered Reactive Substance
Discharge Consent	Water Industry Act Referral
Discharge Consent	Water Industry Act Referral
<b>Industrial Processes</b>	
Integrated Pollution Control	Integrated Pollution Control
Integrated Pollution Prevention and Control	Integrated Pollution Control
Integrated Pollution Prevention and Control	Local Authority Integrated Pollution Prevention and Control
<b>Storage of Hazardous Substances</b>	
COMAH	Explosive Site
Planning Hazardous Substance Consent	NIHS
<b>Contraventions</b>	
Local Authority Pollution Prevention and Control Enforcement	Enforcement and Prohibition Notice
Planning Hazardous Substance Enforcement	Substantiated Pollution Incident Register
Prosecution Relating to Authorised Processes	Prosecution Relating to Controlled Waters
<b>Potentially Contaminative Use</b>	
Potentially Contaminative Use	Fuel Station Entry
<b>Miscellaneous</b>	
BCS Recorded Mineral Site	BCS Borehole
BCS Borehole	Telecommunication Base Station



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## Statutory Information

### Local Authority Pollution Prevention and Controls

Map ID	Details	Distance	Direction
1	Name: Johnsons Cleaners Uk Ltd, Location: 141 Western Road, Brighton, Bn1 2la, Authority: Brighton & Hove City Council, Environmental Health Department, Permit Ref: 2007/03322/PPC/PER/EH, 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.	369m	W
2	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.	393m	E
3	Name: Finishing Touch, Location: 3 Powis Road, Brighton, Bn1 3hj, Authority: Brighton & Hove City Council, Environmental Health Department, Permit Ref: 2006/00586/PPC/PER/EH, 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.	417m	NW

## 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.	378m	NE

## Current Land Use

### Current Potentially Contaminative Uses

#### Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
6	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.	On Site	NW
7	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Panasonic Store, Status: Active, Location: 11, Imperial Arcade, Brighton, BN1 3EA, Positional Accuracy: Automatically positioned to the address.	41m	S
8	Dry Cleaners, Name: Valentini, Status: Active, Location: 14, Imperial Arcade, Brighton, BN1 3EA, Positional Accuracy: Automatically positioned to the address.	51m	SE

## Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
9	Candle Manufacturers & Suppliers, Name: Wax Lyrical Ltd, Status: Inactive, Location: 211, Western Road, Brighton, BN1 2BA, Positional Accuracy: Automatically positioned to the address.	79m	SE
10	Cleaning Services - Domestic, Name: Acies Cleaning, Status: Active, Location: 187b, Western Road, Brighton, BN1 2BA, Positional Accuracy: Automatically positioned to the address.	94m	SW
11	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Currys, Status: Inactive, Location: Unit 6, Churchill Square, Brighton, BN1 2TA, Positional Accuracy: Automatically positioned to the address.	114m	S
12	Photographic Processors, Name: Fotobar (Uk) Ltd, Status: Inactive, Location: 6, North Street Quadrant, Brighton, BN1 3FA, Positional Accuracy: Automatically positioned to the address.	116m	SE
13	Wrought Ironwork, Name: Neil'S Steels, Status: Inactive, Location: 3, Air Street, Brighton, BN1 3FB, Positional Accuracy: Automatically positioned to the address.	116m	SE
14	Homefurnishings - Manufacturers, Name: C & H Fabrics Ltd, Status: Inactive, Location: 179-180, Western Road, Brighton, BN1 2BA, Positional Accuracy: Automatically positioned to the address.	141m	W
15	Perfume Suppliers, Name: The Perfume Shop, Status: Active, Location: Unit 28, Churchill Square, Brighton, BN1 2TD, Positional Accuracy: Automatically positioned to the address.	156m	SW
16	Photographic Processors, Name: Klick, Status: Inactive, Location: 38, West Street, Brighton, BN1 2RE, Positional Accuracy: Automatically positioned to the address.	159m	SE
17	Dry Cleaners, Name: Johnson Dry Cleaners (Uk) Ltd, Status: Inactive, Location: 38, West Street, Brighton, BN1 2RE, Positional Accuracy: Automatically positioned to the address.	159m	SE
18	Perfume Suppliers, Name: The Perfume Shop, Status: Active, Location: 7, Western Road, Brighton, BN1 2EA, Positional Accuracy: Automatically positioned to the address.	160m	S
19	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.	200m	E
20	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.	200m	E
21	Medical & Dental Laboratories, Name: International Biosciences, Status: Active, Location: 32, West Street, Brighton, BN1 2RT, Positional Accuracy: Manually positioned within the geographical locality.	209m	S
22	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.	215m	N
23	Fertilisers, Name: Eurogen, Status: Inactive, Location: 27, Queens Road, Brighton, BN1 3XA, Positional Accuracy: Automatically positioned to the address.	219m	NE
24	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.	227m	NE
25	Laundries & Launderettes, Name: Rathmell Ltd, Status: Inactive, Location: 54, Upper North Street, Brighton, BN1 3FH, Positional Accuracy: Automatically positioned to the address.	237m	W
26	Garage Services, Name: St Anns Auto Garage, Status: Inactive, Location: 52, North Street, Brighton, BN1 1RH, Positional Accuracy: Automatically positioned to the address.	241m	SE
27	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Apple, Status: Active, Location: Unit 57, Churchill Square, Brighton, BN1 2TE, Positional Accuracy: Automatically positioned to the address.	244m	S
28	Industrial Engineers, Name: Loreco Ltd, Status: Inactive, Location: 1, Dukes Passage, Brighton, BN1 1BS, Positional Accuracy: Automatically positioned to the address.	244m	SE
29	Leisure & Sportswear Manufacturers & Wholesalers, Name: Chiemsee (Uk) Ltd, Status: Inactive, Location: 13, Duke Street, Brighton, BN1 1AH, Positional Accuracy: Automatically positioned to the address.	245m	SE

## Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
30	Metal Workers, Name: Random Products, Status: Inactive, Location: 27, Russell Square, Brighton, BN1 2EE, Positional Accuracy: Automatically positioned to the address.	254m	SW
31	Printers, Name: Genie Design & Print Solutions, Status: Inactive, Location: 24, Church Street, Brighton, BN1 1RB, Positional Accuracy: Automatically positioned to the address.	259m	E
32	Clothing & Fabrics - Manufacturers, Name: Axforde, Status: Active, Location: 82, Centurion Road, Brighton, BN1 3LN, Positional Accuracy: Automatically positioned to the address.	263m	NE
33	Food Products - Manufacturers, Name: West Cornwall Pasty Co, Status: Active, Location: 8, Duke Street, Brighton, BN1 1AH, Positional Accuracy: Automatically positioned to the address.	263m	SE
34	Printers, Name: Pep The Printers, Status: Active, Location: 34, Queens Road, Brighton, BN1 3XB, Positional Accuracy: Automatically positioned to the address.	265m	NE
35	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.	276m	W
36	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.	279m	W
37	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.	280m	NE
38	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.	283m	SW
39	Clothing & Fabrics - Manufacturers, Name: Redmutha, Status: Inactive, Location: 29a, Castle Street, Brighton, BN1 2HD, Positional Accuracy: Automatically positioned to the address.	285m	SW
40	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.	285m	SW
41	Photographic Processors, Name: Snappy Snaps, Status: Inactive, Location: 40, North Street, Brighton, BN1 1RH, Positional Accuracy: Automatically positioned to the address.	288m	SE
42	Jewellery Manufacturers & Repairers, Name: Sarah Sheridan, Status: Inactive, Location: 38, Ship Street, Brighton, BN1 1AB, Positional Accuracy: Automatically positioned to the address.	291m	SE
43	Hardware, Name: Robert Dyas Ltd, Status: Inactive, Location: 74, Western Road, Brighton, BN1 2HA, Positional Accuracy: Automatically positioned to the address.	293m	W
44	Hardware, Name: Robert Dyas Ltd, Status: Active, Location: 74, Western Road, Brighton, BN1 2HA, Positional Accuracy: Automatically positioned to the address.	293m	W
45	Leather Garments & Products, Name: E Garbs, Status: Active, Location: 9, Boyces Street, Brighton, BN1 1AN, Positional Accuracy: Automatically positioned to the address.	296m	SE
46	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.	304m	NE
47	Computer Manufacturers, Name: Herculeez, Status: Inactive, Location: 12-14, Church Street, Brighton, BN1 1US, Positional Accuracy: Automatically positioned to the address.	305m	E
48	T-Shirts, Name: Withit, Status: Inactive, Location: 150, Western Road, Brighton, BN1 2DA, Positional Accuracy: Automatically positioned to the address.	307m	W
49	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.	307m	NE
50	Distribution Services, Name: Eurogen, Status: Inactive, Location: Mitre House, 149 Western Rd, Brighton, East Sussex, BN1 2DB, Positional Accuracy: Manually positioned to the address or location.	311m	W

## Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
51	Photographic Processors, Name: Colorama Photo Centre, Status: Inactive, Location: 42b, Ship Street, Brighton, BN1 1AF, Positional Accuracy: Automatically positioned to the address.	314m	SE
52	Cleaning Services - Domestic, Name: Brighton Cleaners, Status: Active, Location: 12, Stone Street, Brighton, BN1 2HB, Positional Accuracy: Automatically positioned to the address.	317m	W
53	Car Body Repairs, Name: Anderson Coach Repairs, Status: Inactive, Location: 4, Regency Mews, Brighton, BN1 2HF, Positional Accuracy: Automatically positioned to the address.	318m	SW
54	Wrought Ironwork, Name: A & H Metals, Status: Inactive, Location: 4, Regency Mews, Brighton, BN1 2HF, Positional Accuracy: Automatically positioned to the address.	318m	SW
55	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.	320m	SE
56	Laundries & Launderettes, Name: Thelaundryandironingshop.Co.Uk, Status: Active, Location: 66, Upper Gloucester Road, Brighton, BN1 3LQ, Positional Accuracy: Automatically positioned to the address.	323m	N
57	Leather Garments & Products, Name: Borsa, Status: Active, Location: 32, Ship Street, Brighton, BN1 1AD, Positional Accuracy: Automatically positioned to the address.	324m	SE
58	Hospitals, Name: Royal Alexandra Children'S Hospital, Status: Inactive, Location: 57, Dyke Road, Brighton, BN1 3JN, Positional Accuracy: Automatically positioned to the address.	327m	N
59	Photographic Processors, Name: Colorama, Status: Inactive, Location: 83, Western Road, Brighton, BN1 2HA, Positional Accuracy: Automatically positioned to the address.	328m	W
60	Damp & Dry Rot Control, Name: Hill Bros Damp & Timber Control, Status: Inactive, Location: 14, Stone Street, Brighton, BN1 2HB, Positional Accuracy: Automatically positioned to the address.	335m	W
61	Copying & Duplicating Services, Name: Reprographic Centre, Status: Inactive, Location: 8, Bond Street, Brighton, BN1 1RD, Positional Accuracy: Automatically positioned to the address.	342m	E
62	Hats & Caps - Manufacturers, Name: Jill Corbett, Status: Inactive, Location: 18, Bond Street, Brighton, BN1 1RD, Positional Accuracy: Automatically positioned to the address.	347m	E
63	Jewellery Manufacturers & Repairers, Name: T Cousins, Status: Inactive, Location: 53, Ship Street, Brighton, BN1 1AF, Positional Accuracy: Automatically positioned to the address.	348m	SE
64	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.	355m	SW
65	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.	355m	SW
66	T-Shirts, Name: Fruity, Status: Active, Location: 18, Tichborne Street, Brighton, BN1 1UR, Positional Accuracy: Automatically positioned to the address.	358m	E
67	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.	360m	E
68	Pharmaceutical Manufacturers & Distributors, Name: The Redidose Co Ltd, Status: Inactive, Location: 17, Tichborne Street, Brighton, BN1 1UR, Positional Accuracy: Automatically positioned to the address.	363m	E
69	Antiques - Repairing & Restoring, Name: P A Cole, Status: Inactive, Location: 16, Tichborne Street, Brighton, BN1 1UR, Positional Accuracy: Automatically positioned to the address.	368m	E
70	Dry Cleaners, Name: Johnson Cleaners (Uk) Ltd, Status: Active, Location: 141, Western Road, Brighton, BN1 2LA, Positional Accuracy: Automatically positioned to the address.	368m	W
71	Laundries & Launderettes, Name: Laundromat, Status: Active, Location: 5, Powis Road, Brighton, BN1 3HJ, Positional Accuracy: Automatically positioned to the address.	370m	NW
72	Marine Engineers, Name: Searoc, Status: Active, Location: 42, Bond Street, Brighton, BN1 1RD, Positional Accuracy: Automatically positioned to the address.	372m	SE



## Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
73	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.	373m	SE
74	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.	373m	SE
75	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.	373m	SE
76	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.	374m	SE
77	Air Conditioning & Refrigeration Contractors, Name: Toomeys Ltd, Status: Inactive, Location: 67, Preston Street, Brighton, BN1 2HU, Positional Accuracy: Automatically positioned to the address.	382m	W
78	Dry Cleaners, Name: Monarch Dry Cleaners, Status: Inactive, Location: 19, Gardner Street, Brighton, BN1 1UP, Positional Accuracy: Automatically positioned to the address.	394m	E
79	Electrical Goods Sales, Manufacturers & Wholesalers, Name: Edwards & Hope, Status: Active, Location: 5, New Road, Brighton, BN1 1UF, Positional Accuracy: Automatically positioned to the address.	399m	SE
80	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.	405m	SE
81	Freight Forwarders, Name: Keith Thornton, Status: Inactive, Location: 50a, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	406m	NE
82	Freight Forwarders, Name: Keith Thornton, Status: Inactive, Location: 50a, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	406m	NE
83	Garage Services, Name: Regency Square Garage, Status: Inactive, Location: 1, Queensbury Mews, Brighton, BN1 2FE, Positional Accuracy: Automatically positioned to the address.	408m	SW
84	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.	410m	SE
85	Dry Cleaners, Name: Finishing Touch, Status: Active, Location: 3, Powis Road, Brighton, BN1 3HJ, Positional Accuracy: Automatically positioned to the address.	417m	NW
86	Pest & Vermin Control, Name: Nutrastat, Status: Inactive, Location: 91, Western Road, Brighton, BN1 2NW, Positional Accuracy: Automatically positioned to the address.	418m	W
87	Commercial Cleaning Services, Name: Sapphire Cleaning Services, Status: Inactive, Location: 91, Western Road, Brighton, East Sussex, BN1 2NW, Positional Accuracy: Automatically positioned to the address.	418m	W
88	Printers, Name: Kamland, Status: Inactive, Location: 91, Western Road, Brighton, BN1 2NW, Positional Accuracy: Automatically positioned to the address.	418m	W
89	Laundries & Launderettes, Name: Preston Street, Status: Active, Location: 75, Preston Street, Brighton, East Sussex, BN1 2HG, Positional Accuracy: Automatically positioned to the address.	428m	SW
90	Garage Services, Name: G M Autocare, Status: Active, Location: 88b, Montpelier Road, BRIGHTON, BN1 3BD, Positional Accuracy: Automatically positioned to the address.	433m	NW
91	Car Breakdown & Recovery Services, Name: 1st Call Recovery, Status: Inactive, Location: 88b, Montpelier Road, Brighton, East Sussex, BN1 3BD, Positional Accuracy: Automatically positioned to the address.	433m	NW
92	Commercial Vehicle Breakdown & Recovery Services, Name: Brighton Recovery Ltd, Status: Inactive, Location: 88b, Montpelier Road, Brighton, East Sussex, BN1 3BD, Positional Accuracy: Automatically positioned to the address.	433m	NW
93	Electronic Engineers, Name: Teleotech, Status: Inactive, Location: 83, Gloucester Road, Brighton, BN1 4AP, Positional Accuracy: Automatically positioned to the address.	434m	NE

## Contemporary Trade Directory Entries

Map ID	Details	Distance	Direction
94	Greeting Card Publishers & Wholesalers, Name: Robot Design Ltd, Status: Inactive, Location: 84, Gloucester Road, Brighton, BN1 4AP, Positional Accuracy: Automatically positioned to the address.	436m	NE
95	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.	441m	E
96	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.	443m	SE
97	Cosmetic Manufacturers, Name: Pecksniffs, Status: Active, Location: 45-46, Meeting House Lane, Brighton, East Sussex, BN1 1HB, Positional Accuracy: Automatically positioned to the address.	446m	SE
98	Perfume Suppliers, Name: Island UK Trading Ltd, Status: Inactive, Location: 6, Nile Street, Brighton, BN1 1HW, Positional Accuracy: Automatically positioned to the address.	456m	SE
99	Printers, Name: Stampa Print & Design Ltd, Status: Active, Location: 113, Church Street, Brighton, BN1 1UD, Positional Accuracy: Automatically positioned to the address.	459m	E
100	Garage Services, Name: Auto Top, Status: Active, Location: 5, Clifton Hill, Brighton, East Sussex, BN1 3HL, Positional Accuracy: Automatically positioned to the address.	460m	NW
101	Garage Services, Name: Clifton Hill Garage, Status: Inactive, Location: 5, Clifton Hill, Brighton, BN1 3HL, Positional Accuracy: Automatically positioned to the address.	460m	NW
102	Garage Services, Name: Quest Garage, Status: Inactive, Location: 5, Clifton Hill, Brighton, East Sussex, BN1 3HL, Positional Accuracy: Automatically positioned to the address.	460m	NW
103	Printers, Name: K P Litho Ltd, Status: Active, Location: 38, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	461m	NE
104	Antiques - Repairing & Restoring, Name: Sussex Guilding, Status: Inactive, Location: 37, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	465m	NE
105	Clothing Accessory Manufacturers, Name: Tantra, Status: Active, Location: 4, Kensington Gardens, Brighton, BN1 4AL, Positional Accuracy: Automatically positioned to the address.	466m	E
106	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.	479m	NE
107	Photographic Processors, Name: First Light, Status: Inactive, Location: 3, Nile Street, Brighton, BN1 1HW, Positional Accuracy: Automatically positioned to the address.	480m	SE
108	Confectionery Manufacturers, Name: Sandees Confectionery, Status: Active, Location: 41, Kings Road, Brighton, BN1 1NA, Positional Accuracy: Automatically positioned to the address.	486m	SE
109	Fireplaces & Mantelpieces, Name: Brighton Architectural Salvage, Status: Active, Location: 33-34, Gloucester Road, Brighton, BN1 4AQ, Positional Accuracy: Automatically positioned to the address.	488m	NE
110	Garage Services, Name: D Pickett, Status: Inactive, Location: 26a, West Hill Road, Brighton, BN1 3RT, Positional Accuracy: Automatically positioned to the address.	497m	N

## Other Features

### Telecommunication Base Stations

Map ID	Details	Distance	Direction
111	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	65m	S
112	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	119m	SW
113	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	155m	SE

## Telecommunication Base Stations

Map ID	Details	Distance	Direction
114	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	168m	E
115	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	169m	E
116	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	170m	E
117	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	208m	SW
118	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	209m	SE
119	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	212m	SW
120	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	213m	S
121	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	213m	S
122	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	216m	SW
123	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	234m	W
124	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	275m	W
125	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	303m	W
126	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	310m	W
127	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	312m	S
128	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	312m	S
129	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	313m	W
130	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	327m	S
131	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	340m	S
132	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	351m	S
133	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	364m	SE
134	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	366m	S
135	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	374m	SW
136	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	388m	SW
137	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	485m	N
138	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	491m	S

## 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: 1973.	On Site	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1973.	50m	SW
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	83m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	161m	N
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	202m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	234m	N
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	236m	SW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	240m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1969 - 1973.	256m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970 - 1991.	266m	E
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	270m	N
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970.	276m	E
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	279m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	281m	E
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1976.	289m	SW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	292m	E
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1971.	301m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	314m	NE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1973.	314m	SE
	Electricity Industry Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1971.	319m	E
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1952 - 1973.	327m	SE
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1973.	360m	S
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	365m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	373m	N
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	392m	W
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1952.	400m	NW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	401m	SW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1965 - 1976.	433m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	450m	SE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1976.	457m	NW
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1991.	462m	SE
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	473m	SW
	Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	481m	W
	Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1968 - 1976.	496m	N

#### Potentially Contaminative Industrial Uses (Past Land Use)

Map ID	Details	Distance	Direction
	Cemetery or Graveyard, Date of Mapping: 1880.	41m	NW
	Cemetery or Graveyard, Date of Mapping: 1912.	94m	N
	Hospitals, Date of Mapping: 1912-1963.	122m	E
	Hospitals, Date of Mapping: 1912-1991.	272m	N
	Hospitals, Date of Mapping: 1938.	355m	N

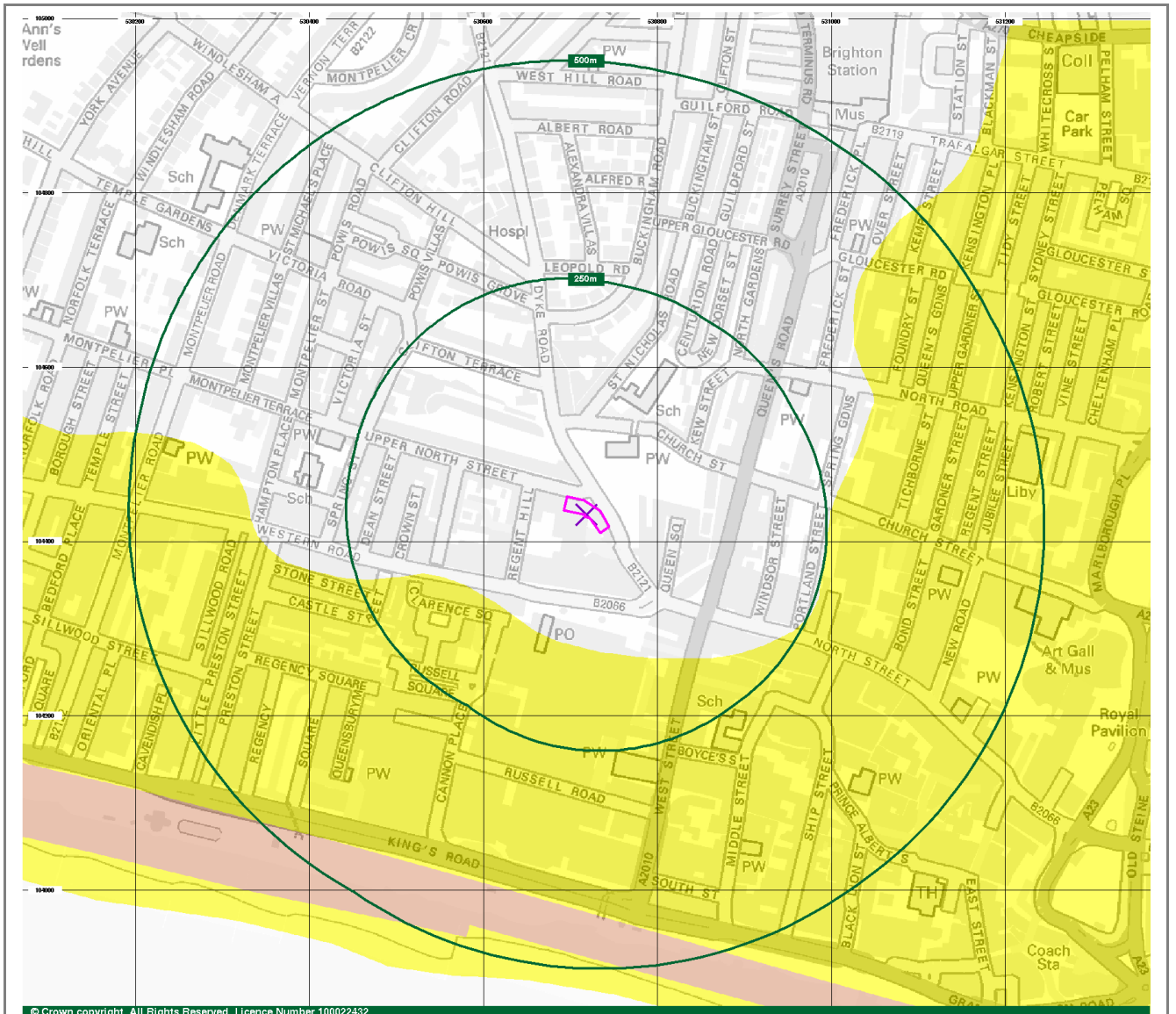
## Historical Maps

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 TQ20NE	1963
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 TQ20NE	1972
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 TQ20NE	1982
1:10,000	National Grid TQ20SE	1982
1:10,000	National Grid TQ30SW	1991
1:10,000	National Grid TQ20NE	1993
1:10,000	National Grid TQ20SE	1993
1:10,000	National Grid TQ30NW	1995
1:10,000	National Grid TQ20NE	2014
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 TQ3004NW	1952
1:1,250	National Grid TQ3004SE	1952
1:1,250	National Grid TQ3004SW	1952
1:1,250	National Grid TQ3104NW	1952
1:1,250	National Grid TQ3104SW	1952
1:1,250	National Grid TQ3004NW	1965
1:1,250	National Grid TQ3004NE	1968
1:1,250	National Grid TQ3004SW	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 TQ3004NW	1976
1:1,250	National Grid TQ3004SW	1976
1:1,250	National Grid TQ3104SW	1991
1:1,250	National Grid TQ3004NE	1973
1:1,250	National Grid TQ3004NW	1974
1:1,250	National Grid TQ3004SW	1974
1:1,250	National Grid TQ3104NW	1974
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1:1,250	National Grid TQ3004SE	1994
1:1,250	National Grid TQ3004SW	1994
1:1,250	National Grid TQ3104NW	1994
1:1,250	National Grid TQ3104SW	1994
1:1,250	National Grid TQ3004SE	1977




Scale	Map Sheet	Published Date
1:1,250	National Grid TQ3104SW	1980
1:1,250	National Grid TQ3004NE	1984
1:1,250	National Grid TQ3004NW	1989
1:1,250	National Grid TQ3004SW	1989
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)

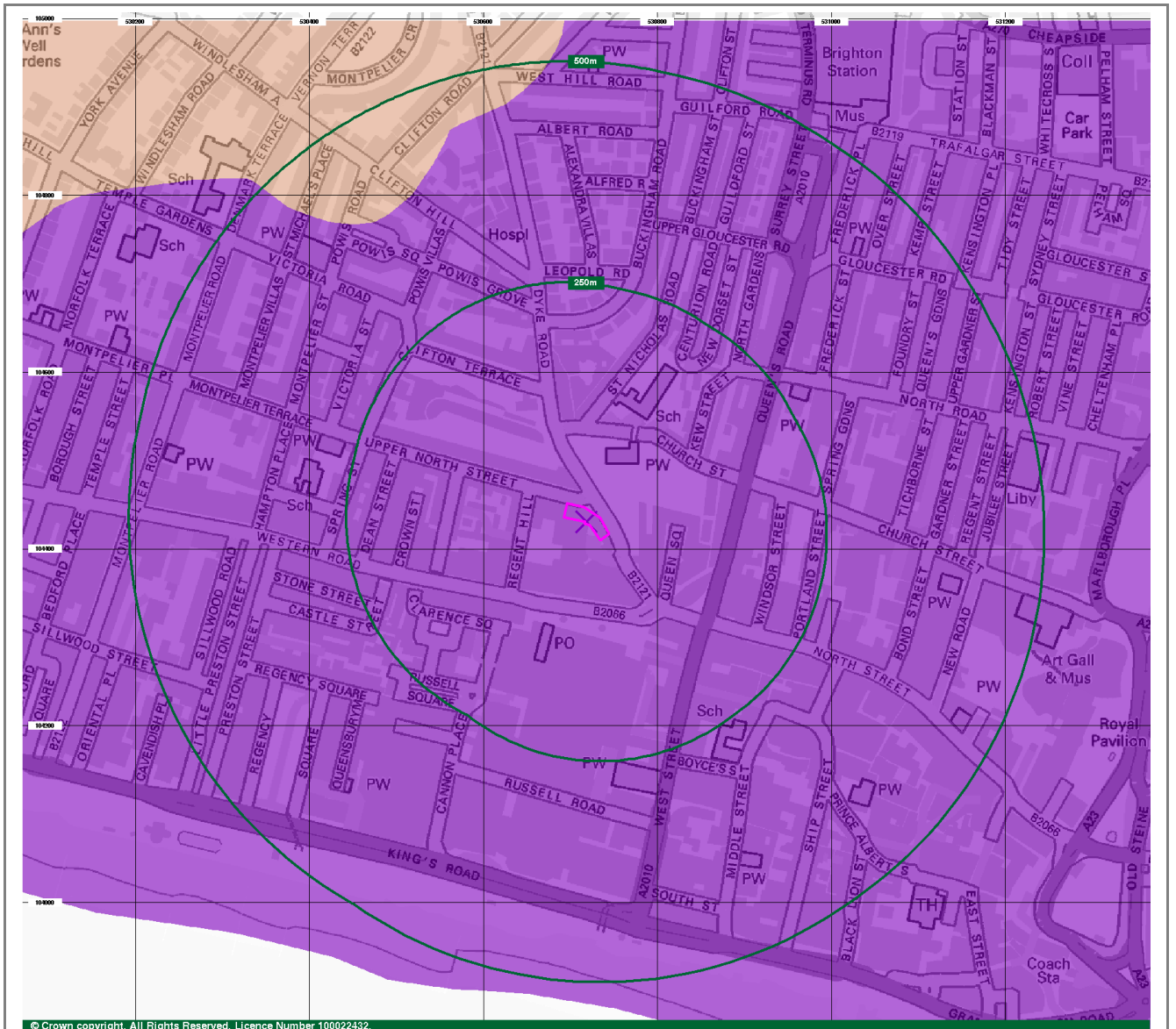


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## Aquifer Designations

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

# Aquifer Designation (Bedrock)



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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



# 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.	134m	SW
	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.	424m	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.	474m	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	-
	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.	385m	NW

### 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.	490m	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.	84m	N
	LEX Code: LMBE, Rock Name: Lambeth Group, Rock Type: Clay, Silt and Sand, Min Age: Paleocene, Max Age: Paleocene.	389m	NW
	LEX Code: NCK, Rock Name: Newhaven Chalk Formation, Rock Type: Chalk, Min Age: Campanian, Max Age: Santonian.	487m	SE

### 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.	132m	SW
	LEX Code: STOB, Rock Name: Storm Beach Deposits, Rock Type: Gravel, Min Age: Quaternary, Max Age: Quaternary.	421m	S

### BGS 1:50,000 Superficial Deposits

Map ID	Details	Distance	Direction
	LEX Code: BTFU, Rock Name: Beach and Tidal Flat Deposits (Undifferentiated), Rock Type: Clay, Silt, Sand and Gravel, Min Age: Quaternary, Max Age: Quaternary.	472m	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: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-

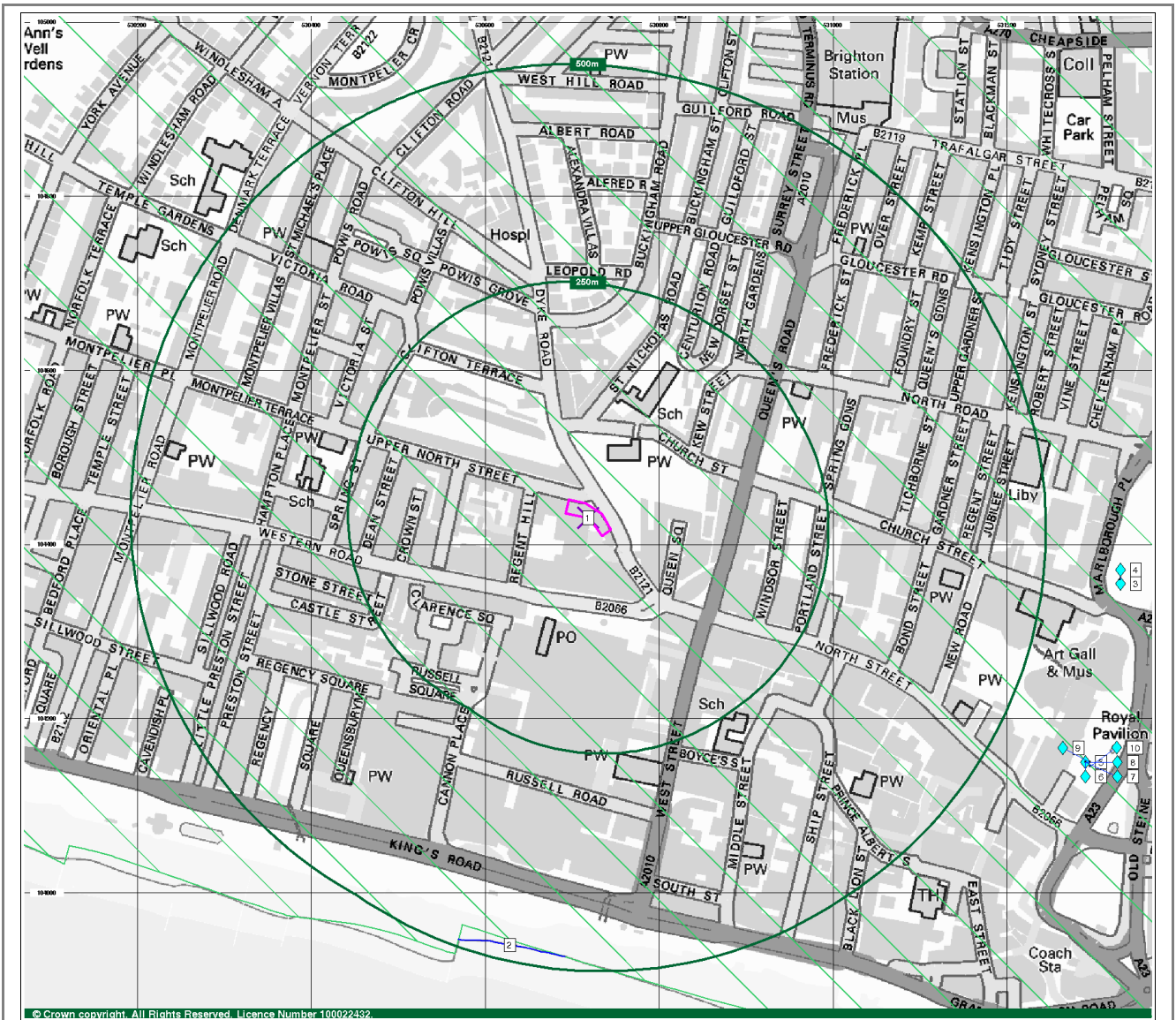
### BGS 1:625,000 Solid Geology

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

### BGS Boreholes

Map ID	Details	Distance	Direction
	BGS Reference: Tq30sw9/B, Drilled Length (m): 74.68, Borehole Name: North St Brighton.	25m	S

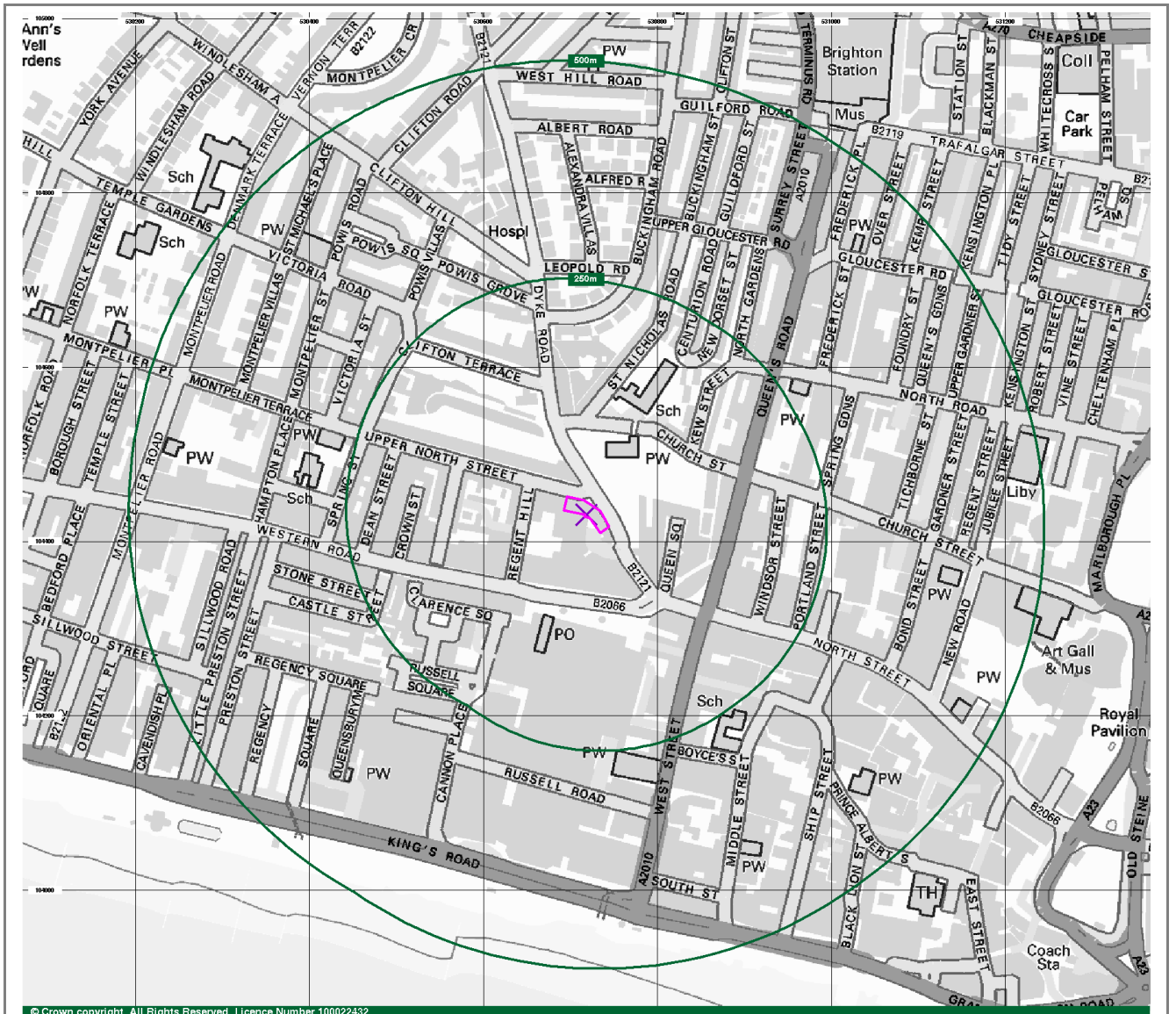
# Environmentally Sensitive Features



## 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



## 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.	482m	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 <sup>3</sup> ): 57, Yearly Rate (m <sup>3</sup> ): 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.	589m	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 <sup>3</sup> ): 57, Yearly Rate (m <sup>3</sup> ): 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.	589m	E
5	Operator: Brighton Borough Council, Licence Number: 10/41/260104, Permit Version: 100, Location: Pavilion 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 <sup>3</sup> ): Not Supplied, Yearly Rate (m <sup>3</sup> ): 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.	608m	SE
6	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 <sup>3</sup> ): Not Supplied, Yearly Rate (m <sup>3</sup> ): 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.	608m	SE
7	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 <sup>3</sup> ): 57, Yearly Rate (m <sup>3</sup> ): 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.	608m	SE
8	Operator: Brighton And Hove City Council, Licence Number: 10/41/260104, Permit Version: 101, Location: Pavilion 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 <sup>3</sup> ): Not Supplied, Yearly Rate (m <sup>3</sup> ): 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.	608m	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 <sup>3</sup> ): 57, Yearly Rate (m <sup>3</sup> ): 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.	612m	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 <sup>3</sup> ): 57, Yearly Rate (m <sup>3</sup> ): 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.	614m	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	SE
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	134m	SW

#### 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.	134m	SW

#### 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.	134m	SW

#### 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.	134m	SW

#### 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.	134m	SW

# Radon

## Radon Potential

Map ID	Details	Distance	Direction
	The property is in a lower probability radon area, as less than 1% 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	-

## Useful Contacts

Name and Address	Telephone/Fax/Email
Argyll Environmental Limited Lees House 21-33 Dyke Road Brighton BN1 3FE <a href="http://www.argyllenvironmental.com">www.argyllenvironmental.com</a>	Telephone 0845 458 5250 Fax 0845 458 5260 info@argyllenviro.com
Ensura Limited (for Environmental Insurance) Lees House 21-33 Dyke Road Brighton BN1 3FE <a href="http://www.ensura.co.uk">www.ensura.co.uk</a>	Telephone 0845 652 8585 Fax 0845 652 8686 info@ensura.co.uk
Brighton & Hove City Council Environmental Health Department Bartholomew House <a href="http://www.brighton-hove.gov.uk">www.brighton-hove.gov.uk</a>	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 <a href="http://www.bgs.ac.uk">www.bgs.ac.uk</a>	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

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.



## Risk Analysis Methodology

The Site Solutions reports have been designed to assist in making informed decisions during property transactions. 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 1991<sup>3</sup>. (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 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 England<sup>4</sup>. 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

<sup>3</sup> Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

<sup>4</sup>Environmental 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.

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

## 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*
<b>PASSED</b> 	<p><b>Within the scope of this assessment no Liabilities have been identified. No further action is required.</b></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
<b>PASSED</b> 	<p><b>Within the scope of this assessment no Liabilities have been identified. However, your attention is drawn to the prudent enquiries suggested below.</b></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
<b>FURTHER ACTION</b> 	<p><b>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 1991<sup>5</sup>. To quantify these you may decide to undertake a more detailed assessment through the recommendation(s) set out below.</b></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.

<sup>5</sup>Water Environment (Controlled Activities)(Scotland) Regulations 2005 where appropriate.

## Limitations of the Report

The Site Solutions 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](http://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 Terms and Conditions for Data Reports, a copy of which is available on our website.



## 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](mailto: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](mailto:admin@tpos.co.uk)

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

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



#### 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](mailto: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](mailto:admin@tpos.co.uk)

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